

**CATAMOUNT METROPOLITAN DISTRICT**  
**ROUTT COUNTY, COLORADO**

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**FINANCIAL STATEMENTS**  
**WITH**  
**INDEPENDENT AUDITORS' REPORT**

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December 31, 2025



**Crady, Puca & Associates**

*Certified Public Accountants & Consultants*

**CATAMOUNT METROPOLITAN DISTRICT  
ROUTT COUNTY, COLORADO**

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors  
of the Catamount Metropolitan District

### Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Catamount Metropolitan District as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Catamount Metropolitan 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 and each major fund of Catamount Metropolitan District, 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 Catamount Metropolitan 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 Catamount Metropolitan 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 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 Catamount Metropolitan 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 Catamount Metropolitan 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 budgetary comparison information for the general fund 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.

*Crady, Puca & Associates*

Aurora, Colorado  
May 11, 2026

# Catamount Metropolitan District

## Management's Discussion and Analysis December 31, 2025

As management of Catamount Metropolitan District ("District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2025.

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements.

**Government-wide financial statements:** The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. Current year-to-prior year comparisons are presented below to help users evaluate the results of the District over the past two years.

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

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The governmental activities of the District relate to the operation and maintenance of the roadway, lake, domestic water treatment and certain sewage disposal and septic systems in the District. The Government-wide Financial Statements can be found on pages 1 and 2 of this report.

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

**Governmental funds:** Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. The governmental funds provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. The Governmental Fund Financial Statements can be found on pages 3-5 of this report.

The District adopts an annual appropriated budget for its General Fund. A budgetary comparison statement has been provided for the General Fund to demonstrate compliance with this budget on page 17 of this report.

**Notes to the Financial Statements:** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The Notes to the Financial Statements can be found starting on page 6 of this report.

**Government-wide Financial Analysis:** The following table shows a condensed statement of net position as of December 31, 2025 and December 31, 2024 derived from the government-wide financial statements.

**Catamount Metropolitan District  
Net Position**

	<b>Governmental Activities</b>	
	<b>2025</b>	<b>2024</b>
<b>Assets:</b>		
Current and other assets	\$ 4,073,629	\$ 3,599,598
Capital assets	8,355,554	8,878,021
<b>Total Assets</b>	<b>12,429,183</b>	<b>12,477,619</b>
<b>Liabilities:</b>		
Current liabilities	36,506	22,342
Long-term and other liabilities	-	-
<b>Total Liabilities</b>	<b>36,506</b>	<b>22,342</b>
<b>Deferred Inflows of Resources:</b>		
Current deferred inflows	1,009,842	905,967
<b>Total Deferred Inflows of Resources</b>	<b>1,009,842</b>	<b>905,967</b>
<b>Net Position:</b>		
Net Investment in capital assets	8,355,554	8,878,021
Restricted	49,046	47,798
Unrestricted	2,978,235	2,623,491
<b>Total Net Position</b>	<b>\$ 11,382,835</b>	<b>\$ 11,549,310</b>

The largest portion of the District's net position is reflected in the net investment in capital assets, (i.e., land, buildings, vehicles, equipment, and infrastructure). The District uses these assets to provide services to its citizens. Accordingly, these assets are not an available source for payment of future spending. The District also has restricted net position for emergencies and future debt service and a remaining balance of \$2,978,235, which is unrestricted. At the end of the current fiscal year, the District has positive net position in all categories.

The changes in net position for the years ended December 31, 2025 and December 31, 2024 are summarized in the following table:

<b>Catamount Metropolitan District</b>		
<b>Change in Net Position</b>		
	<u>2025</u>	<u>2024</u>
<b>Revenues:</b>		
Charges for services	\$ 247,019	\$ 224,529
Operating grants & contributions	-	2,482
Capital grants & contributions	-	-
Property & specific ownership taxes	961,465	973,018
Assessments	265,529	231,177
Interest and other income	160,865	162,068
<b>Total Revenues</b>	<u>1,634,878</u>	<u>1,593,274</u>
<b>Expenses:</b>		
General government	428,734	413,409
Public works	1,372,619	1,220,638
<b>Total Expenses</b>	<u>1,801,353</u>	<u>1,634,047</u>
<b>Change in Net Position</b>	(166,475)	(40,773)
<b>Net Position- Beginning</b>	<u>11,549,310</u>	<u>11,590,083</u>
<b>Net Position- Ending</b>	<u>\$ 11,382,835</u>	<u>\$ 11,549,310</u>

The primary reason for the decrease in net position during both 2025 and 2024 was the depreciation taken on the District infrastructure in excess of operating revenues net of operating expenses.

### Financial Analysis of the District's Funds

As mentioned earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental funds:** The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unrestricted fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

General Fund revenues were \$1,634,878 in 2025 which is an increase compared to \$1,593,274 in 2024 due to the increase in assessments and charges for services needed to cover additional operating costs of the District.

General Fund expenditures were \$1,278,886 in 2025 and \$1,240,562 in 2024. The increase was primarily related to general price increases and water system maintenance costs in 2025.

As of the end of 2025, the District's governmental fund reported an ending fund balance of \$3,027,281, an increase of \$355,992 from 2024. These balances are broken down into categories of non-spendable for prepaid expenses, restricted for emergencies, assigned for future capital replacements, and unassigned.

**Budget variances:** The ending fund balance finished the year \$342,750 ahead of the budget due in large part to increased interest income and water user fees, coupled with lower capital outlay expenditures than budgeted. A budget to actual statement for the General Fund can be found on page 17 of this report.

**Capital assets:** The District's total net capital assets decreased by \$522,467, as a result of the current year depreciation expense being greater than capital additions. Additional information as well as a detailed classification of the District's net capital assets can be found in the Notes to the Financial Statements on page 14 of this report.

**Long-term debt:** District debt was retired in 2023, and the District has no outstanding debt.

**Request for Information:**

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Catamount Metropolitan District, c/o Marchetti & Weaver, LLC, 28 2<sup>nd</sup> Street, Unit 213, Edwards, CO 81632, (970) 926-6060.

**GOVERNMENT-WIDE FINANCIAL STATEMENTS**

**CATAMOUNT METROPOLITAN DISTRICT**  
**Statement of Net Position**  
**December 31, 2025**

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	<b>Total Governmental Activities</b>
<b>Assets:</b>	
Cash and investments	\$ 2,949,888
Accounts receivable - water and sewer	53,037
Due from county treasurer	4,871
Other receivables	6,140
Property tax receivable	1,009,842
Prepaid expenses	49,851
Capital assets:	
Non-depreciable	402,344
Depreciable, net	7,953,210
<b>Total assets</b>	<u>12,429,183</u>
<b>Liabilities:</b>	
Accounts payable and accrued liabilities	<u>36,506</u>
<b>Total liabilities</b>	<u>36,506</u>
<b>Deferred inflows of resources:</b>	
Unavailable revenue - property taxes	<u>1,009,842</u>
<b>Total deferred inflows of resources</b>	<u>1,009,842</u>
<b>Net position:</b>	
Net investment in capital assets	8,355,554
Restricted for enabling legislation	49,046
Unrestricted	<u>2,978,235</u>
<b>Total net position</b>	<u><u>\$ 11,382,835</u></u>

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

**CATAMOUNT METROPOLITAN DISTRICT**  
**Statement of Activities**  
**For the Year Ended December 31, 2025**

Functions/Programs:	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position	
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Total
<b>Governmental activities:</b>						
General government	\$ 428,734	\$ -	\$ -	\$ -	\$ (428,734)	\$ (428,734)
Public works	1,372,619	247,019	-	-	(1,125,600)	(1,125,600)
<b>Total governmental activities</b>	<u>\$ 1,801,353</u>	<u>\$ 247,019</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(1,554,334)</u>	<u>(1,554,334)</u>
		<b>General revenues:</b>				
		Property and specific ownership taxes			961,465	961,465
		Special assessments			265,529	265,529
		Capital contributions - Water tap fees			14,009	14,009
		Interest income			133,414	133,414
		Other income			13,442	13,442
		<b>Total general revenues</b>			<u>1,387,859</u>	<u>1,387,859</u>
		<b>Change in net position</b>			<u>(166,475)</u>	<u>(166,475)</u>
		<b>Net position - beginning of year</b>			<u>11,549,310</u>	<u>11,549,310</u>
		<b>Net position - end of year</b>			<u>\$ 11,382,835</u>	<u>\$ 11,382,835</u>

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

## **FUND FINANCIAL STATEMENTS**

**CATAMOUNT METROPOLITAN DISTRICT**  
**Balance Sheet**  
**Governmental Funds**  
**December 31, 2025**

	<b>Total Governmental Funds</b>
<b>Assets:</b>	
Cash and investments	\$ 2,949,888
Accounts receivable - water and sewer	53,037
Due from county treasurer	4,871
Other receivables	6,140
Property tax receivable	1,009,842
Prepaid expenses	49,851
<b>Total assets</b>	<b>\$ 4,073,629</b>
<b>Liabilities:</b>	
Accounts payable and accrued liabilities	\$ 36,506
<b>Total liabilities</b>	<b>36,506</b>
<b>Deferred inflows of resources:</b>	
Unavailable revenue - property taxes	1,009,842
<b>Total deferred inflows of resources</b>	<b>1,009,842</b>
<b>Fund balance:</b>	
Nonspendable - prepaid expenses	49,851
Restricted for enabling legislation	49,046
Assigned for capital replacements	2,826,370
Unassigned	102,014
<b>Total fund balance</b>	<b>3,027,281</b>
<b>Total liabilities, deferred inflows of resources, and fund balances</b>	<b>\$ 4,073,629</b>
<b>Amounts reported for governmental activities in the statement of net position are different because:</b>	
Total fund balance - governmental funds	3,027,281
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.	8,355,554
<b>Net position of governmental activities</b>	<b>\$ 11,382,835</b>

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

**CATAMOUNT METROPOLITAN DISTRICT**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**Governmental Funds**  
**For the Year Ended December 31, 2025**

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	<b>Total Governmental Funds</b>
<b>Revenues:</b>	
Property and specific ownership tax	\$ 961,465
Special assessments	265,529
Water user fees	163,938
Sewer user fees	83,081
Capital contributions - water tap fees	14,009
Interest income	133,414
Other income	13,442
<b>Total revenues</b>	<u>1,634,878</u>
<b>Expenditures:</b>	
Current:	
General government	428,734
Public works	395,290
Capital outlay	454,862
<b>Total expenditures</b>	<u>1,278,886</u>
<b>Net change in fund balance</b>	355,992
<b>Fund balance, beginning of year</b>	<u>2,671,289</u>
<b>Fund balance, end of year</b>	<u><u>\$ 3,027,281</u></u>

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

**CATAMOUNT METROPOLITAN DISTRICT**  
**Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund**  
**Balance of the Governmental Fund to the Statement of Activities**  
**For the Year Ended December 31, 2025**

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	<b>Total Governmental Funds</b>
	<hr/>
<b>Net change in fund balance of the governmental fund</b>	\$ 355,992
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which depreciation exceeds capital outlay in the current year.	<hr/> (522,467)
<b>Change in net position of governmental activities</b>	<hr/> <b>\$ (166,475)</b> <hr/>

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

## **NOTES TO FINANCIAL STATEMENTS**

**1. Summary of Significant Accounting Policies**

The accounting policies of the Catamount Metropolitan District (the District) conform to accounting principles generally accepted in the United States of America as applicable to governments (US GAAP). The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of such significant policies consistently applied in the preparation of the financial statements.

**Reporting Entity**

The District is a quasi-municipal corporation organized by a court order dated February 17, 1989 and operated pursuant to provisions set forth in the Colorado Special District Act. The District was established to fund and assist in the coordination of facilities for water, sanitation, roadway, parks and recreation, transportation, cable television and translation, and mosquito control facilities in Routt County, Colorado.

Originally there were six Catamount Districts. During 1999, all of the land area within Districts No. 3 through No. 6 was excluded through an order of the District court and simultaneously included into either District No. 1 or No. 2. During 2004, Lake Catamount District No.1 was dissolved and merged with No. 2 to form Catamount Metropolitan District. The District was formed to finance operations and possibly a portion of future infrastructure constructed by District No. 1. The District was not responsible for reimbursing District No. 1 for any capital outlay related to the initial subdivision infrastructure improvements. These infrastructure improvements were funded by contributions from Catamount Development, Inc. (the Developer).

The District complies with GASB accounting pronouncements, which provide guidance for determining which governmental activities, organizations, and functions should be included within the financial reporting entity. It defines component units as legally separate entities for which the elected officials of the primary government are financially accountable and other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading. 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 District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity as defined by GASB.

**Basis of Presentation**

While separate government-wide and fund financial statements are presented, they are interrelated. The government-wide financial statements (i.e. the statement of net position and the statement of activities) report information on all of the governmental activities of the District which are financed primarily by property taxes, assessments, and charges for services.

1. **Summary of Significant Accounting Policies (continued)**

**Basis of Presentation (continued)**

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by general and program revenues. Direct expenses are those that are clearly identifiable within a specific function or program. Program revenues include 1) fees or charges to citizens and other governmental entities that receive or directly benefit from services provided by a given function or program, and 2) grants, contributions and other revenues that are restricted to use in the operational or capital requirements of a specific function or program. Other revenues not directly related to a particular function or program, if any, are reported separately as general revenues. The District does not have proprietary or fiduciary funds.

The fund financial statements provide information about the government's funds.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current *financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

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 flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. The exceptions to this general rule are that principal and interest on general long-term debt and expenditures related to compensated absences are recognized when due. General capital asset acquisitions are reported as expenditures in governmental funds.

The District reports the following major governmental fund:

**General Fund** – is the District's primary operating fund. It accounts for all financial resources of the District.

**1. Summary of Significant Accounting Policies (continued)**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance**

**Deposits and Investments**

Investments held in the local government investment pool are reported at net asset value as allowed under US GAAP.

**Fair Value**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The District categorizes its fair value within the fair value hierarchy established by US GAAP. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted market prices in active markets for identical assets; level 2 inputs are significant other observable inputs; and level 3 inputs are significant unobservable inputs. At December 31, 2025, the District did not hold any investments required to be reported under fair value.

**Accounts Receivable**

Accounts receivable consist of water and sewer user fees earned as of December 31, 2025. The District considers all receivables collectible as of December 31, 2025.

**Property Taxes**

Property taxes are levied annually and attach as an enforceable lien on property as of January 1. At the option of the taxpayer, property taxes may be paid in full or in two equal installments. The first of such installment is to be paid as of February 28 and the second installment is to be paid no later than June 15. If elected to be paid in full, the amount is to be paid no later than April 30. If payments are not made timely, delinquent interest accrues. If the taxes are not paid within subsequent statutory periods, the property tax lien will be sold at public auction. The County bills and collects the property taxes and remits collections to the District on a monthly basis. No provision has been made for uncollected taxes, as all taxes are deemed collectible.

Property taxes are recorded initially as deferred inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. These amounts are recorded as revenue in the subsequent year when they are available or collected.

**Prepaid Expenses**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

1. **Summary of Significant Accounting Policies (continued)**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)**

**Capital Assets**

Capital assets, which include land, buildings and improvements, vehicles and equipment, and infrastructure, are reported in the applicable governmental column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial cost of \$5,000 or more and an estimated useful life in excess of one year. Such assets are recorded at historical cost. Donated capital assets are recorded at their estimated fair value at the date of donation. Capital expenditures for projects are capitalized as constructed.

Normal maintenance and repairs that do not add value to assets or materially extend the life of assets are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the capital assets. Depreciation is reported as a current charge in the statement of activities.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings and improvements	10-30
Vehicles and equipment	7-10
Infrastructure	10-30

**Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. In the current year, the District did not have any items in this reporting category.

In addition to liabilities, the statement of net 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 period(s) and so will *not* be recognized as inflow of resources (revenue) until that time frame. The District has one item that qualifies for reporting in this category, *unavailable revenue-property taxes*. These amounts are deferred and recognized as an inflow of resources in the period that the amount becomes available.

**Long-Term Obligations**

In the government-wide financial statements, long-term debt is reported as a liability in the applicable governmental activity.

1. **Summary of Significant Accounting Policies (continued)**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)**

**Fund Balance**

In the fund financial statements, governmental funds report aggregate amounts for five classes of fund balance on the constraints imposed on the use of these resources. The nonspendable fund balance classification includes amounts that cannot be spent because they are either (a) not spendable in form which include items such as prepaid items or inventories; or (b) legally or contractually required to be maintained intact.

The spendable portion of the fund balance comprises the remaining four classifications: restricted, committed, assigned, and unassigned.

*Restricted fund balance.* This classification reflects the constraints imposed on resources either (a) externally by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

*Committed fund balance.* These amounts can only be used for specific purposes pursuant to constraints imposed by formal resolutions of the District's Board of Directors, the District's highest level of decision-making authority. The constraint may be removed or changed only through formal action of the Board of Directors.

*Assigned fund balance.* This classification reflects the amounts constrained by the District's intent to be used for specific purposes, but are neither restricted nor committed. Assigned fund balances include all remaining amounts (except negative balances) that are reported in governmental funds, other than the General Fund, that are not classified as nonspendable and are neither restricted nor committed. At December 31, 2025, the District assigned \$2,826,370 for capital replacements.

*Unassigned fund balance.* This fund balance is the residual classification for the General Fund. It is also used to report negative fund balances in other governmental funds.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. Although not included in a formal policy, the District considers decreases in fund balance to first reduce committed, then assigned, and then unassigned balances, in that order.

**Net Position**

Net position represents the difference between assets and deferred outflows of resources, and liabilities and deferred inflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use either through enabling legislation or through external restrictions imposed by creditors, grantors, laws or regulations of other governments.

**1. Summary of Significant Accounting Policies (continued)**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (continued)**

**Net Position (continued)**

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted-net position and unrestricted-net position in the government-wide financial statements, a flow assumption must be made about the order in which resources are considered to be applied. It is the District's policy to consider restricted-net position to have been depleted before unrestricted-net position is applied.

**Use of 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.

**2. Stewardship, Compliance, and Accountability**

**Budgets and Budgetary Accounting**

Budgets are adopted on a basis consistent with US GAAP. State law requires the District to adopt annual appropriated budgets for all funds.

The District conforms to the following procedures, in compliance with Colorado Revised Statutes, in establishing the budgetary data reflected in the financial statements:

On or before October 15 of each year, the District's accountant submits to the Board of Directors a recommended budget which details the necessary property taxes needed along with other available revenues to meet the District's operating requirements.

After a required publication of "Notice of Proposed Budget" and a public hearing, the District adopts the proposed budget and an appropriating resolution, which legally appropriates expenditures for the upcoming year.

Prior to December 15, the District computes and certifies to the County Commissioners a rate of levy that derives the necessary property taxes as computed in the proposed budget.

The budget and the appropriating resolution are adopted prior to December 15.

After adoption of the budget resolution, the District may make the following changes: (a) it may transfer appropriated monies between funds or between spending agencies within a fund, as determined by the original appropriation level; (b) it may approve supplemental appropriations to the extent of revenues in excess of the estimated revenues in the budget; (c) it may approve emergency appropriations; and (d) it may approve the reduction of appropriations for which originally estimated revenues are insufficient. The budget is only amended in conformity with Colorado Revised Statutes which allows the District to amend the budget and adopt a supplementary appropriation if money for a specific purpose, other than ad valorem taxes, becomes available to meet a contingency.

**2. Stewardship, Compliance, and Accountability (continued)**

**Budgets and Budgetary Accounting (continued)**

The level of control in the budget at which expenditures exceeded appropriations is at the fund level. All appropriations lapse at year end.

**TABOR Amendment - Revenue and Spending Limitation Amendment**

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20 commonly known as the Taxpayer's Bill of Rights ("TABOR"). TABOR contains revenue, spending, tax and debt limitations that apply to the State of Colorado and local governments. Spending and revenue limits are determined 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 also requires local governments to establish emergency reserves to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service, federal grants and sales of assets). The District has reserved a portion of its December 31, 2025 year-end fund balance in the General Fund for emergencies as required under TABOR of \$49,046 which is the approximate required reserve at December 31, 2025.

On May 2, 2006, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all current levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

The District's management believes it is in compliance with the provisions of TABOR, as it is currently understood. However, TABOR is complex and subject to interpretation. Many of the provisions may not become fully understood without judicial review.

**3. Detailed Notes on the Funds**

**Deposits and Investments**

The following is a summary of deposits and investments held by the District at December 31, 2025:

<b>Type</b>	<b>Ratings per S&amp;P Global</b>	<b>Total December 31, 2025</b>
Deposits with financial institutions	n/a	\$ 35,611
COLOTRUST PLUS+	AAAm	2,914,277
Total		\$ 2,949,888

**3. Detailed Notes on the Funds (continued)**

**Deposits and Investments (continued)**

**Cash Deposits**

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 at a minimum of 102% of the aggregate uninsured deposits.

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

**Investments**

The District has not adopted a formal investment policy; however, it follows state statutes regarding investments.

At December 31, 2025, the District invested in the Colorado Local Governmental Liquid Asset Trust (COLOTRUST), a local government investment vehicle established for local governmental entities in Colorado to pool surplus funds. COLOTRUST offers three investment options, one of which is COLOTRUST PLUS+. As an investment pool, COLOTRUST operates under the Colorado Revised Statutes (24-75-701) and is overseen by the Colorado Securities Commissioner. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, certain repurchase agreements and collateralized bank deposits, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (NAV) of \$1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian's internal records identify the investments owned by participating governments.

COLOTRUST PLUS+ records its investment at fair value and the District records its investment in COLOTRUST PLUS+ using the net asset value method. There are no unfunded commitments and there is no redemption notice period. The weighted average maturity is 60 days or less.

**Custodial Credit Risk:** At December 31, 2025, all of the District's deposits and investments were insured by the Federal Deposit Insurance Corporation and held in eligible public depositories as required by PDPA.

**Interest Rate Risk:** Colorado Revised Statutes (CRS) limit investment maturities to five years or less unless formally approved by the Board. In accordance with CRS, the District manages its exposure to declines in fair value by limiting the weighted average maturity of its investments.

**CATAMOUNT METROPOLITAN DISTRICT**  
**Notes to Financial Statements**  
**December 31, 2025**

**3. Detailed Notes on the Funds (continued)**

**Investments (continued)**

**Credit Risk:** Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. The District follows the general provisions of the CRS which limits the District's exposure to credit risk. CRS specify investment instruments meeting defined rating and risk criteria in which local governmental entities may invest. The allowed investments may include but are not limited to certain money market funds, certain certificates of deposit, and local government investment pools.

**Capital Assets**

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

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets not being depreciated:				
Land	\$ 402,344	\$ -	\$ -	\$ 402,344
Total capital assets, not being depreciated	402,344	-	-	402,344
Capital assets being depreciated:				
Buildings and improvements	1,412,460	-	-	1,412,460
Vehicles and equipment	489,703	19,568	-	509,271
Infrastructure	21,591,779	310,133	-	21,901,912
Total capital assets being depreciated	23,493,942	329,701	-	23,823,643
Less accumulated depreciation for:				
Buildings and improvements	(689,812)	(50,158)	-	(739,970)
Vehicles and equipment	(259,391)	(40,812)	-	(300,203)
Infrastructure	(14,069,062)	(761,198)	-	(14,830,260)
Total accumulated depreciation	(15,018,265)	(852,168)	-	(15,870,433)
Total capital assets being depreciated, net	8,475,677	(522,467)	-	7,953,210
<b>Capital assets, net</b>	<b>\$ 8,878,021</b>	<b>\$ (522,467)</b>	<b>\$ -</b>	<b>\$ 8,355,554</b>

Depreciation expense of \$852,168 was charged to public works.

**Long-Term Obligations**

**Authorized Debt**

At December 31, 2025, the District had total authorized debt of \$32,000,000 of which \$3,250,000 has been issued, leaving an authorized but unissued balance of \$28,750,000. However, since the authorization was approved in May 1998 and is now more than 20 years old, it is considered stale and no longer available subject to section 32-1-1101.5 of the Special District Act.

**4. Other Information**

**Risk Management**

The District is exposed to various risks of loss related to workers compensation, general liability, unemployment, torts, theft of, damage to, and destruction of assets, and errors and omissions. The District has elected to participate in the Colorado Special Districts Property and Liability Pool ("the Pool"). The Pool is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public official's liability, property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other 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. During the year ended December 31, 2025, the Pool has made no distributions nor required additional contributions from the District.

**Retirement Plans**

The District provides a defined benefit contribution money purchase pension plan and trust (the Plan) administered by Mission Square Retirement formerly ICMA. All full-time, year-round employees of the District are eligible for the Plan. Under the terms of the Plan, the District and each participant are required to contribute 6.2% of the participant's earnings. Contributions are fully vested immediately and loans to participants are allowed.

District contributions to the Plan during the year ended December 31, 2025 were \$17,766.

**Intergovernmental Agreements**

***Catamount Ranch Pipeline Project***

In July 2000, the District entered into an agreement with Routt County, Colorado authorizing the District to construct a water pipeline to transport water from the Yampa River to Catamount Ranch. Catamount Ranch may use the water for irrigation, recreation, fishing, and aesthetic purposes. The District may also provide water by exchange to neighboring landowners for irrigation.

***Agreement with City of Steamboat Springs***

In May 2001, the District entered into an agreement with the Developer and the City of Steamboat Springs (the "City") to deliver supplemental irrigation water to the City. Delivery is to include only water rights owned or leased by the City in accordance with the administration of Yampa River water rights. The District agrees to make available to the City one cubic foot out of the total ten cubic feet of the capacity within the District's pipeline. The City will reimburse the District for electrical and pumping costs for delivery of the water.

5. **Reconciliation of Government-Wide and Fund Financial Statements**

**Explanation of Differences between the Governmental Funds Balance Sheet and the Government-Wide Statement of Net Position**

The governmental funds balance sheet includes reconciliation between fund balance-total governmental funds and net position-governmental activities as reported in the government-wide statement of net position. Explanation of the reconciling item is as follows:

Capital assets of \$24,225,987, less accumulated depreciation of \$15,870,433 or a net book value of \$8,355,554 are not financial resources and therefore are not reported in the funds.

**Explanation of Differences between the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-Wide Statement of Activities**

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. Explanation of the reconciling items is as follows:

Governmental funds report capital outlay as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. The details of this difference are as follows:

Depreciation expense – public works	\$ (852,168)
Capital outlay	329,701
Net adjustment	<u>\$ (522,467)</u>

**REQUIRED SUPPLEMENTARY INFORMATION**

**CATAMOUNT METROPOLITAN DISTRICT**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual**  
**General Fund**  
**For the Year Ended December 31, 2025**

	<b>Original and Final Budget</b>	<b>Actual</b>	<b>Variance Positive (Negative)</b>
<b>Revenues:</b>			
Property and specific ownership tax	\$ 960,325	\$ 961,465	\$ 1,140
Special assessments	265,575	265,529	(46)
Water user fees	126,500	163,938	37,438
Sewer user fees	83,396	83,081	(315)
Capital contributions - water tap fees	11,000	14,009	3,009
Interest income	102,000	133,414	31,414
Other income	11,300	13,442	2,142
<b>Total revenues</b>	<u>1,560,096</u>	<u>1,634,878</u>	<u>74,782</u>
<b>Expenditures:</b>			
General government:			
Personnel costs	255,560	270,144	(14,584)
General and administrative expenses	152,976	131,335	21,641
Treasurer's fees	27,179	27,255	(76)
Public works:			
Operations expenditures	88,251	86,126	2,125
Road, dam and landscape maintenance	97,988	73,370	24,618
Water system operations	140,627	183,547	(42,920)
Sewer system operations	65,796	52,247	13,549
Capital outlay	587,336	454,862	132,474
<b>Total expenditures</b>	<u>1,415,713</u>	<u>1,278,886</u>	<u>136,827</u>
<b>Net change in fund balance</b>	144,383	355,992	211,609
<b>Fund balance, beginning of year</b>	2,540,148	2,671,289	131,141
<b>Fund balance, end of year</b>	<u>\$ 2,684,531</u>	<u>\$ 3,027,281</u>	<u>\$ 342,750</u>

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