

GRAND MESA METROPOLITAN DISTRICT #2
FINANCIAL STATEMENTS AND REPORT OF INDEPENDENT CERTIFIED PUBLIC
ACCOUNTANTS
December 31, 2025

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Grand Mesa Metropolitan District #2
Mesa, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities of Grand Mesa Metropolitan District #2 (the District) as of and for the year ended December 31, 2025, 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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities of Grand Mesa Metropolitan District #2, as of December 31, 2025, and the respective changes in financial position 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. 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

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern 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 generally accepted auditing standards 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 aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, 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 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.

Blair & Associates, P.C.

May 15, 2026

GRAND MESA METROPOLITAN DISTRICT #2
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2025

This management's discussion and analysis of the Grand Mesa Metropolitan District #2 financial statements provides an overview of the District's financial activities for the fiscal year ended December 31, 2025. The intent of this discussion and analysis is to look at the District's financial performance as a whole; it should be read in conjunction with the basic financial statements and notes to enhance the reader's understanding of the District's overall financial performance.

USING THE BASIC FINANCIAL STATEMENTS

This annual report consists of two parts: management discussion and analysis (this section), and the basic financial statements. The basic financial statements include two types of presentations on the same information that provide different views of the District:

- Government-wide financial statements that provide both long-term and short-term information about the District's overall financial status.
- Fund financial statements that focus on individual parts of the District's government, reporting the District's operations in more detail than the government-wide statements.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data.

Government-wide Statements

The government-wide statements consist of the Statement of Net Position and the Statement of Activities. These statements report information about the District as a whole and include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting method used by most private-sector companies. All of this year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report on the District's net position/net assets and changes in them. The District's net position - the difference between assets and liabilities - is one way to measure the District's financial health. Over time, increases or decreases in the District's net position is one indicator of whether its financial health is improving or deteriorating. Other non-financial factors, however, such as changes in the District's property tax base and the condition of the infrastructure, are needed to assess the overall health of the District.

Fund Financial Statements

The fund financial statements provide more detailed information about the District's funds, focusing on its most significant funds - not the District as a whole. The District's major governmental fund is the General Fund. Unlike government-wide financial statements, the focus of the fund financial statements is directed to specific activities of the District rather than the District as a whole. Except for the General Fund, a specific fund can be established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties or governmental statutes or regulations.

Governmental funds - The District's activity is reported as a governmental fund, which focuses on how money flows into and out of that fund and the balances left at year-end that are available for spending in future periods. The fund is reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund financial statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps to determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs. The relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is provided in reconciliations following the fund financial statements.

GRAND MESA METROPOLITAN DISTRICT #2
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2025

THE DISTRICT AS A WHOLE

Statement of Net Position

The perspective of the Statement of Net Position is of the District as a whole. Following is a discussion of portions of the District's net position for the fiscal years 2025 and 2024.

	2025	2024
Current Assets	\$ 496,078	\$ 427,549
Capital assets	1,950,363	1,983,501
Total Assets	2,446,441	2,411,050
Current Liabilities	34,689	23,014
Non-Current Liabilities	304,238	317,759
Total Liabilities	338,927	340,773
Deferred Inflows	250,510	240,636
Net Position		
Restricted - TABOR	14,100	14,250
Invested in Capital Assets	1,646,125	1,665,742
Unrestricted	196,779	149,649
Total Net Position	\$ 1,857,004	\$ 1,829,641

The District shows an increase of 27,363 in Net Position primarily due to the increase in accounts receivable. Current assets increased by \$68,529, which is the result of an increase in accounts receivable. The decrease in capital assets of \$33,138 is a result of a small amount of increase in capital outlays and the recording of depreciation. The decrease in Non-Current Liabilities is a result of payments reducing the State Revolving Fund Loan that was secured by the District for the wastewater improvement project in 2018.

Statement of Activities

The perspective of the Statement of Activities is of the District as a whole. The statement of activities reflects the cost of program services and the charges for services and sales, grants and contributions offsetting those services. The following detail reflects the total cost of services supported by program revenues and general property taxes, as well as other general revenues, resulting in the overall change in net assets for the fiscal years 2025 and 2024.

GRAND MESA METROPOLITAN DISTRICT #2
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2025

	2025	2024
Expenses	\$ (425,473)	\$ (463,562)
Charges for Services	176,441	182,719
Grants and Contributions	10,000	-
Total Governmental Activities	(239,032)	(280,843)
Property Tax	233,666	258,812
Specific Ownership Tax	28,857	28,270
Interest Earnings	3,872	3,263
Total General Revenue	266,395	290,345
Change in Net Position	27,363	9,502
Beginning Net Position	1,829,641	1,820,139
Ending Net Position	\$ 1,857,004	\$ 1,829,641

The District's primary source of revenues is property tax revenues. These revenues are used to pay the cost of the general government. The District also receives money from utility fees. The utility revenues are used to cover the cost of utility operations.

The District's operations resulted in positive change in Net Position from 2024 to 2025. Total expenses during 2025 were \$38,089 less than the prior year, which is a result partly, to decreased operating cost of the water and sewer system. Net charges for services decreased \$6,278 during 2025, as a result of a reimbursable cost from property developers decreasing.

THE DISTRICT'S FUNDS

The fund level financial statements focus on how services were financed in the short term as well as what remains for future spending. The fund level financial statements are reported on the modified accrual basis of accounting. At the fund level, under the modified accrual basis of accounting, depreciable assets and their related depreciation expense are not reflected as they are not a current period financial resource or use. In addition, at the fund level, inflows from operating loans are presented as a revenue item while outflows for capital outlay and debt service payments are presented as an expenditure item, as these items represent current period financial resources and uses.

GENERAL FUND BUDGETARY HIGHLIGHTS

The District's procedures in establishing budgetary data reflected in the financial statements are summarized in Note A of the financial statements. No amended budgets were adopted by the District during fiscal year 2025.

General Fund Resources (Inflows)

The District's actual revenues in the amount of \$452,836 were more than the expectations of \$446,424 by \$6,412. This increase in expected revenues was due to the sale of water tap that was not planned for by the District.

GRAND MESA METROPOLITAN DISTRICT #2
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2025

General Fund Charges to Appropriations (Outflows)

The District's final budgetary expenditures of \$405,857 were \$40,594 less than the appropriated balance of \$446,451. The decrease in expected expenditure is primarily due to postponement of capital projects as well as a decrease in water and sewer operating costs..

CAPITAL ASSETS

At the end of 2025, the District had a net investment of \$1,950,363 in capital assets. This included capital outlay during 2025 of \$40,216 which included the wastewater improvements in process.

DEBT ADMINISTRATION

On December 31, 2025, the District has debt outstanding in the amount of \$304,238 which is an interest free loan from the Colorado Water Resources & Power Development Authority. See Note E for more information regarding the outstanding debt.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our residents, customers, taxpayers, investors, and creditors with a general overview of the District's finances and to show the District's accountability for the money it receives. If you have any questions regarding this report or need additional financial information, please contact:

Grand Mesa Metropolitan District #2
Sheila Dole, President
PO Box 485
Mesa, CO 81643
Tel: (970) 260-9212

Grand Mesa Metropolitan District #2
Statement of Net Position
December 31, 2025

Assets

Cash	\$ 108,589
Accounts receivable	45,547
Property taxes receivable	284,952
Inventory - taps	56,000
Prepaid expenses	990
Capital assets, net of accumulated depreciation	<u>1,950,363</u>
Total Assets	<u>2,446,441</u>

Liabilities

Current liabilities	
Account payable	<u>34,689</u>
Long-term liabilities	
Due within one year	13,522
Due in more than one year	<u>290,716</u>
Total Long-term Liabilities	<u>304,238</u>
Total Liabilities	<u>338,927</u>

Deferred Inflows of Resources

Property taxes	<u>250,510</u>
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Net Position

Net investment in capital assets	1,646,125
Committed-capital projects	27,000
Restricted for TABOR	14,100
Unrestricted	<u>169,779</u>
Total Net Position	<u><u>\$ 1,857,004</u></u>

The accompanying notes are an integral part of these statements.

Grand Mesa Metropolitan District #2
Statement of Activities
For the year ended December 31, 2025

Function/Program	Program Revenues				Total Governmental Activities
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Governmental activities: General government	\$ 425,473	\$ 176,441	\$ -	\$ 10,000	\$ (239,032)
	<u>\$ 425,473</u>	<u>\$ 176,441</u>	<u>\$ -</u>	<u>\$ 10,000</u>	<u>(239,032)</u>
		Property tax			233,666
		Specific ownership tax			28,857
		Interest income			3,872
		Total general revenue			<u>266,395</u>
		Change in net position			<u>27,363</u>
		Net position-beginning			<u>1,829,641</u>
		Net position ending			<u>\$ 1,857,004</u>

The accompanying notes are an integral part of these statements.

Grand Mesa Metropolitan District #2
Balance Sheet-Governmental Fund
December 31, 2025

Assets

Cash	\$ 108,589
Accounts receivable	45,547
Property taxes receivable	284,952
Prepaid expenses	990
Inventory - taps	56,000
Total Assets	<u>\$ 496,078</u>

Liabilities

Current liabilities	
Account payable	<u>\$ 34,689</u>
Total Liabilities	<u>34,689</u>

Deferred Inflows of Resources

Property taxes	<u>250,510</u>
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Fund Balance

Nonspendable	
Inventory	56,000
Prepays	990
Restricted for	
TABOR	14,100
Committed for	
Capital expenditures	15,000
Future road repairs	12,000
Unassigned	<u>112,789</u>
Total Fund Balance	<u>210,879</u>

Total Liabilities and Fund Balance	<u>\$ 496,078</u>
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The accompanying notes are an integral part of these statements.

Grand Mesa Metropolitan District #2
Reconciliation of the Balance Sheet to Statement of Net Position
For the year ended December 31, 2025

Amounts reported for governmental activities in the Statement of Net
Position are different because:

Total fund balance-governmental fund	\$ 210,879
Long-term capital assets are expensed as capital outlays in the funds but are capitalized in the government wide statements and amortized as depreciation expense over their useful lives	1,950,363
Long-term liabilities are not due and payable in the correct period and therefore are not recognized in the funds	<u>(304,238)</u>
Net Position of Governmental Activities	<u>\$ 1,857,004</u>

The accompanying notes are an integral part of these statements.

Grand Mesa Metropolitan District #2
Statement of Revenue, Expenditures and Change in Fund Balance-Governmental Fund
For the year ended December 31, 2025

Revenues	
Taxes	\$ 233,666
Specific ownership tax	28,857
Utility revenue	115,213
Emergency medical services	12,357
Interest earnings	3,872
Miscellaneous income	48,871
Total Revenue	<u>442,836</u>
Expenditures	
General government	
Administrative	163,758
Sewer system	47,857
Water system	61,707
Trash removal	33,568
Snow removal	20,515
Emergency medical services	24,714
Total General Government	<u>352,119</u>
Principle payments of debt	13,522
Capital Outlays	40,216
Total Expenditures	<u>405,857</u>
Excess of Revenues Over Expenditures	36,979
Capital Contributions-Tap fees-net of tap cost \$7,000	10,000
Fund Balance beginning	163,900
Fund Balance ending	<u><u>\$ 210,879</u></u>

The accompanying notes are an integral part of these statements.

Grand Mesa Metropolitan District #2
Reconciliation of the Statement of Revenue, Expenditures and
Changes in Fund Balance to the Statement of Activities
For the year ended December 31, 2025

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

Net change fund balance-governmental fund	\$ 46,979
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Long-term capital assets are expensed as capital outlays in the funds but
are capitalized in the government wide statements and amortized
as depreciation expense over their useful lives

Capital Outlays	40,216
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Depreciation	(73,354)
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Payment of long-term debt are expenditures in the fund but decrease
long-term debt in the government wide statements

13,522

Net Position of Governmental Activities

<u>\$ 27,363</u>

The accompanying notes are an integral part of these statements.

GRAND MESA METROPOLITAN DISTRICT #2
Notes to the Financial Statements
December 31, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Organization

The Grand Mesa Metropolitan District #2 (District), Mesa County, Colorado was organized November 5, 1986, under provision of Title 32, Article 1, Part 3, Colorado Revised Statutes, as amended. The District operates under an elected five-member Board of Directors. The name of the District was changed in 2008 from Powderhorn Metropolitan District II to Grand Mesa Metropolitan District #2.

The financial statements of the District have been prepared in conformity with U.S. generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the District's accounting policies are described below. On December 31, 2010, Grand Mesa Metropolitan District I granted all assets and liabilities to Grand Mesa Metropolitan District #2 and merged the operations of the two Districts. Grand Mesa Metropolitan District #2 took over the duties of maintaining and operating the utility systems around the Powderhorn Ski Area as part of that merger.

2. Reporting Entity

The reporting entity consists of (a) the primary government, i.e., the District, and (b) organizations for which the District is financially accountable. The District is considered financially accountable for legally separate organizations if it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on the District. Consideration is also given to other organizations, which are fiscally dependent, i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the District. Organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

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

3. Government-wide and Fund Financial Statements

The District's basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District's major funds). Both the government-wide and fund financial statements categorize the primary activities as governmental. Currently, the District has only governmental activities.

Government-wide Financial Statements

In the government-wide Statement of Net Position, the governmental activities column is reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations.

The government-wide focus is on the sustainability of the District as an entity and the change in the District's net position resulting from the current year's activities.

Fund Financial Statements

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, revenues, and expenditures/expenses.

The fund's focus is on current available resources and budget compliance.

GRAND MESA METROPOLITAN DISTRICT #2
Notes to the Financial Statements
December 31, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

4. Fund Accounting

The District uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. Currently, the District uses one governmental fund.

Governmental Fund

Governmental funds are those through which most governmental functions typically are financed. Governmental funds reporting focuses on the sources, uses, and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and liabilities is reported as fund equity.

The District reports on the following major governmental fund:

General Fund – The General Fund is the District’s general operating fund and is used to account for all financial transactions except those that are required to be accounted for in another fund. The major revenue sources are property taxes and tap sales. Expenditures include all costs associated with daily operations.

5. Measurement Focus and Basis of Accounting

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

Long-term Economic Focus and Accrual Basis

Governmental activities in the government-wide financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flow.

Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. “Available” means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenditures are recognized when the related liability is incurred. The exception to this rule is that principal and interest on general long-term debt, if any, is recognized when due.

6. Budgets

Budgets are adopted on a basis consistent with generally accepted accounting principles. An annual appropriated budget is adopted for the general fund. All annual appropriations lapse at fiscal year-end.

The annual budget is prepared and approved by the Board of Directors. The budget is submitted to the County Commissioners by December 15, after the District’s Board approves and appropriates the budget. The Board may amend the appropriation at any time during the year if conditions are so warranted. No supplemental appropriations were made for 2025.

GRAND MESA METROPOLITAN DISTRICT #2
Notes to the Financial Statements
December 31, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Capital Assets

Capital assets are reported in the governmental column in the government-wide financial statements. The District defines capital assets as assets with an initial, individual cost of more than \$500. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Depreciation of capital assets are computed using the straight-line method over the following estimated useful lives:

Distribution and sewer system	5-25 years
Transportation equipment	8 years
Equipment	3-8 years

8. Long-Term Obligations

In the government-wide financial statements, long-term debt, and other long-term obligations, if any, are reported as liabilities in the governmental activities Statement of Net Assets.

9. Property Taxes Receivable

Property taxes for the current year are levied and attach as a lien on property on January 1 of the succeeding year. Therefore, they are reported as receivable on December 31, net of an estimated uncollectible portion. However, since the taxes are not available to pay current liabilities, the net receivables are recorded as deferred revenues. Property taxes are payable in full by April 30 or in two equal installments due February 28 and June 15.

10. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles 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 amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

11. Inventory

Inventory is valued at cost of tap fees previously purchased from Grand Mesa Metropolitan District No. I.

12. Fund Balances

The District previously implemented Governmental Accounting Standards Board Statement No. 54, Fund Balance Reporting and Governmental Fund Type Definitions (GASB 54). This statement provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government's fund balances more transparent. In the fund financial statements, the following classifications describe the relative strength of the spending constraints.

- Non-spendable fund balance - The portion of fund balance that cannot be spent because it is either not in spendable form (such as inventory) 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.

GRAND MESA METROPOLITAN DISTRICT #2
Notes to the Financial Statements
December 31, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

- Committed fund balance - The portion of fund balance constrained for specific purposes according to limitations imposed by the District's highest level of decision-making authority, the Board, prior to the end of the current fiscal year. The constraint may be removed or changed only through formal action of the Board.
- Assigned fund balance - The portion of fund balance set aside for planned or intended purposes. The intended use may be expressed by the Board 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.

If both restricted and unrestricted amounts of fund balance are available for use when an expenditure is incurred, it is District policy to use restricted amounts first. Unrestricted fund balance will be used in the following order: committed, assigned, and unassigned.

NOTE B – CASH & INVESTMENTS

Cash consists of the following:

Cash in checking.	\$ 79,676
Cash in savings.	<u>1,893</u>
Total Cash	<u>\$ 81,569</u>

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

The bank balance of the District's accounts was \$81,569 of this balance all was covered by FDIC.

The District also places money in public entity cash investment pools authorized by Colorado statutes. On December 31, 2025, the District had \$27,020 invested in the Colorado Government Liquid Asset Trust (COLOTRUST) an investment vehicle established for local government entities in Colorado to pool surplus funds. COLOTRUST operates similarly to a money market fund, and each share is equal in value of \$1.00. Investments of COLOTRUST consist of U.S. Treasury notes, U.S. Government Agency Securities, repurchase agreements collateralized by U.S. Treasury securities, and Commercial Papers. Designated custodial banks provide safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal functions of COLOTRUST. Substantially all securities owned by COLOTRUST are held by the Federal Reserve Bank in the account maintained for the custodial banks. The custodian's internal records identify the investment owned by COLOTRUST. The State of Colorado's Division of Securities is responsible for regulatory oversight of these pools. These pools are not required to be and are not registered with the SEC. COLOTRUST's two funds are rated AAA by Standard and Poor's and Moody's AA+ rating service.

GRAND MESA METROPOLITAN DISTRICT #2

Notes to the Financial Statements

December 31, 2025

NOTE C – PROPERTY TAX

Revenue Recognized in 2025

Local property taxes levied in 2024 and collected in 2025 are recognized as revenue in these financial statements as shown below:

	Assessed Valuation	Mill Levy	Amount of Taxes		Percent Collected
			Levied	Collected	
General Fund	\$ 4,777,660	50.367	\$ 240,636	\$ 240,817	100.08%

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2025, follows:

	Balance 1/1/2025	Additions	Deletions	Balance 12/31/2025
Capital assets not being depreciated				
Construction in progress	\$ 117,557	\$ 29,079	\$ -	\$ 146,636
Capital assets being depreciated				
Equipment	24,530	-	-	24,530
Land Improvements	36,265	-	-	36,265
Waste Management Equipment	2,074,630	7,500	-	2,082,130
Water Distribution System	211,521	3,637	-	215,158
Total capital assets being depreciated	2,346,946	11,137	-	2,358,083
Less accumulated depreciation	(481,002)	(73,354)	-	(554,356)
Net capital assets being depreciated	1,865,944	(62,217)	-	1,803,727
Total Net Capital Assets	\$ 1,983,501	\$ (62,217)	\$ -	\$ 1,950,363

Depreciation expense is allocated 100% to public works.

NOTE E – LONG-TERM DEBT

Changes in long-term debt for the year ending December 31, 2025, were as follows:

	Balance 1/1/2025	Additions	Reductions	Balance 12/31/2025
CWRPDA Loan	\$ 317,760	\$ -	\$ (13,522)	\$ 304,238

Water Pollution Control Revolving Fund – Direct Loan

The District received an interest-free loan from the Colorado Water Resources & Power Development Authority (CWRPDA) direct loan, in the amount of \$400,000 with no interest, dated December 14, 2017. This is a 30-year loan with principal payments due on May 1 and November 1 each year. The loan does not carry an interest rate. The imputed interest rate is 1.91%. Imputed interest for 2025 is \$3,244. Total principal payments each year are as follows:

GRAND MESA METROPOLITAN DISTRICT #2

Notes to the Financial Statements

December 31, 2025

NOTE E – LONG-TERM DEBT-continued

	Principal	Interest	Total
2026	\$ 13,522	\$ -	\$ 13,522
2027	13,522	-	13,522
2028	13,522	-	13,522
2029	13,522	-	13,522
2030	13,522	-	13,522
2031-2035	67,610	-	67,610
2036-2040	67,610	-	67,610
2041-2045	67,610	-	67,610
2046-2048	33,798	-	33,798
	<u>304,238</u>	<u>-</u>	<u>304,238</u>
Less Current	<u>(13,522)</u>	<u>-</u>	<u>(13,522)</u>
Long-term portion	<u>\$ 290,716</u>	<u>\$ -</u>	<u>\$ 290,716</u>

NOTE F– TAX, SPENDING AND DEBT LIMITATION

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 amendment is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of the amendment.

NOTE G – DEFERRED INFLOWS OF RESOURCES

Deferred inflows of resources represent an acquisition of net position that applies to future reporting periods that will be recognized as revenue at that time.

Under the modified accrual basis of accounting, revenues and other fund financial resources are recognized in the period in which they become both measurable and available. Assets recorded in the fund financial statements for which the revenues are not available are reported as a deferred inflow of resources. In addition, property tax receivables are reported as a deferred inflow of resources when levied. Unavailable fund resources are recognized as revenue in the government wide statement of net position.

NOTE H – CONTINGENCIES

The District is in the process of working on a settlement with the Colorado Department of Public Health and Environment, Water Quality Control Division for an environmental violation associated with the District's wastewater treatment facility. The District is hopeful that a settlement can be reached but at the date of the audit report, there is no certainty that a settlement can be reached, or the amount of any penalty that the Division will seek if there is a settlement.

NOTE I – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omission; injuries to employees or acts of God. The District purchases commercial liability insurance to protect itself against potential losses. There have been no claims or payments exceeding coverage over the last three years.

GRAND MESA METROPOLITAN DISTRICT #2
Notes to the Financial Statements
December 31, 2025

NOTE J – SUBSEQUENT EVENT

Subsequent to the year ending December 31, 2025, the District and its current board members were named in a lawsuit, alleging interference of water rights and several other claims of Ski Oui Oui. The lawsuit was filed in April of 2026 and is in the very early stages.

The District and its board members intend to defend against the lawsuit.

Grand Mesa Metropolitan District
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget to Actual - Government Fund
For the year ended December 31, 2025

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
Revenue			
Taxes	\$ 266,636	\$ 262,523	\$ (4,113)
Utility revenue	110,130	115,213	5,083
Emergency medical services	12,348	12,357	9
Tap fees sold-net of tap cost \$7,000	-	10,000	10,000
Interest earnings	3,500	3,872	372
Miscellaneous income	53,810	48,871	(4,939)
Total Revenue	<u>446,424</u>	<u>452,836</u>	<u>6,412</u>
Expenditures			
General Government			
Administrative	131,008	158,733	(27,725)
Sewer system	62,280	47,857	14,423
Water System	77,275	61,707	15,568
Trash removal	37,000	33,568	3,432
Snow removal	20,515	20,515	-
Emergency medical services	24,696	24,714	(18)
Road repairs	14,000	5,025	8,975
Debt principal	13,522	13,522	-
Capital outlay	66,155	40,216	25,939
Cost of tap fees sold	-	-	-
Total Expenditures	<u>446,451</u>	<u>405,857</u>	<u>40,594</u>
Excess of Revenues over (under) Expenditures	(27)	46,979	47,006
Fund Balance-beginning of year	161,200	163,900	2,700
Fund Balance- end of year	<u>\$ 161,173</u>	<u>\$ 210,879</u>	<u>\$ 49,706</u>