

PARK FOREST WATER DISTRICT
FINANCIAL STATEMENTS
AND
REQUIRED SUPPLEMENTARY INFORMATION
AND
SUPPLEMENTARY INFORMATION
WITH
INDEPENDENT AUDITORS' REPORT
DECEMBER 31, 2020

OSBORNE, PARSONS & ROSACKER, LLP
CERTIFIED PUBLIC ACCOUNTANTS

TABLE OF CONTENTS

	Page
Independent Auditors' Report	1
Management's Discussion and Analysis	3
Financial Statements	
Statement of Fund Net Position - Proprietary Fund	9
Statement of Revenue, Expense, and Changes in Fund Net Position - Proprietary Fund	10
Statement of Cash Flows - Proprietary Fund	11
Notes to Financial Statements	12
Supplementary Information	
Schedule of Revenue, Expenditure and Changes in Fund Net Position - Proprietary Fund, Budget (Non-GAAP Basis) and Actual	20

OSBORNE, PARSONS & ROSACKER, LLP
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INDEPENDENT AUDITORS' REPORT

Board of Directors
Park Forest Water District
Colorado Springs, Colorado

We have audited the accompanying financial statements of the business-type activities and each major fund of Park Forest Water District (District) as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the District, as of December 31, 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

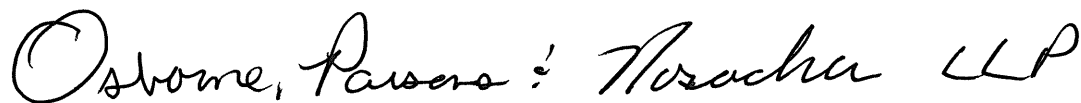
Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3–7 be presented to supplement the basic financial statements. Such 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. 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.

Supplemental Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information consisting of the schedule of revenue, expenditure, and changes in fund net position - proprietary fund, budget (non-GAAP basis) and actual, is presented for purposes of additional analysis and are not a required part of the basic financial statements.

The schedule of revenue, expenditure, and changes in fund net position - proprietary fund, budget (non-GAAP basis) and actual, is the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such 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 combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.



Colorado Springs, Colorado
September 29, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

**PARK FOREST WATER DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2020**

This management's discussion and analysis (MD&A), of the Park Forest Water District's (District) financial performance, provides an overall review of the District's financial activities for the year ended December 31, 2020. The intent of this MD&A is to look at the District's financial performance as a whole. The MD&A should be read in conjunction with the District's financial statements, with notes, to enhance understanding of the District's financial performance. The MD&A is an element of the reporting model adopted by the Governmental Accounting Standards Board (GASB).

The District is a special district organized under Colorado Statutes to provide water and related services to property owners and residents located within the District. The District is a primary governmental agency.

DISTRICT OPERATIONS - AN OVERVIEW

The District operates as a special district, under the authority of Title 32 of the Colorado Revised Statutes, and engages in activities classified as 'proprietary'. These activities are accounted for, much like that of a private business, and use the full accrual method of accounting for transactions. The major activities include production of groundwater, sale, and delivery of water to domestic and commercial accounts.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

The MD&A is intended to serve as an introduction to the District's basic financial statements. Comparison to the prior-year's activity is provided in this document. In accordance with the GASB Statement No. 34, the District's basic financial statements include a statement of net position, statement of revenues, expenses and changes in fund net position, and a statement of cash flows.

Statement of Net Position - The District's assets and liabilities provide information about the nature and amounts of investments in resources (assets) and the obligations to District creditors (liabilities). The difference between the assets and liabilities is shown as net position. This statement also provides the basis of evaluating the capital structure of the District and assessing its liquidity and financial flexibility.

Statement of Revenue, Expense, and Changes in Fund Net Position - accounts for the current year's revenues and expenses. This statement measures the success of the District's operations, over the past year, and determines whether the District has recovered its costs through user fees and other charges.

Statement Cash Flows - This statement reports cash receipts, cash disbursements, and net changes in cash resulting from operations and investments during the reporting period.

The notes to the basic financial statements provide a description of the accounting policies used to prepare the financial statements and present disclosures, required by generally accepted accounting principles, that are not otherwise present in the financial statements.

The District maintains two funds for budgetary purposes. The General Fund is used to budget for all operating revenues and expenses, and the Capital Reserve Fund is used to budget for non-operating revenues and expenses. Statements of budget to actual are presented as supplementary information.

**PARK FOREST WATER DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2020**

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS - Continued

Financial Highlights

The District's two primary sources of revenue are from:

- Sale of water to owners and residents whose property resides within the water district boundaries
- Property taxes collected and disbursed by the El Paso County Treasurer's Office. The levies are certified to the Assessor, and the Colorado Property Tax Administrator, by the Board of County Commissioners. The Board of County Commissioners authorizes the Assessor to extend the levies on property as assessed. The District is a constituted taxing authority.

The District's secondary sources of revenue are from:

- Bulk water sales
- Late fees
- Tap fees
- Investment income

Major disbursements are the normal operating expenses of delivering water to the residents and the debt service payments. These disbursements are detailed in the financial statements.

- The District's assets exceeded its liabilities and deferred inflow of resources, at the close of 2020, by \$2,549,989 (net position). At the close of 2019, its assets exceeded liabilities by \$2,362,793 (net position).
- In 2020, the District had unrestricted net position of \$608,731, and in 2019, it had \$506,440 unrestricted net position.
- The District's total net position increased by \$187,196 during 2020.
- The major capital asset acquisitions during 2020 included improvements to the main line.

STATEMENT OF NET POSITION – PROPRIETARY FUND (Balance Sheet)

The statement of net position conveys the financial health of the District and includes all assets, liabilities, and deferred inflow of resources, both financial and capital. The District uses the accrual basis of accounting.

**PARK FOREST WATER DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2020**

STATEMENT OF NET POSITION – PROPRIETARY FUND (Balance Sheet) - Continued

Comparative statements of net position, and comments' relating to significant changes, are as follows:

Assets	<u>2020</u>	<u>2019</u>	Increase (Decrease)
Current Assets	\$ 793,895	\$ 702,466	\$ 91,429
Capital Assets, Net	1,926,258	1,839,353	86,905
Total Assets	<u><u>\$ 2,720,153</u></u>	<u><u>\$ 2,541,819</u></u>	<u><u>\$ 178,334</u></u>
Liabilities			
Current Liabilities	<u>\$ 16,874</u>	<u>\$ 22,629</u>	<u>\$ (5,755)</u>
Deferred Inflow of Resources			
Property Tax	<u>\$ 153,290</u>	<u>\$ 153,397</u>	<u>\$ (107)</u>
Net Position			
Invested in Capital Asset, Net of Related Debt	\$ 1,926,258	\$ 1,839,353	\$ 86,905
Restricted for Emergencies	15,000	17,000	(2,000)
Unrestricted	608,731	506,440	102,291
Total Net Position	<u><u>\$ 2,549,989</u></u>	<u><u>\$ 2,362,793</u></u>	<u><u>\$ 187,196</u></u>

Assets

Current assets increased by \$91,429, primarily due a decrease in legal fees and an increase in water base rate per month.

Capital assets net increased by \$86,905, due to adding new water lines and current year depreciation.

Net Position

The increase in total net position, of \$187,196, is a result of the District's revenue over expenses.

**PARK FOREST WATER DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2020**

STATEMENT OF REVENUE, EXPENSE, AND CHANGES IN NET POSITION (Income Statements)

Comparative statements, and comments relating to significant changes, are as follows:

	<u>2020</u>	<u>2019</u>	Net Income Increase (Decrease)
Operating Revenue	\$ 507,012	\$ 380,220	\$ 126,792
Operating Expense	492,577	567,652	(75,075)
Operating Gain (Loss)	14,435	(187,432)	201,867
Non-Operating Revenue	<u>172,761</u>	<u>158,237</u>	<u>14,524</u>
Net Income (Loss)	<u>\$ 187,196</u>	<u>\$ (29,195)</u>	<u>\$ 216,391</u>

Operating Revenue

The increase in operating revenue is a result of increased water base rate per month.

Operating Expense

The decrease in operating expense is a result of an increase in election expenses and a decrease in legal spending.

BUDGETED AMOUNTS

An analysis of budgeted amounts is as follows:

	<u>Budgeted Amounts</u>	
	<u>2020</u>	<u>2019</u>
Revenue	\$ 633,497	\$ 457,539
Expenditures	<u>596,317</u>	<u>482,135</u>
Change in Net Position	<u>\$ 37,180</u>	<u>\$ (24,596)</u>

**PARK FOREST WATER DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2020**

SCHEDULE OF REVENUE, EXPENDITURE AND CHANGES IN FUND NET POSITION – ORIGINAL AND FINAL BUDGET

A comparison of the original budget and the final budget is as follows:

Revenue	Original Budget	Final Budget	Variance
Water Sales	\$ 375,080	\$ 460,000	\$ 84,920
Property Taxes	156,397	156,397	-
Specific Ownership Taxes	12,500	12,500	-
Tap Fees	1,000	1,000	-
Other Revenue	500	500	-
Interest Income	6,000	3,100	(2,900)
Total Revenue	<u>551,477</u>	<u>633,497</u>	<u>82,020</u>
Expenditures			
Administrative Expenses	249,710	289,890	40,180
Operating Expenses	107,116	136,430	29,314
Capital Expenses	139,488	169,997	30,509
Total Expenditures	<u>496,314</u>	<u>596,317</u>	<u>100,003</u>
Excess of Revenue over Expenditures	<u>\$ 55,163</u>	<u>\$ 37,180</u>	<u>\$ (17,983)</u>

Water Sales

Water sales was amended to budget for an increase in the base billing rate.

Administrative Expenses

Administrative expenses were amended primarily to budget for additional legal expenses.

Operating Expenses

Operating expenses were amended primarily to budget for additional distribution system maintenance and for increased water testing.

Capital Expenses

Capital Expenses were amended to budget for an increase expected cost for new water lines being installed.

**PARK FOREST WATER DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2020**

**SCHEDULE OF REVENUE AND EXPENDITURES AND CHANGES IN NET POSITION –
BUDGET (NON-GAAP BASIS) AND ACTUAL (Income Statement)**

A comparison of the final budget, and actual income statement (budgetary basis), is as follows:

	<u>Analysis of Budget to Actual Income Statement</u>		
	Final Budget	Actual Budgetary Basis	Net Income Variance Favorable (Unfavorable)
Operating and Non-Operating Revenue	<u>\$ 682,093</u>	<u>\$ 540,424</u>	<u>\$ 141,669</u>
Operating Expenditures	<u>581,802</u>	<u>589,191</u>	<u>(7,389)</u>
Change in Net Position Non-GAAP Basis	<u><u>\$ 100,291</u></u>	<u><u>\$ (48,767)</u></u>	<u><u>\$ 149,058</u></u>

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This MD&A 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 Park Forest Water District, 7340 McFerran Road, Black Forest, CO 80908.

FINANCIAL STATEMENTS

PARK FOREST WATER DISTRICT
STATEMENT OF FUND NET POSITION - PROPRIETARY FUND
DECEMBER 31, 2020

ASSETS

Current Assets

Cash	\$	135,598
Cash Held with Treasurer		1,371
Total Cash and Cash Equivalents		136,969
Investments		426,528
Property Tax Receivable		153,290
Accounts Receivable - Customers		57,435
Prepaid Expense		19,673
Total Current Assets		793,895

Capital Assets

Capital Assets		3,550,599
Accumulated Depreciation		(1,624,341)
Total Capital Assets		1,926,258

Total Assets	\$	2,720,153
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LIABILITIES AND DEFERRED INFLOW OF RESOURCES

Current Liabilities

Accounts Payable and Other Accrued Expenses	\$	16,874
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Deferred Inflow of Resources

Property Tax		153,290
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Total Liabilities and Deferred Inflow of Resources	\$	170,164
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NET POSITION

Net Investment in Capital Assets	\$	1,926,258
Restricted for Emergencies		15,000
Unrestricted		608,731
Total Net Position	\$	2,549,989

See Accompanying Notes

PARK FOREST WATER DISTRICT
STATEMENT OF REVENUE, EXPENSE, AND CHANGES IN FUND NET POSITION -
PROPRIETARY FUND
YEAR ENDED DECEMBER 31, 2020

OPERATING REVENUE

Water Sales	\$ 503,796
Other Revenue	3,216
Total Operating Revenue	507,012

OPERATING EXPENSE

Depreciation	101,880
Water Superintendent	60,100
Utilities	66,093
Office Administration and Bookkeeping	31,105
Legal and Accounting	108,988
Insurance	19,791
Chemicals	5,136
Health Insurance	9,443
Truck and Trailer	2,871
Repairs and Maintenance	30,798
Payroll Taxes	8,223
Director's Fees	6,800
Office	5,416
Election	15,349
Water Testing	10,413
Telephone	4,289
Training and Seminars	582
Part-time Employee Salaries	5,300
Total Operating Expense	492,577

Operating Income	14,435
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NON-OPERATING REVENUE (EXPENSE)

Property Tax	154,647
Specific Ownership Tax	17,000
County Treasurer's Fee	(2,320)
Interest Income	3,434
Total Non-operating Revenue	172,761

Change in Net Position	187,196
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Net Position

Beginning of Year	2,362,793
End of Year	\$ 2,549,989

See Accompanying Notes

**PARK FOREST WATER DISTRICT
STATEMENT OF CASH FLOWS - PROPRIETARY FUND
YEAR ENDED DECEMBER 31, 2020**

CASH FLOWS FROM OPERATING ACTIVITIES

Cash Received from Customers	\$ 512,002
Other Operating Cash Receipts	3,216
Cash Payments to Employees and Board Members	(103,305)
Cash Paid to Suppliers	(311,155)
Net Cash Provided by Operations	100,758

CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES

Collection of Taxes from El Paso County	169,327
Net Cash Provided by Non-capital Financing Activities	169,327

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Purchase of Fixed Assets	(188,785)
Net Cash Used by Capital and Related Financing Activities	(188,785)

CASH FLOWS FROM INVESTING ACTIVITIES

ColoTrust Transfer	(3,541)
Interest Received	3,434
Net Cash Used by Capital and Related Investing Activities	(107)

Change in Cash	81,193
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CASH

Beginning	55,776
Ending	\$ 136,969

**RECONCILIATION OF OPERATING LOSS TO NET CASH
USED BY OPERATING ACTIVITIES**

Operating Income	\$ 14,435
Adjustments to Reconcile Operating Income to Net Cash Provided by Operations	
Noncash Activity	
Depreciation	101,880
Changes in	
Accounts Receivable - Customers	8,206
Prepaid Insurance	(18,008)
Accounts Payable and Accrued Expenses	(5,755)
Total Adjustments	86,323

NET CASH PROVIDED BY OPERATING ACTIVITIES	\$ 100,758
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See Accompanying Notes

NOTES TO FINANCIAL STATEMENTS

**PARK FOREST WATER DISTRICT
NOTES TO FINANCIAL STATEMENTS**

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements have been prepared, in accordance with accounting principles generally accepted in the United States of America, as applied to government units. A summary of the Park Forest Water District's more significant accounting policies, applied in the preparation of these financial statements, follows.

History and Organization

Park Forest Water District provides water services to the residents of Park Forest Estates, Eagle Wing Estates, and a minor number of commercial facilities in a roughly two square mile section of northeast El Paso County. It is governed by a five-member board of directors which is the policymaking body of the District. The accompanying financial statements consist only of Park Forest Water District since the District has no component units and is not a component unit of any other governmental entity as defined by generally accepted accounting principles.

As required by generally accepted accounting principles, the District includes, if applicable, component units in its financial statements based upon financial accountability. Inasmuch as no component unit meets the criteria for inclusion, no component unit financial statements have been included.

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP), as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standards-setting body for establishing governmental accounting and financial reporting principles.

Government-wide and Fund Financial Statements

Government-wide Financial Statements - The government-wide financial statements (i.e., the statement of fund net position - proprietary fund, and the statement of revenue, expense, and changes in fund net position - proprietary fund) report information on all of the non-fiduciary activities of the government.

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.

Fund Financial Statements - The accounts of the District are organized on the basis of funds. Each fund is considered an independent fiscal and accounting entity, with a self-balancing set of accounts, recording cash and/or other assets together, with all related liabilities, obligations, reserves and equities, which are segregated for the purpose of carrying on specific activities, or attaining certain objectives, in accordance with special regulations, restrictions, or limitations.

The District uses a proprietary fund to account for all financial resources, except those required to be accounted for in another fund.

**PARK FOREST WATER DISTRICT
NOTES TO FINANCIAL STATEMENTS**

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

The District Reports the Following Major Governmental Fund:

Proprietary Fund - Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services, and producing and delivering goods, in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds, and internal service funds, are charges to customers for sales or services. Operating expenses for enterprise funds, and internal service funds, include the cost of sales and services, administrative expenses, and depreciation on capital assets. Revenues and expenses not meeting this definition are reported as non-operating.

Basis of Accounting - Basis of accounting refers to when revenues and expenditures, or expenses, are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

Governmental funds are accounted for using the modified accrual basis of accounting. Revenue is recognized when it becomes measurable and available as a net current asset. Taxpayer assessed income and gross receipts are considered "measurable" when in the hands of intermediary collecting governments and are recognized as revenue at that time. Anticipated refunds of such taxes are reported as liabilities and reductions of revenue when they are measurable, and their validity seems certain.

Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred. Exceptions to this general rule include principal and interest on general long-term debt which is recognized when due.

Budget Accounting - Budgets are prepared in accordance with the requirements of Colorado Revised Statutes and, accordingly, include anticipated income and other means of financing proposed expenditures. In addition to those shown in the operating statements, expenditures also include debt redemptions and capital expenditures.

Budgets - The District adheres to the following procedures in establishing the budgetary data reflected in the financial statements.

- A. Budgets are required by State law for all funds. During the month of October, the proposed budget, for the fiscal year commencing the following January 1, is submitted to the Board of Directors by the budget officer. The budget includes proposed expenditures and means of financing them.
- B. Public hearings are conducted by the Directors to obtain taxpayer comments.
- C. Prior to December 31, the budget is adopted, and appropriations made by formal resolution.
- D. Expenditures may not legally exceed appropriations at the fund level. Board approval is required for changes in the total budget of any fund or changes in project or department budgets. Budget amounts included in the financial statements are based on the final, legally amended budget.
- E. Budget appropriations lapse at the end of each year.

**PARK FOREST WATER DISTRICT
NOTES TO FINANCIAL STATEMENTS**

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Accordingly, budget comparisons are of the legally adopted budget. The level of budget control is determined by the resolution appropriating sums of monies. Encumbrances are not recorded on the books of the District nor are they included in the budget. The Board of Directors has the authority to make budget amendments.

Definition of Cash - For the purpose of the statement of cash flows, the District defines cash as all cash on hand, demand deposits, and money market accounts held for three months or less.

Accounts Receivable - Customers - The District's *accounts receivable - customers*, consists of amounts due from customers for water usage and other service-related fees. Management believes that all *accounts receivable - customers*, are collectible and no allowance for doubtful accounts is deemed necessary.

Capital Assets - Capital assets are reported in the proprietary fund financial statements. Capital assets are defined as assets having an estimated life in excess of one year. Such assets are recorded at cost if purchased or constructed. Donated capital assets are recorded at fair value at the date of donation.

The costs of normal maintenance and repairs, that do not add to the value of the asset or materially extend asset lives, are not capitalized.

Capital outlays, for capital assets and improvements, are capitalized as projects when constructed. Interest incurred during the construction phase of capital assets is included as part of the capitalized value of the assets constructed.

Depreciable capital assets are depreciated using the straight-line method over estimated useful lives of 5-50 years.

Property Taxes Receivable/Deferred Inflow of Resources - Property taxes are levied by December 15 of each year based on the assessed value of property as certified by the El Paso County Assessor. Assessed values are a percentage of actual values.

The taxes levied by December 15, 2020, reflect 2020 property taxes that will be collected in 2021 by El Paso County. Taxes collected by El Paso County are remitted to the District on a monthly basis. El Paso County also acts as the billing and collection agency for the District. Property taxes attach a lien on January 1 and may be paid in full by April 30, or in equal installments by February 28 and June 15.

The District records the tax as a receivable when measurable and an enforceable legal claim attaches to the property. The tax is recognized as a deferred inflow of resources in the year levied and as revenue when the money is received in the following year.

Estimates - The preparation of financial statements, in conformity with accounting principles generally accepted in the United States of America, require management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities, at the date of the financial statements, and the reported amounts of revenues and expenses, during the reporting period. Actual results could differ from those estimates.

**PARK FOREST WATER DISTRICT
NOTES TO FINANCIAL STATEMENTS**

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Net Position - In the financial statements net position is classified in the following categories:

Net Investment in Capital Assets - This classification consists of capital assets, net of accumulated depreciation and reduced by outstanding debt, that is attributed to the acquisition, construction, or improvement of capital assets.

Restricted Net Position - This classification consists of restrictions created by external creditors, grantors, contributors, laws, or regulations of other governments, enabling legislation and constitutional provisions.

Unrestricted Net Position - This classification represents the remainder of net position that does not meet the definition of “invested in capital assets net of related debt” or “restricted net assets.”

In circumstances where an expenditure is incurred, for which amounts are available in multiple net position classifications, net position is reduced in the order of restricted and then unrestricted.

Additional Accounting Standards - GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*. This statement provides financial reporting guidance for deferred outflows of resources, and deferred inflows of resources, and the resulting net position. The effect of this standard essentially renamed the government-wide statement of net assets, and the proprietary funds' statement of net assets, to the statement of net position. In addition, the proprietary funds' statement of revenues, expenses, and changes in fund net assets was also renamed to the statement of revenues, expenses, and changes in fund net position.

GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*. The objective of this statement, which is a companion standard to GASB Statement No. 63, is to specifically identify certain items, that were previously reported as assets or liabilities, and now report those items as deferred *outflows* of resources or deferred *inflows* of resources. The effect of this statement was to reclassify, from deferred revenue to a deferred inflow of resources, the 2020 property tax levy that will be collected in 2021.

NOTE 1 – DEPOSITS

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. The PDPA allows the depository 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 least equal to 102% of the uninsured deposits.

Custodial Credit Risk Deposits - Custodial credit risk is the risk that, in the event of bank failure, the public entity's deposits will not be returned to it. The District does not currently have a policy related to custodial credit risk. As of December 31, 2020, the District had no deposits exposed to custodial credit risk.

**PARK FOREST WATER DISTRICT
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – DEPOSITS – Continued

At December 31, 2020, the District's cash book balance was \$135,598 and was fully insured by the Federal Deposit Insurance Corporation (FDIC).

At December 31, 2020, the District had \$426,528 invested in ColoTrust. This local government investment pool is rated AAAM by Standard and Poor's, and operates similarly to a money market fund, and each share is equal in value to \$1. The collateral pool invests in specific legal investments that the District would be empowered to purchase directly; these include U.S. government securities, a number of U.S. government guaranteed investments, specified international agencies, and money market funds.

NOTE 2 – INVESTMENTS

Investments - Colorado statutes specify in which instruments the units of local government may invest, including:

- Repurchase agreements,
- Obligations of the United States or obligations unconditionally guaranteed by the United States,
- Obligations of the State of Colorado and most general obligations of units of local governments,
- Federal insured mortgages and loans participate with other local governments in pooled investment funds (trusts). These trusts are supervised by participating governments and must comply with the same restrictions on cash deposits and investments as described previously.

NOTE 3 – ACCOUNTS RECEIVABLE – CUSTOMERS

Accounts receivable consists of customers who purchase water from the District. Management reviews outstanding receivables and believes all are collectible.

NOTE 4 – CAPITAL ASSETS

Property, Plant, and Furniture - Property and equipment are recorded at cost. The original water distribution system, in the amount of \$174,118, was recorded at the developer's cost in 1967. In 2002, the District extended water service, to a new subdivision, at a cost of \$75,000. The costs for the extension of the water distribution system were paid by the developer. In 2005, Eagle Wing Estates was added to the District. The cost of the addition to the water system was \$340,755. The addition was paid for by the developer. In 2014, the Eagle Rising subdivision was added to the district. The cost of the addition to the water system was \$160,000. The addition was paid for by the developer.

**PARK FOREST WATER DISTRICT
NOTES TO FINANCIAL STATEMENTS**

NOTE 4 – CAPITAL ASSETS – Continued

Depreciation is provided on the straight-line method over the following estimated useful lives:

	<u>Years</u>
Tools and Equipment	5 - 50
Furniture and Equipment	5 - 10
Fence	10
Meters and Installation	20
Buildings	40
Storage Tanks	30 - 40
Wells and Related Equipment	10 - 50
Water Distribution System	30

It is the policy of the District to capitalize purchases having an estimated useful life exceeding one year. Capital asset activity for the year ended December 31, 2020, follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Proprietary Funds				
Wells and Related Equipment	\$ 1,697,279	\$ -	\$ -	\$ 1,697,279
Water Distribution System	1,286,495	-	-	1,286,495
Building and Storage Tanks	170,092	-	-	170,092
Meters and Installation	24,016	-	-	24,016
Fencing	14,799	-	-	14,799
Furniture and Equipment	7,274	-	-	7,274
Tools	8,039	-	-	8,039
Total Capital Assets as Cost	3,207,994	-	-	3,207,994
Less Accumulated Depreciation	(1,522,461)	(101,880)	-	(1,624,341)
Net Capital Assets Being				
Depreciated	1,685,533	(101,880)	-	1,583,653
Land	153,820	-	-	153,820
Work in Progress - Water Lines	-	188,785	-	188,785
Total Net Capital Assets	<u>\$ 1,839,353</u>	<u>\$ 86,905</u>	<u>\$ -</u>	<u>\$ 1,926,258</u>

Depreciation expense for the year ended December 31, 2020, was \$101,880.

NOTE 5 – TAX SPENDING AND DEBT LIMITATIONS

In November 1992, Colorado voters approved the Taxpayer’s Bill of Rights (TABOR), which added Section 20 to Article X of the Colorado Constitution. TABOR contains tax, spending, revenue, and debt limitations that apply to the State of Colorado and all local governments.

**PARK FOREST WATER DISTRICT
NOTES TO FINANCIAL STATEMENTS**

NOTE 5 – TAX SPENDING AND DEBT LIMITATIONS

TABOR is complex and subject to interpretation. Ultimate implementation may depend upon litigation and legislative guidance. The District believes it has complied with all aspects of the TABOR amendment and an emergency reserve of \$12,000 has been established.

NOTE 6 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions and natural disasters for which the District carries commercial insurance. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past four years.

NOTE 7 – FAIR VALUE OF FINANCIAL STATEMENTS

The carrying amount of the District's financial instruments approximates their fair value.

NOTE 8 – BUDGETARY INFORMATION

The District uses the following procedures in establishing the budgetary data reflected in the financial statements. These procedures are in compliance with Colorado Revised Statutes.

Budgets are required by the state for all funds. Under Colorado Revised Statutes, the counties that reside in the District's judicial district shall pay necessary expenses of maintaining an office for the transaction of official business. A formal budget is adopted each calendar year with the respective counties and then the District generates an internal operating budget for the Proprietary Fund. In addition, the budget for the Proprietary Fund is adopted on a basis not consistent with generally accepted accounting principles.

NOTE 9 – RISKS AND UNCERTAINTIES

Coronavirus (COVID-19) Pandemic - In December 2019, an outbreak of a novel strain of coronavirus (COVID-19) originated in Wuhan, China and has since spread to a number of other countries, including the U.S. On March 11, 2020, the World Health Organization characterized COVID-19 as a pandemic. In addition, several states in the U.S., have declared a state of emergency.

Potential impacts to the District include disruptions or restrictions on our ability to provide on-site services. We cannot anticipate all of the ways in which health pandemics such as COVID-19 could adversely impact the District. Although we are continuing to monitor and assess the effects of the COVID-19 pandemic on the District, the ultimate impact of the COVID-19 outbreak or a similar health pandemic is highly uncertain and subject to change.

**PARK FOREST WATER DISTRICT
NOTES TO FINANCIAL STATEMENTS**

NOTE 10 – CONTINGENCIES

As of December 31, 2020, the District is involved in two lawsuits. At this time, the likelihood of an unfavorable outcome to the District is unknown and any potential loss contingencies cannot be estimated.

By transcript of judgement, the District was awarded approximately \$86,000 in September of 2020 and approximately \$11,000 in November of 2020. The District has not received funds from these judgements and the amounts are not represented in the financial statements for the year ended December 31, 2020.

NOTE 11 – SUBSEQUENT EVENTS

Management has evaluated subsequent events through September 29, 2021, the date on which the financial statements were available.

SUPPLEMENTARY INFORMATION

PARK FOREST WATER DISTRICT
SCHEDULE OF REVENUE, EXPENDITURE AND CHANGES IN FUND NET
POSITION - PROPRIETARY FUND, BUDGET (NON-GAAP BASIS) AND ACTUAL
YEAR ENDED DECEMBER 31, 2020

	Budgeted Amounts		Actual Budgetary Basis	Variance with Final Budget Favorable (Unfavorable)
	Original	Final		
Revenue				
Water Sales	\$ 375,080	\$ 460,000	\$ 503,796	\$ 43,796
Property Taxes	156,397	156,397	154,647	(1,750)
Specific Ownership Taxes	12,500	12,500	17,000	4,500
Tap Fees	1,000	1,000	-	(1,000)
Other Revenue	500	500	3,216	2,716
Interest Income	6,000	3,100	3,434	334
Total Revenue	<u>551,477</u>	<u>633,497</u>	<u>682,093</u>	<u>48,596</u>
Expenditures				
Administrative Expenses	249,710	289,890	212,307	77,583
Operating Expenses	107,116	136,430	180,710	(44,280)
Capital Expenses	139,488	169,997	188,785	(18,788)
Total Expenditures	<u>496,314</u>	<u>596,317</u>	<u>581,802</u>	<u>14,515</u>
Excess of Revenue over Expenditures	<u>\$ 55,163</u>	<u>\$ 37,180</u>	100,291	<u>\$ 63,111</u>
GAAP Adjustments				
Capital Assets			188,785	
Depreciation			(101,880)	
Total GAAP Adjustments			<u>86,905</u>	
Change in Net Position			<u>\$ 187,196</u>	

See Accompanying Notes