

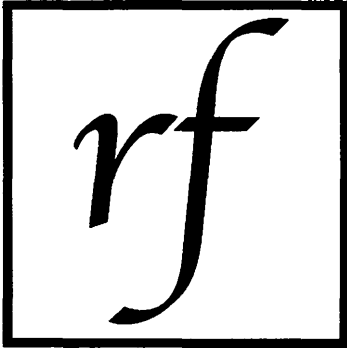
Pagosa Area Water and Sanitation District
Financial Statements
December 31, 2024

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Independent Auditor's Report

Board of Directors
Pagosa Area Water and Sanitation District

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, and each major fund, of Pagosa Area Water and Sanitation 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 governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 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.

rfarmer, llc

¹
a certified public accounting and consulting firm

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the 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 of America require that the management's discussion and analysis and budgetary comparison information on pages iii-xi and pages 34-36, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing

standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information on pages 37-45 and schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations, Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplementary information and the schedule of expenditures of federal awards is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the accompanying supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated July 22, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

rfarmer, llc

July 22, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of Pagosa Area Water and Sanitation District (the District) offers readers of our financial statements the following narrative overview and analysis of our financial activities for the year ended December 31, 2024.

This section provides a summary of the District's financial performance. It contains an overview and analysis of the District's financial activities for the year ended December 31, 2024. The financial statements are an integral part of this analysis and should be read in conjunction with this document.

FINANCIAL HIGHLIGHTS

1. The District's net positions total \$90,217,828; this is an increase of \$1,413,950 from the previous year.
2. Operating expenses of \$11,916,871 exceeded operating revenues of \$11,177,054 by \$739,817.
3. General revenues total \$2,092,266.

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial statements consist of five parts: management's discussion and analysis, basic financial statements including the notes to the financial statements, required supplementary information, other supplementary information, and the single audit.

BASIC FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Pagosa Area Water and Sanitation District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. This report also contains required and other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. The government-wide financial statements present information for the governmental funds and the business-type activities.

The *Statement of Net Position* (see page 4) presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *Statement of Activities* (see page 5) presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported on the accrual basis as soon as the underlying event giving rise to the change occurs,

regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District can be divided into two categories: governmental funds and proprietary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements (beginning on page 6). However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements. The financial statements presented for the governmental funds are the *Balance Sheet* and the *Statement of Revenues, Expenditures and Changes in Fund Balances*.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

Pagosa Area Water and Sanitation District has one governmental fund: the General Fund. The District considers this fund important to financial statement users and is presented as a major fund.

Proprietary Funds. Proprietary fund accounting uses the same basis of accounting as private-sector business enterprises. The District uses two enterprise funds: Water Fund and Wastewater Fund. Under this method of accounting, an economic resources measurement focus and an accrual basis of accounting is used.

Revenue is recorded when earned and expenses are recorded when incurred. The proprietary fund basic financial statements include a *Statement of Net Position*, a *Statement of Revenues, Expenses and Changes in Fund Net Position*, and a *Statement of Cash Flows* (beginning on page 9).

The *Statement of Net Position* presents information on the assets and liabilities of the District's enterprise funds, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District's enterprise funds is improving or deteriorating.

The *Statement of Revenue, Expenses and Changes in Fund Net Position* reports the operating revenues and expenses and non-operating revenues and expenses of the District's enterprise funds for the year with the difference - the net income or loss - being combined with any capital contributions to determine the net change in position for the fiscal year. That change combined with the net position at the end of the previous year total to the net position at the end of the current fiscal year.

The *Statement of Cash Flows* reports cash and cash equivalent activities of the two enterprise funds for the fiscal year resulting from operating activities, capital and related financing activities, noncapital financing activities and investing activities. The net result of these activities added to the beginning of the year cash balance total to the cash and cash equivalent balance at the end of the current year.

The District adopts an annual appropriated budget for each of its funds. Budgetary comparison statements have been provided for the General Fund as Required Supplementary Information in the audited financial statements; budget comparisons for the Water Fund and Wastewater Fund are presented in Other Supplementary Information in the audited financial statements to demonstrate compliance with their budgets.

Notes to the Basic Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found on pages 14 to 32 of this report.

FINANCIAL POLICY PRIORITIES

The financial goal of the District is to operate in a cost efficient manner that is similar to the practices of private enterprise. The District annually reviews its financial policies to assess their impact upon financial activities. Policies that affected financial activities are:

1. Growth pays its own way
2. Debt service is funded from user fees and property taxes
3. Administration and operations are funded from user fees, property taxes and specific ownership taxes
4. User fees will fund a portion of capital improvement needs
5. Capital Investment Fees are earmarked for capital uses

In 2024, the District completed several construction projects and ended the year with work-in-progress carry over amounts in both of the enterprise funds. As planned, this had the effect of reducing reserves. The District expended \$22,449,227 in 2024 on water projects and \$1,112,010 on wastewater projects.

Past expansion and improvements have been paid with a combination of user fees, property taxes and bond issues. The District's policies also made it possible for the District to complete the year with cash and investments in all funds of \$23,823,716 of which \$5,060,869 is designated for future construction projects and debt retirement.

Day-to-Day Operational Control of the District

For operational control, the District had 3 funds during 2024: the General Fund, Water Fund and Wastewater Fund.

The General Fund provides for the administration of the District and also transfers monies to other funds. A total of \$500,000 was transferred to other funds in 2024. The major sources of revenue are monies collected for property taxes and specific ownership taxes. In 2024, the General Fund collected \$1,292,620. There was a \$81,851 decrease in fund balance over the previous year. Transfers to the Water and Wastewater Enterprise Funds have been reduced or will remain

constant to preserve this fund balance in light of the District's election on a referred measure. On May 3, 2016 District voters passed a measure to subject the revenue, collection and spending limits under Article X, Section 20 of the Colorado Constitution (otherwise known as the Taxpayers Bill of Rights) by repealing the ballot issue approved by District voters on May 2, 2000. This action will impact the General Fund by limiting tax revenue while it is not anticipated that General Fund expenses, other than the amount available for transfer to other funds, can be reduced. The ending fund balance in the General Fund at December 31, 2024, was \$1,686,661 of this amount, \$29,000 is set aside as a reserve (see note 13 on page 29 of the financial statements). Non spendable prepaids and inventories are \$13,384 and the remaining balance of \$1,644,277 is undesignated.

The District operates its Water and Wastewater funds as self-supporting enterprises. Revenues received from user fees and other general fund sources are sufficient to cover the day-to-day operating expenses of these funds, as well as assist in the funding of capital improvements.

The Water Fund had an increase in Net Position of \$297,193 for 2024. Of this amount, the operating income was \$194,876; non-operating revenues and expenses show an increase of \$17,711; and \$23,106 was supplied from transfers and a gain/loss on asset disposal. At the end of 2024, the Water Fund had a net position of \$61,447,627. Of this amount, \$54,316,295 is invested in capital assets, net of related debt and is not available for future appropriations and \$7,131,332 is unrestricted.

The Wastewater Fund had a increase in Net Position of \$1,213,284 for 2024. Of this amount, operating loss was \$388,461; non-operating revenues and expenses contributed \$1,090,871; and \$510,874 was from transfers and a gain on asset disposal. At the end of 2024, the Wastewater Fund has a net position of \$26,757,071. Of this amount, \$8,038,958 is invested in capital assets, net of related debt and is not available for future appropriations and \$18,718,113 is unrestricted.

Capital projects, including infrastructure and equipment purchases, are funded from a variety of operating and non-operating revenues including bond proceeds and Capital Investment Fees. The District is consciously trying to building reserves sufficient to handle most of the infrastructure expenses that are anticipated in the next ten years.

The District's day-to-day operational control involves many levels of planning, forecasting, and budgeting. Revenues and expenses are allocated to specific functions of the District. The staff presents quarterly financial reports to the Board of Directors. The reports contain revenues and expenditures compared to the adopted budget. It is an essential tool that is critical to the District's long-range financial planning efforts.

Financial Analysis

Condensed Statement of Net Position

A Condensed Statement of Net Position for 2024 and 2023 is shown in Table A on page vii. The District's net position (the difference between assets and liabilities) is one way to measure the financial health of the District. Increases or decreases in the District's net positions are indicators of improving or deteriorating financial health. This, coupled with factors such as population growth, legislative changes or policy changes, provide an integrated assessment of the District's health.

Net positions have increased by \$1,413,951 as a result of operations. The table also shows total restricted assets of \$5,792,541, of this amount \$5,466,073 is designated for future water and wastewater treatment related capital projects that are projected to total approximately \$8,136,000. It is estimated that another \$106,220,000 will be needed to address wastewater treatment needs over the next 20 years; however, that number may undergo substantial revision as a result of changing conditions or regulations in the industry. A revised Capital Improvements Plan was completed in 2024. As of December 31, 2024, governmental activities show a total net position of \$2,013,129, which is a decrease of \$96,528 from 2023. Net Positions in the business-type activities indicate that \$25,849,446 is unrestricted and available for future appropriations. This is an increase from the prior year. Net position invested in capital assets, net of related debt, of \$62,355,253 are not available for future appropriations.

On a year-to-year basis the District plans to operate within its policies. Operations are expected to produce sufficient income to allow the District to implement its long range plans.

In the capital improvements portion of the budget, annual expenditures may, at times, exceed annual revenues. This is accounted for in the long range financial planning of the District.

Condensed Statement of Revenues, Expenses and Changes in Net Position

A Condensed Statement of Revenues, Expenses and Changes in Net Position for 2024 and 2023 are shown in Table B on page viii. An examination of Table B for 2024 shows that the District's change in net positions in the business-type activities is \$1,510,477; this is an increase from the prior year. Net income before contributions and transfers decreased by \$2,627,893; contributions and transfers decreased by \$0. The business-type activities show an operating gain of \$169,820 for 2024. The operating loss has decreased \$1,993,382 from that of 2023 due to increased capital spending during the year.

The governmental funds use property taxes levied for general purposes to meet operating needs. Governmental activities show a decrease in net positions of \$96,528.

TABLE A: CONDENSED STATEMENT OF NET POSITION

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Current assets	\$3,072,830	\$3,028,766	\$19,070,390	\$10,426,320	\$22,143,220	\$13,455,086
Restricted assets	326,468	341,146	5,466,073	3,092,157	5,792,541	3,433,303
Capital assets	-	-	105,201,896	84,763,300	105,201,896	84,763,300
Total assets	3,399,298	3,369,912	129,738,359	98,281,777	133,137,657	101,651,689
Current liabilities	211,243	163,208	333,262	247,828	544,505	411,036
Long-term debt outstanding	-	-	36,880,120	46,822,801	36,880,120	46,822,801
Total liabilities	211,243	163,208	37,213,382	47,070,629	37,424,625	47,233,837
Deferred Cash In-flows/(Out-flows)	1,174,926	1,097,047	(4,320,278)	35,483,072	(3,145,352)	36,580,119
Net position:						
Invested in capital assets, net of related debt	326,468	364,889	62,355,253	71,639,937	62,681,721	72,004,826
Restricted	29,000	38,783	-	-	29,000	38,783
Unrestricted	1,657,661	1,705,985	25,849,446	15,054,283	27,507,107	16,760,268
Total net position	\$2,013,129	\$2,109,657	\$88,204,699	\$86,694,220	\$90,217,828	\$88,803,877

**TABLE B:
CONDENSED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**

	<u>Governmental Activities</u>		<u>Business-Type Activities</u>		<u>Total</u>	
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
Charges for services (Grants/Contributions)	-	-	11,177,054	9,623,038	11,177,054	9,623,038
Total operating expenses	<u>909,637</u>	<u>909,446</u>	<u>11,007,234</u>	<u>11,446,600</u>	<u>11,916,871</u>	<u>12,356,046</u>
Operating income (loss)	<u>(\$909,637)</u>	<u>(\$909,446)</u>	<u>\$169,820</u>	<u>(\$1,823,562)</u>	<u>(\$739,817)</u>	<u>(\$2,733,008)</u>
General Revenues						
Property taxes and specific ownership taxes	1,292,620	1,173,443	-	-	1,292,620	1,173,443
Gain (Loss) on asset disposal	-	-	33,980	-	33,980	-
Transfers	(500,000)	-	500,000	-	-	-
Investment earnings & Miscellaneous	<u>20,489</u>	<u>112,508</u>	<u>745,177</u>	<u>5,900,432</u>	<u>765,666</u>	<u>6,012,940</u>
General revenues	<u>\$ 813,109</u>	<u>\$ 1,285,951</u>	<u>\$ 1,279,157</u>	<u>\$ 5,900,432</u>	<u>\$ 2,092,266</u>	<u>\$ 7,186,383</u>
Net income before contributions and transfers	(96,528)	376,505	1,448,977	4,076,870	1,352,449	4,453,375
Capital contributions			61,500	11,813	61,500	11,813
Change in net position	<u>(96,528)</u>	<u>376,505</u>	<u>1,510,477</u>	<u>4,088,683</u>	<u>1,413,949</u>	<u>4,465,188</u>
Beginning net position	\$2,109,657	1,733,151	\$86,694,222	82,605,538	\$88,803,879	84,338,689
Beginning net assets, as corrected	<u>\$2,109,657</u>	<u>1,733,151</u>	<u>\$86,694,222</u>	<u>82,605,538</u>	<u>\$88,803,879</u>	<u>84,338,689</u>
Ending net position	<u>\$ 2,013,129</u>	<u>2,109,656</u>	<u>88,204,699</u>	<u>86,694,221</u>	<u>\$90,217,828</u>	<u>88,803,878</u>

BUDGETARY HIGHLIGHTS

Pagosa Area Water and Sanitation District did amend its budget in 2024.

The schedules of revenues and expenses, actual compared to final budget, for the General Fund are included in the required supplementary information. The General Fund budgeted to spend \$1,456,569 and actually spent \$1,394,960.

Budgets for the proprietary funds, the Water Fund and the Wastewater Fund are included in the other supplementary information.

CAPITAL ASSETS AND DEBT ACTIVITIES

During 2024, the District invested \$21,243,880 in capital projects. Capital projects that were substantially completed in 2024 were:

- Snowball Water Treatment Plant Engineering
- Vista Wastewater Treatment Plant Engineering
- Lift Station #11 Upgrade

The following projects were Capital projects still in process at the end of 2024:

- Snowball Water Treatment Plant Construction
- Vista Wastewater Treatment Plant Engineering

At the conclusion of 2024, the District's outstanding debt was \$56,113,160 for various bond and loan issues. The District is currently drawing on authorized financing for the Snowball Water Treatment Plant Upgrade. These financings were incurred for the following construction projects:

- Enlargement of Stevens Reservoir and Dutton Ditch Pipeline Extension
- Hatcher Water Treatment Plant Improvements
- Highlands Lagoon and Collection System Improvements
- Dry Gulch Water Storage Project
- Snowball Water Treatment Plant Upgrade

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The Board of Directors and the management of Pagosa Area Water and Sanitation District consider many factors when setting the budget for 2025. Projected user fees, growth, and Capital Investment Fees are all evaluated and considered before a final budget is adopted. The 2025 budget also attempts to project new expenses associated with operating new treatment plant processes and systems. These expenses are reconciled to projected revenues. Initial estimates shows the following additional operating increases (decreases) are anticipated for the 2025 budget year.

The General Fund has budgeted \$1,647,189; this is an increase of \$690,620 over 2024 expenditures.

The Water Fund has budgeted \$35,934,411; this is a decrease of \$4,973,198 from 2024 expenditures. This increase is primarily due to construction for the Snowball Water Treatment Plant upgrade.

The Wastewater Fund has budgeted \$18,441,980; this is an increase of \$12,581,932 from 2024 expenditures. This is primarily due to increased costs forecasted for Vista WWTP engineering.

Capital projects which are scheduled for 2025 are as follows:

- Lift Station 7 upgrade
- Lift Station 8 upgrade
- Transitioning the SCADA Radio System to Ethernet
- Jackson Mountain Raw Waterline Replacement
- Snowball Water Treatment Plant Construction
- Vista WWTP Engineering
- Lead & Copper Contracting

CONTACTING THE DISTRICT'S MANAGER

This financial report is designed to provide our citizens, customers, investors, and creditors with the general overview of the District's finances and demonstrates the District's accountability for the money it receives. If you have any questions concerning this report or need additional information please contact Justin Ramsey, Manager of the Pagosa Area Water and Sanitation District at 100 Lyn Avenue, Pagosa Springs, CO.

Basic Financial Statements

Pagosa Area Water and Sanitation District
Statement of Net Position
December 31, 2024

	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
ASSETS			
Current Assets:			
Cash and cash equivalents	\$ 1,831,202	\$ 16,931,645	\$ 18,762,847
Receivables	1,228,243	759,749	1,987,992
Inventories	-	1,454,681	1,454,681
Prepaid expenses	13,385	(75,685)	(62,300)
Non-Current Assets:			
Cash	-	5,060,869	5,060,869
Customer accounts receivable, net	-	405,204	405,204
Capital assets, net of accumulated depreciation	326,468	66,206,959	66,533,427
Construction in progress	-	27,791,942	27,791,942
Due from other governments	-	1,828,647	1,828,647
Other assets	-	9,374,348	9,374,348
Total Non-Current Assets	<u>326,468</u>	<u>110,667,969</u>	<u>110,994,437</u>
Deferred outflow of resources:			
Loan proceeds committed not yet received	-	(4,320,278)	(4,320,278)
Total Assets	<u>3,399,298</u>	<u>125,418,081</u>	<u>128,817,379</u>
LIABILITIES			
Accounts payable and accrued expenses	141,078	64,537	205,615
Personal Time Off and retirement	70,165	168,928	239,093
Unearned revenues	-	99,797	99,797
Long-term liabilities			
Due within one year:			
Bonds and loans payable	-	1,980,666	1,980,666
Accrued interest	-	152,660	152,660
Deposits payable	-	32,846	32,846
Due in more than one year:			
Bonds and loans payable	-	34,230,774	34,230,774
Bond premium net of discount	-	483,174	483,174
Total liabilities	<u>211,243</u>	<u>37,213,382</u>	<u>37,424,625</u>
Deferred inflow of resources:			
Deferred Property Taxes	<u>1,174,926</u>	<u>-</u>	<u>1,174,926</u>
NET POSITION			
Net investment in capital assets	326,468	62,355,253	62,681,721
Restricted for:			
TABOR	29,000	-	29,000
Unrestricted	1,657,661	25,849,446	27,507,107
Total net position	<u>\$ 2,013,129</u>	<u>\$ 88,204,699</u>	<u>\$ 90,217,828</u>

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

**Pagosa Area Water and Sanitation District
Statement of Activities
For the Year Ended December 31, 2024**

Functions/Programs	Program Revenue			Net (Expense) Revenue and Changes in Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
					Governmental Activities	Business-type Activities	Total
Primary government							
Governmental Activities							
General Government	\$ 909,637	\$ -	\$ -	\$ -	\$ (909,637)	\$ (909,637)	
Total governmental activities	<u>909,637</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(909,637)</u>	<u>(909,637)</u>	
Business-type activities:							
Water	7,313,797	7,050,808	-	61,500	-	(201,489)	
Wastewater	3,693,437	4,126,246	-	-	-	432,809	
Total business-type activities	<u>11,007,234</u>	<u>11,177,054</u>	<u>-</u>	<u>61,500</u>	<u>-</u>	<u>231,320</u>	
Total primary government	<u><u>11,916,871</u></u>	<u><u>11,177,054</u></u>	<u><u>-</u></u>	<u><u>61,500</u></u>	<u><u>(909,637)</u></u>	<u><u>231,320</u></u>	
General revenues:							
Taxes:							
Property taxes, levied for general purposes				\$ 1,199,041	\$ -	\$ 1,199,041	
Specific ownership taxes				93,579	-	93,579	
Unrestricted investment earnings				85,971	657,005	742,976	
Miscellaneous				(65,482)	88,172	22,690	
Special item - gain (loss) on sale of assets				-	33,980	33,980	
Transfers				(500,000)	500,000	-	
Total general revenues, special items, and transfers				<u>813,109</u>	<u>1,279,157</u>	<u>2,092,266</u>	
Change in net position				(96,528)	1,510,477	1,413,949	
Net position - beginning				2,109,657	86,694,222	88,803,879	
Net position - ending				<u><u>\$ 2,013,129</u></u>	<u><u>\$ 88,204,699</u></u>	<u><u>\$ 90,217,828</u></u>	

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

**Pagosa Area Water and Sanitation District
Balance Sheet
Governmental Funds
December 31, 2024**

	General Fund	Total Governmental Funds
ASSETS		
Cash and cash equivalents	\$ 1,831,202	\$ 1,831,202
Taxes receivable, net	1,174,926	1,174,926
Taxes receivable, delinquent	53,317	53,317
Prepaid Expenses	13,385	13,385
Total assets	3,072,830	3,072,830
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	141,078	141,078
Accrued vacation and retirement	70,165	70,165
Total liabilities	211,243	211,243
Deferred inflow of resources:		
Deferred property taxes	1,174,926	1,174,926
Fund balances:		
Non spendable prepaid expense	13,384	13,384
Restricted - TABOR	29,000	29,000
Unassigned	1,644,277	1,644,277
Total fund balances	1,686,661	1,686,661
Total liabilities and fund balances	\$ 3,072,830	\$ 3,072,830

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

Pagosa Area Water and Sanitation District
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position
December 31, 2024

Total fund balance, governmental funds	\$ 1,686,661
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not current financial resources and therefore are not reported in the fund financial statements, but are reported in the governmental activities of the Statement of Net Position.	<u>326,468</u>
Net Position of Governmental Activities in the Statement of Net Position	<u>\$ 2,013,129</u>

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

Pagosa Area Water and Sanitation District
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2024

	General Fund	Total Governmental Funds
REVENUES		
Property Taxes	\$ 1,199,041	\$ 1,199,041
SO Tax	93,579	93,579
Investment earnings	85,971	85,971
Miscellaneous	(65,482)	(65,482)
Total revenues	<u>1,313,109</u>	<u>1,313,109</u>
EXPENDITURES		
Audit and compilation	28,713	28,713
Board expense	(610)	(610)
Dues and permits	15,195	15,195
Employee expense	598	598
Treasurers fees	36,375	36,375
Fringe benefits	97,169	97,169
Insurance general	14,402	14,402
Legal fees	9,684	9,684
Office expense	69,256	69,256
Office maintenance and landscape	16,962	16,962
Outside services	70,644	70,644
Payroll taxes, vacation and sick pay	35,013	35,013
Personnel	456,278	456,278
Publications and recording fees	4,162	4,162
Repairs and maintenance	5,129	5,129
Telephone and utilities	28,774	28,774
Travel and training	7,216	7,216
Total Expenditures	<u>894,960</u>	<u>894,960</u>
Excess (deficiency) of revenues over expenditures	<u>418,149</u>	<u>418,149</u>
OTHER FINANCING SOURCES (USES)		
Transfers out	<u>(500,000)</u>	<u>(500,000)</u>
Total other financing sources and uses	<u>(500,000)</u>	<u>(500,000)</u>
SPECIAL ITEM		
Net change in fund balances	(81,851)	(81,851)
Fund balances - beginning	<u>1,768,512</u>	<u>1,768,512</u>
Fund balances - ending	<u>\$ 1,686,661</u>	<u>\$ 1,686,661</u>

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

Pagosa Area Water and Sanitation District
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental
Funds to the Statement of Activities
For the Year Ended December 31, 2024

Net change in fund balances - total governmental funds: \$ (81,851)

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources. In contrast, the Statement of Activities reports only a portion of the outlay as expense. The outlay is allocated over the assets' estimated useful lives as depreciation expense for the period.

This is the amount by which capital outlay of \$0 was less than depreciation of \$14,677 in the current period.

(14,677)

Change in net position of governmental activities

\$ (96,528)

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

Pagosa Area Water and Sanitation District
Statement of Net Position
Proprietary Funds
December 31, 2024

	Enterprise Funds		
	Water Fund	Wasterwater Fund	Total
ASSETS			
Current assets:			
Cash and cash equivalents	\$ 3,105,161	\$ 13,826,484	\$ 16,931,645
Accounts receivable, net	470,088	289,661	759,749
Inventories	1,326,958	127,723	1,454,681
Total current assets	<u>4,902,207</u>	<u>14,243,868</u>	<u>19,146,075</u>
Non-current assets:			
Restricted for capital projects and debt service			
Cash	2,405,519	2,655,349	5,060,868
Customer accounts receivable, net	232,155	173,049	405,204
Prepaid expenses	-	(75,684)	(75,684)
Utility system, net of accumulated depreciation	44,378,093	21,828,866	66,206,959
Construction in progress	26,958,202	833,740	27,791,942
Due from other governments	-	1,828,647	1,828,647
Other assets	9,374,348	-	9,374,348
Total non-current assets	<u>83,348,317</u>	<u>27,243,967</u>	<u>110,592,284</u>
Deferred outflow of resources:			
Loan proceeds committed not yet received	<u>(4,320,278)</u>	<u>-</u>	<u>(4,320,278)</u>
Total assets	<u>83,930,246</u>	<u>41,487,835</u>	<u>125,418,081</u>
LIABILITIES			
Current Liabilities:			
Accounts payable	34,098	30,439	64,537
Accrued interest payable	152,660	-	152,660
Other accrued expenses	100,342	68,586	168,928
Unearned revenue	91,707	8,091	99,798
Deposits	32,846	-	32,846
Bonds and loans payable, current portion	1,405,012	575,654	1,980,666
Total current liabilities	<u>1,816,665</u>	<u>682,770</u>	<u>2,499,435</u>
Non-current liabilities:			
Bond premiums net of discount	(1,552)	-	(1,552)
Bonds and loans payable	20,667,506	14,047,994	34,715,500
Total non-current liabilities	<u>20,665,954</u>	<u>14,047,994</u>	<u>34,713,948</u>
Total liabilities	<u>22,482,619</u>	<u>14,730,764</u>	<u>37,213,383</u>
NET POSITION			
Net investment in capital assets	54,316,295	8,038,958	62,355,253
Unrestricted	7,131,332	18,718,113	25,849,445
Total net position	<u>\$ 61,447,627</u>	<u>\$ 26,757,071</u>	<u>\$ 88,204,698</u>

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

Pagosa Area Water and Sanitation District
Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Fund
For the Year Ended December 31, 2024

	Enterprise Fund		Total
	Water Fund	Wasterwater Fund	
REVENUES			
Charges for services	\$ 5,281,739	\$ 2,645,607	\$ 7,927,346
Availability charges	410,135	292,319	702,454
Customer hookups	196,590	35,628	232,218
Late charges	17,125	2,625	19,750
Other operating revenues	344,030	322,172	666,202
Total operating revenues	<u>6,249,619</u>	<u>3,298,351</u>	<u>9,547,970</u>
OPERATING EXPENSES			
Source of Supply	630,586	-	630,586
Treatment	2,196,131	1,242,947	3,439,078
Administrative and general	885,509	643,119	1,528,628
Maintenance department	206,621	98,268	304,889
Distribution and collection	2,135,896	1,702,478	3,838,374
Total Operating Expenses	<u>6,054,743</u>	<u>3,686,812</u>	<u>9,741,555</u>
Operating income (loss)	<u>194,876</u>	<u>(388,461)</u>	<u>(193,585)</u>
NON-OPERATING REVENUES (EXPENSES)			
System investment fees	897,596	827,895	1,725,491
Interest income on delinquent accounts	3,921	-	3,921
Other interest and investment income	366,358	269,601	635,959
Capital expenditures	(165,200)	(6,625)	(171,825)
Interest expense	(1,093,258)	-	(1,093,258)
Bond discount and issue costs, net of bond premium	8,294	-	8,294
Total non-operating revenue (expenses)	<u>17,711</u>	<u>1,090,871</u>	<u>1,108,582</u>
Income (loss) before contributions and transfers	212,587	702,410	914,997
Capital contributions	61,500	-	61,500
Transfers in	-	500,000	500,000
Gain (loss) on asset disposal	23,106	10,874	33,980
Change in net position	297,193	1,213,284	1,510,477
Total net position - beginning	61,150,434	25,543,787	86,694,221
Total net position - ending	<u>\$ 61,447,627</u>	<u>\$ 26,757,071</u>	<u>\$ 88,204,698</u>

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

Pagosa Area Water and Sanitation District
Statement of Cash Flows
Proprietary Fund
For the Year Ended December 31, 2024

	Enterprise Fund		
	Water Fund	Wasterwater Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES:			
Cash received from customers	\$ 6,250,607	\$ 3,196,324	\$ 9,446,931
Cash paid to suppliers	(1,903,237)	(1,999,906)	(3,903,143)
Cash paid for personnel costs	(1,954,386)	(742,091)	(2,696,477)
NET CASH FLOWS FROM OPERATING ACTIVITIES	<u>2,392,984</u>	<u>454,327</u>	<u>2,847,311</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES			
Transfers in (out) between funds	-	500,000	500,000
Interest on delinquent accounts	3,921	-	3,921
NET CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	<u>3,921</u>	<u>500,000</u>	<u>503,921</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
System investment fees	897,596	827,895	1,725,491
Proceeds from new debt	19,901,675	11,560,000	31,461,675
Premium received from new bond debt	-	484,726	484,726
Proceeds from sale of assets	23,106	10,874	33,980
Bond principal (payments)	(1,867,019)	(400,654)	(2,267,673)
Payment on bond interest	(1,091,344)	-	(1,091,344)
Capital assets acquired or constructed	(22,449,227)	(1,112,010)	(23,561,237)
Capital expenditures	(165,200)	(6,625)	(171,825)
NET CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(4,750,413)</u>	<u>11,364,206</u>	<u>6,613,793</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments received on due from other governments	-	132,001	132,001
Interest income	366,358	269,601	635,959
NET CASH FLOWS FROM INVESTING ACTIVITIES	<u>366,358</u>	<u>401,602</u>	<u>767,960</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(1,987,150)	12,720,135	10,732,985
Beginning of year	7,497,830	3,761,698	11,259,528
End of year	<u>\$ 5,510,680</u>	<u>\$ 16,481,833</u>	<u>\$ 21,992,513</u>

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

Pagosa Area Water and Sanitation District
Statement of Cash Flows
Proprietary Fund
For the Year Ended December 31, 2024

	Enterprise Fund		
	Water Fund	Wasterwater Fund	Total
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH FLOWS FROM OPERATING ACTIVITIES			
Operating income (loss)	\$ 194,876	\$ (388,461)	\$ (193,585)
Adjustments to reconcile operating income (loss) to net cash flows from operating activities:			
Depreciation	2,307,097	936,835	3,243,932
Changes in assets and liabilities (Increase) decrease in:			
Accounts receivable	(11,653)	(103,607)	(115,260)
Inventory	(153,457)	(33,957)	(187,414)
Prepaid expenses	-	14,203	14,203
Increase (decrease) in:			
Accounts payable	43,808	23,184	66,992
Accrued benefits	(328)	4,550	4,222
Unearned revenues	12,641	1,580	14,221
NET CASH FLOWS FROM OPERATING ACTIVITIES	\$ 2,392,984	\$ 454,327	\$ 2,847,311

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

Pagosa Area Water and Sanitation District
Notes to Financial Statements
December 31, 2024

Note 1: Definition of Reporting Entity

A decree signed by the District Court for the Sixth Judicial District of Colorado on March 28, 1977, authorized the formation of a new special district, Pagosa Area Water and Sanitation District (the District), as a successor to the old district, Pagosa Water and Sanitation District. The organizational meeting of the new district was held on April 28, 1977. A Board of Directors meeting, held on January 12, 1978, accepted the conveyance of all properties and liabilities of the old district as required for dissolution.

The District's combined financial statements include the accounts of all District operations. The criteria for including organizations as component units within the District's reporting entity, as set forth in Section 2100 of GASB's *Codification of Governmental Accounting and Financial Reporting Standards*, include whether:

- The organization is legally separate (can sue and be sued in their own name)
- The District holds the corporate powers of the organization.
- The District appoints a voting majority of the organization's board.
- The District is able to impose its will on the organization.
- The organization has the potential to impose a financial benefit/burden on the District.
- There is fiscal dependency by the organization on the District.
- The organization is financially accountable to the District.
- The organization receives or holds funds that are for the benefit of the District; and the District has access to a majority of the funds held; and the funds that are accessible are also significant to the District.

Based on the aforementioned criteria, the District does not have any component units.

Note 2: Summary of Significant Accounting Policies

This summary of the Pagosa Area Water and Sanitation District's significant accounting policies is presented to assist the reader in 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.

Government-Wide and Fund Financial Statements:

Management's Discussion and Analysis introduces the basic financial statements and provides an analytical overview of the District's financial activities for the current year.

Government-wide financial statements consist of a statement of net position and a statement of activities as well as reconciliations for these statements. These statements report all of the non-fiduciary activities of the primary government; neither fiduciary funds nor component funds that are fiduciary in nature are included. Governmental activities are reported separately from business-type activities. Governmental activities are normally supported by taxes and intergovernmental revenues whereas business-type activities are normally supported by fees and charges for services and are usually intended by management to be financially self-sustaining.

The statement of activities presents a comparison between direct expenses and program revenues for the different business-type activities of the District and for each function of the District's governmental activities. Direct expenses are those that are clearly identifiable with a specific program or function. Program revenues include (a) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or program and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or program. Revenues that are not classified as program revenues, including all taxes and other items, are presented as general revenues.

The effect of interfund activity has been removed from the government-wide financial statements.

Fund financial statements consist of a series of statements focusing on information about the District's major governmental and enterprise funds. Separate financial statements are presented for the governmental and the enterprise funds.

Measurement Focus, Basis of Accounting, and Basis of Presentation:

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recognized when earned and expenses are recognized when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Only current assets and liabilities are included on the balance sheet, and the fund balance includes only spendable resources. Under the modified accrual basis of accounting, revenues are recognized as soon as they are both "measurable and available." Measurable means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period except for property taxes, which have been levied to be collected in a subsequent year. Expenditures are recorded when a liability is incurred as under accrual accounting. However, debt service expenditures are reported only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt are reported as other financing sources in governmental funds.

The District has the following governmental funds:

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. The main source of revenues is from property taxes.

Debt Service Fund – The Debt Service Fund accounts for the servicing of general long-term debt not being financed by proprietary funds. The main source of revenues is from property taxes. During 2024, the debt service fund was closed.

Proprietary Funds reported by the District are as follows:

Enterprise Funds – Enterprise funds account for operations that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges, which are considered operating revenues. Non-operating revenues consist of charges to customers which are used to fund capital improvements,

interest, and other investment income. The District's two enterprise funds are the Water Fund and the Wastewater Fund.

Cash and Cash Equivalents:

The District's cash and cash equivalents include amounts that are readily convertible to known amounts of cash, are not subject to significant risk from changes in interest rates and have a maturity of three months or less from the date of acquisition. For cash and cash equivalents, the market value approximates the carrying value. Cash and cash equivalents for purposes of the cash flow statement for the Proprietary Funds, include cash in operating accounts and balances in COLOTRUST.

Deposits are stated at cost, which approximates fair value.

Receivables and Payables:

All outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

All trade and property tax receivables are shown net of an allowance for uncollectibles.

The District has substantial delinquent trade receivables. Options available to the District to collect delinquent accounts are disconnection, lien on property, foreclosure, and litigation. Special districts have an automatic lien that is perpetual. In addition, Senate Bill 79 substantially adds to the powers of a special district, where delinquent fees can be certified to the county treasurer and collected with property taxes. The District was first allowed to certify accounts for collection in 1990. Beginning in 2012, the District began using Colorado Central Collection Services for delinquent accounts that had not been previously "certified" to the County Treasurer for collection with property taxes. Each year, additional fees were added to the accounts that had been previously "certified" with the County. In 2017, Archuleta County Treasurer refused to accept additional certifications to those accounts. The District now utilizes Colorado Central Collection Services exclusively to collect on delinquent accounts. The District has also established a reserve for uncollectibles for any accounts not collectible under any of the above alternatives.

Receivables for tap fees are not expected to be collected within a year of billing. Payment schedules for these fees vary. Tap fees owed the District at year-end are reported in the Proprietary Fund Types. Receivables for tap fees are part of non-current assets, customer accounts receivable.

Property tax billings are considered past due after June 16 of each year, at which time the applicable property is subject to lien, and penalties and interest are assessed. An allowance for uncollectible taxes has been estimated in the General Fund based on twenty percent of the total delinquent taxes as of December 31.

Inventories:

Inventories of supplies and materials are valued at the lower of cost or market, using the first in, first out method.

Prepaid Items:

Payments made for services that will benefit periods beyond the end of the current year are recorded as prepaid items.

Restricted Assets:

Certain assets are classified as restricted on the balance sheet because their use is limited.

Assets restricted for debt service are accumulated for the purpose of retiring bond principal and interest.

Assets restricted for construction are used to fund construction projects and purchase fixed assets.

Capital Assets:

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., water and wastewater lines), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Assets capitalized have an original cost of \$5,000 or more and are expected to last longer than three years. Such assets are stated at cost, except for donated assets, which are stated at their fair market value at the time of donation.

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

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase is reflected in the capitalized value of the asset constructed.

Depreciation of all exhaustible capital assets except infrastructure is charged as an expense against their operations or functions, whereas the infrastructure depreciation is unallocated. Property, plant, and equipment in the primary government is depreciated using the straight-line method over the estimated useful lives as follows:

	<u>Estimated Useful Lives in Years</u>
Source of supply	10 – 50
Water Treatment Plants	30 – 50
Sewage treatment plants	30 – 50
Collection, transmission, and distribution system	30 – 50
Buildings	40 – 50
General equipment	5 – 10
Transportation equipment	5 – 10
Computer software	3 – 5

Personal Time Off and Retirement:

Personal Time Off (PTO) is earned and credited at the beginning of the first two pay periods of each month. Regular employees accrue PTO based on their length of continuous employment. During the first year of employment an employee earns 14 days annually with an accrual cap of 112 hours or 14 days. Upon completion of the first year of employment an employee earns 19 days annually with an accrual cap of 304 hours or 38 days. Upon completion of the fifth year of employment, an employee earns 24 days annually with an accrual cap of 384 hours or 48 days. Upon completion of tenth year of employment, an employee earns 29 days with an accrual cap of 464 hours or 59 days.

Employees who do not use their annual accrual of PTO time can carry it over from one year to the next until the employee reaches two (2) times the annual entitlement. Once the PTO balance reaches the accrual cap, accrual ceases until the balance has been reduced.

Instead of taking PTO, an employee can elect to be paid for up to 40 hours of PTO in any one year.

Long-Term Debt:

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities and business-type activities fund. Long-term debt and other long-term liabilities are also reported as liabilities in the proprietary fund type statement of net position. Debt premiums or discounts are deferred and amortized over the life of the bonds using the bonds-outstanding method.

In the fund financial statements, governmental fund types recognize debt premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, even if withheld from the actual net proceeds received, are reported as debt service expenditures in the year the debt is issued.

Net Position/Fund Balances:

The difference between assets and liabilities is “Net Position” on the government-wide and proprietary fund financial statements and “Fund Balance” on the governmental fund financial statements. Net position is divided into invested in capital assets (net of related debt), restricted, and unrestricted. Net positions are reported as restricted when constraints are placed upon them by external parties or are imposed by constitutional provisions or enabling legislation.

The District has implemented GASB Statement No. 54, “Fund Balance Reporting and Governmental Fund Type Definitions.” In the fund financial statements, the following classifications describe the relative strength of spending constraints.

Non-Spendable Fund Balance – The portion of the fund balance that cannot be spent because it is either not in spendable form (such as inventory and prepaid amounts) or is legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance constrained to being used for a specific purpose by external parties (such as grantors or bondholders), constitutional provisions, or enabling legislation.

Committed Fund Balance – The portion of fund balance constrained for specific purposes according to the limitations imposed by the District’s highest level of decision-making authority, the Board of Directors, or other individuals authorized to assign funds to be used for a specific purpose. This classification is necessary to indicate that those funds are, at a minimum, intended to be used for the purpose of that particular fund.

Assigned Fund Balance – The portion of fund balance set aside for planned or intended purposes but is neither restricted nor committed. The intended use may be expressed by the Board of Directors or other individuals authorized to assign funds to be used for a specific purpose. Assigned fund balances in special revenue funds will also include any remaining fund balance that is not restricted or committed. This classification is necessary to indicate that those funds are, at a minimum, intended to be used for the purpose of that particular fund.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the above criteria. The District will only report a positive unassigned fund balance in the General Fund.

When both restricted and unrestricted fund balances are available for use, it is the District’s policy to use restricted amounts first. Unrestricted fund balance will be used in the following order: committed, assigned and unassigned.

Property Taxes:

In the governmental fund financial statements property tax revenue is accounted for using the modified accrual basis of accounting. Property tax receivable is recognized on the levy or lien date. This receivable represents taxes certified by the county to be collected in the next fiscal year for the purposes set out in the budget for the next fiscal year. Although the succeeding year property tax receivable has been recorded, the related revenue is deferred and will not be recognized as revenue until the year for which it is levied in the governmental fund statements. In the government-wide financial statements, which are prepared using full accrual, the revenue is not deferred and is recognized in the current year financial statements.

The District's property taxes, levied by December 15, are due and payable in the subsequent calendar year. Assessed values are established by the county assessor. Property taxes attach as an enforceable lien on property as of January 1 of the year in which they are payable. The taxes are payable under two methods: 1) in full on or before April 30, or 2) one-half on or before February 28, and the remaining one-half on or before June 15. All unpaid taxes levied December 31, that are levied for collection in the subsequent calendar year, become delinquent June 16.

Retirement:

The District contributes to the Colorado Retirement Association, a defined contribution pension plan administered by the Colorado Retirement Association. The Colorado Retirement Association (the "Association") was established in 1968 under 24-54-101 et. seq. Colorado Revised Statutes as amended, to serve as trustee and provide continuing administration of a trust fund for retirement benefits of eligible county and municipal officers and county, municipal, and special district employees. The Board can make changes to the plan as needed.

In the defined contribution pension plan, contributions of the employers are combined with employee contributions and invested in income earning instruments for the benefit of plan participants. Any county, municipality, or special district of the State of Colorado may, with the consent of the Association, become a member of the Association and participate in the plan by adopting it for its officers and employees. Employees and officers of association members are required to participate in the plan after the completion of one year of service, but participation is optional for all elected officials. Pagosa Area Water and Sanitation District requires employee participation upon employment; elected officials do not participate in their plan.

This retirement benefit is available to all employees and is funded by a 6% contribution from the District. The District reports their contribution on behalf of the employee subject to FICA and Medicare taxes; the balance is not subject to FICA and Medicare taxes.

Net earnings or losses are allocated quarterly to plan participants. The allocation is based on each participant's balance as of the beginning of that quarter. Participants receiving benefit payments upon retirement or termination are allocated earnings through the date of the distribution.

Benefit payments are made as of the effective date of each participant's retirement or termination. At retirement, each participant has the option of receiving his or her vested balance in cash or having the Association place the funds in a bank account maintained under the joint control of the Association and the retiring individual. Any employer contribution forfeited by a participant due to termination of employment before becoming fully vested is returned to the member county, municipality, or special district.

Use of Estimates:

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent

assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates and the differences could be material.

Note 3: Deposits and Investments

Deposits:

The Colorado Public Deposit Protection Act (PDPA) governs the District's cash deposits. The statutes specify eligible depositories for public cash deposits, which must be Colorado institutions and must maintain federal insurance on deposits held. Each eligible depository with deposits in excess of the insured levels must pledge a collateral pool of defined eligible assets, to be maintained by another institution or held in trust for all of its local government depositors as a group, with a market value at least equal to 102% of the uninsured deposits. The State Regulatory Commissions for banks and savings and loan associations are required by statute to monitor the naming of eligible depositories and the reporting of uninsured deposits and assets maintained in the collateral pools.

The primary objective in priority order of investment activities shall be safety, liquidity, and yield.

Custodial Credit Risk – Custodial credit risk is the risk that in the event of bank failure, the District's deposits may not be returned to it. The District's policy requires all deposits to be held in PDPA approved financial institutions. At year-end, the District's deposits were not exposed to custodial credit risk. Deposits are collateralized with securities held by the financial institution, pledged in accordance with the PDPA.

Investments:

The District has deposits in a local government investment pool, COLOTRUST. These investments are not subject to collateralization because they are not evidenced by physical securities.

At year-end, the District had the following investments: COLOTRUST \$23,538,888.

Credit Risk – Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. At year-end, the District's investments in COLOTRUST were rated AAAM by Standard & Poor's (S&P). They are regulated by the Colorado Division of Securities, and the District's position in the pool is the same as the value of the pool shares.

Portfolio Type – U.S. Treasury Securities, U.S. Government Agencies, Purchase Agreements.

Rating – AAAM by S&P Global Ratings.

Liquidity – Same day liquidity available.

NAV Type – Stable NAV, traditional stable \$1.00 NAV.

The District's investment policy is to apply the prudent person rule where investments are made as a prudent person would be expected to act. The District's investment policy limits investments in fixed income securities to U. S. Treasury Bills, Notes, and Bonds, certificates of deposit, commercial paper, money market funds and Colorado public investment pools. All investment must be made in accordance with Colorado Revised Statutes.

Interest Rate Risk – Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District's investment policy is to manage this risk by investing in short-term maturities.

Note 4: Cash Flow Statement

For purposes of the cash flow statement in the proprietary fund types, cash and cash equivalents are shown below:

	Water	Wastewater	Total
Unrestricted Assets:			
Cash	\$ 3,105,161	\$ 1,806,869	\$ 4,912,030
Restricted Assets:			
Cash	2,405,520	2,655,349	5,060,869
Totals for Cash Flow Statement	<u>\$ 5,510,681</u>	<u>\$ 4,462,218</u>	<u>\$ 9,972,899</u>

Note 5: Interfund Transactions

Transfers between funds represent the amounts used to offset allocations between assets and liabilities in any given year.

Operating transfers between funds during the year are as follows:

	Transfers In	Transfers Out
General Fund	\$ -	\$ 500,000
Wastewater Fund	500,000	-
	<u>\$ 500,000</u>	<u>\$ 500,000</u>

All other transactions between funds represent “due to/from other funds” caused by cash from one fund paying for expenditures or expenses of another.

Note 6: Commitments and Construction Work in Progress

The District’s construction work in process, which is reported in the proprietary funds, consists primarily of work being done on water and wastewater lines. Construction costs that were added to construction work in process totaled \$21,243,880 during the year.

Each year the District has various on-going construction projects. The costs of these projects are recorded as current year expenditures in the appropriate enterprise fund. At the end of the year, the expenses associated with each construction project are aggregated and recorded in the appropriate proprietary fund type. As the projects are completed, they are transferred into capital assets in either the Water Fund or the Wastewater Fund and depreciated over the asset’s estimated useful life.

The following is a summary of the construction work in process for each enterprise fund at year-end:

	Water	Wastewater	Total
Beginning balance	\$ 6,137,651	\$ 410,410	\$ 6,548,061
Additions	20,820,551	423,329	21,243,880
Less transfers to fixed assets	-	-	-
Ending balance	<u>\$ 26,958,202</u>	<u>\$ 833,739</u>	<u>\$ 27,791,941</u>

Note 7: Capital Assets

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental Activities:				
Land and improvements	\$ 113,056	\$ -	\$ -	\$ 113,056
Buildings	596,096	-	-	596,096
Capital equipment	243,358	-	-	243,358
Transportation equipment	76,287	-	(10,239)	66,048
Total	1,028,797	-	(10,239)	1,018,558
Less accumulated depreciation	(687,651)	(14,678)	10,239	(692,090)
Total Governmental Fixed Assets	<u>\$ 341,146</u>	<u>\$ (14,678)</u>	<u>\$ -</u>	<u>\$ 326,468</u>

	Beginning Balance	Additions	Deletions	Ending Balance
Business-Type Activities:				
Water augmentation	\$ 217,639	\$ -	\$ -	\$ 217,639
Water rights	7,334,995	-	-	7,334,995
Source of supply	11,468,395	385,801	-	11,854,196
Land and improvements	460,640	-	-	460,640
Treatment plants	34,712,987	-	-	34,712,987
Collection, transmission and distribution systems	65,206,006	1,271,300	-	66,477,306
Buildings	622,874	277,433	-	900,307
Capital equipment	1,764,738	296,107	(21,000)	2,039,845
Transportation equipment	1,179,496	310,636	(83,184)	1,406,948
Total	122,967,770	2,541,277	(104,184)	125,404,863
Less accumulated depreciation	(56,087,528)	(3,243,932)	133,557	(59,197,903)
Total Business-Type Fixed Assets	<u>\$ 66,880,242</u>	<u>\$ (702,655)</u>	<u>\$ 29,373</u>	<u>\$ 66,206,960</u>

Depreciation expense was charged to functions/programs of the District as follows:

Governmental Activities	
Administrative services	\$ 14,678
Business-Type Activities	
Water	\$ 2,307,097
Wastewater	936,835
Total Depreciation Expense	<u>\$ 3,243,932</u>

During 2013, the Board decided not to further develop the Dry Gulch project. As a result, the costs incurred through 2013 were reclassified as held for sale. Due to changes in the notes payable and the possibility of future development, the asset was reclassified as Other assets. No depreciation is being taken on Other assets.

Note 8: Accounts Payable, Accrued Liabilities and Unearned Revenues

Accounts Payable as shown on the District's financial statements reflect amounts due to vendors for services rendered or goods purchased by year-end.

Accrued expenses consist of payroll tax liabilities, accrued personal time off, and other miscellaneous amounts due on behalf of employees.

Unearned revenues consist of capital investment fees and connection charges collected in advance for construction of residences or commercial buildings being completed.

Note 9: Long-Term Liabilities

Business-Type Activities:

Revenue bonds are issued by the proprietary type funds to finance specific projects and are payable from availability of service charges revenues and other revenues derived from operations. Long-term liabilities are recorded in the appropriate enterprise fund.

Water Enterprise Revenue Refunding Bonds, Series 2015

The bonds are revenue obligations of the District, acting by and through its Water Activity Enterprise, payable out of Adjusted Net Revenue derived from the District's water and wastewater systems. The bonds constitute an irrevocable and first lien on Adjusted Net Revenue, but not an exclusive lien. The bonds do not constitute a debt or indebtedness within the meaning of any constitutional or statutory debt limitation or provision and are not payable in whole or in part from the proceeds of ad valorem property taxes.

The bonds are not subject to redemption prior to maturity.

Proceeds from the sale of the bonds, together with the legally available moneys of the District, will be used to refund a portion of the District's outstanding revenue bonds and pay the costs of issuance of the bonds.

Interest is due on June 1 and December 1 of each year. Principal payments are due December 1 of each year.

The Series 2015 bonds were paid in full during 2024.

Drinking Water Revenue Bond – Series 2008

On June 1, 2008, the District entered into a loan agreement with Colorado Water Resources and Power Development Authority (the Authority) for \$7,158,870 to finance the costs of drinking water facilities for the District. The Authority was created to initiate, acquire, construct, maintain, repair, and operate or cause to be operated water management projects, which include water facilities, and to issue its bonds to pay the cost of such projects.

The bonds are special revenue obligations of the District, acting by and through its Water Activity Enterprise, payable from availability of service charge revenues and other revenues derived from operations.

The note constitutes an irrevocable and first lien on adjusted net revenue (net operating revenues plus availability of service charge revenues) but is not an exclusive lien.

The note is issued as a fully registered note without coupons. Interest, administrative fees, and principal are payable semiannually on each June 1 and December 1, commencing December 1, 2008.

The amount currently outstanding on this note is as follows:

Calendar Year	Principal Maturities	Interest Rate	Interest Payments	Servicing Fee	Debt Service Requirements
2025	\$ 419,793	4.125%	\$ 24,000	\$ 89,486	\$ 533,279
2026	439,383	4.125%	4,696	84,117	528,196
2027	999,107	4.250%	(3,305)	75,168	1,070,970
2028	1,055,080	4.250%	(56,729)	39,373	1,037,724
	<u>\$ 2,913,363</u>		<u>\$ (31,338)</u>	<u>\$ 288,144</u>	<u>\$ 3,170,169</u>

During February 2019, the Authority lowered the interest rate to 1.75 percent. Principal payments will remain the same. The result is an interest cost savings of \$289,399 over the remaining life of the loan.

Wastewater Treatment Plant – Loan 2023

During 2023, PAWSD entered into a loan agreement with Colorado Water Resources and Power Development Authority (CWRPDA) for the construction of a new water treatment plant. The loan is dated February 14, 2023, for \$38,444,000. On the date of closing there was a \$5,000,000 forgiveness of debt so the amount financed was reduced to \$33,444,000. Terms of repayment call for semi-annual payments of \$827,358 due on May 1 and November. The semi-annual amount includes principal and interest. Interest is at 2.75% and is for a term of 30 years.

There was an initial payment made May 1, 2023, with \$155,005 applied to principal and \$196,715 applied to interest. The November semi-annual payment of \$827,358 was paid as required.

Calendar Year	Principal	Interest	Total
2025	\$ 775,479	\$ 879,237	\$ 1,654,716
2026	796,951	857,765	1,654,716
2027	819,019	835,697	1,654,716
2028	841,697	813,019	1,654,716
2029	865,002	789,714	1,654,716
2030 – 2034	4,697,821	3,575,759	8,273,580
2035 – 2039	5,385,242	2,888,338	8,273,580
2040 – 2044	6,173,250	2,100,330	8,273,580
2045 – 2049	7,076,566	1,197,014	8,273,580
2050 – 2052	4,733,748	230,352	4,964,100
	<u>\$ 32,164,775</u>	<u>\$ 14,167,225</u>	<u>\$ 46,332,000</u>

Security for the debt services requirements is the revenues to be earned from operations and revenues from any other sources that are a part of service revenues.

Colorado Water Conservation Board – Dry Gulch Reservoir Project

On July 21, 2008, the District entered into a loan agreement with Colorado Water Conservation Board (CWCB) for \$11,217,000 to finance the costs of land acquisition for the Dry Gulch Reservoir Project. The CWCB is authorized to loan money for water projects from the CWCB Construction Fund for the benefit of the people of Colorado, provided that the borrower (Pagosa Area Water and Sanitation District) assures repayment of that money.

The note is a special revenue obligation of the District, acting by and through its Water Activity Enterprise, payable from availability of service charge revenues and other revenues derived from operations.

The note constitutes an irrevocable and first lien on adjusted net revenue (net operating revenues plus availability of service charge revenues) but is not an exclusive lien.

During 2015 the District and CWCB agreed to restructure the December 31, 2014 outstanding loan balance of \$8,855,935. The new agreement separates the \$8,855,930 into two separate loans. The original amount of Loan A was \$4,290,930, bears interest at 1.75 percent and is for 20 years with annual payments of \$256,130, which includes principal and interest. Loan B is in the amount of \$4,565,000, bears interest at 3.5 percent and is for 20 years with annual payments of \$321,198 with the first payment due October 1, 2035. The interest to be paid on Loan B will not begin accruing until October 1, 2034, when Loan A is paid in full.

The amount currently outstanding on Loan A is as follows:

Calendar Year	Principal Maturities	Interest Rate	Interest Payments	Debt Service Requirements
2025	\$ 215,336	1.75%	\$ 40,794	\$ 256,130
2026	219,105	1.75%	37,025	256,130
2027	222,939	1.75%	33,191	256,130
2028	226,840	1.75%	29,290	256,130
2029	230,811	1.75%	25,320	256,131
2030 – 2034	1,216,075	1.75%	64,580	1,280,655
	<u>\$ 2,331,106</u>		<u>\$ 230,200</u>	<u>\$ 2,561,306</u>

The original agreement between the District and CWCB included a grant of \$1,000,000. As a result of restructuring the original loan as noted above, the grant will also be restructured. If the project, including any changes as approved by all parties, is not constructed within the 20-year term of Loan A, or an additional 1 to 20 years of Loan B, the \$1,000,000 grant will be restructured as a loan that will have to be repaid. Interest shall be at 3.5 percent with twenty annual payments of \$70,361, including principal and interest. The District may construct the project; however, the construction is dependent upon assessed need. As a result, the District will not record a note payable for the \$1,000,000.

2009 ARRA Loan Agreement

On September 4, 2009, the District entered into a loan agreement with Colorado Water Resources and Power Development Authority (CWRPDA) for \$6,111,224 to finance the costs of wastewater treatment projects. The CWRPDA is authorized to loan money from the Water Pollution Control Revolving Fund subject to certain terms and conditions.

The note is a special revenue obligation of the District, acting by and through its Water and Sewer Activity Enterprise, payable from availability of service charge revenues and other revenues derived from operations.

The note constitutes an irrevocable and first lien on adjusted net revenue (net operating revenues plus availability of service charge revenues) but is not an exclusive lien.

At the loan closing, CWRPDA agreed to forgive \$1,309,282 of the principal amount of the loan. This loan was amended on February 11, 2010. The principal amount was changed to \$8,345,823 with the forgiveness remaining at \$1,309,282. At December 31, 2012, the District had drawn

down all available loan proceeds. In 2009, the District recognized \$669,963 as forgiveness of debt. The remaining balance of \$639,320 was recognized in 2010. At December 31, 2012, the amount due was \$7,211,762. Payment was scheduled to begin on May 1, 2012, based on the full loan principal balance. The amortization schedule provided below reflects the principal balance due on this loan, as well as the principal balance due on the 2009 Base Program Loan Agreement.

The annual interest rate is zero percent.

2009 Base Program Loan Agreement

On September 4, 2009, the District entered into a loan agreement with Colorado Water Resources and Power Development Authority (CWRPDA) for \$3,211,129 to finance the costs of wastewater treatment projects. The CWRPDA is authorized to loan money from the Water Pollution Control Revolving Fund subject to certain terms and conditions.

The note is a special revenue obligation of the District, acting by and through its Water and Sewer Activity Enterprise, payable from availability of service charge revenues and other revenues derived from operations.

The note constitutes an irrevocable and first lien on adjusted net revenue (net operating revenues plus availability of service charge revenues) but is not an exclusive lien.

Payments were scheduled to begin on May 1, 2011, based on the full loan principal balance of \$976,530. The District, as of December 31, 2012, had drawn the maximum principal amount available. The amortization schedule provided below reflects the principal balance due on this loan, as well as the principal balance due on the 2009 ARRA Loan Agreement.

The annual interest rate is 0%.

Annual debt service on the 2009 ARRA Loan Agreement and the 2009 Base Program Loan agreement is as follows:

Calendar Year	2009 ARRA Loan Agreement Principal Maturities	2009 Base Program Loan Agreement Principal Maturities	Debt Service Requirements
2025	\$ 351,827	\$ 48,826	\$ 400,653
2026	351,827	48,826	400,653
2027	351,827	48,826	400,653
2028	351,827	48,826	400,653
2029	351,827	48,826	400,653
2030	351,827	48,829	400,656
	\$ 2,110,962	\$ 292,959	\$ 2,403,921

Enterprise Revenue Bonds – Series 2024

During 2024, the District issued Enterprise Revenue Bonds, Series 2024, in the amount of \$11,735,000. The bonds are revenue obligations of the District, acting by and through it Water and Wastewater Activity Enterprise, payable from (a) availability of service charge revenues; and (b) other funds available in the District’s Water and Wastewater Enterprise Funds from the revenues derived from the operation of the water treatment, transmission and distribution system and the wastewater collection and treatment system, which together comprise the Water and Wastewater Enterprise of the District (the “System”), after deduction of operation and

maintenance expenses (the “Net Revenue”) (the sum of Net Revenue plus availability of service charge revenues is the “Adjusted Net Revenue”).

Proceeds from the sale of the Bonds, together with legally available moneys of the District, will be use to (a) finance the acquisition, construction and installation of wastewater treatment plant and collection system upgrades, and (b) pay the costs of issuance of the Bonds.

Interest, which varies from 4% to 5%, on the Bonds is payable semiannually on June 1 and December 1 of each year, commencing on June 1, 2025. Payments for the principal of and interest on the Bonds will be made as shown below:

Year	Principal	Interest	Total
2025	\$ 175,000	\$ 505,632	\$ 680,632
2026	190,000	520,400	710,400
2027	200,000	510,900	710,900
2028	210,000	500,900	710,900
2029	220,000	490,400	710,400
2030 – 2034	1,275,000	2,275,500	3,550,500
2035 – 2039	1,630,000	1,923,250	3,553,250
2040 – 2044	2,075,000	1,473,250	3,548,250
2045 – 2049	2,600,000	952,000	3,552,000
2050 – 2054	3,160,000	389,200	3,549,200
	<u>\$ 11,735,000</u>	<u>\$ 9,541,432</u>	<u>\$ 21,276,432</u>

Changes in Long-Term Debt:

Business-Type Activities	Beginning Balance	Payments	Additions (Deletions)	Ending Balance
Revenue Bonds				
2015 Revenue and Refunding	\$ 495,000	\$ (495,000)	\$ -	\$ -
2008 Revenue Bond	3,319,163	(405,800)	-	2,913,363
CWRPDA – ARRA & Base	2,804,570	(400,653)	-	2,403,917
CWRPDA – 2023 Snowball	32,919,361	(754,587)	-	32,164,774
CWRPDA – Series 2024	-	-	11,735,000	11,735,000
CWCB Loan A	2,542,739	(211,633)	-	2,331,106
CWCB Loan B	4,565,000	-	-	4,565,000
Total	<u>46,645,833</u>	<u>(2,267,673)</u>	<u>11,735,000</u>	<u>56,113,160</u>
Total Long-Term Debt	<u>\$ 46,645,833</u>	<u>\$ (2,267,673)</u>	<u>\$ 11,735,000</u>	56,113,160
Less Current Portion				
Revenue Bonds				(1,986,261)
Total				<u>\$ 54,126,899</u>

Annual Debt Requirements for all Debt (Principal Only):

	Debt
2025	\$ 1,986,261
2026	2,046,092
2027	2,641,718
2028	2,734,270
2029	1,716,466
2030-2034	7,589,548
2035-2039	7,015,242
2040-2044	9,389,500
2045-2049	10,817,816
2050-2054	9,034,998
2055-2057	1,141,250
Total	<u>\$ 56,113,161</u>

Annual debt requirements are based on maximum annual payments due.

Note 10: Risk Management

The District is exposed to various risks of loss related to torts; thefts of; damages to or destruction of assets; errors or omissions; injuries to employees; or acts of God. Commercial insurance is purchased by the District to cover losses or claims arising from such matters. It is not possible to estimate any losses, which would not be covered by the commercial insurance; however, settled claims have not exceeded this commercial coverage in any of the three preceding years.

Note 11: Pension Plans

For the current year, the District's total salaries were \$2,963,350 and contributions were \$176,882 for both the employer and the employees, based on eligible wages of \$2,948,033. The District did not have any unpaid pension contributions as of year-end.

In addition to participating in the plan, each participant may elect to contribute to a deferred compensation plan established pursuant to IRC Section 457. Through the deferred compensation plan, a member employer defers payment of a portion of an employee's current salary and deposits the deferred payment with the Association. Upon a participant's retirement or termination of employment, the Association may begin payment of this deferred amount.

All plan administrative expenses are borne by the participants.

Note 12: Leasehold Agreements

On January 3, 2008, Pagosa Area Water and Sanitation District along with San Juan Water Conservancy District (collectively called the Landlord) entered into the following lease agreements as a result of their joint purchase of the property (Sale Land) owned by Running Iron Ranch, LLC, a Colorado limited liability company (the Tenant). The property was purchased to develop a water diversion and reservoir project (the Project). The Sale land and the improvements

thereon and the water yielded from the Water Shares are currently being used to raise cattle and for other agricultural purposes and is subject to an existing lease for mining of sand, gravel, and rock. Agricultural and mining activities are currently conducted on the Sale Land by Kathryn L. Weber and Donald L. Weber. The Sale Land and the improvements thereon are also used as a principal residence for Kathryn L. Weber, who is manager of the Tenant and who is one of the indirect owners of the Tenant, and her husband Donald L. Weber.

Occupancy and Agriculture Lease

Pursuant to the purchase of the property owned by the Tenant, the Landlord agreed to permit the Tenant to continue to use and occupy the Sale Land from January 3, 2008 until the date that the commencement of Landlord’s physical development of the project substantially interferes with tenant’s use of the sale land. The Tenant must be given advance notice of development plans at least a year in advance and then 90 days prior to the actual commencement of development. The lease terminates after 15 years unless the Landlord and Tenant agree to extend the term by mutual written consent.

The lease agreement requires the Tenant to pay \$1 a year for the use of the Sale Property. The tenant has paid \$15 for the complete lease term. Tenant is also responsible for any property or other business taxes due along with all utilities and insurance, which shall be purchased with liability limits of not less than \$1,000,000 with Landlord, named as additional insured.

If termination of this lease occurs due to foreclosure or deed in lieu of foreclosure and the successor owner of the property terminates this lease, as a condition of the termination of this lease, Tenant shall be paid \$80,000.

Sand and Gravel Lease

Landlord has agreed to purchase the Sand and Gravel Lease Contract between Donald Weber, Kathryn Weber, and Andy Weber (collectively doing business as Weber Sand and Gravel). The Sand and Gravel Lease Contract provides that, pursuant to a lease to be executed at the closing of the purchase of the Sale Land and the Sand, Gravel and Mining Lease, Tenant shall have the right to mine sand, gravel, and other related materials from the ranch properties pursuant to a new lease between Landlord and Tenant.

This lease shall continue from January 3, 2008 until the date that the commencement of landlord’s physical development of the project substantially interferes with tenant’s use of the Sale Land. The Tenant must be given advance notice of development plans at least a year in advance and then 90 days prior to the actual commencement of development. The lease terminates after 15 years unless the Landlord and Tenant agree to extend the term by mutual written consent.

The lease agreement requires the Tenant to pay \$1 a year for the Sand and Gravel Lease. The tenant has paid \$15 for the complete lease term. Tenant is also responsible for any property or other business taxes due along with all utilities and insurance, which shall be purchased with liability limits of not less than \$1,000,000 with Landlord, named as additional insureds.

Note 13: Reserves, Restrictions, and Designations of Fund Balances and Net Position

As of year-end, the District had set aside the following reserves and restrictions:

	<u>General Fund</u>
Emergency Reserve - TABOR	<u>\$ 29,000</u>

Note 14: Taxpayer's Bill of Rights (TABOR)

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments.

The District's financial activity provides the basis for calculation of limitations adjusted for allowable increases tied to inflation and local growth.

The amendment excludes "Enterprises" from its provisions. Enterprises, defined as government-owned business authorized to issue revenue bonds and receiving less than 10 percent of their annual revenue in grants from all state and local governments combined, are excluded from the provisions of the amendment. The District is of the opinion that the water and wastewater operations qualify for this exclusion.

Fiscal year spending and revenue limits are determined based on the prior year's spending adjusted for inflation and local growth. Revenue in excess of the limit must be refunded unless the voters approve retention of such revenue.

Fiscal year spending is generally defined as expenditures plus reserve increases with certain exceptions. In effect, it has been generally interpreted that fiscal year spending approximates nonexempt revenue or receipts. Spending excludes spending from certain revenue and financial sources such as federal funds, gifts, property sales, fund transfers, damage awards, and fund reserves.

The amendment requires, with certain exceptions, voter approval prior to imposing new taxes, increasing tax rates, increasing a mill levy above that for the prior year, extending an expiring tax or implementing tax policy change directly causing a net tax revenue gain to any local government.

Except for bond refinancing at lower interest rates or adding employees to existing pension plans, the amendment specifically prohibits the creation of multiple-fiscal year debt or other financial obligations without voter approval or irrevocably pledging present cash reserves for all future payments.

The amendment requires that emergency reserves be established. These reserves must be at least three percent of Fiscal Year Spending (excluding bonded debt service) in years after 1994.

Emergency reserves as of year-end have been presented as a reservation of fund balance in the General Fund. This emergency reserve was calculated in the District's General Fund and is not a required reserve in any other funds. Under TABOR, the District is not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The amendment is complex and is subject to judicial interpretation. The District believes it is in compliance with the requirements of the amendment. However, certain interpretations in the amendment's language have been made in order to determine its compliance.

In May of 2000, Pagosa Area Water and Sanitation District asked its voters to allow the District to collect, retain, and spend all revenues and other funds collected from any source not excluded from fiscal year spending, effective January 1, 2000, and continuing thereafter. A permanent waiver of the 5.5% limitation was also requested. The requests were approved by the District's voters.

On May 3, 2016, the District’s voters passed a measure to subject the revenue, collection, and spending limits under Article X, Section 20 of the Colorado Constitution (otherwise known as the Taxpayers Bill of Rights (TABOR)) by repealing the ballot measure previously approved by the District on May of 2000. The action may impact the General Fund by limiting tax revenues. It is not anticipated that General Fund expenses, other than transfers, can be reduced.

Note 15: Joint Venture

The District is a participant in the Colorado Special Districts Property and Liability Pool (The Pool). The Pool is a joint venture between the Special District Association of Colorado and various special districts in Colorado. The Pool provides property and general liability, automobile physical damage and liability, public officials’ liability, inland marine, money and security, and boiler and machinery coverages to its members. Pagosa Area Water and Sanitation District has not had losses of a material amount in any of the preceding three years. The District does not know its percentage share of the joint venture.

The Pool has contracted with other third parties to operate, administer, and manage the Pool. The Pool is responsible for its own budgets. In the event aggregated losses incurred by the Pool exceed amounts recoverable from the reinsurance contracts and capital and surplus accumulated by the Pool, the Pool may require additional contributions from the Pool members. The joint venture summary audited financial information as of December 31, 2022, is as follows:

Admitted Assets	<u>\$ 68,195,261</u>
Liabilities	\$ 46,165,251
Surplus	<u>22,030,010</u>
Total Liabilities and Surplus	<u>\$ 68,195,261</u>
Revenues	\$ 24,889,624
Expenses	<u>(25,123,490)</u>
Net Income (Loss)	<u>\$ (233,866)</u>
Investment Income	<u>\$ 482,027</u>
Change in Non-Admitted Assets	<u>\$ (119,543)</u>

Audited Financial Statements for the Colorado Special Districts Property and Liabilities Pool can be obtained by contacting the Pool.

Note 16: Related Party Transactions

Pagosa Area Water and Sanitation District has agreed to share the costs on specified water projects with San Juan Water Conservancy District.

Pagosa Area Water and Sanitation District has entered into three intergovernmental agreements with San Juan Water Conservancy District.

1. Memorandum of Understanding and Confidentiality Agreement – This agreement is for the acquisition, planning, permitting, design, and construction of a water resources development known as the Dry Gulch Project. As of the end of the current year, Pagosa Area Water and Sanitation District has expended funds for \$9,817,939, for this project, which includes land

acquisition. Because this project depends upon the growth of the community, future water demands, and public support for the project, it is not possible to estimate future costs. There were no additional costs capitalized during the current year. This asset has been reclassified as other assets.

2. Intergovernmental Agreement concerning Colorado Water Conservation Board Loan Financing for land acquisition and development of the Dry Gulch Project – This agreement is to facilitate the financing arrangements for the Dry Gulch Project. Pagosa Area Water and Sanitation District was awarded a loan of \$11,217,000 from the Colorado Water Conservation Board (CWCB) for land acquisition. In December 2011, an interest payment for \$322,678 was made. Pagosa Area Water and Sanitation District requested that San Juan Water Conservancy District pay a portion on the interest due in return for an increased percentage of ownership in the land. San Juan Water Conservancy agreed and paid \$20,110. This increased their equity ownership from 11.21% to 11.43% and decreased Pagosa Area Water and Sanitation District's ownership from 88.79% to 88.57%. Any future payments by San Juan Water Conservancy District will further increase their ownership and decrease Pagosa Area Water and Sanitation District's ownership.

Note 17: Construction Commitments

During 2022, the board made a commitment to improve the water and wastewater systems. The board is in the process of construction and long-term financing to fund the project. The project is expected to take several years to complete. During construction, all construction costs will be recorded as construction in progress. When the project is complete, the total cost will be depreciated over its estimated useful life.

During 2024, the board approved a revenue bond, Series 2024, for the improvements to the wastewater treatment plant. The project will start during 2025 with an anticipated completion date of December 31, 2025.

Note 18: Intergovernmental Agreement with Pagosa Springs Sanitation General Improvement District

During January, 2012, Pagosa Area Water and Sanitation District (PAWSD) and Pagosa Springs Sanitation General Improvement District (PSSGID) entered into an agreement to do a feasibility analysis and preliminary design, design development and final design, and construction phase of two segments of pipeline and two lift stations, Segment A and Segment B, and thereafter the ongoing operation and maintenance of both segments to provide for the conveyance and treatment of PSSGID raw sewage. The project has evolved from the conceptual phase in late 2012 to one actually under construction during 2014. The intergovernmental agreement that was executed in 2012 no longer reflects the full understanding of the parties and is in the process of being amended. The initial bids received for the construction of the pipeline and lift stations exceeded the engineer's estimated and were rejected. Hammerlund Construction was selected as a contractor for this project following a formal rebid process. Minutes of the PAWSD and PSSGID Boards reflect the revised understanding that PAWSD's financing of the portion of Segment B will not exceed \$2,835,745. It was determined that a more accurate designation of that financing would be as a long-term receivable to PAWSD and a long-term payable by PSSGID, which the audited financial statements reflect. The original terms of the intergovernmental agreement were modified by the respective Boards during 2016. Changes included interest to be charged on loan advances and final terms of repayment.

The note receivable balance as of December 31, 2024, was \$1,828,647. The note bears interest at 2.19% interest with principal and interest payments of \$174,940 due November 1 of each year until paid, with the final payment due November 2036. The note was current as of December 31, 2024.

Required Supplementary Information

**Pagosa Area Water and Sanitation District
Budget and Actual
General Fund
For the year ended December 31, 2024**

	<u>Budgeted Amounts Original</u>	<u>Budgeted Amounts Final</u>	<u>Actual Amounts Budgetary Basis</u>	<u>Variance with Final Budget - Positive (Negative)</u>
REVENUES				
Property taxes	\$ 1,099,550	\$ 1,099,550	\$ 1,199,041	\$ 99,491
SO taxes	150,000	150,000	93,579	(56,421)
Investment earnings	40,000	40,000	85,971	45,971
Miscellaneous	5,000	5,000	(65,482)	(70,482)
Total revenues	<u>1,294,550</u>	<u>1,294,550</u>	<u>1,313,109</u>	<u>18,559</u>
EXPENDITURES				
Audit	25,738	25,738	28,713	(2,975)
Board expense	500	500	(610)	1,110
Contingency	27,797	27,797	-	27,797
Dues and permits	11,000	11,000	15,195	(4,195)
Employee expense	3,400	3,400	598	2,802
County treasurer fees	35,871	35,871	36,375	(504)
Fringe benefit	94,821	94,821	97,169	(2,348)
Insurance general	11,972	11,972	14,402	(2,430)
Legal fees	10,000	10,000	9,684	316
Office expense	62,850	62,850	69,256	(6,406)
Office maintenance and landscape	14,650	14,650	16,962	(2,312)
Outside services	137,326	137,326	70,644	66,682
Payroll taxes, vacation and sick pay	32,262	32,262	35,013	(2,751)
Personnel	435,424	435,424	456,278	(20,854)
Publications and recording fees	3,000	3,000	4,162	(1,162)
Repairs and maintenance	4,378	4,378	5,129	(751)
Telephone and utilities	34,500	34,500	28,774	5,726
Travel and training	11,080	11,080	7,216	3,864
Total Expenditures	<u>956,569</u>	<u>956,569</u>	<u>894,960</u>	<u>61,609</u>
Excess (deficiency) of revenues over expenditures	<u>337,981</u>	<u>337,981</u>	<u>418,149</u>	<u>80,168</u>
OTHER FINANCING SOURCES (USES)				
Transfers out	-	(500,000)	(500,000)	-
Total other financing sources and uses	<u>-</u>	<u>(500,000)</u>	<u>(500,000)</u>	<u>-</u>
Net change in fund balances	337,981	(162,019)	(81,851)	80,168
Fund balances - beginning	1,806,733	1,806,733	1,768,512	(38,221)
Fund balances - ending	<u>\$ 2,144,714</u>	<u>\$ 1,644,714</u>	<u>\$ 1,686,661</u>	<u>\$ 41,947</u>

**Pagosa Area Water and Sanitation District
Notes to Required Supplementary Information
December 31, 2024**

Budgets and Budgetary Accounting:

The Board of Directors adopts an annual legal budget, which covers the General Fund, and the Water and Wastewater Enterprise Funds. The budget for the General Fund is prepared on the modified accrual basis. The budgets for the two enterprise funds are prepared on the modified accrual basis and include debt principal retirements and capital outlays as expenses. Additionally, the enterprise funds do not include depreciation as a budgetary expense. The statements comparing budget and actual amounts for these governmental funds include adjustments to those budgetary bases for the differences noted above and for certain other items, which are reported in the District's budget differently than they are reported for accounting principles generally accepted in the United States. Budgetary level of control is exercised at the departmental level. The District Manager has the authorization to make transfers of budgeted amounts within and among departments; however, any revisions that alter total expenditures for any of the funds must be approved by the Board of Directors.

The Budgetary Comparison Schedules included in the required supplementary information present a comparison of budgetary data to actual results of operations for the General Fund, for which an annual operating budget is legally adopted. This fund utilizes the same basis of accounting for both budgetary purposes and actual results, with the following exception:

The General Fund recognizes an expenditure for the increase in the Emergency Reserve in its budget basis expenditures. Generally accepted accounting principles treat this as a reserve of fund balance.

Annual budgets are established for all funds of the District as required by Colorado law.

Expenditures may not legally exceed appropriations at the fund level. Budget amounts included in the financial statements are based on the final amended budget. After budget approval, the District's Board of Directors may approve supplemental appropriations if an occurrence, condition, or need exists which was not known at the time the original budget was adopted. There was a supplemental appropriation made during the year.

The following is a summary of the 2024 budget appropriations and expenditures by fund:

	Original Budget	Final Budget	Expenditures (Budgetary) Basis	Variance Favorable (Unfavorable)
General Fund	\$ 956,569	\$ 1,456,569	\$ 1,394,960	\$ 61,609
Water Fund	40,907,609	40,907,609	29,613,560	11,294,049
Wastewater Fund	5,860,048	5,860,048	4,366,614	1,493,434
Totals	<u>\$ 47,724,226</u>	<u>\$ 48,224,226</u>	<u>\$ 33,980,174</u>	<u>\$ 12,775,957</u>

On or before October 15th of each year, the District's budget officer must prepare and submit a proposed budget to the Board for the next fiscal year. Thereupon, notice must be published stating, among other things, that the budget is open to inspection by the public and that interested electors may file or register any objection to the budget. Subject to certain exceptions and exclusions discussed hereafter, the District must submit a request for property tax increases in excess of the statutory limitation to the Division of Local Government (if

within TABOR limits) or submit the question of an increased levy directly to the electors of the District at a general or special election. State law requires that the District adopt a budget prior to the certification of its mill levy to the county and file a certified copy of its budget with the Division of Local Government within 30 days of such adoption. Failure to do so can result in the County Treasurer withholding future property tax revenues pending compliance by the District. The District filed the certified copy of its budget timely for the current year.

Budget appropriations lapse at the end of each year.

The encumbrance method of accounting is not used.

Other Supplementary Information

Pagosa Area Water and Sanitation District
Schedule of Revenues, Expenses and Changes in Net Position
Budget and Actual
(Budgetary Basis)
Enterprise Fund - Water Fund
For the Year Ended December 31, 2024

	Budgeted Amounts		Actual Amounts Budgetary Basis	Variance with Final Budget Favorable (Unfavorable)
	Original	Final		
Revenues				
Availability charges	\$ 426,466	\$ 426,466	\$ 410,135	\$ (16,331)
Customer hookups	250,000	250,000	196,590	(53,410)
Other Water Sales	537,394	537,394	196,973	(340,421)
Capital investment fee	1,517,408	1,517,408	879,743	(637,665)
Tap fees main line	-	-	17,853	17,853
Service fees	5,339,174	5,339,174	5,281,739	(57,435)
Other Revenues/Grants	1,000,000	1,000,000	79,282	(920,718)
Inclusion Fee	5,000	5,000	39,130	34,130
Affordable Housing Surcharge	70,000	70,000	145,753	75,753
Irrigation	63,000	63,000	56,677	(6,323)
Affordable Housing Credits	-	-	(173,785)	(173,785)
Late charges and interest	15,000	15,000	17,125	2,125
Current tax interest	4,000	4,000	1,958	(2,042)
Interest income - CIF	65,000	65,000	64,789	(211)
Interest on delinquent taxes	500	500	1,962	1,462
Other interest	200,000	200,000	301,569	101,569
Gain on disposal of assets	-	-	23,106	23,106
Capital contributions	-	-	61,500	61,500
Bond discount	-	-	8,294	8,294
CDPHE loan proceeds	31,000,000	31,000,000	19,901,675	(11,098,325)
Total revenues	40,492,942	40,492,942	27,512,068	(12,980,874)
Expenses				
Sources of Supply				
Ditches	2,000	2,000	5,983	(3,983)
Reservoirs	105,000	105,000	86,762	18,238
Raw water line - Jackson Mt	20,000	20,000	-	20,000
Raw water line - San Juan	60,000	60,000	56,423	3,577
Power Trujillo booster	50,000	50,000	64,691	(14,691)
Power SJ River booster	40,000	40,000	44,353	(4,353)
Power Lake Forest	1,750	1,750	1,471	279
Power Running Iron Ranch	-	-	4,560	(4,560)
Power Dutton Ditch	750	750	666	84
	279,500	279,500	264,909	14,591
Water Treatment Plant				
Hatcher WTR plant chemicals/lab	210,000	210,000	141,317	68,683
Snowball WTP chemicals/lab	100,000	100,000	56,248	43,752
San Juan WTP chemicals/lab	125,000	125,000	113,267	11,733
Health insurance	91,458	91,458	81,176	10,282
Retirement	24,454	24,454	20,850	3,604
Hatcher WTP fuel & power	197,000	197,000	172,078	24,922
Snowball WTP fuel & power	26,000	26,000	30,723	(4,723)

Pagosa Area Water and Sanitation District
Schedule of Revenues, Expenses and Changes in Net Position
Budget and Actual
(Budgetary Basis)
Enterprise Fund - Water Fund
For the Year Ended December 31, 2024

	Budgeted Amounts		Actual Amounts Budgetary Basis	Variance with Final Budget Favorable (Unfavorable)
	Original	Final		
San Juan WTP fuel & power	32,000	32,000	50,719	(18,719)
Insurance	15,225	15,225	18,133	(2,908)
Payroll taxes	32,018	32,018	25,724	6,294
Personnel	419,259	419,259	337,249	82,010
Vehicle maintenance	11,000	11,000	2,921	8,079
Hatcher WTP maintenance	120,000	120,000	107,644	12,356
Snowball WTP maintenance	40,000	40,000	33,034	6,966
San Juan maintenance	65,000	65,000	45,855	19,145
Training	6,453	6,453	3,106	3,347
	<u>1,514,867</u>	<u>1,514,867</u>	<u>1,240,044</u>	<u>274,823</u>
Distribution Systems				
Health insurance	148,721	148,721	131,246	17,475
Retirement	36,858	36,858	40,270	(3,412)
Fire hydrant maintenance	25,000	25,000	4,552	20,448
Fuel & power mission booster	750	750	506	244
Fuel & power pump stations	42,000	42,000	38,350	3,650
Town fill station - fuel & power	1,350	1,350	944	406
Trails fill station - fuel & power	1,200	1,200	780	420
Insurance	22,948	22,948	36,264	(13,316)
Payroll taxes	48,428	48,428	50,457	(2,029)
Personnel	645,375	645,375	641,987	3,388
Town fill station - maintenance	3,500	3,500	666	2,834
Trails fill station - maintenance	4,150	4,150	-	4,150
Water tank maintenance	60,000	60,000	2,736	57,264
Vehicle maintenance	19,371	19,371	12,464	6,907
Training	10,573	10,573	6,529	4,044
Uniforms	18,000	18,000	16,999	1,001
Water line maintenance	243,834	243,834	165,813	78,021
	<u>1,332,058</u>	<u>1,332,058</u>	<u>1,150,563</u>	<u>181,495</u>
Maintenance Department				
Building maintenance	10,000	10,000	-	10,000
Health insurance	7,740	7,740	7,497	243
Retirement	2,895	2,895	3,045	(150)
Vehicle maintenance	1,156	1,156	-	1,156
Equipment maintenance	31,720	31,720	32,078	(358)
Training	653	653	-	653
Gas, diesel and oil	80,000	80,000	57,880	22,120
Insurance	1,803	1,803	3,367	(1,564)
Operating supplies	27,000	27,000	19,634	7,366
Payroll taxes	3,892	3,892	4,476	(584)
Personnel	48,960	48,960	55,131	(6,171)
Tools and small equipment	19,000	19,000	19,036	(36)

Pagosa Area Water and Sanitation District
Schedule of Revenues, Expenses and Changes in Net Position
Budget and Actual
(Budgetary Basis)
Enterprise Fund - Water Fund
For the Year Ended December 31, 2024

	Budgeted Amounts		Actual Amounts Budgetary Basis	Variance with Final Budget Favorable (Unfavorable)
	Original	Final		
Utilities	2,500	2,500	4,476	(1,976)
	<u>237,319</u>	<u>237,319</u>	<u>206,620</u>	<u>30,699</u>
Billing				
Bad debts	50,000	50,000	-	50,000
Data processing	20,000	20,000	11,639	8,361
Health insurance	50,086	50,086	60,615	(10,529)
Retirement	11,916	11,916	12,534	(618)
Insurance	516	516	1,313	(797)
Payroll taxes	15,067	15,067	15,298	(231)
Personnel	201,280	201,280	202,956	(1,676)
Postage	21,000	21,000	22,345	(1,345)
Training	5,644	5,644	-	5,644
	<u>375,509</u>	<u>375,509</u>	<u>326,700</u>	<u>48,809</u>
Administration				
Audit	3,028	3,028	3,376	(348)
Dues and permits	7,000	7,000	7,198	(198)
Employee miscellaneous	3,000	3,000	407	2,593
Health insurance	35,312	35,312	36,806	(1,494)
Retirement	13,096	13,096	14,663	(1,567)
Vehicle maintenance	1,496	1,496	1,080	416
Insurance - general	99,829	99,829	102,979	(3,150)
Legal fees	6,000	6,000	7,227	(1,227)
Office expense	27,000	27,000	35,500	(8,500)
Maintenance of office building	12,000	12,000	9,555	2,445
Landscaping	3,802	3,802	2,119	1,683
Outside services	20,000	20,000	6,606	13,394
Payroll taxes/vac/sick leave	16,787	16,787	18,152	(1,365)
Publications	2,500	2,500	2,787	(287)
Vacation pay	-	-	(327)	327
Personnel	219,244	219,244	234,523	(15,279)
Telephone	16,000	16,000	13,987	2,013
Utilities	6,000	6,000	4,044	1,956
Trash removal	5,000	5,000	4,306	694
Training	5,188	5,188	2,173	3,015
Inclusion expense	1,000	1,000	-	1,000
Computer support & upgrades	91,858	91,858	51,648	40,210
	<u>595,140</u>	<u>595,140</u>	<u>558,809</u>	<u>36,331</u>
Capital Expenditures				
Connections	160,000	160,000	165,200	(5,200)
Water rights	2,000	2,000	-	2,000
Water model	1,000	1,000	-	1,000

Pagosa Area Water and Sanitation District
Schedule of Revenues, Expenses and Changes in Net Position
Budget and Actual
(Budgetary Basis)
Enterprise Fund - Water Fund
For the Year Ended December 31, 2024

	Budgeted Amounts		Actual Amounts Budgetary Basis	Variance with Final Budget Favorable (Unfavorable)
	Original	Final		
CIF Water Model	1,000	1,000	-	1,000
CIF Water SCADA System	20,128	20,128	19,962	166
CIF WTP upgrades	31,000,000	31,000,000	20,566,540	10,433,460
CIF Distribution system upgrades	594,563	594,563	426,445	168,118
CIF - Reservoirs/Watershed	310,000	310,000	163,102	146,898
Water SCADA system	80,512	80,512	79,422	1,090
Shared Buildings & Improvements	263,160	263,160	186,949	76,211
Distribution system upgrades	43,000	43,000	24,900	18,100
Capital Equipment	210,120	210,120	201,353	8,767
Transportation Equipment	227,800	227,800	212,476	15,324
Raw Water Line - Jackson Mountain	360,000	360,000	362,986	(2,986)
WTP Upgrades	321,000	321,000	254,009	66,991
	<u>33,594,283</u>	<u>33,594,283</u>	<u>22,663,344</u>	<u>10,930,939</u>
Debt Service				
Principal - 2015 refunding	514,800	514,800	495,000	19,800
Interest - 2015 refunding	19,800	19,800	19,800	-
Principal, CWPDA loan	405,800	405,800	405,800	-
Interest, CWPDA loan	38,200	38,200	38,200	-
Administrative fee - CWPDA Loan	89,486	89,486	89,486	-
Principal - CWCB loan	211,633	211,633	211,633	-
Interest, CWCB loan	44,498	44,498	44,498	-
Principal, CWPDA loan-2023	754,586	754,586	754,586	-
Interest, CWPDA loan-2023	900,130	900,130	900,130	-
Total debt retirement principal and interest	<u>2,978,933</u>	<u>2,978,933</u>	<u>2,959,133</u>	<u>19,800</u>
Total expenditures	<u>40,907,609</u>	<u>40,907,609</u>	<u>29,370,122</u>	<u>11,537,487</u>
Excess of revenues over (under) expenses	<u>(414,667)</u>	<u>(414,667)</u>	<u>(1,858,054)</u>	<u>\$ (1,443,387)</u>
Other Financing Sources (Uses)				
Unappropriated surplus	<u>7,762,613</u>	<u>7,762,613</u>	<u>-</u>	
Total Other Financing Sources (Uses)	<u>7,762,613</u>	<u>7,762,613</u>	<u>-</u>	
Change in Net Position (Budgetary Basis)	<u>\$ 7,347,946</u>	<u>\$ 7,347,946</u>	<u>(1,858,054)</u>	

Pagosa Area Water and Sanitation District
Schedule of Revenues, Expenses and Changes in Net Position
Budget and Actual
(Budgetary Basis)
Enterprise Fund - Water Fund
For the Year Ended December 31, 2024

	Budgeted Amounts		Actual Amounts Budgetary Basis	Variance with Final Budget Favorable (Unfavorable)
	Original	Final		
Reconciliation of Budgetary Basis to GAAP				
Basis Financial Statements				
(Increase) Decrease in Revenues and				
Other Financing Uses (Sources)				
Capital outlay costs			23,397,000	
Principal payments on 2015 refunding bonds			495,000	
Principal payments on CWDPA loan			405,800	
Principal payments on CWCB loan			211,633	
Principal payments on CWPDA loan			754,586	
CDPHE loan proceeds			(19,901,675)	
Depreciation			<u>(3,207,097)</u>	
Other Financing Sources to GAAP Basis			<u>2,155,247</u>	
Change in Net Position GAAP Basis			<u><u>\$ 297,193</u></u>	

Pagosa Area Water and Sanitation District
Schedule of Revenues, Expenses and Changes in Net Position
Budget and Actual
(Budgetary Basis)
Enterprise Fund - Wastewater Fund
For the Year Ended December 31, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts Budgetary Basis	Final Budget Favorable (Unfavorable)
Revenues				
Availability charges	\$ 360,515	\$ 360,515	\$ 292,319	\$ (68,196)
Customer hookups	30,000	30,000	35,628	5,628
Capital Investment fees	1,554,662	1,554,662	1,659,836	105,174
Affordable housing credits	-	-	(831,941)	(831,941)
Service fees	2,657,956	2,657,956	2,475,808	(182,148)
Municipal wastewater treatment	220,000	220,000	163,487	(56,513)
Interest PSSGID	21,470	21,470	21,469	(1)
Interest PSSGID CIF	21,470	21,470	21,469	(1)
Inclusion fee	4,500	4,500	-	(4,500)
Waste hauling	182,000	182,000	153,446	(28,554)
Interest income - CIF	30,000	30,000	67,786	37,786
Interest on delinquent taxes	250	250	923	673
Penalty & interest delinquent accounts	1,800	1,800	2,625	825
Current tax interest	1,000	1,000	661	(339)
Other interest	90,000	90,000	157,296	67,296
Affordable Housing Surcharge	13,000	13,000	107,304	94,304
Other Revenue	7,000	7,000	5,239	(1,761)
Short term rentals	-	-	62,495	62,495
Gain (Loss) on Asset Disposal	-	-	10,874	10,874
Transfer from general fund	-	-	500,000	500,000
Total Revenues	5,195,623	5,195,623	4,906,724	(288,899)
Expenses				
Wastewater Collection				
Health insurance	84,998	84,998	78,200	6,798
Retirement	23,074	23,074	24,931	(1,857)
Uniforms	9,500	9,500	8,145	1,355
Fuel and power lift stations	62,000	62,000	62,646	(646)
Insurance	9,180	9,180	15,144	(5,964)
Payroll taxes	30,336	30,336	31,281	(945)
General and pumps lift stations	60,000	60,000	40,224	19,776
Personnel	403,528	403,528	396,766	6,762
Wastewater line maintenance/repair	500,000	500,000	404,436	95,564
Vehicle maintenance	11,451	11,451	7,927	3,524
Training	6,397	6,397	5,306	1,091
	1,200,464	1,200,464	1,075,006	125,458
Wastewater Treatment				
Health insurance	84,274	84,274	72,070	12,204
Retirement	21,447	21,447	19,627	1,820
Lab supply & testing	100,000	100,000	107,900	(7,900)
Fuel, power & water Vista WWTP	240,000	240,000	258,442	(18,442)
Insurance	8,533	8,533	11,668	(3,135)

Pagosa Area Water and Sanitation District
Schedule of Revenues, Expenses and Changes in Net Position
Budget and Actual
(Budgetary Basis)
Enterprise Fund - Wastewater Fund
For the Year Ended December 31, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts Budgetary Basis	Final Budget Favorable (Unfavorable)
Payroll taxes	28,019	28,019	24,715	3,304
Personnel	367,400	367,400	321,262	46,138
Maintenance Vista WWTP	200,000	200,000	55,645	144,355
Vehicle maintenance	11,000	11,000	1,378	9,622
Sludge removal	90,000	90,000	58,448	31,552
Training	6,107	6,107	2,427	3,680
	<u>1,156,780</u>	<u>1,156,780</u>	<u>933,582</u>	<u>223,198</u>
Maintenance Department				
Building maintenance	7,500	7,500	(1)	7,501
Vehicle maintenance	544	544	48	496
Equipment maintenance	17,280	17,280	14,602	2,678
Health insurance	3,643	3,643	3,528	115
Retirement	1,363	1,363	1,433	(70)
Gas, diesel and oil	40,000	40,000	27,422	12,578
Insurance	542	542	1,097	(555)
Operating supplies	13,000	13,000	10,108	2,892
Payroll taxes	1,832	1,832	2,106	(274)
Personnel	23,040	23,040	25,997	(2,957)
Tools and small equipment	10,000	10,000	8,987	1,013
Training	307	307	-	307
Utilities	2,000	2,000	2,940	(940)
	<u>121,051</u>	<u>121,051</u>	<u>98,267</u>	<u>22,784</u>
Billing				
Bad debts	50,000	50,000	-	50,000
Data processing	6,000	6,000	4,961	1,039
Health insurance	23,570	23,570	28,525	(4,955)
Retirement	5,607	5,607	5,899	(292)
Insurance	243	243	617	(374)
Payroll taxes	7,090	7,090	7,199	(109)
Personnel	94,720	94,720	95,509	(789)
Postage	9,500	9,500	10,516	(1,016)
Training	2,656	2,656	-	2,656
	<u>199,386</u>	<u>199,386</u>	<u>153,226</u>	<u>46,160</u>
Administration				
Audit	1,514	1,514	1,690	(176)
Inclusion expense	1,000	1,000	-	1,000
Employee expense	1,428	1,428	191	1,237
Health insurance	16,617	16,617	17,320	(703)
Retirement	6,163	6,163	6,900	(737)
Dues and permits	9,000	9,000	9,757	(757)
Insurance - general	45,245	45,245	45,124	121

Pagosa Area Water and Sanitation District
Schedule of Revenues, Expenses and Changes in Net Position
Budget and Actual
(Budgetary Basis)
Enterprise Fund - Wastewater Fund
For the Year Ended December 31, 2024

	Budgeted Amounts		Actual Amounts Budgetary Basis	Variance with Final Budget Favorable (Unfavorable)
	Original	Final		
Legal fees	30,000	30,000	3,401	26,599
Office expense	13,000	13,000	16,691	(3,691)
Maintenance of office building	5,350	5,350	4,496	854
Landscaping	1,870	1,870	997	873
Outside services	10,000	10,000	3,108	6,892
Payroll taxes/vac/sick leave	7,900	7,900	8,543	(643)
Personnel	103,174	103,174	110,364	(7,190)
Vacation pay	-	-	4,550	(4,550)
Publications	1,000	1,000	1,311	(311)
Vehicle maintenance	704	704	508	196
Telephone	8,000	8,000	7,248	752
Utilities	3,000	3,000	1,558	1,442
Trash removal	1,000	1,000	940	60
Training	2,442	2,442	1,054	1,388
Computer support & upgrades	43,580	43,580	24,416	19,164
Bond issuance costs	-	-	219,726	(219,726)
	<u>311,987</u>	<u>311,987</u>	<u>489,893</u>	<u>(177,906)</u>
Capital Expenditures				
Connections	9,000	9,000	6,625	2,375
Collection System Upgrades	327,000	327,000	178,916	148,084
Shared Buildings & Improvements	123,840	123,840	90,484	33,356
Capital Equipment	98,880	98,880	94,754	4,126
Transportation Equipment	107,200	107,200	98,160	9,040
Wastewater model	-	-	2,722	(2,722)
Wastewater SCADA system	37,888	37,888	39,123	(1,235)
Wastewater treatment plants	991,445	991,445	444,540	546,905
CIF - SCADA System	9,472	9,472	8,503	969
CIF - Collection Sys Upgrades	765,000	765,000	329,809	435,191
	<u>2,469,725</u>	<u>2,469,725</u>	<u>1,293,636</u>	<u>1,176,089</u>
Debt Service				
Principal - 09 base loan	48,827	48,827	48,827	-
Principal - 09 ARRA loan	351,828	351,828	351,827	1
	<u>400,655</u>	<u>400,655</u>	<u>400,654</u>	<u>1</u>
Total Expenses	<u>5,860,048</u>	<u>5,860,048</u>	<u>4,444,264</u>	<u>1,415,784</u>
Excess of revenues over (under) expenses	<u>(664,425)</u>	<u>(664,425)</u>	<u>462,460</u>	<u>\$ 1,126,885</u>
Other Financing Sources (Uses)				
Unappropriated surplus	3,630,141	3,630,141	-	
Total Other Financing Sources (Uses)	<u>3,630,141</u>	<u>3,630,141</u>	<u>-</u>	
Change in Net Position (Budgetary Basis)	<u>\$ 2,965,716</u>	<u>\$ 2,965,716</u>	<u>462,460</u>	

Pagosa Area Water and Sanitation District
Schedule of Revenues, Expenses and Changes in Net Position
Budget and Actual
(Budgetary Basis)
Enterprise Fund - Wastewater Fund
For the Year Ended December 31, 2024

	Budgeted Amounts		Actual Amounts Budgetary Basis	Variance with Final Budget Favorable (Unfavorable)
	Original	Final		
Reconciliation of Budgetary Basis to GAAP				
Basis Financial Statements				
(Increase) Decrease in Revenues and				
Other Financing Uses				
Capital outlay costs			1,287,005	
Principal payments on debt			400,654	
Depreciation			(936,835)	
Net (Decrease) in revenues and				
Other Financing Sources to GAAP basis			750,824	
Change in Net Position GAAP Basis			\$ 1,213,284	

**Pagosa Area Water and Sanitation District
Schedule of Expenditures of Federal Awards
for the year ended December 31, 2024**

GRANT TITLE	ENVIRONMENTAL PROTECTION	AGENCY (EPA)	FEDERAL ALN NUMBER	AMOUNT OF AWARD EXPENDED
		PASS THRU AGENCY		
Capitalization Grants for Drinking Water		Colo. Water Resources and Power		
State Revolving Funds		Development Authority	66.468	\$ 19,901,675
TOTAL FEDERAL FINANCIAL AWARDS				\$ 19,901,675

NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

NOTE 1: BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards includes the federal grant activity of Pagosa Area Water and Sanitation District and is presented on the accrual basis of accounting.

The District does not use the federal indirect cost rate.

The District did not have any sub-recipients during 2024.

**Pagosa Area Water and Sanitation District
Schedule of Findings and Questioned Costs
December 31, 2024**

Section I: Summary of Auditor's Results

Financial Statements

Type of report issued: **Unmodified**

Internal control over financial reporting:		
• Material weakness(es) identified?	___ Yes	_X_ No
• Significant deficiency(ies) identified?	___ Yes	_X_ None Reported
Noncompliance material to financial statements noted?	___ Yes	_X_ No

Federal Awards

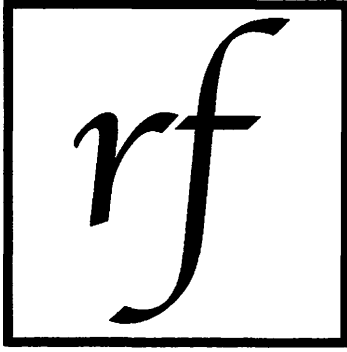
Internal control over major federal programs:		
• Material weakness(es) identified?	___ Yes	_X_ No
• Significant deficiency(ies) identified?	___ Yes	_X_ None Reported
Type of auditor's report issued on compliance for major federal programs: Unmodified		
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	___ Yes	_X_ No
Identification of major federal programs:		
Assistance Listing Number: 66.468	Name of Federal Program or Cluster:	Capitalization Grants for Drinking Water State Revolving Funds
Dollar threshold used to distinguish between type A and type B programs:	\$750,000	
Auditee qualified as a low-risk auditee?	___ Yes	_X_ No

Section II: Financial Statement Findings:

There are not any findings to report.

Section III: Federal Awards Findings:

There are not any findings to report.



Independent Auditor's Report

Board of Directors
Pagosa Area Water and Sanitation District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, and each major fund, of Pagosa Area Water and Sanitation 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, and have issued our report thereon dated July 22, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

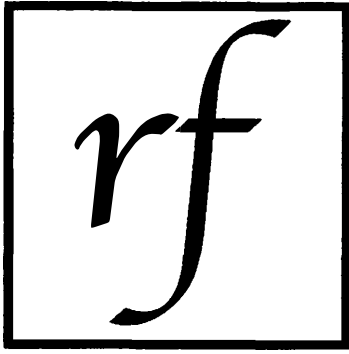
As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

rfarmer, llc

July 22, 2025



Independent Auditor's Report

Board of Directors
Pagosa Area Water and Sanitation District

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Pagosa Area Water and Sanitation District's (the "District") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of District's major federal programs for the year ended December 31, 2024. District's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, District complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of District and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of District's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to District's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on District's compliance based on our audit. 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, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about District's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 District's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of District's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of District's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over

compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

rfarmer, llc

July 22, 2025