

PINEWOOD SPRINGS WATER
DISTRICT

FINANCIAL STATEMENTS

Year Ended December 31, 2023



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Independent Auditors' Report

Board of Directors
Pinewood Springs Water District
Lyons, Colorado

Opinion

We have audited the accompanying financial statements of the business- type activities of the Pinewood Springs Water District (the District) as of December 31, 2023 and for the year then ended, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Pinewood Springs Water District as of December 31, 2023, and the results of their operations and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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 other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

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

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 opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 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 judgment, 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 require that management discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 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, 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 evidence sufficient to express an opinion or provide assurance.

Supplementary Information

Our audit was made for the purpose of forming an opinion on the basic financial statements taken as a whole. The schedules on pages 19 and 20 are presented for purposes of additional analysis and is not a required part of the basic financial statements. It 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. 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 financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Anderson's Whitley, P.C.

September 16, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

This is an analysis and overview of the financial activities of the Pinewood Springs Water District (the District) for the year ended December 31, 2023. This information should be read in conjunction with the financial statements and notes which follow:

FINANCIAL HIGHLIGHTS

- As of December 31, 2023, \$1,398,199 was held in net position for the provision of future services to citizens.
- For fiscal year 2023, the total net position decreased by \$4,509 or 1% from 2022. This was primarily from operations.
- Operating revenue for 2023 totaled \$432,769, which is an increase of 5% from 2022. This was primarily due to an increase in service fees.

OVERVIEW OF THE FINANCIAL STATEMENTS

The following discussion and analysis is intended to serve as an introduction to the District's financial statements which follow. The statements include:

1. Statement of Net Position
2. Statement of Revenue, Expenses, and Changes in Net Position
3. Statement of Cash Flows
4. Notes to Financial Statements.

Statement of revenue, expenses, and changes in net position present the District revenue and expenses for the year ended December 31, 2023.

Statement of cash flows show the net cash flows from activities for the year ended December 31, 2023.

These statements are in compliance with Governmental Accounting Standards Board (GASB) Statements. These pronouncements address the requirements for financial statement presentation and certain disclosures for state and local governmental entities. The District's financial statements comply with all material requirements of these pronouncements.

These statements provide a snapshot of the District's assets and liabilities as of December 31, 2023 and the activities which occurred during the year. All statements were prepared using the accrual basis of accounting as required by GASB.

Notes to financial statements provide additional information which is essential to a full understanding of the basic financial statements.

FINANCIAL ANALYSIS

As of December 31, the District's net position was:

December 31	2023	2022
Cash	\$ 43,955	\$ 68,453
Property taxes receivable	228,411	228,411
Receivables, net	82,850	69,585
Capital Assets, net	2,925,893	3,122,324
Other assets	420,734	353,075
Total Assets	3,701,843	3,841,848
Less Liabilities and Deferred Inflows	2,303,644	2,439,140
Net Position	\$ 1,398,199	\$ 1,402,708

The following is a comparison of the District's results of operations:

Years Ended December 31	2023	2022
Revenues:		
Water sales	\$ 301,549	\$ 298,116
Other income	150,962	120,076
Property and specific ownership taxes	244,865	246,069
Total Revenues	697,376	664,261
Expenses:		
Operating expenses:		
Water operating	242,842	116,013
Depreciation	196,891	190,462
Interest	85,243	90,334
General and administrative	170,909	250,236
Total Expenses	701,885	647,045
Net Income (Loss)	\$ (4,509)	\$ 17,216

Net position has changed due to the following:

- During 2023, revenue increased approximately 5%, due to increased other income.
- During 2023, total expenses increased by 8%, due to higher maintenance costs.

FINANCIAL ANALYSIS OF THE DISTRICT'S FUNDS

The District has two major enterprise funds, the Water Enterprise and the Water Debt Service funds.

- * The Water Enterprise Fund accounts for service charges and expenses of operating the District's water system. The Water Enterprise Fund net position at December 31, 2023 is \$1,259,597. Net position decreased by \$143,111 during the year due to high maintenance costs.
- * The Water Debt Service Fund accounts for property taxes received which are levied to service the debt payments. The Water Debt Service Fund net position at December 31, 2023 is \$138,602. Net position increased by \$138,602 during the year due to the portion of debt payments that reduce principal.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets. The District's investment in capital assets for its business type activities as of December 31, 2023, totals \$2,925,893 (net of accumulated depreciation). This investment includes all land, buildings, vehicles, and equipment. The total decrease in capital assets for the current year was \$153,882, due to depreciation expense.

The District implemented the straight-line depreciation method under GASB 34 for its capital assets, except for land and water rights which are not depreciated. Additional information on the District's capital assets can be found in Note 3 of this report.

DEBT

Long-term Debt. At December 31, 2023, the District had \$2,027,996 of water loans payable, funded by property taxes.

Additional information on the District's debt can be found in Note 4.

REQUESTS FOR INFORMATION

This discussion and analysis is designed to provide a general overview of the District's activities for the year ended December 31, 2023. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to: Pinewood Springs Water District, 183 Cree Court, Lyons, CO 80540.

PINEWOOD SPRINGS WATER DISTRICT

STATEMENT OF NET POSITION

December 31, 2023	Water Enterprise Fund	Water Debt Service Fund	Total
<u>ASSETS</u>			
Current Assets:			
Cash and cash equivalents	\$ 43,955	\$ -	\$ 43,955
Accounts receivable	82,850	-	82,850
Property taxes receivable	-	228,411	228,411
Total Current Assets	126,805	228,411	355,216
Capital Assets:			
Land and water rights	306,171	-	306,171
Other capital assets, net of accumulated depreciation	2,481,120	138,602	2,619,722
Total Capital Assets	2,787,291	138,602	2,925,893
Other Assets:			
Investments - restricted for debt	379,321	-	379,321
Prepaid items	17,366	-	17,366
Debt issuance costs	24,047	-	24,047
Total Other Assets	420,734	-	420,734
TOTAL ASSETS	\$ 3,334,830	\$ 367,013	\$ 3,701,843
<u>LIABILITIES</u>			
Current Liabilities:			
Accounts payable	3,670	-	3,670
Accrued interest	43,567	-	43,567
Current portion of long-term debt	143,887	-	143,887
Total Current Liabilities	191,124	-	191,124
Long-Term Liabilities:			
Loans payable	1,884,109	-	1,884,109
TOTAL LIABILITIES	2,075,233	-	2,075,233
<u>DEFERRED INFLOWS OF RESOURCES</u>			
Deferred property taxes	-	228,411	228,411
<u>NET POSITION</u>			
Net investment in capital assets	759,295	138,602	897,897
Unrestricted net position	500,302	-	500,302
TOTAL NET POSITION	\$ 1,259,597	\$ 138,602	\$ 1,398,199

See Accompanying Notes to Financial Statements.

PINWOOD SPRINGS WATER DISTRICT

STATEMENT OF REVENUE, EXPENSES, AND CHANGES IN NET POSITION

Year Ended December 31	Water Enterprise Fund	Water Debt Service Fund	Total
Operating Revenue:			
Water billings	\$ 301,549	\$ -	\$ 301,549
System improvement fees	131,220	-	131,220
Total Operating Revenue	432,769	-	432,769
Operating Expenses:			
Administration	166,343	4,566	170,909
Water operating expenses	445,733	-	445,733
Total Operating Expenses	612,076	4,566	616,642
Operating loss	(179,307)	(4,566)	(183,873)
Non-operating Revenues (Expenses):			
Property taxes	-	228,411	228,411
Interest expense	-	(85,243)	(85,243)
Specific ownership taxes	16,454	-	16,454
Interest income	19,742	-	19,742
Total Non-operating Revenues	36,196	143,168	179,364
Income (loss) Before Contributions	(143,111)	138,602	(4,509)
Capital contributions	-	-	-
Change in Net Position	(143,111)	138,602	(4,509)
Net Position, Beginning of Year	1,402,708	-	1,402,708
Net Position, End of Year	\$ 1,259,597	\$ 138,602	\$ 1,398,199

See Accompanying Notes to Financial Statements.

PINEWOOD SPRINGS WATER DISTRICT

STATEMENT OF CASH FLOWS

Year Ended December 31, 2023	Water Enterprise Fund	Water Debt Service Fund	Total
Cash Flows from Operating Activities:			
Cash receipts from customers	\$ 423,132	\$ -	\$ 423,132
Payments to suppliers and employees	(390,523)	(4,566)	(395,089)
Net Cash Provided (Used) by Operating Activities	32,609	(4,566)	28,043
Cash Flows from Capital and Related Financing Activities:			
Principal payment on debt	-	(138,602)	(138,602)
Interest paid on debt	-	(85,243)	(85,243)
Acquisition of property, plant and equipment	(43,009)	-	(43,009)
Net Cash Used by Capital and Related Financing Activities	(43,009)	(223,845)	(266,854)
Cash Flows from Noncapital Financing Activities:			
Specific ownership taxes	16,454	-	16,454
Property taxes	-	228,411	228,411
Net Cash Provided by Noncapital Financing Activities	16,454	228,411	244,865
Cash Flows from Investing Activities:			
Interest income received	19,742	-	19,742
Purchase of investments	(36,241)	-	(36,241)
Net Cash Used by Investing Activities	(16,499)	-	(16,499)
Net Decrease in Cash and Cash Equivalents	(10,445)	-	(10,445)
Cash and Cash Equivalents, Beginning of Year	54,400	-	54,400
Cash and Cash Equivalents, End of Year	\$ 43,955	\$ -	\$ 43,955

Reconciliation of Operating Loss to Net Cash Used by			
Operating Activities:			
Operating gain (loss)	\$ (179,307)	(4,566)	(183,873)
Depreciation and amortization	196,891	-	196,891
Loss on disposal of asset	42,550	-	42,550
Change in operating assets and liabilities:			
(Increase) decrease in:			
Accounts receivable	(13,263)	-	(13,263)
Prepaid items	(17,366)	-	(17,366)
Increase (decrease) in:			
Accounts payable and accrued expenses	3,104	-	3,104
Net Cash Provided (Used) by Operating Activities	\$ 32,609	\$ (4,566)	\$ 28,043

See Accompanying Notes to Financial Statements.

PINEWOOD SPRINGS WATER DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – Summary of Significant Accounting Policies:

This summary of the Pinewood Springs Water District’s significant accounting policies is to assist the reader with interpreting the financial statements and other data in this report. The policies are considered essential and should be read in conjunction with the accompanying financial statements.

Form of Organization:

Pinewood Springs Water District is an independent governmental entity organized on April 19, 1978, under the provisions of the Colorado Revised Statutes. The District’s Board of Directors is elected by property owners of the District and has the responsibilities for designation of management, operational decisions, and budget matters. The District is fully responsible for its financial matters and is not financially interdependent with another governmental unit. Revenues are derived by service charges determined by the Board. The District exists for the benefit of its residents and services of the District are generally available to the residents of the District.

Scope of Reporting Entity:

The financial statements of the District have been prepared in conformity with accounting principles generally accepted in the United States (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

Financial Reporting Entity:

For financial reporting purposes, management has considered all potential component units in defining the District. The basic criterion for including a potential component unit is the District’s ability to exercise significant operational control or financial accountability with the District. Financial relationship or operational control is determined on the basis of the District’s obligation to fund deficits, responsibility for debt, budgetary authority, fiscal management, selection of governing authority and/or management, and the ability to significantly influence operations.

Based on the criteria mentioned above, no other entities are considered to be component units of the District, nor is the District a component unit of any other governmental entity.

PINEWOOD SPRINGS WATER DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – Summary of Significant Accounting Policies - Continued:

Basis of Accounting:

The District currently operates as an “Enterprise Fund” as prescribed in governmental accounting standards because the intent of the Board is that costs and expenses (including depreciation) of providing services to its customers be financed or recovered primarily through user charges. The accrual basis of accounting is utilized for its operations. The District does not use encumbrance accounting.

The District reports the following major proprietary funds:

The Water Enterprise Fund accounts for user charges and expenses for operating, financing and maintaining the District’s water system.

The Water Debt Service Fund accounts for debt redemption property taxes received which are levied to service the debt payments. This fund was established in 2023.

Both the Water Enterprise Fund and the Water Debt Service Fund are accounted for on a cost of services “capital maintenance” measurement focus. Under this concept, all assets and all liabilities (whether current or noncurrent) associated with the activity are reported on the balance sheet. The reported fund equity (net position) is segregated into net investment in capital and unrestricted components. The proprietary fund type operation statement reports increases (revenues) and decreases (expenses) in net position.

Enterprise funds distinguish *operating* revenues from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an enterprise fund’s principal ongoing operations. The principal operating revenues of the District are water charges and related services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the government’s policy to use restricted resources first, then unrestricted resources as they are needed.

PINEWOOD SPRINGS WATER DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – Summary of Significant Accounting Policies - Continued:

Capital Assets:

Capital assets purchased or acquired with an original cost of \$5,000 or more are stated at cost except for property received by donation or contribution, which is stated at its estimated fair market value at the time it is received by the District. The cost of maintenance and repairs is charged against income as incurred; significant renewals, betterments, and improvements are capitalized.

Depreciation has been computed using the straight-line method based on lives of 30 to 50 years for the treatment plant and distribution lines and 5 to 10 years for service equipment.

The District previously had recorded \$42,550 for a construction in process project on a new water line project from 2012. This asset was never completed nor placed into service. During 2023, management decided to remove the asset and take the entire amount as an expense as this project is no longer viable.

Cash Equivalents:

For purposes of the statement of cash flows, the District considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

Property Taxes:

Property taxes are levied by the District Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April, or if in equal installments at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District. Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred revenue in the year they are levied and measurable. The property tax revenue is recorded as revenue in the year that it is available or collected.

PINEWOOD SPRINGS WATER DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 1 – Summary of Significant Accounting Policies - Continued:

Deferred Inflows of Resources:

In addition to liabilities, the statement of financial position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category: deferred property taxes.

Compensated Absences:

Compensated absences are recorded as current salary when paid. It is the District's policy that compensated absences do not accumulate, therefore, no accrual is necessary.

Tap Fees and Contributed Lines:

Tap fees are recorded as non-operating revenue when received. Lines contributed to the District by developers, if any, are recorded as non-operating revenue and additions to the system at the developer's cost.

Budgets:

Colorado state law requires the adoption of an annual budget. Appropriations lapse at the end of each year. The budget and related appropriations are prepared on the budgetary basis, which differs from accounting principles generally accepted in the United States, in that:

- * Capital outlays are budgeted as expenses.
- * Depreciation is not budgeted.
- * Loan principal reduction is budgeted as an expense.

The District's Board of Directors adopts total budget appropriations for each of its funds. This is normally done in November of each year when notice is published in local newspapers and the proposed budget is held open for inspection by the taxpayers and a public hearing is held. The Board may transfer budget amounts between departments within any fund; however, any revision that alters the total appropriation of any fund requires that a budget revision be adopted by resolution in the same manner described above for adoption of the original budget. The level of budgetary responsibility is by total fund appropriations.

PINEWOOD SPRINGS WATER DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 2 – Cash and Investments:

The District's bank accounts and certificates of deposit at year-end were entirely covered by federal depository insurance or by collateral held by the Authority's custodial banks under provisions of the Colorado Public Deposit Protection Act.

The Colorado Public Deposit Protection Act requires financial institutions to pledge collateral having a market value of at least 102% of the aggregate public deposits not insured by federal depository insurance. Eligible collateral includes municipal bonds, U.S. government securities, mortgages, and deeds of trust.

State statutes authorize the District to invest in obligations of the U.S. Treasury and U.S. agencies, obligations of the State of Colorado or of any county, school, authority, and certain towns and cities therein, notes or bonds secured by insured mortgages or trust deeds, obligations of national mortgage associations, and certain repurchase agreements.

Credit Risk- The District does not have specific policy regarding credit risk but is required to comply with State of Colorado (State) statutes which specify instruments meeting defined rating, maturity and concentration risk criteria in which local governments may invest. State statutes do not address custodial risk.

At December 31, 2023, the District had invested \$379,321 in the Colorado Local Government Liquid Asset Trust (COLOTRUST PLUS+), an investment vehicle established for local government entities in Colorado to pool surplus funds. COLOTRUST operates similarly to a money market fund and each share is valued at the net asset value (NAV) of \$1.00. Investments of COLOTRUST consist of bills, notes, and bonds issued by the U.S. Treasury or a government agency, and repurchase agreements secured by such obligations. COLOTRUST is rated AAA by S&P Global Ratings. The District's interest is valued at NAV.

Colorado Statutes require that no investment may have a maturity in excess of five years from the date of purchase. The District does not have a formal investment policy that limits investments maturities as a means of managing its exposure to fair value losses arising from increasing interest rates, other than those contained in the statutes.

The District has interest rate risk related to its investments in COLOTRUST. At December 31, 2023, COLOTRUST PLUS+ had a weighted average maturity of 48 days to reset and 27 days to final maturity. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

PINEWOOD SPRINGS WATER DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 3 – Capital Assets:

	Balance 1/1/23	Additions	Deletions	Balance 12/31/23
Not depreciated:				
Land and water rights	\$ 306,171	\$ --	\$ --	\$ 306,171
Construction in progress	42,550	--	42,550	--
Depreciable capital assets:				
Equipment	147,994	--	--	147,994
Collection and distribution system	1,467,872	29,750	--	1,497,622
Water treatment plant	552,882	--	--	552,882
Reservoir	4,022,719	--	--	4,022,719
Vehicles	113,051	13,259	--	126,310
	6,653,239	43,009	42,550	6,653,698
Less Accumulated				
Depreciation	3,530,915	196,890	--	3,727,805
Net Capital Assets	\$ 3,122,324	\$ (153,881)	\$ 42,550	\$ 2,925,893

NOTE 4 – Water Loans:

December 31	2023
\$2,811,689, Series 2005 loan from Colorado Water Conservation Board, due in varying annual installments through 2040, average interest rate at 4.0%. Debt service reserve requirement of \$162,600 is held in restricted investments.	\$ 1,894,666
\$752,425, Series 2006 Colorado Water Resources and Power Development Authority loan, due in annual installments through 2026, at 3.5% interest.	124,934
\$123,200, Series 2004, Drinking Water Revolving Loan, due in semi-annual installments through 2024, average interest at 3.5%.	8,396
Total Water Debt	\$ 2,027,996

PINEWOOD SPRINGS WATER DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 4 – Water Loans - Continued:

The annual requirements to amortize these loans as of December 31, 2023 are as follows:

Year Ending December 31	Principal	Interest	Total
2024	\$ 143,887	\$ 79,958	\$ 223,845
2025	149,375	74,471	223,846
2026	111,066	69,003	180,069
2027	97,654	64,947	162,601
2028	101,560	61,041	162,601
2029 - 2039	1,424,454	364,147	1,788,601
	<u>\$2,027,996</u>	<u>\$713,567</u>	<u>\$2,741,563</u>

Changes in Enterprise Fund long-term debt during the year were as follows:

	Balance, 1/1/23	Additions	Retirements	Balance, 12/31/23	Due Within One Year
2005 CWCB Loan	\$ 1,978,141	\$ --	\$ 83,475	\$ 1,894,666	\$ 86,814
2006 CWRPDA Loan	171,952	--	47,018	124,934	48,677
2004 CWRPDA Loan	16,505	--	8,109	8,396	8,396
	<u>\$ 2,166,598</u>	<u>\$ --</u>	<u>\$ 138,602</u>	<u>\$ 2,027,996</u>	<u>\$143,877</u>

NOTE 5 – Risk Management:

The District is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets, errors and omissions, or acts of God. The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization composed of approximately 2,000 members created by intergovernmental agreement to provide property and general liability, automobile physical damage and liability, public officials' liability, and boiler and machinery coverage to its members. The Pool provides coverage for property claims up to the values declared and liability and public officials' coverage for claims up to \$1,000,000.

PINEWOOD SPRINGS WATER DISTRICT

NOTES TO FINANCIAL STATEMENTS

NOTE 6 – Commitments and Contingencies:

In 1992, the Colorado voters approved the “Taxpayer’s Bill of Rights” (TABOR). TABOR requires voter approval for any new tax, tax rate increase, mill levy increase, or new debt. Voter approval is also required to increase annual property taxes, revenue, or spending by more than inflation plus a local growth factor. Spending not subject to TABOR includes that from District enterprise activities. In 2003, the electors of the District voted to supersede TABOR and to collect, retain, and expend the full proceeds of all taxes, fees, and other revenue. The District believes it is in compliance with the requirements of TABOR.

SUPPLEMENTARY INFORMATION

PINEWOOD SPRINGS WATER DISTRICT

Schedule of Revenue and Expenses - Water Enterprise Fund Compared with Budget (Non-GAAP Budget Basis)

Year Ended December 31, 2023	Actual	Final Budget	Variance
Revenue:			
Water billings	\$ 301,549	\$ 299,443	\$ 2,106
System improvement fees	131,220	130,464	756
Non-operating revenues:			
Specific Ownership taxes	16,454	13,000	3,454
Interest income	19,742	1,500	18,242
Total Revenue	468,965	444,407	24,558
Expenses:			
Operating Expenses:			
Payroll expense, taxes, and benefits	91,946	117,000	25,054
Benefits	9,770	10,000	230
Legal fees	3,294	-	(3,294)
Backhoe repair and maintenance	632	8,000	7,368
Repairs and maintenance	86,973	129,000	42,027
Contract labor	2,066	5,000	2,934
Supplies and chemicals	16,286	23,000	6,714
Telephone and internet	1,486	2,000	514
Utilities	24,854	24,160	(694)
Vehicle	3,215	15,010	11,795
Water storage and testing	3,925	4,610	685
Dues and training	4,395	2,000	(2,395)
Property mitigation	-	10,000	10,000
General and administrative:			
Board	6,405	8,500	2,095
Payroll expense, taxes, and benefits	62,619	53,000	(9,619)
Audit and bookkeeping	17,375	16,800	(575)
Legal fees	1,020	5,000	3,980
Advertising and promotion	171	400	229
Office supplies and postage	-	3,500	3,500
Workers compensation	5,188	-	(5,188)
Contract labor	500	3,500	3,000
Travel	909	400	(509)
Insurance	15,860	27,660	11,800
Telephone	1,387	1,500	113
Bank charges	206	200	(6)
Dues	4,056	4,000	(56)
Education and training	3,913	2,000	(1,913)
Miscellaneous	46,734	-	(46,734)
Capital expenditures	43,009	40,000	(3,009)
Total Expenses	458,194	516,240	58,046
REVENUES OVER EXPENSES			
- BUDGET BASIS	\$ 10,771	\$ (71,833)	\$ 82,604

PINEWOOD SPRINGS WATER DISTRICT

Schedule of Revenue and Expenses - Water Debt Service Fund Compared with Budget (Non-GAAP Budget Basis)

Year Ended December 31, 2023	Actual	Final Budget	Variance
Revenue:			
Property taxes	\$ 228,411	\$ 223,845	\$ 4,566
Total Revenue	228,411	223,845	4,566
Expenses:			
County treasurer's fee	4,566	5,000	434
Loan payments	223,845	223,845	-
Total Expenses	228,411	228,845	434
REVENUES OVER EXPENSES			
- BUDGET BASIS	\$ -	\$ (5,000)	\$ 5,000