

BYERS WATER AND SANITATION DISTRICT

REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANT

with

MANAGEMENT'S DISCUSSION AND ANALYSIS

FINANCIAL STATEMENTS

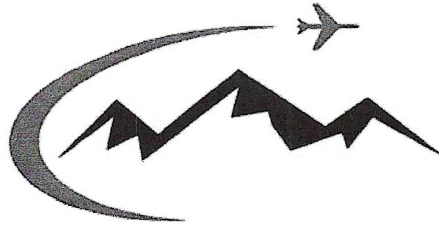
and

SUPPLEMENTARY INFORMATION

December 31, 2025

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Mountain Capital CPA PC
12235 Pecos St STE 100, Westminster CO 80234
720-500-0050

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Byers Water and Sanitation District
Byers, Colorado

Opinion

We have audited the financial statements of the Byers Water and Sanitation 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 accompanying financial statements present fairly, in all material respects, the financial position of the Byers Water and Sanitation District as of December 31, 2025, and its changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

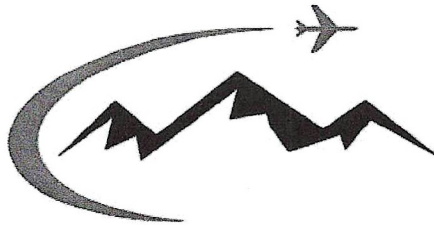
Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. We are required to be independent of the 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 my audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern within one year after the date that the financial statements are issued or available to be issued.



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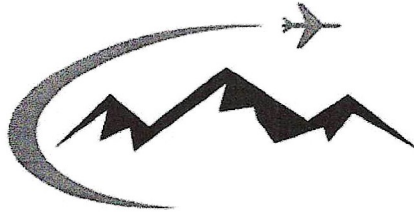
Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that include our 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 GAAS will always detect a material misstatement when it exists. The risk is 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 GAAS, 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 the 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 the 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.



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Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 7 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's basic financial statements. The Schedule of Revenues and Expenses - Budget and Actual on page 17 is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The Schedule of Revenues and Expenses - Budget and Actual is the responsibility of the management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Revenues and Expenses - Budget and Actual is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Mountain Capital CPA PC
Westminster, Colorado
July 23, 2026

MANAGEMENT'S DISCUSSIONS AND ANALYSIS

BYERS WATER AND SANITATION DISTRICT **MANAGEMENT'S DISCUSSION AND ANALYSIS**

This section of the Byers Water and Sanitation District's annual financial report presents an analysis of the District's financial performance during the fiscal year ended December 31, 2025. This information is presented in conjunction with the audited basic financial statements, which follow this section.

FINANCIAL HIGHLIGHTS FOR FISCAL YEAR 2025

- The District's net position decreased by \$29 thousand or 1.7% percent from \$1.753 million to \$1.724 million.
- Operating revenues increased by \$29 thousand or 5.7 percent from \$505 thousand to \$534 thousand.
- Operating expenses decreased by \$47 thousand or 7.5 percent from \$629 thousand to \$582 thousand.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of the following three parts: Management's Discussion and Analysis, Basic Financial Statements and Other Required Supplementary Information. The Financial Statements include notes which explain in detail some of the information included in the basic financial statements.

REQUIRED FINANCIAL STATEMENTS

The Financial Statements of the District report information utilizing the full accrual basis of accounting. The Financial Statements conform to accounting principles which are generally accepted in the United States of America. The Statement of Net Position includes information on the District's assets and liabilities and provide information about the nature and amounts of investments in resources (assets) and the obligations to District creditors (liabilities). The Statements of Revenues, Expenses and Changes in Net Position identifying the District's revenues and expenses for the fiscal year ended December 31, 2025. This statement provides information on the District's operations over the past fiscal year and can be used to determine whether the District has recovered all of its actual and projected costs through user fees and other charges. The third financial statement is the Statements of Cash Flows. This statement provides information on the District's cash receipts, cash payments and changes in cash resulting from operations, investments and financing activities. From the Statements of Cash Flows, the reader can obtain information on the source and use of cash and the change in the cash and cash equivalents balance for the last fiscal year.

BYERS WATER AND SANITATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS, CONTINUED

FINANCIAL ANALYSIS OF THE DISTRICT

The Statement of Net Position and the Statements of Revenues, Expenses and Changes in Net Position provide an indication of the District's financial condition and also indicate that the financial condition of the District improved during the last fiscal year. The District's net position reflect the difference between assets and liabilities. An increase in net position over time typically indicates an improvement in financial condition.

NET POSITION

A summary of the District's Statements of Net Position is presented below.

Table 1
Condensed Statements of Net Position
(In thousands of dollars)

	<u>2025</u>	<u>2024</u>	<u>Dollar Change</u>	<u>Percent Change</u>
Current and Other assets	\$ 747.4	\$ 782.6	\$ (35.2)	(4.5%)
Capital Assets, net	1,637.8	1,597.4	40.4	2.5%
Total Assets	2,385.2	2,380.0	5.2	.2%
Deferred outflows of resources	-	220.1	(220.1)	(100%)
Current Liabilities	76.2	248.7	(172.5)	(69.4%)
Long-term debt	584.9	598.0	(13.1)	(2.2%)
Total Liabilities	661.1	846.7	(185.6)	(21.9%)
Net investment in capital assets, net of related debt	1,637.8	1,597.4	40.4	2.5%
Unrestricted net position	86.3	156.0	(69.7)	(44.7%)
Total Net Position	1,724.1	1,753.4	(29.3)	(1.7%)

As the table indicates, total net position decreased by \$29.3 thousand or 1.7% in 2025 as compared to 2024. Current and other assets decreased by \$35.2 thousand for the year due to a net loss of \$29 thousand plus depreciation of \$106 thousand and a decrease in liabilities of \$185.6 thousand minus capital improvements of \$146.4 thousand.

BYERS WATER AND SANITATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS, CONTINUED

NET POSITION, CONTINUED

Capital assets increased by \$40.4 thousand for the year because of capital improvements of \$146.4 thousand minus depreciation of \$106 thousand.

Total liabilities for the district decreased by \$185.6 thousand for the year as a result of a decrease in notes payable of \$12.6 thousand and decrease in accounts payable of \$163.8 thousand and a decrease in security deposits of \$9.2 thousand.

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN POSITION

Table 2
Condensed Statements of Revenues, Expenses
and Changes in Net Position
(In thousands of dollars)

	<u>2025</u>	<u>2024</u>	<u>Dollar Change</u>	<u>Percent Change</u>
Operating Revenues	\$ 534.5	\$ 505.0	\$ 29.5	5.8%
Non operating revenues	37.8	26.1	11.7	44.8%
Total Revenues	572.3	531.1	41.2	7.8%
Depreciation expense	106.0	88.3	17.7	20%
Other Operating Expenses	476.0	540.8	(64.8)	(12.0%)
Non Operating Expenses	19.7	13.0	6.7	51.5%
Total Expenses	601.7	642.1	(40.4)	(6.3%)
Changes in Net Postion	(29.4)	(111.0)	(81.6)	(73.5%)
Beginning Net Position	1,753.4	1,864.4	(111.0)	(6.0%)
Ending Net Position	\$ 1,724.0	\$ 1,753.4	\$ (29.4)	(1.7%)

BYERS WATER AND SANITATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS, CONTINUED

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION, CONTINUED

Total revenues in 2025 increased by \$41.2 thousand as compared to 2024 due to an increase in water sales of \$29.5 thousand and tap fees of \$15 thousand. Interest income decreased by \$3.3 thousand.

Expenses were \$40 thousand lower in 2025 or compared to 2024. Salaries and employee benefits were \$81 thousand lower due to the training of a new manager in 2024 and one less employee in 2025. Repairs and maintenance were \$16 thousand higher due to an increase in sewer cleaning costs and water line break repairs. Electricity costs were \$5 thousand higher in 2025. Other expenses were similar in 2025 or compared to 2024.

CAPITAL ASSETS

As of December 31, 2025, the District's net investment in capital assets totaled \$1,637.8 thousand, which is an increase of \$40 thousand or 2.5% more than the capital asset balance of \$1,597.4 thousand on December 31, 2024. A comparison of the District's capital assets over the past two fiscal years is presented in Note 4 of the financial statements.

Capital improvements the District made in 2025 included water line repairs and engineering fees related to an upgrade in the water distribution system and an upgrade of storage tanks.

Capital improvements for 2026 include engineering fees related to the sewer system.

LONG-TERM DEBT

The District had long-term debt of \$597,937 at December 31, 2025. The debt represents a loan due to the Colorado Water Resources and Power Development Authority for an upgrade in the District's water distribution system. The note is for thirty years with a maturity date of May 1, 2054. The interest rate on the loan is 3.25% with semi-annual payments of \$16,167. Please see Note 6 about more details for the long-term debt of the District.

ADDITIONAL FINANCIAL INFORMATION

This financial report is designed to provide the District's customers, investors and other interested parties with an overview of the District's financial operations and financial condition. Should the reader have questions regarding the information included in this report or wish to request additional financial information, please contact the Byers Water and Sanitation District at P.O. Box 301, Byers, Colorado 80103.

FINANCIAL STATEMENTS

BYERS WATER AND SANITATION DISTRICT

STATEMENT OF NET POSITION

December 31, 2025

ASSETS

Current Assets:

Cash and cash equivalents (Note 3)	\$ 137,375
Certificates of deposit	471,905
Accounts receivable	44,583
Grant income receivable	93,536
Total Current Assets	<u>747,399</u>

Capital Assets (Notes 4 and 6):

Nondepreciable capital assets:

Land	<u>2,352</u>
Total nondepreciable capital assets	<u>2,352</u>

Depreciable capital assets:

Plant and equipment	4,464,935
Less accumulated depreciation	<u>(2,829,501)</u>
Total depreciable capital assets	<u>1,635,434</u>
Total capital assets	<u>1,637,786</u>

Total Assets	<u>2,385,185</u>
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DEFERRED OUTFLOWS OF RESOURCES

LIABILITIES

Current Liabilities:

Accounts payable	\$ 28,638
Security deposits	34,536
Note payable-current (Note 6)	<u>13,006</u>
Total Current Liabilities	76,180
Note payable (Note 6)	<u>584,931</u>
Total Liabilities	<u>661,111</u>

DEFERRED INFLOWS OF RESOURCES

NET POSITION

Net investment in capital assets	1,637,786
Unrestricted	<u>86,288</u>
Total Net Position	<u>\$1,724,074</u>

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

BYERS WATER AND SANITATION DISTRICT

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

Year Ended December 31, 2025

	Water Fund	Sewer Fund	Total
Operating Revenues:			
Water and sewer services	\$ 316,198	\$ 218,300	\$ 534,498
Total Operating Revenues	<u>316,198</u>	<u>218,300</u>	<u>534,498</u>
Operating Expenses:			
Salaries and directors fees	92,588	46,294	138,882
Employee benefits	30,731	15,366	46,097
Legal, auditing insurance and permits	18,445	9,222	27,667
Office supplies and expense	28,676	14,338	43,014
Repairs and maintenance	61,312	81,535	142,847
Electricity	31,746	15,873	47,619
Depreciation	70,675	35,338	106,013
Miscellaneous	7,665	3,833	11,498
Testing and chlorine	12,229	6,114	18,343
Total Operating Expenses	<u>354,067</u>	<u>227,913</u>	<u>581,980</u>
Net Operating Income (Loss)	<u>(37,869)</u>	<u>(9,613)</u>	<u>(47,482)</u>
Add Non-Operating Revenues:			
Interest Income	11,424	11,424	22,848
Tap fees	7,500	7,500	15,000
	<u>18,924</u>	<u>18,924</u>	<u>37,848</u>
Subtract Non-Operating Expenses:			
Interest expense	19,741	-	19,741
	<u>19,741</u>	<u>-</u>	<u>19,741</u>
Net income (loss)	<u>\$ (38,686)</u>	<u>\$ 9,311</u>	<u>(29,375)</u>
Net position:			
Beginning of Year			<u>1,753,449</u>
End of Year			<u>\$ 1,724,074</u>

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

BYERS WATER AND SANITATION DISTRICT

STATEMENT OF CASH FLOWS

Years Ended December 31, 2025

Cash flows from operating activities:	
Cash receipts from customers	\$ 542,768
Cash payments to suppliers for goods and services	(603,590)
Cash payment to employees for services	(138,882)
Net cash used by operating activities	<u>(199,704)</u>
Cash flows from capital and related financing activities:	
Proceeds from notes payable	220,117
Payments on notes payable	(32,334)
Purchase of capital assets	(146,438)
Net cash used in capital and related financing activities	<u>41,345</u>
Cash flows from investing activities:	
Interest received on investments	22,848
Purchase of certificates of deposit	(23,350)
Proceeds from maturity of certificate of deposit	156,110
Net cash provided by investing activities	<u>155,608</u>
Net decrease in cash and cash equivalents	(2,751)
Cash and equivalents, beginning of year	<u>140,126</u>
Cash and equivalents, end of year	<u>\$ 137,375</u>
Reconciliation of Operating Income to	
Net Cash Provided by Operating Activities:	
Operating Loss	\$ (47,482)
Adjustments:	
Tap fees	15,000
Depreciation	106,013
Net change in assets and liabilities:	
Grant income receivable	(93,536)
Accounts receivable	(6,730)
Accounts payable	(163,804)
Security deposits	(9,165)
Net cash provided by operating activities	<u>\$ (199,704)</u>
Supplemental Information:	
Interest paid	<u>\$ 19,741</u>

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

BYERS WATER AND SANITATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2025

(1) Description of Entity

Reporting Entity

The Byers Water and Sanitation District operates under an elected five-person Board of Directors. The Board of Directors hires a manager to oversee the daily operations of the District. The District's major operations include water and sewer services for an unincorporated area in Arapahoe county known as Byers, Colorado. No other agency or authority is controlled by or controls the District.

(2) Summary of Significant Accounting Policies

Basis of Presentation and Accounting

The District's basic financial statements are presented on the full accrual basis of accounting and conform to accounting principles generally accepted in the United States of America. The accounts of the District are organized on the basis of a proprietary fund type, specifically an enterprise fund. The activities of this 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 accounting and financial reporting treatment applied to the District is determined by its measurement focus. The transactions of the District are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operations are included on the statements of net position. Net position (i.e., total assets net of total liabilities) are segregated into net investment in capital assets, net of related debt; and unrestricted components.

BYERS WATER AND SANITATION DISTRICT

NOTES TO FINANCIAL STATEMENTS, CONTINUED

December 31, 2025

(2) Summary of Significant Accounting Policies, Continued

Management of the District has made certain estimates and assumptions relating to the reporting of assets and liabilities and revenues and expenses to prepare these financial statements in conformity with generally accepted accounting principles. Actual results may differ from those estimates.

Cash Equivalents and Investments

The District considers all highly liquid investments (including restricted cash and investments) with maturities of three months or less when purchased to be cash equivalents.

All bank balances of deposits as of the balance sheet dates are entirely insured (see Note 3).

Capital Assets

The cost of additions to the utility plant and major replacements of retired units of property is capitalized. The District defines capital assets as assets with an initial, individual cost of more than \$2,000 and an estimated useful life in excess of two years. Cost includes direct labor, outside services, materials and transportation, employee fringe benefits, overhead, and interest on funds borrowed to finance construction. The District did not capitalize interest during fiscal year 2025. The cost and accumulated depreciation of property sold or retired is deducted from capital assets, and any profit or loss resulting from the disposal is credited or charged in the nonoperating section of the statements of revenues, expenses and changes in net position. The cost of current repairs, maintenance, and minor replacements is charged to expense.

BYERS WATER AND SANITATION DISTRICT

NOTES TO FINANCIAL STATEMENTS, CONTINUED

December 31, 2025

(2) Summary of Significant Accounting Policies, Continued

Capital Assets, Continued

The useful lives of property, plant and equipment for purposes of computing depreciation:

	<u>Years</u>
Office equipment and tools	10
Buildings and sheds	15
Fences, pump house and equipment, water tank and tower, wells and pumps, water storage facility and administration building	20
Sewer transmission and distribution lines	50
Vehicle	5

Operating Revenues and Expenses

Operating revenues and expenses consist of those revenues that result from the ongoing principal operations of the District. Operating revenues consist primarily of charges for services. Nonoperating revenues and expenses consist of those revenues and expenses that are related to financing and investing type of activities and result from nonexchange transactions or ancillary activities. When an expense is incurred for purposes for which there are both restricted and unrestricted net position available, it is the District's policy to apply those expenses to restricted net position to the extent such are available and then to unrestricted net position.

Compensated Absences

A liability for compensated absences has not been accrued in the financial statements because the amount cannot be reasonably determined and is immaterial in amount.

BYERS WATER AND SANITATION DISTRICT

NOTES TO FINANCIAL STATEMENTS, CONTINUED

December 31, 2025

(2) Summary of Significant Accounting Policies, Continued

Net Position

Net position, comprise the various net earnings from operating income, non-operating revenues and expenses, and capital contributions. Net position are classified in the following three components:

Net investment in capital assets, net of related debt-This component of net position of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

Restricted-This component of net position consists of constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position-This component of net position consists of net position that do not meet the definition of "restricted" or "net investment in capital assets, net of related debt".

Budgetary Principles

The District's Board of Directors prepares a budget in December of each year on a cash basis. The adopted budget can be amended during the year based upon unforeseen revenues and expenditures. All expenditures from the budget are approved by the Board of Directors during their monthly meetings.

Tabor Amendment

The District complies with all provisions of the Tabor Amendment.

BYERS WATER AND SANITATION DISTRICT

NOTES TO FINANCIAL STATEMENTS, CONTINUED

December 31, 2025

(3) Deposits

The District's cash and deposit policies are approved by the Board of Directors and governed by Colorado Statute. The Colorado Public Deposit Protection Act and the Savings and Loan Public Deposit Protection Act of Colorado (PDPA) require 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 is to be maintained by another institution or held in trust for all uninsured public deposits as a group. The fair value of the collateral must be at least equal to the aggregate uninsured deposits. As of December 31, 2025, the district's deposits included \$137,375 of demand deposits and \$471,905 of certificates of deposit due in 2026. All deposits are either insured or collateralized.

(4) Capital Assets

A summary of changes in capital assets is as follows:

	Balance 01/01/25	Additions	Deletions	Balance 12/31/25
Non-depreciable capital assets:				
Land	\$ 2,352	\$ -	\$ -	\$ 2,352
Total non-depreciable capital assets	2,352	-	-	2,352
Depreciable capital assets:				
Water and sewer system	4,139,516	146,438	-	4,285,954
Building and sheds	90,662	-	-	90,662
Vehicles	88,319	-	-	88,319
Total capital assets being depreciated	4,318,497	146,438	-	4,464,935
Less accumulated depreciation	2,723,488	106,013	-	2,829,501
Total capital assets being depreciated, net	1,595,009	40,425	-	1,635,434
Total capital assets, net	\$ 1,597,361	\$ 40,425	\$ -	\$ 1,637,786

BYERS WATER AND SANITATION DISTRICT

NOTES TO FINANCIAL STATEMENTS, CONTINUED

December 31, 2025

(5) Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; injuries to employees; and natural disasters. The District carries commercial insurance for risk of loss. The District is insured by Colorado Districts Property and Liability Pool.

The District did not have settled claims that exceeded the District's commercial insurance coverage in any of the past three years. There has been no significant reduction in the District's insurance coverage from the previous year.

(6) Notes Payable and Grants

The District entered into a loan agreement with the Colorado Water Resource and Power Development Authority on May 7, 2024. The loan will be used to improve the water distribution system, upgrade a well and make upgrades to the existing water storage tanks.

The loan is in the amount of \$2,014,000 includes a principal forgiveness amount of \$1,397,531 and a \$616,469 repayable loan for thirty years with a interest rate of 3.25%. Semi-annual payments on the loan are \$16,167.

The principal payments due on the loan over the next five years are as follows:

<u>Year Ended December 31,</u>	<u>Principal Payments</u>
2026	13,006
2027	13,432
2028	13,872
2029	14,327
2030	14,796
2031 and later	528,504
	<u>\$ 597,937</u>

In addition to the loan agreement, the District also received grants to help finance the water system improvement project. During the year ended December 31, 2025 received \$1,497,000 from an Arapahoe County ARPA Grant and \$1,000,000 from an DOLA EIAF Grant, which were applied to costs of the water system project.

REQUIRED SUPPLEMENTARY INFORMATION

BYERS WATER AND SANITATION DISTRICT

SCHEDULE 1 - SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL

Year Ended December 31, 2025

	Original Budget (Compiled)	Final Budget (Compiled)	Actual	Variance Favorable (Unfavorable)
Revenues:				
Water and Sewer Services	\$ 425,000	\$ 425,000	\$ 534,498	\$ 109,498
Security deposits	5,000	5,000	2,100	(2,900)
Interest Income	20,500	20,500	22,848	2,348
Miscellaneous	2,000	2,000	15,000	13,000
Loan grant proceeds	3,042,682	3,042,682	4,050,905	1,008,223
Total Revenues	3,495,182	3,495,182	4,625,351	1,130,169
Expenditures:				
Salaries and directors fees	176,000	176,000	138,882	37,118
Employee benefits	101,000	101,000	46,097	54,903
Legal, auditing, insurance and permits	35,000	35,000	27,667	7,333
Office supplies and maintenance	38,300	38,300	43,014	(4,714)
Repairs and maintenance	99,000	99,000	142,847	(43,847)
Electricity	47,000	47,000	47,619	(619)
Miscellaneous	14,000	14,000	11,498	2,502
Testing and chlorine	45,600	45,600	18,343	27,257
Security deposit refunds	2,500	2,500	40	2,460
Capital expenditures	3,112,682	3,112,682	4,197,343	(1,084,661)
Loan payments	16,167	16,167	32,334	(16,167)
Total Expenditures	3,687,249	3,687,249	4,705,684	(1,018,435)
Total Revenues Over Expenditures	\$ (192,067)	\$ (192,067)	\$ (80,333)	\$ 111,734

Reconciliation of Budget Net Income to General Accepted Accounting Principles

Net income:

Net loss per budget	\$ (80,333)
Security deposits	(2,100)
Security deposit refunds	40
Depreciation	(106,013)
Capital expenditures	4,197,343
Loan and grant proceeds	(4,050,905)
Principle loan payment	12,593
Net loss per general accepted accounting principles basis	\$ (29,375)