

**BROOK FOREST WATER DISTRICT**  
**JEFFERSON COUNTY, COLORADO**

**FINANCIAL STATEMENTS AND**

**REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANT**

**DECEMBER 31, 2024**

# **BROOK FOREST WATER DISTRICT**

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## **FINANCIAL STATEMENTS AND REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANT FOR THE YEAR ENDED DECEMBER 31, 2024**

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**BROOK FOREST WATER DISTRICT**

**ROSTER OF DISTRICT OFFICIALS  
DECEMBER 31, 2024**

**BOARD OF DIRECTORS**

Tony Langowski .....President  
Ted Schlaebitz.....Vice President  
Bruce Nicklow .....Treasurer  
Steve Drucker .....Secretary  
Bill Moston .....Director

**ADMINISTRATIVE STAFF**

Nickie Holder  
Administrator

Dominic Monard  
Water System Operator

**SCOTT C. WRIGHT**  
**CERTIFIED PUBLIC ACCOUNTANT**

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Salida, CO 81201  
(970) 471-9091  
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**INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Brook Forest Water District  
Evergreen, Colorado

**Report on the Audit of the Financial Statements**

***Opinion***

I have audited the accompanying financial statements of the Brook Forest Water District as of and for the year ended December 31, 2024, 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 my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Brook Forest Water District as of December 31, 2024, and the changes in financial position and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

***Basis for Opinions***

I conducted my audit in accordance with auditing standards generally accepted in the United States of America. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am required to be independent of Brook Forest Water District, Colorado and to meet my other ethical responsibilities, in accordance with the relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinions.

***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, 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 Brook Forest 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 the Financial Statements***

My objective is 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 my opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, I:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Brook Forest 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 my judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Brook Forest Water District's ability to continue as a going concern for a reasonable period of time.

I am 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 management's discussion and analysis 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. My opinion on the basic financial statements is not affected by this missing information.

***Supplementary Information***

My audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Brook Forest Water District's basic financial statements. The supplementary budget comparison and debt service schedules identified in the table of contents are presented to supplement the basic financial statements and are 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 my opinion, the supplementary and other information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*Scott Wright*

July 21, 2025  
Salida, Colorado

# BROOK FOREST WATER DISTRICT

## STATEMENTS OF NET POSITION DECEMBER 31, 2024 AND 2023

|  | <u>2024</u>                | <u>2023</u>                |
|--|----------------------------|----------------------------|
| <b><u>ASSETS</u></b>                   |                            |                            |
| <b>Current Assets:</b>                 |                            |                            |
| Cash and Cash Equivalents              | \$ 1,336,180               | \$ 1,660,350               |
| Receivables:                           |                            |                            |
| - Accounts Receivable                  | 42,020                     | 41,906                     |
| - Taxes Receivable                     | 308,094                    | 306,900                    |
| Prepaid Expenses                       | 6,059                      | 5,747                      |
| Cash and Cash Equivalents - Restricted | <u>-</u>                   | <u>236,088</u>             |
| <b>Total Current Assets</b>            | <b><u>1,692,353</u></b>    | <b><u>2,250,991</u></b>    |
| <b>Noncurrent Assets:</b>              |                            |                            |
| Capital Assets:                        |                            |                            |
| - Land and Land Improvements           | 32,335                     | 32,335                     |
| - Construction in Progress             | -                          | 55,221                     |
| - Water Systems                        | 4,402,022                  | 3,470,872                  |
| - Wells                                | 566,004                    | 566,004                    |
| - Machinery and Equipment              | <u>47,541</u>              | <u>47,541</u>              |
|  | 5,047,902                  | 4,171,973                  |
| Less: Accumulated Depreciation         | <u>(2,304,065)</u>         | <u>(2,207,028)</u>         |
| <b>Net Capital Assets</b>              | <b><u>2,743,837</u></b>    | <b><u>1,964,945</u></b>    |
| Other Assets:                          |                            |                            |
| Water Rights                           | <u>67,254</u>              | <u>67,254</u>              |
| <b>Total Other Assets</b>              | <b><u>67,254</u></b>       | <b><u>67,254</u></b>       |
| <b>Total Noncurrent Assets</b>         | <b><u>2,811,091</u></b>    | <b><u>2,032,199</u></b>    |
| <b>Total Assets</b>                    | <b><u>\$ 4,503,444</u></b> | <b><u>\$ 4,283,190</u></b> |

The accompanying notes are an integral part of the financial statements.

# BROOK FOREST WATER DISTRICT

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## STATEMENTS OF NET POSITION DECEMBER 31, 2024 AND 2023 (Continued)

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|  | <u>2024</u>         | <u>2023</u>         |
|--|---------------------|---------------------|
| <b><u>LIABILITIES</u></b>                |                     |                     |
| <b>Current Liabilities:</b>              |                     |                     |
| Accounts Payable and Accrued Liabilities | \$ 20,428           | \$ 4,280            |
| Accrued Interest Payable                 | 1,820               | 1,936               |
| Developer Deposits                       | -                   | 236,088             |
| Current Portion of Long-term debt        | <u>35,604</u>       | <u>34,903</u>       |
| <b>Total Current Liabilities</b>         | <u>57,852</u>       | <u>277,207</u>      |
| <b>Long-term Debt</b>                    | <u>510,341</u>      | <u>545,945</u>      |
| <b>Total Liabilities</b>                 | <u>568,193</u>      | <u>823,152</u>      |
| <b>Deferred Inflows of Resources:</b>    |                     |                     |
| Unavailable Revenue - Property Taxes     | <u>308,094</u>      | <u>305,855</u>      |
| <b><u>NET POSITION</u></b>               |                     |                     |
| Net Investment in Capital Assets         | 2,197,892           | 1,384,097           |
| Restricted for TABOR Emergency Reserve   | 18,028              | 16,948              |
| Unrestricted                             | <u>1,411,237</u>    | <u>1,753,138</u>    |
| <b>Total Net Position</b>                | <u>\$ 3,627,157</u> | <u>\$ 3,154,183</u> |

# BROOK FOREST WATER DISTRICT

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## STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

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|                                 | <u>2024</u>      | <u>2023</u>      |
|---------------------------------|------------------|------------------|
| <b>Operating Revenues</b>       |                  |                  |
| Charges for Services            | \$ 148,339       | \$ 143,858       |
| Late Charges                    | 2,535            | (60)             |
| Other Operating Revenue         | <u>15,650</u>    | <u>7,299</u>     |
| <b>Total Operating Revenues</b> | <u>166,524</u>   | <u>151,097</u>   |
| <b>Operating Expenses</b>       |                  |                  |
| Salaries - Maintenance          | 75,649           | 70,250           |
| Administration                  | 7,924            | 8,609            |
| Contract Labor                  | 9,855            | 5,988            |
| Repairs and Maintenance         | 69,695           | 73,316           |
| Utilities and Telephone         | 14,622           | 15,133           |
| Lab and Testing                 | 449              | 634              |
| Audit and Accounting            | 5,000            | 4,500            |
| Legal                           | 21,674           | 20,796           |
| Engineering                     | 13,457           | 3,680            |
| Director's Fees                 | 5,400            | 5,800            |
| Augmentation                    | 2,780            | 3,345            |
| Health & Life Insurance         | 6,022            | 8,134            |
| Payroll Taxes                   | 6,407            | 3,587            |
| Insurance                       | 5,233            | 5,609            |
| Education                       | -                | 170              |
| Dues and Memberships            | 1,502            | 1,128            |
| Election Costs                  | -                | 24               |
| Auto Expense                    | 1,161            | 3,461            |
| Office Supplies and Expenses    | 8,067            | 4,874            |
| Depreciation                    | <u>97,037</u>    | <u>80,425</u>    |
| <b>Total Operating Expenses</b> | <u>351,934</u>   | <u>319,463</u>   |
| <b>Operating Loss</b>           | <u>(185,410)</u> | <u>(168,366)</u> |

The accompanying notes are an integral part of the financial statements.

# BROOK FOREST WATER DISTRICT

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## STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023 (Continued)

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|  | <u>2024</u>                | <u>2023</u>                |
|--|----------------------------|----------------------------|
| <b>Nonoperating Revenues (Expenses)</b>      |                            |                            |
| Interest Earnings                            | 89,353                     | 80,572                     |
| Property Taxes                               | 320,182                    | 236,100                    |
| Specific Ownership Taxes                     | 18,128                     | 16,867                     |
| Readiness to Serve Fees                      | 10,770                     | 12,300                     |
| Connection Fees                              | -                          | 68,000                     |
| Treasurer Fees                               | (4,802)                    | (3,541)                    |
| Interest Expense and Fiscal Charges          | <u>(11,327)</u>            | <u>(12,135)</u>            |
| <b>Net Nonoperating Revenues (Expenses)</b>  | <u>422,304</u>             | <u>398,163</u>             |
| <b>Income Before Capital Contributions</b>   | 236,894                    | 229,797                    |
| <b>Capital Contributions - Developer</b>     | <u>236,080</u>             | <u>-</u>                   |
| <b>Change in Net Position</b>                | 472,974                    | 229,797                    |
| <b>Total Net Position, Beginning of Year</b> | <u>3,154,183</u>           | <u>2,924,386</u>           |
| <b>Total Net Position, End of Year</b>       | <u><u>\$ 3,627,157</u></u> | <u><u>\$ 3,154,183</u></u> |

# BROOK FOREST WATER DISTRICT

## STATEMENTS OF CASH FLOWS FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

|  | 2024                        | 2023                        |
|--|-----------------------------|-----------------------------|
| <b>Cash Flows From Operating Activities</b>                        |                             |                             |
| Cash Received From Customers                                       | \$ 150,760                  | \$ 149,461                  |
| Cash Payments to Suppliers for Goods and Services                  | (145,583)                   | (158,362)                   |
| Cash Payments to Employees for Services                            | (93,478)                    | (87,771)                    |
| Other Operating Revenues   | 15,650                      | 7,239                       |
|  | <u>                    </u> | <u>                    </u> |
| <b>Net Cash Used in Operating Activities</b>                       | <u>(72,651)</u>             | <u>(89,433)</u>             |
| <br>   |                             |                             |
| <b>Cash Flows From Noncapital Financing Activities</b>             |                             |                             |
| Cash Received From Property Taxes                                  | 320,182                     | 236,100                     |
| Cash Received From Specific Ownership Taxes                        | 19,173                      | 16,872                      |
| Cash Received From Readiness-to-Serve Fees                         | 10,770                      | 12,300                      |
| Cash Received From Connection Fees                                 | -                           | 51,000                      |
| County Treasurer's Fees Paid                                       | (4,802)                     | (3,541)                     |
|  | <u>                    </u> | <u>                    </u> |
| <b>Net Cash Provided by Noncapital Financing Activities</b>        | <u>345,323</u>              | <u>312,731</u>              |
| <br>   |                             |                             |
| <b>Cash Flows From Capital Financing Activities</b>                |                             |                             |
| Acquisition and Construction of Capital Assets                     | (875,937)                   | (34,321)                    |
| Developer Deposits Received  | -                           | 236,088                     |
| Principal Paid on Bond and Note Payable Maturities                 | (34,903)                    | (40,824)                    |
| Interest Paid on Bonds and Notes Payable                           | (11,443)                    | (12,464)                    |
|  | <u>                    </u> | <u>                    </u> |
| <b>Net Cash Provided by (Used in) Capital Financing Activities</b> | <u>(922,283)</u>            | <u>148,479</u>              |
| <br>   |                             |                             |
| <b>Cash Flows From Investing Activities</b>                        |                             |                             |
| Earnings on Investments  | 89,353                      | 80,572                      |
|  | <u>                    </u> | <u>                    </u> |
| <b>Net Cash Provided by Investing Activities</b>                   | <u>89,353</u>               | <u>80,572</u>               |
| <br>   |                             |                             |
| <b>Net Increase (Decrease) in Cash and Cash Equivalents</b>        | (560,258)                   | 452,349                     |
| <br>   |                             |                             |
| <b>Cash and Cash Equivalents, Beginning of Year</b>                | <u>1,896,438</u>            | <u>1,444,089</u>            |
| <br>   |                             |                             |
| <b>Cash and Cash Equivalents, End of Year</b>                      | <u>\$ 1,336,180</u>         | <u>\$ 1,896,438</u>         |

The accompanying notes are an integral part of the financial statements.

# BROOK FOREST WATER DISTRICT

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## STATEMENTS OF CASH FLOWS FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023 (Continued)

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|  | <u>2024</u>        | <u>2023</u>        |
|--|--------------------|--------------------|
| <b>RECONCILIATION OF OPERATING LOSS TO<br/>NET CASH USED IN OPERATING ACTIVITIES</b>         |                    |                    |
| Operating Loss   | \$ (185,410)       | \$ (168,366)       |
| <b>Adjustments to Reconcile Operating Loss to<br/>Net Cash Used in Operating Activities:</b> |                    |                    |
| Depreciation   | 97,037             | 80,425             |
| Change in Assets and Liabilities:  |                    |                    |
| (Increase) Decrease in Accounts Receivable   | (114)              | 5,603              |
| (Increase) Decrease In Prepaid Expense   | (312)              | 595                |
| Increase (Decrease) in Accounts Payable and Accrued Liabilities                              | 16,148             | (7,690)            |
| Total Adjustments  | <u>112,759</u>     | <u>78,933</u>      |
| <b>Net Cash Used in Operating Activities</b>   | <u>\$ (72,651)</u> | <u>\$ (89,433)</u> |

# **BROOK FOREST WATER DISTRICT**

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## **NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2024**

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The financial statements of the Brook Forest Water District (District) have been prepared in conformity with generally accepted accounting principles (GAAP) generally accepted in the United States of America 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 following notes are an integral part of the District's financial statements.

### **Note 1. Summary of Significant Accounting Policies**

#### **A. Financial Reporting Entity**

As required by GAAP, these financial statements present the Brook Forest Water District (the primary government). The District does not have any component units for which the District is considered financially accountable.

*Primary Government.* The Brook Forest Water District was created on March 3, 1964, under the provisions of the Colorado Special District Act. The District was formed to provide for the financing and operation of a water distribution system delivering water to community residents in southwestern Evergreen, Colorado. The District is governed by a board consisting of five elected public officials and has authority to impose service fees and taxes and to adopt Rules and Regulations governing the use of the District's system.

#### **B. Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The accounts of the District are organized on the basis of a proprietary fund type, specifically an enterprise fund. The activities of the fund are accounted for with a separate set of self-balancing accounts that comprise the District's assets, liabilities, net position, revenues and expenses.

Enterprise funds account for activities (i) that are financed with debt that is secured solely by a pledge of the net revenues from fees and charges of the activity; or (ii) that are required by laws or regulations that the activity's costs of providing services, including capital costs (such as depreciation or debt service), be recovered with fees and charges, rather than with taxes or similar revenues; or (iii) that the pricing policies of the activity establish fees and charges designed to recover its costs, including capital costs (such as depreciation or debt service).

The transactions of the District are accounted for on a flow of economic resources measurement focus. Revenues are recognized when earned and expenses are recognized when the liability is incurred regardless of the timing of related cash flows. Depreciation is computed and recorded as an operating expense. Expenditures for property, plant and equipment are shown as increases in assets and redemption of debt obligations are recorded as a reduction in liabilities. All assets and all liabilities associated with the operations are included on the statements of net position.

# **BROOK FOREST WATER DISTRICT**

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## **NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2024**

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Net position (i.e., total assets and deferred outflows of resources net of total liabilities and deferred inflows of resources) are segregated into net investment in capital assets, restricted for emergency reserves; and unrestricted components.

### **C. Budgets**

The District's budget is prepared on a modified accrual basis. The Board of Directors adopts annual appropriated budgets for all funds. All annual appropriations lapse at calendar year-end. Governmental accounting standards require a comparison of the budget to expenditures with an accompanying explanation of the difference between the GAAP basis financial statements and the budget.

### **D. Cash and Cash Equivalents**

For purposes of the statement of cash flows, the District considers all highly liquid investments (including restricted assets) with a maturity when purchased of three months or less and all local government investment pools to be cash equivalents. Cash in excess of current operating requirements is invested in various interest-bearing accounts including local governmental investment pools.

### **E. Capital Assets**

The District's capital assets are recorded at cost if purchased or constructed. Donated capital assets are valued at the estimated fair value at the time of the donation. The District's capital assets consist of land and land improvements, water systems, wells, and machinery and equipment. The District has a capitalization policy of \$5,000. The District's Board of Directors has the option to capitalize certain items less than \$5,000 in certain circumstances. Depreciation is provided in amounts sufficient to relate the cost of depreciable capital assets to operations over the estimated useful lives of the assets.

The cost of normal maintenance and repairs that do not add to the value of, or materially extend the life of, the related capital asset, are charged to expense as incurred.

Depreciation of property, plant and equipment is computed using the straight-line method over the following estimated useful lives:

|                         |             |
|-------------------------|-------------|
| Water Systems           | 33-50 Years |
| Wells                   | 33-50 Years |
| Machinery and Equipment | 3-10 Years  |

### **F. Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be

# **BROOK FOREST WATER DISTRICT**

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## **NOTES TO THE FINANCIAL STATEMENTS - CONTINUED DECEMBER 31, 2024**

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recognized as an outflow of resources (expense/ expenditure) until then. The District does not have any items that qualify.

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

### **G. Property Taxes**

Property taxes are levied by the District’s Board of Directors. The levy is based on assessed valuations determined by the Jefferson County Assessors, generally as of January 1 of each year. The levy is normally set by December 15, by certification to the County Commissioners to place the tax lien on the individual properties as of January 1, of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. Taxes are payable by April 30, or if at the taxpayer’s election paid in equal installments, by February 28 and June 15, respectively.

Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes are recorded initially as deferred inflows in the year they are levied and measurable. The deferred property tax revenues are recorded as revenue in the year they are collected.

### **H. Net Position**

Net position represents the residual of all other elements presented in the statement of net position which equals assets plus deferred outflows of resources less liabilities and deferred inflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets, including accounts, contract and retainage payables. Net position is reported as restricted when there are limitations imposed on their use through the enabling legislation adopted by the District or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

### **I. Use of Estimates**

The preparation of financial statements in conformity with GAAP involves the use of management’s estimates that affect the reported amounts of assets and liabilities as of the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. These estimates are based upon management’s best judgment, after considering past events and assumptions about future events. Actual results could differ from those estimates. District management has estimated the useful lives of the District’s capital assets as reflected in the

# **BROOK FOREST WATER DISTRICT**

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## **NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2024**

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Statement of Net Position.

### **Note 2. Legal Compliance - Budgets**

No later than October 15, the Board of Directors propose an operating budget for the calendar year commencing the following January 1. The budget is prepared by fund, function and activity, and includes information on the past year, current year estimates and requested appropriations and estimated revenues for the next calendar year. The Board of Directors holds a public hearing to obtain citizen comments. The budget is legally adopted by resolution on or before the last day of December.

The Board of Directors is authorized to transfer budgeted amounts between line items. The Board of Directors must approve any amendments that increase total expenditures in a supplemental appropriation. There were no supplemental budget amendments in 2024.

Expenditures may not legally exceed budgeted appropriations at the fund level. Expenditures exceeded budgeted appropriations during 2024 which may be a violation of Colorado Budget Law.

### **Note 3. Deposits and Investments**

Deposits and investments as of December 31, 2024 are classified in the accompanying financial statements as follows:

|                           |                     |
|---------------------------|---------------------|
| Cash and Cash Equivalents | <u>\$ 1,336,180</u> |
| Total                     | <u>\$ 1,336,180</u> |

Deposits and investments as of December 31, 2024 consist of the following:

|   |                     |
|---|---------------------|
| Deposits with Financial Institutions            | \$ 1,431            |
| Undeposited Funds on Hand                       | 630                 |
| Deposits with Local Government Investment Pools | <u>1,334,119</u>    |
| Total   | <u>\$ 1,336,180</u> |

### **Deposits**

*Custodial Credit Risk.* Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, the District would not be able to recover its deposits or would not be able to recover collateral securities that are in the possession of an outside party.

The District's deposits are entirely covered by federal deposit insurance or by collateral held under Colorado's Public Deposit Protection Act ("PDPA"). The Federal Deposit Insurance Corporation (FDIC) insures the first \$250,000 of the District's deposits at each financial institution. Deposit balances over \$250,000 are collateralized as required by PDPA. PDPA requires that cash be deposited in eligible public depositories and deposits in excess of federal

# **BROOK FOREST WATER DISTRICT**

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## **NOTES TO THE FINANCIAL STATEMENTS - CONTINUED DECEMBER 31, 2024**

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insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds with the District being a named participant in the single institution collateral pool. The minimum pledging requirement is 102% of the uninsured deposits. The Colorado State Banking Board verifies the market value at least monthly. Bank assets (usually securities) are required by PDPA to be delivered to a third-party institution for safekeeping and pledged to the Colorado Division of Banking. Based on the above, the Colorado State Auditor has concluded that there is no custodial risk for public deposits collateralized under PDPA.

### **Local Government Investment Pools**

The Colorado Local Government Liquid Asset Trust (COLOTRUST or the Trust) was organized in 1985 in accordance with the Investment Funds - Local Government Pooling Act, (Part 7, Article 75, Title 24, C.R.S.) to allow Colorado governmental entities to pool their funds to take advantage of short-term investments and maximize net interest earnings. The Trust is a professionally managed local government investment pool trust fund available only to governmental entities in Colorado. The Trust operates under the custodianship and oversight of a Board of Trustees comprised of participating local government officials and is not registered with the Securities and Exchange Commission (SEC). However, COLOTRUST operates in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940. COLOTRUST is registered with the Securities Commissioner of the State of Colorado in accordance with the Local Government Investment Pool Trust Fund Administration and Enforcement Act (Part 9, Article 51, Title 11, C.R.S.).

The District participates in the COLOTRUST PLUS+ (PLUS+) portfolio, which may invest in U.S. Treasury securities, federal instrumentality securities, agency securities, repurchase agreements, tri-party repurchase agreements, collateralized bank deposits, commercial paper that, at the time of purchase, is rated in its highest rating category by at least two nationally recognized organizations which regularly rate such obligations, corporate bonds, and government money market funds rated 'AAAm.' PLUS+ maintains a stable net asset value (NAV) of \$1.00 per share using fair value as defined by the Financial Accounting Standards Board (FASB) ASC 820 "Fair Value Measurement and Disclosure". PLUS+ is rated AAAM by S&P Global Ratings. At December 31, 2024, the District had \$1,334,119 invested in PLUS+. These funds are available for withdrawal upon demand and are not subject to withdrawal restrictions or notice periods.

# BROOK FOREST WATER DISTRICT

## NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2024

### Note 4. Capital Assets

Capital asset activity for the year ended December 31, 2024 was as follows:

|   | Balance<br>January 1,<br><u>2024</u> | <u>Additions</u>  | <u>Retirements</u> | Balance<br>December 31,<br><u>2024</u> |
|---|--------------------------------------|-------------------|--------------------|--|
| Capital Assets, Not Being Depreciated:      |                                      |                   |                    |  |
| Land and Land Improvements                  | \$ 32,335                            | \$ -              | \$ -               | \$ 32,335                              |
| Construction in Progress                    | <u>55,221</u>                        | <u>12,368</u>     | <u>(67,589)</u>    | <u>-</u>                               |
| Total Capital Assets, Not Being Depreciated | <u>87,556</u>                        | <u>12,368</u>     | <u>(67,589)</u>    | <u>32,335</u>                          |
| Capital Assets, Being Depreciated:          |                                      |                   |                    |  |
| Water Systems                               | 3,470,872                            | 931,150           | -                  | 4,402,022                              |
| Wells                                       | 566,004                              | -                 | -                  | 566,004                                |
| Machinery and Equipment                     | <u>47,541</u>                        | <u>-</u>          | <u>-</u>           | <u>47,541</u>                          |
| Total Capital Assets, Being Depreciated     | <u>4,084,417</u>                     | <u>931,150</u>    | <u>-</u>           | <u>5,015,567</u>                       |
| Less: Accumulated Depreciation:             |                                      |                   |                    |  |
| Water Systems                               | (1,778,335)                          | (77,400)          | -                  | (1,855,735)                            |
| Wells                                       | (387,329)                            | (13,460)          | -                  | (400,789)                              |
| Machinery and Equipment                     | <u>(41,364)</u>                      | <u>(6,177)</u>    | <u>-</u>           | <u>(47,541)</u>                        |
| Total Accumulated Depreciation              | <u>(2,207,028)</u>                   | <u>(97,037)</u>   | <u>-</u>           | <u>(2,304,065)</u>                     |
| Total Capital Assets Being Depreciated, Net | <u>1,877,389</u>                     | <u>834,113</u>    | <u>-</u>           | <u>2,711,502</u>                       |
| Total Capital Assets, Net                   | <u>\$ 1,964,945</u>                  | <u>\$ 846,481</u> | <u>\$ (67,589)</u> | <u>\$ 2,743,837</u>                    |

Depreciation expense was \$97,037 and \$80,425 for the years ended December 31, 2024, and 2023, respectively.

### Note 5. 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 disasters. In 1988, the District joined the Colorado Special Districts Property and Liability Pool. The Special Districts Pool is a public entity risk pool operating as a common risk management and insurance program. The District pays an annual premium to the Pool for property and liability coverage and workers compensation insurance coverage. The Agreement of Formation of the Special Districts Pool provides that it will be self-sustaining through member premiums and will reinsure through commercial companies. For property and automobile physical damage, the Pool is self-insured for losses and loss adjustment expenses up to the greater of \$300,000 or the sum of the individual member's deductible for each occurrence. For general, automobile, and public officials liability coverage, the Pool is self-insured for the first \$1,000,000 of each occurrence.

# BROOK FOREST WATER DISTRICT

## NOTES TO THE FINANCIAL STATEMENTS - CONTINUED DECEMBER 31, 2024

Settled claims resulting from these risks have not exceeded insurance coverage in any of the past three years.

### Note 6. Long-term Debt

*Drinking Water Revolving Fund 2018 Direct Loan.* On January 17, 2018, the District entered into a direct borrowing agreement with the Colorado Water Resource and Power Development Authority for a loan in the amount of \$750,000. The proceeds of the loan were used to construct a 1,400 ft., 6" water main. The loan is a fixed rate loan bearing interest at a fixed rate of 2.0% and is payable in semi-annual principal and interest payments and matures on May 1, 2038. The loan repayment schedule was revised effective March 22, 2019 to reduce the loan principal by remitting unused project funds in the amount of \$2,148.

Direct borrowings outstanding at December 31, 2024, and 2023, consisted of the following:

|   | <u>2024</u>       | <u>2023</u>       |
|---|-------------------|-------------------|
| Colorado Water Resources & Power Development Authority Loan of \$747,852. Principal and interest payable in semi-annual payments of \$23,173. | \$ 545,945        | \$ 580,848        |
| Less: Current Portion of Long-term Debt   | <u>(35,604)</u>   | <u>(34,903)</u>   |
| Total Long-term Debt  | <u>\$ 510,341</u> | <u>\$ 545,945</u> |

Annual principal and interest requirements to maturity for direct borrowings outstanding at December 31, 2024, are as follows:

| <u>Year Ending<br/>December 31</u> | <u>Principal</u>  | <u>Interest</u>  | <u>Total</u>      |
|------------------------------------|-------------------|------------------|-------------------|
| 2025                               | \$ 35,604         | \$ 10,742        | \$ 46,346         |
| 2026                               | 36,320            | 10,026           | 46,346            |
| 2027                               | 37,050            | 9,296            | 46,346            |
| 2028                               | 37,794            | 8,552            | 46,346            |
| 2029                               | 38,554            | 7,792            | 46,346            |
| 2030-2034                          | 204,711           | 27,019           | 231,730           |
| 2035-2038                          | <u>155,912</u>    | <u>6,299</u>     | <u>162,211</u>    |
| Total                              | <u>\$ 545,945</u> | <u>\$ 79,726</u> | <u>\$ 625,671</u> |

Long-term debt activity for the year ended December 31, 2024, was as follows:

|                             | <u>Beginning<br/>Balance</u> | <u>Additions</u> | <u>Deletions</u> | <u>Ending<br/>Balance</u> | <u>Due Within<br/>One Year</u> |
|-----------------------------|------------------------------|------------------|------------------|---------------------------|--------------------------------|
| Direct Borrowings Payable   | \$ 580,848                   | \$ -             | \$ 34,903        | \$ 545,945                | \$ 35,604                      |
| Total Long-term Liabilities | <u>\$ 580,848</u>            | <u>\$ -</u>      | <u>\$ 34,903</u> | <u>\$ 545,945</u>         | <u>\$ 35,604</u>               |

# **BROOK FOREST WATER DISTRICT**

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## **NOTES TO THE FINANCIAL STATEMENTS DECEMBER 31, 2024**

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### **Note 7. Commitments and Contingencies**

*Tax, Spending and Debt Limitations.* On November 3, 1992, the voters of Colorado approved Amendment 21, commonly known as the Taxpayers Bill of Rights or TABOR, to the Colorado Constitution. TABOR contains tax, spending, revenue and debt limitations that apply to the State of Colorado and local governments, including special districts.

The District's financial activity for 1992 provided the basis for calculation of future spending limitations adjusted for allowable increases tied to inflation and local "growth". Subsequent to 1992, revenue in excess of the District's "spending limit" must be refunded unless voters approve to retain such excess revenue. TABOR also generally requires voter approval prior to imposing new taxes, increasing taxes or spending above the limits prescribed above, increasing a mill levy, extending an expiring tax, or implementing a tax policy change directly causing a net tax revenue gain to any local government. Multiple-fiscal year debt requires voter approval except for bond refinancing at lower interest rates or adding employees to existing pension plans.

Enterprises, defined as government-owned businesses authorized to issue revenue bonds and receiving less than 10% of annual revenue in grants from all state and local governments combined, are excluded from the provisions of TABOR.

The Brook Forest Water Activity Enterprise (the "Enterprise") was created in 1995 pursuant to C.R.S. 37-47.1-101 et seq. and Colorado Constitution Article X, Section 20 as a statutory, government-owned business. The Enterprise provides water activity services for and receives revenue from non-recurring projects in such proportion as the Board provides from time-to-time. These services and revenues include but are not limited to new residential and commercial construction and associated fees, new water taps and associated fees, and water system development and associated special assessments and fees. Also, the Enterprise does not receive tax revenue or any revenue specifically tied to general obligation indebtedness, such as any portion of availability of service or facilities charges.

In November, 2008, voters within the District approved a ballot question which permanently authorizes the District, without an election, to take action on all spending and revenue raising measures, including property tax rate increases, which are limited by TABOR.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is extremely complex and subject to interpretation. The ultimate impact and implementation of TABOR may depend upon litigation and legislative guidance. The tax and spending limitations contained in TABOR may impact future financial activity.

The TABOR Amendment requires that an emergency reserve be established for 1993 and subsequent years based on the District's level of fiscal year spending. The amount that is required to be reserved for emergencies for 2024 is 3% of 2024 fiscal year spending. Emergency reserves in the amount of \$18,028 and \$16,948 have been established for the years ended December 31, 2024, and 2023 respectively.

## **SUPPLEMENTARY INFORMATION**

# BROOK FOREST WATER DISTRICT

## SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES BUDGET AND ACTUAL (BUDGETARY BASIS) FOR THE YEAR ENDED DECEMBER 31, 2024

|                                 | Budget<br>Original and<br>Final | Actual<br>Amounts | Variance<br>Positive<br>(Negative) |
|---------------------------------|---------------------------------|-------------------|------------------------------------|
| <b>Revenues</b>                 |                                 |                   |                                    |
| Taxes:                          |                                 |                   |                                    |
| Property Taxes                  | \$ 305,854                      | \$ 320,182        | \$ 14,328                          |
| Specific Ownership Taxes        | 11,760                          | 18,128            | 6,368                              |
| Charges for Service:            |                                 |                   |                                    |
| Water Service Fees              | 145,440                         | 148,339           | 2,899                              |
| Readiness to Serve Fees         | 13,500                          | 10,770            | (2,730)                            |
| Late Charges                    | 5,000                           | 2,535             | (2,465)                            |
| Connection Fees                 | 17,000                          | -                 | (17,000)                           |
| Interest Earnings               | 20,000                          | 89,353            | 69,353                             |
| Other Revenues:                 |                                 |                   |                                    |
| Lien Fees                       | -                               | 700               | 700                                |
| Other Operating Revenue         | -                               | 11,620            | 11,620                             |
| Title Transfer Fees             | 2,000                           | 3,150             | 1,150                              |
| Miscellaneous Revenue           | 500                             | 180               | (320)                              |
| Developer Capital Contributions | -                               | 236,080           | 236,080                            |
| <b>Total Revenues</b>           | <b>521,054</b>                  | <b>841,037</b>    | <b>319,983</b>                     |
| <b>Expenditures</b>             |                                 |                   |                                    |
| Current:                        |                                 |                   |                                    |
| Salaries - Maintenance          | 72,709                          | 75,649            | (2,940)                            |
| Administration                  | 11,000                          | 7,924             | 3,076                              |
| Contract Labor                  | 12,000                          | 9,855             | 2,145                              |
| Repairs and Maintenance         | 75,000                          | 69,695            | 5,305                              |
| Utilities and Telephone         | 18,000                          | 14,622            | 3,378                              |
| Lab and Testing                 | 4,000                           | 449               | 3,551                              |
| Audit and Accounting            | 5,500                           | 5,000             | 500                                |
| Legal                           | 22,000                          | 21,674            | 326                                |
| Engineering                     | 2,500                           | 13,457            | (10,957)                           |
| Director's Fees                 | 6,000                           | 5,400             | 600                                |
| Augmentation                    | 7,500                           | 2,780             | 4,720                              |
| Health & Life Insurance         | 7,500                           | 6,022             | 1,478                              |
| Payroll Taxes                   | 5,750                           | 6,407             | (657)                              |
| Insurance                       | 5,700                           | 5,233             | 467                                |
| Education                       | 1,000                           | -                 | 1,000                              |
| Dues and Memberships            | 1,000                           | 1,502             | (502)                              |
| Election Costs                  | 3,000                           | -                 | 3,000                              |
| Auto Expense                    | 3,000                           | 1,161             | 1,839                              |
| Conference and Meetings         | 2,000                           | -                 | 2,000                              |
| Office Supplies and Expenses    | 5,000                           | 8,067             | (3,067)                            |
| Miscellaneous Expense           | 500                             | -                 | 500                                |
| Treasurer's Fees                | 4,588                           | 4,802             | (214)                              |
| Debt Service:                   |                                 |                   |                                    |
| SRF Loan Principal              | 34,903                          | 34,903            | -                                  |
| SRF Loan Interest               | 11,443                          | 11,327            | 116                                |
| Capital Improvements            | 635,000                         | 875,929           | (240,929)                          |
| <b>Total Expenditures</b>       | <b>956,593</b>                  | <b>1,181,858</b>  | <b>(225,265)</b>                   |

# BROOK FOREST WATER DISTRICT

## SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES BUDGET AND ACTUAL (BUDGETARY BASIS) FOR THE YEAR ENDED DECEMBER 31, 2024 (Continued)

|                                  | Budget<br>Original and<br>Final | Actual<br>Amounts   | Variance<br>Positive<br>(Negative) |
|----------------------------------|---------------------------------|---------------------|------------------------------------|
| Net Change in Fund Balances      | \$ (435,539)                    | \$ (340,821)        | \$ 94,718                          |
| Fund Balances, Beginning of Year | 1,763,898                       | 1,770,086           | 6,188                              |
| Fund Balances, End of Year       | <u>\$ 1,328,359</u>             | <u>\$ 1,429,265</u> | <u>\$ 100,906</u>                  |

### RECONCILIATION OF NET CHANGE IN FUND BALANCES (BUDGETARY BASIS) TO CHANGE IN NET POSITION (GAAP BASIS)

|   |                     |
|---|---------------------|
| Net Change in Fund Balances (Budgetary Basis)                     | <u>\$ (340,821)</u> |
| <b>Adjustments to Reconcile Budgetary<br/>Basis to GAAP Basis</b> |                     |
| Principal Paid on Long-term Debt                                  | 34,903              |
| Capitalization of Fixed Assets                                    | 875,929             |
| Depreciation  | <u>(97,037)</u>     |
| <b>Total Adjustments</b>  | <u>813,795</u>      |
| <b>Change in Net Position (GAAP Basis)</b>                        | <u>\$ 472,974</u>   |

# BROOK FOREST WATER DISTRICT

## DEBT SCHEDULE DECEMBER 31, 2024

| PURPOSE   | SCHEDULE OF INDEBTEDNESS |                  |                  |                  |                            | PAYMENTS DUE<br>IN 2025 |                  |
|---|--------------------------|------------------|------------------|------------------|----------------------------|-------------------------|------------------|
|   | DATE<br>ISSUED           | INTEREST<br>RATE | MATURITY<br>DATE | AMOUNT<br>ISSUED | AMOUNT<br>OUT-<br>STANDING | PRINCIPAL               | INTEREST         |
| LOANS:  |                          |                  |                  |                  |                            |                         |                  |
| Colorado Water Resources &<br>Power Development Authority | 1/17/2018                | 2.000%           | 5/1/2038         | \$ 747,852       | \$ 545,945                 | \$ 35,604               | \$ 10,742        |
| TOTAL LOANS   |                          |                  |                  |                  | 545,945                    | 35,604                  | 10,742           |
| <b>TOTAL LONG-TERM DEBT</b>                               |                          |                  |                  |                  | <u>\$ 545,945</u>          | <u>\$ 35,604</u>        | <u>\$ 10,742</u> |