

ESTES PARK HOUSING AUTHORITY
FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
YEAR ENDED DECEMBER 31, 2024
WITH
REPORT OF INDEPENDENT AUDITORS

**ESTES PARK HOUSING AUTHORITY
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2024**

<u>Contents</u>	<u>Page</u>
Report of Independent Auditors	1-3
Financial Statements:	
Statement of Net Position	4-5
Statement of Revenues, Expenses and Changes in Net Position	6
Statement of Cash Flows	7-8
Notes to Financial Statements	9-34
Supplementary Information:	
Combining Schedule of Net Position - Primary Government	35-38
Combining Schedule of Revenues, Expenses and Changes in Net Position - Primary Government	39-40
Required Pension Information	41-42
Required Other Post Employment Benefits Information	43-44

REPORT OF INDEPENDENT AUDITORS

To the Board of Commissioners
Estes Park Housing Authority:

Opinions

We have audited the accompanying financial statements of the business-type activities (primary government) and the discretely presented component unit of the Estes Park Housing Authority (the "Authority") as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, as listed in the accompanying table of contents.

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the net position of the primary government and the discretely presented component unit of the Authority, as of December 31, 2024, and the changes in their net position and, where applicable, their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the discretely presented component unit. Those statements, which were prepared in accordance with the accounting standards issued by the Financial Accounting Standards Board, were audited by other auditors whose report has been furnished to us. We have applied audit procedures on the conversion adjustments to the financial statements to present them in accordance with accounting standards issued by the Governmental Accounting Standards Board. Our opinions, insofar as they relate to the amounts included for the discretely presented component unit, are based solely on the report of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS"). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the 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 opinions.

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 and for 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 Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' 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 auditors' report that includes our opinions.

Auditors' Responsibilities for the Audit of the Financial Statements (continued)

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 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 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, 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 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 Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Other Matters

Required Supplementary Information

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

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

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying combining schedule of net position and combining schedule of revenues, expenses and changes in net position are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the 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 schedule of net position and combining schedule of revenues, expenses and changes in net position are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Novogradac & Company LLP

September 8, 2025
Toms River, New Jersey

FINANCIAL STATEMENTS

**ESTES PARK HOUSING AUTHORITY
STATEMENT OF NET POSITION
AS OF DECEMBER 31, 2024**

ASSETS

	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Current assets:			
Cash and cash equivalents	\$ 2,968,666	\$ 83,064	\$ 3,051,730
Tenant security deposits	220,890	43,558	264,448
Accounts receivable, net	103,141	3,226	106,367
Prepaid expenses	<u>81,394</u>	<u>6,859</u>	<u>88,253</u>
Total current assets	<u>3,374,091</u>	<u>136,707</u>	<u>3,510,798</u>
Non-current assets:			
Restricted deposits	5,120,410	269,945	5,390,355
Other assets	3,250	101,652	104,902
Land held for sale	2,974,175	-	2,974,175
Notes receivable, net	39,092	-	39,092
Capital assets, net	<u>55,768,083</u>	<u>10,354,356</u>	<u>66,122,439</u>
Total non-current assets	<u>63,905,010</u>	<u>10,725,953</u>	<u>74,630,963</u>
Total assets	<u>67,279,101</u>	<u>10,862,660</u>	<u>78,141,761</u>

DEFERRED OUTFLOWS OF RESOURCES

State of Colorado LGDTF	124,986	-	124,986
State of Colorado HCTF	<u>1,192</u>	<u>-</u>	<u>1,192</u>
Total deferred outflows of resources	<u>126,178</u>	<u>-</u>	<u>126,178</u>
Total assets and deferred outflows of resources	<u>\$ 67,405,279</u>	<u>\$ 10,862,660</u>	<u>\$ 78,267,939</u>

See accompanying notes to financial statements.

ESTES PARK HOUSING AUTHORITY
STATEMENT OF NET POSITION (continued)
AS OF DECEMBER 31, 2024

LIABILITIES

	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Current liabilities:			
Accounts payable	\$ 140,772	\$ 12,646	\$ 153,418
Accrued expenses	476,488	105,046	581,534
Tenant security deposits	220,890	40,621	261,511
Prepaid rent	27,382	6,212	33,594
Notes payable, current	<u>239,147</u>	<u>45,699</u>	<u>284,846</u>
Total current liabilities	<u>1,104,679</u>	<u>210,224</u>	<u>1,314,903</u>
Non-current liabilities:			
Notes payable, non-current	52,833,705	3,423,654	56,257,359
Accrued pension liability	361,105	-	361,105
Accrued OPEB liability	<u>27,914</u>	<u>-</u>	<u>27,914</u>
Total non-current liabilities	<u>53,222,724</u>	<u>3,423,654</u>	<u>56,646,378</u>
Total liabilities	<u>54,327,403</u>	<u>3,633,878</u>	<u>57,961,281</u>

DEFERRED INFLOWS OF RESOURCES

State of Colorado LGDTF	371	-	371
State of Colorado HCTF	<u>8,681</u>	<u>-</u>	<u>8,681</u>
Total deferred inflows of resources	<u>9,052</u>	<u>-</u>	<u>9,052</u>

NET POSITION

Net position:			
Net investment in capital assets	4,201,942	6,885,003	11,086,945
Restricted	5,120,410	269,945	5,390,355
Unrestricted	<u>3,746,472</u>	<u>73,834</u>	<u>3,820,306</u>
Total net position	<u>13,068,824</u>	<u>7,228,782</u>	<u>20,297,606</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 67,405,279</u>	<u>\$ 10,862,660</u>	<u>\$ 78,267,939</u>

See accompanying notes to financial statements.

**ESTES PARK HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2024**

	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Operating revenues:			
Rental revenue	\$ 2,556,742	\$ 533,168	\$ 3,089,910
Grant revenue	81,200	-	81,200
Management and maintenance fees	106,391	-	106,391
Other revenues	<u>426,217</u>	<u>2,947</u>	<u>429,164</u>
Total operating revenues	<u>3,170,550</u>	<u>536,115</u>	<u>3,706,665</u>
Operating expenses:			
Administrative	2,409,399	174,816	2,584,215
Utilities	228,890	66,547	295,437
Maintenance	716,935	161,012	877,947
Depreciation	<u>972,498</u>	<u>356,714</u>	<u>1,329,212</u>
Total operating expenses	<u>4,327,722</u>	<u>759,089</u>	<u>5,086,811</u>
Operating income (loss)	<u>(1,157,172)</u>	<u>(222,974)</u>	<u>(1,380,146)</u>
Non-operating revenues (expenses):			
Interest income	10,506	3,068	13,574
Lodging tax income	4,793,944	-	4,793,944
Linkage fee income	1,489,843	-	1,489,843
Interest expense	<u>(838,002)</u>	<u>(80,923)</u>	<u>(918,925)</u>
Net non-operating expenses	<u>5,456,291</u>	<u>(77,855)</u>	<u>5,378,436</u>
Change in net position	4,299,119	(300,829)	3,998,290
Net position, beginning of year	<u>8,769,705</u>	<u>7,529,611</u>	<u>16,299,316</u>
Net position, end of year	<u>\$ 13,068,824</u>	<u>\$ 7,228,782</u>	<u>\$ 20,297,606</u>

See accompanying notes to financial statements.

**ESTES PARK HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2024**

	<u>Primary Government</u>
Cash Flows from Operating Activities:	
Cash received from tenants and grantors	\$ 9,459,163
Cash paid to suppliers and employees	<u>(2,830,240)</u>
Net cash provided by operating activities	<u>6,628,923</u>
Cash Flows from Capital and Related Financing Activities:	
Purchase of land held for sale	(36,487)
Purchase of capital assets	(10,028,475)
Proceeds from issuance of notes payable	8,119,547
Principal payments on notes payable	(1,198,174)
Interest paid on notes payable	<u>(838,002)</u>
Net cash used in capital and related financing activities	<u>(3,981,591)</u>
Cash Flows from Investing Activities:	
Issuance of notes receivable	(24,450)
Payments received on notes receivable	17,484
Interest on investments	<u>10,506</u>
Net cash provided by investing activities	<u>3,540</u>
Net increase in cash and cash equivalents and restricted deposits	2,650,872
Cash and cash equivalents and restricted deposits, beginning of year	<u>5,659,094</u>
Cash and cash equivalents and restricted deposits, end of year	<u>\$ 8,309,966</u>
Reconciliation of cash and cash equivalents and restricted deposits to the Statement of Net Position is as follows:	
Cash and cash equivalents	\$ 2,968,666
Tenant security deposits	220,890
Restricted deposits	<u>5,120,410</u>
Total cash and cash equivalents and restricted deposits	<u>\$ 8,309,966</u>

See accompanying notes to financial statements.

ESTES PARK HOUSING AUTHORITY
STATEMENT OF CASH FLOWS (continued)
YEAR ENDED DECEMBER 31, 2024

	<u>Primary Government</u>
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	\$ (1,157,172)
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	972,498
Changes in operating assets, deferred outflows of resources, liabilities, and deferred inflows of resources:	
Accounts receivable, net	(58,295)
Prepaid expenses	(65,514)
Pension benefit	160,750
Deferred outflows of resources	67,806
Accounts payable	71,627
Accrued expenses	405,597
Tenant security deposits	52,110
Prepaid rent	11,011
Accrued pension liability	(108,222)
Accrued other post employment benefits liability	(2,914)
Deferred inflows of resources	<u>(4,146)</u>
Net cash provided by operating activities	<u>\$ 345,136</u>
Schedule of non-cash investing and financing activities:	
Issuance of notes payable for purchase of capital assets	<u>\$ 34,332,324</u>

See accompanying notes to financial statements.

**ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization

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

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

B. Basis of Accounting / Financial Statement Presentation

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

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

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

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

Effective January 1, 2024, the Authority adopted GASB 101, *Compensated Absences* ("GASB 101"). GASB 101 establishes a more unified model for recognizing and measuring compensated absences, leading to more consistent and comparable financial reporting among government organizations. Key changes resulting from GASB 101 include updating the recognition and measurement of the liability, streamlining the approach and reporting process for consistency, and enhanced disclosures related to the leave types, measurement methods, and key assumptions. For the year ended December 31, 2024, the adoption of GASB 101 did not have a material effect on the financial statements of the Authority.

C. Reporting Entity

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

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Reporting Entity (continued)

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

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

Based upon the application of these criteria, this report includes five blended component units and one discretely presented component unit. The Authority's blended component units as of December 31, 2024 consisted of the following:

Peak View, LLC

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

Dry Gulch, LLLP

Dry Gulch, LLLP was formed on July 31, 2002 as a Colorado Limited Partnership to construct, acquire, own, operate, manage and sell or otherwise dispose of a forty-four (44) unit apartment building, known as Talons Pointe Apartments. Dry Gulch, LLLP is wholly owned by the Authority and does not issue separate financial statements.

Fall River Village Estes, LLC

Fall River Village Estes, LLC was formed on August 30, 2024 as a Colorado Limited Liability Company to acquire, own, operate, and manage a sixty (60) unit apartment building, known as Fall River Village Apartments. Fall River Village Estes, LLC is wholly owned by the Authority and does not issue separate financial statements.

Beaver Brook Estes, LLC

Beaver Brook Estes, LLC was formed on June 7, 2024 as a Colorado Limited Liability Company to acquire, own, operate, and manage a nineteen (19) unit apartment building, known as Beaver Brook Apartments. Beaver Brook Estes, LLC is wholly owned by the Authority and does not issue separate financial statements.

Grand Estates, LLC

Grand Estates, LLC was formed on March 19, 2024 as a Colorado Limited Liability Company to acquire, own, operate, and manage a sixteen (16) unit apartment building, known as Grand Estate Apartments. Grand Estates, LLC is wholly owned by the Authority and does not issue separate financial statements.

The Authority's discretely presented component unit is reported as of and for the year ended December 31, 2024 in a separate column to emphasize that it is legally separate from the primary government and are included under the "Discretely Presented Component Unit" column on the Statement of Net Position and Statement of Revenues, Expenses and Changes in Net Position.

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Reporting Entity (continued)

As of December 31, 2024, the Authority's discretely presented component unit consisted of the following:

Falcon Ridge Apartments, LLLP

Falcon Ridge Apartments, LLLP was formed on November 5, 2014 as a Colorado Limited Partnership to manage the construction of a sixty-six (66) unit apartment building, known as Falcon Ridge Apartments. The purpose of Falcon Ridge Apartments, LLLP is to construct, acquire, own, operate, manage and sell or otherwise dispose of the 66 unit rental housing project. Falcon Ridge Apartments, LLLP is managed by the Authority.

The discretely presented component unit issues its own separate audited financial statements which are presented as of and for the year ended December 31, 2024 and can be obtained by writing to the Executive Director, Loveland Housing Authority, 375 W 37th Street, #200, Loveland, CO 80538.

D. Use of Management Estimates

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

E. Cash and Cash Equivalents

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

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

F. Accounts Receivable, Net

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

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

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

G. Allowance for Doubtful Accounts

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

H. Notes Receivable

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

I. Prepaid Expenses

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

J. Capital Assets, Net

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

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

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

K. Impairment of Long Lived Assets

The Authority evaluates events or changes in circumstances affecting long-lived assets to determine whether an impairment of its assets has occurred. If the Authority determines that a capital asset is impaired, and that impairment is significant and other-than-temporary, then an impairment loss will be recorded in the Authority's financial statements. The Authority recognized no loss on impairment for the year ended December 31, 2024.

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

L. Accounts Payable and Accrued Liabilities

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

M. Prepaid Rent

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

N. Pensions

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

O. Other Post Employment Benefits

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

P. Deferred Outflows of Resources and Deferred Inflows of Resources

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

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

Q. Net Position Classifications

Net Position is displayed in three components:

Net investment in capital assets — Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Q. Net Position Classifications (continued)

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

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

R. Use of Restricted Assets

When both restricted and unrestricted resources are available for a particular restricted use, it is the Authority's policy to use restricted resources first, and then unrestricted resources as needed.

S. Operating Revenues and Expenses

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

T. Taxes

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

U. Budgets and Budgetary Accounting

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

V. Risk Management

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Significant losses are covered by commercial insurance and there have been no significant reductions in insurance coverage. Claims expenditures and liabilities are reported when it is probable that a loss has occurred, the amount of the loss can be reasonably estimated, and said amount exceeds insurance coverage. Settlement amounts have not exceeded insurance coverage for the last three years.

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

W. Regulated Leases

The Authority is a lessor of residential dwelling units under regulated leases as defined by GASB 87 and as such recognizes rental revenue in accordance with the terms of the lease contract. The leases which are twelve months in length are regulated by HUD as to rent, unit size, household composition and tenant income. For the year ended December 31, 2024, rental revenue earned under the aforementioned leases totaled \$2,556,742 for the primary government and \$533,168 for the discretely presented component unit.

NOTE 2. CASH AND CASH EQUIVALENTS AND RESTRICTED DEPOSITS

As of December 31, 2024, the Authority had funds on deposit in checking and savings accounts. The carrying amount of the primary government's cash and cash equivalents (including restricted deposits) was \$8,309,966 and the bank balances approximated \$8,538,013.

<u>Cash Category</u>	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Cash and cash equivalents	\$ 2,968,666	\$ 83,064	\$ 3,051,730
Tenant security deposits	220,890	43,558	264,448
Restricted deposits	<u>5,120,410</u>	<u>269,945</u>	<u>5,390,355</u>
Total cash and cash equivalents	<u>\$ 8,309,966</u>	<u>\$ 396,567</u>	<u>\$ 8,706,533</u>

Of the primary government's bank balances, \$654,321 was covered by federal depository insurance and the remaining \$7,883,692 was collateralized with an authorized escrow agent in the financial institution's name as of December 31, 2024.

Custodial credit risk is the risk that, in the event of a bank failure, the government's deposits may not be returned to it. The Authority does not have a formal policy for custodial credit risk. As of December 31, 2024, the Authority's bank balances were not exposed to custodial credit risk.

NOTE 3. ACCOUNTS RECEIVABLE, NET

Accounts receivable, net consisted of the following as of December 31, 2024:

<u>Description</u>	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Accounts receivable - tenants	\$ 69,167	\$ 3,226	\$ 72,393
Accounts receivable - management fees	<u>33,974</u>	<u>-</u>	<u>33,974</u>
Total accounts receivable	<u>\$ 103,141</u>	<u>\$ 3,226</u>	<u>\$ 106,367</u>

**ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024**

NOTE 3. ACCOUNTS RECEIVABLE, NET (continued)

Accounts Receivable - Tenants

Tenant accounts receivable represents amounts owed to the Authority by tenants for outstanding rent. The balance is shown net of an allowance for doubtful accounts of \$16,714.

Accounts Receivable - Management Fees

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

NOTE 4. RESTRICTED DEPOSITS

As of December 31, 2024, restricted deposits consisted of the following:

<u>Cash Category</u>	<u>Primary Government</u>	<u>Discretely Presented Component Unit</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Construction reserves	\$ 145,966	\$ -	\$ 145,966
Reserves for replacement	3,067,391	76,739	3,144,130
Operating reserves	223,753	175,852	399,605
Down payment assistance escrows	71,479	-	71,479
Assurance escrows	19,971	17,354	37,325
Lodging tax funds	1,591,850	-	1,591,850
Tenant security deposits	<u>220,890</u>	<u>43,558</u>	<u>264,448</u>
Total restricted deposits	<u>\$ 5,341,300</u>	<u>\$ 313,503</u>	<u>\$ 5,654,803</u>

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

Reserves for replacement are restricted for repairs and replacement of buildings and equipment.

Operating reserves are required to be set aside for future project expenditures in accordance with the loan and operating agreements.

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

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

Lodging tax funds are restricted to be used in accordance with the funding plan approved by Larimer County. Activities include acquisition, renovation, or maintenance of property, or administrative costs of managing the same. The Town's Board of Trustees may also approve funds to be distributed to recipients and property owners as part of a program to support workforce housing.

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

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 5. CAPITAL ASSETS, NET

The following is a summary of the primary government's changes in capital assets for the year ended December 31, 2024:

Description	December 31, 2023	Additions	Dispositions	Transfers	December 31, 2024
<u>Non-depreciable:</u>					
Land	\$ 1,684,982	\$ 7,443,844	\$ -	\$ -	\$ 9,128,826
Construction in progress	-	-	-	-	-
Subtotal	<u>1,684,982</u>	<u>7,443,844</u>	<u>-</u>	<u>-</u>	<u>9,128,826</u>
<u>Depreciable:</u>					
Buildings and improvements	16,645,795	36,916,954	-	-	53,562,749
Equipment	48,549	-	-	-	48,549
Subtotal	<u>16,694,344</u>	<u>36,916,954</u>	<u>-</u>	<u>-</u>	<u>53,611,298</u>
Less: accumulated depreciation	<u>5,999,543</u>	<u>972,498</u>	<u>-</u>	<u>-</u>	<u>6,972,041</u>
Net capital assets	<u>\$ 12,379,783</u>	<u>\$ 43,388,300</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 55,768,083</u>

Depreciation expense for the primary government for the year ended December 31, 2024 amounted to \$972,498.

The following is a summary of the discretely presented component unit's capital assets activity for the year ended December 31, 2024:

Description	December 31, 2023	Additions	Dispositions	Transfers	December 31, 2024
<u>Non-depreciable:</u>					
Land	\$ 1,320,000	\$ -	\$ -	\$ -	\$ 1,320,000
Subtotal	<u>1,320,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,320,000</u>
<u>Depreciable:</u>					
Buildings and improvements	11,987,350	6,539	-	-	11,993,889
Equipment	150,760	-	-	-	150,760
Subtotal	<u>12,138,110</u>	<u>6,539</u>	<u>-</u>	<u>-</u>	<u>12,144,649</u>
Less: accumulated depreciation	<u>2,753,579</u>	<u>356,714</u>	<u>-</u>	<u>-</u>	<u>3,110,293</u>
Net capital assets	<u>\$ 10,704,531</u>	<u>\$ (350,175)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,354,356</u>

Depreciation expense for the discretely presented component unit for the year ended December 31, 2024 amounted to \$356,714.

**ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024**

NOTE 6. LAND HELD FOR SALE

Land held for sale consists of lots purchased by the Authority for sale. As of December 31, 2024, land held for sale totaled \$2,974,175. The following is a summary of the changes in land held for sale during the year ended December 31, 2024:

	<u>Amount</u>
Balance at December 31, 2023	\$ 2,937,688
Improvements and capitalized costs	<u>36,487</u>
Balance at December 31, 2024	<u>2,974,175</u>

NOTE 7. NOTES RECEIVABLE

Notes receivable of the primary government consisted of the following as of December 31, 2024:

Description

Since 2010, the Authority has made several loans to individual homeowners, through a down payment assistance program. These notes carry an interest rate of 2.00% and mature ten years from date of issuance. Payments are due in monthly payments of principal and interest until maturity.

\$ 39,092

Since 2003, the Authority has made multiple loans to individual owners at Vista Ridge Condominiums, through funding from the Town of Estes Park and the Colorado Division of Housing. The intent of providing these funds is to produce and preserve the affordability of the property for persons of low and moderate income. These notes carry an interest rate of 10.00% and mature upon sale or transfer of the property. As of December 31, 2024, the balance of these loans totaled \$1,526,000 and are shown net of an allowance for uncollectable notes receivable totaling \$1,526,000.

-

Total notes receivable, net

\$ 39,092

Accrued interest receivable totaled -\$0- as of December 31, 2024.

NOTE 8. ACCOUNTS PAYABLE

As of December 31, 2024, accounts payable for the primary government and discretely presented component unit totaled \$140,772 and \$12,646, respectively. Accounts payable represents amounts payable to contractors and vendors for materials received or services rendered.

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 9. NOTES PAYABLE

Notes payable of the primary government consisted of the following as of December 31, 2024:

<u>Description</u>	<u>Amount</u>
In December 2018, the Authority entered into a loan agreement with Van Horn Bank in the amount of \$520,000, for the purchase of land, known as Castle Ridge. This land is held for sale by the Authority. The loan is due in quarterly payments of principal and interest in the amount of \$9,140. The loan was secured by the land, accrued interest at a rate of 5.0% and was paid off in January 2024.	\$ -
On August 28, 2020, the Authority entered into a loan agreement with the Bank of Colorado in the amount of \$705,000, to provide financing for The Pines Project. The loan is due in monthly payments of principal and interest in the amount of \$2,989. The loan accrues interest at a rate of 3.00%, is secured by the underlying property and matures in August 2030, when a final balloon payment will be due.	638,471
On May 12, 2017, the Authority entered into a loan agreement with the Bank of Colorado in the amount of \$1,232,746, to provide financing for the purchase of Dry Gulch, LLLP. The loan is due in monthly payments of principal and interest in the amount of \$6,309. The loan accrues interest at a rate of 4.53% and matures in May 2027. The loan is secured by the underlying property.	1,065,662
On September 26, 2017, the Authority entered into a loan agreement with the Loveland Housing Development Corporation ("LHDC") in the amount of \$500,000, to provide financing for the purchase of Lone Tree Village Apartments. The loan accrues interest at a rate of 5.00% and was extended to mature on October 1, 2027, when all outstanding principal and interest will be due in full. The loan is secured by the Deed of Trust.	122,800
On September 26, 2017, the Authority entered into a loan agreement with the Bank of Colorado in the amount of \$1,900,000, to provide financing for the purchase of the Lone Tree Village Apartments. The loan is due in monthly payments of principal and interest in the amount of \$8,059. The loan accrues interest at a rate of 3.15%, is secured by the underlying property and matures in October 2027, when a final balloon payment will be due.	1,618,634
On August 28, 2020, Peak View, LLC entered into a loan agreement with CHFA in the amount of \$1,050,000, to provide financing for the construction of Peak View Apartments. The loan converted to a permanent loan in August 2022 with a maturity date of September 1, 2030 and accruing interest at 3.5%. The loan is due in monthly payments of principal and interest in the amount of \$4,068 and is secured by the underlying property.	1,008,650

**ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024**

NOTE 9. NOTES PAYABLE (continued)

On August 28, 2020, Peak View, LLC entered into a loan agreement with the Bank of Colorado in the amount of \$4,800,000, to provide financing for the construction of Peak View Apartments. The loan accrues interest at a rate of 3% and is due in monthly payments of interest. The loan is secured by the underlying property. The loan converted to a permanent loan in August 2022 with a new maturity date of December 1, 2030.

4,580,488

On August 31, 2020, Peak View, LLC entered into a loan agreement with the Town in the amount of \$187,863, to provide financing for the construction of Peak View Apartments. The loan accrues interest at a rate of 1.75% and is due in monthly payments of principal and interest starting August 2024. The loan is secured by the underlying property and matures on August 31, 2033, at which time the remaining balance of principal and interest will be due in full.

187,863

On November 11, 2023, the Authority entered into a loan agreement with the Bank of Colorado in the amount of \$893,750, to provide financing for the construction of Mary's Lakeside Road. The loan accrues interest at a rate of 7.75% and is due in monthly payments of principal and interest starting December 2023. The loan is secured by the underlying property and matures on November 21, 2026, at which time the remaining balance of principal and interest will be due in full.

854,044

On July 14, 2023, the Authority entered into a loan agreement with the Bank of Colorado in the amount of \$663,000, to provide financing for the construction of Riverside. The loan accrues interest at a rate of 7.50% and is due in monthly payments of principal and interest starting August 2023. The loan is secured by the underlying property and matures on July 14, 2026, at which time the remaining balance of principal and interest will be due in full.

652,667

On September 1, 2024, the Authority entered into a loan agreement with NBH Bank in the amount of \$36,045,668, to provide financing for the construction of Fall River Village Apartments. The loan accrues interest at a rate of 4.80% per annum until December 1, 2029, when interest increases to 5.20% until maturity on December 1, 2034. The loan is secured by the underlying property. Principal payments commence on December 1, 2030

36,045,668

On October 11, 2024, the Authority entered into a loan agreement with Impact Development Fund in the amount of \$3,746,203, to provide financing for the construction of Beaver Brook. The loan accrues interest at a rate of 6.00% per annum. The loan is secured by the underlying property and is due on October 11, 2029.

3,746,203

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 9. NOTES PAYABLE (continued)

On August 1, 2020, the Authority entered into a loan agreement with CBRE Capital Markets Inc in the amount of \$2,660,000, to provide financing for the construction of Grand Estates. The loan accrues interest at a rate of 4.18% per annum with monthly payments of \$12,977. The loan is secured by the underlying property and is due on July 1, 2030.

	<u>2,551,702</u>
Total notes payable	53,072,852
Less: current portion	<u>239,147</u>
Notes payable, net of current portion	<u>\$ 52,833,705</u>

Interest expense totaled \$838,002 for the primary government for the year ended December 31, 2024.

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

Year	Principal	Interest	Total
2025	\$ 239,147	\$ 3,308,977	\$ 3,548,124
2026	1,667,712	3,274,336	4,942,048
2027	2,765,569	3,133,167	5,898,736
2028	187,157	3,077,451	3,264,608
2029	3,938,959	3,071,852	7,010,811
2030-2034	<u>44,274,308</u>	<u>12,924,524</u>	<u>57,198,832</u>
	<u>\$ 53,072,852</u>	<u>\$ 28,790,307</u>	<u>\$ 81,863,159</u>

The following is a summary of the primary government's activity in notes payable during the year ended December 31, 2024:

Description	December 31, 2023	Additions	Payments	December 31, 2024	Amounts due within one Year
Van Horn - Castle Ridge Loan	\$ 460,410	\$ -	\$ (460,410)	\$ -	\$ -
Bank of Colorado - The Pines	654,491	-	(16,020)	638,471	16,791
Bank of Colorado - Talons Pointe	1,089,022	-	(23,360)	1,065,662	34,252
LHDC - Lone Tree	500,000	-	(377,200)	122,800	-
Bank of Colorado - Lone Tree	1,652,481	-	(33,847)	1,618,634	36,042
CHFA - Peak View, LLC	1,034,611	-	(25,961)	1,008,650	-
Town of Estes - Peak View	187,863	-	-	187,863	-
Bank of Colorado - Peak View	4,687,927	-	(107,439)	4,580,488	110,134
Bank of Colorado - Riverside	660,647	-	(7,980)	652,667	5,685
Bank of Colorado - Mary's Lake Rd	891,703	-	(37,659)	854,044	36,243
NBH Bank - Fall Fiver Village	-	36,045,668	-	36,045,668	-
Impact Dev Fund - Beaver Brook	-	3,746,203	-	3,746,203	-
CBRE - Grand Estates	-	<u>2,660,000</u>	<u>(108,298)</u>	<u>2,551,702</u>	<u>-</u>
Total notes payable	<u>\$ 11,819,155</u>	<u>\$ 42,451,871</u>	<u>\$ (1,198,174)</u>	<u>\$ 53,072,852</u>	<u>\$ 239,147</u>

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 9. NOTES PAYABLE (continued)

Notes payable of the discretely presented component unit consisted of the following as of December 31, 2024:

<u>Description</u>	<u>Amount</u>
The Colorado Housing and Finance Authority loan of \$2,000,000 closed on February 27, 2017. The loan bears interest at 4.75% (including a 0.25% HUD risk share mortgage insurance premium). The loan will mature after a term of 30 years.	\$ 1,707,573
The Colorado Division of Housing loan in the amount of \$1,800,000 is funded with Community Development Block Grant Disaster Recovery funds. The loan is scheduled to mature after 30 years (April 1, 2045). The loan bears interest at 0% and requires payments from cash flow only.	<u>1,761,780</u>
Total notes payable	3,469,353
Less: current portion	<u>45,699</u>
Notes payable, net of current portion	<u>\$ 3,423,654</u>

Interest expense totaled \$80,923 for the discretely presented component unit for the year ended December 31, 2024.

The following is a summary of the discretely presented component unit's activity in notes payable during the year ended December 31, 2024:

<u>Description</u>	<u>December 31, 2023</u>	<u>Additions</u>	<u>Payments</u>	<u>December 31, 2024</u>	<u>Amounts due within one Year</u>
CHFA - Falcon Ridge	\$ 1,751,265	\$ -	\$ (43,691)	\$ 1,707,574	\$ 45,699
State of Colorado - Falcon Ridge	<u>1,761,779</u>	<u>-</u>	<u>-</u>	<u>1,761,779</u>	<u>-</u>
Total notes payable	<u>\$ 3,513,044</u>	<u>\$ -</u>	<u>\$ (43,691)</u>	<u>\$ 3,469,353</u>	<u>\$ 45,699</u>

NOTE 10. PENSION PLAN

A. Plan Description

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

**ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024**

NOTE 10. PENSION PLAN (continued)

B. Benefits

The LGDTF serves as a defined benefit retirement plan where retirees receive a monthly benefit for their lifetime, and generally, an annual increase each year, as eligible. Members of affiliated employers are eligible to receive a lifetime monthly retirement benefit when certain age and service credit requirements are met. These eligibilities vary by the membership date and consider credited service at key dates. The benefits are based upon a defined or fixed multiplier, age, years of credited service, and highest average salary (HAS). For most employees, HAS, as of December 31, 2022, is one-twelfth of the average of the highest annual salaries that are associated with three periods (five periods, under certain circumstances) of 12 consecutive months under PERA-covered employment. The basic retirement benefit equals 2.5% x HAS x Years of Service. If a member reaches early retirement eligibility and wishes to begin benefit payments prior to achieving the full retirement requirements, then the monthly amount is reduced to consider the early receipt of monthly payments. Alternatively, if greater, a lifetime benefit is available that is calculated by annuitizing the member's account. At benefit commencement, the member can choose from different payment options, some of which can continue after the retiree's death to a named beneficiary, and for which the benefit amount is appropriately adjusted.

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

C. Contributions

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

January 1st through December 31st	<u>2023</u>
Employer contribution rate	11.00%
Amount of employer contribution apportioned to the Health Care Trust Fund	(1.02%)
Amount apportioned to the LGDTF	9.98%
Amortization equalization disbursement	2.20%
Supplemental amortization equalization disbursement	1.50%
Defined contribution supplement	<u>0.06%</u>
Total employer contribution rate to the LGDTF	13.74%

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

At December 31, 2024, the Authority reported a liability of \$361,105 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2023.

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 10. PENSION PLAN (continued)

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

For the year ended December 31, 2024, the Authority recognized a pension expense of \$43,575. At December 31, 2024, the Authority reported deferred outflows of resources and deferred inflows of resources from the following sources.

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Changes of Assumptions	\$ -	\$ -
Differences between expected and actual experience	19,542	371
Net differences between projected and actual earnings on pension plan investments	<u>105,444</u>	<u>-</u>
Total	<u>\$ 124,986</u>	<u>\$ 371</u>

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

Year ending December 31:	<u>Amount</u>
2025	\$ 31,154
2026	31,154
2027	31,154
2028	<u>31,153</u>
	<u>\$ 124,615</u>

E. Actuarial Assumptions

The actuarial assumptions used in the December 31, 2022, valuation were based on the results of the 2020 automatic adjustment provision (AAP) assessment, statutorily recognized July 1, 2021, and effective July 1, 2022. The December 31, 2022, valuation used the following actuarial cost method, actuarial assumptions and other inputs:

Actuarial cost method	Entry age
Price inflation	2.30%
Real wage growth	0.70%
Wage inflation	3.00%
Salary increases, including wage inflation	3.20%-11.30%
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 1/1/2007	1.00%
PERA benefit structure hired after 12/31/2006	Financed by the Annual Increase Reserve

**ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024**

NOTE 10. PENSION PLAN (continued)

E. Actuarial Assumptions (continued)

Healthy mortality assumptions for active members were based on the Pub-2010 Contingent Survivor Table, a table specifically developed for actively working people. To allow for an appropriate margin of improved mortality prospectively, the mortality rates incorporate a 97 percent factor applied to male rates and a 105 percent factor applied to female rates.

Post retirement non-disabled mortality assumptions were based on the Pub-2010 Healthy Annuitant Mortality Table, adjusted as follows:

- Males: 94% of the rates for all ages, with generational projection using scale MP-2019.
- Females: 87% of the rates for all ages, with generational projection using scale MP-2019.

The mortality assumption for disabled retirees was based on 99 percent of the PubS-2010 Disabled Retiree Mortality Table.

F. Long-Term Expected Rate of Return

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

<u>Asset Class</u>	<u>Target Allocation</u>	<u>30-Year Expected Geometric Real Rate of Return</u>
Global Equity	54.00%	5.60%
Fixed Income	23.00%	1.30%
Private Equity	8.50%	7.10%
Real Estate	8.50%	4.40%
Alternatives	6.00%	4.70%

G. Discount Rate

The discount rate used to measure the total pension liability was 7.25 percent. The basis for the projection of liabilities and the plan fiduciary net position used to determine the discount rate was an actual valuation performed as of December 31, 2021, and the financial status of the LGDTF as of the prior measurement date. In addition, the following methods and assumptions were used in the projection of cash flows:

- Total covered payroll for the initial projection year consists of the covered payroll of the active membership present on the valuation date and the covered payroll of future plan members assumed to be hired during the year. In subsequent projection years, total covered payroll was assumed to increase annually at a rate of 3.00 percent.

**ESTES PARK HOUSING AUTHORITY
 NOTES TO FINANCIAL STATEMENTS (continued)
 DECEMBER 31, 2024**

NOTE 10. PENSION PLAN (continued)

G. Discount Rate (continued)

- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law for each year, including the required adjustments resulting from the 2018 and the 2020 AAP assessments. Employer contributions also include current and estimated future AED and SAED, until the actuarial value funding ratio reaches 103%, at which point the AED and SAED will each drop 0.50% every year until they are zero. Additionally, estimated employer contributions 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 FNP, as, per statute, AIR amounts cannot be used to pay benefits until transferred to either the retirement benefits reserve or the survivor benefit reserve, as appropriate. AIR transfers to the FNP position and the subsequent AIR benefit payments were estimated and included in the projections.
- Benefit payments and contributions were assumed to be made at the middle of the year.

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

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

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

	1% Decrease (6.25%)	Discount Rate (7.25%)	1% Increase (8.25%)
Authority's proportionate share of the net pension (asset) liability	\$ <u>707,806</u>	\$ <u>361,105</u>	\$ <u>70,687</u>

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 11. OTHER POST EMPLOYMENT BENEFITS PLAN

A. Plan Description

The Authority participates in the HCTF, a cost-sharing multiple-employer defined benefit OPEB fund administered by PERA. Eligible employees of the Authority are provided with OPEB through the HCTF—a cost-sharing multiple-employer defined benefit OPEB plan administered by PERA. The HCTF is established under Title 24, Article 51, Part 12 of the Colorado Revised Statutes ("C.R.S."), as amended. Colorado State law provisions may be amended from time to time by the Colorado General Assembly. Title 24, Article 51, Part 12 of the C.R.S., as amended, sets forth a framework that grants authority to the PERA Board to contract, self-insure, and authorize disbursements necessary in order to carry out the purposes of the PERACare program, including the administration of the premium subsidies. Colorado State law provisions may be amended from time to time by the Colorado General Assembly.

B. Benefits

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

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

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

The maximum service-based premium subsidy is \$230 per month for benefit recipients who are under 65 years of age and who are not entitled to Medicare; the maximum service-based subsidy is \$115 per month for benefit recipients who are 65 years of age or older or who are under 65 years of age and entitled to Medicare. The basis for the maximum service-based subsidy, in each case, is for benefit recipients with retirement benefits based on 20 or more years of service credit. There is a 5 percent reduction in the subsidy for each year less than 20. The benefit recipient pays the remaining portion of the premium to the extent the subsidy does not cover the entire amount. For benefit recipients who have not participated in Social Security and who are not otherwise eligible for premium-free Medicare Part A for hospital-related services, C.R.S. § 24-51-1206(4) provides an additional subsidy. According to the statute, PERA cannot charge premiums to benefit recipients without Medicare Part A that are greater than premiums charged to benefit recipients with Part A for the same plan option, coverage level, and service credit. Currently, for each individual PERACare enrollee, the total premium for Medicare coverage is determined assuming plan participants have both Medicare Part A and Part B and the difference in premium cost is paid by the HCTF on behalf of benefit recipients not covered by Medicare Part A.

**ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024**

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

C. Contributions

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

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

At December 31, 2024, the Authority reported a liability of \$27,914, for its proportionate share of the net OPEB liability. The net OPEB liability was measured as of December 31, 2023.

For the year ended December 31, 2024, the Authority recognized an OPEB benefit of \$3,901. At December 31, 2024, the Authority reported deferred outflows of resources and deferred inflows of resources from the following sources.

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Changes of Assumptions	\$ 328	\$ 2,960
Differences between expected and actual experience	-	5,721
Net differences between projected and actual investment earnings on OPEB plan investments	<u>864</u>	<u>-</u>
Total	<u>\$ 1,192</u>	<u>\$ 8,681</u>

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

<u>Year ending December 31:</u>	<u>Amount</u>
2025	\$ (2,418)
2026	(2,404)
2027	(1,198)
2028	(756)
2029	(485)
Thereafter	<u>(228)</u>
	<u>\$ (7,489)</u>

E. Actuarial Assumptions

The actuarial assumptions used in the December 31, 2022, valuation were based on the results of the 2020 AAP assessment, statutorily recognized July 1, 2021, and effective July 1, 2022.

**ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024**

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

E. Actuarial Assumptions (continued)

The December 31, 2022, valuation used the following actuarial cost method, actuarial assumptions and other inputs:

Actuarial cost method	Entry age
Price inflation	2.30%
Real wage growth	0.70%
Wage inflation	3.00%
Salary increases, including wage inflation	3.20% - 11.30%
Long-term investment rate of return, net of pension plan investment expenses, including price inflation	7.25%
Discount rate	7.25%
Health care cost trend rates	
PERA benefit structure:	
Service-based premium subsidy	0.00%
PERACare Medicare plans	7.00% in 2023, gradually decreasing to 4.50% in 2033
Medicare Part A premiums	3.50% in 2023 gradually increasing to 4.50% in 2035

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 2021 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>	<u>Cost for Members Without Medicare Part A Adjusted to Age 65</u>
Medicare Advantage/Self-Insured Prescription	\$633	\$230	\$591
Kaiser Permanent Medicare Advantage HMO	\$596	\$199	\$562

The 2022 Medicare Part A premium is \$506 per month.

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

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

Health care cost trend rates for the PERA benefit structure are based on published annual health care inflation surveys in conjunction with actual plan experience (if credible), building block models and heuristics developed by health plan actuaries and administrators, and projected trends for the Federal Hospital Insurance Trust Fund (Medicare Part A premiums) provided by the Centers for Medicare & Medicaid Services. Effective December 31, 2021, 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.

**ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024**

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

E. Actuarial Assumptions (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>
2023	7.00%	3.50%
2024	6.75%	3.50%
2025	6.50%	3.75%
2026	6.25%	3.75%
2027	6.00%	4.00%
2028	5.75%	4.00%
2029	5.50%	4.00%
2030	5.25%	4.25%
2031	5.00%	4.25%
2032	4.75%	4.25%
2033	4.50%	4.25%
2034	4.50%	4.25%
2035+	4.50%	4.50%

Healthy mortality assumptions for active members were based on the PubS-2010 Employee Table, with generational projection using scale MP-2019. To allot for an appropriate margin of improved mortality prospectively, the mortality rates incorporate a 112 percent factor applied to male rates and an 83 percent factor applied to female rates.

Post retirement non-disabled mortality assumptions were based on the PubG-2010 Healthy Retiree Table, adjusted as follows:

- Males: 94% of the rates prior to age 80 and 90% of the rates for ages 80 and older, with generational projection using scale MP-2019
- Females: 87% of the rates prior to age 80 and 107% of the rates for ages 80 and older, with generational projection using scale MP-2019

The mortality assumption for disabled retirees was based on 90 percent of the PubS-2010 Employee Table.

F. Long-Term Expected Rate of Return

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

<u>Asset Class</u>	<u>Target Allocation</u>	<u>30-Year Expected Geometric Real Rate of Return</u>
Global Equity	54.00%	5.60%
Fixed Income	23.00%	1.30%
Private Equity	8.50%	7.10%
Real Estate	8.50%	4.40%
Alternatives	6.00%	4.70%

**ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024**

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

G. Discount Rate

The discount rate used to measure the total OPEB liability was 7.25 percent. The basis for the projection of liabilities and the plan fiduciary net position used to determine the discount rate was an actual valuation performed as of December 31, 2021, and the financial status of the HCTF as of the prior measurement date. In addition, the following methods and assumptions were used in the projection of cash flows:

- Updated health care cost trend rates for Medicare Part A premiums as of the December 31, 2023, measurement date.
- Total covered payroll for the initial projection year consists of the covered payroll of the active membership present on the valuation date and the covered payroll of future plan members assumed to be hired during the year. In subsequent protection years, total covered payroll was assumed to increase annually at a rate of 3.00 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 to estimate future actuarially determined contributions assuming an analogous future plan member growth rate.
- Estimated transfers of dollars into the Trust Fund representing a portion of purchase service agreements intended to cover the costs associated with OPEB benefits.
- Benefit payments and contributions were assumed to be made at the middle of the year.

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

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

	1% Decrease (6.25%)	Discount Rate (7.25%)	1% Increase (8.25%)
Authority's proportionate share of the net OPEB liability	\$ <u>32,970</u>	\$ <u>27,914</u>	\$ <u>23,588</u>

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 12. RESTRICTED NET POSITION

Restricted net position consists of the following as of December 31, 2024:

<u>Description</u>	<u>Primary Government</u>	<u>Discretely Presented Component Units</u>	<u>Total Reporting Entity (Memorandum Only)</u>
Construction reserves	\$ 145,966	\$ -	\$ 145,966
Reserves for replacement	3,067,391	76,739	3,144,130
Operating reserves	223,753	175,852	399,605
Down payment assistance escrows	71,479	-	71,479
Assurance escrows	19,971	17,354	37,325
Lodging tax funds	<u>1,591,850</u>	<u>-</u>	<u>1,591,850</u>
 Total restricted net position	 <u>\$ 5,120,410</u>	 <u>\$ 269,945</u>	 <u>\$ 5,390,355</u>

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

Reserves for replacement are restricted for repairs and replacement of buildings and equipment.

Operating reserves are required to be set aside for future project expenditures in accordance with the loan and operating agreements.

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

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

Lodging tax funds are restricted to be used in accordance with the funding plan approved by Larimer County. Activities include acquisition, renovation, or maintenance of property, or administrative costs of managing the same. The Town's Board of Trustees may also approve funds to be distributed to recipients and property owners as part of a program to support workforce housing.

NOTE 13. MANAGEMENT AGREEMENT

The Authority has entered into a management agreement with the Loveland Housing Authority to provide management and accounting services to the Authority. For the year ended December 31, 2024, the Authority incurred \$50,699 for management fees, which are included in administrative expenses on the statement of revenues, expenses and changes in net position.

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 14. CONDENSED FINANCIAL INFORMATION OF THE BLENDED COMPONENT UNITS

	<u>Peak View, LLC</u>	<u>Dry Gulch, LLLP</u>	<u>Fall River Village Estes, LLC</u>	<u>Beaver Brook Estes, LLC</u>	<u>Grand Estates, LLC</u>
Assets:					
Current assets	\$ 615,498	\$ 508,667	\$ 3,650,424	\$ 332,650	\$ 219,246
Capital assets, net	<u>6,733,837</u>	<u>1,673,584</u>	<u>34,634,995</u>	<u>4,512,341</u>	<u>4,752,000</u>
Total assets	<u>7,349,335</u>	<u>2,182,251</u>	<u>38,285,419</u>	<u>4,844,991</u>	<u>4,971,246</u>
Liabilities:					
Current liabilities	186,947	115,526	410,104	122,028	33,981
Non-current liabilities	<u>5,659,174</u>	<u>6,356,850</u>	<u>36,045,668</u>	<u>3,746,203</u>	<u>2,551,415</u>
Total liabilities	<u>5,846,121</u>	<u>6,472,376</u>	<u>36,455,772</u>	<u>3,868,231</u>	<u>2,585,396</u>
Net Position:					
Net investment in capital assets	956,836	(203,610)	(1,410,673)	766,138	2,200,298
Restricted	198,050	182,881	2,520,712	205,317	32,771
Unrestricted	<u>348,328</u>	<u>(4,269,396)</u>	<u>719,608</u>	<u>5,305</u>	<u>152,781</u>
Net position	<u>\$ 1,503,214</u>	<u>\$ (4,290,125)</u>	<u>\$ 1,829,647</u>	<u>\$ 976,760</u>	<u>\$ 2,385,850</u>
Operating revenues:					
Tenant revenue	\$ 523,377	\$ 537,745	\$ 202,805	\$ 38,450	\$ 245,481
Other revenues	<u>3,777</u>	<u>1,275</u>	<u>-</u>	<u>918</u>	<u>2,405</u>
Total operating revenues	<u>527,154</u>	<u>539,020</u>	<u>202,805</u>	<u>39,368</u>	<u>247,886</u>
Operating expenses:					
Administrative	121,451	171,131	237,825	51,272	69,323
Utilities	32,631	62,633	12,124	7,179	16,403
Ordinary repairs and maintenance	50,896	156,622	13,226	65,431	32,985
Depreciation	<u>185,257</u>	<u>183,239</u>	<u>365,004</u>	<u>48,459</u>	<u>48,000</u>
Total operating expenses	390,235	573,625	628,179	172,341	166,711
Non-operating revenues (expenses)					
Investment income	2,091	4,642	-	205	-
Interest expense	<u>(179,160)</u>	<u>(457,354)</u>	<u>(296,560)</u>	<u>(508)</u>	<u>(76,147)</u>
Net non-operating revenues (expenses)	<u>(177,069)</u>	<u>(452,712)</u>	<u>(296,560)</u>	<u>(303)</u>	<u>(76,147)</u>
Transfers	-	-	2,551,581	1,110,036	2,380,822
Change in net position	<u>\$ (40,150)</u>	<u>\$ (487,317)</u>	<u>\$ 1,829,647</u>	<u>\$ 976,760</u>	<u>\$ 2,385,850</u>

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2024

NOTE 15. RELATED PARTY TRANSACTIONS

Management Fees

The Authority receives management fees from affiliated entities for managing the operations of the projects. For the year ended December 31, 2024, the Authority earned \$43,678 for management fees from the affiliated entities.

Maintenance Fees

The Authority receives maintenance fees from affiliated entities for performing ordinary maintenance for the projects. For the year ended December 31, 2024, the Authority earned \$62,713 for maintenance fees from the affiliated entities.

Lodging Tax Income and Linkage Fee Income

Lodging tax income and linkage fee income are received in accordance with the funding plan and memorandum of understanding signed with Larimer County and the Town of Estes Park. The Authority may utilize the funds for acquisition, renovation, or maintenance of property, or administrative costs of managing the same. The Town's Board of Trustees may also approve funds to be distributed to recipients and property owners as part of a program to support workforce housing. For the year ended December 31, 2024, the Authority earned \$4,793,944 and \$1,489,843 in lodging tax income and linkage fee income, respectively.

NOTE 16. SUBSEQUENT EVENTS

Events that occur after the financial statement date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the financial statement date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the financial statement date require disclosure in the accompanying notes to the financial statements. Subsequent events have been evaluated through September 8, 2025, which is the date the financial statements were available to be issued, and management concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

SUPPLEMENTARY INFORMATION

ESTES PARK HOUSING AUTHORITY
COMBINING SCHEDULE OF NET POSITION - PRIMARY GOVERNMENT
AS OF DECEMBER 31, 2024

	ASSETS								
	Management Fund	Cleave Street	The Pines	Talons Pointe	Lone Tree	Peak View, LLC	EPHA Tax	Fish Hatchery	Fall River Village Estes, LLC
Current assets:									
Cash and cash equivalents	\$ 615,227	\$ 42,957	\$ 153,466	\$ 198,237	\$ 271,484	\$ 364,702	\$ -	\$ -	\$ 1,106,215
Tenant security deposits	-	8,611	15,366	40,415	57,421	46,812	-	-	-
Accounts receivable, net	251,755	17	18,529	2,204	26,713	257	156	-	-
Prepaid expenses	<u>1,706</u>	<u>-</u>	<u>-</u>	<u>8,387</u>	<u>-</u>	<u>5,677</u>	<u>-</u>	<u>-</u>	<u>23,497</u>
Total current assets	<u>868,688</u>	<u>51,585</u>	<u>187,361</u>	<u>249,243</u>	<u>355,618</u>	<u>417,448</u>	<u>156</u>	<u>-</u>	<u>1,129,712</u>
Non-current assets:									
Restricted deposits	71,479	28,545	84,977	259,424	127,285	198,050	1,591,850	-	2,520,712
Other assets	-	-	-	-	-	-	3,250	-	-
Land held for sale	2,971,283	-	-	-	-	-	2,892	-	-
Notes receivable, net	1,013,592	-	-	-	-	-	-	-	-
Accrued interest receivable	4,350,940	-	-	-	-	-	-	-	-
Capital assets, net	<u>6,083</u>	<u>216,613</u>	<u>678,115</u>	<u>1,673,584</u>	<u>2,560,515</u>	<u>6,733,837</u>	<u>-</u>	<u>-</u>	<u>34,634,995</u>
Total non-current assets	<u>8,413,377</u>	<u>245,158</u>	<u>763,092</u>	<u>1,933,008</u>	<u>2,687,800</u>	<u>6,931,887</u>	<u>1,597,992</u>	<u>-</u>	<u>37,155,707</u>
Total assets	<u>9,282,065</u>	<u>296,743</u>	<u>950,453</u>	<u>2,182,251</u>	<u>3,043,418</u>	<u>7,349,335</u>	<u>1,598,148</u>	<u>-</u>	<u>38,285,419</u>
	DEFERRED OUTFLOWS OF RESOURCES								
State of Colorado LGDTF	124,986	-	-	-	-	-	-	-	-
State of Colorado HCTF	<u>1,192</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total deferred outflows of resources	<u>126,178</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total assets and deferred outflows of resources	<u>\$ 9,408,243</u>	<u>\$ 296,743</u>	<u>\$ 950,453</u>	<u>\$ 2,182,251</u>	<u>\$ 3,043,418</u>	<u>\$ 7,349,335</u>	<u>\$ 1,598,148</u>	<u>\$ -</u>	<u>\$38,285,419</u>

See Report of Independent Auditors.

ESTES PARK HOUSING AUTHORITY
COMBINING SCHEDULE OF NET POSITION - PRIMARY GOVERNMENT
AS OF DECEMBER 31, 2024

ASSETS

	Beaver Brook Estes, <u>LLC</u>	Grand Estates, LLC	<u>Elimination</u>	<u>Total</u>
Current assets:				
Cash and cash equivalents	\$ 70,088	\$ 146,290	\$ -	\$ 2,968,666
Tenant security deposits	26,353	25,912	-	220,890
Accounts receivable, net	908	2,130	(199,528)	103,141
Prepaid expenses	<u>29,984</u>	<u>12,143</u>	<u>-</u>	<u>81,394</u>
Total current assets	<u>127,333</u>	<u>186,475</u>	<u>(199,528)</u>	<u>3,374,091</u>
Non-current assets:				
Restricted deposits	205,317	32,771	-	5,120,410
Other assets	-	-	-	3,250
Land held for sale	-	-	-	2,974,175
Notes receivable, net	-	-	(974,500)	39,092
Accrued interest receivable	-	-	(4,350,940)	-
Capital assets, net	<u>4,512,341</u>	<u>4,752,000</u>	<u>-</u>	<u>55,768,083</u>
Total non-current assets	<u>4,717,658</u>	<u>4,784,771</u>	<u>(5,325,440)</u>	<u>63,905,010</u>
Total assets	<u>4,844,991</u>	<u>4,971,246</u>	<u>(5,524,968)</u>	<u>67,279,101</u>

DEFERRED OUTFLOWS OF RESOURCES

State of Colorado LGDTF	-	-	-	124,986
State of Colorado HCTF	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,192</u>
Total deferred outflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>126,178</u>
Total assets and deferred outflows of resources	<u>\$ 4,844,991</u>	<u>\$ 4,971,246</u>	<u>\$(5,524,968)</u>	<u>\$ 67,405,279</u>

ESTES PARK HOUSING AUTHORITY
COMBINING SCHEDULES OF NET POSITION - PRIMARY GOVERNMENT
AS OF DECEMBER 31, 2024

LIABILITIES				
	Beaver Brook Estes, LLC	Grand Estates, LLC	Elimination	Total
Current liabilities:				
Accounts payable	\$ 29,877	\$ 3,568	\$ (199,528)	\$ 140,772
Accrued expenses	65,798	3,779	-	476,488
Tenant security deposits	26,353	25,912	-	220,890
Prepaid rent	-	435	-	27,382
Notes payable, current	<u>-</u>	<u>287</u>	<u>-</u>	<u>239,147</u>
Total current liabilities	<u>122,028</u>	<u>33,981</u>	<u>(199,528)</u>	<u>1,104,679</u>
Non-current liabilities:				
Interest payable	-	-	(4,350,940)	-
Notes payable, non-current	3,746,203	2,551,415	(974,500)	52,833,705
Accrued pension liability	-	-	-	361,105
Accrued OPEB liability	<u>-</u>	<u>-</u>	<u>-</u>	<u>27,914</u>
Total non-current liabilities	<u>3,746,203</u>	<u>2,551,415</u>	<u>(5,325,440)</u>	<u>53,222,724</u>
Total liabilities	<u>3,868,231</u>	<u>2,585,396</u>	<u>(5,524,968)</u>	<u>54,327,403</u>
DEFERRED INFLOWS OF RESOURCES				
State of Colorado LGDTF	-	-	-	371
State of Colorado HCTF	<u>-</u>	<u>-</u>	<u>-</u>	<u>8,681</u>
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>9,052</u>
NET POSITION				
Net position:				
Net investment in capital assets	766,138	2,200,298	974,500	4,201,942
Restricted	205,317	32,771	-	5,120,410
Unrestricted	<u>5,305</u>	<u>152,781</u>	<u>(974,500)</u>	<u>3,746,472</u>
Total net position	<u>976,760</u>	<u>2,385,850</u>	<u>-</u>	<u>13,068,824</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 4,844,991</u>	<u>\$ 4,971,246</u>	<u>\$(5,524,968)</u>	<u>\$ 67,405,279</u>

See Report of Independent Auditors.

ESTES PARK HOUSING AUTHORITY
COMBINING SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION - PRIMARY GOVERNMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

	Management <u>Fund</u>	Cleave <u>Street</u>	The <u>Pines</u>	Talons <u>Pointe</u>	Lone <u>Tree</u>	Peak <u>View, LLC</u>	EPHA <u>Tax</u>	Fish <u>Hatchery</u>	Fall River <u>Estes, LLC</u>
Operating revenues:									
Tenant revenue	\$ -	\$ 98,752	\$ 202,871	\$ 537,745	\$ 707,261	\$ 523,377	\$ -	\$ -	\$ 202,805
Grant revenue	81,200	-	-	-	-	-	-	-	-
Management and maintenance fees	474,332	-	-	-	-	-	-	-	-
Other revenues	<u>402,480</u>	<u>836</u>	<u>2,110</u>	<u>1,275</u>	<u>12,416</u>	<u>3,777</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total operating revenues	<u>958,012</u>	<u>99,588</u>	<u>204,981</u>	<u>539,020</u>	<u>719,677</u>	<u>527,154</u>	<u>-</u>	<u>-</u>	<u>202,805</u>
Operating expenses:									
Administrative	382,848	30,568	110,033	171,131	242,145	121,451	1,058,175	106,270	237,825
Utilities	-	14,992	2,497	62,633	80,431	32,631	-	-	12,124
Maintenance	248,223	45,045	42,234	156,622	257,372	50,896	1,200	-	13,226
Depreciation	<u>6,083</u>	<u>21,443</u>	<u>48,928</u>	<u>183,239</u>	<u>66,085</u>	<u>185,257</u>	<u>-</u>	<u>-</u>	<u>365,004</u>
Total operating expenses	<u>637,154</u>	<u>112,048</u>	<u>203,692</u>	<u>573,625</u>	<u>646,033</u>	<u>390,235</u>	<u>1,059,375</u>	<u>106,270</u>	<u>628,179</u>
Operating income (loss)	<u>320,858</u>	<u>(12,460)</u>	<u>1,289</u>	<u>(34,605)</u>	<u>73,644</u>	<u>136,919</u>	<u>(1,059,375)</u>	<u>(106,270)</u>	<u>(425,374)</u>
Non-operating revenues (expenses):									
Interest income	400,860	256	879	4,642	-	2,091	-	-	-
Lodging tax income	-	-	-	-	-	-	4,793,944	-	-
Linakge fee income	-	-	-	-	-	-	1,489,843	-	-
Interest expense	<u>(224)</u>	<u>-</u>	<u>(19,846)</u>	<u>(457,354)</u>	<u>(117,283)</u>	<u>(179,160)</u>	<u>(89,347)</u>	<u>-</u>	<u>(296,560)</u>
Net non-operating revenues (expenses)	<u>400,636</u>	<u>256</u>	<u>(18,967)</u>	<u>(452,712)</u>	<u>(117,283)</u>	<u>(177,069)</u>	<u>6,194,440</u>	<u>-</u>	<u>(296,560)</u>
Change in net position	721,494	(12,204)	(17,678)	(487,317)	(43,639)	(40,150)	5,135,065	(106,270)	(721,934)
Transfers	<u>2,971,283</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>377,200</u>	<u>-</u>	<u>(9,390,922)</u>	<u>-</u>	<u>2,551,581</u>
Net position, beginning of year	<u>5,313,966</u>	<u>295,849</u>	<u>308,528</u>	<u>(3,802,808)</u>	<u>1,236,099</u>	<u>1,543,364</u>	<u>4,251,907</u>	<u>-</u>	<u>2,551,581</u>
Net position, end of year	<u>\$ 9,006,743</u>	<u>\$ 283,645</u>	<u>\$ 290,850</u>	<u>\$ (4,290,125)</u>	<u>\$ 1,192,460</u>	<u>\$ 1,503,214</u>	<u>\$ (3,950)</u>	<u>\$ (106,270)</u>	<u>\$ 1,829,647</u>

See Report of Independent Auditors.

ESTES PARK HOUSING AUTHORITY
COMBINING SCHEDULES OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION - PRIMARY GOVERNMENT
FOR THE YEAR ENDED DECEMBER 31, 2024

	Beaver Brook Estes, <u>LLC</u>	Grand Estates, LLC	<u>Elimination</u>	<u>Total</u>
Operating revenues:				
Tenant revenue	\$ 38,450	\$ 245,481	\$ -	\$ 2,556,742
Grant revenue	-	-	-	81,200
Management and maintenance fees	-	-	(367,941)	106,391
Lodging tax income	-	-	-	-
Lodging tax income	-	-	-	-
Other revenues	<u>918</u>	<u>2,405</u>	<u>-</u>	<u>426,217</u>
Total operating revenues	<u>39,368</u>	<u>247,886</u>	<u>(367,941)</u>	<u>3,170,550</u>
Operating expenses:				
Administrative	51,272	69,323	(171,642)	2,409,399
Utilities	7,179	16,403	-	228,890
Maintenance	65,431	32,985	(196,299)	716,935
Depreciation	<u>48,459</u>	<u>48,000</u>	<u>-</u>	<u>972,498</u>
Total operating expenses	<u>172,341</u>	<u>166,711</u>	<u>(367,941)</u>	<u>4,327,722</u>
Operating income (loss)	<u>(132,973)</u>	<u>81,175</u>	<u>-</u>	<u>(1,157,172)</u>
Non-operating revenues (expenses):				
Interest income	205	-	(398,427)	10,506
Lodging tax income	-	-	-	4,793,944
Linakge fee income	-	-	-	1,489,843
Interest expense	<u>(508)</u>	<u>(76,147)</u>	<u>398,427</u>	<u>(838,002)</u>
Net non-operating revenues (expenses)	<u>(303)</u>	<u>(76,147)</u>	<u>-</u>	<u>5,456,291</u>
Change in net position	(133,276)	5,028	-	4,299,119
Net position, beginning of year	<u>-</u>	<u>-</u>	<u>-</u>	<u>8,769,705</u>
Transfers	<u>1,110,036</u>	<u>2,380,822</u>	<u>-</u>	<u>-</u>
Net position, end of year	<u>\$ 976,760</u>	<u>\$ 2,385,850</u>	<u>\$ -</u>	<u>\$ 13,068,824</u>

See Report of Independent Auditors.

**ESTES PARK HOUSING AUTHORITY
REQUIRED PENSION INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2024**

SCHEDULE OF AUTHORITY CONTRIBUTIONS FOR THE LAST TEN FISCAL YEARS

	December <u>31, 2015</u>	December <u>31, 2016</u>	December <u>31, 2017</u>	December <u>31, 2018</u>	December <u>31, 2019</u>	December <u>31, 2020</u>	December <u>31, 2021</u>	December <u>31, 2022</u>	December <u>31, 2023</u>	December <u>31, 2024</u>
Contractually required contribution	\$ 27,546	\$ 30,024	\$ 34,367	\$ 36,083	\$ 38,332	\$ 43,706	\$ 43,840	\$ 43,840	\$ 51,590	\$ 59,382
Contributions in relation to the contractually required contribution	<u>27,546</u>	<u>30,024</u>	<u>34,367</u>	<u>36,083</u>	<u>38,332</u>	<u>43,706</u>	<u>43,840</u>	<u>43,840</u>	<u>51,590</u>	<u>59,382</u>
(Over) / under funded	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>
Authority's covered-employee payroll	\$ <u>217,239</u>	\$ <u>236,790</u>	\$ <u>271,531</u>	\$ <u>284,568</u>	\$ <u>302,305</u>	\$ <u>344,684</u>	\$ <u>345,820</u>	\$ <u>371,323</u>	\$ <u>432,184</u>	\$ <u>699,495</u>
Contributions as a percentage of covered-employee payroll	<u>12.68 %</u>	<u>12.68 %</u>	<u>12.66 %</u>	<u>12.68 %</u>	<u>12.68 %</u>	<u>12.68 %</u>	<u>12.68 %</u>	<u>11.81 %</u>	<u>11.94 %</u>	<u>8.49 %</u>

See Report of Independent Auditors.

**ESTES PARK HOUSING AUTHORITY
REQUIRED PENSION INFORMATION (continued)
FOR THE YEAR ENDED DECEMBER 31, 2024**

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

	December 31, 2015	December 31, 2016	December 31, 2017	December 31, 2018	December 31, 2019	December 31, 2020	December 31, 2021	December 31, 2022	December 31, 2023	December 31, 2024
Authority's proportion of the net pension liability	<u>0.0396 %</u>	<u>0.0417 %</u>	<u>0.0447 %</u>	<u>0.0447 %</u>	<u>0.0461 %</u>	<u>0.0501 %</u>	<u>0.0480 %</u>	<u>0.0499 %</u>	<u>0.0468 %</u>	<u>0.0492 %</u>
Authority's proportionate share of the net pension liability	<u>\$ 355,300</u>	<u>\$ 459,293</u>	<u>\$ 603,902</u>	<u>\$ 502,261</u>	<u>\$ 579,457</u>	<u>\$ 366,075</u>	<u>\$ 250,281</u>	<u>\$ (42,785)</u>	<u>\$ 469,327</u>	<u>\$ 361,105</u>
Authority's covered-employee payroll	<u>\$ 217,239</u>	<u>\$ 236,790</u>	<u>\$ 271,531</u>	<u>\$ 302,305</u>	<u>\$ 344,678</u>	<u>\$ 344,684</u>	<u>\$ 345,820</u>	<u>\$ 371,323</u>	<u>\$ 371,323</u>	<u>\$ 699,495</u>
Authority's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	<u>163.55 %</u>	<u>193.97 %</u>	<u>222.41 %</u>	<u>166.14 %</u>	<u>168.12 %</u>	<u>106.21 %</u>	<u>72.37 %</u>	<u>(11.52)%</u>	<u>126.39 %</u>	<u>51.62 %</u>
Plan fiduciary net position as a percentage of the total pension liability	<u>80.70 %</u>	<u>76.90 %</u>	<u>73.60 %</u>	<u>79.40 %</u>	<u>76.00 %</u>	<u>86.26 %</u>	<u>90.88 %</u>	<u>101.49 %</u>	<u>82.99 %</u>	<u>88.03 %</u>

See Report of Independent Auditors.

**ESTES PARK HOUSING AUTHORITY
REQUIRED OTHER POST EMPLOYMENT BENEFITS INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2024**

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

	December 31, <u>2018</u>	December 31, <u>2019</u>	December 31, <u>2020</u>	December 31, <u>2021</u>	December 31, <u>2022</u>	December 31, <u>2023</u>	December 31, <u>2024</u>
Statutorily required contribution	\$ 3,083	\$ 3,516	\$ 3,516	\$ 3,459	\$ 3,788	\$ 3,908	\$ 4,408
Contributions in relation to the statutorily required contribution	<u>3,083</u>	<u>3,516</u>	<u>3,516</u>	<u>3,459</u>	<u>3,788</u>	<u>3,908</u>	<u>4,408</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Authority's covered-employee payroll	<u>\$ 302,305</u>	<u>\$ 344,678</u>	<u>\$ 344,684</u>	<u>\$ 345,820</u>	<u>\$ 371,323</u>	<u>\$ 432,184</u>	<u>\$ 699,495</u>
Contributions as a percentage of covered-employee payroll	<u>1.02 %</u>	<u>1.02 %</u>	<u>1.02 %</u>	<u>1.00 %</u>	<u>1.02 %</u>	<u>0.90 %</u>	<u>0.63 %</u>

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

**ESTES PARK HOUSING AUTHORITY
REQUIRED OTHER POST EMPLOYMENT BENEFITS INFORMATION (continued)
FOR THE YEAR ENDED DECEMBER 31, 2024**

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

	December 31, <u>2018</u>	December 31, <u>2019</u>	December 31, <u>2020</u>	December 31, <u>2021</u>	December 31, <u>2022</u>	December 31, <u>2023</u>	December 31, <u>2024</u>
Authority's proportion of the net OPEB liability	<u>0.0034 %</u>	<u>0.0035 %</u>	<u>0.0036 %</u>	<u>0.0037 %</u>	<u>0.0039 %</u>	<u>0.0038 %</u>	<u>0.0039 %</u>
Authority's proportionate share of the net OPEB liability	<u>\$ 44,511</u>	<u>\$ 45,553</u>	<u>\$ 48,638</u>	<u>\$ 34,848</u>	<u>\$ 33,452</u>	<u>\$ 30,828</u>	<u>\$ 27,914</u>
Authority's covered-employee payroll	<u>\$ 284,568</u>	<u>\$ 302,305</u>	<u>\$ 344,678</u>	<u>\$ 345,820</u>	<u>\$ 371,323</u>	<u>\$ 371,323</u>	<u>\$ 699,495</u>
Authority's proportionate share of the net OPEB liability as a percentage of its covered-employee payroll	<u>15.64 %</u>	<u>15.07 %</u>	<u>14.11 %</u>	<u>10.08 %</u>	<u>9.01 %</u>	<u>8.30 %</u>	<u>3.99 %</u>
Plan fiduciary net position as a percentage of the total OPEB liability	<u>16.70 %</u>	<u>17.50 %</u>	<u>16.70 %</u>	<u>32.78 %</u>	<u>39.40 %</u>	<u>38.57 %</u>	<u>46.16 %</u>

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