

Pueblo Urban Renewal Authority

**Financial Statements and Report
of
Independent Certified Public Accountants**

December 31, 2020

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PUEBLO URBAN RENEWAL AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS

The following discussion and analysis of the Pueblo Urban Renewal Authority's financial performance gives an overview of the Authority's financial activities for the year ended December 31, 2020. The analysis should be read in conjunction with the Authority's financial statements that begin on page 3.

FINANCIAL HIGHLIGHTS

- The Authority's governmental activities net position increased by \$335,655 for the year ended December 31, 2020. The increase is primarily due to a small increase in property tax increment. The business-type activities net position increased by \$1.050 million. The increase was primarily due to transfers in related to capital activity. The combined primary government net position increased by \$1.386 million.
- During 2020, the Authority's revenues totaled \$11.388 million of which \$10.885 million was for governmental activities. The revenue in governmental activities is primarily derived from property tax increment in the amount of \$5.041 million, state sales tax increment to fund the RTA Project in the amount of \$2.797 million, and vendors' fees in the amount of \$2.315 million. Business-type activities generated \$490,112 in revenues from charges for services.
- During 2020, the governmental activities transferred \$4.422 million to the Convention Center business activity for operations and maintenance of the facility, debt service, and capital assets. The Funds were generated by vendors' fees, sales tax increment, bond proceeds and loan proceeds.
- During 2020, the Authority's expenses totaled \$10.002 million, of which \$6.127 million was for governmental activities and \$3.875 million was for business-type activities.
- The Authority had total bonds and bank notes payable of \$36,490,000 at December 31, 2020, which is an increase of \$1.596 million from 2019. The balance on the Refunding series 2017 bond was refunded. The balance on the Refunding Downtown Expanded Series 2020 bond is \$5.350 million with an interest rate of 1.60% and maturing in December, 2029. The balance on the Memorial Hall Series 2011B bonds is \$115,000 with an interest rate of 5% and maturing in December, 2021 due to a refunding. The balance on the Refunding Memorial Hall Series 2020 bond is \$9.726 million with an interest rate ranging from 2-4% and maturing in December, 2038. The balance on the Pueblo Convention Center Series 2011B bonds is \$305,000 with an interest rate of 5% and maturing in December, 2021 due to a refunding. The balance on the Refunding Pueblo Convention Center Series 2020 bond is \$3.068 million with an interest rate ranging from 2-4% and maturing in December, 2038. The balance of the Regional Tourism Act Revenue bond is \$12.320 million with interest ranging from 2.25% to 5% and maturing in December 2036. The Lake Avenue bank note was refinanced. The balance on the Refunding Lake Minnequa Series 2020 bond is \$2.375 million with interest rate of 2.95% and maturing in December, 2032. The Dillon Flyover bank note was refinanced. The balance on the North Pueblo Series 2020 bond is \$3.460 million with an interest rate of 2.75% and maturing December, 2030. The balance of the Pueblo Convention Center Capital Leases is \$248,525 with an interest rate ranging from 4.25-4.54% and maturing in 2026 and 2027.

In 2020 the Authority also received contributions from the City of Pueblo for debt service obligations. The City contributed \$250,455 or 40% of the annual bond payment and operations on the Main Street Parking Garage. The contributions were made under the terms of cooperation agreements in place between the City and the Authority.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities (on pages 3-4) provide information about activities of the Authority as a whole and present a longer-term view of the Authority's finances (also known as government-wide statements). Fund financial statements start on page 5. For governmental activities, these statements (known as fund financial statements) tell how these services were financed in the short term, as well as what remains for future spending. Fund financial statements also report the Authority's operations in more detail than the government-wide statements by providing information about the Authority's most significant funds.

Reporting the Authority as a Whole

The Statement of Net Position and the Statement of Activities

The analysis of the Authority as a whole begins on page 3. The Statement of Net Position and the Statement of Activities report information about the Authority and its activities as a whole. These statements include all assets, deferred outflows of resources, liabilities and deferred inflows of resources using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies.

These two statements report the Authority's net position and year over year changes. You can think of the Authority's net position – The difference between assets, deferred outflows of resources and liabilities and deferred inflows of resources – as one way to measure the Authority's financial health, of financial position. The net position is reported on one day in time, typically the last day of the year. Over time, increases or decreases in the Authority's net position are one indicator of whether its financial health is improving or deteriorating.

In the Statement of Net Position and the Statement of Activities, the Authority is divided into two kinds of activities:

- Governmental activities – The Authority's basic services are reported here. The Authority derives its primary source of revenue from Tax Increment Financing (TIF), which is then used to help stimulate development by using a wide variety of techniques. The Authority currently participates in a multitude of projects, either by offering direct incentives to private developers, utilizing public/private partnerships, or by directly investing in public improvements. The Authority may only operate in City Council approved "project areas" and TIF may only be spent in the project area in which it was collected. Current Authority project areas include: the Expanded Downtown Project Area, the Lake Minnequa Project Area, the North Pueblo Project Area, the South Santa Fe Project Area, the Thunder Village Project Area, the Saint Charles Project Area, Fountain Creek (East Side) Project Area, the Union Avenue Project Area, the Lower West Side Project Area, the EVRAZ Rail Project Area, the Regional Tourism Act Project and the Memorial Hall (vendor fee).
- Business-type activities – The Pueblo Convention Center operations are reported here and include transfers in from the Memorial Hall (Vendor Fee) fund and the Regional Tourism fund to subsidize operations and debt services of the Convention Center.

Reporting the Authority's Most Significant Funds

Fund Financial Statements

The fund financial statements begin on page 5 and provide detailed information about the most significant funds – not the Authority as a whole. The Authority's two kinds of funds – governmental and proprietary – use different types of accounting approaches.

Governmental Funds

The Authority reports the following major governmental funds:

- The general fund is the primary operating fund of the Authority and is always classified as a major fund. The general fund is used to account for all financial resources of the Authority except those resources, if any, that are required to be accounted for in a separate fund. Major revenue sources include property taxes and investment earnings. Primary expenditures include general government, economic development and interest on long-term debt. Other major funds of the Authority include the Expanded Downtown Project Area, Saint Charles Project Area, Lake Minnequa Project Area, Regional Tourism Act Project, Memorial Hall (Vendor Fee) Fund, and the Debt Service Fund. All other funds, not considered major, are reported in Other Governmental Funds.

Proprietary Fund

The following is a description of the major proprietary fund of the Authority:

- The proprietary fund accounts for the operation of the Authority's Convention Center activities. Activities of the fund include operation and maintenance of the Convention Center, along with accumulation of resources for the payment of principal and interest on the revenue bonds outstanding. The Convention Center is managed by Spectra Management under a management agreement with the Authority. All costs of the Convention Center are financed through charges to users, along with transfers of vendor fee revenues from the Memorial Hall (Vendor Fee) fund and the Regional Tourism fund to subsidize operations and debt service payments.

The Authority as a Whole

The Authority's combined net position increased in 2020 by \$1.386 million. The combined increase came from an increase of \$335,655 in governmental activities and an increase of \$1.050 million in business-type activities. The table below reports a summary of the Statement of Net Position.

	<u>Governmental Activities</u>		<u>Business Type Activities</u>		<u>Total</u>	
	<u>2020</u>	<u>2019</u>	<u>2020</u>	<u>2019</u>	<u>2020</u>	<u>2019</u>
Current and other assets	\$ 6,572,321	\$ 7,559,378	\$ 1,107,779	\$ 1,311,030	\$ 7,680,100	\$ 8,870,408
Restricted assets	2,517,070	3,059,560	3,195,220	2,849,102	5,712,290	5,908,662
Capital assets, net	11,824,034	12,023,726	36,149,609	37,306,575	47,973,643	49,330,301
Total assets	20,913,425	22,642,664	40,452,608	41,466,707	61,366,033	64,109,371
Deferred outflows of resources	928,554	362,002	618,886	472,725	1,547,440	834,727
Current liabilities	47,730	248,268	482,335	764,491	530,065	1,012,759
Due to primary government	1,884,307	3,186,363	12,200,000	12,200,000	14,084,307	15,386,363
Long-term debt	21,607,142	21,377,888	15,903,546	17,539,503	37,510,688	38,917,391
Total liabilities	23,539,179	24,812,519	28,585,881	30,503,994	52,125,060	55,316,513
Deferred inflows of resources	5,383,160	5,608,166	-	-	5,383,160	5,608,166
Net investment in capital assets	7,263,073	6,094,742	8,664,949	8,233,295	15,928,022	14,328,037
Restricted for Debt Svc and district projects	1,243,010	4,272,694	3,195,220	2,849,102	4,438,230	7,121,796
Unrestricted	(15,586,443)	(17,783,455)	625,444	353,041	(14,960,999)	(17,430,414)
Total Net Assets	\$ (7,080,360)	\$ (7,416,019)	\$12,485,613	\$11,435,438	\$ 5,405,253	\$ 4,019,419

The following table is a brief summary of the reported changes in net position:

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2020</u>	<u>2019</u>	<u>2020</u>	<u>2019</u>	<u>2020</u>	<u>2019</u>
Revenues						
Program Revenues						
Charges for services	\$ 345,809	\$ 400,200	\$ 490,112	\$ 1,732,204	\$ 835,921	\$ 2,132,404
Grants and contributions	377,512	664,389	-	660,990	377,512	1,325,379
General revenues						
Property Taxes	5,041,847	4,743,424	-	-	5,041,847	4,743,424
Sales tax increment	2,797,293	2,122,932	-	-	2,797,293	2,122,932
Vendors' fee	2,315,058	2,237,636	-	-	2,315,058	2,237,636
Interest earnings	7,431	51,665	13,045	77,686	20,476	129,351
Total Revenues	10,884,950	10,220,246	503,157	2,470,880	11,388,107	12,691,126
Expenses						
General Government	1,565,359	2,640,174	-	-	1,565,359	2,640,174
Economic Development	3,910,119	2,833,314	-	-	3,910,119	2,833,314
Interest on long term debt	651,865	1,041,517	-	-	651,865	1,041,517
Convention Center	-	-	3,874,934	4,791,279	3,874,934	4,791,279
Total Expenses	6,127,343	6,515,005	3,874,934	4,791,279	10,002,277	11,306,284
Increase(decrease) in net position	4,757,607	3,705,241	(3,371,777)	(2,320,399)	1,385,830	1,384,842
Transfers in/(out)	(4,421,952)	(5,519,132)	4,421,952	5,519,132	-	-
Changes in net position	335,655	(1,813,891)	1,050,175	3,198,733	1,385,830	1,384,842
Net position, January 1	(7,416,015)	(5,602,128)	11,435,438	8,236,705	4,019,423	2,634,577
Net position, December 31	<u>\$(7,080,360)</u>	<u>\$ (7,416,019)</u>	<u>\$12,485,613</u>	<u>\$11,435,438</u>	<u>\$ 5,405,253</u>	<u>\$ 4,019,419</u>

Governmental Activities-Change in Net Position

The Authority's governmental activities program revenue for 2020 was \$723,321 and the general revenue was \$10.162 million. Expenses totaled \$6.127 million. The resulting change in net position, after transfers, for governmental activities was an increase of \$335,655. The increase was due to small increases in property tax increment revenues.

The governmental activities primary revenue source is from vendors' fees and tax increment financing (TIF). TIF is the difference between property and/or sales taxes after a development is completed and before a development is started. The Authority anticipates future TIF and vendors' fee revenues will be adequate to cover project expenses and debt service.

Business-Type Activities- Change in Net Position

Program revenues from the Authority's business-type activities which include the Pueblo Convention Center totaled \$490,112. Expenses totaled \$3.874 million. The resulting change in net position, after transfers, for business-type activities was an increase of \$1.050 million. The increase is primarily due to transfer of TIF and vendor fee revenues into this fund that was used to pay down debt.

The Authority's Funds

The governmental funds consist of the general fund, four (4) major special revenue funds, one (1) major capital projects fund, one (1) Regional Tourism Act Fund, one (1) debt service fund, and three (3) non-major special revenue funds. South Santa Fe and Union Avenue have been included with the general fund because they no longer meet the criteria of special revenue funds under generally accepted accounting principles. Revenues and expenditures of the TIF project areas and the Memorial Hall project are included in these funds. The fund balances are reported as non-spendable, restricted, committed, assigned or unassigned.

Capital Assets

At the end of 2020, the Authority's had \$47.974 million invested in capital assets. The amount represents a decrease of \$1.357 million from 2019. These capital assets include land, buildings, improvements, along with furniture and fixtures. The Authority strives to maintain its assets in good working condition.

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2020</u>	<u>2019</u>	<u>2020</u>	<u>2019</u>	<u>2020</u>	<u>2019</u>
Non-depreciable assets:						
Land	\$ 953,552	\$ 918,435	\$ 326,094	\$ 326,094	\$ 1,279,646	\$ 1,244,529
Medal of Honor Memorial	-	-	295,097	295,097	295,097	295,097
Depreciable assets:						
Buildings	10,870,482	11,105,291	33,658,145	34,580,083	44,528,627	45,685,374
Improvements	-	-	1,042,954	1,136,827	1,042,954	1,136,827
Fixtures	-	-	827,319	968,474	827,319	968,474
Totals:	<u>\$11,824,034</u>	<u>\$12,023,726</u>	<u>\$36,149,609</u>	<u>\$37,306,575</u>	<u>\$47,973,643</u>	<u>\$49,330,301</u>

Debt Administration

Bonds Payable

The Authority has outstanding bonds payable of \$36.490 million which is an increase of \$1.596 million from 2019.

	Issue Date	Maturity Date	Purpose	Issue Amount	Interest Rate	12/31/2020 Balance
A	2011	2021	Historic Memorial Hall	\$10,000,000	5.00% (tax exempt)	\$ 115,000
B	2011	2021	Convention Center	\$3,890,000	5.00% (tax exempt)	305,000
C	2017	2036	RTA Project	\$17,030,000	2.25% to 5.00% (tax exempt)	12,320,000
D	2020	2029	Parking Garage	\$5,945,000	1.60% (tax exempt)	5,350,000
E	2020	2030	North Pueblo	\$3,825,000	2.75% (tax exempt)	3,460,000
F	2020	2032	Lake Minnequa District	\$2,545,000	2.95% (tax exempt)	2,375,000
G	2020	2038	Historic Memorial Hall	\$9,640,937	2.00% to 4.00% (taxable)	9,497,324
H	2020	2038	Convention Center	\$3,114,063	2.00% to 4.00% (taxable)	3,067,676
Total outstanding bonds						<u>\$36,490,000</u>

- A. In 2011, Series 2011B improvement revenue bonds in the amount of \$10 million were issued for the purpose of providing funds for the remodeling and restoring of the historic Memorial Hall which is within the expanded downtown project area. Interest and principal are payable from the proceeds of the pledged revenue which consists of 3.3% of the City of Pueblo's sales and use tax collections known as Vendors' Fees. In 2020, the Series 2011B bonds were partially refunded.
- B. In conjunction with the issuance of the Series 2011B bonds for the Memorial Hall project, the Series 2005 Convention Center bonds were refunded. The new bonds consist of Series 2011A taxable revenue refunding bonds in the amount of \$1.59 million, which was paid off in 2016, and Series 2011B tax-exempt refunding bonds in the amount of \$3.89 million. Interest and principal are payable from the proceeds of the pledged revenue which consists of 3.3% of the City of Pueblo's sales and use tax collections known as Vendors' Fees that are reported as revenue in the Memorial Hall fund and subsequently transferred to the Convention Center fund for debt service. In 2020, the Series 2011B bonds were partially refunded.
- C. In 2017, revenue bonds of \$17.030 million were issued to assist in the financing and construction of the Regional Tourism Act Projects phase 1 and component parts of 2 and 3 consisting of the Expansion of the Pueblo Convention Center and the Professional Bull Riders Sports Performance Center. The interest on the bonds range from 2.25% to 5% and will mature June 2036.

- D. In 2006, revenue bonds of \$9.5 million were issued to assist in the financing and construction of a parking garage. The incremental property tax collected from 2007 to 2030 from the Downtown Expanded Project Area is pledged to repay the 2006 series bonds. In addition, the Authority has entered into a cooperation agreement with the City to share the debt service and other expenses incurred related to the 2006 bonds in the ratio of 40% to be paid by the City and 60% to be paid by the Authority. In 2008, the Authority converted these bonds to tax-exempt bonds resulting in interest savings of \$2.7 million over the remaining term. In 2017, a Revenue refunding took place for a total of \$7,363,000 principal with an interest rate of 3.95% to mature in 2029. In 2020, an advance refunding took place for a total of \$7,193,000 principle with an interest rate of 1.60% to mature in 2029. The Downtown Expanded Project Area TIF is pledged to repay these bonds. Any excess TIF that is generated by the project area above and beyond the annual debt service payment and reserve requirements is returned to the Authority.
- E. In December, 2013 a \$4 million multi-draw term bank note was executed to fund the North Pueblo Dillon Flyover Project. The interest rate is 3.95% due in annual installments of \$327,942. In 2020, a Revenue refunding took place for a total of \$2,476,110 outstanding balance of the bank note, and \$1,509,744 note payable to the City from past shortfalls, with an interest rate of 2.75% maturing in 2030. The Authority maintains a cooperation agreement with the City of Pueblo, whereby, the City agreed to contribute an amount equal to the debt service payment shortfall until the project area can generate revenues to satisfy the debt service payment. The Authority has agreed to repay the City contributions with simple interest at 5%. The City did not pay any debt service shortfalls in 2020.
- F. The \$2,420,000 series 2018 revenue refunding bonds were issued by the Authority to advance refund \$2,420,000 of outstanding series 2011 revenue bonds with an interest rate of 3.95% maturing in 2032, which were issued to provide funds for the construction of certain infrastructure and other improvements in the Lake Minnequa district. Interest and principal on this note are payable from the pledged incremental property taxes generated within the Lake Minnequa district. In 2020, an advance refunding took place for a total of \$2,172,594 outstanding balance of the revenue bonds, and \$500,000 for additional district infrastructure improvements, with an interest rate of 2.95% maturing 2032.
- G. In 2020, the Authority entered a partial refunding of the Memorial Hall Series 2011B bonds. The Memorial Hall Series 2020 bond attributed \$9,640,937 to governmental activities (Memorial Hall). Interest and principal are payable from the proceeds of the pledged revenue which consists of 3.3% of the City of Pueblo's sales and use tax collections known as Vendors' Fees.
- H. In conjunction with the partial refunding of the Memorial Hall Series 2011B bonds the Pueblo Convention Center 2011B bonds were also partially refunded. The Pueblo Convention Center Series 2020 bond attributed \$3,114,063 to business type activities (Pueblo Convention Center). Interest and principal are payable from the proceeds of the pledged revenue which consists of 3.3% of the City of Pueblo's sales and use tax collections known as Vendors' Fees that are reported as revenue in the Memorial Hall fund and subsequently transferred to the Convention Center fund for debt service.

Due From/To Primary Government

The Authority has several agreements with the City of Pueblo for various projects and activities as follows:

	Governmental Activities	
	2020	2019
Due to City of Pueblo for,		
Payments on Dillon Flyover loan	\$ -	\$ 997,346
Accounts payable for 1601 study-North Pueblo	-	512,398
Gateway Plaza	1,884,307	1,676,619
Convention Center note	12,200,000	12,200,000
Total Due to Primary Government	<u>\$14,084,307</u>	<u>\$15,386,363</u>

- The parking garage expenses result from a letter of understanding between the City and the Authority whereby the Authority and City share the net costs of the parking facility. The Authority owns the building and the City owns the ground. The City is responsible for 40% of the net costs and the Authority is responsible for 60% of net costs. During 2020, the City of Pueblo contributed \$250,455 to the Authority for their portion of the annual debt service on the Downtown Expanded Series 2020 Bond.
- The Authority has committed to providing 20% of the total 1601 study costs to the City of Pueblo for planning the Dillon Drive Flyover and split diamond exchange in the North Pueblo Project area. The Agreement with the City provides that the tax increment revenues generated by the North Pueblo Project Area are pledged for repayment of this obligation subordinate to the bank loan. In 2020, the Authority reimbursed the City of Pueblo \$512,398 for the 1601 Study.
- During 2013, the Authority entered into a construction and maintenance agreement with the City of Pueblo for the Lake Avenue Streetscape project. As a part of the agreement, the City agreed to pay for drainage, storm water and sanitary sewer upgrades in the area. The City has fully reimbursed the Authority. In addition, the Agreement assigns the responsibility for maintenance of the improvements to the Authority for the next 20 years ending in 2031.
- During 2017, the Authority entered into two promissory notes totaling \$14.4 million with the City of Pueblo for the Regional Tourism Act Projects consisting of the expansion to the Pueblo Convention Center, Professional Bull Riders Sports Center and Gateway Plaza. The total drawn and outstanding on these notes at December 31, 2020 is \$14,084,307.

Contingencies and Commitments

The following commitments are not reflected on the Authority's financial statements. They are, however, included in the footnotes to the financial statements. The Authority will record the liabilities for these commitments when TIF dollars are collected and expended by the Authority.

- Thunder Village Metropolitan District (TVMD): The Authority has entered into an agreement with TVMD which provides that the Authority will reimburse TVMD for the costs of certain public improvements. As of December 31, 2011, the Authority received \$7.05 million in reimbursement requests from TVMD. The Authority will repay the district using future TIF revenues generated in the taxing area until 2032. In 2020 the Authority reimbursed TVMD \$24,021.
- Vestas Towers: The Authority entered into a reimbursement agreement with Vestas Towers America, Inc. (Vestas). This agreement provides the Authority will reimburse Vestas for its costs incurred for certain public improvements up to \$12.2 million plus 4.5% interest per annum subject to the collection of the tax increment revenues. The authority will also pay 50% of the County personal property taxes assessed for a period of 10 years beginning in 2012. In conjunction with the Vestas reimbursement agreement with the City whereby the Authority will remit to the City of Pueblo an amount equal to the City's proportion of the total mill levy. In addition, the Authority has committed to pay \$7,568,732 to the County of Pueblo and the Board of Water Works of Pueblo after Vestas has been paid in full. On November 11, 2010, Vestas submitted a formal reimbursement request in the amount of \$12,500,000. In 2020, the Authority reimbursed Vestas \$581,139 in county personal property tax credits, \$938,577 in Pueblo County Reimbursement, and \$625,718 in Board of Water Works Reimbursement. In 2017, the principal amount payable to Vestas was paid in Full. Pueblo County reimbursement balance on December 31, 2020 was \$1,407,310, and the Board of Water Works reimbursement balance was \$1,633,801.
- In connection with the North Pueblo Dillon Flyover loan, the Authority entered into an agreement with the City of Pueblo, which allows for the City, at its discretion, to fund any shortfalls in the Authority's ability to make debt service payments from pledged incremental property taxes. The agreement provides that if the North Pueblo district eventually provides the Authority with a surplus of incremental property taxes, the Authority will repay the shortfall payments made by the City, along with 5% of simple interest. During 2020, the Authority generated adequate incremental property taxes and did not require shortfall coverage from the City.

Budgetary Highlights

The Authority adopts budgets for all funds and each fund uses the current financial resources measurement and the modified accrual basis of accounting in preparing the budgets. Expenditure estimates in the annual budgets are enacted into law through the passage of a resolution. The board of commissioners may amend the original adopted budget during the year by passing a new resolution to reflect current needs. The level of budgetary control for all funds is at the total fund level which means that total uses cannot exceed total appropriations for that fund. Detailed budget comparison schedules for each fund can be found in the supplementary information section of the audited financial statements. The 2020 budget was amended for additional expenditures.

Request for Information

This financial report is designed to provide a general overview of the Authority's finances for all interested parties. Questions concerning any of the information provided in this report or request for addition information should be addressed to the Chairman of the Pueblo Urban Renewal Authority Board, 115 E. Riverwalk, Unit 410, Pueblo, CO 81003

Independent Auditor's Report

Board of Commissioners
Pueblo Urban Renewal Authority
Pueblo, Colorado

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activity, each major fund, and the aggregate remaining fund information of Pueblo Urban Renewal Authority as of December 31, 2020, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We have audited the accompanying financial statements of the governmental activities, the business-type activity, each major fund, and the aggregate remaining fund information of Pueblo Urban Renewal 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 basic financial statements as listed in the table of contents.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to the financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States (GAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Pueblo Urban Renewal Authority and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Pueblo Urban Renewal Authority's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS, will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Pueblo Urban Renewal Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Pueblo Urban Renewal Authority's ability to continue as a going concern for a reasonable period of time.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information and pension schedule as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

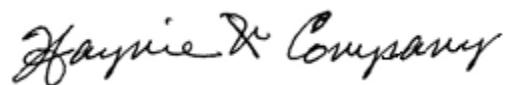
Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The combining and individual nonmajor fund financial statements and other schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. The combining and

individual nonmajor fund financial statements and other schedules as listed in the table of contents are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and other schedules as listed in the table of contents are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 10, 2021 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Haynie & Company".

Littleton, Colorado
June 10, 2021

BASIC FINANCIAL STATEMENTS

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Statement of Net Position

December 31, 2020

	GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL
ASSETS			
Cash and cash equivalents	\$ 970,107	\$ 709,976	\$ 1,680,083
Restricted cash and cash equivalents	201,000	-	201,000
Receivables	5,762,074	25,561	5,787,635
Internal balances	(293,568)	293,568	-
Inventory and prepaid items	133,708	78,674	212,382
Restricted assets under debt obligations:			
Cash and cash equivalents	1,521,507	-	1,521,507
Investments	794,563	3,195,220	3,989,783
Capital assets, net of accumulated depreciation:			
Land and non-depreciable assets	953,552	621,191	1,574,743
Buildings	10,870,482	33,658,143	44,528,625
Improvements	-	1,042,955	1,042,955
Furniture and fixtures	-	827,320	827,320
Total capital assets, net	11,824,034	36,149,609	47,973,643
TOTAL ASSETS	20,913,425	40,452,608	61,366,033
DEFERRED OUTFLOWS OF RESOURCES			
Deferred amounts on refunding	789,039	618,886	1,407,925
Deferred outflows related to pension	127,470	-	127,470
Deferred outflows related to OPEB	12,045	-	12,045
TOTAL DEFERRED OUTFLOWS OF RESOURCES	928,554	618,886	1,547,440
LIABILITIES			
Accounts payable and accrued expenses	47,730	342,085	389,815
Advances from others	-	140,250	140,250
Due to primary government	1,884,307	12,200,000	14,084,307
Long-term liabilities:			
Due within one year	1,472,672	2,553,889	4,026,561
Due in more than one year	20,134,470	13,349,657	33,484,127
TOTAL LIABILITIES	23,539,179	28,585,881	52,125,060
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows related to pension	176,032	-	176,032
Deferred inflows related to OPEB	9,382	-	9,382
Property taxes	5,197,746	-	5,197,746
TOTAL DEFERRED INFLOW OF RESOURCES	5,383,160	-	5,383,160
NET POSITION			
Net investment in capital assets	7,263,073	8,664,949	15,928,022
Restricted for debt service and district projects	1,243,010	3,195,220	4,438,230
Unrestricted	(15,586,443)	625,444	(14,960,999)
TOTAL NET POSITION	\$ (7,080,360)	\$ 12,485,613	\$ 5,405,253

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

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Statement of Activities

For the Year Ended December 31, 2020

FUNCTIONS / PROGRAMS	EXPENSES	PROGRAM REVENUES			NET (EXPENSE) REVENUE AND CHANGES IN NET POSITION		
		CHARGES FOR SERVICES	OPERATING GRANTS AND CONTRIBUTIONS	CAPITAL GRANTS AND CONTRIBUTIONS	GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL
Governmental Activities:							
General government	\$ 1,565,359	\$ 345,809	\$ 250,512	\$ -	\$ (969,038)	\$ -	\$ (969,038)
Economic development	3,910,119	-	-	127,000	(3,783,119)	-	(3,783,119)
Interest and related costs	651,865	-	-	-	(651,865)	-	(651,865)
Total Governmental Activities	<u>6,127,343</u>	<u>345,809</u>	<u>250,512</u>	<u>127,000</u>	<u>(5,404,022)</u>	<u>-</u>	<u>(5,404,022)</u>
Business-Type Activities:							
Convention Center	3,874,934	490,112	-	-	-	(3,384,822)	(3,384,822)
Total Business-Type Activities	<u>3,874,934</u>	<u>490,112</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(3,384,822)</u>	<u>(3,384,822)</u>
TOTAL	<u>\$ 10,002,277</u>	<u>\$ 835,921</u>	<u>\$ 250,512</u>	<u>\$ 127,000</u>	<u>\$ (5,404,022)</u>	<u>\$ (3,384,822)</u>	<u>\$ (8,788,844)</u>
Taxes:							
Property taxes levied for general purposes					\$ 6,714	\$ -	\$ 6,714
Property taxes levied for debt service					2,153,982	-	2,153,982
Property taxes levied for reimbursement agreements					2,881,151	-	2,881,151
Sales tax increment					2,797,293	-	2,797,293
Vendor's fee					2,315,058	-	2,315,058
Interest earnings					7,431	13,045	20,476
Transfers					(4,421,952)	4,421,952	-
Total general revenues and transfers					<u>5,739,677</u>	<u>4,434,997</u>	<u>10,174,674</u>
Change in net position					<u>335,655</u>	<u>1,050,175</u>	<u>1,385,830</u>
NET POSITION, BEGINNING					<u>(7,416,015)</u>	<u>11,435,438</u>	<u>4,019,423</u>
NET POSITION, ENDING					<u>\$ (7,080,360)</u>	<u>\$ 12,485,613</u>	<u>\$ 5,405,253</u>

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

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Balance Sheet Governmental Funds December 31, 2020

	SPECIAL REVENUE FUNDS									
	GENERAL FUND	REGIONAL TOURISM	MEMORIAL HALL	EXPANDED DOWNTOWN DISTRICT	ST. CHARLES DISTRICT	LAKE MINNEQUA DISTRICT	NORTH PUEBLO DISTRICT	OTHER GOVERNMENTAL FUNDS	DEBT SERVICE FUND	TOTAL GOVERNMENTAL FUNDS
ASSETS										
Cash and cash equivalents	\$ 809,262	\$ -	\$ -	\$ 7,003	\$ 80,479	\$ 49,563	\$ -	\$ 23,800	\$ -	\$ 970,107
Restricted cash and cash equivalents	201,000	480,720	-	579,923	-	183,478	277,386	-	-	1,722,507
Restricted investments	-	-	794,563	-	-	-	-	-	-	794,563
Accounts and other receivables	26,854	-	436,807	86,276	-	-	-	-	-	549,937
Property taxes receivable	6,750	-	-	726,087	2,856,984	789,043	708,933	109,967	-	5,197,764
Notes receivable	14,373	-	-	-	-	-	-	-	-	14,373
Prepaid expenses	132,208	-	-	-	-	1,500	-	-	-	133,708
Advance to other funds	52,120	-	-	140	-	-	2,063	-	-	54,323
TOTAL ASSETS	<u>\$ 1,242,567</u>	<u>\$ 480,720</u>	<u>\$ 1,231,370</u>	<u>\$ 1,399,429</u>	<u>\$ 2,937,463</u>	<u>\$ 1,023,584</u>	<u>\$ 988,382</u>	<u>\$ 133,767</u>	<u>\$ -</u>	<u>\$ 9,437,282</u>
LIABILITIES, DEFERRED INFLOW OF RESOURCES AND FUND BALANCES										
LIABILITIES										
Accounts payable	\$ 17,288	\$ -	\$ -	\$ 6,852	\$ -	\$ 2,987	\$ -	\$ -	\$ -	\$ 27,127
Accrued liabilities	20,603	-	-	-	-	-	-	-	-	20,603
Advance from other funds	132,168	149,957	19,207	44,496	-	2,063	-	-	-	347,891
TOTAL LIABILITIES	<u>170,059</u>	<u>149,957</u>	<u>19,207</u>	<u>51,348</u>	<u>-</u>	<u>5,050</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>395,621</u>
DEFERRED INFLOWS OF RESOURCES										
Property taxes	6,750	-	-	726,087	2,856,984	789,043	708,933	109,949	-	5,197,746
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>6,750</u>	<u>-</u>	<u>-</u>	<u>726,087</u>	<u>2,856,984</u>	<u>789,043</u>	<u>708,933</u>	<u>109,949</u>	<u>-</u>	<u>5,197,746</u>
FUND BALANCES										
Nonspendable	132,208	-	-	-	-	-	-	-	-	132,208
Restricted	201,000	330,763	1,212,163	621,994	80,479	229,491	279,449	23,818	-	2,979,157
Unassigned	732,550	-	-	-	-	-	-	-	-	732,550
TOTAL FUND BALANCES	<u>1,065,758</u>	<u>330,763</u>	<u>1,212,163</u>	<u>621,994</u>	<u>80,479</u>	<u>229,491</u>	<u>279,449</u>	<u>23,818</u>	<u>-</u>	<u>3,843,915</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>\$ 1,242,567</u>	<u>\$ 480,720</u>	<u>\$ 1,231,370</u>	<u>\$ 1,399,429</u>	<u>\$ 2,937,463</u>	<u>\$ 1,023,584</u>	<u>\$ 988,382</u>	<u>\$ 133,767</u>	<u>\$ -</u>	<u>\$ 9,437,282</u>

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

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

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

For the Year Ended December 31, 2020

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

Total fund balance - governmental funds	\$ 3,843,915
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The deferred outflows below are not current assets or financial resources; and the deferred inflows are not due and payable in the current period and therefore are not reported in the governmental funds.

Deferred amounts on refunding	789,039
Deferred outflows related to pension	127,470
Deferred outflows related to OPEB	12,045
Deferred inflows related to pension	(176,032)
Deferred inflows related to OPEB	(9,382)

Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in governmental funds:

Capital assets	12,694,021
Accumulated depreciation	<u>(869,987)</u>
Net capital assets	11,824,034

Long-term liabilities are not due and payable in the current period and therefore are not reported as liabilities in the governmental funds balance sheet. Long-term liabilities at year-end consist of:

Revenue bonds payable	(20,682,324)
Revenue improvement bonds payable	(115,000)
Premium on revenue bonds payable	(229,508)
Due to primary government	(1,884,307)
Net pension liability	(430,277)
Net OPEB liability	(50,647)
Accrued interest payable	(41,110)
Compensated absences	<u>(58,276)</u>
Total long-term liabilities	(23,491,449)

Total net position - governmental activities	<u>\$ (7,080,360)</u>
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The accompanying notes are an integral part of these financial statements.

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)
Governmental Funds
Combined Statement of Revenues, Expenditures
and Changes in Fund Balances
December 31, 2020

	SPECIAL REVENUE FUNDS									
	GENERAL FUND	REGIONAL TOURISM	MEMORIAL HALL	EXPANDED DOWNTOWN DISTRICT	ST. CHARLES DISTRICT	LAKE MINNEQUA DISTRICT	NORTH PUEBLO DISTRICT	OTHER GOVERNMENTAL FUNDS	DEBT SERVICE FUND	TOTAL GOVERNMENTAL FUNDS
REVENUES:										
Property taxes	\$ 6,714	\$ -	\$ -	\$ 716,514	\$ 2,826,747	\$ 785,278	\$ 651,621	\$ 54,973	\$ -	\$ 5,041,847
Intergovernmental	68,647	2,797,293	-	336,788	-	-	-	-	-	3,202,728
Charges for services	190,718	-	-	150	-	-	-	-	-	190,868
Vendor fees	-	-	2,315,058	-	-	-	-	-	-	2,315,058
Interest	145	-	4,605	1,362	29	950	340	-	-	7,431
Contributions	127,000	-	-	-	-	-	-	-	-	127,000
Miscellaneous	-	-	-	-	-	-	-	18	-	18
TOTAL REVENUES	<u>393,224</u>	<u>2,797,293</u>	<u>2,319,663</u>	<u>1,054,814</u>	<u>2,826,776</u>	<u>786,228</u>	<u>651,961</u>	<u>54,991</u>	<u>-</u>	<u>10,884,950</u>
EXPENDITURES:										
Current:										
General government	1,010,723	213,294	-	141,766	-	-	-	-	-	1,365,783
Economic development	2,725	-	426,510	99,547	2,625,981	605,803	125,532	24,021	-	3,910,119
Debt Service:										
Principal	95,528	-	-	-	-	-	-	-	1,158,613	1,254,141
Interest	1,151	-	1,457	23	17	4	-	-	912,937	915,589
TOTAL EXPENDITURES	<u>1,110,127</u>	<u>213,294</u>	<u>427,967</u>	<u>241,336</u>	<u>2,625,998</u>	<u>605,807</u>	<u>125,532</u>	<u>24,021</u>	<u>2,071,550</u>	<u>7,445,632</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(716,903)	2,583,999	1,891,696	813,478	200,778	180,421	526,429	30,970	(2,071,550)	3,439,318
OTHER FINANCING SOURCES (USES)										
Issuance of refunding bonds	-	207,689	9,875,758	5,945,000	-	2,045,000	3,825,000	-	-	21,898,447
Issuance of bonds	-	-	-	-	-	500,000	-	-	-	500,000
Payment on refunded debt	-	-	-	-	-	-	-	-	(8,199,294)	(8,199,294)
Payment on refunded primary government debt	-	-	-	-	-	-	-	-	(3,985,854)	(3,985,854)
Payment to refunding bond escrow agent	-	-	-	-	-	-	-	-	(10,149,358)	(10,149,358)
Transfers in	1,116,707	-	-	-	-	-	-	-	24,406,056	25,522,763
Transfers out	-	(2,564,346)	(12,443,676)	(7,105,488)	(124,471)	(3,086,100)	(4,590,483)	(30,151)	-	(29,944,715)
TOTAL OTHER FINANCING SOURCES (USES)	<u>1,116,707</u>	<u>(2,356,657)</u>	<u>(2,567,918)</u>	<u>(1,160,488)</u>	<u>(124,471)</u>	<u>(541,100)</u>	<u>(765,483)</u>	<u>(30,151)</u>	<u>2,071,550</u>	<u>(4,358,011)</u>
NET CHANGE IN FUND BALANCE	399,804	227,342	(676,222)	(347,010)	76,307	(360,679)	(239,054)	819	-	(918,693)
FUND BALANCES, BEGINNING	<u>665,954</u>	<u>103,421</u>	<u>1,888,385</u>	<u>969,004</u>	<u>4,172</u>	<u>590,170</u>	<u>518,503</u>	<u>22,999</u>	<u>-</u>	<u>4,762,608</u>
FUND BALANCES, ENDING	<u>\$ 1,065,758</u>	<u>\$ 330,763</u>	<u>\$ 1,212,163</u>	<u>\$ 621,994</u>	<u>\$ 80,479</u>	<u>\$ 229,491</u>	<u>\$ 279,449</u>	<u>\$ 23,818</u>	<u>\$ -</u>	<u>\$ 3,843,915</u>

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

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado) Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities

For the Year Ended December 31, 2020

Net change in fund balances - total governmental funds \$ (918,693)

Capital outlays are reported in the governmental funds as an expenditure; however, for governmental activities, these costs are shown in the statement of net position and allocated over their estimated useful lives as depreciation expense. This is the amount by which depreciation expense exceeds capital outlay.

Depreciation expense	(234,809)
Capital outlay	<u>35,117</u>
Net amount	(199,692)

The governmental funds report the proceeds from the issuance of notes payable and other obligations as other financing sources and the repayments of principal on these notes and other obligations as expenditures. Interest expense is recognized as an expenditure in the governmental funds when it is due, while interest expense is recognized when incurred in the statement of activities. In addition, interest expense reported in the statement of activities includes amortization of bond issuance premiums and deferred amounts on refunding which are recognized in the governmental funds in the period incurred. The net effect of these differences in the treatment of notes payable and other liabilities is as follows:

Amortization of interest-related costs	(33,563)
Amortization of bond premium	193,926
Interest expense on bonds, notes and balance due to primary government	
- change in accrual	103,361
Issuance of debt	(22,398,447)
Payment on refunded debt	8,199,294
Payment on refunded primary government debt	3,985,854
Payment to refunding bond escrow agent	10,149,358
Principal payments on debt obligations	<u>1,254,141</u>
Net amount	1,453,924

In the statement of activities, certain operating expenses are measured by the amount earned during the year. In the governmental funds, however, expenditures for these items are measured by the amount paid.

Compensated absences paid (\$45,200) was less than amounts earned (\$49,266)	(4,066)
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Recognition and measurement of the changes in the net pension liability, together with pension-related deferred outflows of resources and deferred inflows of resources in the financial statements using the economic resources measurement focus and the accrual basis of accounting are not current financial resources and, therefore, are not reported in the governmental funds.	4,068
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Recognition and measurement of the changes in the net other post-employment benefit (OPEB) liability, together with OPEB-related deferred outflows of resources and deferred inflows of resources in the financial statements using the economic resources measurement focus and the accrual basis of accounting are not current financial resources and, therefore, are not reported in the governmental funds.	<u>114</u>
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Change in net position - governmental activities \$ 335,655

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

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Proprietary Fund Statement of Net Position December 31, 2020

	Business-Type Activity <u>Enterprise Fund</u> <u>Convention Center</u>
ASSETS	
Current Assets:	
Cash and cash equivalents	\$ 709,976
Accounts receivable	25,561
Inventories	21,382
Due from other funds	274,361
Prepaid expenses	57,292
Restricted investments	3,195,220
Total Current Assets	4,283,792
Non-Current Assets:	
Capital assets:	
Land	326,094
Medal of honor	295,097
Buildings	39,738,436
Improvements	2,294,088
Furniture & fixtures	2,048,196
Accumulated depreciation	(8,552,302)
Total capital assets	36,149,609
Other assets:	
Advance to other funds	19,207
Total Non-Current Assets	36,168,816
TOTAL ASSETS	40,452,608
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	618,886
LIABILITIES	
Current Liabilities:	
Accounts payable	91,336
Accrued expenses	57,737
Advances from others	140,250
Accrued interest payable	193,012
Current portion of capital lease payable	37,294
Current portion of bonds payable	2,516,595
Total Current Liabilities	3,036,224
Non-Current Liabilities:	
Capital lease payable	211,231
Due to primary government	12,200,000
Bonds payable	13,138,426
Total Non-Current Liabilities	25,549,657
TOTAL LIABILITIES	28,585,881
NET POSITION	
Net investment in capital assets	8,664,949
Restricted for debt service	3,195,220
Unrestricted	625,444
TOTAL NET POSITION	\$ 12,485,613

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

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Proprietary Fund

Statement of Revenues, Expenditures

and Changes in Fund Net Position

For the Year Ended December 31, 2020

	Business-Type Activity Enterprise Fund Convention Center
OPERATING REVENUES	
Charges for services	\$ 490,112
TOTAL OPERATING REVENUES	<u>490,112</u>
OPERATING EXPENSES	
Contractual expenses	1,392,964
General administration	184,000
Depreciation	<u>1,372,698</u>
TOTAL OPERATING EXPENSES	<u>2,949,662</u>
OPERATING INCOME (LOSS)	<u>(2,459,550)</u>
NON-OPERATING REVENUES (EXPENSES)	
Interest income	13,045
Debt issuance costs	(137,000)
Interest expense	<u>(788,272)</u>
TOTAL NON-OPERATING REVENUES (EXPENSES)	<u>(912,227)</u>
INCOME (LOSS) BEFORE TRANSFERS	(3,371,777)
Transfers in	<u>4,421,952</u>
CHANGE IN NET POSITION	<u>1,050,175</u>
NET POSITION, BEGINNING OF YEAR	<u>11,435,438</u>
NET POSITION, END OF YEAR	<u><u>\$ 12,485,613</u></u>

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

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Proprietary Fund

Statement of Cash Flows

For the Year Ended December 31, 2020

	Business-Type Activity <u>Enterprise Fund</u> <u>Convention Center</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Cash received from customers	\$ 771,054
Cash paid for goods and services	(2,034,884)
Cash paid for interfund services	(114,267)
NET CASH FROM OPERATING ACTIVITIES	<u>(1,378,097)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Investment income	13,045
Purchase of investments	(56,152)
NET CASH FROM INVESTING ACTIVITIES	<u>(43,107)</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Transfers in	1,200,403
Payments received on advances to other funds	20,467
NET CASH FROM NON-CAPITAL FINANCING ACTIVITIES	<u>1,220,870</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Capital-related transfers in	2,738,085
Capital expenditures	(215,734)
Issuance of refunding bonds	3,189,911
Debt issuance costs	(137,000)
Interest paid on capital-related debt	(935,810)
Payment to refunding bond escrow agent	(2,683,284)
Principal paid on capital-related debt	(2,148,620)
NET CASH FROM CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(192,452)</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	(392,786)
CASH AND CASH EQUIVALENTS	
Beginning of Year	<u>1,102,762</u>
End of Year	<u>\$ 709,976</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH FROM OPERATING ACTIVITIES	
Operating income (loss)	\$ (2,459,550)
Depreciation	1,372,698
Change in accounts receivable, net	140,692
Change in inventory	4,078
Change in prepaids	(33,664)
Change in accounts payable and accrued expenses	(414,992)
Change in amounts due for interfund services	69,733
Change in amounts due from other funds	(197,342)
Change in deposits	140,250
NET CASH FROM OPERATING ACTIVITIES	<u>\$ (1,378,097)</u>
SCHEDULE OF NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES	
Transfer in of investments	<u>\$ 483,464</u>

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

NOTES TO THE FINANCIAL STATEMENTS

PUEBLO URBAN RENEWAL AUTHORITY
(A COMPONENT UNIT OF THE CITY OF PUEBLO, COLORADO)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Pueblo Urban Renewal Authority (the Authority) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and reporting principles. The significant accounting principles and policies utilized by the Authority are described below:

Reporting Entity

The Authority was created in 1959 under the provisions of Colorado law. The Authority was virtually inactive until 1986, at which time the City of Pueblo, Colorado (the primary government) and the Authority entered into a cooperation agreement whereby the Authority acquired certain properties from the City of Pueblo, Colorado (the City) in order to facilitate the building of a convention center on a portion of the property and sell the remaining portion to a developer for the purpose of building a hotel. Since that time, the Authority, with the approval of the City, has established numerous tax increment financing (TIF) districts. The Authority is financially accountable to the City inasmuch as the governing body of the Authority is appointed by City Council and the City has the ability to modify the decisions of the Authority's governing body. In accordance with generally accepted accounting principles, the Authority is a component unit of the City.

As required by GAAP, management has considered all potential component units in defining its reporting entity. Based on the criteria established by GAAP, the Authority has no component units.

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide (based on the Authority as a whole) and fund financial statements. The government-wide financial statements, which include the statement of net position and the statement of activities, report information on all the activities of the Authority. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes, are reported separately from business-type activities, which rely to a significant extent on fees and charges for services.

The government-wide statement of activities demonstrates the degree to which the direct expenses of a functional category or activity are offset by program revenues. Direct expenses are those that are clearly identifiable with a function or activity. Program revenues include (1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or activity; (2) grants and contributions that are restricted to meeting the operational requirements of a particular function or activity; and (3) grants and contributions that are restricted to meeting the capital requirements of a particular function or activity. Taxes and other items not properly included among program revenues are reported instead as general revenues. The net cost by function or business-type activity is normally covered by property taxes or other unrestricted revenues.

PUEBLO URBAN RENEWAL AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
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NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Separate fund financial statements are provided for the governmental funds and the proprietary fund. Major individual governmental funds and the major individual enterprise fund are reported in separate columns. The nonmajor funds are combined in a column in the fund financial statements and are detailed in the combining section of the report.

The government-wide focus is more on the sustainability of the Authority as a whole and the change in aggregate financial position resulting from the activities of the fiscal period. The focus of the fund financial statements is on the major individual funds of the governmental and business-type categories. Each presentation provides valuable information that can be analyzed and compared to enhance the usefulness of the information.

Measurement Focus and Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the fund financial statements for the proprietary fund. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Authority considers revenue to be available if collected within 60 days of the end of the fiscal year. Expenditures generally are recorded when a liability is incurred as is the case with accrual accounting. However, debt service expenditures are recorded only when the liability has matured and payment is due. General capital asset acquisitions are reported as expenditures in the governmental funds, while issuance of long-term debt is reported as other financing sources.

Property taxes, interest, grants and charges for services are considered susceptible to accrual, while other revenues are recorded when received in cash because they are generally not measurable until received in cash.

Governmental activities, business-type activities and the proprietary fund are accounted for using the flow of economic resources measurement focus. With this measurement focus, all assets, deferred outflows of resources, liabilities and deferred inflows of resources associated with the operation of these activities are included on the statements of net position. The proprietary fund-type operating statement distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the proprietary funds' principal ongoing operation.

PUEBLO URBAN RENEWAL AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
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NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

The principal operating revenues of the Authority's convention center are charges to customers for sales and services. Operating expenses for the enterprise fund include cost of sales and services, administrative expenses and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Governmental Funds

The Authority reports the following major governmental funds:

- The general fund is the primary operating fund of the Authority and is always classified as a major fund. The general fund is used to account for all financial resources of the Authority except those resources, if any, that are required to be accounted for in a separate fund.
- The regional tourism fund is a special revenue fund created to fund a regional tourism plan to attract new, out-of-state visitors to downtown Pueblo. Funds are provided by the State of Colorado's RTA grant and expenditures consist of economic development, mainly in relation to the expansion of the Pueblo Convention Center.
- Memorial hall is a special revenue fund used to account for the collection of a vendor fee and improvements and upgrades to the City's Memorial Hall. The electorate of the City of Pueblo, Colorado approved the issuance of \$10,000,000 of bonds to finance the project. Voter approval included the continuation of the collection of 3.3% of the City's sales and use tax revenues which will provide the on-going revenues to service the bonded debt. Expenditures include economic development and transfers.
- The expanded downtown district fund is a special revenue fund used to account for activities within this district's boundaries. Funds are provided by property taxes and intergovernmental revenues and expenditures include economic development and transfers.
- The St. Charles district fund is a special revenue fund used to account for an economic development agreement with a business entity. Funds are provided by property taxes and expenditures consist of economic development payments to the business and other entities.
- The Lake Minnequa district is a special revenue fund used to account for infrastructure improvements in an area in and around Lake Minnequa on behalf of the City. Funds are provided by property taxes and expenditures consist of economic development and transfers.
- The North Pueblo district fund is a special revenue fund used to account for the Authority's commitment to assist in the funding of the Dillon Flyover project. The primary revenue sources are from taxes and primary government funding, with expenditures being dedicated to the project.

PUEBLO URBAN RENEWAL AUTHORITY
(A COMPONENT UNIT OF THE CITY OF PUEBLO, COLORADO)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

- The debt service fund is used to account for and report financial resources that are restricted, committed or assigned to expenditure for principal and interest on certain of the Authority's debt obligations. The primary revenue sources are transfers from other funds.
- Other governmental funds are a summarization of all other governmental special revenue funds.

Proprietary Fund

The following is a description of the major proprietary fund of the Authority:

Pueblo Convention Center accounts for the operations of the Authority's convention center. Activities of the fund include operation and maintenance of the convention center. The convention center is managed by Global Spectrum LP under a management agreement with the Authority. All costs of the convention center are financed through charges to users, along with an allocation of the City's sales and use tax revenues collected through a transfer from the memorial hall fund and the regional tourism fund.

Other Fund Types

The Authority reports the following fund types:

Special revenue funds are used to account for specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects. The other special revenue funds besides the funds characterized as major are:

- Thunder Village District
- Fountain Creek District
- Lower Westside District

The previously reported special revenue funds (South Santa Fe district and Union Avenue district) have been included with the general fund because they no longer meet the criteria to be reported as special revenue funds under generally accepted accounting principles. South Santa Fe district had no fund balance or activity in 2020.

Cash and Cash Equivalents and Investments

Cash and cash equivalents, including restricted cash and cash equivalents, includes cash on hand and demand deposits. Restricted investments consist of money market funds held at bank trust departments that are classified as short-term money market investments that mature within one year of acquisition date and are reported at cost as allowed under generally accepted accounting principles.

Cash Equivalents

For purposes of the statement of cash flows, the Authority considers cash and cash equivalents to be cash on hand, demand deposits, and all highly liquid investments with original maturities of three months or less when acquired.

PUEBLO URBAN RENEWAL AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
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NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Receivables

Receivables include amounts due from customers for services provided and are reported, if necessary, net of an allowance for uncollectible accounts. Receivables also include vendor's fees and property taxes assessed and collected within the Authority's boundaries along with other notes receivable issued in conjunction with an on-going program of the Authority.

Inventories and Prepaid Items

Inventories consist principally of food and drink products that are valued at the lower of cost (first-in, first-out basis) or market. Prepaid items represent payments made for expenditures/expenses to be charged to a future accounting period.

Capital Assets

Capital assets, which include land, buildings, improvements, and furniture and fixtures, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. A capitalization level of \$1,500 has been established and the criterion for capitalization also includes: (1) increasing the capacity or operating efficiency, or (2) extending the useful life of the asset. Capital assets are defined as assets with an estimated useful life of greater than one year. Capital assets are recorded at cost or estimated historical cost if purchased or constructed. Contributed capital assets are recorded at estimated fair value at the time received. Normal maintenance and repairs that do not add to the value of the asset or materially extend the useful life of the asset are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets for business-type activities is included as part of the capitalized value of assets constructed when material. Construction-period interest recorded in proprietary funds is no longer capitalized beginning in 2018 due to the Authority's adoption of GASB statement No. 89. There was no construction-period interest charged to expense during the year ended December 31, 2020.

Capital assets of the Authority are depreciated using the straight-line method over the following estimated useful lives:

	Governmental	Business-Type
	<u>Activities</u>	<u>Activities</u>
Buildings	40 years	7-50 years
Improvements	5-10 years	10-40 years
Furniture and fixtures	5-10 years	5-20 years

Long-Term Obligations

In the government-wide financial statements and the fund financial statements for the proprietary fund, long-term debt is reported as liabilities in the applicable statement of net position. Bond premiums and, when applicable, deferred amounts on refunding are amortized over the life of the obligation using the interest method and are reflected as a component of interest expense. Deferred amounts on refunding are reported as deferred outflows of resources in accordance with generally accepted accounting principles.

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NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

In the governmental fund financial statements, bond premiums and bond issue costs are recognized during the current period. The face amount of the debt issue, along with the related premium, is reported as other financing sources, while debt issue costs are reported as debt service expenditures.

Retirement Plan

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"). The net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position of the LGDTF have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

The Colorado General Assembly passed significant pension reform through Senate Bill (SB) 18-200: *Concerning Modifications To the Public Employees' Retirement Association Hybrid Defined Benefit Plan Necessary to Eliminate with a High Probability the Unfunded Liability of the Plan Within the Next Thirty Years*. The bill was signed into law by Governor Hickenlooper on June 4, 2018. SB 18-200 makes changes to certain benefit provisions. Some, but not all, of these changes were in effect as of December 31, 2020.

Post-Employment Benefits (OPEB)

The Authority participated 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"). The net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, OPEB expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position of the HCTF have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefits paid on behalf of health care participants are recognized when due and/or payable in accordance with the benefit terms. Investments are reported at fair value.

Fund Equity

Governmental funds report fund balance in classifications based primarily on the extent to which the Authority is bound to honor constraints on the specific purposes for which amounts in the funds can be spent. Fund balance for the Authority's governmental funds consists of the following:

- Nonspendable – includes amounts that are (a) not in spendable form or (b) legally or contractually required to be maintained intact. The "not in spendable form" criterion includes items that are not expected to be converted to cash such as inventories, prepaid items and long-term notes receivable.
- Restricted – includes amounts that are restricted for specific purposes stipulated by external resource providers constitutionally or through enabling legislation.

PUEBLO URBAN RENEWAL AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

- Committed – includes amounts that can only be used for the specific purposes determined by the passage of a resolution of the Authority’s board of commissioners. Commitments may be modified or changed only by the Authority’s board of commissioners approving a new resolution.
- Assigned – includes amounts intended to be used by the Authority for specific purposes that are neither restricted nor committed. Intent is expressed by the Authority’s executive director to which the assigned amounts are to be used for specific purposes. Assigned amounts include appropriations of existing fund balance to eliminate a projected budgetary deficit in the subsequent year’s budget.
- Unassigned – this is the residual classification for the general fund and negative fund balances in other governmental funds.

In circumstances where an expenditure is incurred for a purpose for which amounts are available in multiple fund balance classifications, fund balance is reduced in the order of restricted, committed, assigned and unassigned.

In the government-wide financial statements, net position is classified in the following categories:

Net investment in capital assets – this classification consists of capital assets net of accumulated depreciation and reduced by outstanding related debt that is attributed to the acquisition, construction or improvement of capital assets.

Restricted net position – this classification consists of restrictions created by external creditors, grantors, contributors, laws or regulations of other governments, enabling legislation and constitutional provisions.

Unrestricted net position – this classification represents the remainder of net position that does not meet the definition of “net investment in capital assets” or “restricted net position”.

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

Property Taxes

Property taxes are assessed on property located within the Authority’s boundaries in accordance with Colorado law. The taxes are assessed, allocated and collected by the Pueblo County Treasurer. Taxes assessed in the current year are generally collected in the following year and thus, the property tax receivable is offset by deferred inflows of resources.

PUEBLO URBAN RENEWAL AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Interfund Transactions

Interfund transactions are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursement to a fund for expenditures/expenses made from it that are properly applicable to another fund are recorded as expenditures/expenses in the reimbursing fund and as a reduction of expenditures/expenses in the fund that is reimbursed. All other interfund transactions are reported as transfers.

Estimates

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 certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

New Accounting Pronouncements

The GASB issued Statement No. 95, Postponement of the Effective Dates of Certain Authoritative Guidance in May 2020. The objective of GASB 95 is to postpone effective dates to provide temporary relief in light of the COVID-19 pandemic. The effective dates of certain provisions contained in the following pronouncements are postponed by one year: Statement No. 83, Certain Asset Retirement Obligations, Statement No. 84, Fiduciary Activities, Statement No. 88, Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements, Statement No. 89, Accounting for Interest Cost Incurred before the End of a Construction Period, Statement No. 90, Majority Equity Interests, Statement No. 91, Conduit Debt Obligations, Statement No. 92, Omnibus 2020 and Statement No. 93, Replacement of Interbank Offered Rates. The effective dates of the following pronouncement is postponed by 18 months: Statement No. 87, Leases.

The Authority has elected to delay implementation of these standards as applicable to the Authority in accordance with Standard No. 95 except for Statement No. 89 which has been previously implemented by the Authority. GASB No. 83, 84 and 90, were effective for the current reporting period, but had no effect on the Authority's financial reporting. GASB No. 88 was implemented in the year ended December 31, 2020 which resulted in an additional disclosure of pledged assets related to amounts due to the primary government in Note 6.

NOTE 2 – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

The Authority adheres to the following procedures in establishing its budgets. Prior to November 1 of each year, the executive director submits to the board of commissioners a proposed budget for the fiscal year commencing the following January 1. The budget includes proposed expenditures and the means of financing them. Public hearings are conducted by the board of commissioners to obtain comments. The Authority adopts budgets for all funds and the budget for each fund generally is adopted using generally accepted accounting principles, based on the fund type. In addition, appropriations lapse at the end of the year.

PUEBLO URBAN RENEWAL AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 2 – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY, Continued

Expenditure estimates in the annual budgets are enacted into law through the passage of an appropriation resolution. The board of commissioners may amend the original adopted budget during the year by passing a new resolution. The 2020 budget was amended for additional expenditures. The legal level of budgetary control for all funds is at the total fund level, which means that total expenditures and other financing uses that exceed budgeted appropriations may be in violation of State statutes.

NOTE 3 – CASH, CASH EQUIVALENTS AND INVESTMENTS

Cash and cash equivalents and investments are summarized as follows:

Cash on hand	\$ 5,669
Demand deposits	3,396,921
Total cash and cash equivalents	<u>\$ 3,402,590</u>
Money market funds held at bank trust departments	<u>\$ 3,989,783</u>
Total investments	<u>\$ 3,989,783</u>

Reported in the financial statements as follows:

	Governmental Activities	Business-Type Activity	Total
Cash and cash equivalents	\$ 970,107	\$ 709,976	\$ 1,680,083
Restricted cash and cash equivalents	201,000	-	201,000
Restricted cash and cash equivalents under debt obligations	1,521,507	-	1,521,507
	<u>\$ 2,692,614</u>	<u>\$ 709,976</u>	<u>\$ 3,402,590</u>
Restricted investments under debt obligations	<u>\$ 794,563</u>	<u>\$ 3,195,220</u>	<u>\$ 3,989,783</u>

Deposits

As of December 31, 2020, the carrying amount of the Authority's deposits was \$3,396,921 and the bank balance was \$3,442,884. Of the bank balance, \$750,000 was covered by federal depository insurance and \$2,692,884 was collateralized in single financial institution collateral pools maintained by the individual financial institutions that hold these deposits. Colorado law requires that depository institutions must apply for and be designated as an eligible public depository before the institution can accept public monies. The depository institution must pledge eligible collateral as security for all public deposits held by that institution that are not insured by depository insurance. The market value of the collateral that each institution pledges as security must equal at least 102% of the total uninsured deposits held by that institution. Generally, the eligible collateral in the collateral pools is held by the depository institution or its agent in the name of the depository institution.

PUEBLO URBAN RENEWAL AUTHORITY
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DECEMBER 31, 2020

NOTE 3 – CASH, CASH EQUIVALENTS AND INVESTMENTS, Continued

Custodial credit risk is the risk that, in the event of a bank failure, the Authority’s deposits may not be returned to it. The Authority does not have a policy for custodial credit risk. As of December 31, 2020, deposits with a bank balance of \$2,692,884 are uninsured but are not exposed to custodial credit risk because they are collateralized with securities held by the pledging financial institution’s agent in the Authority’s name.

Investments

The Authority is subject to the provisions of Colorado Revised Statutes 24-75-601 which are entitled “Concerning Investment in Securities by Public Entities”. This law, among other things, outlines the types of securities that public entities in Colorado may acquire and hold as investments. These include U.S. government and agency securities, certain bonds of political subdivisions, banker’s acceptances, commercial paper, local government investment pools, repurchase agreements, money market funds, guaranteed investment contracts and U.S. dollar-denominated corporate or bank debt. The statute also includes a provision limiting any investment to a five-year maturity unless the governing body authorizes a longer period.

As of December 31, 2020, the Authority had the following investments and maturities:

	<u>Fair Value</u>	Investment maturity less than <u>one year</u>
Money market funds	<u>\$ 3,989,783</u>	<u>\$ 3,989,783</u>

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

Credit risk – State law limits investments in money market funds to funds that are registered as an investment company; the fund investment policies must seek to maintain a constant price and no sales or bond fee can be added to the purchase or redemption price. The Authority has no investment policy that would further limit its investment choices. As of December 31, 2020, the Authority’s investment in money market funds is rated AAAM by Standard and Poor’s.

Fair Value Measurement and Application – The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. All of the District’s investments are measured at fair value using Level 1 inputs.

PUEBLO URBAN RENEWAL AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 4 – RECEIVABLES

Receivables held by Governmental Funds at December 31, 2020 consist of the following:

Governmental Funds					
	General Fund	Regional Tourism	Memorial Hall	Expanded Downtown District	St Charles District
Accounts	\$ 26,854	\$ -	\$ -	\$ 86,276	\$ -
Notes	14,373	-	-	-	-
Vendors Fee	-	-	436,807	-	-
Property taxes	6,750	-	-	726,087	2,856,984
	<u>\$ 47,977</u>	<u>\$ -</u>	<u>\$ 436,807</u>	<u>\$ 812,363</u>	<u>\$ 2,856,984</u>

Governmental Funds				
	Lake Minnequa District	North Pueblo	Other Governmental Funds	Total
Accounts	\$ -	\$ -	\$ -	\$ 113,130
Notes	-	-	-	14,373
Vendors Fee	-	-	-	436,807
Property taxes	789,043	708,933	109,967	5,197,764
	<u>\$ 789,043</u>	<u>\$ 708,933</u>	<u>\$ 109,967</u>	<u>\$ 5,762,074</u>

PUEBLO URBAN RENEWAL AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
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NOTE 5 – ADVANCES TO/FROM OTHER FUNDS AND TRANSFERS

The following table summarizes advances to/from other funds at December 31, 2020:

	Advances to Other Funds	Advances from Other Funds
Major governmental funds -		
Advance due General Fund	\$ 52,120	\$ -
Advance due Expanded Downtown	140	-
Advance due North Pueblo	2,063	
Advance due from Regional Tourism Fund	-	149,957
Advance due from Memorial Hall Fund	-	19,207
Advance due from General Fund		132,168
Advance due from Lake Minnequa		2,063
Advance due from Expanded Downtown	-	44,496
Major enterprise fund -		
Advance due General Fund	132,028	-
Advance due Regional Tourism Fund	142,333	-
Advance due Memorial Hall	19,207	-
	<u>\$ 347,891</u>	<u>\$ 347,891</u>

The advances to other funds were provided to assist with activities in the recipient funds.

Transfers for the year ended December 31, 2020 are as follows:

	Transfers in	Transfers out
Governmental funds -		
General Fund	\$ 1,116,707	\$ -
Regional Tourism	-	(2,564,346)
Expanded Downtown District	-	(7,105,488)
St. Charles District	-	(124,471)
Lake Minnequa District	-	(3,086,100)
Memorial Hall	-	(12,443,676)
Debt Service	24,406,056	-
North Pueblo District	-	(4,590,483)
Other governmental funds	-	(30,151)
Total governmental funds	<u>\$ 25,522,763</u>	<u>\$ (29,944,715)</u>
Enterprise fund -		
Pueblo Convention Center	4,421,952	-
Total enterprise fund	<u>4,421,952</u>	<u>-</u>
	<u>\$ 29,944,715</u>	<u>\$ (29,944,715)</u>

The transfers to the general fund from the major and nonmajor governmental funds were generally for administrative functions. The transfers to the debt service fund were for principal and interest on debt obligations. The transfers to the Pueblo Convention Center enterprise fund were for debt service, operations and maintenance expenses.

PUEBLO URBAN RENEWAL AUTHORITY
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NOTE 6 – DUE FROM/TO PRIMARY GOVERNMENTS

The amounts due to the primary government (City of Pueblo, Colorado), are summarized as follows:

Due to City of Pueblo, Colorado for -	
Gateway Plaza project note	\$ 1,884,307
Convention Center Expansion Loan	12,200,000
Total due to City of Pueblo, Colorado	<u>\$ 14,084,307</u>

The activities associated with the amounts owing the City are as follows:

	Balance January 1, 2020	Additions	Payments/ Reductions	Balance December 31, 2020	Due Within One Year
Governmental activities:					
Dillon Loan payments	\$ 997,346	\$ -	\$ (997,346)	\$ -	\$ -
1601 study	512,398	-	(512,398)	-	-
Gateway Plaza project note	1,676,619	207,688	-	1,884,307	-
Total governmental activities	<u>\$ 3,186,363</u>	<u>\$ 207,688</u>	<u>\$ (1,509,744)</u>	<u>\$ 1,884,307</u>	<u>\$ -</u>

	Balance January 1, 2020	Additions	Payments/ Reductions	Balance December 31, 2020	Due Within One Year
Business-type activities:					
Convention Center expansion note	\$12,200,000	\$ -	\$ -	\$12,200,000	\$ -
Total business-type activities	<u>\$12,200,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$12,200,000</u>	<u>\$ -</u>

PUEBLO URBAN RENEWAL AUTHORITY
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NOTE 6 – DUE FROM/TO PRIMARY GOVERNMENTS, Continued

Convention Center Expansion Loan – City of Pueblo

The City of Pueblo issued two promissory notes on March 14, 2017.

The principal amount of the first note is \$12,200,000 with a maturity date of December 31, 2027, with the right to extend the maturity date to December 31, 2037. Principal is due on or before the maturity date, together with interest on draws related to eligible costs until December 31, 2022, at the rate of 2% per annum; commencing January 1, 2023 until the maturity date at the rate of 3% per annum on the unpaid balance until paid. Accrued interest will be paid semi-annually on June 1 and December 1 or each year until maturity. Such monies are to be used by the Authority to finance the design, construction and improvement of an expansion to the Pueblo Convention Center Exhibition Hall and attached facility on the real property. As of December 31, 2020, \$12,200,000 of eligible costs had been drawn from this loan and are reflected in the amount payable to the City of Pueblo. The Authority has pledged the convention center land, buildings and improvements to the City of Pueblo as collateral on this note. The net carrying amount of these assets is \$35,027,193.

The principal amount of the second note is \$2,200,000 with a maturity date of December 31, 2027, with the right to extend the maturity date to December 31, 2037. This note bears no interest. The entire principal balance shall be due and payable upon maturity. This note is for eligible costs related to the expansion to the Gateway Plaza project. In 2018 the Authority amended the Regional Tourism Act Project Cooperation Agreement with the City of Pueblo. This amendment states that the Authority will reimburse the City of Pueblo for Gateway Plaza design costs up to \$258,954 if any remaining monies from the \$2.2 million loan are available after the project is complete. As of December 31, 2020, the City of Pueblo has incurred \$258,871.

The Authority executed an additional promissory note for \$112,800 with the City of Pueblo on March 5, 2019. However, this amount has not been recorded due to uncertainty about repayment.

PUEBLO URBAN RENEWAL AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 7 – CAPITAL ASSETS

Capital assets for the year ended December 31, 2020 were as follows:

	Balance January 1, 2020	Additions	Conveyances or Retirements	Balance December 31, 2020
Governmental activities:				
Non-depreciable assets:				
Land	\$ 918,435	\$ 35,117	\$ -	\$ 953,552
Total non-depreciable assets	<u>918,435</u>	<u>35,117</u>	<u>-</u>	<u>953,552</u>
Depreciable assets:				
Buildings	11,740,468	-	-	11,740,468
Total depreciable assets	<u>11,740,468</u>	<u>-</u>	<u>-</u>	<u>11,740,468</u>
Less Accumulated depreciation for:				
Buildings	(635,177)	(234,809)	-	(869,986)
Total accumulated depreciation	<u>(635,177)</u>	<u>(234,809)</u>	<u>-</u>	<u>(869,986)</u>
Depreciable assets, net	<u>11,105,291</u>	<u>(234,809)</u>	<u>-</u>	<u>10,870,482</u>
Governmental activities assets, net	<u>\$ 12,023,726</u>	<u>\$ (199,692)</u>	<u>\$ -</u>	<u>\$ 11,824,034</u>
	Less outstanding capital debt			\$ (5,350,000)
	Plus deferred amount on refunding			789,039
	Net investment in capital assets			<u><u>\$ 7,263,073</u></u>

PUEBLO URBAN RENEWAL AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 7 – CAPITAL ASSETS, Continued

Depreciation expense was charged to functions/programs as follows:

Governmental activities –	
General government	\$ 234,809
Total depreciation expense – governmental activities	<u>\$ 234,809</u>
Business-type activities –	
Pueblo Convention Center	\$ 1,372,700
Total depreciation expense – business-type activities	<u>\$ 1,372,700</u>

	Balance January 1, 2020	Additions	Conveyances or Retirements	Balance December 31, 2020
Business-type activities:				
Non-depreciable assets:				
Land	\$ 326,094	\$ -	\$ -	\$ 326,094
Medal of honor memorial	295,097	-	-	295,097
Total non-depreciable assets	<u>621,191</u>	<u>-</u>	<u>-</u>	<u>621,191</u>
Depreciable assets:				
Buildings	39,544,998	193,440	-	39,738,438
Improvements	2,271,794	22,294	-	2,294,088
Furniture and fixtures	2,048,195	-	-	2,048,195
Total depreciable assets	<u>43,864,987</u>	<u>215,734</u>	<u>-</u>	<u>44,080,721</u>
Less accumulated depreciation for:				
Buildings	(4,964,915)	(1,115,378)	-	(6,080,293)
Improvements	(1,134,967)	(116,167)	-	(1,251,134)
Furniture and fixtures	(1,079,721)	(141,155)	-	(1,220,876)
Total accumulated depreciation	<u>(7,179,603)</u>	<u>(1,372,700)</u>	<u>-</u>	<u>(8,552,303)</u>
Depreciable assets, net	<u>36,685,384</u>	<u>(1,156,966)</u>	<u>-</u>	<u>35,528,418</u>
Business-type activities assets, net	<u>\$ 37,306,575</u>	<u>\$ (1,156,966)</u>	<u>\$ -</u>	<u>\$ 36,149,609</u>
				Less outstanding capital debt
				\$ (28,141,200)
				Plus net of unamortized discounts and premiums
				37,654
				Plus deferred amount on refunding
				618,886
				<u>\$ 8,664,949</u>

PUEBLO URBAN RENEWAL AUTHORITY
(A COMPONENT UNIT OF THE CITY OF PUEBLO, COLORADO)
NOTES TO FINANCIAL STATEMENTS
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NOTE 8 – LONG-TERM LIABILITIES

Following is a summary of changes in long-term liabilities in the government-wide financial statements for the year ended December 31, 2020:

	Balance January 1, 2020	Additions	Payments/ Reductions	Balance December 31, 2020	Due Within One Year
<u>Governmental activities:</u>					
Revenue bonds					
Memorial Hall improvement					
bonds, Series 2011B	\$ 9,520,000	\$ -	\$ (9,405,000)	\$ 115,000	\$ 115,000
Unamortized premium	188,613	-	(188,613)	-	-
Expanded Downtown					
refunding Series 2017	6,026,700	-	(6,026,700)	-	-
Lake Minnequa					
refunding Series 2018	2,172,594	-	(2,172,594)	-	-
Expanded Downtown					
refunding Series 2020	-	5,945,000	(595,000)	5,350,000	545,000
Lake Minnequa TIF					
refunding, Series 2020	-	2,545,000	(170,000)	2,375,000	165,000
North Pueblo TIF					
refunding Series 2020	-	3,825,000	(365,000)	3,460,000	305,000
Memorial Hall taxable					
refunding Series 2020	-	9,640,937	(143,613)	9,497,324	230,536
Unamortized premium	-	234,821	(5,313)	229,508	12,750
Total revenue bonds	17,907,907	22,190,758	(19,071,833)	21,026,832	1,373,286
Bank notes					
Bank note - Office Condo	95,528	-	(95,528)	-	-
Bank note - Dillon Flyover	2,476,110	-	(2,476,110)	-	-
Total bank notes	2,571,638	-	(2,571,638)	-	-
Other obligations					
Accrued interest payable	144,471	636,058	(739,419)	41,110	41,110
Compensated absences	54,210	49,266	(45,200)	58,276	58,276
Net pension liability	645,451	(154,267)	(60,907)	430,277	-
Net OPEB liability	54,211	1,234	(4,798)	50,647	-
Total other obligations	898,343	532,291	(850,324)	580,310	99,386
Total governmental activities	\$ 21,377,888	\$ 22,723,049	\$(22,493,795)	\$ 21,607,142	\$ 1,472,672

PUEBLO URBAN RENEWAL AUTHORITY
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DECEMBER 31, 2020

	Balance January 1, 2020	Additions	Payments/ Reductions	Balance December 31, 2020	Due Within One Year
<u>Business-type activity:</u>					
Revenue bonds					
Convention Center tax-exempt refunding Series 2011B	\$ 3,075,000	\$ -	\$ (2,770,000)	\$ 305,000	\$ 305,000
Unamortized premium	202,518	-	(202,518)	-	-
Convention Center sales tax increment Series 2017	14,100,000	-	(1,780,000)	12,320,000	2,140,000
Unamortized discount	(118,773)	-	6,987	(111,786)	(6,987)
Convention Center taxable refunding Series 2020	-	3,114,063	(46,387)	3,067,676	74,464
Unamortized premium	-	75,848	(1,717)	74,131	4,118
Total revenue bonds	17,258,745	3,189,911	(4,793,635)	15,655,021	2,516,595
Obligation under capital leases	280,758	-	(32,233)	248,525	37,294
Accrued interest payable	200,428	769,194	(776,610)	193,012	193,012
Total business-type activities	\$ 17,739,931	\$ 3,959,105	\$ (5,602,478)	\$ 16,096,558	\$ 2,746,901

All of the above governmental activity obligations, with the exception of the office condo bank note and the compensated absences liability, are serviced by the debt service fund. The Dillon Flyover bank note and the compensated absences liability are serviced by the general fund.

Line of Credit

The Authority has available a \$100,000 revocable line of credit with US Bank, NA. The interest rate is the current prime rate, which was 3.25% as of March, 16, 2020. As of December 31, 2020, no borrowings were outstanding under this line of credit agreement. This line of credit does not have an expiration date.

The following is a description of each individual issue for the governmental activities:

Revenue Bonds

Memorial Hall Improvement Revenue Bonds, Series 2011B

\$225,000, series 2011B improvement revenue bonds; interest rate 5.00%; due in semi-annual installments, including annual interest ranging from \$115,625 to \$120,750 through December 2021; \$ 115,000

Expanded Downtown Revenue Refunding Bonds, Series 2020

\$5,945,000, series 2020 revenue refunding bonds; interest rate 1.60%; due in semi-annual installments, including annual interest ranging from \$627,499 to \$660,400 through December 2029; 5,350,000

PUEBLO URBAN RENEWAL AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
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NOTE 8 – LONG-TERM LIABILITIES, Continued

Lake Minnequa Tax Increment Revenue Refunding Bonds, Series 2020

\$2,545,000, series 2020 tax increment revenue refunding bonds; interest rate 2.95%; due in semi-annual installments, including annual interest ranging from \$196,903 to \$235,063 through December 2032; 2,375,000

North Pueblo Tax Increment Revenue Refunding Bonds, Series 2020

\$3,825,000, series 2020 tax increment revenue refunding bonds; interest rate 2.75%; due in semi-annual installments, including annual interest ranging from \$398,100 to \$402,692 through December 2030; 3,460,000

Memorial Hall Taxable Revenue Refunding Bonds, Series 2020

\$9,640,937, series 2020 taxable revenue refunding bonds; interest rate ranges from 2.00% to 4.00%; due in semi-annual installments, including annual interest ranging from \$236,022 to \$677,445 through December 2038; 9,497,324
20,797,324

Other Obligations

Compensated absences 58,276
Net pension liability 430,277
Net OPEB liability 50,647
539,200
Total Governmental Activities \$ 21,336,524

The debt service requirements for the governmental activities revenue bonds and notes payable are as follows:

Year Ending December 31,	Governmental Activities	
	Revenue Bonds	
	Principal	Interest
2021	\$ 1,360,536	\$ 493,647
2022	1,482,175	456,700
2023	1,526,072	416,455
2024	1,574,968	374,862
2025	1,612,527	341,451
2026-2030	7,997,703	1,176,582
2031-2035	3,334,808	492,730
2036-2040	1,908,535	105,026
	<u>\$ 20,797,324</u>	<u>\$ 3,857,453</u>

PUEBLO URBAN RENEWAL AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
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NOTE 8 – LONG-TERM LIABILITIES, Continued

Expanded Downtown Revenue Refunding Bonds, Series 2020

The \$7,363,000 series 2017 revenue refunding bonds were issued by the Authority to advance refund \$7,193,000 of outstanding series 2006 revenue bonds. The bonds were refunded in July 2020.

The \$5,945,000 series 2020 revenue refunding bonds were issued by the Authority to refund \$6,026,700 of outstanding series 2017 revenue refunding bonds, which were issued to be used in the expanded urban renewal project area, specifically to assist in the financing and construction of a parking garage. Interest and principal on this note are payable from the pledged incremental property taxes generated within the Expanded Downtown district. Supplemental funding comes from the City of Pueblo, Colorado, based on the agreement that the City will pay 40% of the net revenues received less expenditures paid. The District completed the refunding to reduce its total debt service payments over the next nine years by \$649,312 and to obtain an economic gain (difference between the present values of the old and new debt service payments) of \$652,167.

Lake Minnequa Tax Increment Revenue Refunding Bonds, Series 2020

The \$2,420,000 series 2018 revenue refunding bonds were issued by the Authority to advance refund \$2,420,000 of outstanding series 2011 revenue bonds. The bonds were refunded in July 2020.

The \$2,545,000 series 2020 tax increment revenue refunding bonds were issued by the Authority to refund \$2,172,594 of outstanding series 2018 revenue refunding bonds, which were issued to provide funds for the construction of certain infrastructure and other improvements in the Lake Minnequa district. An additional \$500,000 was borrowed as part of the refunding for additional district infrastructure improvements. Interest and principal on this note are payable from the pledged incremental property taxes generated within the Lake Minnequa district. The District completed the refunding to reduce its total debt service payments over the next 12 years by \$69,983 and to obtain an economic gain (difference between the present values of the old and new debt service payments) of \$95,014.

North Pueblo Tax Increment Revenue Refunding Bonds, Series 2020

The \$4,000,000 multi-draw term bank note was issued to provide assistance for the construction of the Dillon flyover infrastructure project together with other improvements in the North Pueblo district. Interest and principal on this note are payable from the pledged incremental property taxes generated within the North Pueblo district. In connection with this note, the Authority entered into an agreement with the City of Pueblo, which allows for the City, at its discretion, to fund any shortfalls in the Authority's ability to make debt service payments from pledged incremental property taxes. The agreement provides that if the North Pueblo district eventually provides the Authority with a surplus of incremental property taxes, the Authority will repay the shortfall payments made by the City, along with 5% of simple interest. During 2020, the City did not pay any debt service shortfall.

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NOTE 8 – LONG-TERM LIABILITIES, Continued

The \$3,825,000 series 2020 tax increment revenue refunding bonds were issued by the Authority to refund \$2,476,110 outstanding balance of the 2013 multi-draw term bank note, and \$1,509,744 notes payable the City of Pueblo, Colorado. The bank note and notes due to the City of Pueblo, Colorado were issued to provide assistance for the construction of the Dillon flyover infrastructure project together with other improvements in the North Pueblo district. Interest and principal on these bonds are payable from the pledged incremental property taxes generated within the North Pueblo district. The District completed the refunding to reduce its total debt service payments over the next 10 years by \$190,586 and to obtain an economic gain (difference between the present values of the old and new debt service payments) of \$177,241.

Memorial Hall and Convention Center Taxable Revenue Refunding Bonds, Series 2020

The \$10,000,000 series 2011B improvement revenue bonds were issued by the Authority for the purpose of providing funds for the remodeling and restoring of the historic Memorial Hall which is within the expanded downtown district. The bonds were partially refunded in July 2020. The remaining \$225,000 bonds mature annually beginning in 2020 with final payment in 2021.

In July 2020, the Authority entered into a refunding transaction whereby the series 2020 taxable revenue refunding bonds were issued to partially refund \$12,595,000 the Authority's series 2011B refunding and improvement revenue bonds in both governmental activities and business-type activities. The series 2020 bonds were issued in the amount of \$12,755,000. The net proceeds of \$12,680,848 (after payment of \$561,144 in underwriting fees and other issuance costs) were used to purchase U.S. government securities. Those securities were deposited into an irrevocable trust with an escrow agent to provide for future debt payments on the series 2011B refunding and improvement bonds beginning with bonds maturing in 2022. The total amount deposited with the escrow agent was \$12,680,848, which included the \$11,775,000 refunded bonds, \$73,205 in current interest, and deferred amounts on refunding of \$832,643. As a result of this transaction, the series 2011B refunding and improvement bonds maturing in 2022 through 2038 are considered to be defeased in-substance and the liability for those bonds has been removed from the government-wide and proprietary fund statements of net position. The District completed the advance refunding to its total debt service payments over the next 18 years by \$2,865,550 and to obtain an economic gain (difference between the present values of the old and new debt service payments) of \$2,345,592.

Of the total series 2020 bonds issued, \$9,640,937 is attributed to governmental activities. Underwriting fees of \$306,835, issuance costs of \$117,309, and the deferred amounts on refunding of \$629,358 were similarly allocated to governmental activities. Debt service savings of \$2,165,942 and an economic gain of \$1,772,928 was attributed to governmental activities.

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NOTES TO FINANCIAL STATEMENTS
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NOTE 8 – LONG-TERM LIABILITIES, Continued

Interest and principal on these bonds are payable from the proceeds of the pledged revenue which consists of 3.3% of the City of Pueblo’s sales and use tax collections. On a monthly basis, the City of Pueblo remits 3.3% of its sales and use tax collections to the trustee for debt service on the series 2011B refunding and improvement bonds (through 2021) and the series 2020 taxable revenue refunding bonds on behalf of the Authority. A portion of these monthly collections is allocated by the trustee for operations and maintenance and debt service of the Authority’s convention center. The revenue recognized from these transactions totaled \$2,279,859 for the year ended December 31, 2020 and is reported in the caption “vendor’s fee” in the accompanying financial statements.

General Fund Office Condo Bank Note

The \$256,000 bank note was for purchase of office space. The note was paid off in 2020.

The following is a description of the individual issues for the business-type activity:

Revenue Bonds

Convention Center Tax-Exempt Refunding Revenue Bonds, Series 2011B

\$595,000, series 2011B tax-exempt revenue refunding bonds; interest rate 5.00%; due in semi-annual installments, including annual interest ranging from \$304,875 to \$320,250 through December 2021; \$ 305,000

Convention Center Sales Tax Increment Revenue Bonds, Series 2017

\$17,030,000, series 2017 sales tax increment revenue bonds; interest rate ranges from 2.25% to 5.00%; due in semi-annual installments, including annual interest ranging from \$396,575 to \$3,741,250 through June 2036; 12,320,000

Convention Center Taxable Revenue Refunding Bonds, Series 2020

\$3,114,063, series 2020 taxable revenue refunding bonds; interest rate ranges from 2.00% to 4.00%; due in semi-annual installments, including annual interest ranging from \$76,236 to \$218,818 through December 2038; 3,067,676
15,692,676

Obligation under Capital Leases

\$91,000 of obligation under capital lease; interest rate of 4.25%; due in monthly installments including interest of \$1,257 through August 2026; 75,713

\$193,498 of obligation under capital lease; interest rate of 4.54%; due in monthly installments including interest of \$2,714 through February 2027; 172,812
248,525

\$ 15,941,201

Total Business-Type Activities

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NOTE 8 – LONG-TERM LIABILITIES, Continued

The debt service requirements for the business-type activity bonds and capital leases are as follows:

Year Ending December 31,	Business-type Activity			
	Revenue Bonds		Capital Leases	
	Principal	Interest	Principal	Interest
2021	\$ 2,519,464	\$ 575,841	\$ 37,294	\$ 10,354
2022	2,447,825	488,056	38,995	8,654
2023	168,928	444,462	40,773	6,849
2024	230,032	436,486	42,632	5,017
2025	292,473	428,924	44,576	3,073
2026-2030	2,182,297	1,951,934	44,255	1,078
2031-2035	3,585,192	1,453,953	-	-
2036-2040	4,266,465	125,174	-	-
	<u>\$ 15,692,676</u>	<u>\$ 5,904,830</u>	<u>\$ 248,525</u>	<u>\$ 35,025</u>

Convention Center Sales Tax Increment Revenue Bonds, Series 2017

The \$17,030,000 series 2017 sales tax increment revenue bonds were issued by the Authority for the purpose of providing funds for the design, construction, equipping and improvement of Phase 1, and component parts of Phases 2 and 3 of the RTA Project consisting of the expansion of the Pueblo Convention Center. Interest and principal on this note are payable from the pledged incremental state sales taxes generated within the established 2012 boundaries of the City of Pueblo. As mentioned below in Note 15, the Authority, in conjunction with the Colorado Economic Development Commission (the “Commission”), approved a resolution dedicating specified sales tax increment revenue for approved regional tourism projects. This agreement specifies a percentage of sales tax increment revenue will be dedicated to the Project in the amount of 24.7% of state sales tax revenue collected within the Regional Tourism Zone in excess of the Base Year Revenue (calculated as state sales tax revenue collected by the State from taxable transactions occurring within the Regional Tourism Zone during the twelve-month period from May 1, 2011 and ending on April 30, 2012) until April 30, 2022. Thereafter 3.3% of state sales tax revenue collected within the Regional Tourism Zone in excess of the Base Year Revenue will be dedicated to the Project until the earlier of either the date on which \$35.7 million in state sales tax increment revenue has been paid or payment in full has been made on the bonds associated with financing the project, provided no single bond shall have a maturity date of 30 years. There is an option, with written notification to the Commission to extend the financing term to a date not to exceed 50 years. The funds received for the states sales tax increment revenue are being used to pay debt service on the Convention Center State Sales Tax Increment Revenue Bonds.

PUEBLO URBAN RENEWAL AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
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NOTE 8 – LONG-TERM LIABILITIES, Continued

Memorial Hall and Convention Center Taxable Revenue Refunding Bonds, Series 2020

The \$3,890,000 series 2011B tax-exempt revenue refunding bonds were issued by the Authority to advance refund \$2,420,000 of outstanding series 2011 revenue bonds, which were issued to provide funds for the construction of certain infrastructure and other improvements in the original downtown district. The bonds were partially refunded in July 2020. The remaining \$305,000 bonds mature annually beginning in 2020 with final payment in 2021.

In July 2020, the Authority entered into a refunding transaction whereby the series 2020 taxable revenue refunding bonds were issued to partially refund \$12,595,000 the Authority's series 2011B refunding and improvement revenue bonds in both governmental activities and business-type activities. The series 2020 bonds were issued in the amount of \$12,755,000. The net proceeds of \$12,680,848 (after payment of \$561,144 in underwriting fees and other issuance costs) were used to purchase U.S. government securities. Those securities were deposited into an irrevocable trust with an escrow agent to provide for future debt payments on the series 2011B refunding and improvement bonds beginning with bonds maturing in 2022. The total amount deposited with the escrow agent was \$12,680,848, which included the \$11,775,000 refunded bonds, \$73,205 in current interest, and deferred amounts on refunding of \$832,643. As a result of this transaction, the series 2011B refunding and improvement bonds maturing in 2022 through 2038 are considered to be defeased in-substance and the liability for those bonds has been removed from the government-wide and proprietary fund statements of net position. The District completed the advance refunding to reduce its total debt service payments over the next 18 years by \$2,865,550 and to obtain an economic gain (difference between the present values of the old and new debt service payments) of \$2,345,592.

Of the total series 2020 bonds issued, \$3,114,063 is attributed to the business-type activity. Underwriting fees of \$99,109, issuance costs of \$37,891 and the deferred amounts on refunding of \$203,285 were similarly allocated to the business-type activity. Debt service savings of \$699,608 and an economic gain of \$572,663 are attributed to business-type activities.

Interest and principal on these bonds are payable from the proceeds of the pledged revenue which consists of 3.3% of the City of Pueblo's sales and use tax collections. On a monthly basis, the City of Pueblo remits 3.3% of its sales and use tax collections to the trustee for debt service on the series 2011B refunding and improvement bonds (through 2021) and the series 2020 taxable revenue refunding bonds on behalf of the Authority. A portion of these monthly collections is allocated by the trustee for operations and maintenance and debt service of the Authority's convention center. The revenue recognized from these transactions totaled \$2,315,058 for the year ended December 31, 2020 and is reported in the caption "vendor's fee" in the accompanying financial statements.

NOTE 9 – DEFEASED DEBT

In 2020, the Authority defeased certain revenue bonds by placing the proceeds of new bonds in escrow to provide for all future debt service payments on the old bonds. Accordingly, the escrow account assets and liability for the defeased bonds are not included in the Authority's financial statements. The balance of defeased bonds outstanding at December 31, 2020, was \$11,775,000.

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NOTE 10 – NET POSITION

Restricted net position represents net position whose uses are subject to constraints that are either (1) legally imposed by creditors (such as debt covenants), grantors, or laws or regulations of other governments, or (2) imposed by law through constitutional provisions or enabling legislations. Restricted net position for governmental and business-type activities is summarized as follows:

Debt service and district projects	<u>\$ 4,438,230</u>
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NOTE 11 – FUND BALANCES

As previously reported, the Union Avenue district fund no longer meets the criteria to be classified as special revenue funds and, therefore, the activities of this fund have been included with the general fund in accordance with generally accepted accounting principles as follows:

	General Fund	Union Avenue District	Eliminations	Combined General Fund
Fund balance, January 1, 2020	\$ 658,570	\$ 7,384	\$ -	\$ 665,954
Revenues and other financing sources:				
Property taxes	-	6,714	-	6,714
Intergovernmental	68,647	-	-	68,647
Charges for services	190,718	-	-	190,718
Interest	145	-	-	145
Contributions	127,000	-	-	127,000
Other	(832)	-	-	(832)
Transfers in	1,124,950	-	(8,243)	1,116,707
Total revenues and other financing sources	<u>1,510,628</u>	<u>6,714</u>	<u>(8,243)</u>	<u>1,509,099</u>
Expenditures and other financing uses:				
General government	1,009,891	-	-	1,009,891
Economic development	2,725	-	-	2,725
Principal	95,528	-	-	95,528
Interest	1,151	-	-	1,151
Transfer out	-	8,243	(8,243)	-
Total expenditures and other financing uses	<u>1,109,295</u>	<u>8,243</u>	<u>(8,243)</u>	<u>1,109,295</u>
Fund balance, December 31, 2020	<u>\$ 1,059,903</u>	<u>\$ 5,855</u>	<u>\$ -</u>	<u>\$ 1,065,758</u>

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NOTE 12 – RISKS AND UNCERTAINTIES

The Authority is exposed to various risks of loss related to torts, property and casualty, errors and omissions, injuries to employees and health claims. All of these risks of loss are covered by commercial insurance. Settled claims from the commercial policies have not exceeded insurance coverage in any of the past three years.

As a result of the spread of the COVID-19 coronavirus, economic uncertainties have arisen which are likely to negatively impact operations of the Authority, including receipt of property tax revenues and cancellation of events at the Convention Center. While this situation is expected to be temporary, the related financial impact and duration cannot be reasonably estimated at this time.

NOTE 13 – RETIREMENT PLAN

Plan Description and Benefit Provisions

Eligible employees of the Authority are provided with pensions through the Local Government Division Trust Fund (LGDTF), a cost-sharing, multiple-employer defined benefit pension plan administered by Public Employees' Retirement Association of Colorado (PERA). Plan benefits are specified in Title 24, Article 51 of the Colorado Revised Statutes (C.R.S.), administrative rules set forth at 8 C.C.R. 1502-1, and applicable provisions of the federal Internal Revenue Code. 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 (CAFR) that can be obtained at www.copera.org/investments/pera-financial-reports.

Benefits provided as of December 31, 2019

PERA provides retirement, disability, and survivor benefits. Retirement benefits are determined by the amount of service credit earned and/or purchased, highest average salary, the benefit structure(s) under which the member retires, the benefit option selected at retirement, and age at retirement. Retirement eligibility is specified in tables set forth at C.R.S. § 24-51-602, 604, 1713, and 1714.

The lifetime retirement benefit for all eligible retiring employees under the PERA Benefit structure is the greater of the:

- Highest average salary multiplied by 2.5 percent and then multiplied by years of service credit
- The value of the retiring employee's member contribution account plus a 100 percent match on eligible amounts as of the retirement date. This amount is then annualized into a monthly benefit based on life expectancy and other actuarial factors.

In all cases, the service retirement benefit is limited to 100 percent of highest average salary and also cannot exceed the maximum benefit allowed by federal Internal Revenue Code.

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NOTE 13 – RETIREMENT PLAN, Continued

Members may elect to withdraw their member contribution accounts upon termination of employment with all PERA employers; waiving rights to any lifetime retirement benefits earned. If eligible, the member may receive a match of either 50 percent or 100 percent on eligible amounts depending on when contributions were remitted to PERA, the date employment was terminated, whether 5 years of service credit has been obtained and the benefit structure under which contributions were made.

As of December 31, 2019, benefit recipients who elect to receive a lifetime retirement benefit are generally eligible to receive post-retirement cost-of-living adjustments, referred to as annual increases in the C.R.S., once certain criteria are met. Pursuant to SB 18-200, the annual increase for 2019 was 0.00 percent for all benefit recipients. Thereafter, benefit recipients under the PERA benefit structure who began eligible employment before January 1, 2007, and all benefit recipients of the DPS benefit structure will receive an annual increase of 1.25 percent unless adjusted by the automatic adjustment provisions (AAP) pursuant to C.R.S. § 24-51-413. Benefit recipients under the PERA benefit structure who began eligible employment after January 1, 2007, will receive the lesser of an annual increase of 1.5 percent or the average Consumer Price Index for Urban Wage Earners and Clerical Workers for the prior calendar year, not to exceed 10 percent of PERA's Annual Increase Reserve (AIR) for the LFDTF. The AAP may raise or lower the aforementioned annual increase by up to 0.25 percent based on the parameters specified in C.R.S. § 24-51-413.

Disability benefits are available for eligible employees once they reach five years of earned service credit and are determined to meet the definition of disability. The disability benefit amount is based on the lifetime retirement benefit formula(s) shown above considering a minimum 20 years of service credit, if deemed disabled.

Survivor benefits are determined by several factors, which include the amount of earned service credit, highest average salary of the deceased, the benefit structure(s) under which service credit was obtained, and the qualified survivor(s) who will receive benefits.

Contributions Provisions as of December 31, 2019

The Authority is required to contribute member and employer contributions to LGDTF at a rate set by Colorado statute. The contribution requirements are established under C.R.S. § 24-51-401, et seq. and § 24-51-413. Employer contribution rates for the period of January 1, 2019 through December 31, 2020 are summarized on the table below:

	01/01/2019 through <u>12/31/2019</u>	01/01/2020 through <u>06/30/2020</u>	07/01/2020 through <u>12/31/2020</u>
Employee contribution rate	8.00%	8.00%	8.50%

Contribution rates for the LGDTF are expressed as a percentage of salary as defined in C.R.S. § 24-51-101(42).

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NOTE 13 – RETIREMENT PLAN, Continued

The employer contribution requirements for all employees are summarized in the table below:

	01/01/2019 through <u>06/30/2020</u>	07/01/2020 through <u>12/31/2020</u>
Employer contribution rate	10.00%	10.50%
Amount of employer contribution apportioned to the Health Care Trust Fund as specified in C.R.S. § 24-51-208(1)(f)	<u>-1.02%</u>	<u>-1.02%</u>
Amount apportioned to the LGDTF	8.98%	9.48%
Amortization Equalization Disbursement (AED) as specified in C.R.S. § 24-51-411	2.20%	2.20%
Supplemental Amortization Equalization Disbursement (SAED) as specified in C.R.S. § 24-51-411	<u>1.50%</u>	<u>1.50%</u>
Total Employer contribution rate to the LGDTF	<u>12.68%</u>	<u>13.18%</u>

Contribution rates for the LGDTF are expressed as a percentage of salary as defined in C.R.S. § 24-51-101(42).

Employer contributions are recognized by the LGDTF in the period in which the compensation becomes payable to the member and the Authority is statutorily committed to pay the contributions to the LGDTF. For the year ended December 31, 2020, the Authority's employer contributions to the LGDTF were \$60,907, and total covered payroll was \$470,619.

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

At December 31, 2020, the Authority reported a liability of \$430,277 for its proportionate share of the net pension liability. The net pension liability for the LGDTF was measured as of December 31, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2018. Standard update procedures were used to roll-forward the total pension liability as of December 31, 2019. The Authority's proportion of the net pension liability was based on the Authority's contributions to the LGDTF for the calendar year 2019 relative to the total contributions of participating employers to the LGDTF.

At December 31, 2019, the Authority's proportion was approximately 0.059 percent, which was an increase of .008 percent from its proportion measured as of December 31, 2018.

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NOTE 13 – RETIREMENT PLAN, Continued

For the year ended December 31, 2020, the Authority recognized pension expense of \$56,839. At December 31, 2020, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 28,157	\$ -
Net difference between projected and actual earnings on pension plans investments	-	176,032
Changes in proportionate share	37,843	
Differences between contributions recognized and proportionate share of contributions	563	-
Contributions subsequent to the measurement date	60,907	-
Total	<u>\$ 127,470</u>	<u>\$ 176,032</u>

The \$60,907 of deferred outflows of resources related to pensions, resulting from the Authority's contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ended December 31, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources will be recognized in pension expense as follows:

Year ended	
2021	\$ 172
2022	(42,094)
2023	(7,485)
2024	(60,062)
	<u>\$ (109,469)</u>

Actuarial Assumptions

The total pension liability in the December 31, 2018 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

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%
Post-retirement benefit increases:	
PERA benefit structure hired prior to 1/1/07 and DPS benefit structure (automatic)	1.25% compounded annually
PERA benefit structure hired after 12/31/06 (ad hoc, substantively automatic)	Financed by the Annual Increase Reserve (AIR)

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NOTE 13 – RETIREMENT PLAN, Continued

Healthy mortality assumptions for active members reflect the RP-2014 White Collar Employee Mortality Table, a table specifically developed for actively working people. To allow 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 percent, a 109 percent factor applied to rates for ages 80 and above, and further adjustments for credibility.

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

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 and were adopted by the PERA Board during the November 18, 2016, Board meeting.

The long-term expected rate of return on plan assets 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 most recent analyses were outlined in presentations to PERA's Board on October 28, 2016.

Several factors were considered in evaluating the long-term rate of return assumption for the LGDTF, including long-term historical data, estimates inherent in current market data, and log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) were developed for each major asset class. These ranges were combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and then adding expected inflation.

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NOTE 13 – RETIREMENT PLAN, Continued

As of the most recent adoption of the long-term expected rate of return by the PERA Board, the target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	30 Year Expected Geometric Real Rate of Return
US Equity – Large Cap	21.20%	4.30%
US Equity – Small Cap	7.42%	4.80%
Non-US Equity – Developed	18.55%	5.20%
Non-US 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%
Total	100.00%	

In setting the long-term expected rate of return, projections employed to model future returns provide a range of expected long-term returns that, including expected inflation, ultimately support a long-term expected rate of return assumption of 7.25 percent.

Discount Rate

The discount rate used to measure the total pension liability was 7.25 percent. The projection of cash flows used to determine the discount rate applied the actuarial cost method and assumptions shown above. 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 projection 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 additional 0.50 percent resulting from 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.

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NOTE 13 – RETIREMENT PLAN, Continued

- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law for each year, including the additional 0.50 percent, resulting from the 2018 AAP assessment, statutorily recognized July 1, 2019, and effective July 1, 2020. Employer contributions also include current and estimated future AED and SAED, until the actuarial value funding ratio reaches 103 percent, at which point, the AED and SAED will each drop 0.50 percent every year until they are zero. Additionally, estimated employer contributions reflect 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 positions (FNP), 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 FNP and the subsequent AIR benefit payments were estimated and included in the projections.
- Projected benefit payments reflect the lowered annual increase 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, the 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 of 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.

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NOTE 13 – RETIREMENT PLAN, Continued

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 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):

	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1 % Increase (8.25%)
Proportionate share of the net pension liability	\$ 790,388	\$ 430,277	\$ 127,428

NOTE 14 – POST-EMPLOYMENT BENEFITS

OPEB Plan Description and Benefit Provisions

Eligible employees of the Authority are provided with other postemployment benefit (OPEB) through the Health Care Trust Fund (HCTF), a cost-sharing multiple-employer defined benefit OPEB plan administered by the Public Employees’ Retirement Association of Colorado (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. PERA issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at www.copera.org/investments/pera-financial-reports.

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. For members who retire having service credit with employers in the Denver Public Schools (DPS) Division and one or more of the other four Divisions (State, School, Local Government and Judicial), the premium subsidy is allocated between the HCTF and the Denver Public Schools Health Care Trust Fund (DPS HCTF). 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

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NOTE 14 – POST-EMPLOYMENT BENEFITS, Continued

benefit structure and all retirees under the DPS benefit structure are eligible for a premium subsidy, if enrolled in a health care plan under PERACare. Upon the death of a DPS benefit structure retiree, no further subsidy is paid.

Enrollment in 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.

PERA Benefit Structure

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 or the DPS HCTF on behalf of benefit recipients not covered by Medicare Part A.

DPS Benefit Structure

The maximum service-based premium subsidy is \$230 per month for retirees who are under 65 years of age and who are not entitled to Medicare; the maximum service-based subsidy is \$115 per month for retirees who are 65 years of age or older or who are under 65 years of age and entitle to Medicare. The basis for the maximum subsidy, in each case, is for retirees 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 retiree pays the remaining portion of the premium to the extent the subsidy does not cover the entire amount.

For retirees who have not participated in Social Security and who are not otherwise eligible for premium-free Medicare Part A for hospital-related service, the HCTF or the DPS HCTF pays an alternate service-based premium subsidy. Each individual retiree meeting these conditions receives the maximum \$230 per month subsidy reduced appropriately for service less than 20 years, as described above. Retirees who do not have Medicare Part A pay the difference between the total premium and the monthly subsidy.

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NOTE 14 – POST-EMPLOYMENT BENEFITS, Continued

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.

Employer contributions are recognized by the HCTF in the period in which the compensation becomes payable to the member and the Authority is statutorily committed to pay the contributions. Employer contributions recognized by the HCTF from Authority were \$4,798 for the year ended December 31, 2020.

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 \$50,647 for its proportionate share of the net OPEB liability. The net OPEB liability for the HCTF was measured as of December 31, 2019, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of December 31, 2018. Standard update procedures were used to roll-forward the total OPEB liability to December 31, 2019.

The Authority's proportion of the net OPEB liability was based on the Authority's contributions to the HCTF for the calendar year 2019 relative to the total contributions of participating employers to the HCTF. At December 31, 2019, the Authority's proportion was 0.005 percent, which was an increase of 0.001 percent from its proportion measured as of December 31, 2018.

For the year ended December 31, 2020, the Authority recognized OPEB expense of \$4,684. At December 31, 2020, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 168	\$ 8,510
Net difference between projected and actual earnings on OPEB plan investments	-	846
Changes in assumptions	420	-
Changes in proportionate share	6,659	-
Differences between contributions recognized and proportionate share of contributions	-	26
Contributions subsequent to the measurement date	4,798	-
PURA Total	<u>\$ 12,045</u>	<u>\$ 9,382</u>

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NOTE 14 – POST-EMPLOYMENT BENEFITS, Continued

\$4,798 reported as deferred outflows of resources related to OPEB, resulting from contributions subsequent to the measurement date, will be recognized as a reduction of the net OPEB liability in the year ended December 31, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended	
2021	\$ (260)
2022	(511)
2023	(266)
2024	(582)
2025	(488)
Thereafter	(28)
	<u>\$ (2,135)</u>

Actuarial assumptions. The total OPEB liability in the December 31, 2018 actuarial valuation was determined using the following actuarial cost method, actuarial assumptions and other inputs:

Actuarial cost method	Entry age
Price inflation	2.40 percent
Real wage growth	1.10 percent
Wage inflation	3.50 percent
Salary increases, including wage inflation	3.50 percent in aggregate
Long-term investment rate of return, net of OPEB plan investment expenses, including price inflation	7.25 percent
Discount rate	7.25 percent
Health care cost trend rates	
PERA benefit structure:	
Service-based premium subsidy	0.00 percent
PERACare Medicare plans	5.60 percent in 2019, gradually decreasing to 4.50 percent in 2029
Medicare Part A premiums	3.25 percent for 2019, gradually increasing to 4.50 percent in 2029
DPS benefit structure:	
Service-based premium subsidy	0.00 percent
PERACare Medicare plans	N/A
Medicare Part A premiums	N/A

Calculations are based on the benefits provided under the terms of the substantive plan in effect at the time of each actuarial valuation and on the pattern of sharing of costs between employers of each fund to that point.

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 and were adopted by the PERA Board during the November 18, 2016, Board meeting. In addition, certain actuarial assumptions pertaining to per capita health care costs and their related trends are analyzed and reviewed by PERA's actuary, as discussed below.

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NOTE 14 – POST-EMPLOYMENT BENEFITS, Continued

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

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 industry methods developed by health plan actuaries and administrators. In addition, 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.

PUEBLO URBAN RENEWAL AUTHORITY
(A COMPONENT UNIT OF THE CITY OF PUEBLO, COLORADO)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 14 – POST-EMPLOYMENT BENEFITS, Continued

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%

Mortality assumptions for the determination of the total pension liability for each of the Division Trust Funds as shown below are applied, as applicable, in the determination of the total OPEB liability for the HCTF. Affiliated employers of the State, School, Local Government, and Judicial Divisions participate in the HCTF.

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 allow 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 for the State and Local Government Divisions 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 percent, a 109 percent factor applied to rates for ages 80 and above, and further adjustments for credibility.

PUEBLO URBAN RENEWAL AUTHORITY
(A COMPONENT UNIT OF THE CITY OF PUEBLO, COLORADO)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 14 – POST-EMPLOYMENT BENEFITS, Continued

Post-retirement non-disabled mortality assumptions for the School and Judicial Divisions were based on the RP-2014 White Collar Healthy Annuitant Mortality Table, adjusted as follows:

- Males: Mortality improvement projected to 2018 using the MP-2015 projection scale, a 93 percent factor applied to rates for ages less than 80, a 113 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 68 percent factor applied to rates for ages less than 80 percent, a 106 percent factor applied to rates for ages 80 and above, and further adjustments for credibility.

For disabled retirees, the mortality assumption 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.

The long-term expected return on plan assets 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 most recent analyses were outlined in presentations to PERA's Board on October 28, 2016.

Several factors were considered in evaluating the long-term rate of return assumption for the HCTF, including long-term historical data, estimates inherent in current market data, and a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected return, net of investment expense and inflation) were developed for each major asset class. These ranges were combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and then adding expected inflation.

PUEBLO URBAN RENEWAL AUTHORITY
(A COMPONENT UNIT OF THE CITY OF PUEBLO, COLORADO)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 14 – POST-EMPLOYMENT BENEFITS, Continued

As of the most recent adoption of the long-term expected rate of return by the PERA Board, the target asset allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	30 Year Expected Geometric Real Rate of Return
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%
Total	100.00%	

In setting the long-term expected rate of return, projections employed to model future returns provide a range of expected long-term returns that, including expected inflation, ultimately support a long-term expected rate of return assumption of 7.25%.

Sensitivity of the Authority's proportionate share of the net OPEB liability to changes in the Health Care Cost Trend Rates

The following presents the net OPEB liability using the current health care cost trend rates applicable to the PERA benefit structure, as well as if it were calculated using health care cost trend rates that are one percentage point lower or one percentage point higher than the current rates:

	1% Decrease in Trend Rates	Current Trend Rates	1 % Increase in Trend Rates
Initial PERACare Medicare trend rate	4.60%	5.60%	6.60%
Ultimate PERACare Medicare trend rate	3.50%	4.50%	5.50%
Initial Medicare Part A trend rate	2.50%	3.50%	4.50%
Ultimate Medicare Part A trend rate	3.50%	4.50%	5.50%
Proportionate share of the net OPEB liability	<u>\$ 49,444</u>	<u>\$ 50,647</u>	<u>\$ 52,037</u>

Discount rate

The discount rate used to measure the total OPEB liability was 7.25 percent. The projection of cash flows used to determine the discount rate applied the actuarial cost method and assumptions shown above. In addition, the following methods and assumptions were used in the projection of cash flows:

PUEBLO URBAN RENEWAL AUTHORITY
(A COMPONENT UNIT OF THE CITY OF PUEBLO, COLORADO)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 14 – POST-EMPLOYMENT BENEFITS, Continued

- 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 projection years, total covered payroll was assumed to increase annually at a rate of 3.50 percent.
- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law and effective as of the measurement date.
- Employer contributions and the amount of total service costs for future plan members were based upon a process used by the plan 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 month.

Based on the above assumptions and methods, the projection test indicates that HCTF's 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 OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability. The discount rate determination does not use the municipal bond index rate, and therefore, the discount rate is 7.25 percent.

Sensitivity of the Authority's proportionate share of the net OPEB liability to changes in the discount rate

The following presents the proportionate share of the net OPEB liability calculated using the discount rate of 7.25 percent, as well as what the 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 (6.25%)	Current Discount Rate (7.25%)	1 % Increase (8.25%)
Proportionate share of the net OPEB liability	\$ 57,266	\$ 50,647	\$ 44,986

OPEB plan fiduciary net position

Detailed information about the HCTF's fiduciary net position is available in PERA's comprehensive annual financial report which can be obtained at www.copera.org/investments/pera-financial-reports.

PUEBLO URBAN RENEWAL AUTHORITY
(A COMPONENT UNIT OF THE CITY OF PUEBLO, COLORADO)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 15 – COMMITMENTS AND CONTINGENCIES

The Authority entered into an agreement with Thunder Village Metropolitan District (the District) which provides that the Authority will reimburse the District for the costs of certain public improvements. As of December 31, 2020, the District has approximately \$6,517,032 of unreimbursed expenses. The Authority's obligation, however, is limited to the amount of actual tax increment revenues generated within the project taxing area until 2032.

The Authority has also entered into a reimbursement agreement with Vestas Towers America, Inc. in conjunction with the creation of the St. Charles district urban renewal project area. This agreement provides that the Authority will reimburse Vestas Towers America, Inc. for its costs incurred for certain public improvements. The Authority is obligated to reimburse Vestas Towers America, Inc. up to \$12,500,000 plus 4.5% interest per annum subject to the collection of the related tax increment revenues. This agreement also provides that the Authority will pay 50% of the personal property taxes assessed for a period of 10 years beginning in 2012. In conjunction with the reimbursement agreement described above, the Authority also approved a cooperation agreement with the Authority whereby the Authority will pay to Vestas Towers America, Inc. an amount equal to the Authority's proportion of the total mill levy. In addition, the Authority committed to pay \$6,826,000 to the County of Pueblo and the Board of Water Works of Pueblo after Vestas Towers America, Inc. which has been paid in full. In 2020, the Authority reimbursed Vestas \$581,139 in county personal property tax credits, \$938,577 in Pueblo County Reimbursement, and \$625,718 in Board of Water Works Reimbursement. The principal amount payable to Vestas was paid in full in 2019. Pueblo County reimbursement balance was \$1,407,310, and the Board of Water Works reimbursement balance was \$1,633,800.

In 2012, the Authority, in conjunction with the Colorado Economic Development Commission, approved a resolution dedicating specified sales tax increment revenue for approved regional tourism projects (See Note 8). As required by the resolution and agreement, the Authority has established a special fund to receive these funds. For the year ended December 31, 2020, the Authority recognized sales tax increment revenues of \$2,797,293.

Colorado voters passed an amendment to the state constitution in November, 1992 which contains several limitations, including revenue raising, spending abilities and other specific requirements affecting state and local governments. The amendment, commonly known as the Tabor Amendment, is complex and subject to judicial interpretation; however, the Authority believes it is in compliance with the requirements of the amendment. The Authority believes it is exempt from the provisions of the amendment because it is not a taxing body, nor does it have the power to hold elections.

NOTE 16 – SUBSEQUENT EVENTS

The Authority has evaluated its December 31, 2020 financial statements for subsequent events through the date the financial statements were issued.

REQUIRED SUPPLEMENTARY INFORMATION

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

General Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances—Budget and Actual For the Year Ended December 31, 2020

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH
	ORIGINAL	FINAL	BUDGET	FINAL BUDGET
			BASIS	POSITIVE
				(NEGATIVE)
REVENUES				
Intergovernmental	3,500	4,200	\$ 68,647	\$ 64,447
Contributions	48,000	68,000	127,000	59,000
Charges for services	191,416	191,416	190,718	(698)
Interest	200	200	145	(55)
Other	-	-	-	-
TOTAL REVENUES	<u>243,116</u>	<u>263,816</u>	<u>386,510</u>	<u>122,694</u>
EXPENDITURES				
Current:				
General government	930,858	876,674	1,010,723	(134,049)
Economic development	18,187	362,331	2,725	359,606
Debt service	105,600	99,117	96,679	2,438
TOTAL EXPENDITURES	<u>1,054,645</u>	<u>1,338,122</u>	<u>1,110,127</u>	<u>227,995</u>
OTHER FINANCING SOURCES AND (USES)				
Transfers in	811,529	1,049,306	1,124,950	75,644
Transfers in fund balance	-	25,000	-	(25,000)
TOTAL OTHER FINANCING SOURCES AND (USES)	<u>811,529</u>	<u>1,074,306</u>	<u>1,124,950</u>	<u>50,644</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	401,333	<u>\$ 401,333</u>
FUND BALANCES, BEGINNING OF YEAR			<u>658,570</u>	
FUND BALANCES, END OF YEAR			<u>\$ 1,059,903</u>	
GAAP ADJUSTMENTS				
Consolidation of the Union Avenue District Fund			<u>5,855</u>	
FUND BALANCE - GAAP BASIS			<u>\$ 1,065,758</u>	

See Independent Auditors' Report

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Reconciliation of the Budgetary Basis of Accounting

to GAAP Basis of Accounting

General Fund

For the Year Ended December 31, 2020

Budgetary Basis

Explanation of differences between budgetary revenues and other financing sources and GAAP revenues and other financing sources, together with budgetary expenditures and other financing uses and GAAP expenditures and other financing uses

REVENUES AND OTHER FINANCING SOURCES

Actual amounts (budgetary basis) of revenues and other financing sources from the budgetary comparison schedule

\$ 1,511,460

Differences - budget to GAAP

Revenues and other financing sources from the Union Avenue District fund which is consolidated with the general fund for GAAP reporting purposes

(1,529)

GAAP basis revenues and other financing sources

\$ 1,509,931

EXPENDITURES AND OTHER FINANCING USES

Actual amounts (budgetary basis) of expenditures and other financing uses from the budgetary comparison schedule

1,110,127

Differences - budget to GAAP

Expenditures and other financing uses from the Union Avenue District fund which is consolidated with the general fund for GAAP reporting purposes

-

GAAP basis expenditures and other financing uses

\$ 1,110,127

See Independent Auditors' Report

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Union Avenue District (Included in General Fund)

Schedule of Revenues, Expenditures

And Changes in Fund Balance—Budget and Actual

For the Year Ended December 31, 2020

	BUDGETED AMOUNTS			VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL	ACTUAL	
REVENUES				
Property Tax Increment	\$ 6,106	\$ 6,803	\$ 6,714	\$ (89)
TOTAL REVENUES	<u>6,106</u>	<u>6,803</u>	<u>6,714</u>	<u>(89)</u>
EXPENDITURES				
Current:				
Economic development	5,000	-	-	-
Capital outlay	<u>1,106</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL EXPENDITURES	<u>6,106</u>	<u>-</u>	<u>-</u>	<u>-</u>
OTHER FINANCING SOURCES AND (USES)				
Transfers out	-	(8,243)	(8,243)	-
Transfers in fund balance	<u>-</u>	<u>1,440</u>	<u>-</u>	<u>(1,440)</u>
TOTAL OTHER FINANCING SOURCES AND (USES)	<u>-</u>	<u>(6,803)</u>	<u>(8,243)</u>	<u>(1,440)</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	(1,529)	<u>\$ (1,529)</u>
FUND BALANCE, BEGINNING OF YEAR			<u>7,384</u>	
FUND BALANCE, END OF YEAR			<u>\$ 5,855</u>	

See Independent Auditors' Report

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Regional Tourism Fund

Schedule of Revenues, Expenditures

And Changes in Fund Balance—Budget and Actual

For the Year Ended December 31, 2020

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH
	ORIGINAL	FINAL	BUDGET	FINAL BUDGET
			BASIS	POSITIVE
				(NEGATIVE)
REVENUES				
Sales tax increment	\$ 2,197,234	\$ 2,797,293	\$ 2,797,293	\$ -
Interest	30,000	-	-	-
TOTAL REVENUES	<u>2,227,234</u>	<u>2,797,293</u>	<u>2,797,293</u>	<u>-</u>
EXPENDITURES				
Current:				
General government	-	-	213,294	(213,294)
Economic development	-	232,706	-	232,706
TOTAL EXPENDITURES	<u>-</u>	<u>232,706</u>	<u>213,294</u>	<u>19,412</u>
OTHER FINANCING SOURCES AND (USES)				
Transfers out	(2,564,587)	(2,564,587)	(2,564,346)	241
Advances on primary government debt	337,353	-	207,689	207,689
TOTAL OTHER FINANCING SOURCES AND USES	<u>(2,227,234)</u>	<u>(2,564,587)</u>	<u>(2,356,657)</u>	<u>207,930</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	227,342	<u>\$ 227,342</u>
FUND BALANCE, BEGINNING OF YEAR			<u>103,421</u>	
FUND BALANCE, END OF YEAR			<u>\$ 330,763</u>	

See Independent Auditors' Report

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Memorial Hall

Schedule of Revenues, Expenditures And Changes in Fund Balance—Budget and Actual For the Year Ended December 31, 2020

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
Vendors fees	\$ 2,300,000	\$ 2,300,000	\$ 2,315,058	\$ 15,058
Interest	-	-	4,605	4,605
TOTAL REVENUES	<u>2,300,000</u>	<u>2,300,000</u>	<u>2,319,663</u>	<u>19,663</u>
EXPENDITURES				
Current:				
General government	184,000	184,000	-	184,000
Economic development	1,030,992	1,187,678	426,510	761,168
Capital outlay	201,000	201,000	-	201,000
Debt service	20,795	20,795	1,457	19,338
TOTAL EXPENDITURES	<u>1,436,787</u>	<u>1,593,473</u>	<u>427,967</u>	<u>1,165,506</u>
OTHER FINANCING SOURCES AND (USES)				
Issuance of refunding bonds	-	13,733,797	9,875,758	(3,858,039)
Transfers out	(1,064,213)	(14,641,324)	(12,443,676)	2,197,648
Transfer in fund balance	201,000	201,000	-	(201,000)
TOTAL OTHER FINANCING SOURCES AND (USES)	<u>(863,213)</u>	<u>(706,527)</u>	<u>(2,567,918)</u>	<u>(1,861,391)</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	(676,222)	<u>\$ (676,222)</u>
FUND BALANCE, BEGINNING OF YEAR			<u>1,888,385</u>	
FUND BALANCE, END OF YEAR			<u>\$ 1,212,163</u>	

See Independent Auditors' Report

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Expanded Downtown District

Schedule of Revenues, Expenditures

and Changes in Fund Balances—Budget and Actual

For the Year Ended December 31, 2020

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH
	ORIGINAL	FINAL	BUDGET	FINAL BUDGET
			BASIS	POSITIVE
				(NEGATIVE)
REVENUES				
Property taxes	\$ 662,676	\$ 726,703	\$ 716,514	\$ (10,189)
Intergovernmental	291,649	251,000	336,788	85,788
Interest	3,000	-	1,362	1,362
TOTAL REVENUES	<u>957,325</u>	<u>977,703</u>	<u>1,054,814</u>	<u>77,111</u>
EXPENDITURES				
Current:				
General government	43,967	61,084	141,766	(80,682)
Economic development	104,715	260,924	99,547	161,377
Debt service	-	-	23	(23)
TOTAL EXPENDITURES	<u>148,682</u>	<u>322,008</u>	<u>241,336</u>	<u>80,672</u>
OTHER FINANCING SOURCES AND (USES)				
Issuance of refunding bonds	-	6,322,800	5,945,000	(377,800)
Transfers out	(958,555)	(7,193,137)	(7,105,488)	87,649
Transfer in fund balance	149,912	214,642	-	(214,642)
TOTAL OTHER FINANCING				
SOURCES AND (USES)	<u>(808,643)</u>	<u>(655,695)</u>	<u>(1,160,488)</u>	<u>(504,793)</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	(347,010)	<u>\$ (347,010)</u>
FUND BALANCE, BEGINNING OF YEAR			<u>969,004</u>	
FUND BALANCE, END OF YEAR			<u>\$ 621,994</u>	

See Independent Auditors' Report

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

St. Charles District

Schedule of Revenues, Expenditures And Changes in Fund Balances—Budget and Actual For the Year Ended December 31, 2020

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH
	ORIGINAL	FINAL	BUDGET	FINAL BUDGET
			BASIS	POSITIVE
				(NEGATIVE)
REVENUES:				
Property taxes	\$ 3,047,846	\$ 2,826,748	\$ 2,826,747	\$ (1)
Interest	-	-	29	29
TOTAL REVENUES	<u>3,047,846</u>	<u>2,826,748</u>	<u>2,826,776</u>	<u>28</u>
EXPENDITURES				
Current:				
Economic development	2,923,375	2,702,277	2,625,981	76,296
Debt service	-	-	17	(17)
TOTAL EXPENDITURES	<u>2,923,375</u>	<u>2,702,277</u>	<u>2,625,998</u>	<u>76,279</u>
OTHER FINANCING SOURCES AND (USES)				
Transfers out	(124,471)	(124,471)	(124,471)	-
TOTAL OTHER FINANCING SOURCES AND (USES)	<u>(124,471)</u>	<u>(124,471)</u>	<u>(124,471)</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	76,307	<u>\$ 76,307</u>
FUND BALANCE, BEGINNING OF YEAR			<u>4,172</u>	
FUND BALANCE, END OF YEAR			<u>\$ 80,479</u>	

See Independent Auditors' Report

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Lake Minnequa District

Schedule of Revenues, Expenditures

And Changes in Fund Balances - Budget and Actual

For the Year Ended December 31, 2020

	BUDGETED AMOUNTS		ACTUAL BUDGET BASIS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
	ORIGINAL	FINAL		
REVENUES				
Property taxes	\$ 705,185	\$ 797,285	\$ 785,278	\$ (12,007)
Interest and Other	-	-	950	950
Prior year carryover	-	140,000	-	(140,000)
TOTAL REVENUES	<u>705,185</u>	<u>937,285</u>	<u>786,228</u>	<u>(151,057)</u>
EXPENDITURES				
Current:				
Economic development	100,436	648,703	605,803	42,900
Debt service	-	-	4	(4)
TOTAL EXPENDITURES	<u>100,436</u>	<u>648,703</u>	<u>605,807</u>	<u>42,896</u>
OTHER FINANCING SOURCES AND (USES)				
Transfers out	(604,749)	(3,092,733)	(3,086,100)	6,633
Issuance of bonds	-	-	500,000	500,000
Issuance of refunding bonds	-	2,804,151	2,045,000	(759,151)
TOTAL OTHER FINANCING SOURCES AND (USES)	<u>(604,749)</u>	<u>(288,582)</u>	<u>(541,100)</u>	<u>(252,518)</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	(360,679)	<u>\$ (360,679)</u>
FUND BALANCE, BEGINNING OF YEAR			<u>590,170</u>	
FUND BALANCE, END OF YEAR			<u>\$ 229,491</u>	

See Independent Auditors' Report

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

North Pueblo District

Schedule of Revenues, Expenditures

And Changes in Fund Balance—Budget and Actual

For the Year Ended December 31, 2020

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH
	ORIGINAL	FINAL	BUDGET	FINAL BUDGET
			BASIS	POSITIVE
				(NEGATIVE)
REVENUES				
Property taxes	\$ 614,643	\$ 662,323	\$ 651,621	\$ (10,702)
Interest	500	500	340	(160)
TOTAL REVENUES	<u>615,143</u>	<u>662,823</u>	<u>651,961</u>	<u>(10,862)</u>
EXPENDITURES				
Current:				
Economic development	<u>232,201</u>	<u>225,282</u>	<u>125,532</u>	<u>99,750</u>
TOTAL EXPENDITURES	<u>232,201</u>	<u>225,282</u>	<u>125,532</u>	<u>99,750</u>
TOTAL FINANCING SOURCES AND (USES)				
Issuance of refunding bonds	-	4,152,942	3,825,000	(327,942)
Transfers out	<u>(382,942)</u>	<u>(4,590,483)</u>	<u>(4,590,483)</u>	<u>-</u>
TOTAL OTHER FINANCING SOURCES AND (USES)	<u>(382,942)</u>	<u>(437,541)</u>	<u>(765,483)</u>	<u>(327,942)</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	(239,054)	<u>\$ (239,054)</u>
FUND BALANCE, BEGINNING OF YEAR			<u>518,503</u>	
FUND BALANCE, END OF YEAR			<u>\$ 279,449</u>	

See Independent Auditors' Report

PUEBLO URBAN RENEWAL AUTHORITY
(A COMPONENT UNIT OF THE CITY OF PUEBLO, COLORADO)
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
DECEMBER 31, 2020

BUDGETARY INFORMATION

The Authority adheres to the following procedures in establishing the budgetary data reflected in the budgetary comparison schedules.

Prior to November 1 of each year, the executive director submits to the board of commissioners a proposed budget for the fiscal year commencing the following January 1. The budget includes proposed expenditures and the means of financing them. Public hearings are conducted by the board of commissioners to obtain comments. The Authority adopts budgets for all funds and each fund uses the current financial resources measurement focus and the modified accrual basis of accounting in preparing the budgets. In addition, appropriations lapse at the end of the year.

Expenditure estimates in the annual budgets are enacted into law through the passage of an appropriation resolution. The board of commissioners may amend the original adopted budget during the year by passing a new resolution to reflect current needs. The 2020 budget was amended for additional expenditures.

The legal level of budgetary control for all funds is at the total fund level which means that total expenditures and other financing uses cannot legally exceed total appropriations for that fund.

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Retirement Plan Supplementary Information

For the Year Ended December 31, 2020

Schedule of Proportionate Share of the Net Pension and OPEB Liability and Related Ratios

Colorado PERA - Pension

<u>Year Ending*</u>	<u>Proportion of the Net Pension Liability</u>	<u>Proportionate Share of the Net Pension Liability</u>	<u>Actual Member Payroll</u>	<u>as a Percentage of Covered Payroll</u>	<u>Fiduciary Net Position as a Percentage of Total Pension Liability</u>
12/31/2015	0.038%	\$ 546,620	\$ 221,290	247.02%	80.72%
12/31/2016	0.038%	\$ 429,236	\$ 239,406	179.29%	76.90%
12/31/2017	0.039%	\$ 533,355	\$ 308,342	172.98%	73.65%
12/31/2018	0.051%	\$ 562,700	\$ 336,780	167.08%	79.37%
12/31/2019	0.051%	\$ 645,451	\$ 405,156	159.31%	75.96%
12/31/2020	0.059%	\$ 430,277	\$ 470,419	91.47%	86.26%

Colorado PERA - OPEB

<u>Year Ending*</u>	<u>Proportion of the Net OPEB Liability</u>	<u>Proportionate Share of the Net OPEB Liability</u>	<u>Actual Member Payroll</u>	<u>as a Percentage of Covered Payroll</u>	<u>Fiduciary Net Position as a Percentage of Total OPEB Liability</u>
12/31/2018	0.004%	\$ 50,980	\$ 336,780	15.14%	17.50%
12/31/2019	0.004%	\$ 54,211	\$ 405,156	13.38%	17.03%
12/31/2020	0.005%	\$ 50,647	\$ 470,419	10.77%	24.49%

* The data provided in this schedule is based as of the measurement date of the Authority's net pension liability, which is as of the beginning of the year.

Schedules of Employer Contributions

Colorado PERA - Pension

<u>Year Ending</u>	<u>Statutorily Required Contributions</u>	<u>Actual Employer Contributions</u>	<u>Contribution Excess/(Deficiency)</u>	<u>Actual Member Payroll</u>	<u>Contributions as a Percentage of Covered Payroll</u>
12/31/2011	\$ 14,692	\$ 22,414	7,722	\$ 163,604	13.7%
12/31/2012	\$ 17,975	\$ 25,154	7,179	\$ 183,607	13.7%
12/31/2013	\$ 21,077	\$ 27,200	6,123	\$ 198,464	13.7%
12/31/2014	\$ 24,534	\$ 28,533	3,999	\$ 208,269	13.7%
12/31/2015	\$ 24,199	\$ 30,459	6,260	\$ 221,290	13.8%
12/31/2016	\$ 30,357	\$ 32,799	2,442	\$ 239,406	13.7%
12/31/2017	\$ 39,098	\$ 41,806	2,708	\$ 308,342	13.6%
12/31/2018	\$ 42,704	\$ 42,704	-	\$ 336,780	12.7%
12/31/2019	\$ 51,374	\$ 51,374	-	\$ 405,156	12.7%
12/31/2020	\$ 60,907	\$ 60,907	-	\$ 470,619	12.9%

Colorado PERA - OPEB

<u>Year Ending</u>	<u>Statutorily Required Contributions</u>	<u>Actual Employer Contributions</u>	<u>Contribution Excess/(Deficiency)</u>	<u>Actual Member Payroll</u>	<u>Contributions as a Percentage of Covered Payroll</u>
12/31/2018	\$ 3,435	\$ 3,435	-	\$ 336,780	1.02%
12/31/2019	\$ 4,133	\$ 4,133	-	\$ 405,156	1.02%
12/31/2020	\$ 4,798	\$ 4,798	-	\$ 470,419	1.02%

Note: These schedules are intended to show information for ten years. As applicable, additional years will be displayed as they become available.

See Independent Auditors' Report

OTHER SUPPLEMENTARY INFORMATION

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Combining Balance Sheet

Other Governmental Funds

December 31, 2020

	SPECIAL REVENUE FUNDS			
	THUNDER VILLAGE DISTRICT	FOUNTAIN CREEK DISTRICT	LOWER WESTSIDE DISTRICT	TOTALS
ASSETS				
Cash and cash equivalents	\$ 32	\$ 3,599	\$ 20,169	\$ 23,800
Property taxes receivable	102,320	588	7,059	109,967
TOTAL ASSETS	<u>102,352</u>	<u>4,187</u>	<u>27,228</u>	<u>133,767</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable	-	-	-	-
Advance from other funds	-	-	-	-
TOTAL LIABILITIES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES				
Property taxes	102,320	570	7,059	109,949
TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	<u>102,320</u>	<u>570</u>	<u>7,059</u>	<u>109,949</u>
FUND BALANCES				
Restricted	32	3,617	20,169	23,818
TOTAL FUND BALANCES	<u>32</u>	<u>3,617</u>	<u>20,169</u>	<u>23,818</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>\$ 102,352</u>	<u>\$ 4,187</u>	<u>\$ 27,228</u>	<u>\$ 133,767</u>

See Independent Auditors' Report

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Other Governmental Funds

Combining Statement of Revenues, Expenditures

And Changes in Fund Balance

For the Year Ended December 31, 2020

	SPECIAL REVENUE FUNDS			
	THUNDER VILLAGE DISTRICT	FOUNTAIN CREEK DISTRICT	LOWER WESTSIDE DISTRICT	TOTALS
REVENUES				
Property taxes	\$ 48,042	\$ 569	\$ 6,362	\$ 54,973
Miscellaneous	-	18	-	18
TOTAL REVENUES	<u>48,042</u>	<u>587</u>	<u>6,362</u>	<u>54,991</u>
EXPENDITURES				
Current:				
Economic development	24,021	-	-	24,021
TOTAL EXPENDITURES	<u>24,021</u>	<u>-</u>	<u>-</u>	<u>24,021</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>24,021</u>	<u>587</u>	<u>6,362</u>	<u>30,970</u>
OTHER FINANCING SOURCES (USES)				
Transfers out	(24,021)	(3,065)	(3,065)	(30,151)
TOTAL OTHER FINANCING SOURCES (USES)	<u>(24,021)</u>	<u>(3,065)</u>	<u>(3,065)</u>	<u>(30,151)</u>
NET CHANGE IN FUND BALANCE	<u>-</u>	<u>(2,478)</u>	<u>3,297</u>	<u>819</u>
FUND BALANCE, BEGINNING OF YEAR	<u>32</u>	<u>6,095</u>	<u>16,872</u>	<u>22,999</u>
FUND BALANCE, END OF YEAR	<u>\$ 32</u>	<u>\$ 3,617</u>	<u>\$ 20,169</u>	<u>\$ 23,818</u>

See Independent Auditors' Report

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Thunder Village District

Schedule of Revenues, Expenditures

And Changes in Fund Balance—Budget and Actual

For the Year Ended December 31, 2020

	BUDGETED AMOUNTS FINAL	ACTUAL BUDGET BASIS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Property taxes	\$ 48,720	\$ 48,042	\$ (678)
TOTAL REVENUES	<u>48,720</u>	<u>48,042</u>	<u>(678)</u>
EXPENDITURES			
Current:			
Economic development	<u>24,360</u>	<u>24,021</u>	<u>339</u>
TOTAL EXPENDITURES	<u>24,360</u>	<u>24,021</u>	<u>339</u>
OTHER FINANCING SOURCES AND (USES)			
Transfers out	<u>(24,360)</u>	<u>(24,021)</u>	<u>339</u>
TOTAL OTHER FINANCING SOURCES AND (USES)	<u>(24,360)</u>	<u>(24,021)</u>	<u>339</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	-	<u>\$ -</u>
FUND BALANCE, BEGINNING OF YEAR		<u>32</u>	
FUND BALANCE, END OF YEAR		<u>\$ 32</u>	

See Independent Auditors' Report

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Fountain Creek District

Schedule of Revenues, Expenditures

And Changes in Fund Balance—Budget and Actual

For the Year Ended December 31, 2020

	BUDGETED AMOUNTS FINAL	ACTUAL BUDGET BASIS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Property taxes	\$ 570	\$ 569	\$ (1)
Other	-	18	18
Prior year carryover	<u>3,007</u>	<u>-</u>	<u>(3,007)</u>
TOTAL REVENUES	<u>3,577</u>	<u>587</u>	<u>(2,990)</u>
EXPENDITURES			
Current:			
Economic development	<u>512</u>	<u>-</u>	<u>512</u>
TOTAL EXPENDITURES	<u>512</u>	<u>-</u>	<u>512</u>
OTHER FINANCING SOURCES AND (USES)			
Transfers out	<u>(3,065)</u>	<u>(3,065)</u>	<u>-</u>
TOTAL OTHER FINANCING SOURCES AND (USES)	<u>(3,065)</u>	<u>(3,065)</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	(2,478)	<u>\$ (2,478)</u>
FUND BALANCE, BEGINNING OF YEAR		<u>6,095</u>	
FUND BALANCE, END OF YEAR		<u>\$ 3,617</u>	

See Independent Auditors' Report

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Lower West Side

Schedule of Revenues, Expenditures

And Changes in Fund Balance—Budget and Actual

For the Year Ended December 31, 2020

	BUDGETED AMOUNTS FINAL	ACTUAL BUDGET BASIS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Property taxes	\$ 6,461	\$ 6,362	\$ (99)
TOTAL REVENUES	<u>6,461</u>	<u>6,362</u>	<u>(99)</u>
EXPENDITURES			
Current:			
Economic development	3,396	-	3,396
TOTAL EXPENDITURES	<u>3,396</u>	<u>-</u>	<u>3,396</u>
OTHER FINANCING SOURCES AND (USES)			
Transfers out	(3,065)	(3,065)	-
TOTAL OTHER FINANCING SOURCES AND (USES)	<u>(3,065)</u>	<u>(3,065)</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	3,297	<u>\$ 3,297</u>
FUND BALANCE, BEGINNING OF YEAR		<u>16,872</u>	
FUND BALANCE, END OF YEAR		<u>\$ 20,169</u>	

See Independent Auditors' Report

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Debt Service Fund

Schedule of Revenues, Expenditures And Changes in Fund Balance—Budget and Actual For the Year Ended December 31, 2020

	BUDGETED AMOUNTS FINAL	ACTUAL BUDGET BASIS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Revenues	\$ -	\$ -	\$ -
TOTAL REVENUES	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES			
Debt service:			
Principal	1,975,606	1,158,613	816,993
Interest	<u>881,681</u>	<u>912,937</u>	<u>(31,256)</u>
TOTAL EXPENDITURES	<u>2,857,287</u>	<u>2,071,550</u>	<u>785,737</u>
OTHER FINANCING SOURCES AND (USES)			
Payment on refunded debt	(8,199,294)	(8,199,294)	-
Payment on refunded primary government debt	(3,985,854)	(3,985,854)	-
Payment to refunding bond escrow agent	(10,149,358)	(10,149,358)	-
Transfers in	<u>25,191,793</u>	<u>24,406,056</u>	<u>(785,737)</u>
TOTAL OTHER FINANCING SOURCES AND (USES)	<u>2,857,287</u>	<u>2,071,550</u>	<u>(785,737)</u>
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	-	<u>\$ -</u>
FUND BALANCE, BEGINNING OF YEAR		<u>-</u>	
FUND BALANCE, END OF YEAR		<u>\$ -</u>	

See Independent Auditors' Report

PUEBLO URBAN RENEWAL AUTHORITY

(a component unit of the City of Pueblo, Colorado)

Pueblo Convention Center Enterprise Fund

Schedule of Revenues, Expenditures

And Changes in Net Position—Budget and Actual

For the Year Ended December 31, 2020

	BUDGETED AMOUNTS FINAL	ACTUAL BUDGET BASIS	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Charges for services	\$ 505,000	\$ 490,112	\$ (14,888)
Investment earnings	-	13,045	13,045
TOTAL REVENUES	<u>505,000</u>	<u>503,157</u>	<u>(1,843)</u>
EXPENDITURES			
Current:			
Contractual expenditures	1,392,964	1,392,964	-
General administration	184,000	184,000	-
Debt service	2,936,892	2,936,892	-
Capital outlay	<u>215,734</u>	<u>215,734</u>	<u>-</u>
TOTAL EXPENDITURES	<u>4,729,590</u>	<u>4,729,590</u>	<u>-</u>
OTHER FINANCING SOURCES AND (USES)			
Transfers in	4,421,952	4,421,952	-
Debt issuance costs	(137,000)	(137,000)	-
Issuance of refunding bonds	3,189,911	3,189,911	-
Payment to refunding bond escrow agent	<u>(2,683,284)</u>	<u>(2,683,284)</u>	<u>-</u>
TOTAL OTHER FINANCING SOURCES AND (USES)	<u>4,791,579</u>	<u>4,791,579</u>	<u>-</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING SOURCES AND (USES)	<u>\$ 566,989</u>	565,147	<u>\$ (1,843)</u>
ADJUSTMENTS FROM BUDGETARY BASIS TO GAAP BASIS			
Capital outlay		215,734	
Depreciation expense		(1,372,698)	
Issuance of refunding bonds		(3,189,911)	
Payment to refunding bond escrow agent		2,683,284	
Principal payment on debt		<u>2,148,619</u>	
CHANGE IN NET POSITION - GAAP BASIS		<u>\$ 1,050,175</u>	

See Independent Auditors' Report

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS

To the Board of Commissioners
Pueblo Urban Renewal Authority
Pueblo, Colorado

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Pueblo Urban Renewal 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 basic financial statements, and have issued our report thereon dated June 10, 2021.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies and therefore, material weaknesses may exist that have not been identified. Given these limitations, during our audit we did not identify any

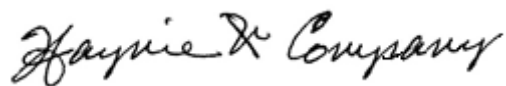
deficiencies in internal control that we consider to be material weaknesses or significant deficiencies.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script that reads "Haynie & Company".

Littleton, Colorado
June 10, 2021

PUEBLO URBAN RENEWAL AUTHORITY
(A COMPONENT UNIT OF THE CITY OF PUEBLO, COLORADO)
Schedule of Findings and Questioned Costs
DECEMBER 31, 2020

1. Summary of Auditor's Results

Type of report issued on the financial statements:	Unmodified
Material weaknesses in financial reporting internal control noted:	None
Significant deficiency(s) identified that are not considered to be material weaknesses in financial reporting:	None
Material noncompliance noted:	None

2. Summary Schedule of Prior Audit Findings

None