

Castle Rock Downtown Development Authority
FINANCIAL STATEMENTS AND REPORT OF
INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS
December 31, 2018

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REPORT OF INDEPENDENT CERTIFIED
PUBLIC ACCOUNTANTS

Board of Directors
Castle Rock Downtown Development Authority

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the Castle Rock Downtown Development Authority (the "Authority"), as of and for the year ended December 31, 2018, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility 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.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on conducting our audit in accordance with auditing standards generally accepted in the United States of America as established by the American Institute of Certified Public Accountants ("US GAAS").

We conducted our audit in accordance with US GAAS. Those standards require that we plan and perform our audit to obtain reasonable assurance about whether these financial statements are free of material misstatement.

An audit includes performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Authority's preparation and fair presentation of the financial statements 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 Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions on the Financial Statements

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Castle Rock Downtown Development Authority, as of December 31, 2018, and the respective changes in financial position thereof, and the respective budgetary comparison for the General Fund and the Rink at the Rock Fund for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Management's Discussion and Analysis

The Board of Directors has elected to omit the Management's Discussion and Analysis information that governmental accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such information, although not part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of the 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 omitted information.

Marc, James and Associates, PC

Highlands Ranch, Colorado
May 2, 2019

FINANCIAL STATEMENTS

Castle Rock Downtown Development Authority

GOVERNMENTAL FUNDS BALANCE SHEET/STATEMENT OF NET POSITION

December 31, 2018

Governmental Funds

	General	Rink at the Rock	Total	Adjustments	Statement of Net Position
ASSETS					
Cash and cash equivalents	\$ 287,339	\$ 121,875	\$ 409,214	\$ -	\$ 409,214
Accounts receivable	480	750	1,230	-	1,230
Property taxes receivable	164,917	-	164,917	-	164,917
Due from other funds	46,046	-	46,046	(46,046)	-
Prepaid expenses	-	6,682	6,682	-	6,682
Capital assets	-	-	-	152,188	152,188
Total assets	\$ 498,782	\$ 129,307	\$ 628,089	106,142	734,231
LIABILITIES					
Accounts payable	\$ -	\$ 3,843	3,843	\$ -	\$ 3,843
Accrued liabilities	3,030	24,403	27,433	-	27,433
Due to other funds	-	46,046	46,046	(46,046)	-
Total liabilities	3,030	74,292	77,322	(46,046)	31,276
DEFERRED INFLOWS OF RESOURCES					
Property taxes	164,917	-	164,917	-	164,917
Sponsorships	-	22,833	22,833	-	22,833
Total deferred inflows of resources	164,917	22,833	187,750	-	187,750
FUND BALANCE					
Nonspendable	-	6,682	6,682	(6,682)	-
Restricted	12,350	-	12,350	(12,350)	-
Committed	-	25,500	25,500	(25,500)	-
Unassigned	318,485	-	318,485	(318,485)	-
Total fund balance	330,835	32,182	363,017	(363,017)	-
Total liabilities, deferred inflows of resources and fund balance	\$ 498,782	\$ 129,307	\$ 628,089		
NET POSITION					
Investment in capital assets				152,188	152,188
Restricted				12,350	12,350
Unrestricted				350,667	350,667
Total net position				\$ 515,205	\$ 515,205

The accompanying notes are an integral part of the financial statements

Castle Rock Downtown Development Authority

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES/
STATEMENT OF ACTIVITIES - GOVERNMENTAL FUNDS

Year ended December 31, 2018

	Governmental Funds				Statement of Activities
	General	Rink at the Rock	Total	Adjustments	
Expenditures/program expenses					
Operations					
Personnel	\$ 183,410	\$ -	\$ 183,410	\$ -	\$ 183,410
Administration	20,170	335	20,505	-	20,505
Professional services	15,795	-	15,795	-	15,795
Programs	18,590	141,810	160,400	-	160,400
Marketing	4,247	4,417	8,664	-	8,664
Occupancy	11,183	-	11,183	-	11,183
Depreciation	-	-	-	38,768	38,768
Small equipment	-	2,956	2,956	-	2,956
Capital outlay	-	-	-	-	-
Total expenditures/ program expenses	253,395	149,518	402,913	38,768	441,681
Revenues					
Program revenues					
Charges for services	7,875	122,116	129,991	-	129,991
Sponsorships	-	26,417	26,417	-	26,417
Grants and donations	164,590	-	164,590	-	164,590
Total program revenues	172,465	148,533	320,998	-	320,998
Net expenditures/program expenses	(80,930)	(985)	(81,915)	(38,768)	(120,683)
General revenues					
Property and other taxes	184,703	-	184,703	-	184,703
Other	410	-	410	-	410
Total general revenues	185,113	-	185,113	-	185,113
Change in fund balance	104,183	(985)	103,198	(103,198)	-
Change in net position	-	-	-	64,430	64,430
Fund balance/net position					
Beginning of the year	226,652	33,167	259,819	190,956	450,775
End of the year	\$ 330,835	\$ 32,182	\$ 363,017	\$ 152,188	\$ 515,205

The accompanying notes are an integral part of the financial statements

Castle Rock Downtown Development Authority

STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL FUND

Year ended December 31, 2018

	<u>Original Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property and other taxes	\$ 169,473	\$ 184,703	\$ 15,230
Grant and donations	164,473	164,590	117
Charges for services	7,000	7,875	875
Other	-	410	410
	<u>340,946</u>	<u>357,578</u>	<u>16,632</u>
Expenditures			
Operations			
Personnel	230,000	183,410	(46,590)
Administration	30,000	20,170	(9,830)
Professional services	15,000	15,795	795
Programs	32,000	18,590	(13,410)
Marketing	10,000	4,247	(5,753)
Occupancy	-	11,183	11,183
Contingency	8,000	-	(8,000)
Capital outlay	<u>10,000</u>	<u>-</u>	<u>(10,000)</u>
	<u>335,000</u>	<u>253,395</u>	<u>(81,605)</u>
Revenues over expenditures	<u>\$ 5,946</u>	104,183	<u>\$ 98,237</u>
Fund balance			
Beginning of the year		<u>226,652</u>	
End of the year		<u>\$ 330,835</u>	

The accompanying notes are an integral part of the financial statements

Castle Rock Downtown Development Authority

STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - RINK AT THE ROCK FUND

Year ended December 31, 2018

	<u>Original Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Admissions and rentals	\$ 120,000	\$ 122,116	\$ 2,116
Sponsorships	30,000	26,417	(3,583)
Capital contribution - TIF	15,000	-	(15,000)
Total revenues	<u>165,000</u>	<u>148,533</u>	<u>(16,467)</u>
Expenditures			
Operations			
Administration	5,000	335	(4,665)
Programs	165,000	141,810	(23,190)
Marketing	5,000	4,417	(583)
Capital outlay/small equipment	10,000	2,956	(7,044)
Total expenditures	<u>185,000</u>	<u>149,518</u>	<u>(35,482)</u>
Revenue over (under) expenditures	<u>\$ (20,000)</u>	(985)	<u>\$ 19,015</u>
Fund balance			
Beginning of the year		<u>33,167</u>	
End of the year		<u>\$ 32,182</u>	

Castle Rock Downtown Development Authority

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Castle Rock Downtown Development Authority (the "Authority") conform to the accounting principles generally accepted in the United States of America ("US GAAP") 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 following is a summary of the more significant policies consistently applied in the preparation of the basic financial statements of the Authority.

1. *Reporting Entity*

The Authority was formed in 2008, under State of Colorado statutes as a quasi-municipal corporation, by the voters of downtown Castle Rock, Colorado ("Castle Rock"). The Authority is governed by a seven-member Board of Directors pursuant to the provisions of the Colorado Special District Act and consists of property owners, business owners and other representatives of downtown Castle Rock. The Authority was created to solely, or in partnership with private section entities, finance, construct and operate various public improvements including streetscape projects, sidewalks, street lighting, street furniture, public parks and places in downtown Castle Rock.

As required by US GAAP, these financial statements present the activities of the Authority. Additionally, under US GAAP, the Authority is considered to be a component unit of the Town of Castle Rock, Colorado (the "Town"). The Authority itself has no component units as defined by US GAAP.

2. *Financial Reporting Framework*

The accompanying financial statements are presented in accordance with GASB Statement No. 34 – Special Purpose Governments.

The Governmental Funds Balance Sheet/Statement of Net Position and the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balance/Statement of Activities, report information on all of the governmental activities of the Authority. The Statement of Net Position reports all financial and capital resources of the Authority. The difference between the assets, liabilities and deferred inflows of the Authority is reported as net position.

The Statement of Activities demonstrates the degree to which expenditures of the governmental funds are supported by general revenues. As applicable, the effect of any inter-fund activity has been eliminated from these statements. The Statement of Activities also demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. *Program revenues* include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and donations that may be restricted for meeting the operational or capital requirements of a given function or segment.

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

The major individual governmental funds are reported as separate columns in the governmental funds portion of the financial statements. As permitted under GASB No. 34, for 2018, the Authority considers all of the Authority's funds to be major.

Castle Rock Downtown Development Authority

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - *continued*

2. *Financial Reporting Framework - continued*

The Authority reports the following governmental funds:

For 2018, the Authority maintained two individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balance.

General Fund - The General Fund is the general operating fund of the Authority. It is used to account for all financial resources not accounted for and reported in another fund.

The *Special Revenue Funds* account for the proceeds of specific revenue sources that are restricted or committed for specific purposes other than debt service or capital projects.

Rink at the Rock Fund –The Rink at the Rock Fund was established to develop, operate and maintain a seasonal outdoor ice skating rink in the downtown area. The revenues associated with the operation of the seasonal ice skating rink include admissions, skate rental and facility sponsorships.

3. *Measurement Focus*

The government-wide financial statements (Statement of Net Position and Statement of Activities) are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenditures are recorded when a liability is incurred, regardless of the timing of the related cash flows. Grants and similar items are recognized as revenue as soon as all eligible requirements, if any, imposed by the provider have been met. Property taxes are recognized as revenues in the year for which the property taxes are collected.

The governmental fund financial statements are reported using the *current financial measurement focus*, whereby only current assets and liabilities generally are included in the balance sheet, and the statement of revenues, expenditures and changes in fund balance present increases and decreases in those current assets and liabilities. These funds use the *modified accrual basis* of accounting whereby revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available if the revenues are collectible within the current period or soon thereafter to pay liabilities of the current period. For that purpose, the Authority considers revenues to be available if they are expected to be collected within 60 days of the end of the current fiscal period. Expenditures generally are recognized when a liability is incurred, as under accrual accounting. However, debt service expenditures are recognized only when payment is due (matured).

4. *Cash and Cash Equivalents*

The Authority considers cash and cash equivalents to include cash on hand and demand deposits.

Castle Rock Downtown Development Authority

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – *continued*

5. *Fair Value of Financial Instruments*

The Authority's financial instruments include cash and cash equivalents, accounts receivable, accounts payable and deferred inflows of resources. The Authority estimates that the fair value of these financial instruments as of December 31, 2018, do not differ materially from the aggregate carrying values used in the accompanying financial statements. The carrying amount of these financial instruments approximates the fair value due to the short maturity of these financial instruments.

6. *Interfund Balances*

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are reflected as "due to/from other funds". These amounts are eliminated in the Statement of Net Position.

7. *Use of Estimates*

The preparation of financial statements in conformity with US GAAP involves the use of management's estimates that affect the reported amounts of assets, liabilities and deferred inflows as of the date of the financial statements, and the reported amounts of revenue and expenditures during the reporting period. These estimates are based upon management's best judgment, after considering past events and assumptions about future events. Actual results could differ from those estimates. The Authority has estimated the useful lives of its depreciable capital assets as reflected in the Statement of Net Position.

8. *Property Taxes Receivable*

Property taxes are levied on December 15 of each year, and attach as an enforceable lien on subject property as of January 1 of the following year. The property taxes are payable in full on April 30 or if paid in two installments, due on February 28 and June 15. Property taxes are considered to be delinquent as of August 1. Douglas County bills and collects the property taxes on behalf of the Authority and remits the collections, less the Treasurer's fees, to the Authority on a monthly basis.

As the property taxes result in an enforceable lien on the subject property, in the event the property taxes are not paid, the subject property will be sold at public auction to collect the delinquent property taxes. Accordingly, no provision is deemed necessary for uncollected property taxes. As of December 31, the Authority has recorded the levied property taxes and the related deferred inflow of resources.

9. *Restricted Net Position*

The restriction of the Authority's net position represents amounts that may not be appropriated or are legally segregated for a specific purpose.

Castle Rock Downtown Development Authority

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – *continued*

10. *Capital Assets*

The Authority's capital assets are recorded at cost if purchased or constructed. The Authority's capital assets consist of office furniture and equipment, downtown improvements and various ice rink equipment and components.

The Authority has a capitalization policy of \$5,000. Management of the Authority may opt to capitalize certain items under the \$5,000 threshold. Depreciation is provided in amounts sufficient to relate the cost of depreciable capital assets to operations over the estimated useful lives of the assets. Depreciation is provided under the straight-line method, with estimated service lives of 5 years to 8 years for the office furniture and equipment, 10 years for the ice rink equipment and components, 5 to 10 years for the downtown improvements.

The cost of normal maintenance and repairs that do not add to the value of or materially extend the life of the related capital asset, are charged to expenditures as incurred.

NOTE B – BUDGETARY ACCOUNTING

An annual budget, an appropriation resolution and a mill levy resolution are adopted by the Authority's Board of Directors in accordance with Colorado State Statutes. Budgets are adopted on a non-GAAP basis for all the governmental funds. The Authority's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The Authority appropriates by total expenditures. The Authority's Board of Directors can modify the budget by line item within the total appropriations without notification. The total appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated. The appropriation is at the total fund expenditures level and lapses at year end.

State of Colorado Statutes require a balanced budget. For 2018, the budget for the Authority's General Fund, the budgeted revenues exceeded budgeted expenditures by \$5,946. For the Rink at the Rock Fund, the budgeted expenditures exceeded budgeted revenue by \$20,000. The excess expenditures were anticipated to be funded by the use of prior year surpluses.

NOTE C – CASH AND INVESTMENTS

The Colorado Public Deposit Protection Act ("PDPA") requires that all units of local government deposit cash in eligible public depositories. State regulators determine the eligibility. Amounts on deposit in excess of the Federal Deposit Insurance Corporation ("FDIC") insurance levels must be collateralized. The eligible collateral is determined by the PDPA. The PDPA allows institutions to create a single collateral pool for all public funds. The pool is to be maintained by another institution, or held in trust for all uninsured public deposits. The market value of the collateral must be equal to 102% of the aggregate uninsured public deposits.

As of December 31, 2018, however, all of the Authority's deposits were either insured by the FDIC or held in eligible depositories. The Authority has not adopted a formal investment policy.

Castle Rock Downtown Development Authority

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE D – CAPITAL ASSETS

The changes in the Authority’s capital assets for the year ended December 31, 2018 are as follows:

	Balance December 31, 2017	Additions	Disposals	Balance December 31, 2018
Capital assets				
Downtown improvements	\$ 112,379	\$ -	\$ -	\$ 112,379
Ice rink site improvements	103,065	-	-	103,065
Ice rink equipment	<u>146,563</u>	<u>-</u>	<u>-</u>	<u>146,563</u>
Total	362,007	-	-	362,007
Accumulated depreciation				
Downtown improvements	(66,806)	(13,804)	-	(80,610)
Ice rink site improvements	(48,413)	(10,307)	-	(58,720)
Ice rink equipment	<u>(55,832)</u>	<u>(14,657)</u>	<u>-</u>	<u>(70,489)</u>
Total	<u>(171,051)</u>	<u>(38,768)</u>	<u>-</u>	<u>(209,819)</u>
Net capital assets	\$ <u>190,956</u>	\$ <u>(38,768)</u>	\$ <u>-</u>	\$ <u>152,188</u>

The depreciation expense for 2018 is considered to be all associated with the operation of the Authority and the Authority’s programs and was allocated \$13,804 to the General Fund activities and \$24,964 to the Rink at the Rock Fund activities.

NOTE E – FUND BALANCE/NET POSITION

Fund Balance

The Authority utilizes the fund balance presentation as required under GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. Fund balances are categorized as non-spendable, restricted, committed, assigned or unassigned.

Non-spendable – represents amounts that cannot be spent because they are either in non-spendable form or legally required to remain intact,

Restricted – represents amounts with external constraints placed on the use of these resources or imposed by enabling legislation,

Committed – represents amounts that can only be used for specific purposes imposed by a formal action of the Authority’s highest level of decision-making authority, the Authority’s Board of Directors. Committed resources cannot be used for any other purpose unless the Authority’s Board of Directors removes or changes the specific use by the same type of action used to commit those amounts, either by resolution or by ordinance,

Assigned – represents amounts that the Authority intends to use for specific purposes as expressed by the Authority’s Board of Directors or an Authority official delegated the authority to assign amounts,

Castle Rock Downtown Development Authority

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE E – FUND BALANCE/NET POSITION - *continued*

Fund Balance - continued

Unassigned – represents the residual classification for the general fund or deficit balances in other funds, as applicable.

Amounts are considered to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted (committed, assigned, or unassigned) amounts are available. Unrestricted amounts are considered to have been spent when an expenditure is incurred for purposes for which amounts in any of these unrestricted fund balances classifications could be used.

As of December 31, 2018, the Authority’s governmental funds fund balances consisted of the following:

	<u>General Fund</u>	<u>Rink at the Rock Fund</u>	<u>Total</u>
Fund balances:			
Nonspendable			
Prepaid expenses	\$ -	\$ 6,682	\$ 6,682
Restricted			
TABOR reserve	12,350	-	12,350
Committed			
Residual balance	-	25,500	25,500
Unassigned	<u>318,485</u>	<u>-</u>	<u>318,485</u>
Total fund balance	\$ <u>330,835</u>	\$ <u>32,182</u>	\$ <u>363,017</u>

Net Position

Net Position represents the difference between assets and liabilities. The Authority reports three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any *related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement* of those assets and increased by balances of deferred outflows or resources related to those assets.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the Authority.

When an expenditure is incurred for purposes for which both restricted and unrestricted net positions are available, the Authority will use the most restrictive net position first.

Castle Rock Downtown Development Authority

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE F - COMMITMENTS

Staff Services Agreement

The Authority entered into an agreement with the Castle Rock Economic Development Council ("CREDC") under which the CREDC provides staff services, including the function of the position of Executive Director of the Authority. The agreement may be terminated earlier by either party upon sixty days notice. Subject to annual appropriation, the agreement renews automatically on January 1 of each calendar year. Under the terms of the agreement, the Authority reimburses the CREDC for the actual expenses incurred each month.

Office Sublease

In January 2015, the Authority and the CREDC entered into a commercial office sublease under which the Authority will sublease from the CREDC not less than two offices. The office sublease is for the period January 2015 through December 2019, subject to annual appropriation and the Authority's Board of Directors approval. Under the sublease, the monthly lease payment and related expenses is to be allocated 60% to the CREDC and 40% to the Authority.

Under the terms of the sublease, the future minimum lease payments for the Authority are as follows:

<u>Year</u>	
2019	\$ <u>17,262</u>

Under a separate agreement, the monthly lease payment is split 50/50 between the Authority and the Castle Rock Downtown Merchants Association.

The Authority and the CREDC are negotiating a new sublease lease agreement.

Rink at the Rock Management Agreement

In 2014, the Authority entered into a Management Services Agreement ("Services Agreement") to operate and maintain the seasonal ice rink. The Services Agreement shall renew automatically for an additional season unless either party to the Services Agreement provides written notice not to renew prior to August 1.

Under the terms of the Services Agreement, the contractor is responsible for all repairs, maintenance and equipment servicing related to the operation of the seasonal ice rink.

For the services provided under the Services Agreement, the contractor is to receive \$2.48 per skater admission and an incentive/performance bonus of 40% of all sponsorships sold by the contractor.

Rink at the Rock Chiller Lease

In 2018, the Authority entered into a one-year lease agreement for an ice rink chiller and related equipment for the seasonal ice skating rink. The lease agreement requires total rental payments for each season, approximately mid-December through mid-February, in the amount of \$21,500 and expires at the conclusion of the 2018/2019 season. The Authority and the lessor are negotiating a new lease agreement for the 2019/2020 season and beyond.

Castle Rock Downtown Development Authority

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE F - COMMITMENTS - *continued*

Rink at the Rock Premises Lease

In 2012, the Authority entered into a lease for the premises upon which the Authority operates the seasonal ice skating rink. Under the terms of the lease, the Authority shall occupy the premise for the seasonal ice skating rink from November 1 of each year through the subsequent February of each year. The initial term of the lease is from September 1, 2012 through August 31, 2021, at an annual rental rate of \$1 per year.

NOTE G – RELATED PARTY TRANSACTIONS

Intergovernmental Agreements – Town of Castle Rock, Colorado

Board of Directors

A member of the Town Council of the Town serves as a member of the Authority's Board of Directors.

Operational Funding

The Authority and the Town entered into an annual agreement under which the Town provides a matching grant to the Authority equal to the Authority's 3-mill property tax. The Authority is allowed to use the Town matching grant for the realization of the Authority's Downtown Plan of Development through its programs and priorities as defined in the agreement.

Under the agreement for 2018, the Authority received a matching grant in the amount of \$164,590. The agreement was extended for 2019 and the Authority was awarded a matching grant in the amount \$164,917.

NOTE H – 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 and debt limitations which apply to the State of Colorado and all local governments.

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 calculation of the fiscal year spending limits will require judicial interpretation.

NOTE I - CONCENTRATIONS

During 2018, the Authority derived 32% of its revenue from grants, 36% of its revenue from real estate property taxes, personal property taxes and specific ownership taxes (auto registrations) and 23% of its revenue from admissions from the seasonal ice skating rink as reflected in the governmental fund financial statements.

Castle Rock Downtown Development Authority

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE J – RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts, theft, damage to, or destruction of assets; errors or omissions; injuries to volunteers; or acts of God for which the Authority carries commercial insurance. The Authority's claims have not exceeded its coverage during the preceding three years.

NOTE K – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The Governmental Funds Balance Sheets/Statement of Net Position includes an adjustments column which reconciles the differences between the government-wide and fund financial statements as follows:

Capital assets, net of accumulated depreciation, reflected in the Statement of Net Position are not financial resources in the governmental funds and accordingly are not reported in the governmental funds.	\$	152,188
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The Statements of Governmental Funds Revenue, Expenditures and Changes in Fund Balance/Statement of Net Activities includes an adjustment column which reconciles the differences between the government-wide and fund financial statements as follows:

Depreciation expense on capital assets is reported in the Statement of Activities. However, it does not use current financial resources, as such, depreciation expense is not recorded as an expenditure in the governmental funds	\$	38,768
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NOTE L – MANAGEMENT'S EVALUATION OF SUBSEQUENT EVENTS

The preparation of the Authority's financial statements and accompanying footnotes in conformity with US GAAP requires management of the Authority to evaluate transactions and events subsequent to the balance sheet date involving the Authority. Management has evaluated the subsequent transactions and events of the Authority through May 2, 2019, which is the date the financial statements and accompanying footnotes were available for issuance.