

Huron Landing Authority

Financial Statements, Supplementary Information
and Independent Auditors' Report

Years Ended December 31, 2024 and 2023





Table of Contents

	Page
Independent Auditors' Report.....	1
 Basic Financial Statements	
Enterprise Fund Financial Statements:	
Statements of net position	3
Statements of revenues, expenses and changes in net position	5
Statements of cash flows	6
Notes to financial statements	7
 Supplementary Information	
Budgetary comparison	13



1221 W. Mineral Avenue, Suite 202
Littleton, CO 80120

 303-734-4800

 303-795-3356

 www.HaynieCPAs.com

Independent Auditors' Report

Board of Directors
Huron Landing Authority
Breckenridge, Colorado

Opinions

We have audited the accompanying financial statements of Huron Landing Authority (the Authority), a component unit of the Town of Breckenridge, Colorado, as of and for the years ended December 31, 2024 and 2023 and the related notes to the financial statements, which collectively comprise the Authority'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 financial position of Huron Landing Authority, as of December 31, 2024 and 2023, and the respective changes in financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Huron Landing Authority and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with 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 Huron Landing Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Huron Landing Authority's ability to continue as a going concern for a reasonable period of time.

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

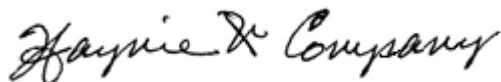
Other Matters

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Huron Landing Authority's basic financial statements. The supplementary information section is presented for purposes of additional analysis and is not a required part of the basic financial statements. The supplementary information as listed in the table of contents 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. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.



Littleton, Colorado
April 30, 2025

Huron Landing Authority
Statements of Net Position
For the Years Ended December 31, 2024 and 2023

ASSETS

	2024	2023
Current assets:		
Operating cash	\$ 327,897	\$ 384,001
Restricted cash - replacement reserves	49,256	42,534
Security deposits	36,144	36,412
Accounts receivable	972	927
Prepaid expense	65	71
Total Current assets:	414,334	463,945
Capital assets:		
Land	270,000	270,000
Building	8,170,180	8,170,180
Capital other	5,455	5,455
Total Capital assets:	8,445,635	8,445,635
Less accumulated depreciation	(1,226,346)	(1,021,955)
Total Capital assets, net:	7,219,289	7,423,680
Total Assets	\$ 7,633,623	\$ 7,887,625

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

Huron Landing Authority
Statements of Net Position
For the Years Ended December 31, 2024 and 2023

LIABILITIES AND NET POSITION

	2024	2023
Current liabilities:		
Accounts payable	\$ 4,272	\$ 3,302
Accrued expenses	10,111	5,043
Prepaid rent	62,904	57,904
Security deposits payable	36,144	36,861
Total Current liabilities:	113,431	103,110
Long term liabilities	-	-
Net position:		
Net investment in capital assets	7,219,289	7,423,680
Restricted for distribution under IGA	250,610	317,752
Restricted for emergency reserve - 3% TABOR	15,912	15,697
Unrestricted	34,381	27,386
Total Net position:	7,520,192	7,784,515
Total Liabilities and Net Position	\$ 7,633,623	\$ 7,887,625

The accompanying notes are an integral part of the financial statements

Huron Landing Authority
Statements of Net Position
For the Years Ended December 31, 2024 and 2023

	2024	2023
Revenues:		
Rental	\$ 520,383	\$ 511,025
Other tenant charges	10,001	12,195
Total operating revenues	530,384	523,220
Costs and expenses:		
Personnel	59,447	57,078
Utilities	57,335	56,931
Administrative	66,399	62,189
Landscape and grounds	35,014	34,999
Property insurance	16,072	14,356
Repairs and maintenance	25,017	12,236
Janitorial	13,227	8,562
Depreciation	204,391	204,391
Total operating expenses	476,902	450,742
Net operating income	53,482	72,478
Nonoperating income (expense):		
Interest income	6,300	5,468
Distributions to local governments	(314,811)	(257,750)
Reserve replacement expense	(9,294)	(15,282)
Total nonoperating income (expenses)	(317,805)	(267,564)
Change in net position	(264,323)	(195,086)
Net position-beginning of year	7,784,515	7,979,601
Net position-end of year	\$ 7,520,192	\$ 7,784,515

The accompanying notes are an integral part of the financial statements

Huron Landing Authority

Statements of Cash Flows

December 31, 2024 and 2023

	2024	2023
Cash flows from operating activities:		
Cash received from customers	\$ 530,339	\$ 530,874
Cash paid to suppliers and contractors	(202,020)	(159,606)
Cash paid to personnel for services	(59,447)	(57,078)
Net cash from operating activities	268,872	314,190
Cash flows from investing activities:		
Purchase of capital assets	-	80
Interest received	6,300	5,468
Reserve replacement expense	(9,294)	(15,282)
Net cash from investing activities	(2,994)	(9,734)
Cash flows financing activities:		
Security deposits	(717)	(1,227)
Distribution of Net Revenues to Town/County	(314,811)	(257,750)
Net cash from financing activities	(315,528)	(258,977)
Change in cash and restricted cash	(49,650)	45,479
Cash and restricted cash at beginning of period	462,947	417,468
Cash and restricted cash at the end of the period	\$ 413,297	\$ 462,947
Reconciliation of net operating income to net cash provided by operating activities:		
Net Operating Income	\$ 53,482	\$ 72,478
Adjustments to reconcile net operating income to net cash provided by operating activities:		
Depreciation:	204,391	204,391
Changes in assets and liabilities:		
Accounts receivable	(45)	7,654
Prepaid expenses	6	(3)
Accounts payable and accrued expenses	11,038	29,670
Net cash from operating activities	\$ 268,872	\$ 314,190
Balance sheet accounts included in Cash and Restricted Cash:		
Operating cash	\$ 327,897	\$ 384,001
Restricted cash—replacement reserves	49,256	42,534
Restricted cash—tenant security deposits	36,144	36,412
	\$ 413,297	\$ 462,947
Non cash capital and financial activities:		
Contribution of capital assets:	\$ -	\$ -

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

Huron Landing Authority

Notes to Financial Statements

December 31, 2024 and 2023

1. Definition of reporting entity

History and Business Activity

Huron Landing Authority was formed on April 11, 2017 as a public corporation (Authority). The Authority was created by an Intergovernmental Agreement between the Town of Breckenridge (Town), a Colorado municipal corporation and Summit County, Colorado, acting by and through the Board of County Commissioners of Summit County, Colorado (County). The Authority is a political subdivision and a public corporation, separate and apart from the Town and County.

It was formed to acquire, construct and operate 26 units of workforce housing units known as Huron Landing (the Project). The Project's principal business is located in Breckenridge, Colorado and its principal business activities consists of owning, holding and operating the property located at on Huron Road in Breckenridge, Colorado. The Project was established through an intergovernmental agreement by the Town of Breckenridge and Summit County, Colorado to jointly develop affordable workforce housing units. The Project is 51% owned by the Town of Breckenridge and 49% owned by Summit County, Colorado (the Owners).

The Authority will continue in existence in perpetuity unless terminated earlier, provided, however that the intergovernmental agreement shall not be terminated so long as the Authority has any bonds, notes or other obligations (including but not limited to, the project debt service for the Town's certification of participation issued to finance the Project) outstanding, unless provision for full payment by escrow or otherwise has been made.

The Authority follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provides guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The Authority has no employees. Personnel are employees of the management company and are billed to the Authority based on time spent. Certain managerial functions are contracted.

The Authority is not financially accountable for any other organization. The Authority is a special purpose government engaged in a business type activity and is a component unit of the Town. If the Authority suffers losses from the Project, it is agreed that the Town shall pay 51% and the County shall pay the remaining 49% of any such losses, subject to appropriation restrictions described in note 4.

Huron Landing Authority

Notes to Financial Statements

December 31, 2024 and 2023

2. Summary of Significant Accounting Policies

The following summary of accounting policies of Huron Landing Authority is presented to assist in understanding the Authority's financial statements. The financial statements and notes are representations of the Authority's management, which is responsible for their integrity and objectivity. These policies conform to accounting principles generally accepted in the United States of America.

Basic Financial Statements

The Authority is a single purpose entity with one proprietary fund. The statement of net position reports all financial and capital resources of the Authority. There are no deferred inflows or outflows. The statement of revenues, expenses and changes in net position demonstrate the degree to which direct expenses offset single program revenue. Program revenue includes charges to tenants or applicants who use or directly benefit from the Project.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The Authority consists of a one proprietary fund reported using the *economic resource measurement focus* and the accrual basis of accounting. The budget was prepared on the modified accrual basis of accounting which did not consider prepaid expenses and certain liabilities which are included in the accrual basis presentation.

Capital Assets

Capital assets include property and equipment. Conveyed capital assets are recorded at acquisition value as of the date received based on the donor's recent acquisition cost, constructions costs, professional fees, interim costs, soft costs and the developer fee. The depreciable life of the building is 40 years. The cost of improvements is capitalized, while expenditures for maintenance and repairs are charged to expense as incurred. Upon disposal of depreciable property, the appropriate property accounts are reduced by the related costs and accumulated depreciation. The resulting gains and losses are reflected in the statement of revenue, expenses and change in net position.

Impairment of Long-Lived Assets

Long-lived assets and certain identifiable intangibles held and used by an entity are to be reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Through December 31, 2024, no impairment of these assets has been recognized in the financial statements.

Estimates

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

Huron Landing Authority

Notes to Financial Statements

December 31, 2023 and 2022

2. Summary of Significant Accounting Policies (continued)

Revenue Recognition

The Authority's rent revenue primarily consists of rent earned from operating leases. Rental revenue earned from leases primarily consists of fixed-based rent with tenants, parking and pet fees. Rental revenue is recognized monthly as it is earned. Tenant security deposits are recognized as revenue when forfeited. Leases are generally year-to-year, renewable upon consent of both parties on an annual basis. The following table details the components of operating lease income from leases in which the Authority is the lessor.

Tenant rent	\$ 520,383
Pet income	3,523
Parking income	5,955
Total lease revenue	<u>\$ 529,861</u>
Other revenue	6,823
Total revenue	<u>\$ 536,684</u>

Accounts Receivable and Credit Losses

Accounts receivable includes tenant rents and other receivables. Management reviews tenant rents for collectability. As required under the current expected credit loss impairment model, this analysis includes a review of past due accounts and considers factors such as the credit quality of tenants, current economic conditions, and changes in tenant payment trends. When full collection of a lease receivable or future lease payment is not probable, a reserve for the receivable balance is charged against rental revenue and future rental revenue is recognized on a cash basis. The allowance computed under the expected credit loss impairment model was nominal at December 31, 2024 and 2023.

Statement of Cash Flows

Amounts classified as cash represent demand deposits and short-term investments with a maturity of three months or less.

Huron Landing Authority

Notes to Financial Statements

December 31, 2024 and 2023

3. Budgetary information

Formal budgetary integration is employed as a management control device during the year for the fund. Formal budgetary integration is also employed to comply with the State of Colorado Budget Law. The Board of Directors adopted the Authority budget in accordance with Colorado Revised Statutes.

The budget is adopted on a basis which differs from GAAP in that capital expenditures are included in the budget, and contributions from and distributions to local governments are not included in the budget. Total fund expenses cannot exceed appropriations.

The Board of Directors may amend the budget subsequent to adoption, in accordance with provisions of Colorado Revised State Statutes. The Authority's 2024 expenses exceeded budgeted appropriations, which may be a violation of state statutes.

4. Related Party Transactions

Intergovernmental Agreements

In an Intergovernmental Agreement (IGA), dated January 15, 2016, prior to the formation of the Authority, the Owners agreed, among other matters:

- The land previously solely owned by the County would be conveyed to the Owners as tenants in common.
- The Owners agreed to jointly develop the Project by executing a guaranteed maximum price construction contract with a general contractor approved by both Owners.
- The Town issued its certificates of participation that included the amount of \$8,629,480 to finance the costs of developing and constructing the Project.
- The Town waived water plant investment fees, certain development permits, annexation costs, Town attorney fees and snow removal costs. The County provided contribution of the property, building permit fees, fees for inclusion in the sanitation Authority, sewer tap fees and cost of County staff and attorneys required for the IGA.
- Except for the in-kind services waived, the Owners agreed to each pay one-half of the total cost of developing, managing and maintaining the Project.

In an IGA dated April 11, 2017, which gave recognition to the IGA above, the Owners also agreed to form the Authority in a separate legal entity to own, operate, manage, control and rent the Project. The Project was then to be contributed to the Authority, with certain restrictions on the distribution of net operating revenues described in Note 5. Contributions of land and building of \$270,000 and \$8,170,180, respectively, were recorded at the Owners' cost, on July 14, 2017 and December 12, 2018, respectively, most of which was paid to the contractor under a guaranteed maximum price construction project.

Huron Landing Authority

Notes to Financial Statements

December 31, 2024 and 2023

5. Capital assets

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

	Balance 12/31/2023	Additions	Deletions	Balance 12/31/2024
Capital Assets				
Land	\$ 270,000	\$ -	\$ -	\$ 270,000
Building	8,170,180	-	-	8,170,180
Capital, other	5,455	-	-	5,455
Total Capital Assets	8,445,635	-	-	8,445,635
Less : Accumulated Depreciation	(1,021,955)	(204,391)	-	(1,226,346)
Capital Assets, Net	\$ 7,423,680			\$ 7,219,289

Depreciation expense for the years ended December 31, 2024 and 2023 was \$204,391.

6. Commitments and Contingencies

Management agreement

The Town is responsible by agreement with the Board of County Commissioners of Summit County, Colorado for managing the Project and has retained Corum Real Estate Group to provide property management services for the Project. The fee is the greater of 5% of monthly gross collected rents or \$2,500 per month. For the years ended December 31, 2024 and 2023, management fee expense was \$30,096 and \$30,960, respectively.

Restrictions on Project Use

Certain qualifications and restrictions apply to tenants of the Project. Per the IGA, the Owners agreed that at initial lease-up 50% of the units in the Project would be offered for lease to persons who work in the Upper Blue River Basin and 50% to persons who work in Summit County. Subsequent to initial lease-up, units are to be leased to persons who work in Summit County.

Appropriations

The Town's and County's financial obligations after 2018 under the IGA are contingent upon funds for that purpose being appropriated, budgeted and otherwise made available by the Town Council for the Town and the Board of County Commissioners of Summit County, Colorado for the County.

Distribution of Net Operating Revenues

In January 2016, the Town issued its certificates of participation that included the amount of \$8,628,000 to finance the costs of developing and constructing the Project. In return, surplus cash of the Project, as calculated and agreed upon by the Project, the Town and County is to be paid to the Town and County until the debt has been fully paid. This payment is made as 50% to the Town and 50% to the County. In December 2019, the IGA was amended to state the Owners agree to share

Huron Landing Authority

Notes to Financial Statements

December 31, 2024 and 2023

50% by the Town and 50% by the County in the payment of that portion of the debt service that is not covered by the annual payment from the Project.

After full repayment of the debt, distributions shall be made to the Town and County in the same percentages. As of December 31, 2024 and 2023, a total of \$1,823,403 and \$1,508,592 had been paid to the Town and County towards the debt repayment, respectively. The Net Position Restricted for Distribution under the IGA represent estimated amounts to be distributed.

7. Concentration of Credit Risk

The Authority maintains cash balances at banks that are insured by the Federal Deposit Insurance Corporation. Certain accounts are insured up to \$250,000. At certain times of the year, cash balances may exceed this coverage. At December 31, 2024, cash balances at the institution exceeded FDIC coverage by approximately \$165,404. The Authority has not formally adopted a deposit policy that limit the government's allowable deposits and address specific types of risk to such exposure.

8. Tax, Spending and Debt Limitations

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations that apply to the state of Colorado and all local governments. Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The Authority's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits and qualification as an Enterprise, will require judicial interpretation.

Huron Landing Authority

Supplementary Information

Huron Landing Authority
Budgetary Comparison Schedule
Year Ended December 31, 2024

	Original and Final Budget	Actual Amounts	Final Budget Positive (Negative)
Rental income	\$ 530,144	\$ 520,383	\$ (9,761)
Other income	10,136	10,001	(135)
Total Income	<u>540,280</u>	<u>530,384</u>	<u>(9,896)</u>
Administrative	60,202	66,399	(6,197)
Personnel	61,574	59,447	2,127
Repair & Maintenance:			
HVAC/Plumbing	890	4,271	(3,381)
General R&M	11,657	20,746	(9,089)
Total Repair & Maintenance	<u>12,547</u>	<u>25,017</u>	<u>(12,470)</u>
Grounds	33,725	35,014	(1,289)
Utilities	59,025	57,335	1,690
Janitorial	9,000	13,227	(4,227)
Insurance	14,352	16,072	(1,720)
Total Expenses	<u>250,425</u>	<u>272,511</u>	<u>(22,086)</u>
Total Net Operating Income	<u>289,855</u>	<u>257,873</u>	<u>(31,982)</u>
Nonoperating Revenues(expenses):			
Interest income	-	6,300	6,300
Replacement Reserve	12,600	(9,294)	(21,894)
Replacement Reserve Deposits	(6,600)	(6,600)	-
Distributions to local governments	-	(314,811)	(314,811)
Total Nonoperating Revenues(Expenses)	<u>6,000</u>	<u>(324,405)</u>	<u>(330,405)</u>
Net Income, Non-GAAP Basis	295,855	(66,532)	(362,387)
Net Position-Beginning of Year	<u>7,979,601</u>	<u>7,784,515</u>	<u>(195,086)</u>
Net Position-End of Year	<u>\$ 8,275,456</u>	<u>\$ 7,717,983</u>	<u>\$ (557,473)</u>
Change in Net Position, Budgetary Basis		<u>\$ (66,532)</u>	
Adjustments:			
Depreciation		(204,391)	
Replacement Reserve Deposits		<u>6,600</u>	
Total Adjustments		<u>(197,791)</u>	
Change in Net Position, GAAP Basis		<u>\$ (264,323)</u>	