

**THE STEAD SCHOOL**

FINANCIAL STATEMENTS  
With Independent Auditors' Report

For the Year Ended June 30, 2024

**THE STEAD SCHOOL  
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JUNE 30, 2024**

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## **INDEPENDENT AUDITORS' REPORT**

To the Board of Directors  
The STEAD School

### **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 The STEAD School, a component unit of Adams County Colorado School District 27J, as of and for the year ended June 30, 2024 and the related notes to the financial statements, which collectively comprise The STEAD School's basic financial statements as listed in the table of contents.

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 The STEAD School, as of June 30, 2024 and the respective changes in financial position 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. 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 STEAD School and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about The STEAD School'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 generally accepted auditing standards 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 generally accepted auditing standards, 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 STEAD School'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 STEAD School'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 management's discussion and analysis and required supplementary information as listed in the table of contents 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 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.

*Hoelting & Company, Inc.*

Colorado Springs, Colorado  
September 27, 2024

## **Management's Discussion and Analysis**

As management of The STEAD School, we offer readers of The STEAD School's financial statements our narrative overview and analysis of the financial activities of The STEAD School for the fiscal year ended June 30, 2024.

### **Financial Highlights**

As of June 30, 2024, net position increased to \$10,942,727 which was a change of \$2,884,807 from \$8,057,920 on June 30, 2023.

At the close of the fiscal year The STEAD School's governmental funds reported a combined ending fund balance of \$7,275,437. The General Fund had an increase of \$876,015 for an ending balance of \$1,047,989; while the Building Corp. Fund reported an ending balance of \$6,227,448 which was an increase of \$5,861,627.

The Building Corporation was formed to assist in the financing and construction of the School's facilities. Cash in the amount of \$6,754,820 has been restricted in the Building Corporation Fund for payment of the debt service expenses.

### **Overview of Financial Statements**

This discussion and analysis are intended to serve as an introduction to The STEAD School's basic financial statements. The STEAD School's basic financial statements are comprised of three components: 1) government-wide financial statements. 2) fund financial statements, and 3) notes to the financial statements.

### **Government-wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of The STEAD School's finances, in a manner like a private-sector business.

The statement of net position presents information on all The STEAD School's assets and liabilities, with the difference between the two 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 STEAD School is improving or deteriorating.

The statement of activities presents information showing how the School'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 (e.g., uncollected grant expenses and earned but unpaid salary and benefits).

The government-wide statement of activities distinguishes functions/programs of The STEAD School supported primarily by Per Pupil Operating Revenue or other revenues passed through

from the District (27J). The governmental activities of The STEAD School include instruction and supporting services. The government-wide financial statements can be found on pages 1-2 of the basic financial statement section 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 STEAD School, like other governmental units or schools, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All the funds of The STEAD School are governmental funds.

**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 the School'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 School's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The STEAD School maintains two individual governmental funds, the General Fund and the Building Corp Fund. Information is presented in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, because it is a major fund.

The STEAD School adopts an annual appropriated budget for its funds. Budgetary comparison statements have been provided for the funds to demonstrate compliance with the 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. This information is provided on pages 7-19.

### **Government-wide Financial Analysis**

As noted earlier, net position may serve over time as a useful indicator of the School's financial position. In the case of The STEAD School, assets exceeded liabilities resulting in a Net Position of \$10,655,082 in Fiscal year 2024.

**The STEAD School  
Net Position  
Governmental Activities**

|                                  | <u>June 30, 2024</u> | <u>June 30, 2023</u> |
|----------------------------------|----------------------|----------------------|
| Current and other Assets         | \$ 8,619,165         | \$ 820,374           |
| Receivables                      | 33,459               | 872,043              |
| Capital Assets                   | 27,187,952           | 22,516,051           |
| Prepaid Expenses                 | 23,825               | 68,474               |
|                                  | -----                | -----                |
| <b>Total Assets</b>              | <b>\$35,864,401</b>  | <b>\$24,276,942</b>  |
| Long-term Liabilities            | \$22,680,000         | \$14,795,444         |
| Other Liabilities                | 2,232,674            | 1,423,578            |
|                                  | -----                | -----                |
| <b>Total Liabilities</b>         | <b>\$24,912,674</b>  | <b>\$16,219,022</b>  |
| Restricted for                   |                      |                      |
| Net Investment in capital assets | \$ 6,641,976         | \$ 7,720,607         |
| Debt Service                     | 2,879,372            | 165,339              |
| Emergency, TABOR                 | 170,000              | 110,000              |
| Unrestricted                     | 1,251,379            | 61,974               |
|                                  | -----                | -----                |
| <b>Total Net Position</b>        | <b>\$ 10,942,727</b> | <b>\$ 8,057,920</b>  |
|                                  | =====                | =====                |

The largest portion of The STEAD School’s assets is made up of 75.63% capital assets and 24.21% cash and investments in fiscal year 2024. The School’s net position increased in 2024 by \$2,597,162.

**The STEAD School  
Statement of Activities  
Governmental Funds**

|                             | <u>June 30, 2024</u> | <u>June 30, 2023</u> |
|-----------------------------|----------------------|----------------------|
| Revenue                     |                      |                      |
| Per Pupil Revenue           | \$ 3,924,474         | \$2,417,604          |
| District Mill Levy          | 433,384              | 221,757              |
| Tuition & Fees              | 668,955              | 727,935              |
| Capital Construction        | 101,825              | 55,948               |
| Operating Grants            | 4,181,502            | 6,046,574            |
| Other                       | 215,386              | 381,761              |
|                             | -----                | -----                |
| <b>Total Revenue</b>        | <b>\$ 9,525,526</b>  | <b>\$9,851,579</b>   |
| <br>Expenses                |                      |                      |
| Instruction                 | \$ 2,447,922         | \$1,921,625          |
| Supporting Services         | 2,117,508            | 1,890,587            |
| Interest & debt issuance    | 1,806,864            | 514,662              |
| Facilities Construction     | 268,425              | 302,288              |
|                             | -----                | -----                |
| <b>Total Expenses</b>       | <b>\$ 6,640,719</b>  | <b>\$4,629,162</b>   |
| <br>Changes in Net Position | <br>\$ 2,884,807     | <br>\$5,222,417      |
| <br>Net Position, Beginning | <br>\$ 8,057,920     | <br>\$2,835,503      |
|                             | -----                | -----                |
| <b>Net Position, Ending</b> | <b>\$10,942,727</b>  | <b>\$8,057,920</b>   |
|                             | =====                | =====                |

The largest portion of The STEAD School’s revenues come from operating grants of 43.89%, followed by per pupil funding, with 41.20%. The fiscal year ending June 30, 2024, was the STEAD School’s third year in operation with 370 Students, reimbursed at \$10,506.22 per student equivalent. Last fiscal year, STEAD had 257 student equivalents at \$9,371.77 reimbursement.

**Financial Analysis of the Government’s Funds**

As noted earlier, The STEAD School uses fund accounting to ensure and demonstrate compliance with finance related legal requirements.

**Governmental Funds** The focus of The STEAD School’s governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing The STEAD School’s financing requirements. In particular, the

unassigned fund balance may serve as a useful measure of the School's net resources available for spending at the end of the fiscal year.

The STEAD School's enrollment for the third year of operation was 370 students with capacity at three grades. For the 2024-2025 school year, STEAD School will be added a 4th grade and currently showing school enrollment for 425 students.

As of the end of the current fiscal year, the School's General Fund reported an ending fund balance of \$1,047,989 which was an increase of \$876,015.

### **General Fund Budgetary Highlights**

The School approved a proposed budget in May 2023 based on enrollment projections for the following school year. In December, after the enrollment count was finalized, a revised budget was approved. Expenses remained within budget to remain compliant with Statute.

### **Capital Asset and Debt Administration**

**Capital Assets** The STEAD School has net capital assets in the amount of \$27,187,952 as of June 30, 2024. The Building Corporation holds restricted cash in the amount of \$6,754,820 for payment of the debt service expenses and to provide funding for the School's building expansion project. More information can be found in Note 5 of the financial statements.

**Long-Term Debt** The STEAD School has long-term debt in the amount of \$22,680,000 as of June 30, 2024.

### **Economic Factors and Next Year's Budget**

During 2024-2025, the School approved the budget around a funded student equivalent of 465. As of the audit date, the actual student count is 425 and the school has begun the necessary budget revisions.

### **Requests for Information**

This financial report is designed to provide a general overview of The STEAD School's finances for all those with an interest in the School's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to: The STEAD School, 18251 Homestead Trail, Commerce City, CO 80022.

## **BASIC FINANCIAL STATEMENTS**

**THE STEAD SCHOOL**  
**STATEMENT OF NET POSITION**  
**JUNE 30, 2024**

|   | Governmental<br>Activities |
|---|----------------------------|
| <b>ASSETS</b>                                   |                            |
| Cash and investments                            | \$ 1,864,345               |
| Restricted cash and investments                 | 6,754,820                  |
| Intergovernmental receivables                   | 15,177                     |
| Other receivables                               | 18,282                     |
| Prepays   | 23,825                     |
| Capital assets not being depreciated            | 27,171,604                 |
| Capital assets, net of accumulated depreciation | 16,348                     |
| Total Assets                                    | 35,864,401                 |
| <b>LIABILITIES</b>                              |                            |
| Accounts payable and other accrued liabilities  | 1,013,218                  |
| Accrued salaries and benefits                   | 329,526                    |
| Unearned revenue                                | 58,268                     |
| Accrued interest payable                        | 840,662                    |
| Long-term liabilities:                          |                            |
| Due in more than one year                       | 22,680,000                 |
| Total Liabilities                               | 24,921,674                 |
| <b>NET POSITION</b>                             |                            |
| Net investment in capital assets                | 6,641,976                  |
| Restricted for:                                 |                            |
| Debt Service                                    | 2,879,372                  |
| Emergencies                                     | 170,000                    |
| Unrestricted                                    | 1,251,379                  |
| Total Net Position                              | \$ 10,942,727              |

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

**THE STEAD SCHOOL  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30, 2024**

| <u>Functions/Programs</u>                                    | <u>Expenses</u>         | <u>Program Revenue</u>          |   | <u>Net (Expense)<br/>Revenue and<br/>Changes in Net<br/>Position</u> |                          |
|--|-------------------------|---------------------------------|---|--|--------------------------|
|  |                         | <u>Charges for<br/>Services</u> | <u>Operating<br/>Grants and<br/>Contributions</u> | <u>Capital<br/>Grants and<br/>Contributions</u>                      |                          |
| <u>Governmental activities:</u>                              |                         |                                 |   | <u>Governmental<br/>Activities</u>                                   |                          |
| Instruction  | \$ 2,447,922            | \$ 246,179                      | \$ 4,181,502                                      | \$ -   | \$ 1,979,759             |
| Supporting services  | 2,117,508               | 422,776                         | -   | 101,825  | (1,592,907)              |
| Interest and fiscal charges                                  | 1,806,864               | -                               | -   | -  | (1,806,864)              |
| Facilities acquisition & construction                        | <u>268,425</u>          | <u>-</u>                        | <u>-</u>  | <u>-</u>   | <u>(268,425)</u>         |
| <br>Total governmental activities                            | <br><u>\$ 6,640,719</u> | <br><u>\$ 668,955</u>           | <br><u>\$ 4,181,502</u>                           | <br><u>\$ 101,825</u>  | <br><u>(1,688,437)</u>   |
| <br>General revenues:  |                         |                                 |   |  |                          |
| Per pupil revenue  |                         |                                 |   |  | 3,924,474                |
| District mill levy   |                         |                                 |   |  | 433,384                  |
| Grants and contributions not restricted to specific programs |                         |                                 |   |  | 155,474                  |
| Miscellaneous  |                         |                                 |   |  | <u>59,912</u>            |
| <br>Total general revenues                                   |                         |                                 |   |  | <br><u>4,573,244</u>     |
| <br>Change in net position                                   |                         |                                 |   |  | <br>2,884,807            |
| <br>Net position - beginning                                 |                         |                                 |   |  | <br><u>8,057,920</u>     |
| <br>Net position - ending                                    |                         |                                 |   |  | <br><u>\$ 10,942,727</u> |

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

**THE STEAD SCHOOL  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2024**

|  | <u>General<br/>Fund</u> | <u>Building<br/>Corp<br/>Fund</u> | <u>Total</u>        |
|--|-------------------------|-----------------------------------|---------------------|
| <b>ASSETS</b>                                  |                         |                                   |                     |
| Cash and investments                           | \$ 1,490,955            | 373,390                           | \$ 1,864,345        |
| Restricted cash and investments                | -                       | 6,754,820                         | 6,754,820           |
| Intergovernmental receivables                  | 15,177                  | -                                 | 15,177              |
| Other receivables                              | 180                     | 18,102                            | 18,282              |
| Due from other funds                           | -                       | 26,777                            | 26,777              |
| Prepaid items                                  | 23,825                  | -                                 | 23,825              |
|  | <u>          </u>       | <u>          </u>                 | <u>          </u>   |
| Total Assets                                   | <u>\$ 1,530,137</u>     | <u>\$ 7,173,089</u>               | <u>\$ 8,703,226</u> |
| <b>LIABILITIES</b>                             |                         |                                   |                     |
| Accounts payable and other accrued liabilities | \$ 67,577               | \$ 945,641                        | \$ 1,013,218        |
| Due to other funds                             | 26,777                  | -                                 | 26,777              |
| Accrued salaries and benefits                  | 329,526                 | -                                 | 329,526             |
| Unearned revenue                               | 58,268                  | -                                 | 58,268              |
|  | <u>          </u>       | <u>          </u>                 | <u>          </u>   |
| Total Liabilities                              | <u>482,148</u>          | <u>945,641</u>                    | <u>1,427,789</u>    |
| <b>FUND BALANCE</b>                            |                         |                                   |                     |
| Non-spendable                                  | 23,825                  | -                                 | 23,825              |
| Restricted for:                                |                         |                                   |                     |
| Debt service                                   | -                       | 5,854,058                         | 5,854,058           |
| Emergencies                                    | 170,000                 | -                                 | 170,000             |
| Unassigned                                     | 854,164                 | 373,390                           | 1,227,554           |
|  | <u>          </u>       | <u>          </u>                 | <u>          </u>   |
| Total Fund Balance                             | <u>1,047,989</u>        | <u>6,227,448</u>                  | <u>7,275,437</u>    |
|  | <u>          </u>       | <u>          </u>                 | <u>          </u>   |
| Total Liabilities and Fund Balance             | <u>\$ 1,530,137</u>     | <u>\$ 7,173,089</u>               | <u>\$ 8,703,226</u> |

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

**THE STEAD SCHOOL**  
**RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF NET POSITION**  
**JUNE 30, 2024**

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

|  |    |              |
|--|----|--------------|
| Total Fund Balance of Governmental Funds   | \$ | 7,275,437    |
| Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the governmental funds. |    |              |
| Capital assets not being depreciated   | \$ | 27,171,604   |
| Capital assets, net of accumulated depreciation  |    | 27,187,952   |
|  |    | 16,348       |
| Long-term liabilities and related items are not due and payable in the current year and, therefore, are not reported in government funds:      |    |              |
| Long-term debt payable   | \$ | (22,680,000) |
| Accrued interest   |    | (840,662)    |
|  |    | (23,520,662) |
| Total Net Position of Governmental Activities  | \$ | 10,942,727   |

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

**THE STEAD SCHOOL**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED JUNE 30, 2024**

|   | General<br>Fund     | Building<br>Corp<br>Fund | Total               |
|---|---------------------|--------------------------|---------------------|
| <b>REVENUES</b>                                   |                     |                          |                     |
| Local sources                                     | \$ 999,337          | \$ 4,246,951             | \$ 5,246,288        |
| State sources                                     | 4,195,538           | -                        | 4,195,538           |
| Federal sources                                   | 83,698              | -                        | 83,698              |
|   | <hr/>               | <hr/>                    | <hr/>               |
| Total revenues                                    | 5,278,573           | 4,246,951                | 9,525,524           |
|   | <hr/>               | <hr/>                    | <hr/>               |
| <b>EXPENDITURES</b>                               |                     |                          |                     |
| Instruction                                       | 2,285,050           | 158,564                  | 2,443,614           |
| Supporting services                               | 2,117,508           | -                        | 2,117,508           |
| Debt service:                                     |                     |                          |                     |
| Interest  | -                   | 338,490                  | 338,490             |
| Principal   | -                   | 14,795,445               | 14,795,445          |
| Facilities acquisition and construction           | -                   | 4,944,631                | 4,944,631           |
|   | <hr/>               | <hr/>                    | <hr/>               |
| Total expenditures                                | 4,402,558           | 21,065,324               | 25,467,882          |
|   | <hr/>               | <hr/>                    | <hr/>               |
| Excess (deficiency) of revenues over expenditures | 876,015             | (16,818,373)             | (15,942,358)        |
|   | <hr/>               | <hr/>                    | <hr/>               |
| <b>OTHER FINANCING SOURCES (USES)</b>             |                     |                          |                     |
| Proceeds from long-term debt                      | -                   | 22,680,000               | 22,680,000          |
|   | <hr/>               | <hr/>                    | <hr/>               |
| Net change in fund balance                        | 876,015             | 5,861,627                | 6,737,642           |
|   | <hr/>               | <hr/>                    | <hr/>               |
| Fund balance - beginning                          | 171,974             | 365,821                  | 537,795             |
|   | <hr/>               | <hr/>                    | <hr/>               |
| Fund balance, ending                              | <u>\$ 1,047,989</u> | <u>\$ 6,227,448</u>      | <u>\$ 7,275,437</u> |

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

**THE STEAD SCHOOL  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30, 2024**

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

|  |    |           |
|--|----|-----------|
| Net Change in Fund Balance of Governmental Funds | \$ | 6,737,642 |
|--|----|-----------|

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 and reported as depreciation expense.

|                                   |                  |  |           |
|-----------------------------------|------------------|--|-----------|
| Depreciation/amortization expense | \$ (4,305)       |  |           |
| Capital outlays                   | <u>4,676,206</u> |  | 4,671,901 |

Debt proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of debt principal is an expenditure in the governmental funds, but repayment reduces long-term liabilities in the Statement of Net Position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities.

|                         |                     |  |             |
|-------------------------|---------------------|--|-------------|
| Loan principal payments | \$ 14,795,444       |  |             |
| Loan proceeds           | <u>(22,680,000)</u> |  | (7,884,556) |

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.

|                                    |  |                  |
|------------------------------------|--|------------------|
| Accrued interest on long-term debt |  | <u>(640,180)</u> |
|------------------------------------|--|------------------|

|   |    |                         |
|---|----|-------------------------|
| Change in Net Position of Governmental Activities | \$ | <u><u>2,884,807</u></u> |
|---|----|-------------------------|

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

## **NOTES TO FINANCIAL STATEMENTS**

**THE STEAD SCHOOL**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

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

The financial statements of The STEAD School (the School) have been prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant accounting policies established in GAAP and used by the School are discussed below.

*A. REPORTING ENTITY*

The School is a state nonprofit corporation that began operations in 2021, pursuant to the Colorado Charter Schools Act, to form and operate a charter school within Adams County School District No. 27J (the District).

The accompanying financial statements present the School and its component units, entities for which the School is considered to be financially accountable. Blended component units are, in substance, part of the School's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the School.

*Blended component unit.* Stead School Building Corporation (the Building Corp) was organized for the purpose of acquiring, leasing, constructing, improving, equipping and financing various facilities, land, equipment and other improvements in connection with property intended to be leased to the School. The Building Corp is reported as a special revenue fund and does not issue separate financial statements.

The School is a component unit of the District. The School's charter was authorized by the District and the majority of the School's funding is provided by the District.

*B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENT PRESENTATION*

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the School and its component units. Any fiduciary activities are reported only in the fund financial statements. *Governmental activities* are supported by per pupil revenue and intergovernmental revenues.

The statement of activities demonstrates the degree to which direct expenses of given functions or segments 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 students or other service users 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. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as *general revenues* rather than as program revenues.

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds. Separate financial statements are provided for governmental funds. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges for interfund services provided and used, the elimination of which would distort the direct costs and program revenues reported for the various functions.

**THE STEAD SCHOOL  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2024**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

The emphasis of fund financial statements is on major funds. Major individual funds are reported as separate columns in the fund financial statements. All remaining governmental funds are aggregated and reported as non-major funds.

The School reports the following major governmental funds:

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

The *Building Corp Fund* is used to account for the financial activities of the STEAD School Building Corporation, including facilities acquisition and construction and the accumulation of resources for the related debt service.

During the course of operations, the School has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column.

*C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING*

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

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

**THE STEAD SCHOOL**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

The 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 collectible within the period or soon enough thereafter to pay liabilities of the current fiscal period. For this purpose, the School considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. 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. General capital asset acquisitions, including entering into contracts giving the School the right to use leased assets, are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under leases are reported as other financing sources.

Interest and charges for services associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 120 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the School.

*D. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES, AND NET POSITION/  
FUND BALANCE*

*Cash and cash equivalents*

Cash and cash equivalents include cash on hand and in the bank and short-term investments with original maturities of three months or less from the date of acquisition.

*Investments*

Investments with a maturity of less than one year when purchased, non-negotiable certificates of deposit, and other nonparticipating investments are stated at cost or amortized cost. Investments with a maturity greater than one year when purchased are stated at fair value. Fair value is the price that would be received to sell an investment in an orderly transaction at year end.

Local government investment pools in Colorado must be organized under Colorado Revised Statutes, which allows certain types of governments within the state to pool their funds for investment purposes. Investments in such pools are reported at net asset value.

*Receivables*

All receivables are reported at their gross values and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

**THE STEAD SCHOOL**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

*Prepaid items*

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

*Capital assets*

Capital assets include tangible and intangible assets that are reported in the governmental activities column in the government-wide financial statements. Capital assets, except for lease assets, are defined by the School as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. For lease assets, only those intangible lease assets that cost more than \$15,000 are reported as capital assets.

As the School constructs or acquires capital assets each period they are capitalized and reported at historical cost (except for intangible right-to-use lease assets, the measurement of which is discussed in Note 1 D. *Leases* below). The reported value excludes normal maintenance and repairs, which are amounts spent in relation to capital assets that do not increase the asset's capacity or efficiency or increase its estimated useful life. Donated capital assets are recorded at acquisition value at the date of donation. Acquisition value is the price that would be paid to acquire an asset with equivalent service potential on the date of the donation. Intangible assets follow the same capitalization policies as tangible capital assets and are reported with tangible assets in the appropriate capital asset class.

Land and construction in progress are not depreciated. The other tangible and intangible assets of the School are depreciated/amortized using the straight-line method over the following estimated useful lives:

|                         |               |
|-------------------------|---------------|
| Furniture and equipment | 5 to 10 years |
|-------------------------|---------------|

*Accrued Salaries and Benefits*

Salaries and benefits of teachers and other contracted personnel are paid over a twelve-month period, but are earned during a school year of approximately nine months. The salaries and benefits earned, but unpaid, are reported as a liability in the respective funds and have been fully funded as of the fiscal year end.

*Unearned Revenue*

Unearned revenue includes resources received by the School before the related revenue can be recognized because the earnings process is not complete.

*Deferred outflows/inflows of resources*

In addition to assets, the statement of financial position will sometimes report a separate section for *deferred outflows of resources*. This separate financial statement element, *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 STEAD SCHOOL**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *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 resources (revenue) until that time.

*Leases*

Lessee: The School recognizes a lease liability and an intangible right-to-use lease assets in the government-wide financial statements. The School recognizes lease liabilities with an initial, individual value of \$15,000 or more.

At the commencement of a lease, the School 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 School determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The School uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the School generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the School is reasonably certain to exercise.

The School monitors changes in circumstances that would require a remeasurement of its lease 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.

*Long-term liabilities*

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the governmental activities statement of net position. Bond premiums and discounts are deferred and amortized over the life of the debt using the straight-line method. Bonds payable are reported net of the applicable premium or discount.

**THE STEAD SCHOOL**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of the 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.

*Net position*

For government-wide reporting, the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called net position. Net position is comprised of three components: net investment in capital assets, restricted, and unrestricted.

*Net investment in capital assets* consists of capital assets, net of accumulated depreciation/amortization and reduced by outstanding balances of bonds, notes, and other debt that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are included in this component of net position.

*Restricted* net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. Assets are reported as restricted when constraints are placed on asset use either by external parties or by law through constitutional provision or enabling legislation.

*Unrestricted* net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that does not meet the definition of the two preceding categories.

Sometimes the School will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the School's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

*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 School is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications available to be used in the governmental fund financial statements are as follows:

**Nonspendable** – This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact.

**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 STEAD SCHOOL**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Committed – This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal resolution 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 that was used 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.

Assigned – This classification includes amounts that are constrained by the School’s intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the Board of Education or through the Board of Directors delegating this responsibility to management through the budgetary process. This classification also includes the remaining positive fund balance for any governmental funds except for the General Fund.

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 School 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 resources first to defer the use of these other classified funds.

*E. REVENUES AND EXPENDITURES/EXPENSES*

*Compensated Absences*

Vacation—The School’s policy permits employees to accumulate earned but unused vacation benefits, which are eligible for payment upon separation from employment. The liability for such leave is reported as incurred in the government-wide and proprietary fund financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable.

Sick Leave—Accumulated sick leave lapses when employees leave the employ of the School and, upon separation from service, no monetary obligation exists.

*F. ESTIMATES*

The preparation of financial statements in conformity with generally accepted accounting principles in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**THE STEAD SCHOOL**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

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

*Budgetary Information*

Budgets are required by State law for all funds, except fiduciary funds. The Head of School submits a proposed budget to the Board of Directors for the fiscal year commencing the following July 1. The budget includes proposed expenditures and the means of financing them. It also includes a statement describing the major objectives of the educational program to be undertaken by the School and the manner in which the budget proposes to fulfill such objectives. Public hearings are conducted by the Board of Directors to obtain public comments.

On or before June 30, the budget is adopted by formal resolution. After the adoption of the budget, the board may review and change the budget at any time prior to January 31 of the fiscal year for which the budget was adopted. After January 31, the board may not review or change the budget except where money for a specific purpose from other than ad valorem taxes becomes available which could not have been reasonable foreseen at the time of the adoption of the budget. Expenditures may not legally exceed appropriations at the fund level. Authorization to transfer budgeted amounts between line items within any fund rests with the Head of School. Revisions that alter the total expenditures in any fund must be approved by the Board of Directors. Appropriations are based on total funds expected to be available in each budget year, including beginning fund balances as established by the Board of Directors.

Budgets for all fund types are adopted on a basis consistent with Generally Accepted Accounting Principles (GAAP). GAAP-basis accounting requires that expenditures of salaries and related benefits be recorded in the fiscal year earned. Thus, the School budgets for all accrued salaries and related benefits earned but unpaid at June 30. Budgeted amounts reported in the accompanying financial statements are as originally adopted and as amended by the Head of School and/or Board of Directors throughout the year. All appropriations lapse at the end of each fiscal year.

**NOTE 3 – DEPOSITS AND INVESTMENTS**

A summary of deposits and investments as of June 30, 2024 is as follows:

|             |                     |
|-------------|---------------------|
| Deposits    | \$ 1,864,345        |
| Investments | <u>6,754,820</u>    |
| Total       | <u>\$ 8,619,165</u> |

Deposits and investments are reported in the financial statements as follows:

|                                 |                     |
|---------------------------------|---------------------|
| Cash and investments            | \$ 1,864,345        |
| Restricted cash and investments | <u>6,754,820</u>    |
| Total                           | <u>\$ 8,619,165</u> |

**THE STEAD SCHOOL  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2024**

**NOTE 3 – DEPOSITS AND INVESTMENTS (CONTINUED)**

*Cash deposits with financial institutions*

Custodial Credit Risk—deposits: Custodial credit risk is the risk that, in the event of a bank failure, the School’s deposits might not be recovered. 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. 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 carrying amount of the School’s deposits at June 30, 2024 was \$1,864,345 and the bank balances were \$1,835,188. Of the bank balances, \$250,000 were covered by federal deposit insurance, and the remaining balance was uninsured but collateralized in accordance with the provisions of the PDPA.

*Investments*

The School is authorized by Colorado statutes to invest in the following:

- Obligations of the United States and certain U.S. government agencies’ securities;
- Certain international agencies’ securities;
- General obligation and revenue bonds of U.S. local government entities;
- Bankers’ acceptances of certain banks;
- Certain commercial paper;
- Local government investment pools;
- Written repurchase agreements collateralized by certain authorized securities;
- Certain money market fund;
- Guaranteed investment contracts.

At June 30, 2024 the School’s investment balances were as follows:

| <u>Investment Type</u> | <u>Year-end<br/>Balance</u> | <u>Measurement</u> | <u>Maturity</u>   | <u>Standard &amp;<br/>Poor’s Rating</u> |
|------------------------|-----------------------------|--------------------|-------------------|---|
| CSAFE                  | \$ 6,754,820                | Net asset value    | Less than 90 days | AAAm                                    |

*Local Government Investment Pool.* The Colorado Surplus Asset Fund Trust (CSAFE) is an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces the requirements of creating and operating the pools, which operate in conformity with the Securities and Exchange Commission's Rule 2a-7 as promulgated under the Investment Company Act of 1940, as amended, which includes the maintenance of each share equal in value to \$1.00. Investments are limited to those allowed by state statutes. A designated custodial bank provides safekeeping and depository services in connection with the direct investment and withdrawal functions. The custodians’ internal records identify the investments owned by the participating governments. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**THE STEAD SCHOOL  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2024**

**NOTE 3 – DEPOSITS AND INVESTMENTS (CONTINUED)**

Interest Rate Risk – Interest rate risk is the risk that changes in the market interest rates will adversely affect the fair value of an investment. As a means of managing its exposure to interest rate risk, the School has a board approved investment policy that limits investment maturities to five years or less. Colorado revised statute 24-75-601 also limits investment maturities to five years or less.

Credit Risk – Credit risk is the risk that an issuer of an investment will not fulfill its obligations to the holder of the investment. Credit risk is measured by the assignment of a rating by a nationally recognized statistical rating organization. State law and School policy limit investments to those described above.

Concentration of Credit Risk – Concentration of credit risk is the risk of loss that may be caused by the School’s investment in a single issuer. The School places no limit on the amount it may invest in any one issuer. More than 20 percent of the School’s investments are in CSAFE. These investments are 100.0% of the School’s total investments.

*Fair value of investments.* The School measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles (GAAP). These guidelines recognize a three-tiered fair value hierarchy as follows:

- Level 1 inputs reflect prices quoted in active markets.
- Level 2 inputs reflect prices that are based on a similar observable asset either directly or indirectly, which may include inputs in markets that are not considered to be active.
- Level 3 inputs reflect prices based upon unobservable sources.

School investments measured at net asset value or amortized cost fall under the existing exemptions to fair value measurement.

**NOTE 4 – INTERFUND RECEIVABLES AND PAYABLES**

*Receivables and Payables*

Interfund receivables and payables are created in conjunction with the School’s pooled cash and investment portfolios. Balances are routinely cleared as a matter of practice.

The composition of interfund balances as of June 30, 2024, is as follows:

|                    | <u>Due From<br/>Other Funds</u> | <u>Due To<br/>Other Funds</u> |
|--------------------|---------------------------------|-------------------------------|
| General Fund       | \$ -                            | \$ 26,777                     |
| Building Corp Fund | <u>26,777</u>                   | <u>-</u>                      |
| Total              | <u>\$ 26,777</u>                | <u>\$ 26,777</u>              |

**THE STEAD SCHOOL**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2024**

**NOTE 5 - CAPITAL ASSETS**

Capital asset activity for the year ended June 30, 2024 was as follows:

|  | <u>Beginning<br/>Balance</u> | <u>Increases</u>    | <u>Decreases</u> | <u>Ending<br/>Balance</u> |
|--|------------------------------|---------------------|------------------|---------------------------|
| <i>Governmental activities</i>                               |                              |                     |                  |                           |
| Capital assets not being depreciated:                        |                              |                     |                  |                           |
| Construction in progress                                     | \$ 22,495,398                | \$ 4,676,206        | \$ -             | \$ 27,171,604             |
| Total capital assets not being depreciated                   | <u>22,495,398</u>            | <u>4,676,206</u>    | <u>-</u>         | <u>27,171,604</u>         |
| Capital assets being depreciated:                            |                              |                     |                  |                           |
| Furniture and equipment                                      | 28,026                       | -                   | -                | 28,026                    |
| Total capital assets being depreciated                       | <u>28,026</u>                | <u>-</u>            | <u>-</u>         | <u>28,026</u>             |
| Less accumulated depreciation for:                           |                              |                     |                  |                           |
| Furniture and equipment                                      | (7,373)                      | (4,305)             | -                | (11,678)                  |
| Total accumulated depreciation                               | <u>(7,373)</u>               | <u>(4,305)</u>      | <u>-</u>         | <u>(11,678)</u>           |
| Capital assets, net of accumulated depreciation/amortization | <u>20,653</u>                | <u>(4,305)</u>      | <u>-</u>         | <u>16,348</u>             |
| Total governmental activities capital assets                 | <u>\$ 22,516,051</u>         | <u>\$ 4,671,901</u> | <u>\$ -</u>      | <u>\$ 27,187,952</u>      |

Depreciation/amortization expense was charged to the functions/programs of the governmental activities of the School as follows:

*Governmental Activities*

|             |                 |
|-------------|-----------------|
| Instruction | <u>\$ 4,305</u> |
|-------------|-----------------|

**NOTE 6 – LONG-TERM LIABILITIES**

*Vectra Construction Loan*

On January 15, 2021, the Building Corp entered into a construction loan agreement with Zions Bancorporation, N.A. dba Vectra Bank Colorado in the amount of \$14,503,148. The construction loan consists collectively of the Phase 1 Loan and Phase 2 Loan. Proceeds were loaned to the Building Corp to provide funding to construct the School’s educational facilities. Principal and Interest payments are due monthly. The loan was paid in full with the CECFA Loan in December 2023.

*Clayton Loan*

On January 15, 2021 the Building Corp entered into a loan agreement with Clayton Properties Group II, Inc. in the amount of \$2,243,757. Interest accrues at a rate of 3.50% and is due monthly. The loan was paid in full with the CECFA Loan in December 2023.

**THE STEAD SCHOOL  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2024**

**NOTE 6 – LONG-TERM LIABILITIES (CONTINUED)**

*CCFS Construction Loan*

On January 15, 2021, the Building Corp entered into a construction loan agreement with CCFS SPE 2, LLC in the amount of \$2,800,000. The construction loan consists collectively of the Phase 1 Loan, and Phase 2 Loan. Loans were loaned to the Building Corp to provide funding to construct the School’s educational facilities. Interest accrues a rate of 3.50%. Principal and Interest payments are due monthly. The loan was paid in full with the CECFA Loan in December 2023.

*CECFA Loan*

On December 21, 2023, the Building Corp entered into a loan agreement with the Colorado Educational and Cultural Facilities Authority in the amount of \$22,680,000. Proceeds of the loan were used to pay off the construction loans previously acquired. The remaining proceeds were deposited into the project fund and to fund construction of the School’s educational facilities. Interest accrues at a rate of 7.00% to 8.13% and is payable January 1 and July 1. Principal is payable July 1, with final maturity in 2034.

Annual debt service requirements to maturity for loan payable is as follows:

| <u>Fiscal Year<br/>Ending June 30</u> | <u>Governmental Activities</u> |                      |
|---------------------------------------|--------------------------------|----------------------|
|                                       | <u>Principal</u>               | <u>Interest</u>      |
| 2025                                  | \$ -                           | \$ 1,637,077         |
| 2026                                  | -                              | 1,592,831            |
| 2027                                  | 180,000                        | 1,585,519            |
| 2028                                  | 190,000                        | 1,570,487            |
| 2029                                  | 210,000                        | 1,554,884            |
| 2030 – 2034                           | 1,295,000                      | 7,520,625            |
| 2035                                  | <u>20,805,000</u>              | <u>728,175</u>       |
| Total                                 | <u>\$ 22,680,000</u>           | <u>\$ 16,189,598</u> |

Changes in the School’s long-term liabilities for the year ended June 30, 2024, are as follows:

|                                | <u>Beginning<br/>Balance</u> | <u>Debt Issued<br/>And Additions</u> | <u>Reductions</u>     | <u>Ending<br/>Balance</u> | <u>Due Within<br/>One year</u> |
|--------------------------------|------------------------------|--------------------------------------|-----------------------|---------------------------|--------------------------------|
| <i>Governmental Activities</i> |                              |                                      |                       |                           |                                |
| Loans payable                  | <u>\$ 14,795,444</u>         | <u>\$ 22,680,000</u>                 | <u>\$(14,795,444)</u> | <u>\$ 22,680,000</u>      | <u>\$ -</u>                    |

Loans are liquidated in the Building Corp fund.

**THE STEAD SCHOOL  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2024**

**NOTE 7 - RISK MANAGEMENT**

The School is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

The School carries commercial insurance for these risks of loss, including worker's compensation and employee health and accident insurance. Settled claims resulting from these risks have not exceeded commercial insurance coverage during the last three fiscal years.

**NOTE 8 – COMMITMENTS AND CONTINGENCIES**

*Grants*

The School has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to a request for reimbursement to grantor agencies for expenditures disallowed under terms of the grant. However, in the opinion of the School, any such adjustments will not have a material adverse effect on the financial position of the School.

**NOTE 9 - TAX, SPENDING, AND DEBT LIMITATIONS**

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 governments.

The amendment requires emergency reserves be established. These reserves must be at least 3% of fiscal year spending. The School is not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls or salary and benefit increases. At June 30, 2024 there is a \$170,000 reservation of fund balance in the General Fund for the amendment.

The Amendment is complex and subject to judicial interpretation. The School believes it is in compliance with the requirements of the amendment. However, the School has made certain interpretations of the amendment's language in order to determine its compliance.

**REQUIRED SUPPLEMENTARY INFORMATION**

**THE STEAD SCHOOL**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**BUDGET AND ACTUAL**  
**GENERAL FUND**  
**FOR THE YEAR ENDED JUNE 30, 2024**

|                             | Budgeted Amounts  |                   | Actual<br>Amounts   | Variance with<br>Final Budget |
|-----------------------------|-------------------|-------------------|---------------------|-------------------------------|
|                             | Original          | Final             |                     |                               |
| <b>REVENUES</b>             |                   |                   |                     |                               |
| Local sources:              |                   |                   |                     |                               |
| Taxes                       | \$ 340,864        | \$ 323,384        | \$ 433,384          | \$ 110,000                    |
| Pupil Activities            | 227,163           | 229,000           | 340,922             | 111,922                       |
| Donations and grants        | 230,000           | 185,000           | 155,474             | (29,526)                      |
| Other local revenue         | 187,000           | 165,535           | 69,557              | (95,978)                      |
|                             | <u>985,027</u>    | <u>902,919</u>    | <u>999,337</u>      | <u>96,418</u>                 |
| State sources:              |                   |                   |                     |                               |
| Per pupil revenue           | 4,015,058         | 3,863,355         | 3,924,474           | 61,119                        |
| Operating grants            | 247,815           | 142,908           | 169,239             | 26,331                        |
| Capital grants              | 141,075           | 103,047           | 101,825             | (1,222)                       |
|                             | <u>4,403,948</u>  | <u>4,109,310</u>  | <u>4,195,538</u>    | <u>86,228</u>                 |
| Federal sources:            |                   |                   |                     |                               |
| Operating grants            | 57,425            | 63,524            | 83,698              | 20,174                        |
| Total revenues              | <u>5,446,400</u>  | <u>5,075,753</u>  | <u>5,278,573</u>    | <u>202,820</u>                |
| <b>EXPENDITURES</b>         |                   |                   |                     |                               |
| Instruction                 | 2,663,386         | 2,413,725         | 2,285,050           | 128,675                       |
| Supporting services         | 2,468,105         | 2,236,748         | 2,117,508           | 119,240                       |
| Total expenditures          | <u>5,131,491</u>  | <u>4,650,473</u>  | <u>4,402,558</u>    | <u>247,915</u>                |
| Net change in fund balances | 314,909           | 425,280           | 876,015             | 450,735                       |
| Fund balances - beginning   | 211,840           | 211,840           | 171,974             | (39,866)                      |
| Fund balance - ending       | <u>\$ 526,749</u> | <u>\$ 637,120</u> | <u>\$ 1,047,989</u> | <u>\$ 410,869</u>             |

See the accompanying Independent Auditors' Report.

**THE STEAD SCHOOL**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**BUDGET AND ACTUAL**  
**BUILDING CORP FUND**  
**FOR THE YEAR ENDED JUNE 30, 2024**

|   | <u>Budgeted Amounts</u>    |                            | Actual<br>Amounts          | Variance with<br>Final Budget |
|---|----------------------------|----------------------------|----------------------------|-------------------------------|
|   | <u>Original</u>            | <u>Final</u>               |                            |                               |
| <b>REVENUES</b>                                   |                            |                            |                            |                               |
| Local sources                                     | \$ 4,162,092               | \$ 4,162,092               | \$ 4,246,951               | \$ 84,859                     |
| Total revenues                                    | <u>4,162,092</u>           | <u>4,162,092</u>           | <u>4,246,951</u>           | <u>84,859</u>                 |
| <b>EXPENDITURES</b>                               |                            |                            |                            |                               |
| Instruction                                       | 40,817                     | 40,817                     | 158,564                    | (117,747)                     |
| Debt service:                                     |                            |                            |                            |                               |
| Interest  | 511,232                    | 511,232                    | 338,490                    | 172,742                       |
| Principal   | 14,811,860                 | 14,811,860                 | 14,795,445                 | 16,415                        |
| Issuance costs                                    | 788,399                    | 788,399                    | 828,194                    | (39,795)                      |
| Facilities acquisition and construction           | 4,656,986                  | 4,656,986                  | 4,944,631                  | (287,645)                     |
| Appropriated reserves                             | 390,706                    | 390,706                    | -                          | 390,706                       |
| Total expenditures                                | <u>21,200,000</u>          | <u>21,200,000</u>          | <u>21,065,324</u>          | <u>134,676</u>                |
| Excess (deficiency) of revenues over expenditures | (17,037,908)               | (17,037,908)               | (16,818,373)               | 219,535                       |
| <b>OTHER FINANCING SOURCES (USES)</b>             |                            |                            |                            |                               |
| Proceeds from long-term debt                      | 22,753,670                 | 22,753,670                 | 22,680,000                 | (73,670)                      |
| Net change in fund balances                       | 5,715,762                  | 5,715,762                  | 5,861,627                  | 145,865                       |
| Fund balances - beginning                         | <u>365,821</u>             | <u>365,821</u>             | <u>365,821</u>             | <u>365,821</u>                |
| Fund balance - ending                             | <u><u>\$ 6,081,583</u></u> | <u><u>\$ 6,081,583</u></u> | <u><u>\$ 6,227,448</u></u> | <u><u>\$ 145,865</u></u>      |

See the accompanying Independent Auditors' Report