

**HIGH VIEW WATER DISTRICT  
Lakewood, CO**

**FINANCIAL STATEMENTS  
December 31, 2022 and 2021**

## TABLE OF CONTENTS

<b>INDEPENDENT AUDITOR'S REPORT</b>	1
<b>MANAGEMENT'S DISCUSSION AND ANALYSIS</b>	3
<b>BASIC FINANCIAL STATEMENTS</b>	
Statements of Net Position	6
Statements of Revenues, Expenses, and Changes in Net Position	7
Statements of Cash Flows	8
Notes to Financial Statements	9
<b>SUPPLEMENTAL INFORMATION</b>	
Budgetary Comparison Schedule – Non-GAAP Basis	17

# Green & Associates LLC

Certified Public Accountants & Business Consultants

## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
High View Water District

### Opinions

We have audited the accompanying financial statements of High View Water District as of and for the year ended December 31, 2022 and 2021, and the related notes to the financial statements, which collectively comprise the High View Water 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 High View Water District as of December 31, 2022, 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.

### 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 High View Water 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 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.

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 High View Water 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 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 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, including omissions, 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.

PO Box 865  
Longmont, CO 80502

Green & Associates • LLC

PHONE (720) 839-6458  
www.GreenCPAfirm.com

Certified Public Accountants & Business Consultants

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 of 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 High View Water 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 High View Water 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 analysis, as listed in the table of contents, 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.

#### **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise High View Water District's basic financial statements. The budgetary comparison schedule – Non-GAAP basis, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Budgetary Comparison Schedule – Non-GAAP Basis is fairly stated, in all material respects, in relation to the basic financial statements as a whole.



Longmont, Colorado  
May 25, 2023

## **Management's Discussion and Analysis**

High View Water District  
1002 Kipling Street  
Lakewood, CO 80215  
(303) 233-2182

The High View Water District's management discussion and analysis is intended to provide you, the reader and user of our financial statements, with (a) an understanding of the financial issues of the District: (b) an overview of the District's financial activities: (c) an explanation of the changes in the District's financial position: (d) an explanatory analysis of the variations of the annual, approved budget: and (e) an assessment of any future financial or operating issues of the District.

Because this discussion and analysis is intended to focus on the 2022 activities, resulting changes, and currently known facts and conditions, it should be read in conjunction with, and with reference to, the accompanying audited financial statements and related notes to the financial statements beginning on page 6.

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

The audited financial statements of the District are:  
Statement of Net Position, Statement of Revenues, Expenses, and Changes in Net Position, Statement of Cash Flows, Notes to Financial Statements

These statements are on pages 6 through 16. These and the Other Supplementary Information, *Budgetary Comparison Schedule* on page 17 provide information about the District's financial position as of each December 31, its results of operations and the resulting cash flows for each year ended December 31, and information comparing actual revenues and expenditures with budgeted revenues and expenditures for the year. Except for the budgetary comparison schedule, these are presented with current year and prior year comparison.

The **Statement of Net Position** provides information about what is owned (assets) by the District, what is owed (liabilities) by the District, and what is the District's equity in its assets (Net Position). Over time, the comparison of changes in Net Position may provide a useful method of evaluating whether the financial position of the District is improving, deteriorating, or maintaining a status quo.

The **Statement of Revenues, Expenses, and Changes in Net Position** provides information about the components – Operating Revenues, Operating Expenses, Non Operating Revenues and Expenses, and Capital Contributions – of the District's annual operating activities and how those activities affected Net Position.

The **Statement of Cash Flows** provides an analysis about the sources and uses of District cash during the year and how the operating, financing, and investment activities affected the District's cash balances.

The **Notes to Financial Statements** provide additional, required disclosures about the District, its accounting policies and practices, its financial position and operating activities, and other required information. The information included in these notes is essential to a full understanding of the information contained in the financial statements.

The **Budgetary Comparison Schedule** provides information comparing the budgeted revenue and expenditure activities with the actual revenue and expenditure activities. When applicable, there will be a comparison of the originally approved budget with the final amended budget.

**Condensed Comparative Financial Information:  
Statement of Net Position**

	<u>2022</u>	<u>2021</u>	<u>2020</u>
Current Assets			
Cash and cash equivalents	\$ 1,803,251	\$ 1,753,379	\$ 1,635,217
Other current assets	147,431	142,037	142,245
	<u>1,950,682</u>	<u>1,895,416</u>	<u>1,777,462</u>
Non Current Assets			
Capital assets – net	\$ 968,164	\$ 939,767	\$ 947,473
Total Assets	<u>2,918,846</u>	<u>2,835,183</u>	<u>2,724,935</u>
Current Liabilities	<u>116,926</u>	<u>88,408</u>	<u>84,559</u>
Total Liabilities	<u>116,926</u>	<u>88,408</u>	<u>84,559</u>
<b>Deferred Inflows of Resources</b>			
Deferred property taxes	10,210	10,333	10,363
Total Deferred Inflows of Resources	<u>10,210</u>	<u>10,333</u>	<u>10,363</u>
Net Position			
Net Investment in capital assets	968,164	939,767	947,473
Restricted	331	329	328
Unrestricted	<u>1,823,215</u>	<u>1,796,346</u>	<u>1,682,212</u>
Total Net Position	<u>\$ 2,791,710</u>	<u>\$ 2,736,442</u>	<u>\$ 2,630,013</u>

**Statement of Revenues, Expenses, and Changes in Net Position**

	<u>2022</u>	<u>2021</u>	<u>2020</u>
Operating Revenues	\$ 1,242,933	\$ 1,204,882	\$ 1,206,330
Operating Expenses	<u>1,226,758</u>	<u>1,118,588</u>	<u>1,161,404</u>
Operating Income (Loss)	<u>16,175</u>	<u>86,294</u>	<u>44,926</u>
Non Operating Revenues (Expenses)	<u>39,093</u>	<u>20,135</u>	<u>19,228</u>
Change in Net Position	55,268	106,429	64,154
Net Position, Beginning of Year	<u>2,736,442</u>	<u>2,630,013</u>	<u>2,565,859</u>
Net Position, End of Year	<u>\$ 2,791,710</u>	<u>\$ 2,736,442</u>	<u>\$ 2,630,013</u>

**Statement of Cash Flows**

	<u>2022</u>	<u>2021</u>	<u>2020</u>
Cash from (for) Operating Activities	\$ 113,711	\$ 166,024	\$ 144,565
Cash from Non Capital Financing Activities	17,869	19,512	10,772
Cash from (for) Capital and Related Financing Activities	(102,932)	(67,997)	(32,490)
Cash from (for) Investing Activities	21,224	623	8,456
Increase (Decrease)	<u>49,872</u>	<u>118,162</u>	<u>131,303</u>
Cash and Cash Equivalents, Beginning of Year	1,753,379	1,635,217	1,503,914
Cash and Cash Equivalents, End of Year	<u>\$ 1,803,251</u>	<u>\$ 1,753,379</u>	<u>\$ 1,635,217</u>

This foregoing information is a summary of the financial information contained in the District's financial statements. For more about the information contained in this condensed, comparative financial information, we recommend a close review of the accompanying audited financial statements beginning on page 6.

**Analysis of Financial Position and Operating Results:**

The total Net Position increased from \$2,736,442 in 2021 to \$2,791,710 in 2022, a difference of \$55,268. The District has a net asset emergency reserve established by the Board of Directors in the amount of \$331.

Cash and cash equivalents for 2022 increased by \$49,872. Cash and cash equivalents represent approximately 62% of the District's total assets.

The District Liabilities increased to \$116,926 in 2022. This change is attributable to an increase in payables which is influenced by the timing of payments. Operating revenues increased by \$38,051 due to increased rates. Operating expenses increased by \$108,170 in 2022 due to increased operating costs. The income from operations for the year was \$16,175. Non-operating revenues were \$39,093 in 2022.

For more information about these changes in Net Position, the operating activities, and cash flows please review the accompanying audited financial statements beginning on page 6.

**Budgetary Discussion:**

Actual revenues were \$21,435 more than the budget primarily due to higher investment income. Actual expenses were \$1,618,826 less than budgeted because contingency expenditures were not required. During 2022 the District expended \$102,932 in capital expenditures related to various replacement projects throughout the District. There were no contingency expenditures required during 2022.

**Capital Assets:**

The District depreciates its infrastructure assets. See Note 1 of Notes to Financial Statements- *Organization and Summary of Significant Accounting Policies-Capital Assets* on page 11 and Note 4 of Notes to Financial Statements – *Capital Assets* on page 15.

**Long-Term Debt:**

The District has no long-term debt.

**Other:**

There are no currently known facts, decisions, or conditions, which are expected to or may likely have a significant effect on the financial condition and results of operation in subsequent reporting periods.

## **Basic Financial Statements**

**High View Water District  
Statements of Net Position  
December 31, 2022 and 2021**

	<b>2022</b>	<b>2021</b>
<b>Assets</b>		
<b>Current Assets</b>		
Cash and cash equivalents	\$ 1,803,251	\$ 1,753,379
Prepaid expenses	13,264	11,595
Accounts receivable-service charges	118,520	114,868
Other receivables	5,437	5,241
Property taxes receivable	10,210	10,333
Total Current Assets	1,950,682	1,895,416
<b>Noncurrent Assets</b>		
Capital Assets		
Nondepreciable		
Land	19,105	19,105
Construction in progress	9,653	9,653
Depreciable		
Water distribution system	3,078,032	2,975,100
Building	102,258	102,258
Machinery and equipment	425,479	425,479
Office equipment	24,514	24,514
Vehicle	67,522	67,522
Total Capital Assets	3,726,563	3,623,631
Less: Accumulated depreciation	(2,758,399)	(2,683,864)
Net Capital Assets	968,164	939,767
Total Noncurrent Assets	968,164	939,767
Total Assets	2,918,846	2,835,183
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Accounts payable	96,653	63,814
Accrued expenses	20,273	24,594
Total Current Liabilities	116,926	88,408
<b>Deferred Inflows of Resources</b>		
Deferred property taxes	10,210	10,333
Total Deferred Inflows of Resources	10,210	10,333
<b>Net Position</b>		
Net Investment in capital assets	968,164	939,767
Restricted for emergencies	331	329
Unrestricted	1,823,215	1,796,346
Total Net Position	\$ 2,791,710	\$ 2,736,442

The accompanying notes are an integral part of these financial statements

**High View Water District**  
**Statements of Revenues, Expenses and Changes in Net Position**  
**For the Year Ended December 31, 2022 and 2021**

	<b>2022</b>	<b>2021</b>
<b>Operating Revenues</b>		
Water sales and fees	\$ 1,242,933	\$ 1,204,882
Total Operating Revenues	1,242,933	1,204,882
<b>Operating Expenses</b>		
Water purchases	703,984	648,964
Personnel expenses	226,823	204,989
Collection and transmission	142,820	116,307
General and administration	78,596	72,625
Depreciation expense	74,535	75,703
Total Operating Expenses	1,226,758	1,118,588
Operating Profit (Loss)	16,175	86,294
<b>Nonoperating Revenues (Expenses)</b>		
Property taxes - operations	10,300	10,160
Specific ownership taxes	724	793
Investment income	21,224	623
Connection fees	7,000	8,711
County treasurer fees	(155)	(152)
Total Nonoperating Revenues (Expenses)	39,093	20,135
<b>Change in Net Position</b>	55,268	106,429
Net Position, beginning of year	2,736,442	2,630,013
Net Position, end of year	\$ 2,791,710	\$ 2,736,442

The accompanying notes are an integral part of these financial statements

**High View Water District**  
**Statements of Cash Flows**  
**For the Year Ended December 31, 2022 and 2021**

	<u>2022</u>	<u>2021</u>
<b>Cash Flows From Operating Activities</b>		
Cash received from customers	\$ 1,239,085	\$ 1,203,599
Cash paid to suppliers	(960,391)	(890,320)
Cash paid to employees	(164,983)	(147,255)
Net cash provided (used) by operating activities	<u>113,711</u>	<u>166,024</u>
<b>Cash Flows From Non-Capital Financing Activities</b>		
Property and ownership taxes received	11,024	10,953
Fee paid to county treasurer	(155)	(152)
Cash received from connection charges	7,000	8,711
Net cash provided (used) by non-capital financing activities	<u>17,869</u>	<u>19,512</u>
<b>Cash Flows From Capital And Related Financing Activities</b>		
Acquisitions and construction of capital assets	(102,932)	(67,997)
Net cash provided (used) in capital and related financing activities	<u>(102,932)</u>	<u>(67,997)</u>
<b>Cash Flows From Investing Activities</b>		
Investment income received	21,224	623
Net cash provided (used) by investing activities	<u>21,224</u>	<u>623</u>
<b>Net increase (decrease) in cash and cash equivalents</b>	49,872	118,162
Cash and cash equivalents, beginning of year	<u>1,753,379</u>	<u>1,635,217</u>
Cash and cash equivalents, end of year	<u>\$ 1,803,251</u>	<u>\$ 1,753,379</u>
<b>Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities</b>		
Operating Profit (Loss)	\$ 16,175	\$ 86,294
Adjustments to reconcile operating loss to cash provided / (used) by operating activities		
Depreciation and amortization	74,535	75,703
Changes in assets and liabilities		
Accounts receivable	(3,652)	448
Other receivables	(196)	(1,731)
Prepaid expenses	(1,669)	1,461
Accounts payable	32,839	18,696
Other accrued liabilities	(4,321)	(14,847)
Net Cash Provided (Used) by Operating Activities	<u>\$ 113,711</u>	<u>\$ 166,024</u>

The accompanying notes are an integral part of these financial statements

**High View Water District  
Notes to Financial Statements  
December 31, 2022 and 2021**

**Note 1 Summary of Significant Accounting Policies**

High View Water District (the District) is a quasi-municipal corporation, pursuant to the provisions of the Colorado Special District Act. The District was established to provide water services to its service area located in Jefferson County, Colorado. The District operates under a Board of Directors form of government. The accounting policies of the District conform to accounting principles generally accepted in the United States of America as applicable to governments. The significant accounting policies utilized are:

**Financial Reporting Entity**

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

**Basis of Presentation**

Enterprise fund accounting is utilized by the District in accordance with accounting principles generally accepted in the United States of America.

Enterprise funds are accounted for using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recorded when incurred. Depreciation is computed and recorded as an operating expense. Expenditures for capital outlay are recognized as increases in capital assets. Retirement of bonds are recorded as a reduction of liabilities.

The District distinguishes *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services in connection with the District's principal ongoing operations. The principal operating revenues of the District are charges to customers for sales and service of water. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

**High View Water District  
Notes to Financial Statements (Continued)  
December 31, 2022 and 2021**

**Note 1 Summary of Significant Accounting Policies (Continued)**

**Basis of Accounting (continued)**

The District follows the provisions of Governmental Accounting Standards Board (GASB) Statement No. 34 *Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments* as amended by Statement No. 61 *The Financial Reporting Entity: Omnibus—an amendment of GASB Statements No. 14 and No. 34* and Statement No. 63 *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*. These statements establishes standards for external financial reporting for all state and local governmental entities which includes a management’s discussion and analysis section; a statement of net position; a statement of revenues, expenses, and changes in net position; and a statement of cash flows. It requires the classification of net position into three components: net investment in capital assets; restricted; and unrestricted.

**Deferred Outflows / Inflows of Resources**

The District implemented the provisions of GASB No. 65 *Items Previously Reported as Assets and Liabilities* (GASB 65). As a result, in addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources and deferred inflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period (deferred outflow) or the acquisition of net position that applies to future periods (deferred inflows).

**Budgets and Budgetary Accounting**

The District adheres to the following procedures in establishing the budgetary data reflected in the financial statements:

- Prior to October 15, the District manager submits the proposed budget to the District Board of Directors.
- Prior to its adoption, the budget is open for inspection by the public.
- After public inspection and consideration of any objections filed, the Board reviews the proposed budget and formally adopts it by resolution.
- At the time of the adoption of the budget, the Board passes an appropriating ordinance giving the District legal authority to spend.
- Prior to December 15, the Board adopts the mill levy.

Budgets are not prepared in accordance with accounting principles generally accepted in the United States of America because they include capital asset expenditures, but do not include depreciation, or accrued vacation and sick leave.

Budgets may be amended during the year by approval of the Board of Directors. Any amendments to the budget are incorporated into the budget in these financial statements. Appropriations lapse at the end of the budget year. The budget was not amended in 2022.

**High View Water District**  
**Notes to Financial Statements (Continued)**  
**December 31, 2022 and 2021**

**Note 1 Summary of Significant Accounting Policies (Continued)**

**Property Taxes**

Property taxes attach an enforceable lien on property as of January 1<sup>st</sup>. Taxes are levied on January 1<sup>st</sup> and are payable either in one installment on or before April 30<sup>th</sup>, or in two installments due on or before February 28<sup>th</sup> and June 15<sup>th</sup> of each year. The collections and assessments are done by Jefferson County and are remitted to the District monthly. District property taxes which are due to be paid in the next period, and representing an enforceable lien at January 1<sup>st</sup> of the next year, have been recorded as a receivable and a deferred inflow of resources.

**Revenue Recognition**

Revenues are recognized when earned. Metered water accounts are read and billed once a month on 30 day cycles.

**Assets and Liabilities**

Investments – investments are recorded at fair value, which approximates cost.

Receivables – all receivables are reported at their book value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

Capital assets - are recorded at cost except for those assets which have been contributed, which are stated at estimated fair market value at the date of contribution or at developer's cost. The capitalization threshold for fixed assets is \$5,000. Depreciation is computed using the straight-line method over the asset's estimated economic useful life. The estimated useful lives are as follows:

Water lines and pump station	25 years
Machinery and equipment	10 years
Office furniture and equipment	5-10 years
Buildings and improvements	25-30 years
Vehicle	10 years

Accrued vacation and sick pay – The District's personnel policy states that employees may earn a total of twenty vacation days per year depending on length of service. Employees may carry over a maximum of 160 hours of vacation annually except under special circumstances which must be approved by the District Manager. The District accrues a liability for compensated absences, which meets the following criteria:

- The District's obligation relating to employees' rights to receive compensation for future absences is attributable to employees' services already rendered.
- The obligation relates to rights that vested or accumulate.
- Payment of the compensation is probable, and the amount can be reasonably estimated.

In accordance with the above criteria the District has accrued a liability for vacation pay that has been earned but not used by District employees.

**High View Water District  
Notes to Financial Statements (Continued)  
December 31, 2022 and 2021**

**Note 1 Summary of Significant Accounting Policies (Continued)**

**Net Position**

Equity is classified as Net Position and displayed in three components:

- a. Net investment in capital assets – consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net position – consists of net position with constraints placed on the use either by (1) external groups, such as creditors, grantors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The District utilizes restricted net position before utilizing unrestricted net position when an expense is incurred for both purposes.
- c. Unrestricted net position – all other net position that do not meet the definition of “restricted” or “net investment in capital assets.” Unrestricted net position is available for future operations or distributions.

The District has established an emergency reserve of \$331 and \$329 as of December 31, 2022 and 2021, to comply with Article X, Section 20 of the Colorado Constitution that is classified as restricted net position

**Cash Equivalents**

For purposes of the statement of cash flows, and the financial statements in general, cash equivalents are defined as investments (including restricted assets) with maturity of three months or less at date of acquisition. The District considers certificates of deposit with maturities of more than three months at date of purchase as investments.

**Use of Estimates in the Preparation of Financial Statements**

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 and disclosures. Accordingly, actual results could differ from those estimates.

**Note 2 Cash and Investments**

**Cash Deposits**

As of December 31, 2022, and 2021, the District’s cash deposits had a carrying balance of \$568,289 and \$539,072 and a corresponding bank balance of \$562,427 and \$540,122, of which \$250,000 and \$250,000 was insured by the Federal Deposit Insurance Corporation, respectively.

**High View Water District**  
**Notes to Financial Statements (Continued)**  
**December 31, 2022 and 2021**

**Note 2 Cash and Investments (Continued)**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulations. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is specified under the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 102% of the uninsured deposits. The Colorado Divisions of Banking and Financial Services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools. The district had \$318,289 and \$290,122 collateralized under PDPA at December 31, 2022.

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a deposit policy for custodial credit risk. As of December 31, 2022, and 2021, none of the District's bank deposits were exposed to custodial credit risk.

**Investments**

Colorado statutes specify in which investment instruments the units of local government may invest:

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

The District invests in Colorado Government Liquid Asset Trust Plus (Colotrust Plus) and the Colorado Surplus Asset Fund Trust (CSAFE), both established for Colorado local governments surplus fund pooling. Both pools are regulated by the Colorado Securities Commissioner. Pool investments consist of U.S. Treasury bills, notes and note strips, commercial paper allowed by state statute and repurchase agreements collateralized by U.S. Treasury securities and or instrumentalities. A designated custodial bank provides safekeeping and depository services in connection with the direct investment and withdrawal functions. Securities owned by the pools are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by the specific pool. ColoTrust Plus and C-SAFE are 2a7-like investment pools and are both rated by

**High View Water District  
Notes to Financial Statements (Continued)  
December 31, 2022 and 2021**

**Note 2 Cash and Investments (Continued)**

Standard and Poor's, and Moody's with current ratings of AAA and Aaa. Colotrust is valued at net asset value and CSAFE is valued at amortized cost. There are no limitations on withdrawals. The redemption frequency is daily and there is no redemption notice period for ColoTrust or CSAFE. At December 31, 2022 and 2021, the District had \$839,752 and \$825,312 invested in COLOTRUST, and \$394,980 and \$388,294, respectively, invested in CSAFE.

A summary of cash and cash equivalents at December 31, 2022 and 2021 is as follows:

	<u>2022</u>	<u>2021</u>
Cash on hand	\$ 230	\$ 701
Cash deposits	568,289	539,072
CSAFE	394,980	388,294
COLOTRUST	<u>839,752</u>	<u>825,312</u>
Total cash and cash equivalents	<u><u>\$ 1,803,251</u></u>	<u><u>\$ 1,753,379</u></u>

**Note 3 Accounts Receivable**

Accounts receivable balance at December 31, 2022 and 2021, was comprised of the following:

	<u>2022</u>	<u>2021</u>
Fees for services	\$ 118,520	\$ 114,868
Cash at county treasurer	112	49
Other	5,325	5,192
Less: Allowance for doubtful accounts	<u>-</u>	<u>-</u>
Net Accounts Receivable	<u><u>\$ 123,957</u></u>	<u><u>\$ 120,109</u></u>
Accounts receivable	118,520	114,868
Other receivables	<u>5,437</u>	<u>5,241</u>
Total per financial statements	<u><u>\$ 123,957</u></u>	<u><u>\$ 120,109</u></u>

**High View Water District**  
**Notes to Financial Statements (Continued)**  
**December 31, 2022 and 2021**

**Note 4 Capital Assets**

A summary of changes to capital assets for 2022 and 2021 is as follows:

	Balance at 12/31/2021	Additions	Deletions	Balance at 12/31/2022
<b>Nondepreciable</b>				
Land	\$ 19,105	\$ -	\$ -	\$ 19,105
Construction in progress	9,653	-	-	9,653
Total Nondepreciable	<u>28,758</u>	<u>-</u>	<u>-</u>	<u>28,758</u>
<b>Depreciable</b>				
Water distribution system	2,975,000	102,932	-	3,077,932
Buildings	102,258	-	-	102,258
Machinery and equipment	425,479	-	-	425,479
Office equipment	24,514	-	-	24,514
Vehicles	67,522	-	-	67,522
Total Depreciable	<u>3,594,773</u>	<u>102,932</u>	<u>-</u>	<u>3,697,705</u>
TOTAL	<u>3,623,531</u>	<u>102,932</u>	<u>-</u>	<u>3,726,463</u>
<b>Less Accumulated Depreciation</b>				
Water distribution system	(2,190,701)	(52,459)	-	(2,243,160)
Buildings	(84,665)	(1,565)	-	(86,230)
Machinery and equipment	(360,653)	(12,152)	-	(372,805)
Office equipment	(16,153)	(2,820)	-	(18,973)
Vehicles	(31,692)	(5,539)	-	(37,231)
Total Accumulated Depreciation	<u>(2,683,864)</u>	<u>(74,535)</u>	<u>-</u>	<u>(2,758,399)</u>
Net Capital Assets	<u>\$ 939,667</u>	<u>\$ 28,397</u>	<u>\$ -</u>	<u>\$ 968,064</u>
	Balance at 12/31/2020	Additions	Deletions	Balance at 12/31/2021
<b>Nondepreciable</b>				
Land	\$ 19,105	\$ -	\$ -	\$ 19,105
Construction in progress	9,653	-	-	9,653
Total Nondepreciable	<u>28,758</u>	<u>-</u>	<u>-</u>	<u>28,758</u>
<b>Depreciable</b>				
Water distribution system	2,913,793	61,307	-	2,975,100
Buildings	102,258	-	-	102,258
Machinery and equipment	425,479	-	-	425,479
Office equipment	22,378	6,690	(4,554)	24,514
Vehicles	67,522	-	-	67,522
Total Depreciable	<u>3,531,430</u>	<u>67,997</u>	<u>(4,554)</u>	<u>3,594,873</u>
TOTAL	<u>3,560,188</u>	<u>67,997</u>	<u>(4,554)</u>	<u>3,623,631</u>
<b>Less Accumulated Depreciation</b>				
Water distribution system	(2,136,780)	(53,921)	-	(2,190,701)
Buildings	(82,577)	(2,088)	-	(84,665)
Machinery and equipment	(348,501)	(12,152)	-	(360,653)
Office equipment	(18,704)	(2,003)	4,554	(16,153)
Vehicles	(26,153)	(5,539)	-	(31,692)
Total Accumulated Depreciation	<u>(2,612,715)</u>	<u>(75,703)</u>	<u>4,554</u>	<u>(2,683,864)</u>
Net Capital Assets	<u>\$ 947,473</u>	<u>\$ (7,706)</u>	<u>\$ -</u>	<u>\$ 939,767</u>

**High View Water District**  
**Notes to Financial Statements (Continued)**  
**December 31, 2022 and 2021**

**Note 5 Retirement Plan**

The District is a member of the Colorado County Officials and Employee Retirement Association (CCOERA), a multi-employer defined contribution retirement plan. The benefit terms are authorized by the Board of Directors. The plan provides that the District match the mandatory eight percent contributions made by each eligible employee. An employee becomes eligible after completion of one year of service with 40 hours per week, or five months a year. Upon termination of employment, the employee is eligible to withdraw the vested account balance. Employee contributions are immediately vested. Employer contributions vest each plan month at the rate which equals the product of 1/12 multiplied by 20%. The District made contributions during 2022, 2021 and 2020 of \$12,424, \$11,131, and \$13,211 , respectively.

**Note 6 Tax, Spending, and Debt Limitation**

Article X, Section 20 of the Colorado Constitution, The Taxpayer's Bill of Rights (TABOR), contains several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments. TABOR is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of TABOR.

The District has created a Water statutory enterprise operation in compliance with Colorado law, which exempts certain business-like operations from Article X, Section 20 of the Colorado Constitution.

**Note 7 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; injuries to employees; and natural disaster. The District is a participant in the Colorado Special District Association Property and Liability Pool. The Pool was formed by an agreement by member special districts of the Special District Association as a separate and independent governmental and legal entity pursuant to the provisions of Article XIV, Section 18(2) of the Colorado Constitution and Sections 29-1-201 et. seq., 8-44-101(1)(c) and (3), 8-44-204, 24-10-115.5, and 29-13-102, C.R.S, as amended. Membership is restricted to Colorado special districts which are members of the Special District Association.

The purpose of the Pool is to provide defined property, liability, workers' compensation and associated coverage's, and claims and risk management services related thereto, for member special districts through a self-insurance pool. The Pool has contracted with other third parties to operate, administer and manage the Pool. In the event aggregated losses incurred by the Pool exceed amounts recoverable from the reinsurance contracts and capital and surplus accumulated by the Pool, additional contributions may be required from the Pool members. Settled claims have not exceeded commercial coverage in any of the last three years.

**Note 8 Reclassifications**

Certain items have been reclassified from the previous year to conform with the presentation of the current years financial statements.

## **Other Supplementary Information**

**High View Water District**  
**Budgetary vs. Actual Comparison - Non GAAP Basis**  
**For the Year Ended December 31, 2022**

	Original and Final Budget	Actual	Variance Over (Under)
<b>Revenues</b>			
Service charges	\$ 1,233,186	\$ 1,232,261	\$ (925)
Transfer fees	1,500	822	(678)
On / off charges	200	125	(75)
Connection fees	18,460	7,000	(11,460)
Property taxes	10,333	10,300	(33)
Specific ownership taxes	800	724	(76)
Interest	1,000	21,224	20,224
Other	1,400	2,299	899
Late charges	5,000	7,426	2,426
<b>Total Revenues</b>	<u>1,271,879</u>	<u>1,282,181</u>	<u>10,302</u>
<b>Expenses</b>			
Personnel expenses	209,610	226,823	(17,213)
Water purchases	700,000	703,984	(3,984)
Other collection and transmission expenses	164,750	142,820	21,930
Other general and administrative	101,550	78,596	22,954
County treasurer fees	155	155	-
Capital outlay	-	102,932	(102,932)
Contingency and reserves	1,706,726	-	1,706,726
<b>Total Expenses</b>	<u>2,882,791</u>	<u>1,255,310</u>	<u>1,627,481</u>
<b>Revenues over (under) Expenditures</b>	<u>\$ (1,610,912)</u>	<u>26,871</u>	<u>\$ 1,637,783</u>
<b>Reconciliation to Net Income</b>			
Add Capital Outlay		102,932	
Less Depreciation Expense		(74,535)	
<b>Net Income</b>		<u>\$ 55,268</u>	

See the Independent Auditor's Report