

**SOUTH PARK – PARK AND RECREATION DISTRICT**

**BASIC FINANCIAL STATEMENTS**

**December 31, 2024**

## TABLE OF CONTENTS

### PAGE

### INTRODUCTORY SECTION

Title Page

Table of Contents

### FINANCIAL SECTION

Independent Auditors' Report

#### **Basic Financial Statements**

Statement of Net Position	1
Statement of Activities	2
Balance Sheet – Governmental Funds	3
Statement of Revenues, Expenditures and Changes In Fund Balances – Governmental Funds	4
Statement of Net Position – Proprietary Fund Type	5
Statement of Revenues, Expenses and Changes in Fund Net Position – Proprietary Fund Type	6
Statement of Cash Flows – Proprietary Fund Type	7
Notes to Financial Statements	8 - 18

#### **Required Supplementary Information**

General Fund – Budgetary Comparison Schedule	19
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#### **Individual Fund Schedules**

Construction Fund – Budgetary Comparison Schedule	20
Conservation Trust Fund – Budgetary Comparison Schedule	21
Recreation Fund – Budgetary Comparison Schedule	22

**FINANCIAL SECTION**



# JOHN CUTLER & ASSOCIATES

To the Board of Directors  
South Park – Park and Recreation District  
Fairplay, Colorado

## INDEPENDENT AUDITORS' REPORT

### Report on the Financial Statements

#### *Opinions*

We have audited the financial statements of the governmental activities and each major fund, of the South Park – Park and Recreation District (the “District”) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the South Park – Park and Recreation District as of December 31, 2024, and the respective changes in financial position and, where applicable, cash flows, thereof for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

#### *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 Auditor’s Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the South Park – Park and Recreation District and to meet our 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 the financial statements in accordance with the 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 District’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.

#### *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 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 judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgement 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 of 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 of 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 judgement, 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***

Accounting principles generally accepted in the United States of America require that the required budgetary information on page 19 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 (GASB) who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has not presented the management's discussion and analysis that governmental 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 is not affected by this missing information.

### ***Supplementary and Other Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The individual fund schedules as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements.

The individual fund schedules have 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 individual fund schedules are fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

*John Cutler & Associates, LLC*

October 30, 2025

## **BASIC FINANCIAL STATEMENTS**

SOUTH PARK - PARK AND RECREATION DISTRICT

STATEMENT OF NET POSITION

As of December 31, 2024

	GOVERNMENTAL ACTIVITIES	BUSINESS TYPE ACTIVITIES	TOTAL	
			2024	2023
<b>ASSETS</b>				
Cash and Investments	\$ 240,930	\$ 8,370	\$ 249,300	\$ 171,003
Receivables				
Property Taxes	457,729	-	457,729	457,729
Accounts	-	-	-	2,905
Inventory	-	220	220	221
Capital Assets, Not Depreciated	-	304,600	304,600	304,600
Capital Assets, Depreciated				
Net of Accumulated Depreciation	-	1,520,475	1,520,475	1,648,854
<b>TOTAL ASSETS</b>	<b>698,659</b>	<b>1,833,665</b>	<b>2,532,324</b>	<b>2,585,312</b>
<b>LIABILITIES</b>				
Accounts Payable	-	1,786	1,786	2,496
Accrued Expenses	-	113,449	113,449	98,664
<b>TOTAL LIABILITIES</b>	<b>-</b>	<b>115,235</b>	<b>115,235</b>	<b>101,160</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Property Tax Revenue	457,729	-	457,729	457,729
<b>NET POSITION</b>				
Net Investment in Capital Assets	-	1,825,075	1,825,075	1,953,454
Restricted for Emergencies	15,600	-	15,600	9,300
Unrestricted	225,330	(106,645)	118,685	63,669
<b>TOTAL NET POSITION</b>	<b>\$ 240,930</b>	<b>\$ 1,718,430</b>	<b>\$ 1,959,360</b>	<b>\$ 2,026,423</b>

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

SOUTH PARK - PARK AND RECREATION DISTRICT

STATEMENT OF ACTIVITIES  
Year Ended December 31, 2024

<u>FUNCTIONS/PROGRAMS</u>	<u>EXPENSES</u>	<u>PROGRAM REVENUES</u>		
		<u>CHARGES FOR SERVICES</u>	<u>OPERATING GRANTS AND CONTRIBUTIONS</u>	<u>CAPITAL GRANTS AND CONTRIBUTIONS</u>
<b>PRIMARY GOVERNMENT</b>				
<b>Governmental Activities</b>				
General Government	\$ 41,808	\$ -	\$ -	\$ -
Parks and Recreation	-	-	-	33,587
Interest on Long-Term Debt	-	-	-	-
Total Governmental Activities	41,808	-	-	33,587
<b>Business-Type Activities</b>				
Recreation Center	823,284	154,872	63,397	-
Total Business-Type Activities	823,284	154,872	63,397	-
Total Primary Government	\$ 865,092	\$ 154,872	\$ 63,397	\$ 33,587

GENERAL REVENUES

Property Taxes  
Specific Ownership Taxes  
Interest  
Other  
Transfers

TOTAL GENERAL REVENUES

CHANGE IN NET POSITION

NET POSITION, Beginning

NET POSITION, Ending

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

NET (EXPENSE) REVENUE AND  
CHANGE IN NET POSITION

GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTALS	
		2024	2023
\$ (41,808)	\$ -	\$ (41,808)	\$ (9,464)
33,587	-	33,587	38,622
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
(8,221)	-	(8,221)	29,158
<u>-</u>	<u>(605,015)</u>	<u>(605,015)</u>	<u>(674,834)</u>
<u>-</u>	<u>(605,015)</u>	<u>(605,015)</u>	<u>(674,834)</u>
(8,221)	(605,015)	(613,236)	(645,676)
477,509	-	477,509	477,509
40,188	-	40,188	40,188
2,568	-	2,568	2,568
-	25,918	25,918	51,836
<u>(427,151)</u>	<u>427,151</u>	<u>-</u>	<u>427,151</u>
<u>93,114</u>	<u>453,069</u>	<u>546,183</u>	<u>572,101</u>
84,893	(151,946)	(67,053)	(73,575)
<u>156,037</u>	<u>1,870,376</u>	<u>2,026,413</u>	<u>2,342,211</u>
<u>\$ 240,930</u>	<u>\$ 1,718,430</u>	<u>\$ 1,959,360</u>	<u>\$ 2,268,636</u>

SOUTH PARK - PARK AND RECREATION DISTRICT

BALANCE SHEET  
GOVERNMENTAL FUNDS  
December 31, 2024

	GENERAL FUND	CONSTRUCTION FUND	NON-MAJOR	TOTAL GOVERNMENTAL	
			CONSERVATION TRUST FUND	FUNDS	
				2024	2023
<b>ASSETS</b>					
Cash and Cash Equivalents	\$ 231,595	\$ -	\$ 9,335	\$ 240,930	\$ 156,037
Property Taxes Receivable	457,729	-	-	457,729	457,729
<b>TOTAL ASSETS</b>	<b>\$ 689,324</b>	<b>\$ -</b>	<b>\$ 9,335</b>	<b>\$ 698,659</b>	<b>\$ 613,766</b>
<b>LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCES</b>					
<b>LIABILITIES</b>					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL LIABILITIES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred Property Tax Revenue	457,729	-	-	457,729	457,729
<b>FUND BALANCES</b>					
Restricted for Emergencies	15,600	-	-	15,600	9,300
Restricted for Debt Service	-	-	-	-	127,189
Restricted for Parks and Recreation	-	-	9,335	9,335	9,335
Unassigned	215,995	-	-	215,995	10,213
<b>TOTAL FUND BALANCES</b>	<b>231,595</b>	<b>-</b>	<b>9,335</b>	<b>240,930</b>	<b>156,037</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES</b>	<b>\$ 689,324</b>	<b>\$ -</b>	<b>\$ 9,335</b>	<b>\$ 698,659</b>	<b>\$ 613,766</b>

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

SOUTH PARK - PARK AND RECREATION DISTRICT

STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
Year Ended December 31, 2024

	GENERAL FUND	CONSTRUCTION FUND	NON-MAJOR	TOTAL GOVERNMENTAL	
			CONSERVATION TRUST FUND	FUNDS	
				2024	2023
REVENUES					
Taxes	\$ 517,697	\$ -	\$ -	\$ 517,697	\$ 309,953
Intergovernmental	-	-	33,587	33,587	38,622
Interest	2,384	-	184	2,568	57
<b>TOTAL REVENUES</b>	<b>520,081</b>	<b>-</b>	<b>33,771</b>	<b>553,852</b>	<b>348,632</b>
EXPENDITURES					
General Government	41,808	-	-	41,808	9,464
Parks and Recreation	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>41,808</b>	<b>-</b>	<b>-</b>	<b>41,808</b>	<b>9,464</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>478,273</b>	<b>-</b>	<b>33,771</b>	<b>512,044</b>	<b>339,168</b>
OTHER FINANCING USES					
Transfers	(266,191)	(127,189)	(33,771)	(427,151)	(428,691)
<b>TOTAL OTHER FINANCING USES</b>	<b>(266,191)</b>	<b>(127,189)</b>	<b>(33,771)</b>	<b>(427,151)</b>	<b>(428,691)</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>212,082</b>	<b>(127,189)</b>	<b>-</b>	<b>84,893</b>	<b>(89,523)</b>
FUND BALANCES, Beginning	19,513	127,189	9,335	156,037	245,560
FUND BALANCES, Ending	\$ 231,595	\$ -	\$ 9,335	\$ 240,930	\$ 156,037

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

SOUTH PARK - PARK AND RECREATION DISTRICT

STATEMENT OF NET POSITION  
 PROPRIETARY FUND TYPE  
 As of December 31, 2024

	<u>2024</u>	<u>2023</u>
ASSETS		
Current Assets		
Cash and Cash Equivalents	\$ 8,370	\$ 14,966
Accounts Receivable	-	2,905
Inventory	<u>220</u>	<u>221</u>
Total Current Assets	<u>8,590</u>	<u>18,092</u>
Noncurrent Assets		
Capital Assets, net of accumulated depreciation	<u>1,825,075</u>	<u>1,953,454</u>
TOTAL ASSETS	<u>1,833,665</u>	<u>1,971,546</u>
LIABILITIES		
Current Liabilities		
Accounts Payable	1,786	2,496
Accrued Expenses	<u>113,449</u>	<u>98,664</u>
Total Current Liabilities	<u>115,235</u>	<u>101,160</u>
Noncurrent Liabilities		
Loan Payable	<u>-</u>	<u>-</u>
TOTAL LIABILITIES	<u>115,235</u>	<u>101,160</u>
NET POSITION		
Investment in Capital Assets	1,825,075	1,953,454
Unrestricted	<u>(106,645)</u>	<u>(83,068)</u>
TOTAL NET POSITION	<u>\$ 1,718,430</u>	<u>\$ 1,870,386</u>

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

SOUTH PARK - PARK AND RECREATION DISTRICT

STATEMENT OF REVENUES, EXPENSES  
AND CHANGES IN NET POSITION  
PROPRIETARY FUND TYPE  
Year Ended December 31, 2024

	2024	2023
OPERATING REVENUES		
Charges for Services	\$ 141,849	\$ 132,869
Special Events	1,130	1,120
Facility Rental	11,893	16,220
Miscellaneous	25,918	19,878
	180,790	170,087
OPERATING EXPENSES		
Operations	694,904	702,490
Depreciation	128,380	128,380
	823,284	830,870
TOTAL OPERATING EXPENSES	823,284	830,870
OPERATING LOSS	(642,494)	(660,783)
NON-OPERATING REVENUES		
Grant Revenue	63,397	5,827
	63,397	5,827
TOTAL NON-OPERATING REVENUES	63,397	5,827
NET LOSS BEFORE TRANSFERS	(579,097)	(654,956)
TRANSFER IN	427,151	428,691
NET INCOME (LOSS)	(151,946)	(226,265)
NET POSITION, Beginning	1,870,376	2,096,651
NET POSITION, Ending	\$ 1,718,430	\$ 1,870,386

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

SOUTH PARK - PARK AND RECREATION DISTRICT

STATEMENT OF CASH FLOWS

PROPRIETARY FUND TYPE

Year Ended December 31, 2024

Increase (Decrease) in Cash and Cash Equivalents

	2024	2023
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Cash Received from Customers	\$ 183,695	\$ 171,907
Cash Paid to Suppliers	(304,279)	(279,958)
Cash Paid to Employees	(376,560)	(340,025)
Net Cash Used by Operating Activities	(497,144)	(448,076)
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>		
Purchase of Capital Assets	-	(8,990)
Grant Revenue	63,397	5,827
Lease Payments	-	(10,418)
Transfers from Other Funds	427,151	428,691
Net Cash Provided by Capital and Related Financing Activities	490,548	415,110
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Interest Received	-	-
Net Increase (Decrease) in Cash and Cash Equivalents	(6,596)	(32,966)
CASH AND CASH EQUIVALENTS, Beginning	14,966	47,932
CASH AND CASH EQUIVALENTS, Ending	\$ 8,370	\$ 14,966
<b>RECONCILIATION OF OPERATING LOSS TO NET CASH USED BY OPERATING ACTIVITIES</b>		
Operating Loss	\$ (642,494)	\$ (660,783)
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities		
Depreciation and Amortization	128,380	128,380
Changes in Assets and Liabilities		
Accounts Receivable	2,905	1,820
Accounts Payable	(721)	(7,536)
Accrued Expenses	14,785	90,043
Total Adjustments	145,350	212,707
Net Cash Used by Operating Activities	\$ (497,144)	\$ (448,076)

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

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2024

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The South Park – Park and Recreation District (the “District”) is a quasi-governmental entity organized and operated pursuant to the Colorado Special Districts Act. The District was established in 1999 to provide parks and recreation facilities to residents of the District. The District is located in Park County, Colorado.

The accounting policies of the District conform to generally accepted accounting principles as applicable to governments. Following is a summary of the more significant policies.

**Reporting Entity**

In accordance with governmental accounting standards, the South Park – Park and Recreation District has considered the possibility of inclusion of additional entities in its basic financial statements.

The definition of the reporting entity is based primarily on financial accountability. The District is financially accountable for organizations that make up its legal entity. It is also financially accountable for legally separate organizations if District officials appoint a voting majority of the organization’s governing body and either it is 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. The District may also be financially accountable for governmental organizations that are fiscally dependent upon it.

Based on the application of these criteria, the District does not include additional organizations in its reporting entity.

**Government-Wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of the given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment.

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2024

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Government-Wide and Fund Financial Statements** (Continued)

Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when the liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current *financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Property taxes, specific ownership taxes, and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, are recorded only when payment is due.

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2024

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**  
(Continued)

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

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

In the fund financial statements, the District reports the following major governmental funds:

The *General Fund* is the District's primary operating fund. It accounts for all financial resources of the District, except those required to be accounted for in another fund.

The *Construction Fund* accounts for proceeds set aside and expenditures made for certain projects designated by the District's Board of Directors.

The District reports the following major proprietary fund:

The *Recreation Fund* accounts for the financial activities associated with the operation of the recreation center.

**Cash and Investments**

Cash equivalents include investments with original maturities of three months or less.

**Receivables**

Receivables are reported net of an allowance for doubtful accounts.

**Prepaid Expenses**

Payments made to vendors for services that will benefit future periods are recorded as prepaid expenses. An expenditure is reported in the year in which the services are consumed.

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2024

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Capital Assets**

Capital assets, which include property and equipment, are reported in the business-type activities column in the government-wide and proprietary fund financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market 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 assets' lives are not capitalized.

Property and equipment of the District is depreciated using the straight line method over the following estimated useful lives:

Buildings and Improvements	15 – 30 years
Equipment and Vehicles	3 – 10 years

**Unearned Revenues**

Unearned revenues represent membership dues for the next fiscal year, which have been received in the current fiscal year.

**Long-Term Obligations**

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

In the government-wide financial statements, bond issue costs and bond discounts are capitalized and amortized on a straight-line basis over the life of the bonds. These costs are reported in the applicable program expense section in the statement of activities.

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2024

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Net Position**

The government-wide and business-type fund financial statements utilize a net position presentation. Net position is categorized as investment in capital assets, restricted, and unrestricted.

*Investment in Capital Assets* is intended to reflect the portion of net position which are associated with non-liquid, capital assets less outstanding capital asset related debt. The net related debt is the debt less the outstanding liquid assets and any associated unamortized cost.

*Restricted Net Position* are liquid assets, which have third party limitations on their use.

*Unrestricted Net Position* represent assets that do not have any third-party limitation on their use. While District management may have categorized and segmented portion for various purposes, the Board of Directors has the unrestricted authority to revisit or alter these managerial decisions.

**Fund Balance Classification**

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- Restricted – This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The District has classified Emergency Reserves as being restricted because their use is restricted by State Statute for declared emergencies and has classified the fund balance of the *Construction Fund* as restricted because its use is restricted for the repayment of long-term debt. The District also reports the fund balance in the *Conservation Trust Fund* as restricted for park and recreation projects.
- Committed – This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Board of Directors. These amounts cannot be used for any other purpose unless the Board of Directors removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2024

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Fund Balance Classification** (Continued)

The District did not have any committed resources as of December 31, 2024.

- Unassigned – This classification includes the residual fund balance for the General Fund. The Unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of Assigned fund balance amounts.

The District would typically use restricted fund balances first, followed by committed resources, and then assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend Unassigned.

**Deferred Inflows of Resources**

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

**Property Taxes**

Property taxes are levied on November 1 and attach as an enforceable lien on property on January 1. Taxes are payable in full on April 30 or in two installments on February 28 and June 15. The County Treasurer's office collects property taxes and remits to the District on a monthly basis.

Since property tax revenues are collected in arrears during the succeeding year, a receivable and corresponding deferred revenue are recorded at December 31. As the tax is collected in the succeeding year, the deferred revenue is recognized as revenue and the receivable is reduced.

**Comparative Data**

Comparative total data for the prior year has been presented in the accompanying financial statements in order to provide an understanding of changes in the District's financial position and operations. However, complete comparative data in accordance with generally accepted accounting principles has not been presented since its inclusion would make the financial statements unduly complex and difficult to read.

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2024

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Comparative Data** (Continued)

Data in these columns do not present financial position or results of operations in conformity with generally accepted accounting principles. Neither is such data comparable to a consolidation. Interfund eliminations have not been made in the aggregation of this data.

**NOTE 2: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

**Budgets and Budgetary Accounting**

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- In the fall of each year, the District staff submits to the Board of Directors a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to December 31, the budget is legally enacted through passage of an ordinance.
- Any revisions that alter the total expenditures of any fund must be approved by the Board of Directors.
- Budgets are legally adopted for all funds of the District. Budgets for the General, Conservation Trust, and Construction Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). The Budgetary comparison presented for the Recreation Fund is presented on a non-GAAP budgetary basis. Capital outlay and depreciation are not budgeted.
- Budgeted amounts in the financial statements are as originally adopted or as amended by the Board of Directors. All appropriations lapse at year end. Colorado governments may not exceed budgeted appropriations by fund.

**Legal Compliance**

The actual expenditures in the Recreation Fund exceeded the budgeted amounts by \$77,848. This may be a violation of State statute.

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2024

**NOTE 3: DEPOSITS AND INVESTMENTS**

A summary of deposits and investments as of December 31, 2024 follows:

Total Deposits	<u>\$ 249,300</u>
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The above amounts are classified in the statement of net position as follows:

Governmental Activities	\$ 240,930
Business-Type Activities	<u>8,370</u>
Total	<u>\$ 249,300</u>

**Deposits**

Custodial Credit Risk – Deposits

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 Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulations. At December 31, 2024, State regulatory commissioners have indicated that all financial institutions holding deposits for the District are eligible public depositories. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. PDPA allows the financial institution to create a single collateral pool for all public funds held. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits.

The District has no policy regarding custodial credit risk for deposits.

At December 31, 2024, the District had deposits with financial institutions with a carrying amount of \$249,300. The bank balances with the financial institutions were \$249,521, all of which were covered by federal depository insurance.

**Investments**

Interest Rate Risk

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

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2024

**NOTE 3: DEPOSITS AND INVESTMENTS** (Continued)

Credit Risk

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

- Obligations of the United States and certain U.S. government agency securities
- General obligation and revenue bonds of U.S. local government entities
- Bankers’ acceptances of certain banks
- Local government investment pools
- Certain money market funds
- Guaranteed investment contracts

The above investments are authorized for all funds and fund types used by Colorado municipalities. The District does not have any investments requiring categorization as of December 31, 2024.

**NOTE 4: CAPITAL ASSETS**

Capital assets activity for the year ended December 31, 2024 is summarized below:

	<u>Balances</u> <u>12/31/23</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balances</u> <u>12/31/24</u>
<b>Business-type Activities</b>				
Capital Assets, not depreciated				
Land and land improvements	\$ 304,600	\$ -	\$ -	\$ 304,600
Capital Assets, depreciated				
Buildings and Improvements	2,519,023	-	-	2,519,023
Equipment and Vehicles	<u>673,687</u>	<u>-</u>	<u>-</u>	<u>673,686</u>
Total Capital Assets, depreciated	<u>3,192,710</u>	<u>-</u>	<u>-</u>	<u>3,192,709</u>
Less Accumulated Depreciation				
Buildings and Improvements	1,000,623	50,046	-	1,050,669
Equipment and Vehicles	<u>543,232</u>	<u>78,334</u>	<u>-</u>	<u>621,566</u>
Total Accumulated Depreciation	<u>1,543,855</u>	<u>128,380</u>	<u>-</u>	<u>1,672,235</u>
Total Capital Assets, depreciated, Net	<u>1,648,855</u>	<u>(128,380)</u>	<u>-</u>	<u>1,520,475</u>
Business-type Activ				
Capital Assets, Net	<u>\$ 1,953,455</u>	<u>\$ (128,380)</u>	<u>\$ -</u>	<u>\$ 1,825,075</u>

Depreciation expense was charged entirely to the Recreation Center Program.

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2024

**NOTE 5: INTERFUND BALANCES AND TRANSFERS**

**Transfers**

Interfund transfers for the year ended December 31, 2024, were comprised of the following:

<u>Transfers In</u>	<u>Transfers Out</u>	<u>Amount</u>
General Fund	Recreation Fund	\$ 393,380
Recreation Fund	Conservation Trust Fund	<u>33,771</u>
		<b><u>\$ 554,3340</u></b>

The General Fund and Conservation Trust Funds transferred funds to the Recreation Fund to assist in the cost of operating the recreation center.

**NOTE 6: RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; injuries to employees; and natural disasters. The District participates in the Colorado Special District Self Insurance Pool for property and liability coverage. The Pool insures property and liability exposures through contributions made by member districts.

The District does not maintain an equity interest in the self-insurance pool. The District funds its pool contributions, outside insurance purchases, deductibles, and uninsured losses through the General Fund. The District carries commercial insurance for potential workers compensation claims. Claims have not exceeded insurance coverage for the last three years.

**NOTE 7: COMMITMENTS AND CONTINGENCIES**

**Tabor Amendment**

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local government.

The District has established an emergency reserve, representing 3% of qualifying expenditures, as required by the Amendment. At December 31, 2024, the emergency reserve of \$15,600 was recorded in the General Fund.

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2024

**NOTE 8: SUBSEQUENT EVENTS**

Potential subsequent events were considered through October 30, 2025. It was determined that no events are required to be disclosed through this date.

**REQUIRED SUPPLEMENTARY INFORMATION**

SOUTH PARK - PARK AND RECREATION DISTRICT

GENERAL FUND  
BUDGETARY COMPARISON SCHEDULE  
Year Ended December 31, 2024

	2024		VARIANCE Positive (Negative)	2023 ACTUAL
	ORIGINAL AND FINAL BUDGET	ACTUAL		
<b>REVENUES</b>				
Property Taxes	\$ 475,000	\$ 477,509	\$ 2,509	\$ 276,225
Specific Ownership Taxes	35,000	40,188	5,188	33,728
Interest	30	2,384	2,354	32
<b>TOTAL REVENUES</b>	<b>510,030</b>	<b>520,081</b>	<b>10,051</b>	<b>309,985</b>
<b>EXPENDITURES</b>				
General Government				
Professional Services	14,200	14,452	(252)	478
Election Expense	1,000	-	1,000	40
Treasurer Fees	8,200	13,674	(5,474)	8,164
Other Expenses	21,185	13,682	7,503	782
Contingency	387,588	-	387,588	-
<b>TOTAL EXPENDITURES</b>	<b>432,173</b>	<b>41,808</b>	<b>390,365</b>	<b>9,464</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>77,857</b>	<b>478,273</b>	<b>400,416</b>	<b>300,521</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers In	-	127,189	127,189	-
Transfers Out	-	(393,380)	(393,380)	(388,708)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(266,191)</b>	<b>(266,191)</b>	<b>(388,708)</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>77,857</b>	<b>212,082</b>	<b>134,225</b>	<b>(88,187)</b>
FUND BALANCE, Beginning	144,999	19,513	(125,486)	107,700
FUND BALANCE, Ending	<u>\$ 222,856</u>	<u>\$ 231,595</u>	<u>\$ 8,739</u>	<u>\$ 19,513</u>

See the accompanying independent auditors' report.

SOUTH PARK - PARK AND RECREATION DISTRICT

CONSERVATION TRUST FUND  
 BUDGETARY COMPARISON SCHEDULE  
 Year Ended December 31, 2024

	2024		VARIANCE Positive (Negative)	2023 ACTUAL
	ORIGINAL AND FINAL BUDGET	ACTUAL		
REVENUES				
State Lottery Funds	\$ 40,000	\$ 33,587	\$ (6,413)	\$ 38,622
Interest	15	184	169	25
TOTAL REVENUES	40,015	33,771	(6,244)	38,647
EXPENDITURES				
Parks and Recreation	-	-	-	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	40,015	33,771	(6,244)	38,647
OTHER FINANCING USES				
Transfers Out	(40,000)	(33,771)	6,229	(39,983)
NET CHANGE IN FUND BALANCE	15	-	(15)	(1,336)
FUND BALANCE, Beginning	10,681	9,335	(1,346)	10,671
FUND BALANCE, Ending	\$ 10,696	\$ 9,335	\$ (1,361)	\$ 9,335

See the accompanying independent auditors' report.

**INDIVIDUAL FUND SCHEDULES**

SOUTH PARK - PARK AND RECREATION DISTRICT

RECREATION FUND  
 BUDGETARY COMPARISON SCHEDULE  
 BUDGET (NON-GAAP) BASIS  
 Year Ended December 31, 2024

	2024		VARIANCE Positive (Negative)	2023 ACTUAL
	ORIGINAL AND FINAL BUDGET	ACTUAL		
REVENUES				
Charges for Services	\$ 152,500	\$ 141,849	\$ (10,651)	\$ 132,869
Grants	96,299	63,397	(32,902)	5,827
Special Events	1,500	1,130	(370)	1,120
Facility Rental	7,000	11,893	4,893	16,220
Miscellaneous	26,500	25,918	(582)	19,878
Transfers In	415,000	427,151	12,151	428,691
	698,799	671,338	(27,461)	604,605
TOTAL REVENUES				
EXPENDITURES				
Salaries and Benefits	422,030	391,345	30,685	430,068
Utilities	98,500	98,160	340	95,607
Supplies	32,100	27,916	4,184	29,985
Office Expenses	23,050	23,047	3	500
Accounting	12,000	11,433	567	14,200
Insurance	13,219	13,219	-	13,778
Other	7,900	27,131	(19,231)	117,960
Repairs and Maintenance	90,000	102,653		
Debt Service				
Principal	-	-	-	10,026
Interest	-	-	-	392
	698,799	694,904	16,548	712,516
TOTAL EXPENDITURES				
NET INCOME (Budget Basis)	\$ -	(23,566)	\$ (10,913)	(107,911)
GAAP BASIS ADJUSTMENTS				
Depreciation		(128,380)		(128,380)
Principal Paid on Long Term Debt		-		10,026
		(151,946)		(226,265)
NET INCOME (LOSS), GAAP BASIS				
NET POSITION, Beginning		1,870,386		2,096,651
NET POSITION, Ending		\$ 1,718,440		\$ 1,870,386

See the accompanying independent auditors' report.