North Shore Water District
Grand Lake, Colorado

Financial Statements
December 31, 2024

North Shore Water District
Financial Report
December 31, 2024

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
North Shore Water District
Grand Lake, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the business-type activities of North Shore Water District (the "District"), as of and for the year ended December 31, 2024, 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 respective financial position of the business-type activities of the District as of December 31, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP").

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("U.S. 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 opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP, 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 one year after the date that the financial statements are 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 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 U.S. 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 U.S. 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

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

INDEPENDENT AUDITOR'S REPORT
To the Board of Directors
North Shore Water District
Grand Lake, Colorado

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The individual fund budgetary comparison information on page D1 is presented for purposes of additional analysis and are not a required part of the basic financial statements.

The individual fund budgetary comparison 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. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with U.S. GAAS. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

McMahan and Associates, L.L.C.

McMahan and Associates, L.L.C.
Avon, Colorado
April 17, 2025

FINANCIAL STATEMENTS

North Shore Water District
Statement of Net Position
December 31, 2024

Assets:	
Current Assets:	
Cash and cash equivalents	375,233
Receivables:	
Customer	11,921
Property taxes	1,681
Total Current Assets	388,835
Non-current Assets:	
Water rights	4,200
Plant and improvements	1,502,650
Less: Accumulated depreciation	(668,460)
Total Non-current Assets	838,390
Total Assets	1,227,225
Liabilities:	
Current Liabilities:	
Accounts payable	139
Accrued payroll	629
Total Current Liabilities	768
Deferred Inflow of Resources:	
Deferred property taxes receivable	1,681
Total Deferred Inflow of Resources	1,681
Net Position:	
Net investment in capital assets	838,390
Unrestricted	386,386
Total Net Position	1,224,776

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

North Shore Water District
Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended December 31, 2024

Operating Revenues:	
Service charges	120,795
Inspection Fees	100
Total Operating Revenues	120,895
Operation and Maintenance Expenses:	
Water testing and treatment	1,510
Three Lakes operation contract	26,512
Repair and maintenance	406
Utilities	2,351
Depreciation	30,245
Total Operation and Maintenance Expenses	61,024
General and Administration	
Three Lakes administration contract	20,904
Office expense	1,547
Director expense	4,463
Telephone	2,022
Insurance	2,651
Professional services	3,614
Miscellaneous	85
Total General and Administration Expense	35,286
Total Operating Expense	96,310
Operating Income (Loss)	24,585
Non-operating Revenues (Expenses):	
Property taxes	1,834
Interest income (expense)	15,791
Treasurer's Fees	(88)
Total Non-operating Revenues (Expenses)	17,537
Income (Loss) Before Capital Contributions	42,122
Capital Contributions:	
Contributions - tap fees	6,600
Total Capital Contributions	6,600
Change in Net Position	48,722
Net Position - Beginning of Year	1,176,054
Net Position - End of Year	1,224,776

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

North Shore Water District
Statement of Cash Flows
For the Year Ended December 31, 2024

Cash Flows From Operating Activities:	
Cash received from customers and others	117,867
Cash payments for goods and services	(59,257)
Cash payments to directors - salaries and benefits	(4,463)
Net Cash Provided (Used) by Operating Activities	54,147
Cash Flows From Capital and Related Financing Activities:	
Tap fees collected	6,600
Specific ownership tax	1,746
Net Cash Provided (Used) by Capital and Related Financing Activities	8,346
Cash Flows From Investing Activities:	
Interest income	15,791
Net Cash Provided (Used) by Investing Activities	15,791
Net Increase (Decrease) in Cash and Cash Equivalents	78,284
Cash and Cash Equivalents - Beginning of Year	296,949
Cash and Cash Equivalents - End of Year	375,233
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:	
Operating income (loss)	24,585
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation	30,245
(Increase) decrease in accounts receivable	(3,029)
(Increase) decrease in taxes receivable	(44)
(Increase) decrease in prepaid expenses	2,206
Increase (decrease) in accounts payable	139
Increase (decrease) in deferred revenue	45
Total Adjustments	29,562
Net Cash Provided (Used) by Operating Activities	54,147

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

NOTES TO THE FINANCIAL STATEMENTS

I. Summary of Significant Accounting Policies

North Shore Water District (the "District") was formed in 1964 to provide water services within its boundaries. The operation and maintenance of the water system as well as the administrative services are contracted out to Three Lakes Water and Sanitation District. Five elected board members govern the District.

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

A. Reporting Entity

The reporting entity consists of (a) the primary government; i.e., the District, and (b) organizations for which the District is financially accountable. The District is considered financially accountable for legally separate organizations if it is able to appoint a voting majority of an organization's governing body and is either 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. Consideration is also given to other organizations, which are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the District. Organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria above, the District is not financially accountable for any other entity nor is the District a component unit of any other government.

B. Fund Accounting

The District uses a proprietary fund-type, an enterprise fund, to account for its activities. Enterprise funds are used to account for operations (a) which are financed and operated in a manner similar to private business enterprises – where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues and expenses are recognized in the accounts and reported in the financial statements. Financial statement presentation refers to classification of revenues by source and expenses by function.

I. Summary of Significant Accounting Policies (continued)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

1. Long-term Economic Focus and Accrual Basis

Proprietary funds use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

2. Financial Statement Presentation

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise fund are charges to customers for sales and services. Operating expenses for the 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.

D. Financial Statement Accounts and Accounting Policies

1. Cash and Cash Equivalents

For purposes of the Statement of Cash Flows, the District considers cash on hand, demand deposits, U.S. government obligations and other highly liquid investments with maturities of three months or less when purchased to be cash equivalents. Investments are stated at net asset value.

2. Receivables

User charges constitute a perpetual lien on or against property served until paid. Such liens may be foreclosed upon as provided by Statute, or certified to the Grand County Treasurer for collection on its tax rolls, as provided by Statute. Therefore, no provision for uncollectible accounts has been made in the financial statements.

3. Property Taxes

Property taxes are assessed in one year as a lien on the property, but not collected by governmental units until the subsequent year. In accordance with generally accepted accounting principles, the assessed but uncollected property taxes have been recorded as a receivable and as unavailable property tax revenue.

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts and Accounting Policies (continued)

4. Capital Assets

Capital assets, which include land, water rights, construction in progress, buildings and improvements, transmission systems, vehicles, and equipment, are reported in the financial statements. The District defines capital assets as assets with an initial cost of more than $500 and an estimated useful life in excess of five years. Such assets are recorded at historical cost. Donated capital assets are recorded at acquisition value at the date of donation.

Capital outlay for projects is capitalized as projects are constructed. Interest incurred during the construction phase is expensed as incurred.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Buildings and improvements, water storage tanks, infrastructure, vehicles, and equipment are depreciated using the straight-line method over the following estimated useful lives:

	Years
Buildings and improvements	25 - 50
Equipment and fixtures	5 - 25

5. Net Position

Net position represents the difference between assets, liabilities, and deferred inflows (outflows) of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets and increased by any unspent proceeds from related borrowings. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the District or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. All other net position is reported as unrestricted. The District applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

6. Deferred Inflow of Resources

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Property taxes levied in 2024 for collection in 2025 are reported as deferred inflows of resources.

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts and Accounting Policies (continued)

7. Use of Estimates

The preparation of financial statements in conformity with GAAP requires the District's management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amount of revenues and expenditures or expenses during the reporting period. Actual results could differ from those estimates.

8. Restricted and Unrestricted Resources

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

II. Stewardship, Compliance, and Accountability

A. Budgetary Information

In the fall of each year, the District's Board of Directors formally adopts a budget with appropriations for the ensuing year pursuant to the Colorado Local Budget Law. The budget is adopted on a non-GAAP basis and is reconciled to GAAP in Section E of this report. Expenditures may not legally exceed appropriations at the fund level and all appropriations lapse at year-end.

B. TABOR Amendment

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20; commonly known as the Taxpayer's Bill of Rights ("TABOR"). TABOR contains revenue, spending, tax and debt limitations that apply to the State of Colorado and local governments.

TABOR also requires local governments to establish an emergency reserve to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. The reserve is calculated at 3% of fiscal year spending. Fiscal year spending excludes bonded debt service and enterprise spending. Since the District is considered an enterprise under TABOR, no reserve is considered necessary.

The District believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits and qualification as an enterprise, will require judicial interpretation.

III. Detailed Notes on All Funds

A. Deposits and Investments

The District's deposits are entirely covered by the Federal Deposit Insurance Corporation ("FDIC") or by collateral held under Colorado's Public Deposit Protection Act ("PDPA"). The FDIC insures depositors up to $250,000 for all accounts. As of December 31, 2024, the District did not have cash balance in excess of FDIC.

At December 31, 2024, the District had the following cash and investments:

	Standard & Poor's Rating	Carrying amount	Maturities less than one year
Interest bearing checking	Not rated	181,968	181,968
Investment pool	AAAm	193,265	193,265
Total cash and investments		$ 375,233	375,233

The investment pools represent investments CSAFE which are 2a7-like pools, each have a rating of AAAm. The fair value of these pools is determined by the pools' share price. The District has no regulatory oversight for these pools. The fair value of the District's investment in CSAFE is reported at net asset value.

The District follows Colorado statutes regarding its investments.

Interest Rate Risk

Colorado Revised Statutes limit the District's investment maturities to five years or less from the date of purchase. This limit on investment maturities is a means of limiting exposure to fair values arising from changes in interest rates. As a result of the limited length of maturities, the District has limited its interest rate risk.

Credit Risk

Colorado statutes specify instruments in which local governments may invest, including:

- Obligations of the U.S. and certain U.S. governmental agency securities
- Certain international agency securities
- General obligation and revenue bonds for U.S. local governmental entities
- Bankers 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

III. Detailed Notes on All Funds (continued)

B. Capital Assets

Capital asset activity for 2024 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets, not being depreciated:				
Water rights	$ 4,200	-	-	4,200
Total capital assets, not being depreciated	4,200	-	-	4,200
Capital assets, being depreciated:				
Water system	1,502,650	-	-	1,502,650
Total capital assets, being depreciated	1,502,650	-	-	1,502,650
Less accumulated depreciation for:				
Water system	638,216	30,245	-	668,460
Total accumulated depreciation	638,216	30,245	-	668,460
Total capital assets, being depreciated, net	864,434	(30,245)	-	834,190
Total capital assets, net	$ 868,634	(30,245)	-	838,390

IV. Other Information

A. Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The District has joined together with other special districts in the State to form the Colorado Special Districts Property and Liability Pool (“the Pool”), a public entity risk pool currently operating as a common risk management and insurance program for member special districts. Settled claims have not exceeded this coverage in any of the past three fiscal years.

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.

B. Intergovernmental Agreements

The District entered an intergovernmental agreement with Three Lakes Water and Sanitation District (Three Lakes), whereby Three Lakes serves as the Operator of Record of the District's water system and performs all operational duties. Pursuant to the agreement, Three Lakes also provides administrative functions. During 2024, the District paid $26,512 and $20,904, respectively, for operational and administrative services under the agreement.

SUPPLEMENTARY INFORMATION

North Shore Water District
Schedule of Revenues, Expenditures, and Funds Available
For the Year Ended December 31, 2024

	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)
Revenues:			
Service charges	117,648	120,795	3,147
Water tap fees	6,600	6,600	-
Inspection fees	25	100	75
Property tax	1,747	1,834	87
Investment income	12,600	15,791	3,191
Miscellaneous	300	-	(300)
Total Revenues	138,920	145,120	6,200
Expenditures:			
Water Service:			
Insurance	2,659	2,651	8
Professional fees	8,500	3,614	4,886
Licenses and fees	600	443	157
Miscellaneous	1,100	85	1,015
General operating	200	-	200
Office expense	972	1,104	(132)
Repairs and maintenance	25,000	406	24,594
Director expense	10,129	4,463	5,666
Telephone	2,114	2,022	92
Treasurer's fees	85	88	(3)
Utilities	3,138	2,351	787
Water testing, treatment, lease	4,400	1,510	2,890
Three Lakes operation contract	29,340	26,512	2,828
Three Lakes administration	20,904	20,904	-
Total Expenditures	109,141	66,153	42,988
Excess (Deficiency) of Revenues Over Expenditures - Budgetary Basis	29,779	78,967	49,188
Funds Available - Beginning of Year	128,245	307,419	179,174
Funds Available - End of Year	158,024	386,386	228,362

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

North Shore Water District
Reconciliation of Actual (Budgetary Basis) to Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended December 31, 2024

Excess (Deficiency) of Revenues Over Expenditures - Budgetary Basis	78,967
Reconciling Items:	
Depreciation	(30,245)
Total Reconciling Items	(30,245)
Change in Net Position per Statement of Revenues, Expenses and Changes in Net Position	48,722

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