

**GRIZZLY RANCH COMMUNITY
SERVICES DISTRICT**

**FINANCIAL STATEMENTS
AND INDEPENDENT AUDITOR'S REPORT
for the year ended June 30, 2025**

ROBERT W. JOHNSON
Certified Public Accountant

GRIZZLY RANCH COMMUNITY SERVICES DISTRICT
PRINCIPAL OFFICIALS
June 30, 2025

Board of Directors:

Kathryn Roberts	President
Stephen Tange	Vice President
Lori Tange	Director
Betsy Oltmann	Director
Peter Christopherson	Director

Operations:

Larry Smith	General Manager
Kristen Frasure	Secretary/Clerk of the Board

Treasurer:

Bill Desjardin

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Robert W. Johnson
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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Grizzly Ranch Community Services District
Portola, California

Opinion

We have audited the accompanying financial statements of the business-type activities of Grizzly Ranch Community Services District, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of Grizzly Ranch Community Services District as of June 30, 2025, and the respective changes in financial position and cash flows thereof for the year then ended, in accordance with accounting principles generally accepted in the United States of America, as well as accounting systems prescribed by the California State Controller's Office and State Regulations governing Special Districts.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the State Controller's Minimum Audit Requirements for California Special Districts. 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 Grizzly Ranch Community Services 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 Grizzly Ranch Community Services 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 opinion. 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 judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- exercise professional judgement 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 Grizzly Ranch Community Services 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 judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about Grizzly Ranch Community Services 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 (MD&A) 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.

Robert W. Johnson, An Accountancy Corporation

Citrus Heights, California
November 14, 2025

GRIZZLY RANCH COMMUNITY SERVICES DISTRICT
STATEMENT OF NET POSITION
June 30, 2025

ASSETS

Current assets:		
Cash and investments (Note 3)		\$ 763,580
Interest receivable		5,201
Accounts receivable (Note 4)		<u>442,227</u>
Total current assets		1,211,008
Capital assets, at cost (Notes 5 and 6):		
Water	\$3,643,403	
Sewer	<u>3,134,650</u>	
	6,778,053	
Less, accumulated depreciation	<u>3,466,943</u>	
		3,311,110
Restricted cash (Note 3)		<u>50,276</u>
		<u>\$4,572,394</u>

See notes to financial statements

LIABILITIES AND NET POSITION

Current liabilities:

Current portion of long-term debt (Note 6)	\$ 50,609
Accounts payable	25,582
Accrued vacation	<u>8,622</u>

Total current liabilities 84,813

Non-current liabilities:

Note payable, net of current portion (Note 6)	<u>348,103</u>
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Total liabilities 432,916

Net position (Note 8):

Net investment in capital assets	\$2,912,398	
Restricted	50,000	
Unrestricted	<u>1,177,080</u>	
		<u>4,139,478</u>
		<u>\$4,572,394</u>

GRIZZLY RANCH COMMUNITY SERVICES DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
for the year ended June 30, 2025

	<u>Water</u>	<u>Sewer</u>	<u>Combined</u>
Operating revenues:			
Connected assessments	\$ 61,076	\$ 63,568	\$ 124,644
Standby assessments	214,371	220,646	435,017
Base revenue	23,168	72,992	96,160
Water usage – volume	27,893	-	27,893
Miscellaneous	3,419	3,419	6,838
Connection fees	<u>14,296</u>	<u>14,880</u>	<u>29,176</u>
 Total operating revenues	 <u>344,223</u>	 <u>375,505</u>	 <u>719,728</u>
Operating expenses:			
Source of supply	28,429	-	28,429
Treatment	41,786	75,084	116,870
Pumping	33,743	-	33,743
Transmission and distribution	42,329	-	42,329
Collection	-	25,714	25,714
Administration and general	86,451	177,040	263,491
Depreciation	<u>81,444</u>	<u>89,477</u>	<u>170,921</u>
 Total operating expenses	 <u>314,182</u>	 <u>367,315</u>	 <u>681,497</u>
 Operating income (loss)	 <u>30,041</u>	 <u>8,190</u>	 <u>38,231</u>
Non-operating revenues (expenses):			
Interest income	26,623	27,710	54,333
Interest expense	<u>-</u>	<u>(18,342)</u>	<u>(18,342)</u>
	<u>26,623</u>	<u>9,368</u>	<u>35,991</u>
Income (loss) before contributions (carried forward)	 <u>56,664</u>	 <u>17,558</u>	 <u>74,222</u>

See notes to financial statements

GRIZZLY RANCH COMMUNITY SERVICES DISTRICT
 STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION, continued
 for the year ended June 30, 2025

	<u>Water</u>	<u>Sewer</u>	<u>Combined</u>
Income (loss) before contributions (carried forward)	\$ 56,664	\$ 17,558	\$ 74,222
Capital contribution	<u> -</u>	<u> -</u>	<u> -</u>
Change in net position	<u>\$ 56,664</u>	<u>\$ 17,558</u>	74,222
Total net position:			
Beginning			<u>4,065,256</u>
Ending			<u>\$4,139,478</u>

See notes to financial statements

GRIZZLY RANCH COMMUNITY SERVICES DISTRICT
STATEMENT OF CASH FLOWS
for the year ended June 30, 2025

Cash flows from operating activities:		
Receipts from customers		\$ 647,261
Payments to suppliers		(260,041)
Payments to employees		<u>(236,262)</u>
Net cash provided by operating activities		150,958
Cash flows from capital and related financing activities:		
Property additions, including work in progress	\$(67,752)	
Payment of long-term debt	(48,488)	
Interest paid	<u>(18,342)</u>	(134,582)
Cash flows from investing activities:		
Interest income		<u>54,333</u>
Net increase in cash and cash equivalents		70,709
Cash at beginning of year		<u>743,147</u>
Cash at end of year		<u>\$ 813,856</u>
Reconciliation of cash and cash equivalents to statement of net position:		
Unrestricted – cash and cash equivalents		\$ 763,580
Restricted – cash and cash equivalents		<u>50,276</u>
		<u>\$ 813,856</u>

See notes to financial statements

GRIZZLY RANCH COMMUNITY SERVICES DISTRICT
STATEMENT OF CASH FLOWS, continued
for the year ended June 30, 2025

Reconciliation of operating income (loss) to net cash provided to operating activities:		
Operating income (loss)		\$ 38,231
Adjustments to reconcile operating loss to net cash provided to operating activities:		
Depreciation expense	\$ 170,921	
Changes in operating assets and liabilities:		
Accounts receivable	(73,897)	
Accounts payable	12,136	
Accrued liabilities	<u>3,567</u>	
		<u>112,727</u>
Net cash provided by operating activities		<u>\$ 150,958</u>

See notes to financial statements

GRIZZLY RANCH COMMUNITY SERVICES DISTRICT
NOTES TO FINANCIAL STATEMENTS
for the year ended June 30, 2025

1. Organization:

Grizzly Ranch Community Services District (the “District”) was formed in 2003 and provides water and sewer services to residents of the District. The District’s financial and administrative functions are governed by a five member Board of Directors elected by the voting population within the District. The District’s mission statement is to provide safe, affordable and reliable drinking water and wastewater services.

2. Summary of Significant Accounting Policies:

The basic financial statements of Grizzly Ranch Community Services District have been prepared in conformity with generally accepted accounting principles as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the District’s accounting policies are described below.

Fund Accounting

The District is an enterprise fund. All operations are accounted for in an enterprise fund.

Enterprise Fund – The enterprise fund is used to account for water and sewer operations that are financed and operated in a manner similar to private business enterprises. The intent of the District is that the costs (expenses, including depreciation) of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges.

Basis of Accounting

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. The enterprise fund type is accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and liabilities associated with the operation of the fund are included on the balance sheet. Net position is segregated into amounts recorded as net investment in capital assets, amounts restricted and amounts unrestricted. Enterprise fund type operating statements present increases (i.e., revenues) and decreases (i.e., expenses) in net total position.

GRIZZLY RANCH COMMUNITY SERVICES DISTRICT
NOTES TO FINANCIAL STATEMENTS, continued
for the year ended June 30, 2025

2. Summary of Significant Accounting Policies, continued:

Basis of Accounting, continued

The records are maintained and the accompanying financial statements are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or the economic asset used. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

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 operations. The principal operating revenues of the District are charges to customers for water and sewer sales and services. Operating expenses for enterprise funds include source of supply, water treatment, pumping, transmission and distribution, collection, administrative expenses and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses. Proprietary are reported using the economic resources measurement focus.

Depreciation

Property, plant and equipment are recorded on the basis of purchase cost. Assets acquired by contributions are recorded at estimated cost or fair market value at the date of acquisition.

Depreciation is calculated by the straight-line method over the estimated useful lives of the respective assets.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the District considers all highly liquid investments purchased with an initial maturity of three months or less to be cash equivalents, including restricted assets. Cash in banks and Treasury Money Market Funds are considered to be cash and cash equivalents.

GRIZZLY RANCH COMMUNITY SERVICES DISTRICT
NOTES TO FINANCIAL STATEMENTS, continued
for the year ended June 30, 2025

2. Summary of Significant Accounting Policies, continued:

Compensated Absences

Vested or accumulated vacation that is expected to be liquidated with expendable available financial resources is reported as an expense and as a current liability. Sick pay is not vested.

Budget and Budgetary Accounting

The Board of Directors annually adopts an operating budget. The operating budget is prepared on the accrual basis to match the operating statements.

Investments

Investments consist of Treasury Money Market Funds held at a brokerage. Investments are stated at fair value. Such investment is within the State statutes and the District's investment policy.

Net Position

Net position is classified in the following categories:

Net Investment in capital assets – groups all capital assets, including infrastructure, into one component of net position. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition, construction, or improvement of these assets reduce this category.

Restricted – presents external restrictions imposed by creditors, grantors, contributors or laws and regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.

Unrestricted – represents the net position of the District, which are not restricted or invested in capital assets net of related debt.

GRIZZLY RANCH COMMUNITY SERVICES DISTRICT
NOTES TO FINANCIAL STATEMENTS, continued
for the year ended June 30, 2025

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 may differ from those estimates.

3. Cash and Investments:

Cash and investments as of June 30, 2025 consisted of the following:

Cash in checking	\$ 82,501
Certificates of Deposit	<u>50,276</u>
Total cash	132,777
Treasury Money Market Funds	<u>681,079</u>
Total cash and investments	<u>\$ 813,856</u>

Cash and investments are classified in the accompanying financial statements as follows:

Cash and investments	\$ 763,580
Restricted cash and investments	<u>50,276</u>
	<u>\$ 813,856</u>

GRIZZLY RANCH COMMUNITY SERVICES DISTRICT
 NOTES TO FINANCIAL STATEMENTS, continued
 for the year ended June 30, 2025

3. Cash and Investments, continued:

At June 30, 2025, the carrying amount of the District’s deposits was \$132,777 and the balance in financial institutions was \$141,690. The bank balances were covered by Federal depository insurance and collateralized as required by State Law (Government Code Section 53630), by the pledging financial institution with assets held in a common pool for the District and other agencies, but not in the name of the District.

Investments:

California statutes authorize the District to invest in a variety of credit instruments as provided for in the California Government Code Section 53600, Chapter 4 – Financial Affairs. The Government Code allows investments in obligations of the U.S. Treasury, agencies, and instrumentalities, commercial paper rated A-1 by Standard & Poor’s or P-1 by Moody’s Commercial Paper Record, bankers’ acceptances, repurchase agreements, medium-term corporate notes, mutual funds and the State Treasurer’s Local Agency Investment Fund (LAIF). The investments at June 30, 2025 consist of:

	<u>Carrying Amount</u>	<u>Maturity - 12 Months or Less</u>
Treasury Money Market Funds	\$ <u>681,079</u>	\$ <u>681,079</u>

The District had \$50,276 in cash as of June 30, 2025, held in a Certificate of Deposit at a bank, in compliance with the debt service requirement of the 2019 Wastewater Project Installment Purchase Agreement (loan).

GRIZZLY RANCH COMMUNITY SERVICES DISTRICT
NOTES TO FINANCIAL STATEMENTS, continued
for the year ended June 30, 2025

4. Accounts Receivable:

Accounts receivable at June 30, 2025 consists of:

Customers	\$ 121,399
Standby – investors	<u>320,828</u>
	<u>\$ 442,227</u>

Twenty-eight (28) lots owned by an investor group are in default of standby assessment fees totaling \$320,828. No lots sold this year, with the District receiving no payment for these properties in August of 2025 from Plumas County. The remaining delinquent assessments remain on the Plumas County tax roll. District is expecting full collection upon completion of five (5) year grace period allowable to defaulted party. District is currently in year seven – after five-year grace period, Plumas County has authority to seize property and sell to satisfy defaulted assessments to make the District whole.

GRIZZLY RANCH COMMUNITY SERVICES DISTRICT
NOTES TO FINANCIAL STATEMENTS, continued
for the year ended June 30, 2025

5. Capital Assets:

Changes in capital assets for the year ended June 30, 2025 are as follows:

<u>Water</u>	<u>Balance,</u> <u>7/1/2024</u>	<u>Additions/</u> <u>Transfers</u>	<u>Disposals</u>	<u>Balance,</u> <u>6/30/2025</u>
Land	\$ 153,931	\$ -	\$ -	\$ 153,931
Plant	330,100	-	-	330,100
Distribution	<u>3,159,372</u>	<u>-</u>	<u>-</u>	<u>3,159,372</u>
	<u>\$3,643,403</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$3,643,403</u>
<u>Sewer</u>				
Land	\$ 103,932	\$ -	\$ -	\$ 103,932
Plant	2,215,966	67,752	-	2,283,718
Collection system	<u>747,000</u>	<u>-</u>	<u>-</u>	<u>747,000</u>
	<u>\$3,066,898</u>	<u>\$ 67,752</u>	<u>\$ -</u>	<u>\$3,134,650</u>

GRIZZLY RANCH COMMUNITY SERVICES DISTRICT
NOTES TO FINANCIAL STATEMENTS, continued
for the year ended June 30, 2025

6. Long-term Debt:

The following is a summary of the long-term debt activities for the year ended June 30, 2025:

	<u>Balance</u> <u>July 1, 2024</u>	<u>New Debt</u> <u>Issued</u>	<u>Debt</u> <u>Retired</u>	<u>Balance</u> <u>June 30, 2025</u>	<u>Current</u> <u>Portion</u>
Installment Purchase Agreement 2019 Wastewater Project	\$ <u>447,200</u>	\$ <u>-</u>	\$ <u>48,488</u>	\$ <u>398,712</u>	\$ <u>50,609</u>

2019 Wastewater Project:

On May 1, 2019 the District entered into a twelve (12) year Installment Purchase Agreement with a non-depository financial institution to issue bonds for \$625,000. Proceeds from these bonds will be used to improve the District's wastewater system. The bonds are secured by a lien on the District's net revenues. The fixed interest rate is 4.288% per annum. The District is required to maintain a \$50,000 reserve fund with a bank; amount not to exceed 10% of the aggregate principal amount of installment payments, maximum annual installment payments on 125% of the average amount installment payment. Monthly interest-only payments commenced in June 2019 and continued for one year. Starting in June 2020 monthly principal and interest payments will be payable through May 2032 as follows:

The future annual maturities of all long-term borrowings as of June 30, 2025 are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 50,609	\$ 16,107	\$ 66,716
2027	52,822	13,894	66,716
2028	55,131	11,585	66,716
2029	57,542	9,174	66,716
2030	60,058	6,658	66,716
2031-2032	<u>122,550</u>	<u>5,325</u>	<u>127,875</u>
	<u>\$ 398,712</u>	<u>\$ 62,743</u>	<u>\$ 461,455</u>

GRIZZLY RANCH COMMUNITY SERVICES DISTRICT
NOTES TO FINANCIAL STATEMENTS, continued
for the year ended June 30, 2025

7. GRCSW Wastewater Project and Rate Study:

The first phase of the GRCSW Wastewater Project was completed in September 2019. This included modifying the existing Wastewater Treatment Facility to operate as a Reclamation Facility, capable of treating the current flows of the District and to operate 12 months of the year. The modification allows the CSD to treat the District's wastewater and reclaim the water to the Grizzly Ranch Golf Course for irrigation use. Historically, the District had to utilize the services of a Sanitation Vendor to haul off its waste product as the Facility was not in operation. The elimination of that annual service will provide an estimated expense savings of \$100,000 annually. The costs of the first phase modifications were capitalized to the Sewer Reclamation Facility.

The second phase includes retrofitting each existing home or commercial site to a more reliable, cost effective primary treatment system. Currently each site includes a grinder pump which has historically been costly to the District, as they tend to fail frequently and are costly to replace. The grinder pumps also produce and distribute a more solid effluent product which is more costly and challenging to treat at the Reclamation Facility. Therefore, the CSD is investing in retrofitting each grinder pump with a STEP septic pumping system. Studies of the system have proven to be more reliable and simpler to maintain. The septic tanks would also allow for the solids in the effluent product to settle at each site, which would provide for a better-quality product which can be treated more efficiently at the Reclamation Facility. Each new build in the District will install a STEP septic pumping system, therefore, the GRCSW will only have to retrofit existing grinder pumps. There will be 35 remaining grinder pumps to be retrofitted with STEP septic pumping systems as of December 2025, as funds become available.

GRCSW completed an external Engineer rate study and protest hearing from the connected and standby customers in November 2023. This changed the revenue for standby/base and usage rates for these customers.

GRIZZLY RANCH COMMUNITY SERVICES DISTRICT
 NOTES TO FINANCIAL STATEMENTS, continued
 for the year ended June 30, 2025

8. Net Position:

Net position at June 30, 2025 consists of:

Net investment in capital assets		\$2,912,398
Restricted (debt service requirement)		50,000
Unrestricted:		
Board designated:		
Water rate stabilization reserve	\$ 20,000	
Water cap replacement reserve	84,588	
Water emergency reserve	24,500	
Water cap reserve	49,000	
Sewer working cap reserve	51,000	
Sewer emergency reserve	25,500	
Sewer cap reserve	64,253	
Sewer rate stabilization reserve	<u>20,000</u>	
	338,841	
Undesignated	<u>838,239</u>	
		<u>1,177,080</u>
		<u>\$4,139,478</u>

9. Risk of Loss:

Grizzly Ranch Community Services District is exposed to various risks of loss related to theft of, damage to, and destruction of assets; and injuries to employees. During the 2025 fiscal year, the District purchased certain commercial insurance coverages to provide for these risks.

10. Subsequent Events:

Management has evaluated subsequent events through November 14, 2025, the date these June 30, 2025 financial statements were available to be issued.

