

**Evergreen Park and Recreation District
Evergreen, Colorado**

**Financial Statements
December 31, 2024**

**Evergreen Park and Recreation District
Financial Report
December 31, 2024**

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INDEPENDENT AUDITOR'S REPORT

**To the Board of Directors
Evergreen Park and Recreation District
Evergreen, Colorado**

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Evergreen Park and Recreation District (the "District"), as of and for the year ended December 31, 2024, which collectively comprise the Authority's basic financial statements as listed in the Table of Contents, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Evergreen Park and Recreation District, as of December 31, 2024 and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP").

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("U.S. GAAS"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of Evergreen Park and Recreation District 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.

Emphasis of Matter – Change in Accounting Principle

As discussed in Note V to the financial statements, the District adopted Governmental Accounting Standards Board Statement No. 101, *Compensated Absences*, in 2024. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Evergreen Park and Recreation District's management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP, 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.

Member: American Institute of Certified Public Accountants

INDEPENDENT AUDITORS REPORT
To the Board of Directors
Evergreen Park and Recreation District
Evergreen, Colorado

Responsibilities of Management for the Financial Statements (continued)

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 District's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. 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 U.S. 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 U.S. 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 District'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 District'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.

Required Supplementary Information

U.S. GAAP require that the Management's Discussion and Analysis in Section B be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 U.S. GAAS, 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.

INDEPENDENT AUDITORS REPORT
To the Board of Directors
Evergreen Park and Recreation District
Evergreen, Colorado

Required Supplementary Information (continued)

The budgetary comparison information in section E is not a required part of the basic financial statements but is supplementary information required by U.S. GAAP. The budgetary comparison information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with U.S. GAAS. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Evergreen Park and Recreation District's basic financial statements. The individual fund budgetary comparison schedule and statistical tables in Section F are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The individual fund budgetary comparison schedule and Statistical tables are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with U.S. GAAS. In our opinion, the information in Section F is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

McMahan and Associates, L.L.C.

McMahan and Associates, L.L.C.
Avon, Colorado
July 23, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Evergreen Park and Recreation District

Management's Discussion and Analysis

December 31, 2024

As management of the Evergreen Park and Recreation District ("District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2024.

Financial Highlights

- The District's total net position increased by \$1,930,933 in 2024.
- District assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$34,150,755 as of December 31, 2024. Of this amount, \$5,213,217 is unrestricted and may be used to meet the District's ongoing obligations to citizens in accordance with the District's fund designation and fiscal policies.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements: The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all the District's assets, liabilities, and deferred inflows, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (i.e. uncollected taxes and earned but unused vacation leave).

The government-wide financial statements can be found on pages C1 and C2 of this report.

Fund financial statements: A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District reports two governmental funds, the General Fund and Debt Service Fund.

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government’s near-term financing decisions. The governmental funds provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

Overview of the Financial Statements (continued)

Governmental funds (continued): The District adopts an annual appropriated budget for its General Fund. A budgetary comparison statement has been provided for the General Fund on pages E1 – E3 of this report to demonstrate compliance with this budget.

Notes to the Financial Statements: The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The Notes to the Financial Statements can be found starting on page D1 of this report.

Government-wide Financial Analysis

**Evergreen Park and Recreation District’s
Net Position**

	Governmental Activities	
	2024	2023
Assets:		
Current and other assets	12,754,964	12,213,932
Capital assets	28,971,165	28,341,861
Total Assets	41,726,129	40,555,793
Liabilities & Deferred Inflows:		
Current liabilities	1,777,182	1,463,874
Deferred inflows	4,510,420	4,515,924
Long-term liabilities	1,287,772	2,356,173
Total Liab & Def Inflows	7,575,374	8,335,971
Net Position:		
Net investment in capital assets	27,835,475	26,094,218
Restricted	1,102,063	1,368,855
Unrestricted	5,213,217	4,756,749
Total Net Position	34,150,755	32,219,822

The largest portion of the District’s net position is reflected as net investment in capital assets (i.e. land, buildings, machinery, and equipment, net of related debt). At the end of 2024, capital assets accounted for 82% of the total net position. The District uses capital assets to provide services to its citizens. Accordingly, these assets are not an available source for payment of future spending. The District also has a portion of its net position restricted for use in the event of an emergency and for future parks and recreation projects.

**Evergreen Park and Recreation District's
Change in Net Position**

	Governmental Activities	
	2024	2023
Revenues:		
Program revenues:		
Charges for services:		
General administration	86,909	77,475
Wulf recreation center	424,173	459,338
Buchanan recreation center	952,234	988,704
Lakehouse	1,884,583	1,609,405
Parks and fields	132,789	91,303
Recreation and other programs	1,741,126	1,621,491
Special event	50,908	26,283
Operating grants & contributions	67,631	114,367
Capital grants & contributions	185,128	5,186,385
General revenues:		
Property taxes	4,561,629	3,569,399
Other taxes	294,846	262,450
Interest and other revenue	345,878	448,800
Total Revenues	10,727,834	14,455,400
Expenses:		
General administration	1,839,934	1,914,271
Wulf recreation center	1,110,059	1,071,610
Buchanan recreation center	1,675,350	1,562,954
Lakehouse	1,023,103	913,766
Parks and fields	1,654,099	1,506,276
Recreation and other programs	1,458,135	1,483,568
Special event expense	36,221	37,817
Total Expenses	8,796,901	8,490,262
Change in Net Position	1,930,933	5,965,138
Net Position - Beginning	32,219,822	26,254,684
Net Position - Ending	34,150,755	32,219,822

Governmental activities: Net position of the governmental activities increased \$1,930,933 during 2024. This increase is largely due to an increase in property tax revenue offset by a significant decrease in grant funding. The increase in expenses aligns with increased operational costs associated with expanded operations and a general inflationary impact.

Financial Analysis of the District's Funds

As mentioned earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

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

Financial Analysis of the District's Funds (Continued)

The fund balance of the General Fund increased \$186,937 during 2024, primarily due to increases in property tax revenue.

The fund balance of the Debt Service Fund increased \$26,330 during 2024, primarily due to an increase in property tax revenue.

As of the end of the current fiscal year, the District's general fund reported an ending fund balance of \$6,008,615. Of this balance, \$237,732 is nonspendable, \$284,000 is restricted for emergencies as required by TABOR, \$339,238 is restricted for conservation trust projects, and the remaining \$5,147,645 is unassigned.

Budget variances: There were no budget amendments during 2024. Details of variances by department can be seen on page E1 – E3 of this report for the General Fund and page F1 for the Debt Service Fund.

Capital assets: The District's capital assets increased by \$629,304, due to multiple capital asset additions. Additional information as well as a detailed classification of the District's net capital assets can be found in the Notes to the Financial Statements in section D of this report.

Long-term debts: The District continued to make scheduled payments on all of its long-term debts. Details of the District's long term obligations are contained in section D of this report.

Next Year's Budget:

The District's 2025 budget anticipates \$8,138,184 of general operating expenditures and \$1,118,493 of capital outlay expenditures from the General Fund.

Request for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Financial Controller, Evergreen Park and Recreation District, 1521 Bergen Pkwy, Evergreen, CO 80439.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

**Evergreen Park and Recreation District
Statement of Net Position
December 31, 2024**

	Governmental Activities
Assets:	
Cash and cash equivalents - Unrestricted	7,228,966
Cash restricted for park land escrow	228,849
Receivables, net	565,625
Deposits and prepaid expenses	237,732
Property taxes receivable	4,493,792
Capital assets, net of accumulated depreciation	28,971,165
Total Assets	41,726,129
Liabilities:	
Accounts payable and other liabilities	523,138
Accrued salaries and payroll liabilities	128,822
Park land escrow	228,849
Accrued interest payable	3,450
Unearned revenue	892,923
Accrued compensated absences:	
Due within one year	50,694
Due in more than one year	101,388
General obligation bonds:	
Due within one year	1,135,690
Total Liabilities	3,064,954
Deferred Inflows of Resources:	
Property taxes	4,493,792
Gain on bond refunding	16,628
Total Deferred Inflows of Resources	4,510,420
Net Position:	
Net investment in capital assets	27,835,475
Restricted for emergencies	284,000
Restricted for conservation trust projects	339,238
Restricted for debt service	478,825
Unrestricted	5,213,217
Total Net Position	34,150,755

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

**Evergreen Park and Recreation District
Statement of Activities
For the Year Ended December 31, 2024**

	Program Revenues			Net (Expense) Revenue and Change in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	
Functions/Programs:				
Governmental activities:				
General administration	1,839,934	86,909	67,631	-
Wulf recreation center	1,110,059	424,173	-	-
Buchanan recreation center	1,675,350	952,234	-	-
Lakehouse	1,023,103	1,884,583	-	-
Parks and fields	1,654,099	132,789	-	-
Recreation and other programs	1,458,135	1,741,126	-	185,128
Special events	36,221	50,908	-	-
Total Governmental Activities	8,796,901	5,272,722	67,631	185,128
General Revenues:				
Property taxes				4,561,629
Specific ownership taxes				290,974
Delinquent taxes and interest				3,872
Investment income				145,822
Insurance refund				159,919
Contributed assets				38,000
Miscellaneous				2,137
Total General Revenues				5,202,353
Change in Net Position				1,930,933
Net Position - Beginning				32,219,822
Net Position - Ending				34,150,755

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

FUND FINANCIAL STATEMENTS

**Evergreen Park and Recreation District
Balance Sheet
Governmental Funds
December 31, 2024**

	General Fund	Debt Service Fund	Total Governmental Funds
Assets:			
Cash and cash equivalents	6,750,141	478,825	7,228,966
Cash restricted for park land escrow	228,849	-	228,849
Accounts receivable	565,625	-	565,625
Property taxes receivable	3,403,977	1,089,815	4,493,792
Prepaid expenses	237,732	-	237,732
Total Assets	11,186,324	1,568,640	12,754,964
Liabilities:			
Accounts payable and other liabilities	523,138	-	523,138
Accrued salaries and payroll liabilities	128,822	-	128,822
Park land escrow	228,849	-	228,849
Unearned revenue	892,923	-	892,923
Total Liabilities	1,773,732	-	1,773,732
Deferred Inflow of Resources:			
Unavailable property tax revenue	3,403,977	1,089,815	4,493,792
Total Deferred Inflow of Resources	3,403,977	1,089,815	4,493,792
Fund Balances:			
Nonspendable	237,732	-	237,732
Restricted for emergencies	284,000	-	284,000
Restricted for conservation trust projects	339,238	-	339,238
Restricted for debt service	-	478,825	478,825
Unassigned	5,147,645	-	5,147,645
Total Fund Balances	6,008,615	478,825	6,487,440

Amounts reported for Governmental Activities in the Statement of Net Position are different because:

Capital assets, net of accumulated depreciation, used in governmental activities are not financial resources and, therefore, are not reported in the funds.

28,971,165

Long-term liabilities and debt-related deferred inflows, including accrued compensated absences, are not due and payable in the current period and, therefore, are not reported in the funds.

(1,307,850)

Net Position of Governmental Activities

34,150,755

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

Evergreen Park and Recreation District
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
For the Year Ended December 31, 2024

	General Fund	Debt Service Fund	Total Governmental Funds
Revenues:			
Property and other taxes	3,763,134	1,093,342	4,856,476
Intergovernmental and donations	185,128	-	185,128
State and local grants	67,631	-	67,631
Charges for services:			
Wulf recreation center	424,172	-	424,172
Buchanan recreation center	952,235	-	952,235
Lakehouse	1,884,583	-	1,884,583
Parks and fields	132,789	-	132,789
Recreation and other programs	1,741,126	-	1,741,126
Special events and festivals	50,908	-	50,908
Rental income	86,909	-	86,909
Investment income	131,434	14,388	145,822
Miscellaneous	2,135	-	2,135
Total Revenues	9,422,184	1,107,730	10,529,914
Expenditures:			
General government	1,739,502	-	1,739,502
Wulf recreation center	938,914	-	938,914
Buchanan recreation center	1,375,389	-	1,375,389
Lakehouse	856,346	-	856,346
Parks and fields	852,115	-	852,115
Recreation and other programs	1,450,188	-	1,450,188
Special events	33,675	-	33,675
Capital outlay	2,137,567	-	2,137,567
Debt service	11,470	1,081,400	1,092,870
Total Expenditures	9,395,166	1,081,400	10,476,566
Excess (Deficiency) of Revenues Over Expenditures	27,018	26,330	53,348
Other Financing Sources (Uses):			
Insurance recoveries	159,919	-	159,919
Total Other Financing Sources (Uses)	159,919	-	159,919
Change in Fund Balance	186,937	26,330	213,267
Fund Balance - Beginning	5,821,678	452,495	6,274,173
Fund Balance - Ending	6,008,615	478,825	6,487,440

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

**Evergreen Park and Recreation District
Reconciliation of the Statement of Revenues, Expenditures
and Changes in Fund Balance of the Governmental Funds
To the Statement of Activities
For the Year Ended December 31, 2024**

**Net Change in Fund Balance of
the Governmental Fund** 213,267

Amounts reported for Governmental Activities
in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However,
in the Statement of Activities, the cost of those assets is allocated over
their estimated useful lives as depreciation and amortization expense.
This is the amount by which current year depreciation was
exceeded by capital outlay.

Depreciation and amortization	(1,180,813)	
Capital outlay	1,772,117	591,304

Assets contributed by another entity increases assets, but has no effect
on current financial resources. This is the amount of assets contributed
to the District. 38,000

The issuance of long-term debt (e.g., bonds, notes, and leases) provides current
financial resources to governmental funds, while the repayment of the principal
of long-term debt consumes the current financial resources of governmental
funds. Neither transaction, however, has any effect on net position.

Bond principal payments	1,000,000	
Lease principal payments	11,261	
Amortization and interest accrual	120,653	1,131,914

Compensated absences do not require the use of current financial resources and
therefore, are not reported as expenditures in the fund. This represents the
change in compensated absences during the year. (43,552)

Change in Net Position of Governmental Activities 1,930,933

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

NOTES TO THE FINANCIAL STATEMENTS

Evergreen Park and Recreation District
Notes to the Financial Statements
December 31, 2024

I. Summary of Significant Accounting Policies

The Evergreen Park and Recreation District (the “District”) is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was established to provide recreational facilities and services within its boundaries. The District is located in Evergreen, Colorado.

The financial statements of the District have been prepared in conformity with U.S. generally accepted accounting principles (“GAAP”) as applied to government units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant accounting policies established by GAAP used by the District are discussed below.

A. Reporting Entity

The reporting entity consists of (a) the primary government; i.e., the District, and (b) organizations for which the District is financially accountable. The District is considered financially accountable for legally separate organizations if it is able to appoint a voting majority of an organization's governing body and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. Consideration is also given to other organizations which are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the District. Organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

The District has no component units, and it is not a component unit of any other entity.

B. Government-wide and Fund Financial Statements

The District's basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type.

1. Government-wide Financial Statements

Government-wide financial statements report on information of all activities of the District. All of the District's functions and activities are classified as governmental activities.

The government-wide Statement of Activities reports both the gross and net cost of each of the District's governmental functions. The governmental functions are also supported by general government revenues (property and specific ownership taxes, investment earnings, etc.). The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, operating and capital grants. Program revenues must be directly associated with the governmental function. Operating grants and contributions include operating-specific and discretionary (either operating or capital) grants while the capital grants and contributions column reflects capital-specific grants and contributions received. The government-wide focus is on the sustainability of the District as an entity and the change in the District's net position resulting from the current year's activities.

Evergreen Park and Recreation District
Notes to the Financial Statements
December 31, 2024
(continued)

I. Summary of Significant Accounting Policies (continued)

B. Government-wide and Fund Financial Statements (continued)

2. Fund Financial Statements

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, deferred inflows, reserves, fund equity, revenues and expenditures/expenses. The fund focus is on current available resources and budget compliance.

The District reports the following major governmental funds:

The *General Fund* accounts for all financial resources not required to be accounted for in another fund. All of the District's functions and activities are accounted for in the General Fund.

The *Debt Service Fund* accounts for all financial resources restricted for bonded debt service.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

1. Long-term Economic Focus and Accrual Basis

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

2. Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. "Available" means collectible within the current period or soon enough thereafter (60 days) to be used to pay liabilities of the current period. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

Evergreen Park and Recreation District
Notes to the Financial Statements
December 31, 2024
(continued)

I. Summary of Significant Accounting Policies (continued)

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

3. Financial Statement Presentation

Amounts reported as program revenues include 1) charges to customers and applicants for goods, services or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

D. Financial Statement Accounts

1. Cash, Cash Equivalents and Investments

The District pools deposits and investments of all funds. Each fund's share of the pool is readily identified by the District's internal records. Investments are stated at fair market value.

Cash and cash equivalents include demand deposits, certificates of deposit and local governmental investment pools (COLOTRUST).

Certain resources set aside for specific purposes have been classified as restricted assets on the balance sheet.

The District's investment policy permits investments in the following type of obligations which correspond with state statutes:

- FDIC-insured Certificates of Deposit
- Local Government Investment Pools
- Federally Backed Securities
- U.S. Government General Obligation Bonds
- Money Market Instruments

2. Receivables

Receivables are reported net of an allowance for uncollectible accounts. However, no allowance was established at December 31, 2024, as the District considered all receivables to be collectible.

3. Property Taxes

Property taxes are assessed in one year as a lien on the property, but not collected by the governmental entities until the subsequent year. In accordance with GAAP, the assessed but uncollected property taxes have been recorded as a receivable and as unavailable revenue.

4. Prepaid Expenses

Payments in excess of \$5,000 made to vendors for services that will benefit periods beyond December 31, 2024 are recorded as prepaid expenses.

Evergreen Park and Recreation District
Notes to the Financial Statements
December 31, 2024
(continued)

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

5. Capital Assets

Capital assets, which include land, land improvements, buildings, equipment and vehicles, are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial cost of \$15,000 or more and an estimated useful life in excess of one year. Such assets are recorded at historical cost. Donated capital assets are recorded at estimated fair value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

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

Asset	Years
Land Improvements	10 - 40
Buildings	15 - 50
Machinery and Equipment	5 - 20
Vehicles	5 - 15

6. Compensated Absences

The District offers multiple forms of compensated absences as an employee benefit to certain, qualifying, District employees. Certain District employees earn vacation benefits. These employees may accumulate earned, but unused vacation benefits. Full-time employees earn vacation pay as follows, and qualifying part-time employees earn 50% as follows:

0 – 5 years	120 hours earned per year pro rata as hours are worked
5+ - 10 Years	160 hours earned per year pro rata as hours are worked
10+ Years	200 hours earned per year pro rata as hours are worked

Employees may accumulate and roll over up to 100% of their annual earning rate. Once this maximum balance is reached, no additional time will be earned until the accrued balance drops below the maximum balance allowed. All earned, but unused vacation pay is paid upon termination.

Employees accrue sick time per hours worked. Sick time does not vest, and is not paid upon termination. Full-time employees are granted four personal days per year. Any unused personal days expire at year-end, they do not vest and are not paid upon termination.

The District estimates how much of the leave is more likely than not to be used as paid leave and recognizes that portion as a liability for compensated absences. The estimated liability for accrued leave is recorded in the governmental activities column in the government-wide financial statements.

Evergreen Park and Recreation District
Notes to the Financial Statements
December 31, 2024
(continued)

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

7. Long-term Obligations and Leases

Long-term debt is recognized as a liability of a governmental fund when due, or when resources have been accumulated for payment early in the following year. For other long-term obligations, only that portion expected to be financed from expendable available financial resources is reported as a fund liability of the governmental fund. The remaining portion of such obligations is reported in the governmental activities column of the government-wide financial statements.

Lessee – The District is lessee for noncancellable leases of vehicles. The District recognizes a lease liability and an intangible right-to-use lease asset for the leases. The District recognizes lease liabilities with an initial, individual value of \$5,000 or more.

At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term.

Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the District determines the following:

Discount Rate: The District uses the interest rate charged by the lessor as the discount rate to discount the expected lease payments to present value. When the interest rate charged by the lessor is not provided, the District uses its incremental rate of borrowing.

Lease Term: The lease term includes the noncancellable period of the lease and extended term(s) that the District is reasonably certain to exercise.

Lease Payments: Lease payments included in the measurement of the lease liability are composed of fixed increasing payments, and purchase option price that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the Statement of Net Position.

Evergreen Park and Recreation District
Notes to the Financial Statements
December 31, 2024
(continued)

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

8. Fund Balance

The District classifies governmental fund balances as follows:

Non-spendable - includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual requirements.

Restricted – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as creditors or amounts constrained due to constitutional provisions or enabling legislation.

Committed – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority which is the Board of Directors.

Assigned – includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. Fund balance may be assigned by the Board of Directors or its management designee.

Unassigned - includes residual positive fund balance within the General Fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

The District uses restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents/contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the District first uses committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The District does not have a formal minimum fund balance policy. However, the District's budget includes a calculation of targeted reserve positions and management calculates targets and reports them annually to Board of Directors.

9. Deferred Outflows and Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for "deferred outflows of resources." Deferred outflows of resources represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items that qualify for reporting in this category at December 31, 2024.

Evergreen Park and Recreation District
Notes to the Financial Statements
December 31, 2024
(continued)

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

9. Deferred Outflows and Inflows of Resources (continued)

In addition to liabilities, the statement of net position will sometimes report a separate section for “deferred inflows of resources.” Deferred inflows of resources represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resource (revenue) until that time. The District has two types of items which qualify for reporting in this category. Accordingly, the first item, unavailable property tax revenue, is deferred and recognized as an inflow of resource in the period that the amounts become available and earned. The second item, gain on refunding, is deferred and recognized as an inflow over the life of the refunding bonds.

E. Other Significant Policies

1. Use of Estimates

The preparation of financial statements in conformity with U.S. GAAP requires the District’s management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amount of revenues and expenditures or expenses during the reporting period. Actual results could differ from those estimates.

II. Reconciliation of Government-wide and Fund Financial Statements

A. Explanation of certain differences between the governmental funds Balance Sheet and the government-wide Statement of Net Position

The governmental funds Balance Sheet includes reconciliation between *fund balance – governmental funds* and *net position of governmental activities* as reported in the government-wide Statement of Net Position. One element of that reconciliation explains “Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.” This \$28,971,165 difference is related to property and equipment of \$45,391,537 less accumulated depreciation and amortization of \$16,420,372.

Another element of the reconciliations explains “Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.” The details of the \$1,307,850 difference are bonds payable of \$1,135,690, accrued interest payable of \$3,450, accrued compensated absences of \$152,082 and deferred charge on refunding of \$16,628.

III. Stewardship, Compliance, and Accountability

A. Budgets and Budgetary Accounting

Annually the District’s Board of Directors formally adopts a budget with appropriations by fund for the ensuing year pursuant to the Colorado Local Budget Law. The budget for the governmental fund is adopted on a basis consistent with U.S. GAAP.

Evergreen Park and Recreation District
Notes to the Financial Statements
December 31, 2024
(continued)

III. Stewardship, Compliance, and Accountability (continued)

A. Budgets and Budgetary Accounting (continued)

As required by Colorado statutes, the District follows required timetables in preparing, approving, and enacting its budget for the ensuing year. The following is a summary of the budget calendar for the 2024 budget year:

- (1) For the 2024 budget, prior to August 25, 2023, the County Assessor sent to the District a certified assessed valuation of all taxable property within the District's boundaries. The County Assessor may change the assessed valuation on or before December 10, 2023 only once by a single notification to the District.
- (2) On or before October 15, 2023, the District's accountant submitted to the District's Board of Directors a recommended budget which detailed the necessary property taxes needed along with other available revenues to meet the District's operating requirements.
- (3) For the 2024 budget, prior to December 15, 2023, the District computed and certified to the County Commissioners a rate of a levy that derived the necessary property taxes as computed in the proposed budget.
- (4) After a required publication of "Notice of Proposed Budget" and a public hearing, the District adopted the proposed budget and an appropriating resolution, which legally appropriated expenditures for the upcoming year.
- (5) After adoption of the budget resolution, the District may make the following changes: (a) it may transfer appropriated monies between funds or between spending agencies within a fund, as determined by the original appropriation level; (b) it may approve supplemental appropriations to the extent of revenues in excess of the estimated in the budget; (c) it may approve emergency appropriations; and (d) it may approve the reduction of appropriations for which originally estimated revenues are insufficient.
- (6) All appropriations lapse at a year-end.

Taxes levied in one year are collected in the succeeding year. Thus taxes certified in 2023 were collected in 2024 and taxes certified in 2024 will be collected in 2025. Taxes are due on January 1st in the year of collection; however, they may be paid in either one installment (no later than April 30th) or two equal installments (not later than February 28th and June 15th) without interest or penalty. Taxes that are not paid within the prescribed time bear interest at the rate of one percent (1%) per month until paid. Unpaid amounts and the accrued interest thereon become delinquent on June 15th.

Changes enacted by the Colorado Legislature delayed the Certification of County tax rolls. In November 2023, a short term property tax solution was passed during a special session, allowing Counties an extension to January 3, 2024 to provide final assessed valuations. The deadlines for the mill levy certifications was extended from December 15, 2023 to January 10, 2024.

Evergreen Park and Recreation District
Notes to the Financial Statements
December 31, 2024
(continued)

III. Stewardship, Compliance, and Accountability (continued)

B. TABOR Amendment - Revenue and Spending Limitation Amendment

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20, commonly known as the Taxpayer's Bill of Rights ("TABOR"). TABOR contains revenue, spending, tax and debt limitations that apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that for the prior year, extension of any expiring tax, or tax policy change directly causing a net tax revenue gain to any local government.

Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple-fiscal year debt or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in all future fiscal years.

TABOR also requires local governments to establish emergency reserves to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. These reserves are required to be 3% or more of fiscal year spending (excluding bonded debt service) for the fiscal year ended December 31, 2024.

The District has restricted a portion of its December 31, 2024 year-end fund balance in the General Fund for emergencies as required under TABOR in the amount of \$284,000, which is the approximate required reserve.

In November 1998, the voters of the District approved a referendum that authorizes the District to collect, retain or expend all revenues and other funds received from any source regardless of the limitations imposed by TABOR. The referendum applies only the excess revenues and leaves all other provisions of TABOR unchanged.

The District's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

IV. Detailed Notes on All Funds

A. Deposits and Investments

The District's checking accounts are entirely covered by federal depository insurance ("FDIC") or by collateral held under Colorado's Public Deposit Protection Act ("PDPA"). The FDIC insures the first \$250,000 of the District's deposits at each financial institution. Deposit balances over \$250,000 are collateralized as required by PDPA. The carrying amount of the District's deposits was \$7,457,815 at December 31, 2024.

Evergreen Park and Recreation District
Notes to the Financial Statements
December 31, 2024
(continued)

IV. Detailed Notes on All Funds (continued)

A. Deposits and Investments (continued)

Fair Value of Investments

The District measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1*: Quoted prices for identical investments in active markets;
- *Level 2*: Observable inputs other than quoted market prices; and,
- *Level 3*: Unobservable inputs.

At December 31, 2024, the District has the following recurring fair value measurements:

	Fair Value Measurement		
	Level 1	Level 2	Level 3
<u>Investments at Fair Value</u>			
Certificates of deposit	1,251,703	-	1,251,703
			-
<u>Investments Measured at Net Asset Value</u>			
Colotrust	3,218,940		

The District has the following deposits and investments for all funds, with the following maturities at December 31, 2024:

<u>Type</u>	<u>Rating</u>	<u>Carrying Amount</u>	<u>Maturities</u>	
			<u>Less Than One Year</u>	<u>Less Than Five Years</u>
Checking and savings	<i>Not rated</i>	2,758,323	2,758,323	-
Certificates of deposit	<i>Not rated</i>	1,251,703	1,251,703	-
Government investment pools	<i>AAAm</i>	3,218,940	3,218,940	-
Held by agent	<i>Not rated</i>	228,849	228,849	-
		7,457,815	7,457,815	-
<u>Financial Statement Captions:</u>				
Cash and cash equivalents - Unrestricted		7,228,966		
Cash and cash equivalents - Restricted		228,849		
		7,457,815		

Deposits recorded in the General Fund include \$228,849 of Jefferson County Deposit Accounts for Park Purposes. These funds have been set aside for the District but the District has not requested distribution of these funds. These funds have been recorded as unearned revenue as the funds are not available until the District requests the funds and distribution is approved by the County.

Evergreen Park and Recreation District
Notes to the Financial Statements
December 31, 2024
(continued)

IV. Detailed Notes on All Funds (continued)

A. Deposits and Investments (continued)

The investment pools represent investments in the Colorado Government Liquid Asset Trust (COLOTRUST) a 2a7-like pool. Pools are not covered by FDIC insurance or PDPA but are rated AAAM. The fair value of the pools is determined by the pools' share price. The District has no regulatory oversight for pools.

Interest Rate Risk. The District limits its investments to savings accounts and investment pools (explained below) where each share is equal to one dollar and the District avoids interest rate risk.

Credit Risk. State law and District policy limit investments to those authorized by State statutes including U.S. Agencies and 2a7-like pools. The District's general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and, in general, avoid speculative investments.

Concentration of Credit Risk. The District invests most funds in 2a7-like pools and thus avoids a concentration of credit risk.

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Evergreen Park and Recreation District
Notes to the Financial Statements
December 31, 2024
(continued)

IV. Detailed Notes on All Funds (continued)

B. Capital Assets

Governmental capital asset activity for the year ended December 31, 2024 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities:				
Capital assets not depreciated:				
Land	10,897,915	38,000	-	10,935,915
Water rights	55,588	-	-	55,588
Art	40,742	-	-	40,742
Construction-in-Progress	-	100,572	-	100,572
Total capital assets not depreciated	10,994,245	138,572	-	11,132,817
Capital assets depreciated and amortized:				
Land improvements	13,034,686	576,829	(93,931)	13,517,584
Buildings and improvements	17,773,924	917,215	(71,275)	18,619,864
Machinery and equipment	1,670,100	107,931	(473,511)	1,304,520
Lease assets	481,871	-	-	481,871
Vehicles	269,102	69,570	(3,791)	334,881
Total capital assets depreciated and amortized	33,229,683	1,671,545	(642,508)	34,258,720
Less accumulated depreciation and amortization for:				
Land improvements	(5,163,488)	(675,084)	93,931	(5,744,641)
Buildings and improvements	(8,507,964)	(444,772)	71,275	(8,881,461)
Machinery and equipment	(1,520,629)	(35,148)	473,511	(1,082,266)
Lease assets	(471,777)	(10,094)	-	(481,871)
Vehicles	(218,209)	(15,715)	3,791	(230,133)
Total accumulated depreciation and amortization	(15,882,067)	(1,180,813)	642,508	(16,420,372)
Total capital assets depreciated and amortized, net	17,347,616	490,732	-	17,838,348
Governmental Activities Capital Assets, Net	28,341,861	629,304	-	28,971,165

Evergreen Park and Recreation District
Notes to the Financial Statements
December 31, 2024
(continued)

IV. Detailed Notes on All Funds (continued)

B. Capital Assets (continued)

Depreciation and amortization expense was charged to functions of the District as follows:

Governmental Activities:

General Government	89,419
Wulf Center	139,092
Buchanan Center	220,520
Lakehouse	56,698
Parks and Fields	<u>675,084</u>
Total Depreciation and Amortization - Governmental Activities	<u><u>1,180,813</u></u>

C. Long-term Obligations

1. General Obligation Refunding Bonds - Series 2015

On September 10, 2015, the District issued General Obligation Refunding Bonds, Series 2015, in the principal amount of \$8,790,000. The proceeds of the Bonds, which amounted to \$9,796,917 and included an original issue premium of \$1,006,917, were used to refund certain portion of the District's outstanding General Obligation Refunding and Improvement Bonds, Series 2005 and pay the costs of issuing the Bonds. The District realized present value savings of approximately \$970,000 from this refunding. The bonds mature annually through 2025. Interest is payable June 1 and December 1 at rates varying from 3% to 4%.

2. Schedule of Debt Service Requirements

Bond principal and interest payments due at December 31, 2024 were as follows:

	Principal	Interest	Total
2025	1,035,000	41,400	1,076,400
Total	1,035,000	41,400	1,076,400

Evergreen Park and Recreation District
Notes to the Financial Statements
December 31, 2024
(continued)

IV. Detailed Notes on All Funds (continued)

C. Long-term Obligations (continued)

3. Leases

The District executed amendments to the vehicle master lease for three additional vehicles during 2019. The lease terms expire during 2024. Payments under the lease include interest of .56%. Total lease expenses under this agreement were \$28,052 including \$2,933 of interest.

As of December 31, 2024, there are no future lease payment obligations.

4. Changes in Long-term Obligations

Long-term liability activity for the year ended December 31, 2024 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
2015 G.O. Refunding Bonds	2,035,000	-	(1,000,000)	1,035,000	1,035,000
2015 Bond Premium	201,382	-	(100,692)	100,690	100,690
Leases	11,261	-	(11,261)	-	-
Accrued compensated absences	108,530	43,552	-	152,082	50,694
Long-term Liabilities	<u>2,356,173</u>	<u>43,552</u>	<u>(1,111,953)</u>	<u>1,287,772</u>	<u>1,186,384</u>

The change in compensated absence liability is presented as a net change.

V. Other Information

A. Risk Management

The District is exposed to various risks of loss related to workers compensation; general liability, unemployment, torts, theft of, damage to, and destruction of assets; and errors and omissions. In addition, the District is exposed in the ordinary course of business to the risk of injury to persons attending or operating its recreational facilities and events. The District has acquired commercial coverage for these risks and claims, if any, are not expected to exceed the commercial insurance coverage.

B. Conservation Trust

The District received \$175,105 of Colorado lottery funds during 2024 based upon a formula considering population within the District. The funds are restricted under the State Conservation Trust Fund statutes to acquisition, development and maintenance of parks and recreation facilities. This revenue and the related expenditures are accounted for in the General Fund.

Evergreen Park and Recreation District
Notes to the Financial Statements
December 31, 2024
(continued)

V. Other Information (continued)

C. Retirement Plans

1. Defined Contribution Pension Plan – Section 401(a)

The District is a member of Colorado Retirement Association (“CRA”). CRA was established to provide retirement benefits to employees of Colorado local governments. As a member, the District participates in the CRA retirement plan created in accordance with Internal Revenue Code Section 401(a) (the “401(a) Plan”), which is a defined contribution pension plan.

Full-time employees are eligible to participate upon the first day of the month following the date of hire. All participating employees are required to make a mandatory contribution to the plan equal to 3% of gross payroll. The District is required to match the 3% employee contribution. Employee contributions to the plan are vested 100% upon contribution. Employer contributions are vested 25% per year after 1 year of service. Employees are fully vested after 5 years of service. The District is neither the trustee nor the administrator for the 401(a) Plan. The seven-member governing board of CRA makes all necessary rules and is responsible for administration of the funds in the 401(a) Plan. Benefits payable at retirement, death, termination, or other unforeseen circumstance are based on the accumulated account balance of each employee. Upon termination of service with the District, any unvested amounts will be forfeited and may be used to pay plan expenses or District required employer contributions to the 401(a) Plan.

For 2024, the District recognized \$79,349 of expense under this plan. During 2024, the District had \$27,720 of forfeitures, which were used to offset plan expenses. For 2024, the District's employees' covered payroll was \$2,644,962. The District had no liability to the Plan at December 31, 2024.

2. Deferred Compensation Plan – Section 457

The District also participates in the CRA retirement plan created in accordance with Internal Revenue Code Section 457 (the “457 Plan”), which is a defined contribution plan. The plan permits employees to defer a portion of their salary until future years. The District matches 100% of the first of 5% of employee contributions, which vests immediately. All contributions to the 457 Plan and all income attributable to those amounts are to be held in trust for the exclusive benefit of the plan participants and their beneficiaries. Plan investment purchases are determined by the plan participant and therefore, the plan's investment concentration varies between participants. The District has no liability for losses under the plan but does have the duty of due care that would be required of an ordinary prudent investor. The District is neither the trustee nor the administrator for the plan. The seven-member governing board of CRA makes all necessary rules and is responsible for administration of the funds in the Plan. Benefits payable at retirement, death, termination, or other unforeseen circumstance are based on the accumulated account balance of each employee.

The District recognized pension expense related to this 457 Plan of \$87,304 during 2024 and recognized a liability to the 457 Plan at December 31, 2024 of \$0.

Evergreen Park and Recreation District
Notes to the Financial Statements
December 31, 2024
(continued)

V. Other Information (continued)

D. Implementation of Accounting Standard

Effective January 1, 2024, the District implemented Governmental Accounting Standards Board Statement No. 101, *Compensated Absences* ("GASB 101"). The Standard requires governments to recognize a liability for all forms of compensated absences, including those that are not paid upon an employee's separation from service, such as sick leave. The standard requires governments to estimate the compensated absence liability based on historical data regarding the accumulation and forfeiture of leave balances rather than solely on termination payouts. This statement was applied to all periods presented in these financials with no restatement necessary to beginning net position.

E. Subsequent Events

On May 14, 2025, the District entered into a Certificate Purchase Agreement with UMB Bank at a price of \$16,572,486. The purchase price includes the Certificates of Participation Series 2025 par amount of \$16,040,000, plus net original issuance premium of \$624,716, less the underwriter's discount of \$92,230. The Certificates will bear interest, mature, be subject to redemption and priced to yield. Interest rates range from 4.250% to 5.000%. The first interest payment is due December 1, 2025. Subsequent to the initial payment, interest payments are due semi-annually on June 1 and December 1 through 2045. Principal payments are due annually on December 1 through 2045. The proceeds from the sale will be applied to the acquisition, construction, installation and equipping of various public improvements, including a new aquatic facility at Buchanan Park Recreation Center, including any legally permitted costs and expenditures in connection therewith. Certain District-owned property is to be leased by the District to UMB Bank pursuant to a site lease for an initial term which ends on December 31, 2025 and renewal terms through December 31, 2055. Concurrently with the execution and delivery of the site lease, UMB Bank will lease the property back to the District.

REQUIRED SUPPLEMENTARY INFORMATION

Evergreen Park and Recreation District
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
General Fund
For the Year Ended December 31, 2024
(With Comparative Amounts for 2023)

	<u>2024</u>		<u>Final Budget Variance Positive (Negative)</u>	<u>2023</u>
	<u>Original & Final Budget</u>	<u>Actual</u>		<u>Actual</u>
Revenues:				
Property and other taxes	3,600,811	3,763,134	162,323	2,752,914
Intergovernmental and donations	181,000	185,128	4,128	1,058,385
Federal grants	-	-	-	3,522,794
State and local grants	85,000	67,631	(17,369)	719,573
Charges for services:				
Wulf Recreation Center:				
Daily admissions and facility revenue	321,112	311,687	(9,425)	369,826
Aquatics programs	116,691	109,131	(7,560)	86,216
Concessions and merchandise	2,100	2,119	19	2,565
Program and instruction	-	1,235	1,235	731
Total Wulf Recreation Center	<u>439,903</u>	<u>424,172</u>	<u>(15,731)</u>	<u>459,338</u>
Buchanan Recreation Center:				
Daily admissions and facility revenue	774,538	767,636	(6,902)	808,565
Aquatics programs	115,050	102,744	(12,306)	102,954
Concessions and merchandise	3,700	4,102	402	5,125
Program and instruction	61,818	77,753	15,935	72,060
Total Buchanan Recreation Center	<u>955,106</u>	<u>952,235</u>	<u>(2,871)</u>	<u>988,704</u>
Lakehouse:				
Facility rentals	643,250	938,875	295,625	767,553
Boating rentals and classes	428,000	462,606	34,606	411,008
Skating and hockey revenue	377,800	442,552	64,752	401,148
Concessions and merchandise	7,500	8,205	705	10,034
Special events	22,500	32,345	9,845	19,662
Total Lakehouse	<u>1,479,050</u>	<u>1,884,583</u>	<u>405,533</u>	<u>1,609,405</u>
Parks and Fields	117,500	132,789	15,289	91,303
Recreation and other programs:				
Athletic programs	317,492	329,195	11,703	264,599
Children programs	429,623	426,647	(2,976)	386,827
Gymnastics programs	519,600	495,503	(24,097)	502,670
Recreation programs	340,544	340,134	(410)	325,613
Special population programs	185,000	149,647	(35,353)	141,782
Total Recreation and other programs	<u>1,792,259</u>	<u>1,741,126</u>	<u>(51,133)</u>	<u>1,621,491</u>
Special events and festivals	32,000	50,908	18,908	26,283
Rental and marketing income	48,000	86,909	38,909	77,475
Total Charges for Services	<u>4,863,818</u>	<u>5,272,722</u>	<u>408,904</u>	<u>4,873,999</u>
Investment income	53,964	131,434	77,470	134,889
Miscellaneous income	700	2,135	1,435	216,766
Total Revenues	<u>8,785,293</u>	<u>9,422,184</u>	<u>636,891</u>	<u>13,279,320</u>

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

Evergreen Park and Recreation District
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
General Fund
For the Year Ended December 31, 2024
(With Comparative Amounts for 2023)

	2024		2023	
	Original & Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Expenditures:				
General:				
Payroll	1,224,461	1,092,447	132,014	977,447
Repairs and maintenance	36,300	45,898	(9,598)	40,280
Utilities	14,190	22,551	(8,361)	24,079
Administrative	52,250	78,024	(25,774)	40,729
County treasurer fees	59,256	68,483	(9,227)	53,641
Insurance	229,000	207,532	21,468	205,892
Professional fees	194,500	180,572	13,928	141,408
Other expenses	41,091	43,995	(2,904)	195,471
Total General	1,851,048	1,739,502	111,546	1,678,947
Wulf Recreation Center:				
Payroll	616,035	614,749	1,286	609,293
Programs	1,188	-	1,188	158
Repairs and maintenance	112,023	120,432	(8,409)	113,980
Utilities	141,792	123,118	18,674	125,450
Administrative	14,628	11,029	3,599	20,501
Other expenses	72,725	69,586	3,139	65,912
Total Wulf Recreation Center	958,391	938,914	19,477	935,294
Buchanan Recreation Center:				
Payroll	985,940	1,026,535	(40,595)	947,207
Programs	10,073	7,825	2,248	3,217
Repairs and maintenance	149,813	135,931	13,882	189,747
Utilities	165,345	143,950	21,395	143,040
Administrative	12,992	10,046	2,946	14,875
Other expenses	45,020	51,102	(6,082)	46,247
Total Buchanan Recreation Center	1,369,183	1,375,389	(6,206)	1,344,333
Lakehouse:				
Payroll	667,554	625,117	42,437	609,992
Programs	47,500	50,335	(2,835)	47,706
Repairs and maintenance	92,400	61,185	31,215	79,922
Utilities	44,150	33,441	10,709	36,631
Administrative	11,805	4,611	7,194	12,504
Other expenses	63,400	81,657	(18,257)	65,656
Total Lakehouse	926,809	856,346	70,463	852,411

The accompanying notes are an integral part of these financial statements

Evergreen Park and Recreation District
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
General Fund
For the Year Ended December 31, 2024
(With Comparative Amounts for 2023)

	2024		Final Budget Variance Positive (Negative)	2023
	Original & Final Budget	Actual		Actual
Expenditures (continued):				
Parks and Fields:				
Payroll	602,363	573,674	28,689	597,477
Repairs and maintenance	130,086	206,559	(76,473)	171,176
Utilities	46,856	49,585	(2,729)	52,282
Administrative	3,354	2,577	777	4,394
Other expenses	24,000	19,720	4,280	28,592
Total Parks and Fields	806,659	852,115	(45,456)	853,921
Recreation and Other Programs				
Athletic programs	225,369	251,630	(26,261)	217,597
Children's programs	308,044	393,424	(85,380)	407,149
Gymnastics programs	406,195	374,545	31,650	435,115
Recreation programs	285,208	232,122	53,086	233,885
Special populations programs	166,945	198,467	(31,522)	189,822
Total Recreation and Other Programs	1,391,761	1,450,188	(58,427)	1,483,568
Special Events	1,200	33,675	(32,475)	13,018
Capital Outlay	2,139,000	2,137,567	1,433	5,668,199
Debt Service				
Lease principal	-	11,261	(11,261)	35,209
Lease interest	-	209	(209)	1,484
Total Debt Service	-	11,470	(11,470)	36,693
Total Expenditures	9,444,051	9,395,166	48,885	12,866,384
Excess of Revenues Over Expenditures	(658,758)	27,018	685,776	412,936
Other Financing Sources (Uses):				
Insurance recoveries	285,000	159,919	(125,081)	77,341
Total Other Financing Sources (Uses)	285,000	159,919	(125,081)	77,341
Change in Fund Balance	(373,758)	186,937	560,695	490,277
Fund Balance - Beginning		5,821,678		5,331,401
Fund Balance - Ending		6,008,615		5,821,678

The accompanying notes are an integral part of these financial statements

SUPPLEMENTARY INFORMATION

Evergreen Park and Recreation District
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
Debt Service Fund
For the Year Ended December 31, 2024
(With Comparative Amounts for 2023)

	2024		Final Budget Variance Positive (Negative)	2023
	Original & Final Budget	Actual		Actual
Revenues:				
Property tax for debt service	1,081,900	1,093,342	11,442	1,078,935
Investment income	-	14,388	14,388	19,804
Total Revenues	1,081,900	1,107,730	25,830	1,098,739
Expenditures:				
Debt Service:				
Principal	1,000,000	1,000,000	-	960,000
Interest	81,400	81,400	-	119,800
Other expenses	500	-	500	300
Total Expenditures	1,081,900	1,081,400	500	1,080,100
Excess of Revenues Over Expenditures	-	26,330	26,330	18,639
Change in Fund Balance	-	26,330	26,330	18,639
Fund Balance - Beginning		452,495		433,856
Fund Balance - Ending		478,825		452,495

The accompanying notes are an integral part of these financial statements

**Evergreen Park and Recreation District
Ad Valorem Property Tax Data
For the Year Ended December 31, 2024**

The following tables set forth a history of ad valorem property tax levies and tax collections for the District.

History of Assessed Valuations and Mill Levies for the District

Levy/ Collection Year	Assessed Valuation	Percent Change	General Fund Levy	Debt Service Levy	Special Abatement Levy	Total Mill Levy
2013/2014	397,643,902	-3.7%	4.328	3.018	0.039	7.385
2014/2015	396,029,090	-0.4%	4.328	3.032	0.028	7.388
2015/2016	441,389,899	11.5%	4.328	2.428	0.026	6.782
2016/2017	437,608,907	-0.9%	4.328	2.449	0.013	6.790
2017/2018	490,387,709	12.1%	4.328	2.198	0.013	6.539
2018/2019	477,532,047	-2.6%	4.328	2.516	0.013	6.857
2019/2020	530,956,124	11.2%	4.328	2.516	0.013	6.857
2020/2021	531,612,076	0.1%	4.328	2.516	0.013	6.857
2021/2022	585,975,393	10.2%	4.328	1.650	0.032	6.010
2022/2023	572,375,131	-2.3%	4.328	1.888	0.030	6.246
2023/2024	722,079,155	26.2%	4.699	1.498	0.011	6.208
2024/2025	724,073,335	0.3%	4.687	1.505	0.014	6.206

Source: State of Colorado, Department of Local Affairs, Division of Property Taxation, Annual Reports, 2013-2024.

Property Tax Collections for the District

Levy/ Collection Year	Property Taxes Levied ⁽¹⁾	Current Tax Collections ⁽²⁾	Collection Rate
2013/2014	2,936,600	2,922,633	99.52%
2014/2015	2,925,863	2,918,208	99.74%
2015/2016	2,993,506	2,910,675	97.23%
2016/2017	2,971,364	2,893,085	97.37%
2017/2018	3,206,645	3,121,261	97.34%
2018/2019	3,274,437	3,235,676	98.82%
2019/2020	3,640,766	3,529,119	96.93%
2020/2021	3,645,264	3,537,136	97.03%
2021/2022	3,521,712	3,495,735	99.26%
2022/2023	3,575,055	3,446,299	96.40%
2023/2024	4,482,667	4,372,150	97.53%
2024/2025 ⁽³⁾	4,493,599	3,259,392	72.53%

(1) Levies do not reflect abatements or other adjustments.

(2) The Jefferson County Treasurer's collection fees have not been deducted from these amounts, nor do they include delinquent tax collections or interest collected on current taxes.

(3) Collections distributed through May 31, 2025.

Sources: State of Colorado, Department of Local Affairs, Division of Property Taxation, Annual Reports, 2013-2024; and Jefferson County Treasurer's Office.

The accompanying notes are an integral part of these financial statements