FOREST VIEW ACRES WATER DISTRICT
El Paso County, Colorado

FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors

Forest View Acres Water District

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities of Forest View Acres Water District, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of Forest View Acres Water District, as of December 31, 2025, the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Forest View Acres 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.

Prior Period Financial Statements

The financial statements of Forest View Acres Water District as of December 31, 2024 were audited by other auditors whose report dated September 24, 2025, expressed an unmodified opinion on those statements.

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 the Forest View Acres 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 .

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Forest View Acres 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 Forest View Acres 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

Management has omitted the 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. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Forest View Acres Water District's basic financial statements. The supplemental information, including the budgetary comparison schedule and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, 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 and schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information as listed in the table of contents. Our opinion on the basic financial statements does not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated August 26, 2026, on our consideration of Forest Acres Water District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Forest Acres Water District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Forest Acres Water District's internal control over financial reporting and compliance.

Sincerely,

Haynie

Haynie

Littleton, Colorado

August 26, 2026

BASIC FINANCIAL STATEMENTS

FOREST VIEW ACRES WATER DISTRICT
STATEMENTS OF NET POSITION
December 31, 2025 and 2024

	2025	2024
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents - unrestricted	$ -	$ 738,939
Cash and cash equivalents - restricted	48,037	123,623
Accounts receivable - customers	26,076	29,794
Accounts receivable - grants	195,431	31,261
Cash with county treasurer	735	739
Property taxes receivable	97,210	96,203
Prepaid expenses	16,970	14,682
Total current assets	384,459	1,035,241
CAPITAL ASSETS		
Land	101,103	101,103
Water rights	2,296,675	2,296,675
Master plan	84,823	84,823
Construction in progress	2,158,129	671,734
Water treatment plants	2,023,989	2,023,989
Water collection and distribution	5,292,084	4,523,330
Wells	700,970	700,970
Meters	122,293	122,293
	12,780,066	10,524,917
Less accumulated depreciation	3,922,519	3,769,130
Total capital assets	8,857,547	6,755,787
TOTAL ASSETS	9,242,006	7,791,028
LIABILITIES		
Accounts payable	331,805	53,480
Retainage payable	90,315	13,514
Noncurrent liabilities:		
Due within one year	125,269	124,770
Due in more than one year	916,879	1,042,148
Total liabilities	1,464,268	1,233,912
DEFERRED INFLOWS OF RESOURCES		
Deferred property tax revenue	97,210	96,203
Total deferred inflows of resources	97,210	96,203
NET POSITION		
Net investment in capital assets	7,725,084	5,588,869
Restricted for:		
Operations and maintenance	44,837	120,223
Emergencies	3,200	3,400
Unrestricted	(92,593)	748,421
Total net position	$ 7,680,528	$ 6,460,913

These financial statements should be read only in connection with the accompanying notes to financial statements.

FOREST VIEW ACRES WATER DISTRICT
STATEMENTS OF REVENUES, EXPENSES AND CHANGE IN FUND NET POSITION
Years Ended December 31, 2025 and 2024

	2025	2024
OPERATING REVENUES		
Water usage and related fees	$ 677,948	$ 591,725
Total operating revenues	677,948	591,725
OPERATING EXPENSES		
Operations manager	62,205	52,577
Repairs and maintenance	295,381	104,527
Supplies and chemicals	26,917	80,722
Utilities	43,503	47,904
Engineering	91,336	40,349
Other	71,765	26,086
Depreciation	153,389	150,815
Total operating expenses	744,496	502,980
GROSS INCOME (LOSS) FROM OPERATIONS	(66,548)	88,745
GENERAL AND ADMINISTRATIVE EXPENSES		
District management	112,734	147,981
Utility billing	62,675	41,021
Election costs	3,136	105
Insurance/SDA dues	15,491	14,018
Director fees	6,900	7,100
Legal	111,220	47,500
Audit	14,033	13,980
Other	27,963	15,426
Total general and administrative expenses	354,152	287,131
NET LOSS FROM OPERATIONS	(420,700)	(198,386)
NONOPERATING REVENUES AND EXPENSES		
Property and specific ownership taxes	105,445	112,243
Interest	19,769	58,133
Insurance proceeds	-	65,311
Miscellaneous income	3,419	10,149
CWR&PDA loan interest	(6,216)	(6,703)
County treasurer fees	(1,445)	(1,942)
Total nonoperating revenues and expenses	120,972	237,191
INCOME (LOSS) BEFORE CONTRIBUTIONS	(299,728)	38,805
CONTRIBUTIONS		
Grant revenue	1,488,343	97,952
Water tap and inclusion fees	31,000	62,000
Total contributions	1,519,343	159,952
CHANGE IN NET POSITION	1,219,615	198,757
NET POSITION - BEGINNING OF YEAR	6,460,913	6,262,156
NET POSITION - END OF YEAR	$ 7,680,528	$ 6,460,913

These financial statements should be read only in connection with the accompanying notes to financial statements.

FOREST VIEW ACRES WATER DISTRICT
STATEMENTS OF CASH FLOWS
Years Ended December 31, 2025 and 2024

	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash received from customers	$ 681,666	$ 581,335
Cash payments to suppliers for goods and services	(669,222)	(649,380)
Net cash provided (required) by operating activities	12,444	(68,045)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Property and specific ownership, net of fees	104,004	110,206
Net cash provided by noncapital financing activities	104,004	110,206
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Miscellaneous revenues	3,419	75,460
Grant revenue	1,324,173	125,084
Contributed capital - tap fees	31,000	62,000
Acquisition of capital assets	(2,178,348)	(571,116)
Principal paid on long-term debt	(124,770)	(124,282)
Interest paid on long-term debt	(6,216)	(6,703)
Net cash required by capital and related financing activities	(950,742)	(439,557)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest	19,769	58,133
Net cash provided by investing activities	19,769	58,133
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(814,525)	(339,263)
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	862,562	1,201,825
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 48,037	$ 862,562
Cash and cash equivalents consist of:		
Cash and cash equivalents - unrestricted	$ -	$ 738,939
Cash and cash equivalents - restricted	48,037	123,623
Total cash and cash equivalents	$ 48,037	$ 862,562
Reconciliation of net income (loss) from operations to net cash provided by operating activities		
Net loss from operations	$ (420,700)	$ (198,386)
Adjustments to reconcile net loss from operations to net cash provided by operating activities:		
Depreciation	153,389	150,815
Effect of changes in operating assets and liabilities:		
Accounts receivable	3,718	(10,390)
Prepaid expenses	(2,288)	(1,852)
Accounts payable	278,325	(8,232)
Net cash provided by operating activities	$ 12,444	$ (68,045)

These financial statements should be read only in connection with the accompanying notes to financial statements.

NOTE 1 – DEFINITION OF REPORTING ENTITY

Forest View Acres Water District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, is governed pursuant to provisions of the Colorado Special District Act. The District’s service area is located in El Paso County, Colorado. The District was established to provide water for domestic and other public and private purposes within its service area.

The District has no employees and all operations and administrative functions are contracted.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations 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.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the District conform to generally accepted accounting principles as applicable to governmental units accounted for as a proprietary enterprise fund. The enterprise fund is used since the District's powers are related to those operated in a manner similar to a private utility system where net income and capital maintenance are appropriate determinations of accountability.

When both restricted and unrestricted resources are available for use, it is the District’s policy to use restricted resources first, then unrestricted resources as they are needed.

The more significant accounting policies of the District are described as follows:

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Accounting

The District's records are maintained on the accrual basis of accounting. Revenue is recognized when earned and expenses are recognized when the liability is incurred. Depreciation is computed and recorded as an operating expense. Expenditures for capital assets are shown as increases in assets and redemption of bonds and loans are recorded as reductions in liabilities. Tap fees and contributed assets from developers are recorded as capital contributions when received.

Operating Revenues and Expenses

The District distinguishes between operating revenues and expenses and non-operating items in the Statements of Revenues, Expenses and Change in Fund Net Position. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the District's purpose of providing water services to its customers. Operating revenues consist of charges to customers for service provided. Operating expenses include the cost of service, administrative expenses and depreciation of assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses or capital contributions.

Budgets

In accordance with the Local Government Budget Law of Colorado, the District's board of directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year end. The District's board of directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated. The District budgeted for general operations and administration, capital improvements and water operations in separate funds for the year ended December 31, 2025. These activities have been combined and presented as an enterprise fund for financial statement purposes as the District's operations meet the definition of a special-purpose government engaged only in business-type activities as defined by the Governmental Accounting Standards Board.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property Taxes

Property taxes are levied by the District's board of directors. The levy is based on assessed valuations determined by the county assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the county commissioners to put 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. The taxes are payable by April 30 or if in equal installments, at the taxpayer's election, in February and June. 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, net of estimated uncollectible taxes, are recorded initially as deferred revenue in deferred inflows of resources in the year they are levied and measurable. The deferred property tax revenues are recorded as revenue in the year they are available or collected.

Cash Equivalents

For purposes of the statement of cash flows, the District considers cash deposits and highly liquid investments (including restricted assets) with a maturity of three months or less when purchased, to be cash equivalents.

Capital Assets

Capital assets, which include land, water rights, plant and buildings, distribution and collection systems and wells are reported by the District. Capital assets are defined by the District as assets with an initial, individual cost of more than $5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable. Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

Water treatment plants	20 years
Water collection and distribution	50 years
Wells	20-50 years
Meters	20 years

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Tap Fees and Contributed Water Rights

Tap fees are recorded as capital contributions when received. Water rights contributed to the District by developers are recorded as capital contributions and additions to the capital assets of the District at estimated fair market value when received.

Water Rights

The cost of water rights includes acquisition cost, legal and engineering costs related to the development and augmentation of those rights. Since the rights have a perpetual life, they are not amortized. All other costs, including costs incurred for the protection of those rights, are expensed.

Deferred Inflows of Resources

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 assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The revenue continues to be recognized when earned in the government-wide statements. The District has one item that qualifies for reporting in this category. Accordingly, the item, deferred property tax revenue, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

NOTE 3 - CASH AND INVESTMENTS

Cash and investments are reflected on the December 31, 2025 and 2024 statements of net position as follows:

	2025	2024
Cash and cash equivalents - unrestricted	$ -	$ 738,939
Cash and cash equivalents - restricted	48,037	123,623
	$ 48,037	$ 862,562

Cash and investments as of December 31, 2025 and 2024 consist of the following:

	2025	2024
Deposits with financial institutions	$ 44,518	$ 41,415
Investments	3,519	821,147
	$ 48,037	$ 862,562

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

Cash Deposits

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool 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 aggregate uninsured deposits.

The State Commissioners for banks 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.

As of December 31, 2025 and 2024, the District's cash deposits had bank balances of $242,618 and $105,106, respectively, and carrying balances of $44,518 and $41,415 respectively.

Investments

The District has not adopted a formal investment policy, however, the District follows state statutes regarding investments. Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

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

Colorado Revised Statutes limit investment maturities to five years or less unless formally approved by the board of directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

As of December 31, 2025 and 2024, the District had the following investments:

		Carrying Value	
Investment	**Maturity**	**2025**	**2024**
Colorado Local Government Liquid Asset Trust:			
COLOTRUST PLUS+	Weighted average maturity under 60 days	$ 3,519	$ 11,840
COLOTRUST EDGE	Weighted average maturity under one year	-	809,307
		$ 3,519	$ 821,147

ColoTrust

During 2025 and 2024, the District invested in the Colorado Local Government Liquid Asset Trust (Colotrust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing Colotrust. The District invested in COLOTRUST PLUS+ (PLUS) and COLOTRUST EDGE (EDGE), two of the three portfolios offered by Colotrust. PLUS+ operates similarly to a money market fund and each share is equal in value to $1.00. There are no unfunded commitments, the redemption period frequency is daily and there is no redemption period. Allowable investments in the PLUS+ portfolio include U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. EDGE investments consist of money market instruments and medium-term notes designed for the short to intermediate reserve and surplus funds of Colorado governments.

A designated custodial bank serves as custodian for Colotrust’s portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for Colotrust’s investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian’s internal records segregate investments owned by Colotrust. PLUS+ is rated AAAm by S&P Global Ratings and EDGE is rated AAAf/S1 by Fitch Ratings.

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

Investment Valuation

Certain investments measured at fair value on a recurring basis are categorized within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The District's investments are not required to be categorized within the fair value hierarchy. These investments are measured at amortized cost or in certain circumstances the value is estimated using the net asset value (NAV) per share, or its equivalent of the investment. These investments include 2a7-like external investment pools and money market investments. The District held investments in Colotrust at year end for which the investment evaluations were determined as follows.

Colotrust determines the NAV of the shares of each portfolio as of the close of business on each day. The NAV per share of each portfolio is computed by dividing the total value of the securities and other assets of the portfolios, less any liabilities, by the total outstanding shares of the portfolios. Liabilities, which include all expenses and fees of Colotrust, are accrued daily. The NAV is calculated at fair value using various inputs to determine value in accordance with GAAP guidance. It is the goal of PLUS+ to maintain a NAV of $1.00 per share, however changes in interest rates may affect the fair value of the securities held by Colotrust and there can be no assurance that the NAV will not vary from $1.00 per share. EDGE does not seek to maintain a stable NAV. EDGE initially established a $10.00 transactional share price. The principal value of an EDGE investment may fluctuate and could be greater or less than the share price at price of purchase, prior to redemption and at the time of redemption.

Restricted Cash and Investments

Cash and investments in the amounts of $44,837 and $120,223 as of December 31, 2025 and 2024 respectively, are restricted for three months of budgeted O&M expenses excluding capital improvements and loan payments – (see note 5).

As of December 31, 2025 and 2024, the District had restricted cash investments for emergency reserves in the amounts of $3,200 and $3,400, respectively, in accordance with Article X, Section 20 of the Colorado Constitution – (see Note 8).

NOTE 4 - CAPITAL ASSETS

An analysis of the changes in capital assets for the years ended December 31, 2025 and 2024 follows:

	Balance at December 31, 2024	Increases	Decreases	Balance at December 31, 2025
Capital assets, not being depreciated:				
Land	$ 101,103	$ -	$ -	$ 101,103
Water rights	2,296,675	-	-	2,296,675
Master plan	84,823	-	-	84,823
Construction in progress	671,734	2,255,149	768,754	2,158,129
Total capital assets, not being depreciated	3,154,335	2,255,149	768,754	4,640,730
Capital assets, being depreciated:				
Water treatment plants	2,023,989	-	-	2,023,989
Water collection and distribution	4,523,330	768,754	-	5,292,084
Wells	700,970	-	-	700,970
Meters	122,293	-	-	122,293
Total capital assets being depreciated	7,370,582	768,754	-	8,139,336
Less accumulated depreciation for:				
Water treatment plants	1,456,044	50,891	-	1,506,935
Water collection and distribution	1,601,788	93,348	-	1,695,136
Wells	677,667	3,035	-	680,702
Meters	33,631	6,115	-	39,746
Total accumulated depreciation	3,769,130	153,389	-	3,922,519
Total capital assets being depreciated, net	3,601,452	615,365	-	4,216,817
Total capital assets, net	$ 6,755,787	$ 2,870,514	$ 768,754	$ 8,857,547

NOTE 4 - CAPITAL ASSETS (CONTINUED)

	Balance at December 31, 2023	Increases	Decreases	Balance at December 31, 2024
Capital assets, not being depreciated:				
Land	$ 97,413	$ 3,690	$ -	$ 101,103
Water rights	2,296,675	-	-	2,296,675
Master plan	84,823	-	-	84,823
Construction in progress	231,079	440,655	-	671,734
Total capital assets, not being depreciated	2,709,990	444,345	-	3,154,335
Capital assets, being depreciated:				
Water treatment plants	1,947,821	76,168	-	2,023,989
Water collection and distribution	4,523,330	-	-	4,523,330
Wells	700,970	-	-	700,970
Meters	122,293	-	-	122,293
Total capital assets being depreciated	7,294,414	76,168	-	7,370,582
Less accumulated depreciation for:				
Water treatment plants	1,403,883	52,161	-	1,456,044
Water collection and distribution	1,512,284	89,504	-	1,601,788
Wells	674,632	3,035	-	677,667
Meters	27,516	6,115	-	33,631
Total accumulated depreciation	3,618,315	150,815	-	3,769,130
Total capital assets being depreciated, net	3,676,099	(74,647)	-	3,601,452
Total capital assets, net	$ 6,386,089	$ 369,698	$ -	$ 6,755,787

NOTE 5 - LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the years ended December 31, 2025 and 2024.

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
CWR&PDA Loan #D12F295	$ 850,000	$ -	$ 100,000	$ 750,000	$ 100,000
CWR&PDA Loan #D16F368	316,918	-	24,770	292,148	25,269
	$ 1,166,918	$ -	$ 124,770	$ 1,042,148	$ 125,269

	Balance at December 31, 2023	Additions	Reductions	Balance at December 31, 2024	Due Within One Year
CWR&PDA Loan #D12F295	$ 950,000	$ -	$ 100,000	$ 850,000	$ 100,000
CWR&PDA Loan #D16F368	341,200	-	24,282	316,918	24,770
	$ 1,291,200	$ -	$ 124,282	$ 1,166,918	$ 124,770

CWR&PDA Loan #D12F295

The District entered into a $2,000,000 Drinking Water Revolving Fund Direct Loan with the Colorado Water Resources and Power Development Authority, dated June 15, 2012, with 0% interest, payments commencing November 1, 2013 and a term of 20 years, for improvements to the water distribution system and upgrades to the water treatment facilities, including but not limited to reconditioning wells, replacing transmission and distribution lines, rehabilitating the intake area, installing new pumps and installing new meters (Water System). Principal payments of $50,000 are due semi-annually on May 1 and November 1 until the final maturity date of May 1, 2033. The District may prepay the loan, in whole or in part without penalty.

Significant events of default under the loan include (i) failure to pay within 30 days, (ii) failure to pay principal and interest on any bonds, notes or other obligations, (iii) failure to meet financial or custodial agreement covenants, (iv) any representation made that is false or misleading in any material respect and (v) a petition if filed for bankruptcy or insolvency.

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

CWR&PDA Loan #D16F368

The District entered into a $500,000 Drinking Water Revolving Fund Direct Loan with the Colorado Water Resources and Power Development Authority, dated July 19, 2016, with 2.0% interest, payments commencing November 1, 2016 and a term of 20 years. The purpose of the loan is to provide funding for additional upgrades to the Water System. Principal and interest payments of $15,493 are due semi-annually on May 1 and November 1 until the final maturity date of May 1, 2036. The District may prepay the loan, in whole or in part without penalty.

Significant events of default under the loan include (i) failure to pay within 30 days, (ii) failure to pay principal and interest on any bonds, notes or other obligations, (iii) failure to meet financial or custodial agreement covenants, (iv) any representation made that is false or misleading in any material respect and (v) a petition if filed for bankruptcy or insolvency.

As of December 31, 2025 and 2024, the District had no authorized but unissued debt. The District's long-term obligations will mature as follows:

Year Ending December 31,	Principal	Interest	Total
2026	$ 125,269	$ 5,717	$ 130,986
2027	125,776	5,209	130,985
2028	126,294	4,691	130,985
2029	126,823	4,163	130,986
2030	127,362	3,624	130,986
2031 - 2035	395,284	9,644	404,928
2036	15,340	152	15,492
	$1,042,148	$ 33,200	$ 1,075,348

NOTE 6 - NET POSITION

The District's net position consists of three components – net investment in capital assets, restricted and unrestricted.

As of December 31, 2025 and 2024, the District had net investment in capital assets calculated as follows:

	2025	2024
Net investment in capital assets:		
Capital assets, net	$ 8,857,547	$ 6,769,301
Current portion of long-term obligations	(125,269)	(124,770)
Noncurrent portion of long-term obligations	(916,879)	(1,042,148)
Retainage payable	(90,315)	(13,514)
Net investment in capital assets	$ 7,725,084	$ 5,588,869

Restricted net position includes amounts that are restricted for use either externally imposed by creditors, grantors, contributors or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District's restricted net position as of December 31, 2025 and 2024 is as follows:

	2025	2024
Restricted:		
Operating and maintenance reserve	$ 44,837	$ 120,223
Emergencies	3,200	3,400
	$ 48,037	$ 123,623

As of December 31, 2025 and 2024, the District had an unrestricted net position of ($92,593) and $748,421, respectively. The unrestricted net position deficit is primarily attributable to long-term liabilities incurred to finance capital projects. The deficit will be reduced as regular payments are made on the long-term debt from funds received through user fees.

NOTE 7 – RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, the District may be exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets, errors or omissions, injuries to employees or acts of God. The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability and boiler and machinery coverage to its members.

NOTE 7 – RISK MANAGEMENT (CONTINUED)

The District pays annual premiums to the Pool for liability, property and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula. Settled claims have not exceeded this coverage in any of the past three fiscal years.

NOTE 8 - TAX, SPENDING AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations that apply to the State of Colorado and all local governments.

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 District's management believes a significant portion of its operations qualifies for this exclusion. As a single-purpose district providing water service in exchange for fees, this is reasonable.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

Because of the many factors beyond the control of current District management, including the embezzlement of funds, failure to properly retain records and the possible destruction of records, it was not possible as of the 2005 financial statements to verify prior year's Fiscal Year Spending for the District. As such, it was not possible to definitively verify the District's compliance with TABOR's limitations. In order to rectify this situation for the future, the audited revenues and expenditures for 2005 became the District's "base year" for all future calculations and determinations.

TABOR requires local governments to establish emergency reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls or salary or benefit increases.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits and qualification as an Enterprise will require judicial interpretation.

NOTE 9 – SUBSEQUENT EVENTS

Management has evaluated subsequent events through August 26, 2026, the date the financial statements were available to be issued, and has determined that no material subsequent events occurred that would require recognition or disclosure in the accompanying financial statements.

SUPPLEMENTAL INFORMATION

FOREST VIEW ACRES WATER DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGE IN FUNDS AVAILABLE
BUDGET AND ACTUAL (BUDGETARY BASIS)
Year Ended December 31, 2025

	Budget Original	Budget Final	Actual	Variance with Final Budget
REVENUES				
Water usage fees	$ 202,200	$ 203,850	$ 203,854	$ 4
Availability to serve	4,500	3,825	3,825	-
Capital replacement fee	256,500	257,200	257,244	44
ARPA grant	1,218,108	1,306,000	1,306,334	334
DOLA grant	175,000	171,750	171,749	(1)
SIPA grant	-	10,260	10,260	-
Late fees	3,000	5,130	5,130	-
Operations fees	205,200	205,790	205,795	5
Property taxes	96,203	96,225	96,224	(1)
Specific ownership taxes	5,772	9,220	9,221	1
Tap and inclusion fees	31,000	31,000	31,000	-
Transfer fees	2,550	2,100	2,100	-
Interest	3,532	19,770	19,769	(1)
Other	1,000	3,410	3,419	9
Total revenues	2,204,565	2,325,530	2,325,924	394
EXPENDITURES				
Operations				
Operations manager	60,000	62,250	62,205	45
Repairs and maintenance	113,400	291,000	290,023	977
Supplies and chemicals	48,000	27,000	26,917	83
Utilities	41,000	44,000	43,503	497
Meter reading and maintenance	19,200	4,800	4,728	72
Water testing	3,000	630	630	-
Engineering	35,000	92,000	91,336	664
Inclusions	2,155	5,200	5,145	55
Training and education	700	1,000	977	23
Other	21,500	66,000	65,643	357
Administrative				
District management and accounting	111,720	113,000	112,734	266
Utility billing	49,020	63,000	62,675	325
Insurance and dues	15,700	16,000	15,491	509
Directors fees	8,400	7,000	6,900	100
Election costs	20,000	4,000	3,136	864
Legal	39,600	112,000	111,220	780
Audit	20,000	15,000	14,033	967
County treasurer fees	1,443	1,445	1,445	-
Website maintenance and push notifications	7,500	14,500	14,366	134
Other	17,840	14,000	13,597	403
Debt service				
CWR&PDA loan principal	124,771	124,771	124,770	1
CWR&PDA loan interest	6,216	6,216	6,216	-
Capital Outlay				
Easements	12,000	-	-	-
Clovenhoof Easement & Pipeline	415,085	590,000	586,523	3,477
Infrastructure projects	10,000	327,000	326,129	871
SWTP Improvements (ARPA)	1,183,508	1,350,000	1,342,497	7,503
Contingency and emergency reserve	3,200	3,200	-	3,200
Total expenditures	2,389,958	3,355,012	3,332,839	22,173

(continued)

FOREST VIEW ACRES WATER DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGE IN FUNDS AVAILABLE
BUDGET AND ACTUAL (BUDGETARY BASIS)
Year Ended December 31, 2025
(Continued)

	Budget Original	Budget Final	Actual	Variance with Final Budget
NET CHANGE IN FUNDS AVAILABLE	(185,393)	(1,029,482)	(1,006,915)	22,567
FUNDS AVAILABLE - BEGINNING OF YEAR	1,116,297	1,116,297	872,044	(244,253)
FUNDS AVAILABLE - END OF YEAR	$ 930,904	$ 86,815	$ (134,871)	$ (221,686)

Funds available is computed as follows:

Current assets	$ 384,459
Current liabilities	(422,120)
Deferred inflows of resources	(97,210)
	$ (134,871)

FOREST VIEW ACRES WATER DISTRICT
RECONCILIATION OF BUDGETARY BASIS (ACTUAL) TO STATEMENT OF REVENUES, EXPENSES AND CHANGE IN FUND NET POSITION
Year Ended December 31, 2025

REVENUES (budgetary basis)	$ 2,325,924
Total revenues per statement of revenues, expenses and change in fund net position	2,325,924
EXPENDITURES (budgetary basis)	3,332,839
Depreciation	153,389
Capital outlay	(2,255,149)
Loan principal	(124,770)
Total expenses per statement of revenues, expenses and change in fund net position	1,106,309
CHANGE IN NET POSITION PER STATEMENT OF REVENUES, EXPENSES AND CHANGE IN FUND NET POSITION	$ 1,219,615

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Forest View Acres Water District

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of Forest View Acres Water District (the District), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated August 26, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

1221 West Mineral Avenue, Ste. 202, Littleton, CO 80120 303-734-4800 HaynieCPAs.com

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Sincerely,

Haynie

Littleton, Colorado

August 26, 2026

Haynie

<u>**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**</u>

To the Board of Directors
Forest View Acres Water District

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program
We have audited Forest View Acres Water District's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the District's major federal programs for the year ended December 31, 2025. The District's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the District complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2025.

Basis for Opinion on Each Major Federal Program
We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States and the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of the District's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance
Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the District's federal programs.

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the District's compliance based on our audit. 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, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the District's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 District's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the District's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Sincerely,

Haynie

Littleton, Colorado

August 26, 2026

FOREST VIEW ACRES WATER DISTRICT
SCHEDULE OF FINDINGS AND QUESTIONED COST
FOR THE YEAR ENDED DECEMBER 31, 2025

1. Summary of Auditors' Results

Type of report issued on the financial statements:	**Unmodified**
Material weaknesses in financial reporting internal control noted:	**None**
Significant deficiency(s) identified that are not considered to be material weaknesses in financial reporting:	**None identified**
Material noncompliance noted:	**None**
Material weaknesses in internal control over major programs:	**None**
Significant deficiency(s) identified that are not considered to be material weaknesses over major programs:	**None identified**
Type of report issued on compliance for major programs:	**Unmodified**
Audit findings required to be reported:	**None**

The following programs are considered to be major:

Coronavirus State and Local Fiscal Recovery Funds – Covid 19 – ALN 21.027

Dollar threshold used to distinguish Type A and Type B programs:	**$1,000,000**
Risk type qualification:	**Not Low-Risk**

2. Findings relating to the financial statements which are required to be reported in accordance with *Government Auditing Standards*.

None

3. Findings and questioned costs for Federal Awards

None

4. Summary Schedule of Prior Audit Findings

None

FOREST VIEW ACRES WATER DISTRICT
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2025

Award Information	*Assistance Listing Number*	*Pass-Through Entity Name*	*Pass-Through Entity Number*	*Federal Expenditures*
U.S. Department of Treasury				
Coronavirus State and Local Fiscal Recovery Funds - Covid-19				
Water and Wastewater Infrastructure Project Grant	21.027	El Paso County, State of Colorado	WP-2022-003	$ 1,306,334
Total Department of Treasury				1,306,334
Department of the Interior				
Energy and Mineral Impact Assistance Program (EIAF)	15.437	Colorado Department of Local Affairs (DOLA)	EIAF-09786	171,749
Total Department of the Interior				171,749
Total Expenditures of Federal Awards				**$ 1,478,083**

FOREST VIEW ACRES WATER DISTRICT
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2025

NOTE A – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of Forest View Acres Water District under programs of the federal government for the year ended December 31, 2025. Forest View Acres Water District's federal awards had no cost sharing provisions. The information in the schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule present only a selected portion of the operations of the District, they are not intended to and do not present the financial position, changes in net assets, or cash flows.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE C – INDIRECT COSTS RATE

Forest View Acres Water District has not elected to use the 10% de minimis indirect cost rate as allowed under the Uniform Guidance.

NOTE D – ASSISTANCE LISTING NUMBER (ALN)

The program titles and assistance listing numbers (ALNs) were obtained from the federal or pass-through grantor or the SAM.gov website.

NOTE E – SUB-RECIPIENT AWARDS

During the year ended December 31, 2025, the District did not distribute any federal funding to sub-recipients.

OTHER INFORMATION

FOREST VIEW ACRES WATER DISTRICT
SCHEDULES OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2025

Year Ending December 31,	$2,000,000 CWRPDA Loan Dated June 15, 2012 Principal Due May 1 and November 1 Interest Rate of 0%		$500,000 CWRPDA Loan Dated July 19, 2016 Principal and Interest Due May 1 and November 1 Interest Rate of 2%		
	Principal	**Interest**	**Principal**	**Interest**	**Total**
2026	$ 100,000	$ -	$ 25,269	$ 5,717	$ 130,986
2027	100,000	-	25,776	5,209	130,985
2028	100,000	-	26,294	4,691	130,985
2029	100,000	-	26,823	4,163	130,986
2030	100,000	-	27,362	3,624	130,986
2031	100,000	-	27,912	3,073	130,985
2032	100,000	-	28,473	2,512	130,985
2033	50,000	-	29,045	1,941	80,986
2034	-	-	29,629	1,357	30,986
2035	-	-	30,225	761	30,986
2036	-	-	15,340	152	15,492
	$ 750,000	$ -	$ 292,148	$ 33,200	$ 1,075,348

FOREST VIEW ACRES WATER DISTRICT
SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED
Year Ended December 31, 2025

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied	Property Taxes Levied	Property Taxes Collected	Percentage Collected to Levied
2014	$ 10,294,870	5.000	$ 51,474	$ 51,447	99.9%
2015	$ 10,376,440	5.000	$ 51,882	$ 51,882	100.0%
2016	$ 11,085,490	5.000	$ 55,427	$ 55,427	100.0%
2017	$ 11,293,470	5.000	$ 56,467	$ 56,422	99.9%
2018	$ 11,963,830	5.000	$ 59,819	$ 59,819	100.0%
2019	$ 12,051,760	5.000	$ 60,259	$ 59,987	99.5%
2020	$ 13,725,870	5.000	$ 68,629	$ 68,626	100.0%
2021	$ 13,759,540	5.000	$ 68,798	$ 68,798	100.0%
2022	$ 16,304,380	5.000	$ 81,522	$ 83,020	101.8%
2023	$ 15,999,990	5.000	$ 80,000	$ 82,462	103.1%
2024	$ 19,240,490	5.000	$ 96,202	$ 103,211	107.3% *
2025	$ 19,240,620	5.000	$ 96,203	$ 96,224	100.0%
Estimated for year ending December 31, 2026	$ 19,441,900	5.000	$ 97,210		

*- Includes State of Colorado backfill funding from, SB22-238 and SB23-001.

NOTE: Property taxes collected in any one year may include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy.