

INDEPENDENCE WATER & SANITATION DISTRICT
BASIC FINANCIAL STATEMENTS

DECEMBER 31, 2025

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Independence Water & Sanitation District
Elbert County, Colorado

Opinion

We have audited the accompanying financial statements of the business-type activities of Independence Water & Sanitation District, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise Independence Water & Sanitation 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 business-type activities of Independence Water & Sanitation District as of December 31, 2025, and the respective changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Independence Water & Sanitation District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Independence Water & Sanitation 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.

Auditors' 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 auditors' 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 the 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 Independence Water & Sanitation 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 Independence Water & Sanitation District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Independence Water & Sanitation District's basic financial statements. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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 supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The Adams Group, LLC

Greenwood Village, Colorado
June 19, 2026

INDEPENDENCE WATER & SANITATION DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2025

Assets

Current assets

Cash and investments	\$ 1,108,963
Cash and investments - restricted	8,635,906
Utilities receivable	115,241
Prepaid expenses	87,497
Total current assets	<u>9,947,607</u>

Noncurrent assets

Capital assets not being depreciated	22,824,332
Capital assets being depreciated, net	<u>13,327,470</u>
Total noncurrent assets	<u>36,151,802</u>

Total assets	<u>46,099,409</u>
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Deferred Outflows of Resources

Deferred loss on bond refunding, net	<u>294,453</u>
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Liabilities

Current liabilities

Accounts payable	255,419
Due to Independence Overlay	186,646
Accrued interest payable	<u>270,089</u>
Total current liabilities	<u>712,154</u>

Noncurrent liabilities

Bonds payable	26,390,313
Developer advances	<u>2,304,499</u>
Total noncurrent liabilities	<u>28,694,812</u>

Total liabilities	<u>29,406,966</u>
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Net position

Net investment in capital assets	14,989,131
Restricted for debt service	3,143,819
Unrestricted (deficit)	<u>(1,146,054)</u>

Total net position	<u><u>\$ 16,986,896</u></u>
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The notes are an integral part of these financial statements.

INDEPENDENCE WATER & SANITATION DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
YEAR ENDED DECEMBER 31, 2025

Operating revenues

Water service fees	\$ 1,232,357
Miscellaneous income	28,806
Total operating revenues	<u>1,261,163</u>

Operating expenses

Distribution	815,202
Administration and general	245,785
Engineering	337,133
Miscellaneous	48,762
Repairs and maintenance	585,820
Depreciation	371,634
Total operating expenses	<u>2,404,336</u>

Operating loss	<u>(1,143,173)</u>
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Nonoperating revenues (expenses)

Interest income	597,350
Intergovernmental	296,088
Interest expense	(1,682,915)
Total nonoperating revenues (expenses)	<u>(789,477)</u>

Net loss before contributions	(1,932,650)
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Capital contributions	<u>4,252,050</u>
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Change in net position	2,319,400
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Net position, beginning of year	<u>14,667,496</u>
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Net position, end of year	<u><u>\$ 16,986,896</u></u>
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The notes are an integral part of these financial statements.

INDEPENDENCE WATER & SANITATION DISTRICT
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2025

Cash flows from operating activities:	
Receipts from customers and users	\$ 1,193,810
Payments to suppliers	(1,790,885)
Net cash used by operating activities	<u>(597,075)</u>
Cash flows from capital and related financing activities:	
Acquisition and construction of capital assets	(7,462,810)
Intergovernmental revenues	296,088
Capital contributions	4,403,957
Interest paid on long-term debt	(1,448,453)
Payment of principal on bonds	(2,894,000)
Proceeds from developer advances - operating	1,336,100
Payment of principal on developer advances - operating	(296,088)
Net cash used by capital and related financing activity	<u>(6,065,206)</u>
Cash flows from investing activities:	
Proceeds from the sale of investments	6,905,354
Interest and dividends	597,350
Net cash provided by investing activities	<u>7,502,704</u>
Net change in cash	840,423
Cash at beginning of year	<u>88,731</u>
Cash at end of year	<u><u>\$ 929,154</u></u>
Reconciliation of operating loss to net cash used by operating activities:	
Operating loss	\$ (1,143,173)
Depreciation expense	371,634
Adjustments to reconcile operating loss to net cash used by operating activities	
Increase in utilities receivable	(67,353)
Increase in prepaid expenses	(5,664)
Increase in accounts payable	60,835
Increase in other liabilities	186,646
Net cash used by operating activities	<u><u>\$ (597,075)</u></u>
Total cash	\$ 929,154
Total investments	<u>8,815,715</u>
Total cash and investments	<u><u>\$ 9,744,869</u></u>

The notes are an integral part of these financial statements.

INDEPENDENCE WATER & SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 1 - DEFINITION OF REPORTING ENTITY

Independence Water & Sanitation District (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, was established on December 27, 2017 and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located within the County of Elbert, Colorado.

The District was formed in conjunction with eight other metropolitan districts which collectively comprise the Independence Development (Development).

The District was established to acquire, construct, finance, and maintain public water, sewer and storm drainage improvements for the use and benefit of service users of the District's systems.

The District has no employees and all operations and administrative functions are contracted.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations, and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential of the organization to provide specific financial benefits or burdens, and fiscal dependency.

The District is not financially accountable for any other organization nor is the District a component unit of any other primary governmental entity.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The District reports a single major proprietary enterprise fund which accounts for the revenues and expenses of water, wastewater, and irrigation services provided by the District. The District's financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

INDEPENDENCE WATER & SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Budgets

In accordance with the State Budget Law, the District's Board of Directors hold a public hearing in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget is adopted on a non-GAAP basis wherein payments for capital assets and principal on long-term obligations are budgeted as expenses and proceeds from long-term obligations are budgeted as revenues.

Cash and Cash Equivalents

For the purpose of the accompanying statement of cash flows, the District considers demand deposits with financial institutions to be cash and cash equivalents.

Utilities and Capital Contributions Receivable

Utilities and capital contributions receivable are recorded net of estimated uncollectible accounts. Management believes all utilities and capital contributions receivable as of December 31, 2025 are fully collectible and therefore have not recorded an allowance for doubtful accounts.

Capital Assets

Capital assets consist of property, plant, equipment, and infrastructure assets (e.g. water and wastewater improvements). Such assets are recorded at acquisition cost or estimated acquisition cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. Constructed capital assets which have not yet been completed are recorded as construction in progress. The District has not adopted a capitalization threshold.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

INDEPENDENCE WATER & SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

For applicable capital assets, depreciation has been recognized using the straight-line method over useful lives ranging from 15 to 40 years. Water rights and construction in progress are not subject to depreciation.

Deferred Outflows of Resources

Deferred outflows of resources consist of prepayment premiums incurred from the refunding of previously issued bonds. The prepayment premium is amortized over the life of the 2024 Bonds. Accumulated amortization was \$36,807 as of December 31, 2025.

Net Position

Net position comprises the various net earnings from operating income, nonoperating revenues and expenses, and capital contributions. Net position is classified in the following three components:

Net Investment in Capital Assets – This component of net position consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any borrowings that are attributable to the acquisition, construction or improvement of those assets. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of net investment in capital assets. Rather, that portion of the debt is included in the same net position component as the unspent proceeds. Net investment in capital assets was \$14,989,131 as of December 31, 2025.

Restricted – This component of net position consists of constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation. Restricted for debt service was \$3,143,819 as of December 31, 2025.

Unrestricted Net Position – This component of net position consists of amounts that do not meet the definition of “restricted” or “net investment in capital assets.” The District had a deficit in unrestricted net position as of December 31, 2025. The deficit is primarily a result of accumulated operating losses from providing water services.

If both restricted and unrestricted resources are available to use for the same purpose, it is the District’s practice to use restricted resources first, and then unrestricted resources as they are needed.

INDEPENDENCE WATER & SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

NOTE 3 - CASH AND INVESTMENTS

Cash and investments as of December 31, 2025 are classified in the accompanying financial statements as follows:

Statement of net position:

Cash and investments	\$ 1,108,963
Cash and investments - restricted	8,635,906
Total cash and investments	<u>\$ 9,744,869</u>

Cash and investments as of December 31, 2025, consist of the following:

Deposits with financial institutions	\$ 929,154
Investments	8,815,715
Total cash and investments	<u>\$ 9,744,869</u>

Restricted cash and investments consists of funds reserved for debt service requirements and development project costs.

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by State regulators. 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 for all the uninsured public deposits as a group is to be maintained by another institution or held in a trust. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories, the reporting of the uninsured deposits, and assets maintained in the collateral pools.

INDEPENDENCE WATER & SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions (Continued)

At December 31, 2025, the District's cash deposits had a bank balance of \$1,537,169 and a carrying balance of \$929,154.

Investments

The District has not adopted a formal investment policy, however, the District follows State statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk disclosure requirements or subject to investment custodial risk for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements. Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- Obligations of the United States and certain U.S. government agency securities and the World Bank
- General obligation and revenue bonds of U.S. local government entities
- Certain certificates of participation
- Certain securities lending agreements
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts.
- *Local government investment pools

As of December 31, 2025, the District had the following investments:

<u>Investment</u>	<u>Weighted Average Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Less than 60 days	<u>\$ 8,815,715</u>

INDEPENDENCE WATER & SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

COLOTRUST

The District invested in the Colorado Local Government Liquid Trust (COLOTRUST) (the Trust), an investment vehicle established for local governmental entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by Section 24-75-601.1, CRS, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAAM by Standard & Poor's. COLOTRUST EDGE is rated AAAs/S1 by FitchRatings. COLOTRUST records its investments at fair value and the District records its investments in COLOTRUST at NAV as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

INDEPENDENCE WATER & SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 4 - CAPITAL ASSETS

The following is an analysis of changes in capital assets for the year ended December 31, 2025.

	Balance 12/31/24	Additions	Deletions/ Transfers	Balance 12/31/25
Business-type activities:				
Capital assets not being depreciated:				
Water rights	\$ 14,917,322	\$ 2,644,200	\$ -	\$ 17,561,522
Construction in progress	-	5,262,810	-	5,262,810
Total capital assets, not being depreciated	14,917,322	7,907,010	-	22,824,332
Capital assets, being depreciated				
Water system	9,675,938	-	-	9,675,938
Waste water system	4,492,644	-	-	4,492,644
Irrigation system	240,916	-	-	240,916
Total capital assets, being depreciated	14,409,498	-	-	14,409,498
Less: accumulated depreciation				
Water system	(366,531)	(242,758)	-	(609,289)
Waste water system	(323,831)	(112,815)	-	(436,646)
Irrigation system	(20,032)	(16,061)	-	(36,093)
Total capital assets, being depreciated	(710,394)	(371,634)	-	(1,082,028)
Total capital assets, being depreciated, net	13,699,104	(371,634)	-	13,327,470
Total capital assets, net	\$ 28,616,426	\$ 7,535,376	\$ -	\$ 36,151,802

NOTE 5 - LONG-TERM OBLIGATIONS

The following is an analysis of changes in long-term obligations for the year ended December 31, 2025:

	Balance 12/31/24	Additions	Repayments/ Amortization	Balance 12/31/25	Due Within One Year
Business-type activities:					
Special revenue refunding and improvement bonds					
Series 2024	\$ 29,750,000	\$ -	\$ (2,894,000)	\$ 26,856,000	\$ -
Discount	(523,898)	-	58,211	(465,687)	-
Developer advances - operating	820,287	1,336,100	(296,088)	1,860,299	-
Developer advances - capital	-	444,200	-	444,200	-
	30,046,389	1,780,300	(3,131,877)	28,694,812	-

INDEPENDENCE WATER & SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

Special Revenue Refunding and Improvement Bonds, Series 2024

In December 2024, the District issued \$29,750,000 of Tax-Exempt Special Revenue Refunding and Improvement Bonds (the 2024 Bonds). The 2024 Bonds were issued with an interest rate of 5.125% per annum. Interest is payable semiannually on June 1 and December 1, commencing on December 1, 2025. Any unpaid interest compounds annually thereafter. The 2024 Bonds mature on December 1, 2033. The 2024 Bonds were issued at an original discount of \$523,898.

Proceeds from the 2024 Bonds were used to: (i) pay and cancel the 2019 Bonds, (ii) pay project costs, (iii) fund the Reserve Fund, and (iv) pay other costs in connection with the issuance of the bonds.

The 2024 Bonds are structured as cash flow bonds, meaning that the Indenture contains no scheduled payments of principal on the Bonds other than at maturity. Principal is payable each December 1 from the available pledged revenues, if any, pursuant to a mandatory redemption. All unpaid principal is due upon maturity. The failure to pay principal of or interest on the 2024 Bonds when due shall not constitute an event of default.

The 2024 Bonds are secured and payable from pledged revenue, consisting generally of (i) Tap Fee Revenues, (ii) Water Fee Revenues, and (iii) any other legally available amounts that the District determines. The 2024 Bonds are also secured by amounts held in the Reserve Fund in the amount of \$1,487,000.

From December 1, 2029 to November 30, 2030 bonds can be prepaid at a redemption premium of 3%. From December 1, 2030 to November 30, 2031 bonds can be prepaid at a redemption premium of 2%. From December 1, 2031 to November 30, 2032 bonds can be prepaid at a redemption premium of 1%. After December 1, 2032 bonds can be redeemed without premium.

Developer Advances - Operating

The District entered into an Advance and Reimbursement Agreement with CB Independence Holding Company, LLC (Developer), dated July 23, 2018, to repay advances made by the Developer to the District. The District agreed to repay the Developer for such advances plus accrued interest at the rate higher of 7% or U.S. Prime Rate plus 2% as of the date of each advance. The District's Service Plan limits interest to 8%.

INDEPENDENCE WATER & SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

Developer Advances - Capital

The District entered into an Infrastructure Acquisition Agreement with CB Independence Holding Company, LLC (Developer), dated July 23, 2018, to repay the Developer for the acquisition of capital assets that are provided to the District prior to available funding. The District agreed to repay the Developer for such advances plus accrued interest at the rate higher of 7% or U.S. Prime Rate plus 2% as of the date of each advance. The District's Service Plan limits interest to 8%.

Authorized Debt

On November 7, 2017, a majority of qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$952,282,500 to fund the acquisition of water rights and the acquisition and/or construction of public improvements. At December 31, 2025, the District had authorized and issued indebtedness from the election in the following amounts:

	<u>Authorized</u>	<u>Remaining</u>
Water rights & public improvements	<u>\$ 952,282,500</u>	<u>\$ 952,282,500</u>

The District's Service Plan further limits general obligations debt issuances to \$0.

NOTE 6 - RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, the District may be exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees, or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years. The District pays annual premiums to the Pool for liability, property, public officials' liability and workers compensation coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

INDEPENDENCE WATER & SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 7 - TAX, SPENDING AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments, except those governmental activities designated as Enterprises.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District operates as an enterprise fund under Title 37, Article 45.1, C.R.S., to provide wholesale water and wastewater services in accordance with its Service Plan. An enterprise fund under Section 20 of the Colorado Constitution may receive less than 10% of its annual revenue in grants from Colorado state and local governments combined.

On November 7, 2017, the District's voters passed an election question authorized the retention of all revenues received from any source during the 2017 budget year and each budget year thereafter that are in excess of the revenue and fiscal year spending limits that would otherwise apply under Article X, Section 20 of the Colorado Constitution or any other law.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

NOTE 8 - RELATED PARTIES

The District is one of nine metropolitan districts that serve the Development and some members of the District's Board of Directors serve on the board of directors of multiple districts that serve the Development. The developer of the infrastructure which constitutes the District is Craft Bandera Acquisition Company, LLC and Craft Companies, LLC. Some of the members of the District's Board of Directors are employed, owners of, or consultants of the Developer.

INDEPENDENCE WATER & SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 8 - RELATED PARTIES (CONTINUED)

As of December 31, 2025, the District owed the Developer \$2,304,499 of outstanding principal and accrued interest of \$155,391.

During the year ended December 31, 2025, the District paid the Developer \$7,907,010 for the acquisition of capital assets.

During the year ended December 31, 2025, the District received \$296,088 transferred from Independence District No. 3 which is included in intergovernmental revenue in the accompanying statement of revenues, expenses, and changes in net position.

As of December 31, 2025, the District owed Independence Overlay Metropolitan District \$186,646.

SUPPLEMENTARY INFORMATION

INDEPENDENCE WATER & SANITATION DISTRICT
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION – BUDGET AND ACTUAL - BUDGETARY BASIS
YEAR ENDED DECEMBER 31, 2025

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<u>Revenues</u>				
Operation service fees	\$ 1,236,750	\$ 1,236,750	\$ 1,286,988	\$ 50,238
Debt service	6,450,000	4,984,375	4,413,582	(570,793)
Capital projects	100,000	746,088	706,081	(40,007)
Total revenues	<u>7,786,750</u>	<u>6,967,213</u>	<u>6,406,651</u>	<u>(560,562)</u>
<u>Expenses</u>				
Operations - water	816,500	816,500	897,103	(80,603)
Operations - sewer	601,100	601,100	505,323	95,777
Operations - irrigation	315,500	315,500	308,000	7,500
General	92,500	117,500	273,514	(156,014)
Developer repayment - principal	-	-	296,088	(296,088)
Contingency	20,000	155,000	-	155,000
Debt Service:				
Bond principal payments	2,500,000	2,894,000	2,894,000	-
Interest expense	1,400,000	1,448,453	1,448,453	-
Other	21,500	21,500	25,333	(3,833)
Contingency	-	100,000	-	100,000
Capital Projects:				
Capital outlay	6,500,000	9,922,500	7,930,439	1,992,061
Contingency	-	3,318,161	-	3,318,161
Total expenses	<u>12,267,100</u>	<u>19,710,214</u>	<u>14,578,253</u>	<u>5,131,961</u>
Other Financing Sources/(Uses):				
Developer advance	300,000	940,000	1,780,300	840,300
Total other financing sources (uses)	<u>300,000</u>	<u>940,000</u>	<u>1,780,300</u>	<u>840,300</u>
Change in Net Position - Budgetary Basis	<u>\$ (4,180,350)</u>	<u>\$ (11,803,001)</u>	(6,391,302)	<u>\$ 5,411,699</u>
Reconciliation to GAAP Basis:				
Capitalized assets			7,907,010	
Depreciation and amortization expense			(466,652)	
Proceeds from developer advance			(1,780,300)	
Bond principal payments			2,894,000	
Developer advance reimbursement			296,088	
Change in accrued interest			(139,444)	
Change in net position - GAAP Basis			2,319,400	
Net Position, Beginning			<u>14,667,496</u>	
Net Position, Ending			<u>\$ 16,986,896</u>	

See Independent Auditors' Report