

**ESTES VALLEY RECREATION
AND PARK DISTRICT**

FINANCIAL STATEMENTS

December 31, 2025 and 2024



Logan and Associates, LLC
CERTIFIED PUBLIC ACCOUNTANTS

TABLE OF CONTENTS

| | |
|---|--------|
| Independent Auditor's Report | a - c |
| Management's Discussion and Analysis | i - x |
| Basic Financial Statements | |
| Statement of Net Position | 1 |
| Statement of Revenues, Expenses and Changes in Fund Net Position | 2 |
| Statement of Cash Flows | 3 |
| Notes to Financial Statements | 4 - 21 |
| Supplementary Information | |
| Budgetary Comparison Schedule – (Non-GAAP Basis) With Reconciliation to GAAP Basis | 22 |



INDEPENDENT AUDITOR'S REPORT

Members of the Board of Directors
Estes Valley Recreation and Park District
Estes Park, Colorado

Opinions

We have audited the financial statements Estes Valley Recreation and Park District (the "District") which comprise the statements of net position as of December 31, 2025 and 2024, and the related statements of revenues, expenses and changes in fund net position and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the District as of December 31, 2025 and 2024, and the respective changes in financial position and 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 audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures of the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages i – ix be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements and related notes to the financial statements that collectively comprise the District's basic financial statements. The accompanying supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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 supplementary information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

Logan and Associates, LLC

Aurora, Colorado

May 7, 2026

**MANAGEMENT’S DISCUSSION AND ANALYSIS
(Unaudited)**

This discussion and analysis of the financial performance of the Estes Valley Recreation and Park District (the District) provides an overview of the District’s financial activities for the fiscal year ended December 31, 2025. Please read in conjunction with the financial statements and accompanying notes.

FINANCIAL HIGHLIGHTS

For the year ended December 31, 2025 as compared to 2024, the District’s:

- Net position increased by \$750,248 or 2.5%.
- Unrestricted portion of net position increased by \$74,330, or 1.4%.
- Operating revenues increased by \$360,594 or 6.5% and operating expenses increased by \$751,896 or 9.9%.
- Total assets increased by \$87,122 or 0.2%; Total liabilities decreased by \$854,285, or -5.1%.

Following is a Capital Summary for 2025 and looking ahead to 2026:

| Facility | 2025 Capital Additions / Work in Progress | 2026 Budgeted Capital Additions |
|---|---|---|
| District | <ul style="list-style-type: none"> ▪ Shared HD pickup truck ▪ New main office printer/copier ▪ Migrated data from servers to cloud | |
| Campgrounds | <ul style="list-style-type: none"> ▪ EP steps, slab & railing for RR access ▪ EP utilities engineering | <ul style="list-style-type: none"> ▪ ML pool/pumphouse building ▪ EP continue utility engineering/plans |
| Community Ctr/Aquatics | <ul style="list-style-type: none"> ▪ Phase 2 emergency lighting upgrades ▪ Refinish slide stairs, paint slide ▪ Sidewalk sealing ▪ Flooring replacement phase1 | <ul style="list-style-type: none"> ▪ Phase 2 flooring replacement ▪ Exterior building paint |
| Golf Courses | <ul style="list-style-type: none"> ▪ Replaced 18H driving range fence ▪ 18H parking lot patch/seal/stripe ▪ 18H clubhouse retractable awning east deck, new restaurant freezer ▪ 2 greensmowers & 1 HD UTV ▪ Security cameras/recording system | <ul style="list-style-type: none"> ▪ Asphalt 18H maintenance yard ▪ Replace 18H Bldg D roof ▪ An adaptive golf cart & 2 new UTV’s ▪ 18H restaurant furn/equip upgrades ▪ 9H concrete pad & cart path to #1 tee ▪ 9H replacement of Big T bridge |
| Marina | <ul style="list-style-type: none"> ▪ 2 replacement pontoon boats; new patrol boat motor ▪ Automated parking kiosks ▪ Additional kayak racks; storage gate | <ul style="list-style-type: none"> ▪ ANS cleaning station ▪ Additional parking kiosks |
| Parks and Trails | <ul style="list-style-type: none"> ▪ SP playground replacement ▪ SP new pickleball & basketball courts ▪ SP skatepark walk/landing & shelter ▪ Dogpark shoreline stabilization | <ul style="list-style-type: none"> ▪ SP pave main parking lot ▪ SP ballfield stabilizing clay & leveling; add equipment shed & new turf mower ▪ LET bridge repairs ▪ LET picnic shelter improvements ▪ LET drainage & signage |
| ML = Estes Park Campground at Mary’s Lake SP = Stanley Park EP = Estes Park Campground at East Portal LET = Lake Estes Trail | | |

- Right to Use (RTU) Assets:
 - In November 2022, the District entered into a lease agreement for 82 Yamaha golf carts, with possession beginning in 2023 and continuing through October 2029. These RTU assets and associated lease liability were recorded at the future value of lease payments, \$279,486.
 - In August 2023, the District entered into a lease agreement for 22 Yamaha golf carts, with possession beginning in 2024 and continuing through September 2028. These RTU assets and associated lease liability were recorded at the future value of lease payments, \$63,057.
 - In August 2024, the District entered into a Subscription-based Information Technology Agreement for implementation and use of Sage Intacct cloud-based financial management applications through October 2027. This RTU asset and associated subscription liability was recorded at the future value of subscription payments, plus the cost of initial implementation, \$100,088.
 - Financial Statement Notes 6 and 7 provide the details of these transactions and a schedule of future lease/subscription payments.

- Mill Levies: In addition to the District’s General Operating Mill Levy of 1.781 (before any abatement or TABOR credit adjustments), the following levies serve purposes described:
 - 2008 Ballot question 4C, 1.200 mills for Community Center/aquatics, Stanley Park, trails, fleet equipment and tree maintenance. Funds for Community Center/aquatics are used to offset operating costs. Funds for Stanley Park are used for improvement and maintenance projects. Funds for trails have been used to leverage GOCO trails funding, complete a trails master plan, set aside for future trails, and for ongoing maintenance of trails within the District. Trees were treated for pine beetle, and new trees continue to be planted and cultivated. A portion of this levy is used to purchase/lease a variety of fleet equipment.
 - November 2015 Ballot question 4C authorized up to \$200,000/year in Community Center operating funds for 10 years after starting operation. The District began levying this amount in 2018. The corresponding 2024 levy collected and received in 2025 was .325 mills.
 - November 2015 Ballot question 4D authorized issuance of \$19,830,000 in General Obligation Bonds to finance construction of the Community Center. These funds were combined with 1A sales tax revenue from the Town of Estes Park, and supplemental (grant) funds, to construct and equip the \$27 million, 70,000 square foot facility. The building site for the new facility was conveyed to the District in 2016 by the Estes Park R-3 School District. The conveyance also included the existing aquatics facility. (See Financial Statement Note 9.) Construction of the new Community Center was completed in early 2018, and the grand opening was held March 3, 2018. In 2021 the District refinanced the Series 2015 and a portion of the Series 2016 bonds that were issued to finance Community Center construction, resulting in an economic gain of \$837,793 and a decrease in the aggregate debt service payment by \$951,519. The debt service mill levy for 2024 which was collected/received in 2025 was 2.045 to fund \$1,408,187 in bond principal and interest payments.

- In April 2014 the electors of the Town of Estes Park passed Ballot Issue 1A, which provided for the collection and distribution by the Town of a portion of the Town’s sales tax for the construction and equipping of a community center, including facilities for senior services. Following the District’s successful November 2015 election for funding and operation of the Estes Valley Community Center, the District and Town negotiated an IGA for transfer of the 1A funds to the project (see Financial Statement Note 3). For the year ended December 31, 2024, the amount of

1A funds collected by the Town and transferred to the District for this purpose was \$454,610. This funding measure expired at the end of June 2024. Late collections of \$15,595 were remitted to the District in 2025.

- The District continued its Assistance Agreement with the Bureau of Reclamation (BOR) for implementing physical changes to existing facilities to meet requirements of the Americans with Disabilities Act and maintaining BOR properties the District manages. The 2025 planned activity under this agreement included the new pumphouse/restroom at Mary's Lake, shoreline stabilization in the dogpark area on Lake Estes and replacement of one of the Big Thompson bridges at the 9-hole golf course. The dogpark shoreline stabilization project was completed; the bridge project was completed in April 2026 and the pumphouse project is anticipated to be completed in the fall of 2026. In addition, the District was awarded a separate \$143,000 grant from BOR to install an aquatic nuisance species decontamination station at Lake Estes Marina, for which engineering costs were incurred in 2025 and construction was completed in May 2026. Total BOR funding recognized for these projects in 2025 was \$22,708.
- The District received the following grants, contributions, and donations during 2025:
 - Final cost reimbursement of \$52,106 from FEMA (passed through the State of Colorado) for 2013 flood repairs of the Fish Creek Trail. This receivable was previously removed from the District's books as assumed uncollectible.
 - A \$12,400 grant from Town of Estes Park for an afterschool childwatch program at the Community Center.
 - A \$2,500 grant from the NoCo Foundation for the Permaculture program.
 - Transfers from the Estes Valley Rec & Park Foundation totaling \$8,465 for Community Center memberships, youth sports scholarships and parks projects; and passthrough of a Larimer County grant for Permaculture.
- In 2024, the Board adopted an Employee Incentive Bonus policy in which eligible FT, PT and seasonal employees may be paid a bonus of up to 10% of annual salary if specific criteria including favorable budget variance and reserves threshold are met. In 2025, the criteria were sufficiently met/exceeded and a 2025 10% bonus totaling \$309,789 inclusive of payroll taxes and fringe was paid out to eligible employees in March 2026.
- In 2024, the Board adopted an Operating Reserves Policy to establish and evaluate the target amount of District reserves, considering improvement fund set-asides, current operating expenses, capital plans and other obligations. The operating reserve amount at December 31, 2025 was \$3,579,017, a \$16,020 increase from the December 31, 2024 balance of \$3,562,998, and approximately \$1.2 million over the established target. Use of a portion of these reserves is budgeted in 2026 to fund improvement projects in Stanley Park.

USING THIS FINANCIAL REPORT

This annual financial report consists of three parts:

- Management’s Discussion and Analysis
- Financial Statements
- Supplementary notes that provide additional information to some of the information in the financial statements.

REQUIRED FINANCIAL STATEMENTS

The financial statements of the District reflect accounting methods similar to those used by private sector companies. These statements offer important, transparent financial information about the District and its activities.

Statement of Net Position

The Statement of Net Position provides information about the nature and amounts of investments in resources (assets) and obligations to District creditors (liabilities). The Statement of Net Position is one way to measure the District’s financial position.

Statement of Revenues, Expenses, and Changes in Fund Net Position

This statement measures the results of the District’s operations during the past year. The statement presents the income and expenses of the District and enables the reader to determine whether the District has successfully recovered its costs through user fees and other revenues.

Statement of Cash Flows

The final required financial statement is the Statement of Cash Flows. This statement provides the reader with information about the sources and uses of the District’s cash during the year. The statement includes cash activity for operations, non-capital financing activities, capital and related financing activities and investing activities. The statement provides a comprehensive summary to the changes in cash and cash equivalents for the District during the fiscal year.

FINANCIAL ANALYSIS OF THE DISTRICT

One of the most important questions asked about the District’s finances is, “Is the District as a whole better off or worse off as a result of this year’s activities?” The Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Fund Net Position report information about the District’s activities in a way that can help answer that question. These two statements report the District’s net position and the changes in it. Over time, increases or decreases in the District’s net position are indicators of whether its financial health is improving. However, other non-financial factors, such as changes in economic conditions, population changes and, specifically for the District, severe weather changes, must also be considered.

NET POSITION

As part of our analysis, we provide a summary of the District's Statement of Net Position as presented below.

| Summarized Statement of Net Position | | | | | | |
|---|----------------------|----------------------|------------------|----------------------|----------------------|--------------------|
| | 2025 | 2024 | \$ Change | 2024 | 2023 | \$ Change |
| Current Assets | \$ 12,756,945 | \$ 12,359,699 | \$ 397,246 | \$ 12,359,699 | \$ 11,544,238 | \$ 815,461 |
| Noncurrent Assets | 36,360,933 | 36,671,057 | (310,124) | 36,671,057 | 36,958,996 | (287,939) |
| Total Assets | 49,117,878 | 49,030,756 | 87,122 | 49,030,756 | 48,503,234 | 527,522 |
| Deferred Outflows of Resources | 60,313 | 66,348 | (6,035) | 66,348 | 72,383 | (6,035) |
| Total Assets and Deferred Outflows | \$ 49,178,191 | \$ 49,097,104 | \$ 81,087 | \$ 49,097,104 | \$ 48,575,617 | \$ 521,487 |
| Current Liabilities | 2,229,404 | 1,893,354 | 336,050 | 1,893,354 | 1,912,389 | (19,035) |
| Noncurrent Liabilities | 13,626,485 | 14,816,820 | (1,190,335) | 14,816,820 | 16,099,302 | (1,282,482) |
| Total Liabilities | 15,855,889 | 16,710,174 | (854,285) | 16,710,174 | 18,011,691 | (1,301,517) |
| Deferred Inflows of Resources | 3,102,790 | 2,917,666 | 185,124 | 2,917,666 | 2,994,130 | (76,464) |
| Net Position | | | | | | |
| Net Investment in Capital Assets | 21,398,046 | 20,577,103 | 820,943 | 20,577,103 | 19,657,806 | 919,297 |
| Restricted: | | | | | | |
| Debt Service | 157,374 | 267,005 | (109,631) | 267,005 | 208,847 | 58,158 |
| Tabor Reserve | 108,648 | 100,222 | 8,426 | 100,222 | 98,845 | 1,377 |
| Conservation Trust/Lottery | 82,091 | 145,750 | (63,659) | 145,750 | 155,760 | (10,010) |
| Community Center Capital | 2,942,400 | 2,922,561 | 19,839 | 2,922,561 | 2,372,733 | 549,828 |
| Unreserved | 5,530,953 | 5,456,623 | 74,330 | 5,456,623 | 5,075,805 | 380,818 |
| Total Net Position | 30,219,512 | 29,469,264 | 750,248 | 29,469,264 | 27,569,796 | 1,899,468 |
| Total Liabilities, Deferred Inflows and Net Position | \$ 49,178,191 | \$ 49,097,104 | \$ 81,087 | \$ 49,097,104 | \$ 48,575,617 | \$ 521,487 |

As seen in the summary, the District's total net position increased by \$750,248 in 2025.

While the Statement of Net Position shows the change in financial position of the District, the Statement of Revenues, Expenses, and Changes in Fund Net Position provides the information as the source of this overall change.

ACTIVITIES

A summary of the District’s Statement of Revenues, Expenses, and Changes in Fund Net Position is presented below:

| Summarized Statement of Revenues, Expenses, and Changes in Fund Net Position | | | | | | |
|---|----------------------|----------------------|-------------------|----------------------|----------------------|---------------------|
| | 2025 | 2024 | \$ Change | 2024 | 2023 | \$ Change |
| Operating Revenues | \$ 5,894,424 | \$ 5,533,830 | \$ 360,594 | \$ 5,533,830 | \$ 5,270,752 | \$ 263,078 |
| Non-Operating Revenues | 3,646,674 | 4,311,390 | (664,716) | 4,311,390 | 4,699,920 | (388,530) |
| Total Revenues | 9,541,098 | 9,845,220 | (304,122) | 9,845,220 | 9,970,672 | (125,452) |
| Operating Expenses | 8,348,071 | 7,596,175 | 751,896 | 7,596,175 | 7,344,201 | 251,974 |
| Non-Operating Expenses | 442,779 | 349,577 | 93,202 | 349,577 | 397,591 | (48,014) |
| Total Expenses | 8,790,850 | 7,945,752 | 845,098 | 7,945,752 | 7,741,792 | 203,960 |
| Increase (Decrease) in Net Position before Contributions | 750,248 | 1,899,468 | (1,149,220) | 1,899,468 | 2,228,880 | (329,412) |
| Contributed Capital | - | - | - | - | - | - |
| Change in Net Position | 750,248 | 1,899,468 | (1,149,220) | 1,899,468 | 2,228,880 | (329,412) |
| Beginning Net Position | 29,469,264 | 27,569,796 | 1,899,468 | 27,569,796 | 25,340,916 | 2,228,880 |
| Ending Net Position | \$ 30,219,512 | \$ 29,469,264 | \$ 750,248 | \$ 29,469,264 | \$ 27,569,796 | \$ 1,899,468 |

As displayed above, the District’s net position increased by \$750,248. 2025 operating revenues increased due to continuing customer outreach, improved/automated fee collection and favorable busy-season weather conditions.

BUDGETARY HIGHLIGHTS

Colorado State Law requires that the District adopt a budget and appropriate funds for the following year by December 15th of each year. If an amendment is necessary, the Board of Directors will approve a supplemental appropriation at a public hearing and file it with the State of Colorado.

The Board adopted the 2026 Budget on 11/18/2025, with the provision that minor adjustments would be necessary upon receipt of final Certifications of Valuation from the County Assessors.

CAPITAL ASSETS

At December 31, 2025, the District had \$36.1 million invested in a broad range of property and equipment, net of accumulated depreciation. The following schedule summarizes the District’s property and equipment, and changes from 2024 to 2025, and 2023 to 2024:

| | 2025 | 2024 | \$ Change | 2024 | 2023 | \$ Change |
|--------------------------------------|----------------------|----------------------|---------------------|----------------------|----------------------|---------------------|
| Non-Depreciable Assets | \$ 2,784,199 | \$ 2,375,829 | \$ 408,370 | \$ 2,375,829 | \$ 2,395,812 | \$ (19,983) |
| Depreciable Assets | 47,193,728 | 46,683,421 | 510,307 | 46,683,421 | 45,842,869 | 840,552 |
| Accumulated Depreciation | (13,873,560) | (12,728,094) | 1,145,466 | (12,728,094) | (11,519,244) | 1,208,850 |
| Total Depreciable Assets, Net | 33,320,168 | 33,955,327 | (635,159) | 33,955,327 | 34,323,625 | (368,298) |
| Total Capital Assets, Net | \$ 36,104,367 | \$ 36,331,156 | \$ (226,789) | \$ 36,331,156 | \$ 36,719,437 | \$ (388,281) |

LONG-TERM DEBT

CAPITAL LEASE OBLIGATIONS

The District entered into a lease-purchase agreement during each of the years 2016-2018, 2021-2022 and 2025. Appropriations for lease payments are made annually and do not extend beyond the current year. The related capital assets have been recorded in the statement of net position as capital assets. During 2022, the District adopted GASB Statement 87 – Lease Accounting which changed the reporting for capital lease obligations to financing leases.

GENERAL OBLIGATION BONDS

As described in the Financial Highlights above, and in Note 5 in the Financial Statements, on November 3, 2015, District voters approved Ballot Issues 4C and 4D regarding the construction and operation of a Community Recreation Center. Ballot Issue 4D authorized the District to issue \$19,830,000 in General Obligation Bonds to finance construction of the Community Center. The District issued \$9,000,000 in bonds for this project during 2015, and \$10,830,000 in 2016. Both bond issues were sold at a premium, and have interest rates ranging from 3.00 to 5.00%, with maturity dates ranging from 2016 to 2035. In December 2021, the District issued Series 2021 bonds in the amount of \$14,260,000 with interest rates ranging from 0.60% to 2.62%. The proceeds were used to refund the principal balance of the Series 2015 bonds and a portion of the Series 2016 bonds. The following summary outlines the change in long-term debt from 2024 to 2025 and 2023 to 2024.

| Long-term Debt | 2025 | 2024 | \$ Change | 2024 | 2023 | \$ Change |
|-----------------------|----------------------|----------------------|-----------------------|----------------------|----------------------|-----------------------|
| Total Bonds Payable | \$ 12,555,000 | \$ 13,680,000 | \$ (1,125,000) | \$ 13,680,000 | \$ 14,760,000 | \$ (1,080,000) |
| Total Leases Payable | 2,211,634 | 2,140,401 | 71,233 | 2,140,401 | 2,303,805 | (163,404) |
| | 14,766,634 | 15,820,401 | (1,053,767) | 15,820,401 | 17,063,805 | (1,243,404) |
| Bond Premium | - | - | - | - | 70,209 | (70,209) |
| Total | \$ 14,766,634 | \$ 15,820,401 | \$ (1,053,767) | \$ 15,820,401 | \$ 17,134,014 | \$ (1,313,613) |

ECONOMIC FACTORS AND NEXT YEAR’S BUDGET RATES

The 2026 budget reflects a conservative approach in consideration of changing economic conditions. Capital expenses include improvement projects in Stanley Park, and infrastructure and equipment purchases for the community center, golf courses, campgrounds, and marina.

The Board of Directors considers many factors when setting the District’s budget, including user fees and charges. During the 2026 budget process fees were not materially changed from the prior year. Operating revenues for 2026 have been budgeted conservatively to recognize the unknowns of weather, visitation, natural and pandemic disasters, and general economic conditions.

The 2026 budgeted revenues exceed expenditures. The Board has appropriated funds for 2026 compared to 2025 appropriations as follows:

| Annual Budgets | 2026 | 2025 | \$ Change | 2025 | 2024 | \$ Change |
|-----------------------------|----------------------|----------------------|-------------------|----------------------|---------------------|-------------------|
| Fees and Charges | \$ 5,983,750 | \$ 5,828,451 | \$ 155,299 | \$ 5,828,451 | \$ 5,325,613 | \$ 502,838 |
| Conservation Trust/Lottery | 65,000 | 64,801 | 199 | 64,801 | 73,000 | (8,199) |
| Taxes | 3,280,762 | 3,055,499 | 225,263 | 3,055,499 | 3,205,125 | (149,626) |
| Interest Income | 374,000 | 415,129 | (41,129) | 415,129 | 452,100 | (36,971) |
| Transfer from (to) Reserves | 1,073,138 | 620,392 | 452,746 | 620,392 | 269,025 | 351,367 |
| Loan Issuance Proceeds | - | 227,096 | (227,096) | 227,096 | - | 227,096 |
| Intergovernmental Revenues | 162,500 | 68,707 | 93,793 | 68,707 | 504,182 | (435,475) |
| Miscellaneous | 22,400 | 38,932 | (16,532) | 38,932 | 7,522 | 31,410 |
| Total Revenues | 10,961,550 | 10,319,007 | 642,543 | 10,319,007 | 9,836,567 | 482,440 |
| Operating Expenses | 6,958,453 | 6,816,339 | 142,113 | 6,816,339 | 6,329,915 | 486,424 |
| Conservation Trust/Lottery | - | - | - | - | - | - |
| Interest Expense | 68,618 | 70,603 | (1,984) | 70,603 | 67,324 | 3,279 |
| Bond Issue Costs/Reserves | 62,835 | 57,086 | 5,749 | 57,086 | 67,648 | (10,562) |
| Lease Payments | 155,124 | 154,414 | 711 | 154,414 | 161,512 | (7,098) |
| Bond Debt Service | 1,407,999 | 1,408,187 | (188) | 1,408,187 | 1,410,764 | (2,578) |
| Capital Outlay | 2,091,000 | 1,586,890 | 504,110 | 1,586,890 | 1,207,825 | 379,065 |
| Reserves & Contingencies | 157,077 | 145,814 | 11,264 | 145,814 | 137,729 | 8,085 |
| Total Expenses | \$ 10,901,107 | \$ 10,239,332 | \$ 661,775 | \$ 10,239,332 | \$ 9,382,717 | \$ 856,615 |

DISTRICT ASSESSED VALUATIONS, MILL LEVIES AND PROPERTY TAX COLLECTIONS

The following summaries provide historical analysis of assessed valuations, mill levies and actual property tax collections for the District.

| Estes Valley Recreation and Park District | | | | | | |
|---|--------------------|-----------------------|---------------------------|---------------------------|------------|-----------------|
| History of District's Assessed Valuation | | | | | | |
| Levy/Collection Year | Boulder County | Larimer County | Total | Percent Change | | |
| 2014/2015 | \$6,352,917 | \$303,171,420 | \$309,524,337 | -3.57% | | |
| 2015/2016 | \$7,020,065 | \$337,864,366 | \$344,884,431 | 11.42% | | |
| 2016/2017 | \$6,963,622 | \$339,602,502 | \$346,566,124 | 0.49% | | |
| 2017/2018 | \$7,295,538 | \$362,165,198 | \$369,460,736 | 6.61% | | |
| 2018/2019 | \$7,180,061 | \$362,617,046 | \$369,797,107 | 0.09% | | |
| 2019/2020 | \$8,049,377 | \$415,324,211 | \$423,373,588 | 14.49% | | |
| 2020/2021 | \$8,060,700 | \$415,258,017 | \$423,318,717 | -0.01% | | |
| 2021/2022 | \$9,435,967 | \$443,733,946 | \$453,169,913 | 7.05% | | |
| 2022/2023 | \$9,260,643 | \$435,806,471 | \$445,067,114 | -1.79% | | |
| 2023/2024 | \$11,107,004 | \$584,078,452 | \$595,185,456 | 33.73% | | |
| 2024/2025 | \$11,074,654 | \$585,272,600 | \$596,347,254 | 0.20% | | |
| 2025/2026 | \$11,940,048 | \$586,004,898 | \$597,944,946 | 0.27% | | |
| History of District's Mill Levy | | | | | | |
| Levy/Collection Year | General Fund | Temporary Tax Credit | Bond Fund | Capital / Special | Abatements | Total Mill Levy |
| 2014/2015 | 1.781 | (0.095) | 0 | 1.200 | 0.006 | 2.892 |
| 2015/2016 | 1.781 | (0.203) | 3.900 | 1.200 | 0.008 | 6.686 |
| 2016/2017 | 1.781 | (0.162) | 4.167 | 1.200 | 0.021 | 7.007 |
| 2017/2018 | 1.781 | (0.207) | 3.777 | 1.724 | 0.215 | 7.290 |
| 2018/2019 | 1.781 | (0.150) | 3.909 | 1.723 | 0.018 | 7.281 |
| 2019/2020 | 1.781 | (0.323) | 3.350 | 1.648 | 0.041 | 6.497 |
| 2020/2021 | 1.781 | (0.274) | 3.337 | 1.646 | 0.027 | 6.517 |
| 2021/2022 | 1.781 | (0.326) | 2.963 | 1.618 | 0.033 | 6.069 |
| 2022/2023 | 1.781 | (0.174) | 2.997 | 1.626 | 0.035 | 6.265 |
| 2023/2024 | 1.781 | (0.508) | 2.242 | 1.519 | 0.005 | 5.039 |
| 2024/2025 | 1.781 | (0.468) | 2.045 | 1.525 | 0.014 | 4.897 |
| 2025/2026 | 1.781 | (0.435) | 2.273 | 1.524 | 0.055 | 5.198 |
| Historical Property Tax Collections | | | | | | |
| Levy/Collection Year | Total Taxed Levied | Total Taxes Collected | Percent of Levy Collected | | | |
| 2014/2015 | \$895,145 | \$889,497 | 99.37% | | | |
| 2015/2016 | \$2,305,864 | \$2,290,197 | 99.32% | | | |
| 2016/2017 | \$2,428,543 | \$2,419,333 | 99.62% | | | |
| 2017/2018 | \$2,692,986 | \$2,681,145 | 99.56% | | | |
| 2018/2019 | \$2,692,416 | \$2,682,796 | 99.64% | | | |
| 2019/2020 | \$2,750,656 | \$2,736,327 | 99.48% | | | |
| 2020/2021 | \$2,754,598 | \$2,746,807 | 99.72% | | | |
| 2021/2022 | \$2,745,820 | \$2,744,699 | 99.96% | includes PP exemption pmt | | |
| 2022/2023 | \$2,783,512 | \$2,787,917 | 100.16% | includes PP exemption pmt | | |
| 2023/2024 | \$2,994,130 | \$2,989,280 | 99.84% | includes PP exemption pmt | | |
| 2024/2025 | \$2,915,166 | \$2,894,320 | 99.28% | includes PP exemption pmt | | |
| 2024 excludes property tax reimb. (SB22-238 & SB23B-001) Rec'd April 19, 2024 | | | | | | |

For further information regarding these reports, please contact Tom Carosello, Executive Director, Estes Valley Recreation & Park District, P.O. Box 1379, Estes Park, Colorado 80517, (970) 586-8191.

BASIC FINANCIAL STATEMENTS

ESTES VALLEY RECREATION AND PARK DISTRICT

STATEMENTS OF NET POSITION

December 31, 2025 and 2024

| | BUSINESS-TYPE ACTIVITIES | |
|--|--------------------------|---------------|
| | 2025 | 2024 |
| ASSETS | | |
| Current Assets | | |
| Cash and Investments | \$ 6,080,451 | \$ 5,739,303 |
| Restricted Cash and Investments | 3,181,865 | 3,335,316 |
| Accounts Receivable | 44,963 | 36,474 |
| Property Taxes Receivable | 3,102,790 | 2,915,166 |
| Inventory | 126,555 | 130,104 |
| Prepaid Expenses | 220,321 | 203,336 |
| Total Current Assets | 12,756,945 | 12,359,699 |
| Noncurrent Assets | | |
| Right-To-Use Leased Assets, Net of Accumulated Amortization | 197,540 | 250,079 |
| Right-To-Use IT Subscriptions, Net of Accumulated Amortization | 59,026 | 89,822 |
| Capital Assets, Not Being Depreciated | 2,784,201 | 2,375,829 |
| Capital Assets, Net of Accumulated Depreciation | 33,320,166 | 33,955,327 |
| Total Noncurrent Assets | 36,360,933 | 36,671,057 |
| TOTAL ASSETS | 49,117,878 | 49,030,756 |
| DEFERRED OUTFLOWS OF RESOURCES | | |
| Deferred Amount on Debt Refunding | 60,313 | 66,348 |
| LIABILITIES | | |
| Current Liabilities | | |
| Accounts Payable | 190,140 | 178,270 |
| Accrued Interest Payable | 51,342 | 54,287 |
| Accrued Salaries and Benefits | 344,189 | 113,649 |
| Unearned Revenue - Fees | 141,044 | 91,690 |
| Accrued Compensated Absences | 126,816 | 130,275 |
| Right-To-Use Leased Assets Payable - Current | 51,821 | 49,405 |
| Right-To-Use IT Subscriptions Payable - Current | 27,857 | 36,472 |
| Bonds Payable - Current | 1,140,000 | 1,125,000 |
| Financing Leases Payable - Current | 156,195 | 114,306 |
| Total Current Liabilities | 2,229,404 | 1,893,354 |
| Noncurrent Liabilities | | |
| Right-To-Use Leased Assets Payable | 156,046 | 207,973 |
| Right-To-Use IT Subscriptions Payable | - | 27,752 |
| Bonds Payable | 11,415,000 | 12,555,000 |
| Financing Leases Payable | 2,055,439 | 2,026,095 |
| Total Noncurrent Liabilities | 13,626,485 | 14,816,820 |
| TOTAL LIABILITIES | 15,855,889 | 16,710,174 |
| DEFERRED INFLOWS OF RESOURCES | | |
| Deferred Property taxes | 3,102,790 | 2,917,666 |
| NET POSITION | | |
| Net Investment in Capital Assets | 21,398,046 | 20,577,103 |
| Restricted: | | |
| Debt Service | 157,374 | 267,005 |
| TABOR Emergency Reserve | 108,648 | 100,222 |
| Conservation Trust/Lottery | 82,091 | 145,750 |
| Community Center Capital Improvements | 2,942,400 | 2,922,561 |
| Unreserved | 5,530,953 | 5,456,623 |
| TOTAL NET POSITION | \$ 30,219,512 | \$ 29,469,264 |

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

ESTES VALLEY RECREATION AND PARK DISTRICT

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION For the Years Ended December 31, 2025 AND 2024

| | BUSINESS-TYPE ACTIVITIES | |
|---|--------------------------|---------------|
| | 2025 | 2024 |
| OPERATING REVENUES | | |
| Fees and Charges for Services | \$ 5,883,592 | \$ 5,520,043 |
| Miscellaneous | 10,832 | 13,787 |
| TOTAL OPERATING REVENUES | 5,894,424 | 5,533,830 |
| OPERATING EXPENSES | | |
| General and Administrative | 1,158,642 | 1,055,811 |
| Community Center | 2,224,365 | 2,083,065 |
| Golf Courses and Pro Shops | 1,734,988 | 1,490,495 |
| Marina | 768,895 | 645,650 |
| Parks | 237,972 | 201,848 |
| Campgrounds | 590,365 | 583,714 |
| Depreciation and Amortization | 1,632,844 | 1,535,592 |
| TOTAL OPERATING EXPENSES | 8,348,071 | 7,596,175 |
| OPERATING LOSS | (2,453,647) | (2,062,345) |
| NON-OPERATING REVENUES (EXPENSES) | | |
| Taxes | 3,065,900 | 3,250,774 |
| Conservation Trust/Lottery | 68,769 | 70,392 |
| Intergovernmental Revenues | 90,431 | 507,877 |
| Investment Income | 421,574 | 480,064 |
| Interest Expense | (378,677) | (349,577) |
| Gain (Loss) on Disposal of Capital Assets | (64,102) | 2,283 |
| TOTAL NON-OPERATING REVENUES | 3,203,895 | 3,961,813 |
| CHANGE IN NET POSITION | 750,248 | 1,899,468 |
| NET POSITION, Beginning | 29,469,264 | 27,569,796 |
| NET POSITION, Ending | \$ 30,219,512 | \$ 29,469,264 |

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

ESTES VALLEY RECREATION AND PARK DISTRICT

STATEMENTS OF CASH FLOWS

Increase (Decrease) in Cash and Cash Equivalents
For the Years Ended December 31, 2025 and 2024

| | BUSINESS-TYPE ACTIVITIES | |
|--|--------------------------|----------------|
| | 2025 | 2024 |
| CASH FLOWS FROM OPERATING ACTIVITIES | | |
| Cash Received from Customers | \$ 5,924,457 | \$ 5,670,916 |
| Cash Received from Others | 10,832 | 13,787 |
| Cash Paid to Suppliers | (2,628,426) | (2,561,807) |
| Cash Paid to Employees | (3,861,286) | (3,502,952) |
| Net Cash Provided (Used) by Operating Activities | (554,423) | (380,056) |
| CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES | | |
| Intergovernmental Receipts | 159,200 | 578,269 |
| Taxes Received | 3,065,900 | 3,250,774 |
| Net Cash Provided by Non-Capital Financing Activities | 3,225,100 | 3,829,043 |
| CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES | | |
| Capital Asset Acquisitions | (1,394,523) | (1,087,348) |
| Proceeds from Disposal of Capital Assets | 7,700 | 3,000 |
| Proceeds from Capital Leases | 227,096 | - |
| Bond, Loan and Lease Principal Payments | (1,280,864) | (1,243,404) |
| Right-to-Use Leased Asset Principal Payments | (49,511) | (49,996) |
| Right-to-Use IT Subscriptions Principal Payments | (36,367) | (35,864) |
| Interest Paid on Bonds and Loans | (378,085) | (412,576) |
| Net Cash Provided (Used) by Capital and Related Financing Activities | (2,904,554) | (2,826,188) |
| CASH FLOWS FROM INVESTING ACTIVITIES | | |
| Interest Received | 421,574 | 480,064 |
| Net Cash Provided by Investing Activities | 421,574 | 480,064 |
| Net Increase (Decrease) in Cash and Cash Equivalents | 187,697 | 1,102,863 |
| CASH AND CASH EQUIVALENTS, Beginning | 9,074,619 | 7,971,756 |
| CASH AND CASH EQUIVALENTS, Ending | \$ 9,262,316 | \$ 9,074,619 |
| SUMMARY OF CASH AND INVESTMENTS | | |
| Cash and Investments | \$ 6,080,451 | \$ 5,739,303 |
| Restricted Cash and Investments | 3,181,865 | 3,335,316 |
| Total Cash and Investments | \$ 9,262,316 | \$ 9,074,619 |
| RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES | | |
| Operating Income (Loss) | \$ (2,453,647) | \$ (2,062,345) |
| Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities | | |
| Depreciation and Amortization | 1,632,844 | 1,535,592 |
| Changes in Assets and Liabilities | | |
| Accounts Receivable | (8,489) | 162,782 |
| Inventory | 3,549 | 27,925 |
| Prepaid Expenses | (16,985) | 17,731 |
| Accounts Payable | 11,870 | (130,525) |
| Unearned Revenue | 49,354 | (11,909) |
| Accrued Payroll Liabilities | 227,081 | 80,693 |
| Total Adjustments | 1,899,224 | 1,682,289 |
| Net Cash Provided (Used) by Operating Activities | \$ (554,423) | \$ (380,056) |

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

ESTES VALLEY RECREATION AND PARK DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Operations

The Estes Valley Recreation and Park District (the "District"), a quasi-municipal corporation, operates pursuant to the provisions of the Colorado Revised Statutes of the Colorado Special District Act. The District is governed by a five-member Board of Directors. The District was organized in 1955 under provisions of Colorado statutes to provide recreational programs and facilities, including golf courses, a marina, campgrounds, trails and an aquatic center for the residents of and visitors to Estes Valley and the surrounding area. The District was originally created under the name of Rocky Mountain Metropolitan Recreation District and in 1985 changed its name to the current name, Estes Valley Recreation and Park District.

The accounting policies of the District conform to generally accepted accounting principles as applicable to governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District adopted GASB Statement No. 101 *Compensated Absences* for the year ended December 31, 2025. Adoption of this statement revised and established new reporting requirements for compensated absences reported in the financial statements. As a result, the District reported a portion of accrued sick leave in accrued compensated absences. A summary of the District's more significant accounting policies follows.

Reporting Entity

The definition of the reporting entity is based primarily on financial accountability. The District is financially accountable for organizations that make up its legal entity. It is also financially accountable for legally separate organizations if the District officials appoint a voting majority of the organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. The District may also be financially accountable for organizations that are fiscally dependent upon it.

In 2018, the District established the Estes Valley Recreation and Park Foundation (the "Foundation"). The Foundation is a 501(c)(3) nonprofit organization created to provide support for youth sports programs, financial assistance to low-income residents and improved park facilities. The District's accountability for the Foundation does not extend beyond making appointments to the Board of Directors. Members of the District's Board of Directors may serve on the Foundation Board, but do not serve in a controlling capacity. The Foundation is considered a related organization. The District received donations in the amount of \$8,465 from the Foundation during 2025.

ESTES VALLEY RECREATION AND PARK DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Based on the application of the criteria, the District does not include additional organizations in its reporting entity, nor is it a component unit of any other governmental entity.

Fund Accounting

The District uses a proprietary fund to report on its financial position and the results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions and activities.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The District uses a proprietary fund-type, an enterprise fund, to account for its activities of providing recreation and park services to District residents and visitors. The enterprise fund uses the economic resources measurement focus and the accrual basis of accounting for reporting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

The activities of the fund are accounted for with a separate set of self-balancing accounts that comprise the District's assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position, revenues and expenses. The fund distinguishes operating revenues and expenses from non-operating revenues and expenses, and capital contributions. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the fund's principal ongoing operations. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses or capital contributions.

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

Assets, Liabilities and Net Position

Cash Equivalents and Investments – Cash equivalents include cash deposits and highly liquid investments with original maturities of three months or less when purchased. Investments are reported at fair value or the net asset value method.

Receivables – Accounts receivable are reported at their gross value, and where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

ESTES VALLEY RECREATION AND PARK DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position (Continued)

Prepaid Expenses – Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid expenses.

Inventory – Inventory consists of supplies and items held for resale. Inventory held at the golf courses is valued on an average cost basis and the remainder of the District’s inventory is valued on the First-in, First-out basis.

Capital Assets – Capital assets, which include water rights, easements, land, buildings and related improvements, vehicles and equipment, are reported in the financial statements net of accumulated depreciation. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

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

Capital assets of the District are depreciated using the straight-line method over the following estimated useful lives.

| | |
|----------------------------|--------------|
| Buildings and Improvements | 5 – 50 years |
| Vehicles | 5 – 15 years |
| Equipment | 5 – 20 years |

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 classification represents a consumption of net position that applies to a future period(s) and therefore will not be recognized as an outflow of resources (expense/expenditures) until then. The District has an item related to debt refunding costs that is reported as deferred outflows of resources at December 31, 2025.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement classification represents an acquisition of net position that applies to a future period(s) and therefore will not be recognized as an inflow of resources (revenue) until then. The District has an item related to unavailable revenue – property taxes that is reported as deferred inflows of resources at December 31, 2025.

ESTES VALLEY RECREATION AND PARK DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position (Continued)

Unearned Revenue – Unearned revenue arises when resources are received by the District before it has legal claim to them. For example, prepaid membership fees and program registration fees received in the current year, are for memberships that extend into following year and programs that will occur in the following year.

Compensated Absences – Full-time employees of the District are allowed to accumulate unused vacation and sick time. Vacation accumulates up to 35 days based on years of service. Employees will be paid for all accrued vacation time upon separation of employment. The District reports an estimated portion of accumulated unused sick leave as a liability in the financial statements. Employees are allowed to accumulate up to 60 days of sick leave. Upon termination of employment, employees are not paid for accumulated sick leave, unless they have completed 20 years of continuous service, for with they will be paid 50% of their accumulated sick leave (maximum of 240 hours) at their current pay rate.

Long-Term Debt - Long-term debt and other long-term obligations are reported at face value, net of unamortized debt premiums and discounts, as liabilities in the financial statements. Debt premiums and discounts are deferred and amortized over the life of the debt using the straight-line method.

Net Position – Net position results from the accumulation of net earnings from operating and non-operating income and expenses and are classified in the financial statements as follows:

- Net Investment in Capital Assets – This classification is intended to report the portion of net position which is associated with non-liquid capital assets, reduced by the long-term debt issued to acquire, construct, or improve those related capital assets.
- 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.
- Unrestricted – This classification includes the residual net position that does not meet the classification of “net investment in capital assets” or “restricted.”

ESTES VALLEY RECREATION AND PARK DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Property Taxes

Property taxes attach as an enforceable lien on property on January 1, are levied the following December, and are collected in the subsequent calendar year. Taxes are payable in full on April 30 or in two installments on February 28 and June 15. The County Treasurers' Offices collect property taxes and remits to the District on a monthly basis. Since property tax revenues are collected in arrears during the succeeding year, a receivable and corresponding deferred inflow of resources are reported at December 31.

Use of Estimates

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

Subsequent Events

The District has evaluated events subsequent to the year ended December 31, 2025 through May 7, 2026, the date of these financial statements were issued, and has incorporated any required recognition into these financial statements.

NOTE 2: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgets and Budgetary Accounting

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

- The budget is legally adopted by the District. The budget is adopted on a non-GAAP budgetary basis. Capital outlay and long-term debt principal payments are budgeted as expenditures, and depreciation, and amortization of debt premium/discounts, and costs of debt refunding are not budgeted.
- Prior to October 15, management submits to the Board of Directors a proposed operating budget for the fiscal year commencing the following January 1. The Board of Directors reviews the budget at a special October meeting to obtain taxpayer comments.
- The operating budget includes proposed expenditures and the means of financing them.
- Prior to December 15, the budget is legally enacted through passage of a resolution.

ESTES VALLEY RECREATION AND PARK DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 2: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY (Continued)

Budgets and Budgetary Accounting (Continued)

- Management is authorized to transfer budgeted amounts between departments within the fund. However, any revisions that alter the total expenditures of the fund must be approved by the Board of Directors.
- All appropriations lapse at year end. Colorado governments may not exceed budgeted appropriations at the fund level.

NOTE 3: CASH AND INVESTMENTS

A summary of cash and investments at December 31, 2025 and 2024, follows:

| | <u>2025</u> | <u>2024</u> |
|---------------|----------------------------|----------------------------|
| Petty Cash | \$ 1,000 | \$ 1,300 |
| Cash Deposits | 489,841 | 587,000 |
| Investments | <u>8,771,475</u> | <u>8,486,319</u> |
| Total | <u>\$ 9,262,316</u> | <u>\$ 9,074,619</u> |

Cash and Investments are reported in the financial statements as follows:

| | <u>2025</u> | <u>2024</u> |
|---------------------------------|----------------------------|----------------------------|
| Cash and Investments | \$ 6,080,451 | \$ 5,739,303 |
| Restricted Cash and Investments | <u>3,181,865</u> | <u>3,335,316</u> |
| Total | <u>\$ 9,262,316</u> | <u>\$ 9,074,619</u> |

Deposits

The Colorado Public Deposit Protection Act (PDPA) requires that all local government entities deposit cash in eligible public depositories. Eligibility is determined by State regulations. Amounts on deposit in excess of Federal Deposit Insurance Corporation (FDIC) levels must be collateralized by eligible collateral as determined by the PDPA. The FDIC insures depositors up to \$250,000 for each financial institution. The 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 uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits. At December 31, 2025, the District had bank deposits totaling \$731,605, of which \$250,000 were insured by FDIC and \$481,605 were collateralized with securities held by the financial institution's agents, but not in their name.

ESTES VALLEY RECREATION AND PARK DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 3: CASH AND INVESTMENTS (Continued)

Investments

The District has not adopted a formal investment policy; however, the District follows Colorado Revised Statutes regarding investments. The District generally limits its concentration of investments to Local Government Investment Pools, which are believed to have a minimal credit risk; minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk disclosure requirements or subject to investment custodial credit risk for investments that are in the possession of another party.

Interest Rate Risk - State statutes generally limit investments to an original maturity of five years unless the governing board authorizes the investment for a period in excess of five years. The District does not have a policy for managing credit risk or interest rate risk.

State statutes specify investment instruments meeting defined rating, maturity and concentration risk criteria in which local governments may invest which include the following:

- Obligations of the United States and certain U.S. agency securities
- Certain international agency securities
- General obligation and revenue bonds of U.S. local government entities
- Banker’s acceptances of certain banks
- Commercial paper
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts

At December 31, 2025, the District had the following investments:

| | <u>Maturity</u> | <u>2025</u> | <u>2024</u> |
|--|--------------------------------|----------------------------|----------------------------|
| Colorado Liquid Government Asset Trust (COLOTRUST) | Weighted Average under 60 days | \$ 8,493,645 | \$ 8,104,013 |
| Colorado Surplus Asset Fund Trust (CSAFE) | Weighted Average under 60 days | <u>277,830</u> | <u>382,306</u> |
| Total | | <u>\$ 8,771,475</u> | <u>\$ 8,486,319</u> |

COLOTRUST

The District invested in the Colorado Government Liquid Asset Trust (COLOTRUST) (the “Trust”), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+ and COLOTRUST EDGE.

ESTES VALLEY RECREATION AND PARK DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 3: CASH AND INVESTMENTS (Continued)

Investments (Continued)

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and any security allowed under CRS 24-75-601. At December 31, 2025, COLOTRUST PLUS+ possessed a weighted average maturity of less than 60 days.

COLOTRUST EDGE, a variable, Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10 transactional share price. COLOTRUST EDGE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601. As of December 31, 2025, COLOTRUST EDGE possessed a weighted average maturity of 132 days and a weighted average life of 209 days.

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as the safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAAM by Standard and Poor's. COLOTRUST EDGE is rated AAf/S1 by FitchRatings. COLOTRUST records its investments at fair value and the Town records its investments in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rates commercial paper and any security allowed under CRS 24-75-601. A designated custodial bank serves as custodian for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PRIME AND COLOTRUST PLUS + are rated AAAM by Standard & Poor's. COLOTRUST EDGE is rated AAf/S1 by FitchRatings. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

ESTES VALLEY RECREATION AND PARK DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 3: CASH AND INVESTMENTS (Continued)

Investments (Continued)

CSAFE

The District invested in the Colorado Surplus Asset Fund (CSAFE), an investment vehicle established by state statutes for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing CSAFE. CSAFE is similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds, and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE'S investment portfolio and provides services as a depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAM by Standard & Poor's. CSAFE records its investments at net asset value and the District records its investment in CSAFE using the net asset value method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

Restricted Cash and Investments

Restricted cash and investments consist of amounts restricted for several purposes, including:

- debt service reserves as required by the District's bonds,
- unspent conservation trust/lottery funds, and
- funds received from the Town of Estes Park in relation to the 2014 voter approved Ballot Issue 1A authorizing the Town's collection and distribution of a portion of the Town's sales tax for the construction and equipping of the Community Center, including repaying the construction loan.

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ESTES VALLEY RECREATION AND PARK DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 4: CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2025, is summarized below:

| | Balances 12/31/2024 | Additions | Deletions | Balances 12/31/2025 |
|--|-----------------------------|----------------------------|-------------------------|-----------------------------|
| Capital Assets, not being depreciated | | | | |
| Land | \$ 2,115,572 | \$ - | \$ - | \$ 2,115,572 |
| Water Rights | 118,435 | - | - | 118,435 |
| Easements | 4,794 | - | - | 4,794 |
| Construction in Progress | 137,028 | 408,370 | - | 545,398 |
| | <u>2,375,829</u> | <u>408,370</u> | <u>-</u> | <u>2,784,199</u> |
| Capital Assets, being depreciated | | | | |
| Buildings and Improvements | 42,771,151 | 577,366 | 328,351 | 43,020,166 |
| Vehicles | 317,248 | 62,763 | - | 380,011 |
| Equipment | 3,595,022 | 346,024 | 147,495 | 3,793,551 |
| Total Capital Assets, being depreciated | <u>46,683,421</u> | <u>986,153</u> | <u>475,846</u> | <u>47,193,728</u> |
| Less accumulated depreciation | | | | |
| Buildings and Improvements | (9,873,271) | (1,278,355) | (256,549) | (10,895,077) |
| Vehicles | (293,301) | (13,438) | - | (306,739) |
| Equipment | (2,561,522) | (257,717) | (147,495) | (2,671,744) |
| Total accumulated depreciation | <u>(12,728,094)</u> | <u>(1,549,510)</u> | <u>(404,044)</u> | <u>(13,873,560)</u> |
| Total Capital Assets, being depreciated, net | <u>33,955,327</u> | <u>(563,357)</u> | <u>71,802</u> | <u>33,320,168</u> |
| Total Capital Assets, net | <u>\$ 36,331,156</u> | <u>\$ (154,987)</u> | <u>\$ 71,802</u> | <u>\$ 36,104,367</u> |

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ESTES VALLEY RECREATION AND PARK DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 5: LONG-TERM DEBT

Following is a summary of long-term debt transactions for the year ended December 31, 2025:

| | Balance 12/31/2024 | Additions | Deletions | Balance 12/31/2025 | Due Within One Year |
|--|-----------------------|-------------------|---------------------|-----------------------|------------------------|
| 2021 General Obligation | | | | | |
| Refunding Bonds | \$ 13,680,000 | \$ - | \$ 1,125,000 | \$ 12,555,000 | \$ 1,140,000 |
| Golf Course Irrigation Financing Lease | 2,123,555 | - | 99,553 | 2,024,002 | 101,416 |
| Equipment Financing Lease | - | 227,096 | 39,464 | 187,632 | 54,779 |
| Equipment Financing Lease | 16,846 | - | 16,846 | - | - |
| Total | \$ 15,820,401 | \$ 227,096 | \$ 1,280,863 | \$ 14,766,634 | \$ 1,296,195 |

Series 2021 General Obligation Refunding Bonds

On December 30, 2021, the District issued Federally Taxable Series 2021 General Obligation Refunding Bonds in the amount of \$14,260,000 to refund the District's Series 2015 and a portion of Series 2016 General Obligation Bonds. Principal payments are due annually on December 1 and interest payments were due semi-annually on June 1 and December 1 through December 1, 2035. Interest accrues at rates ranging from 0.60% to 2.62% per annum.

Annual debt service requirements for the District's outstanding bonds at December 31, 2025 are as follows:

| <u>Year Ending December 31,</u> | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|---------------------------------|----------------------|---------------------|----------------------|
| 2026 | \$ 1,140,000 | \$ 267,999 | \$ 1,407,999 |
| 2027 | 1,160,000 | 250,329 | 1,410,329 |
| 2028 | 1,190,000 | 230,029 | 1,420,029 |
| 2029 | 1,215,000 | 208,014 | 1,423,014 |
| 2030 | 1,235,000 | 184,322 | 1,419,322 |
| 2031 – 2035 | 6,615,000 | 500,144 | 7,115,144 |
| | \$ 12,555,000 | \$ 1,640,837 | \$ 14,195,837 |

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ESTES VALLEY RECREATION AND PARK DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 5: LONG-TERM DEBT (Continued)

Golf Course Irrigation Financing Lease

On February 1, 2022, the District entered into an agreement with the Bank of the San Juans to borrow \$2,425,000 for the purpose of financing the installation of an irrigation system at the Estes Park Golf Course. Principal and interest payments of \$80,618 are due semi-annually February 1 and August 1, through February 1, 2042. Interest accrues at a rate of 2.94% per annum.

Equipment Financing Lease

On March 19, 2021, the District entered into a financing lease agreement in the amount of \$263,245, for the purchase of golf course and campground equipment. Principal and interest payments of \$16,900 are due quarterly on March 19, June 19, September 19, and December 19, through March 19, 2025. Interest accrues at a rate of 1.27% per annum.

Vehicle and Golf Equipment Lease

On February 25, 2025, the District entered into a financing lease agreement in the amount of \$227,096, for the purchase of vehicles and golf equipment. Principal and interest payments of \$15,627 are due quarterly on May 25, August 25, November 25 and February 25 starting May 25, 2025 through February 25, 2029. Interest accrues at a rate of 4.62% per annum.

Annual debt service requirements for the District's outstanding financing leases at December 31, 2025 are as follows:

| <u>Year Ending December 31,</u> | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|---------------------------------|---------------------|-------------------|---------------------|
| 2026 | \$ 156,195 | \$ 67,548 | \$ 223,743 |
| 2027 | 160,671 | 63,072 | 223,743 |
| 2028 | 166,427 | 57,316 | 223,743 |
| 2029 | 124,977 | 51,886 | 176,863 |
| 2030 | 112,771 | 48,464 | 161,235 |
| 2031 – 2035 | 615,976 | 190,199 | 806,175 |
| 2036 – 2040 | 712,756 | 93,419 | 806,175 |
| 2041 – 2042 | <u>161,861</u> | <u>5,866</u> | <u>167,727</u> |
| | <u>\$ 2,211,634</u> | <u>\$ 577,770</u> | <u>\$ 2,789,404</u> |

ESTES VALLEY RECREATION AND PARK DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 6: RIGHT-TO-USE LEASED ASSETS – GOLF CARS

On November 15, 2022, the District entered into an agreement to lease golf car equipment. Payments of principal and interest totaling \$8,972 are due monthly from May to October each year, for a total of forty-two (42) payments, from May 2023 through October 2029. The value of the right-to-use assets – golf car lease, based on the present value of future lease payments, was \$279,486, with annual amortization of \$39,927. The total lease liability, based on the future value of lease payments, was also \$279,486. The interest rate in the lease agreement is 4.2% per annum. The District recognized interest expense of \$15,385 and amortization expense of \$39,926, for the year ended December 31, 2025.

On September 1, 2023, the District entered into an agreement to lease golf car equipment, beginning in March 2024. Payments of principal and interest totaling \$4,000 are due monthly from June to September each year, for a total of twenty (20) payments, from June 2024 through September 2028. The value of the right-to-use assets – golf car lease, based on the present value of future lease payments, was \$63,057, with annual amortization of \$12,611. The total lease liability, based on the future value of lease payments, was also \$63,057. The interest rate in the lease agreement is 6.24% per annum. The District recognized interest expense of \$3,822 and amortization expense of \$12,611, for the year ended December 31, 2025.

Following is a summary of the right-to-use leased assets at December 31, 2025:

| | <u>Balances</u> <u>12/31/2024</u> | <u>Additions</u> | <u>Deletions</u> | <u>Balances</u> <u>12/31/2025</u> |
|---|--------------------------------------|------------------|------------------|--------------------------------------|
| Right-to-Use Leased Assets | \$ 342,543 | \$ - | \$ - | \$ 342,543 |
| Less accumulated amortization Right-to-Use Leased Assets | <u>92,465</u> | <u>52,537</u> | <u>-</u> | <u>145,002</u> |
| Total Right-to-Use Leased Assets – Net | <u>\$ 250,078</u> | <u>\$ 52,537</u> | <u>\$ -</u> | <u>\$ 197,540</u> |

Following is a summary of the right-to-use leased assets liability at December 31, 2025:

| | <u>Balances</u> <u>12/31/2024</u> | <u>Additions</u> | <u>Deletions</u> | <u>Balances</u> <u>12/31/2025</u> | <u>Due in</u> <u>One Year</u> |
|---|--------------------------------------|------------------|------------------|--------------------------------------|----------------------------------|
| Right-to-Use Leased Assets Liability | \$ 257,378 | \$ - | \$ 49,511 | \$ 207,867 | \$ 51,821 |

ESTES VALLEY RECREATION AND PARK DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 6: RIGHT-TO-USE LEASED ASSETS – GOLF CARS (Continued)

Following is the required future right-to-use leased assets payments as of December 31, 2025:

| <u>Year Ending December 31,</u> | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|---------------------------------|------------------|------------------|------------------|
| 2026 | \$ 51,821 | \$ 17,557 | \$ 69,378 |
| 2027 | 54,242 | 15,113 | 69,355 |
| 2028 | 56,780 | 12,134 | 68,914 |
| 2029 | 45,024 | 7,292 | 52,316 |
| Total | <u>\$207,867</u> | <u>\$ 52,096</u> | <u>\$259,963</u> |

NOTE 7: SUBSCRIPTION BASED INFORMATION TECHNOLOGY ARRANGEMENT

On August 29, 2024, the District entered into a subscription-based IT arrangement with Sage Intacct for providing accounting and capital asset software applications through October 28, 2027 (39 months). Under GASB 96, the District identified this agreement as a subscription-based information technology arrangement (SBITA). At the inception of the SBITA, the District calculated the right-to-use subscription asset and IT subscription liability of \$100,088 based on the present value of the annual SBITA payments (\$29,060) using an incremental borrowing rate of 4.627%. At December 31, 2025, the District recorded interest expense of \$2,526.

Following is a summary of the right-to-use IT subscriptions at December 31, 2025:

| | <u>Balances</u> <u>12/31/2024</u> | <u>Additions</u> | <u>Deletions</u> | <u>Balances</u> <u>12/31/2025</u> |
|--|--------------------------------------|------------------|------------------|--------------------------------------|
| Right-to-Use IT Subscriptions | \$ 100,088 | \$ - | \$ - | \$ 100,088 |
| Less accumulated amortization Right-to-Use IT Subscriptions | 10,265 | 30,797 | - | 41,062 |
| Total Right-to-Use IT Subscriptions – Net | \$ 89,823 | \$ (30,797) | \$ - | \$ 59,026 |

Following is a summary of the Subscription Based IT Arrangement liability at December 31, 2025:

| | <u>Balances</u> <u>12/31/2024</u> | <u>Additions</u> | <u>Deletions</u> | <u>Balances</u> <u>12/31/2025</u> | <u>Due in</u> <u>One Year</u> |
|--------------------------------------|--------------------------------------|------------------|------------------|--------------------------------------|----------------------------------|
| Subscription Based IT Arrangement | \$ 64,224 | \$ - | \$ 36,367 | \$ 27,857 | \$ 27,857 |

ESTES VALLEY RECREATION AND PARK DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 8: DEFERRED COMPENSATION PLAN

The District provides a 457 deferred compensation plan for employees administered by Mission Square Retirement. Full-time employees are eligible to participate in a deferred compensation program. The District matches eligible employees' contributions up to 4% of the employee's eligible salary. For the years ended December 31, 2025 and 2024, the District contributed \$61,145 and \$53,964, respectively, in matching contributions and participating employees contributed \$94,412 and \$77,559, respectively.

NOTE 9: OPERATING AGREEMENTS

Bureau of Reclamation

The District has a Management Agreement with the Bureau of Reclamation (the "Bureau") which allows the District to administer Bureau owned property on which the Mary's Lake and East Portal Campgrounds, and Day Use areas, Wapiti Meadows (day-use area), the Lake Estes Marina, a portion of Stanley Park bordering Lake Estes, and the Lake Estes Golf Course are located. In March, 2007, the District and the Bureau renewed the Management Agreement for an additional period of 25 years, with an option for an additional term of 25 years if both parties agree. There are no payments required by the District to the Bureau for this agreement.

Community Center Facility Use and Development Agreement

On November 30, 2016, the District entered into three (3) agreements with Estes Park School District No. R-3 (the "School District"). The School District agreed to convey 6.49 acres of land to the District for the purpose of building the Community Center, including an aquatics center. Included in the conveyance are the Restrictive Covenant and Facility Use and Development Agreement.

The property is subject to the Covenant that it will be used as a public recreation and community center containing a competitive swimming and diving pool. The agreement provides for School use of the competitive swimming and diving pool (Priority Use Facilities) during state-regulated athletics seasons and use of other portions of the Community Center gym, weight and locker rooms, meeting and performance space, and golf simulator (Scheduled Use Facilities) at no cost for a period of 40 years, subject to mutually-agreed upon terms. In accordance with the agreement, the District collects all revenue from the operation of the Aquatic Center and is responsible for cost and expense related with operations.

ESTES VALLEY RECREATION AND PARK DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 9: OPERATING AGREEMENTS (Continued)

Intergovernmental Agreement (“IGA”) with Town of Estes Park (“the Town”) Regarding the Estes Valley Community Center

On April 1, 2014 the electors of the Town passed ballot Issue 1A which provided for the collection and distribution by the Town of a portion of the Town’s sales tax for the construction of a community center including facilities for the Senior Center. Following the District’s successful November 2015 election for funding and operation of the Estes Valley Community Center, and required progress toward center construction, the District and Town negotiated an IGA for transfer of the 1A funds to the project. The IGA transfers responsibility for delivery of senior programming, excluding meals programs, from the Town to the District. The agreement also specifies minimum requirements for facility design as it relates to senior programming, and for the method and timing of transferring monthly 1A sales tax collections from the Town to the District.

Golf Course Lease

In January 1990, the District entered into an operating agreement with the Town wherein the Town made capital improvements to the existing eighteen-hole golf course and the District leased the course from the Town. The lease was renewed for two years in 2011 and automatically renews every other January for two year periods. Under the terms of the agreement, the District is entitled to all revenues generated from the golf course operations. In return, the District is responsible for operational expenses of the facility. There are no payments required by the District to the Town for this agreement. On January 1, 2017, the Town entered into a lease-purchase agreement with First Security Finance, Inc., using the Estes Park Golf Course property as collateral. The purpose of the lease is to fund construction of a parking structure. As the parking structure is constructed on federal property of the Bureau, the Town could not use the structure itself as security for the lease agreement. First Security Finance has been named as additional insured for the District’s property and liability coverage for this property.

NOTE 10: RISK MANAGEMENT

The District is exposed to various risks of loss related to torts, property and casualty, errors and omissions, injuries to employees, health claims or natural disasters.

Risks of loss from property and liability coverage and injuries to employees are covered by the District’s participation in the Colorado Special Districts Property and Liability Pool (the “Pool”), along with participation in the worker’s compensation pool. The Pool is a separate independent organization created by an intergovernmental agreement to provide property, liability, public officials’ liability, boiler and machinery, and workers compensation coverage to its members.

ESTES VALLEY RECREATION AND PARK DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 10: RISK MANAGEMENT (Continued)

The District pays annual premiums to the Pool for liability, property, public officials' liability and workers compensation coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula. Settled claims have not exceeded this coverage in any of the past three years.

NOTE 11: COMMITMENTS AND CONTINGENCIES

Tabor Amendment

Colorado voters passed an amendment to the State Constitution, Article X, Section 20 (the "Amendment"), which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local government. The Amendment is complex and subject to judicial interpretation.

In November 1999, voters within the District approved the lift restrictions related to fee collection for the District effective, January 1, 2000.

Enterprises, defined as government-owned businesses authorized to issue revenue bonds and receiving less than 10% of annual revenue in grants from all state and local governments combined, are excluded from the provisions of TABOR. The District has made certain interpretations of the Amendment's language in order to determine compliance.

The District's management believes a significant portion of its operations qualifies for the "enterprise" exclusion allowed by the Amendment and the November 1999 ballot question. The District believes it is in compliance with the requirements of the Amendment.

The District separates TABOR enterprise revenues from other revenues. The District has established an emergency reserve, representing 3% of qualifying fiscal year spending, as required by the Amendment. At December 31, 2025, the emergency reserve of \$108,648 was reported as a restriction of net position in the financial statements.

Tax Spending Limitation

Section 29-1-1702, Colorado Revised Statutes (C.R.S.), contains limitations on revenues generated from property tax revenues that apply to certain local governments within the State of Colorado.

ESTES VALLEY RECREATION AND PARK DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

NOTE 11: COMMITMENTS AND CONTINGENCIES (Continued)

Tax Spending Limitation (Continued)

Annual operating revenue from property taxes is generally limited to a 10.50% increase over a two-year period (5.25% each year); such increase is determined based on a prior assessment period and adjusted for allowable exclusion and exemptions from qualified property tax revenues.

The District's management believes it is in compliance with the provisions of Section 29-1-1702, C.R.S. However, this section of the C.R.S. is complex and subject to interpretation.

SUPPLEMENTARY INFORMATION

ESTES VALLEY RECREATION AND PARK DISTRICT

BUDGETARY COMPARISON SCHEDULE - (Non-GAAP BASIS)

WITH RECONCILIATION TO GAAP BASIS

For the Year Ended December 31, 2025

(With Comparative Actual Totals for the Year Ended December 31, 2024)

| | 2025 | | | 2024 | |
|---|--------------------|-------------------|----------------------|----------------------------------|----------------------|
| | ORIGINAL BUDGET | FINAL BUDGET | ACTUAL | VARIANCE with FINAL BUDGET | ACTUAL |
| REVENUES | | | | | |
| Taxes | \$ 3,090,157 | \$ 3,055,499 | \$ 3,065,900 | \$ 10,401 | \$ 3,250,774 |
| Intergovernmental Revenues | 202,613 | 68,707 | 90,431 | 21,724 | 507,877 |
| Fees and Charges for Services | | | | | |
| Community Center | 1,385,613 | 1,385,853 | 1,396,709 | 10,856 | 1,292,834 |
| Golf Courses and Pro Shops | 2,218,300 | 2,531,600 | 2,543,403 | 11,803 | 2,328,930 |
| Marina | 787,678 | 869,246 | 873,723 | 4,477 | 806,731 |
| Parks | 37,800 | 39,961 | 43,297 | 3,336 | 33,225 |
| Campgrounds | 1,047,750 | 1,026,799 | 1,026,460 | (339) | 1,058,323 |
| Conservation Trust/Lottery | 75,000 | 64,801 | 68,769 | 3,968 | 70,392 |
| Investment Income | 358,500 | 415,129 | 421,574 | 6,445 | 480,064 |
| Sale of Capital Assets, Net | - | - | 7,700 | 7,700 | 2,123 |
| Lease Proceeds | - | 227,096 | 227,096 | - | - |
| Miscellaneous | 7,300 | 13,924 | 10,832 | (3,092) | 13,787 |
| TOTAL REVENUES | 9,210,711 | 9,698,615 | 9,775,894 | 77,279 | 9,845,060 |
| EXPENDITURES | | | | | |
| General and Administrative | 1,075,627 | 1,143,210 | 1,158,642 | (15,432) | 1,055,811 |
| Community Center | 2,229,526 | 2,253,477 | 2,224,365 | 29,112 | 2,083,065 |
| Golf Courses and Pro Shop | 1,620,229 | 1,800,258 | 1,734,988 | 65,270 | 1,490,495 |
| Marina | 722,376 | 780,029 | 768,895 | 11,134 | 645,650 |
| Parks | 258,922 | 230,934 | 237,972 | (7,038) | 201,848 |
| Campgrounds | 641,175 | 608,429 | 590,365 | 18,064 | 583,714 |
| Capital Outlay | 1,735,725 | 1,586,890 | 1,394,523 | 192,367 | 1,087,348 |
| Right-to-Use Leased Assets | - | - | - | - | 63,057 |
| Right-to-Use IT Subscriptions | - | - | - | - | 100,088 |
| Principal Payments | 1,299,861 | 1,279,414 | 1,280,864 | (1,450) | 1,243,404 |
| Principal Payments - Right-to-Use Leased Assets | - | - | 49,511 | (49,511) | 49,996 |
| Principal Payments - Right-to-Use IT Subscriptions | - | - | 36,367 | (36,367) | 35,864 |
| Interest and Fiscal Charges | 418,371 | 410,876 | 369,697 | 41,179 | 410,303 |
| Reserves and Contingencies | 197,078 | 145,814 | - | 145,814 | - |
| TOTAL EXPENDITURES | 10,198,890 | 10,239,331 | 9,846,189 | 393,142 | 9,050,643 |
| NET INCOME (LOSS), BEFORE RESERVE TRANSFERS | (988,179) | (540,716) | (70,295) | 470,421 | 794,417 |
| Transfer (to)/from Reserves | 1,053,950 | 620,392 | - | (620,392) | - |
| NET INCOME, Budget Basis | \$ 65,771 | \$ 79,676 | (70,295) | \$ (149,971) | 794,417 |
| ADJUSTMENTS TO GAAP BASIS | | | | | |
| Capital Outlay | | | 1,394,523 | | 1,087,348 |
| Lease Proceeds | | | (227,096) | | - |
| Right-to-Use Leased Assets | | | - | | 63,057 |
| Right-to-Use IT Subscriptions | | | - | | 100,088 |
| Depreciation and Amortization | | | (1,632,844) | | (1,535,592) |
| Gain (Loss) on Disposal of Capital Assets | | | (71,802) | | 160 |
| Principal Payments on Long-term Debt and Financing Leases | | | 1,280,864 | | 1,243,404 |
| Principal Payments on Right-to-Use Leased Assets | | | 49,511 | | 49,996 |
| Principal Payments on Right-to-Use IT Subscriptions | | | 36,367 | | 35,864 |
| Amortization of Bond Premium and Deferred Amount on Refunding | | | (6,035) | | 64,174 |
| Accrued Interest Adjustment | | | (2,945) | | (3,448) |
| NET INCOME, GAAP Basis | | | 750,248 | | 1,899,468 |
| NET POSITION, Beginning | | | 29,469,264 | | 27,569,796 |
| NET POSITION, Ending | | | \$ 30,219,512 | | \$ 29,469,264 |

See the accompanying Independent Auditor's Report.