

**REDSTONE WATER & SANITATION DISTRICT
REDSTONE, COLORADO**

**FINANCIAL STATEMENTS AND
SUPPLEMENTAL INFORMATION WITH
INDEPENDENT AUDITOR'S REPORT**

DECEMBER 31, 2025

**REDSTONE WATER & SANITATION DISTRICT
REDSTONE, COLORADO**

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INDEPENDENT AUDITOR'S REPORT

Board of Trustees
Redstone Water & Sanitation District
Redstone, Colorado

Opinion

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

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Redstone 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 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 Redstone 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.

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 Redstone 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 Redstone 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 not presented Management's Discussion and Analysis that governmental 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 the missing information.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Redstone Water & Sanitation District's basic financial statements. The other supplemental information listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements

The Schedule of Revenues, Expenses and Changes in Net Position- Budget (Non- US GAAP Basis) and Actual 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 other supplemental information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Watson Coon Ryan, LLC

Watson Coon Ryan, LLC
Centennial, Colorado
June 16, 2026

REDSTONE WATER & SANITATION DISTRICT
REDSTONE, COLORADO
Statement of Net Position
December 31, 2025

ASSETS

Current assets:

Cash and investments	\$	448,402
Accounts receivable		43,049
Grants receivable		16,600
Property taxes receivable		189,270
Prepaid expenses		12,457
Other assets		6,935

Total current assets		716,713
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Property and equipment:

Land		10,500
Water plant and lines		2,439,107
Waste water plant and lines		3,128,395
Equipment and furniture		15,476

Total property and equipment		5,593,478
Less accumulated depreciation		(3,239,185)

Net property and equipment		2,354,293
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Total assets	\$	3,071,006
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LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION

Current liabilities:

Accounts payable		20,107
Interest payable		1,322
Bonds and loans payable - current portion		118,715

Total current liabilities		140,144
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Noncurrent liabilities, net of current portion:

Bonds and loans payable - net of current portion		675,388
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Total non current liabilities		675,388
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Deferred inflows of resources:

Deferred property tax		189,270
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Total current, noncurrent liabilities and deferred inflows of resources		1,004,802
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Net position:

Invested in capital assets		1,560,190
Restricted for:		
Colorado resources loan reserve		52,363
Tabor		10,100
Unrestricted		443,551

Total net position	\$	2,066,204
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Total liabilities, deferred inflows of resources, and net position	\$	3,071,006
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The accompanying notes are an integral part of this financial statement.

REDSTONE WATER & SANITATION DISTRICT
REDSTONE, COLORADO
Schedule of Revenues, Expenses and Changes in Net Position
For the year ended December 31, 2025

Water system:

Revenues:

User fees	\$	130,656
Other charges		2,748

Total water revenues		133,404
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Expenses:

Reservoir maintenance		4,322
Water treatment		29,768
Transmission and distribution		21,312
Depreciation		144,784
Administrative and general		49,925

Total water expenses		250,111
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Net (loss) from water system		(116,707)
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Waste Water system:

Revenues:

User fees		81,567
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Total Waste Water revenues		81,567
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Expenses:

Treatment		59,922
Administrative and general		27,377

Total Waste Water expenses		87,299
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Net income from sewer system		(5,732)
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Operating (loss)		(122,439)
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Non-operating revenues (expenses):

Property taxes		186,387
Specific ownership taxes		4,914
Miscellaneous income		4,000
Interest income		18,361
Interest expense		(7,853)

Total non-operating revenues (expenses)		205,809
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Capital contributions:

Tap fees		40,000
Grant income		45,000

Total capital contributions		85,000
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Net Income		168,370
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Total net position - beginning of year		1,897,834
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Total net position - end of year	\$	2,066,204
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The accompanying notes are an integral part of this financial statement.

REDSTONE WATER & SANITATION DISTRICT
REDSTONE, COLORADO
Statement of Cash Flows
For the year ended December 31, 2025

Cash flows from operating activities:	
Cash received from customers	\$ 176,778
Cash paid to suppliers	(204,896)
Net cash provided by operating activities	(28,118)
Cash flows from non-capital financing activities:	
Property taxes received	186,387
Miscellaneous income	4,000
Specific ownership taxes received	4,914
Net cash provided by non-capital financing activities	195,301
Cash flows from capital financing activities:	
Interest payments	(7,853)
Purchase of capital assets	(99,351)
Tap fees	40,000
Grant income	28,400
Note principal payments	(117,537)
Net cash used by capital financing activities	(156,341)
Cash flows from investing activities:	
Interest on investments	18,361
Net cash provided by investing activities	18,361
Net increase in cash	29,203
Cash and cash equivalents, beginning of year	419,199
Cash and cash equivalents, end of year	\$ 448,402
Reconciliation of operating (loss) to net cash provided by operations:	
Operating loss	\$ (122,439)
Adjustments to reconcile operating (loss) to cash provided by operating activities:	
Depreciation	144,784
Decrease (increase) in:	
Accounts receivable	(37,231)
Prepaid expenses and other assets	(671)
(Decrease) increase in:	
Interest payable	(962)
Accounts payable	(11,599)
Total adjustments	94,321
Net cash provided by operating activities	\$ (28,118)

The accompanying notes are an integral part of this financial statement.

**REDSTONE WATER & SANITATION DISTRICT
REDSTONE, COLORADO**

**Schedule of Revenues, Expenses and Changes in Net Position -
Budget (Non - US GAAP Basis) and Actual
For the year ended December 31, 2025**

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues:			
Taxes:			
Property	\$ 182,440	\$ 186,387	\$ 3,947
Specific ownership	4,000	4,914	914
Penalties and interest on taxes	500	889	389
Charges for services:			
Water service charges	125,000	130,656	5,656
Waste water service charges	80,000	81,567	1,567
Other charges	3,000	--	(3,000)
Other:			
Interest income	14,000	17,472	3,472
Miscellaneous	100	2,748	2,648
Tap fees	30,000	40,000	10,000
Grants	45,000	45,000	--
Land lease option	--	4,000	4,000
Total revenue	484,040	513,633	29,593
Expenses:			
Water:			
Sources of Supply:			
Reservoir maintenance	5,000	3,627	1,373
Water Tank Maintenance	1,000	695	305
Total sources of supply expenses	6,000	4,322	1,678
Water treatment expenses:			
Lab expense	13,000	10,279	2,721
Chemicals	8,000	1,285	6,715
Permits and licenses	500	179	321
Engineering	2,000	280	1,720
Utilities	12,000	6,954	5,046
East Creek maintenance	6,000	7,089	(1,089)
Trash	250	792	(542)
Water Plant Supplies	500	436	64
Telephone	1,300	1,476	(176)
Plank Springs Maintenance	6,000	998	5,002
Miscellaneous	500	--	500
Total water treatment expenses	50,050	29,768	20,282
Transmission and distribution expense:			
Water lines	3,000	--	3,000
Operations contract	28,400	21,312	7,088
Total transmission and distribution expense	31,400	21,312	10,088

(continued)

**REDSTONE WATER & SANITATION DISTRICT
REDSTONE, COLORADO**

**Schedule of Revenues, Expenses and Changes in Net Position -
Budget (Non - US GAAP Basis) and Actual (continued)
For the year ended December 31, 2025**

	Original and Final Budget	Actual	Variance Positive (Negative)
Administrative and general expenses:			
Accounting and audit	\$ 25,190	\$ 25,510	\$ (320)
County treasurer's fees	6,080	9,367	(3,287)
Dues and subscriptions	512	873	(361)
Insurance and surety bonds	6,720	6,277	443
Professional Services	640	2,326	(1,686)
Legal notices and publications	192	--	192
Legal services	3,200	1,427	1,773
Bank charges	154	--	154
Miscellaneous	1,280	413	867
Office supplies and expense	960	2,874	(1,914)
Telephone	1,152	858	294
Total administration	46,080	49,925	(3,845)
Total water expenses	133,530	105,327	28,203
Waste water:			
Collection and transmission expense:			
Capital outlay - capitalized	135,000	99,351	35,649
Total collection and transmission expense	135,000	99,351	35,649
Waste water treatment expenses:			
Sludge removal	8,000	21,363	(13,363)
Lab expense	5,500	7,184	(1,684)
Permits and licenses	2,000	1,757	243
Plant repairs and maintenance	8,000	9,378	(1,378)
Operations contract	16,000	12,665	3,335
Utilities	7,500	7,539	(39)
Trash	150	--	150
Transmission and collection	2,000	--	2,000
Sewer plant supplies	250	36	214
Miscellaneous	1,000	--	1,000
Total waste water treatment expenses	50,400	59,922	(9,522)

(continued)

**REDSTONE WATER & SANITATION DISTRICT
REDSTONE, COLORADO**

**Schedule of Revenues, Expenses and Changes in Net Position -
Budget (Non - US GAAP Basis) and Actual (continued)
For the year ended December 31, 2025**

	Original and Final Budget	Actual	Variance Positive (Negative)
Administrative and general expenses:			
Accounting and audit	\$ 14,170	\$ 14,350	\$ (180)
County treasurer's fees	3,420	-	3,420
Dues and subscriptions	288	348	(60)
Insurance and surety bonds	3,780	6,329	(2,549)
Professional services	360	1,270	(910)
Legal notices and publications	108	--	108
Legal services	1,800	2,145	(345)
Bank charges	86	100	(14)
Miscellaneous	720	--	720
Office supplies and expense	540	2,835	(2,295)
Telephone	648	--	648
Total administration	25,920	27,377	(1,457)
Total Waste water expenses	211,320	186,650	24,670
Debt service:			
Waste water revolving loan Interest	9,982	7,853	2,129
Waste water revolving loan principal	116,370	117,537	(1,167)
Total debt service	126,352	125,390	962
Total expenses	471,202	417,367	53,835
Net income - non - US GAAP budgetary basis	\$ 12,838	\$ 96,266	\$ 83,428
Adjustments to US GAAP basis:			
Add:			
Waste water revolving loan principal		117,537	
Capital outlay - capitalized		99,351	
Less:			
Depreciation expense		(144,784)	
Total adjustments to US GAAP basis		72,104	
Net income - US GAAP basis		168,370	
Net position - beginning of year		1,897,834	
Net position - end of year		\$ 2,066,204	

REDSTONE WATER & SANITATION DISTRICT
REDSTONE, COLORADO
Notes to the Financial Statements
December 31, 2025

1. Summary of significant accounting policies

The accounting policies of the Redstone Water and Sanitation District, located in Redstone, Colorado, (the “District”), conform to accounting principles generally accepted in the United States of America as applicable to governments (US GAAP). The following is a summary of the more significant policies consistently applied in the preparation of the financial statements.

Reporting entity

The District is incorporated as a separate local government entity under Colorado Revised Statutes. A Board of Directors, consisting of five elected Board members governs the District. As required by US GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District provides water and waste water services to an unincorporated area of Pitkin County.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the Governmental Accounting Standards Board (GASB), which provides guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets 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 for the organization to provide specific financial benefits or burdens and fiscal dependency. The pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

The District has no employees and contracts for all services.

Measurement focus, basis of accounting and financial statement presentation

The accompanying financial statements are presented in accordance with GASB Statement No. 34. The government-wide financial statements (i.e. the statement of net position and the statement of revenues, expenses, and changes in fund net position) report information on the business-type activities of the District, which rely to a significant extent on taxes, user fees and charges for support. The statement of activities demonstrates the degree to which expenses of the business-type activities are supported by user fees.

The government-wide 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 the related cash flow.

The District's operations are classified as an Enterprise fund that accounts for the acquisition, operation, and maintenance of activities that are similar to a business. The business-type fund distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with the fund's principal ongoing operations, the delivery of water and treatment of wastewater. Operating expenses for the fund

REDSTONE WATER & SANITATION DISTRICT
REDSTONE, COLORADO
Notes to the Financial Statements
December 31, 2025

include water and waste water expenses, all revenues and expenses not meeting this definition, including property and specific ownership taxes are reported as nonoperating revenues and expenses.

The District reports one proprietary fund which combines the revenues and expenses of the water and wastewater operations. District water is provided on both a flat and metered rate basis. The District accounts for tap fees and grant income as capital contributions to be expended for capital improvements. Grant income that is externally restricted for capital acquisitions or construction is reported as a capital contribution.

Assets, liabilities, deferred inflows of resources, and net position

Cash and cash equivalents

For purposes of the statement of cash flows the District considers cash on hand, demand deposits and investments in state regulated pools to be cash and cash equivalents.

Fair value of financial instruments

The District's financial instruments include cash and investments, accounts receivable, and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2025 does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying statement of net position. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Estimates

The preparation of financial statements in conformity with US GAAP requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Property taxes receivable

Property taxes are levied on December 15 of each year and attach as an enforceable lien on property as of January 1. Taxes are due as of January 1 of the following year and are payable in two equal installments due February 28 and June 15 if paid in installments, or April 30 with a single payment. Taxes are delinquent as of August 1. If the taxes are not paid within subsequent statutory periods, the tax lien will be sold at public auction. Pitkin County bills and collects the property taxes and remits collections, on a monthly basis, to the District. No provision has been made for uncollected taxes, as all taxes are deemed collectible.

Capital assets

All purchased capital assets are recorded at cost. Major capital outlays for capital assets and improvements are capitalized as projects are completed.

Property, plant and equipment are depreciated using the straight-line method over their estimated useful lives ranging from 3 to 40 years. A full year of depreciation is computed in the year of acquisition. Donated assets are valued at their estimated fair market value when received.

REDSTONE WATER & SANITATION DISTRICT
REDSTONE, COLORADO
Notes to the Financial Statements
December 31, 2025

Long-term obligations

Long-term obligations of the District consist of principal due on loans from the Colorado Water Resources and Power Development Authority.

Leases and Subscription-Based IT Arrangements

Under GASB 87 and 96, the District recognizes short-term lease payments as outflows of resources based on the payment provisions of the lease contract.

Deferred inflows of resources

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

Budgetary information

The Enterprise fund adopts a budget prepared on the non-US GAAP basis wherein principal payments on debt and capital expenditures are recognized as expenses, and depreciation and amortization expense are not budgeted.

Net Position

Net position is classified as net position and may be displayed in three components:

- Net investment in capital assets - consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- Restricted net position - consists of net position with constraints placed on the use either by (1) external groups, such as creditors, grantors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- Unrestricted net position - all other net position that do not meet the definition of "restricted" or "net investment in capital assets." This net position is available for future operations or distributions.

For presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

REDSTONE WATER & SANITATION DISTRICT
REDSTONE, COLORADO
Notes to the Financial Statements
December 31, 2025

2. Detailed notes concerning the funds

Cash and investments

Colorado statutes require protection of public moneys in banks beyond that provided by the federal insurance corporations. The Public Deposit Protection Act in Colorado Revised Statutes 11-10.5-107(5) requires all eligible depositories holding public deposits, including those of the State's component units, to pledge designated eligible collateral having market value equal to at least 102 percent of the deposits exceeding the amounts insured by federal insurance. Upon liquidation of a defaulting eligible depository, the statute requires the banking board to seize the eligible collateral, liquidate the collateral, repay the public deposits to the depositing government. 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 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by Colorado Revised Statutes to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

The Authority invested in the Colorado Local Government Liquid Asset Trust ("COLOTRUST" or the "Trust"), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. 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. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as a 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 is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

As of December 31, 2025, all of the District's deposits were either held in deposit accounts insured by the Federal Deposit Insurance Corporation or in eligible depositories as required by PDPA.

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

Deposits with financial institutions	\$ 39,609
Investments - COLOTRUST	408,793
	<u>\$ 448,402</u>

The carrying amount of the District's deposits as of December 31, 2025 was \$448,402 and bank balances were \$446,246.

Investments

Credit risk

The District has not adopted a formal investment policy; however, the District follows Colorado Revised Statutes regarding its investments. Colorado Revised Statutes specify investment instruments meeting defined rating and risk criteria in which the District may invest which include local government investment pools.

Investment Valuation

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

<u>Investments:</u>	<u>Value</u>
COLOTRUST (at NAV)	\$ 408,793

Receivables

Accounts receivable primarily consist of user fees for water and waste water services earned as of December 31, 2025. The District considers all receivables to be collectible at December 31, 2025.

It is the policy of the District to record the property tax receivable in the year in which the taxes are levied and to recognize the property tax revenues in the year in which the lien attaches to the property.

Grants receivable are recognized when there is reasonable assurance that the District will comply with any conditions attached to the grant and that the grant will be received. Grants receivable are reported as assets when the revenue recognition criteria have been met. If grant proceeds are received before the revenue recognition criteria are met, they are reported as deferred revenue. The District considers all grants receivable to be collectible at December 31, 2025.

Long-term debt

Waste Water and Water Upgrades Loan

On July 14, 2011, the District executed a loan with the Colorado Water Resources and Power Development Authority in the principal amount of \$2,000,000 with interest at 1% with semi-annual payments due May 1 and November 1. The loan matures on May 1, 2032.

REDSTONE WATER & SANITATION DISTRICT
REDSTONE, COLORADO
Notes to the Financial Statements
December 31, 2025

Principal payments to maturity are as follows:

	<u>Principal</u>
2026	\$ 118,715
2027	119,905
2028	121,107
2029	122,321
2030	123,548
2031-2032	188,507
	<u>\$ 794,103</u>

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

	Balance January 1, 2025	Additions	Payments	Balance December 31, 2025
Water pollution	911,640	--	(117,537)	794,103

Reserve Line of Credit

The District has available an unsecured reserve line of credit with a maximum borrowing limit of \$15,000. Interest accrues at the rate of 11.5% per annum. As of December 31, 2025 there was no balance on the line of credit.

Net position

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by any outstanding balance of debt that is attributable to the acquisition, construction, or improvement of those assets.

TABOR - the District has reserved a portion of fund balance for the TABOR emergency reserve - see footnote 3.

Colorado Water Resources Loan - fund balance has been reserved in accordance with the loan agreement to reflect three months of operating and maintenance expenses net of depreciation and interest expense.

Unrestricted net position represents amounts that are not restricted for specific purposes or invested in capital assets. Within unrestricted net position, the District has made board designations as follows:

Capital improvements - the District has adopted a resolution that sets aside all tap fees for capital improvements. As of December 31, 2025, the designated amount is \$40,000.

REDSTONE WATER & SANITATION DISTRICT
REDSTONE, COLORADO
Notes to the Financial Statements
December 31, 2025

Asset Management Reserve - The District has designated a reserve to help fund the replacement and addition of assets. As of December 31, 2025, the designated amount is \$218,510.

These board designations are not legally restricted and may be changed by future board action.

Changes in capital assets

The changes in capital assets for the year ended December 31, 2025 are as follows:

	Balance January 1, 2025	Additions	Transfers	Balance December 31, 2025
Source of supply	\$ 223,695	\$ -	\$ -	\$ 223,695
Water lines	1,682,628	-	-	1,682,628
Water plant	437,188	95,596	-	532,784
Waste water lines	165,144	-	-	165,144
Waste water plant	2,959,496	3,755	-	2,963,251
Equipment	13,281	-	-	13,281
Office equipment	2,195	-	-	2,195
Total	5,483,627	99,351	-	5,582,978
Accumulated depreciation	(3,094,401)	(144,784)	-	(3,239,185)
Net	2,389,226	(45,433)	-	2,343,793
<u>Non-depreciable assets:</u>				
Land	10,500	-	-	10,500
Total non-depreciable assets	10,500	-	-	10,500
Total net book value	\$ 2,399,726	\$ (45,433)	\$ -	\$ 2,354,293

3. Other information

Risk management

The District is 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 has elected to participate in the Colorado Special Districts Property and Liability Pool (the Pool) which is sponsored by the Special District Association of Colorado.

The Pool is an organization created by intergovernmental agreement to provide property, liability, public official liability, and 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 property, general liability and public official's liability coverage. Members of the Pool may be required to make additional surplus contributions in the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool. 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. No distributions were made during the year ended December 31, 2025.

TABOR Amendment

In November of 1992, Colorado voters approved Amendment 1 to the state Constitution which, is commonly known as The Taxpayer's Bill of Rights or the TABOR Amendment.

The amendment applies to all units of local government and limits taxes, spending, revenue, and multi-year debt (excepting bond refunding to lower interest rates and adding employees to pension plans). The amendment does not apply to units that are defined as "Enterprises." The Redstone Water & Sanitation District does not qualify as an "Enterprise."

The amendment defined the District's year ending December 31, 1992, as the initial base year for purposes of defining compliance with the amendment. The amendment defines inflation and local growth. Future year's revenue, based upon prior year's revenue, is only allowed to increase based upon the inflationary and local growth factors. The District must refund revenue received in excess of the prior year's revenue to the voters, unless the voters were to approve retention of the excess revenue. The District placed a question on the November 1996, ballot that would permit the District to keep and spend all revenues from all sources in 1996 and subsequent years without limiting in any year the amount of other revenues that may be collected. The voters approved this ballot question.

The amendment also requires the District to establish an "Emergency Reserve" which must be equal to 3% of current year's spending. Conditions under which these reserves may be spent are severely limited.

The Redstone Water & Sanitation District, Redstone, Colorado, believes that it is in compliance with the provisions of TABOR, as it is currently understood. Many of the provisions may not become fully understood without judicial review.

4. Subsequent Events

Events occurring subsequent to the statement of net position date have been evaluated for financial statement impact or disclosure through the date of the report, which is the date the financial statements were available to be issued.