



CRESTVIEW WATER & SANITATION DISTRICT
FINANCIAL STATEMENTS
DECEMBER 31, 2025

CONTENTS

Independent Auditor's Report	2-4
Management's Discussion and Analysis	4-8

BASIC FINANCIAL STATEMENTS

Statements of Net Position - Proprietary Fund	9
Statements of Revenue and Expenses and Changes in Net Position - Proprietary Fund	10
Statements of Cash Flows - Proprietary Fund	11
Notes to Financial Statements	12-18

ADDITIONAL INFORMATION

Departmental Statements of Net Position - Proprietary Fund	Schedule 1
Departmental Schedule of Revenue and Expenses and Changes in Net Position - Proprietary Fund	Schedule 2
Schedule of Water Operating Expenses - Proprietary Fund	Schedule 3
Schedule of Sewer Operating Expenses - Proprietary Fund	Schedule 4
Schedule of Administrative and General Expenses - Proprietary Fund	Schedule 5
Departmental Schedule of Revenue and Expenditures - Budget and Actual - Proprietary Fund	Schedule 6

CHARLES POYSTI LLC

Independent Auditor's Report

Board of Directors
Crestview Water and Sanitation District
Denver, Colorado

Report on the Audit of the Financial Statements

Opinions

I have audited the accompanying basic financial statements of Crestview Water and Sanitation District (the District), as of and for the years ended December 31, 2025 and 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In my opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the District, as of December 31, 2025 and 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

I conducted my audit in accordance with auditing standards generally accepted in the United States of America (GAAS). My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am required to be independent of the District and to meet my other ethical responsibilities, in accordance with the relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit 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 for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

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

I am required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that I identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, 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. I 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 my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The individual departmental schedules listed in the table of contents are presented for purpose of additional analysis and are not a required part of the basic financial statements. The individual departmental schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

In connection with my audit of the basic financial statements, my 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, I conclude that an uncorrected material misstatement of the other information exists, I am required to describe it in my report.



March 4, 2026
Denver, Colorado

CRESTVIEW WATER AND SANITATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS

OVERVIEW OF THE DISTRICT

This section of the Annual Financial Report for Crestview Water and Sanitation District (District) presents a discussion and analysis of the District's financial condition and operating results during the period from January 1, 2025 to December 31, 2025. It is provided as a narrative introduction and overview of the financial statements contained in the following Annual Financial Report and should be read in conjunction with the District's financial statements.

The Crestview Water and Sanitation District, formerly the Baker Metropolitan Water and Sanitation District, is a quasi-municipal corporation and a political subdivision of the State of Colorado organized and existing under and by the virtue of the laws of the State of Colorado. The District was established by Order and Decree of the District Court of Adams County, Colorado, June 30, 1949.

The District encompasses approximately four-square miles (2,600 acres) largely in an unincorporated portion of southwest Adams County, and includes within its boundaries small portions of the cities of Arvada and Westminster.

The District was created for the purpose of providing water and sanitation service for the inhabitants of the District. The District, governed by a five-member board, operates the water and sanitary sewer systems pursuant to the laws of the State of Colorado, particularly Title 32, Article 1, C.R.S. 1973, as amended.

Water is provided to the District by Denver Water in accordance with Distributor Contract No. M236. The District serves approximately 5,587 residential, commercial, industrial and public customer taps. The distribution system is operated and maintained by the District and encompasses approximately 60 miles of piping and 4 elevated storage tanks. Meters are read monthly for billing purposes.

Wastewater treatment for the District is performed by Metro Water Recovery (Metro) pursuant to the terms and conditions of a perpetual contract between the District and Metro. The collection system is operated and maintained by the District and encompasses approximately 63 miles of piping and one sewage lift station. The District serves approximately 6,327 sanitary sewer residential, commercial, industrial, and public customers.

The District does not have any general obligation or other bond indebtedness. Capital projects, capital additions and equipment additions are financed from cash and cash equivalents designated for capital replacement and contingencies.

The District employs personnel to operate, maintain and repair the transmission and distribution system and wastewater collection system. The District also employs a pipeline replacement crew to replace the District's aging water and sewer mains. The District owns, operates, and maintains vehicles, equipment and supplies to accomplish these functions.

The District owns property and buildings to house a business office, maintenance headquarters, pipeline headquarters, garages, elevated water storage tanks, sewage lift station and system operation stations.

CRESTVIEW WATER AND SANITATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of three parts – management's discussion and analysis, the basic financial statements, and supplementary information.

The financial statements include comparative data of assets, liabilities, deferred inflows of resources and changes in net position for the current fiscal reporting period (2025) and the prior fiscal reporting period (2024). Liabilities include current liabilities of accounts payable and accrued liabilities. Deferred inflows of resources include property taxes and other special assessments earned but levied for a subsequent period. Net position includes capital assets and unrestricted assets designated for capital replacement, reserves for contingencies and unrestricted funds.

The departmental statements of revenues, expenses and changes in net position - proprietary fund compares the current fiscal reporting period (2025) and the prior fiscal reporting period (2024) and includes operating revenue, water and sewer sales, sale of supplies, inspections and miscellaneous revenue, also, operating expenses for water, sewer, and administrative and general. Water and sewer connection fees are included in non-operating revenue and expenses along with general property and specific ownership taxes, interest income, tax collection fees, and miscellaneous revenue.

The financial statements also include notes that explain some of the information in the financial statements and provide data that is more detailed. The statements are followed by a section of supplementary information that further explains and supports the information in the financial statements.

The financial statements provide both long-term and short-term information about the District's overall operating financial status. These statements explain how general expenditures were financed in the short term as well as what remains for future spending.

The financial statements report information about the District as a whole using the accrual method of accounting. The statement of net position includes all of the District's assets and liabilities.

The financial statements of the District are reported in one category. All of the District's basic activities are reported as Proprietary Fund activities. The operating revenues and expenses are from the activities of the District in providing water and sewer services to the community.

FINANCIAL HIGHLIGHTS

The District is in good financial position at the end of the reporting period. The District completed general and emergency repairs and maintenance to the water distribution and wastewater collections systems as well as restorative and remedial improvements to the systems from funds budgeted for those purposes. The reserves are sufficient to meet most emergency repair or replacement needs and will be further funded for future cost increases in parts and construction of water and sewer utility emergencies. The District maintains an adequate checking account balance to meet payroll, vendor, service and other obligations.

Generally, the District's financial position has remained steady from the previous year. However, the water distribution and wastewater collection systems continue to deteriorate with age and will require additional funding to address the replacement needs.

CRESTVIEW WATER AND SANITATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

REVIEW OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

	<u>2025</u>	<u>2024</u>	<u>2023</u>
Operating revenues:			
Water sales	\$ 5,542,256	\$ 5,736,099	\$ 5,160,024
Sewer charges	3,357,233	3,362,891	3,258,079
Sale of supplies	12,900	91,462	4,800
Miscellaneous and inspections	<u>61,825</u>	<u>409,859</u>	<u>71,265</u>
Total operating revenues	<u>8,974,214</u>	<u>9,600,311</u>	<u>8,494,168</u>
 Operating expenses:			
Water	4,641,927	4,721,682	4,645,038
Sewer	2,156,710	2,114,988	2,104,156
Administrative and general	<u>932,686</u>	<u>914,368</u>	<u>766,081</u>
Total operating expenses	<u>7,731,323</u>	<u>7,751,038</u>	<u>7,515,275</u>
 Net operating gain	1,242,891	1,849,273	978,893
 Total non-operating revenues (net)	<u>2,208,440</u>	<u>1,871,094</u>	<u>1,829,885</u>
 Income before contributions	3,451,331	3,720,367	2,808,778
 Tap fees collected	<u>729,334</u>	<u>1,974,256</u>	<u>86,200</u>
 Change in net position	4,180,665	5,694,623	2,894,978
 Net position- beginning of year	<u>48,473,979</u>	<u>42,779,356</u>	<u>39,884,378</u>
 Net position- end of year	<u>\$ 52,654,644</u>	<u>\$ 48,473,979</u>	<u>\$ 42,779,356</u>

REVIEW OF NET POSITION

	<u>2025</u>	<u>2024</u>	<u>2023</u>
Current assets	\$ 34,459,177	\$ 31,850,610	\$ 26,962,368
Non-current assets	<u>20,100,616</u>	<u>18,974,732</u>	<u>17,580,240</u>
Total assets	<u>\$ 54,559,793</u>	<u>\$ 50,825,342</u>	<u>\$ 44,542,608</u>
Total liabilities	<u>\$ 1,033,107</u>	<u>\$ 1,497,660</u>	<u>\$ 956,129</u>
Deferred inflow of resources:			
Unavailable revenue – property taxes	<u>\$ 872,042</u>	<u>\$ 853,703</u>	<u>\$ 807,123</u>
Net position			
Net investment in capital assets	\$ 20,093,330	\$ 18,944,062	\$ 17,556,839
Unrestricted	<u>32,561,314</u>	<u>29,529,917</u>	<u>25,222,517</u>
Total net position	<u>\$ 52,654,644</u>	<u>\$ 48,473,979</u>	<u>\$ 42,779,356</u>

CRESTVIEW WATER AND SANITATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

CAPITAL ASSETS AND LONG-TERM DEBT ACTIVITY

The District replaced 3,973 linear feet of water mains in 2025 consisting of 2,339 linear feet of 6" and 1,301 linear feet of 8" water main. Crestview's pipeline replacement crew will be replacing more water mains in the District in 2026. The 2026 Water Main Replacement project will consist of 5,700 linear feet of water main replacement.

The District contracted to have 170 vertical feet of manholes spray lined in 2025.

The District purchased a John Deere 410P backhoe and a Bobcat S770 skid steer loader in 2025 for a combined total of \$249,916.

A summary of changes in capital assets is provided in the financial statements, Note 3. Changes in infrastructure are also reported in the financial statements, Note 3, under capital assets.

The District is committed by contract to purchase potable water from Denver Water and to have collected wastewater processed by Metro Water Recovery. A commitment to both is included in the financial statements, Note 5.

There have been no material changes in credit rating or debt limitations that could affect the financing of planned facilities improvements or services and the District currently has no outstanding long-term debt.

OTHER POTENTIALLY SIGNIFICANT MATTERS

No other potentially significant matters are approved and agreed upon or currently known that would be expected to have an effect on the financial position of the District.

CONTACTING THE DISTRICT'S ADMINISTRATIVE OFFICE

This financial report is designed to provide our constituents with a general overview of the District's finances and to demonstrate the District's accountability for the money it receives. If you have questions about this report or need additional information, contact:

Mitch Terry
District Manager

303-429-1881
manager@CrestviewWaterColorado.gov
7145 Mariposa Street
Denver, Colorado, 80221

CRESTVIEW WATER AND SANITATION DISTRICT
STATEMENTS OF NET POSITION
PROPRIETARY FUND

December 31,	2025	2024
<u>Assets</u>		
<u>Current Assets</u>		
Cash and cash equivalents	\$ 7,702,052	\$ 6,215,885
Investments	22,658,537	21,530,003
Accounts receivable - property taxes	890,364	860,067
Other accounts receivable	452,699	457,541
Inventories	673,000	611,000
Prepaid insurance	111,310	88,129
Cash and cash equivalents - designated for capital replacement and contingencies	1,971,215	2,087,985
Total current assets	34,459,177	31,850,610
 <u>Non-current Assets</u>		
Right of use assets, net	7,286	15,335
Capital assets, net	20,093,330	18,959,397
Total Assets	\$ 54,559,793	\$ 50,825,342
 <u>Liabilities</u>		
Accounts payable	\$ 763,286	\$ 1,110,923
Accrued liabilities	262,535	371,402
Noncurrent liabilities:		
Leases due within one year	7,039	8,049
Leases due in more than one year	247	7,286
Total Liabilities	\$ 1,033,107	\$ 1,497,660
 <u>Deferred Inflow of Resources</u>		
Unavailable revenue - property taxes	\$ 872,042	\$ 853,703
 <u>Net Position</u>		
Net investment in capital assets	\$ 20,093,330	\$ 18,944,062
Unrestricted	32,561,314	29,529,917
Total Net Position	\$ 52,654,644	\$ 48,473,979

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

CRESTVIEW WATER AND SANITATION DISTRICT
STATEMENTS OF REVENUE AND EXPENSES
AND CHANGES IN NET POSITION
PROPRIETARY FUND

For the Years Ended December 31,	<u>2025</u>	<u>2024</u>
Operating Revenues		
Water sales	\$ 5,542,256	\$ 5,736,099
Sewer charges	3,357,233	3,362,891
Sale of supplies	12,900	91,462
Miscellaneous and inspections	<u>61,825</u>	<u>409,859</u>
Total operating revenues	<u>8,974,214</u>	<u>9,600,311</u>
Operating Expenses		
Water	4,641,927	4,721,682
Sewer	2,156,710	2,114,988
Administrative and general	<u>932,686</u>	<u>914,368</u>
Total operating expenses	<u>7,731,323</u>	<u>7,751,038</u>
Net operating gain	<u>1,242,891</u>	<u>1,849,273</u>
Non-Operating Revenues (Expenses)		
General property taxes	859,348	892,654
Specific ownership taxes	4,837	3,973
Net investment income	1,415,384	701,391
Miscellaneous	(71,116)	273,102
Tax collection fee	<u>(13)</u>	<u>(26)</u>
Total non-operating revenues, net	<u>2,208,440</u>	<u>1,871,094</u>
Income before contributions	3,451,331	3,720,367
Tap fees collected	<u>729,334</u>	<u>1,974,256</u>
Change in net position	4,180,665	5,694,623
Net Position – Beginning of Year	<u>48,473,979</u>	<u>42,779,356</u>
Net Position – End of Year	<u>\$ 52,654,644</u>	<u>\$ 48,473,979</u>

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

CRESTVIEW WATER AND SANITATION DISTRICT
STATEMENTS OF CASH FLOWS
PROPRIETARY FUND

<u>For the Years Ended December 31,</u>	<u>2025</u>	<u>2024</u>
Cash flows from operating activities		
Cash received from customers	\$ 8,917,231	\$ 9,104,052
Cash paid to suppliers	(6,023,383)	(4,520,667)
Cash paid to employees	(1,651,563)	(1,849,101)
Other cash received	61,825	409,859
Net cash provided by operating activities	<u>1,304,110</u>	<u>3,144,143</u>
Cash flows from non-capital financing activities		
Cash received from property and other taxes	852,227	894,574
Collection fees paid	(13)	(26)
Other cash received, net	(71,116)	175,987
Net cash provided by non-capital financing activities	<u>781,098</u>	<u>1,070,535</u>
Cash flows from capital and related financing activities		
Cash received from tap fees	729,334	1,974,256
Cash received from sale of fixed assets	25,000	100,677
Purchase of fixed assets	(1,756,995)	(2,139,223)
Net cash used in capital and related financing activities	<u>(1,002,661)</u>	<u>(64,290)</u>
Cash flows from investing activities		
Purchase of investments	(1,128,534)	(1,749,279)
Net investment income	1,415,384	701,391
Net cash provided by (used in) investing activities	<u>286,850</u>	<u>(1,047,888)</u>
Net change in cash and cash equivalents	1,369,397	3,102,500
Cash and cash equivalents - beginning of year	<u>8,303,870</u>	<u>5,201,370</u>
Cash and cash equivalents - end of year	<u>\$ 9,673,267</u>	<u>\$ 8,303,870</u>
Summary of cash and cash equivalents:		
Unrestricted cash and cash equivalents	\$ 7,702,052	\$ 6,215,885
Designated cash and cash equivalents	<u>1,971,215</u>	<u>2,087,985</u>
	<u>\$ 9,673,267</u>	<u>\$ 8,303,870</u>
Reconciliation of operating gain to net cash provided by operating activities:		
Net operating gain	\$ 1,242,891	\$ 1,849,273
Adjustments to reconcile operating gain to net cash used by operating activities:		
Depreciation	593,155	565,872
Changes in assets and liabilities		
(Increase) decrease in current asset	(80,339)	30,459
Increase (decrease) in current liabilities	<u>(451,597)</u>	<u>698,539</u>
Net cash provided by operating activities	<u>\$ 1,304,110</u>	<u>\$ 3,144,143</u>

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

CRESTVIEW WATER AND SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting and reporting policies of Crestview Water and Sanitation District (District) conform to U.S. generally accepted accounting principles as applicable to governmental entities. The following summary of significant accounting policies is presented to assist the reader in evaluating the District's financial statements.

Financial Reporting Entity

The District was incorporated under the laws of the State of Colorado and operates in metropolitan Denver under an elected Board of Directors form of government. As required by U.S. generally accepted accounting principles, the financial statements of the reporting entity include those of the District (the primary government) which has no component units.

Basis of Presentation

The accounts of the District are organized on the basis of an enterprise fund. Enterprise funds are used to account for operations that are financed and operated in a manner similar to a private business enterprise.

The enterprise fund is reported using the economic resource measurement focus and the accrual basis of accounting, that is, revenue is recognized when it is earned and expenses are recognized when they are incurred.

Capital Assets

Expenditures of \$1,000 or more for capital assets are stated at cost when purchased or, when donated, at fair value on the date of the donation. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Costs incurred for repairs and maintenance are expensed as incurred.

Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

Water wells	99 years
Buildings and building improvements	15-75 years
Lift stations, sewer collection, and water distribution systems	50-75 years
Machinery and equipment	3-20 years

Budget and Budgetary Accounting

An annual State prescribed budget is adopted even though it is not required for enterprise funds by U.S. generally accepted accounting principles. The statement of revenue and expenditures - budget and actual presents comparisons of the legally adopted budget with actual data on the budgetary basis. The actual data presented differs from U.S. generally accepted accounting principles and a reconciliation of the differences is shown on Note 8.

Property Taxes

Property taxes are not due and payable until after the assessment year has ended and are not included in the budget or statement of revenue, expenditures and changes in net position of the assessment year. Property taxes are initially recorded as deferred revenue in the year they are levied and measurable. The deferred property tax revenues are recorded as revenue in the year for which they were levied.

CRESTVIEW WATER AND SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property Taxes (continued)

Property taxes are collected and remitted monthly to the District by Adams County, Colorado. The property tax calendar is detailed below:

District certifies mill levies to the county	December 15
Lien date	January 1
Collection dates	
First half	February 28
In full	April 30
Second half	June 15
Delinquent notices	August 1
Tax sale	Mid-November

Tax and Spending Limitations

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments. The amendment is complex and subject to judicial interpretation. The District is an enterprise fund receiving less than 10% of its revenue from taxes and, therefore, under the terms of the amendment is exempt from these limitations.

Income Tax

Corporate income tax liabilities are not recognized because the District is a non-profit quasi-municipality.

Inventories

Supply inventories are recorded at cost on the first-in-first-out method.

Cash Flows

For purposes of the statements of cash flows, the District considers all deposits with maturities of less than three months to be cash equivalents.

Use of Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees and volunteers and natural disasters. It carries commercial insurance coverage of these risks of loss. Claims have not exceeded coverage in any of the last three fiscal years.

Operating/Non-Operating Revenues and Expenses

Operating revenues and expenses are those that result from providing water and wastewater services. Non-operating revenues and expenses include capital financing, investing and other activities not related to the provision of water and wastewater services.

CRESTVIEW WATER AND SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Reclassifications

Certain reclassifications of amounts previously reported have been made to the accompanying financial statements to maintain consistency between periods presented. The reclassifications had no impact on previously reported net position.

NOTE 2 – CASH AND INVESTMENTS

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 regulations. As of December 31, 2025, State regulatory commissioners have indicated that all financial institutions holding deposits for the District are eligible public depositories. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. PDPA allows the financial institution to create a single collateral pool for all public funds held. The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The fair value of the collateral must be at least equal to 102% of the uninsured deposits.

The Federal Deposit Insurance Corporation (FDIC) coverage for government accounts is \$250,000 per official custodian. Custodial credit risk is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's deposits were not exposed to custodial credit risk, as all deposits were insured by the FDIC and/or were collateralized by securities held by the pledging financial institution and covered by eligible collateral as determined by PDPA. The District does not have a deposit policy for custodial credit risk.

A summary of the District's cash is as follows:

	<u>2025</u>	<u>2024</u>
Checking accounts - interest bearing	\$ 7,701,452	\$ 6,215,285
Petty cash	<u>600</u>	<u>600</u>
	<u>\$ 7,702,052</u>	<u>\$ 6,215,885</u>

The Board of Directors have designated cash to fund future capital expenditures. Funds are transferred periodically from operating accounts. Major repairs and additions to capital assets will be paid for from this board-designated cash.

Investments

In accordance with its investment policy, the District manages its exposure to declines with the implementation of the prudent investor rule as a guideline for investments decisions, which the District makes in following state statutes regarding investments.

Colorado Revised Statutes limit investment maturities to five years or less or three years or less (depending upon the type of investment), unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

CRESTVIEW WATER AND SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 2 – CASH AND INVESTMENTS (CONTINUED)

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest, which include:

- 1) Obligations of the United States and certain U.S. government agency securities.*
- 2) General obligation and reserve bonds of U.S. local government entities.
- 3) Bankers' acceptances of certain banks.
- 4) Commercial paper.
- 5) Written repurchase agreements collateralized by certain authorized securities.
- 6) Certain money market funds.*
- 7) Guaranteed investment contracts.
- 8) Local government investment pools.
- 9) Certain reverse repurchase agreements.
- 10) Certain corporate bonds and certain international securities.
- 11) Certain securities lending agreements

The District generally limits its concentration of investments to those noted with an asterisk (*) above, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk disclosure requirement or subject to investment custodial credit risk for investments that are in the possession of another party. The bond mutual fund is rated AAA by Morningstar and has an average maturity of one to five years.

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and, Level 3 inputs are significant unobservable inputs. The securities are measured using Level 1 inputs.

The District's investments and maturities are as follows:

			<u>Maturities</u>		
	<u>Moody</u>	<u>Carrying</u>	<u>Less than</u>	<u>1-5 years</u>	<u>Callable</u>
	<u>Rating</u>	<u>Amounts</u>	<u>one year</u>		
As of December 31, 2025:					
Money Market	not rated	\$ 2,940,816	\$ 2,940,816	\$ 0	\$ 0
US Treasury securities	Aa1	2,019,705	2,019,705	0	0
US Agency securities	Aa1	<u>17,698,016</u>	<u>2,958,520</u>	<u>14,739,496</u>	<u>5,716,611</u>
		<u>\$ 22,658,537</u>	<u>\$ 7,919,041</u>	<u>\$ 14,739,496</u>	<u>\$ 5,716,611</u>
As of December 31, 2024:					
Checking	not rated	\$ 1,402,089	\$ 1,402,089	\$ 0	\$ 0
US Treasury securities	Aaa	7,742,181	0	7,742,181	0
US Agency securities	Aaa	<u>12,385,733</u>	<u>3,864,548</u>	<u>8,521,185</u>	<u>7,484,148</u>
		<u>\$ 21,530,003</u>	<u>\$ 5,266,637</u>	<u>\$ 16,263,366</u>	<u>\$ 7,484,148</u>

CRESTVIEW WATER AND SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 3 – CAPITAL ASSETS

The following is a summary of changes in the capital asset accounts:

	<u>December 31,</u> <u>2024</u>	<u>Additions</u>	<u>Deletions</u>	<u>December 31,</u> <u>2025</u>
Source of supply	\$ 329,593	\$ 0	\$ 0	\$ 329,593
Collection,				
transmission,				
and distribution	23,220,083	1,469,835	0	24,689,918
Buildings	1,847,834	0	0	1,847,834
Office equipment	97,318	7,336	0	104,654
Shop equipment	417,899	0	(18,306)	399,593
Transportation				
equipment	<u>2,779,650</u>	<u>249,916</u>	<u>(98,210)</u>	<u>2,931,356</u>
	28,692,377	1,727,087	(116,516)	30,302,948
Less accumulated				
depreciation	<u>(9,732,980)</u>	<u>(593,154)</u>	<u>116,516</u>	<u>(10,209,618)</u>
	<u>\$ 18,959,397</u>	<u>\$ 1,133,933</u>	<u>\$ 0</u>	<u>\$ 20,093,330</u>

	<u>December 31,</u> <u>2023</u>	<u>Additions</u>	<u>Deletions</u>	<u>December 31,</u> <u>2024</u>
Source of supply	\$ 329,593	\$ 0	\$ 0	\$ 329,593
Collection,				
transmission,				
and distribution	21,306,367	1,913,716	0	23,220,083
Buildings	1,847,834	0	0	1,847,834
Office equipment	92,251	5,067	0	97,318
Shop equipment	417,899	0	0	417,899
Transportation				
equipment	<u>2,848,288</u>	<u>52,800</u>	<u>(121,438)</u>	<u>2,779,650</u>
	26,842,232	1,971,583	(121,438)	28,692,377
Less accumulated				
depreciation	<u>(9,284,985)</u>	<u>(565,871)</u>	<u>117,876</u>	<u>(9,732,980)</u>
	<u>\$ 17,557,247</u>	<u>\$ 1,405,712</u>	<u>\$ (3,562)</u>	<u>\$ 18,959,397</u>

NOTE 4 – LEASES

The District has entered into a five year lease agreement for office equipment expiring January 2027. The District is required to make monthly principal and interest payments of \$719. The lease does not have an interest rate specified in the contract. The IRS applicable federal rate of 5% was used.

CRESTVIEW WATER AND SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 4 - LEASES (CONTINUED)

Total right-of-use assets and lease liabilities for the years ended December 31 are as follows:

	2025	2024
<u>Lease Assets</u>		
Right of use assets, net of accumulated depreciation	\$ 7,286	\$ 15,335
<u>Lease Liabilities</u>		
Right of use lease liabilities	\$ 7,286	\$ 15,335

The future minimum lease payments under noncancelable leases with terms greater than one year are listed below as of December 31, 2025:

2026	\$ 7,217
2027	247
Less interest	(178)
Present value of lease liabilities	\$ 7,286

NOTE 5 – COMMITMENTS

The District has made commitments to purchase water and sewer services and have been budgeted as follows for the year ending December 31, 2026:

Water purchases	\$ 3,078,077
Metro sewer charges	1,459,472
	\$ 4,537,549

NOTE 6 – RETIREMENT PLAN

Crestview Water and Sanitation District provides retirement benefits for all of its full-time employees through a joint contributory, defined contribution plan in the Colorado Retirement Association as authorized by Colorado Revised Statute (C.R.S.) 24-54-101. The Colorado Retirement Association plan is maintained and operated pursuant to C.R.S. 24-54-102 through 24-54-112 and issues a publicly available financial report that includes financial statements and required supplementary information.

Benefits depend upon the sum of the employee's contributions to the plan plus accumulated earnings, and the District's contribution plus accumulated earnings. At retirement, a participant is entitled to receive:

- (a) An amount equal to his or her own contributions plus net earnings.
- (b) The portion of the balance in the Trust Fund vested in him or her.

CRESTVIEW WATER AND SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 6 – RETIREMENT PLAN (CONTINUED)

The contribution rate is 6% for the employees and 6% for the District of the employee's base payroll. The District's total payroll for 2025 and 2024 was \$2,012,041 and \$1,882,642 and contributions were based on a payroll of \$1,991,750 and \$1,833,649, respectively. Both the District and the covered employees made the required contributions for 2025 and 2024 of \$217,485 and \$190,649, respectively. In addition, employees made voluntary contributions of \$108,725 and \$95,324 for the years ended December 31, 2025 and 2024, respectively.

NOTE 7 – TAX, SPENDING AND DEBT LIMITATIONS

Article X, Section 20, of the Colorado Constitution, commonly known as the Taxpayer Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations which 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. District management believes its water and sewer operations, and all activities related thereto, are carried on as an enterprise within the meaning of TABOR and the Enterprise Act, C.R.S. 37-45-1-01, *et seq.* The District's annual budget and financial statements are deemed by the District to the annual budget and financial statements of the enterprise.

Spending and revenue limits are determined based on the prior-year's fiscal year spending adjusted for allowable increases based on 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 voters approve retention of such revenue.

The District's management believes it is in compliance with the provision 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 8 – RECONCILIATION OF ACTUAL AND BUDGET DATA (SCHEDULE 6)

	<u>2025</u>
Change in net position - net expenses over revenues	\$ 4,180,665
Add depreciation	593,154
Less capital additions	<u>(1,727,087)</u>
Statement of revenues and expenditures compared to budget	<u>\$ 3,046,732</u>

CRESTVIEW WATER AND SANITATION DISTRICT
DEPARTMENTAL STATEMENTS OF NET POSITION
PROPRIETARY FUND

December 31,	2025			2024
	Water	Sewer	Total	Memorandum Total
Assets				
Cash on hand	\$ 0	\$ 600	\$ 600	\$ 600
Cash in bank-checking	34,291	7,667,161	7,701,452	6,215,285
Investments	2,270,000	20,388,537	22,658,537	21,530,003
Receivables				
Taxes	792,334	98,030	890,364	860,067
Accounts	271,619	181,080	452,699	457,541
Inventory of supplies (at cost)	370,150	302,850	673,000	611,000
Prepaid expenses	61,221	50,089	111,310	88,129
Designated assets				
Cash	1,051,713	919,502	1,971,215	2,087,985
Right of use assets, net	4,372	2,914	7,286	15,335
Capital assets				
Source of supply	329,593	0	329,593	329,593
Collection, transmission, and distribution systems	18,401,093	6,288,825	24,689,918	23,220,083
Buildings and land	1,383,368	464,466	1,847,834	1,847,834
Office equipment	78,348	26,306	104,654	97,318
Shop equipment	299,152	100,441	399,593	417,899
Transportation equipment	2,194,540	736,816	2,931,356	2,779,650
Accumulated depreciation	<u>(7,055,669)</u>	<u>(3,153,949)</u>	<u>(10,209,618)</u>	<u>(9,732,980)</u>
Total Assets	<u>\$ 20,486,125</u>	<u>\$ 34,073,668</u>	<u>\$ 54,559,793</u>	<u>\$ 50,825,342</u>
Liabilities				
Accounts payable	\$ 763,172	\$ 114	\$ 763,286	\$ 1,110,923
Accrued vacation and sick pay	232,632	29,903	262,535	371,402
Lease payable	<u>4,372</u>	<u>2,914</u>	<u>7,286</u>	<u>15,335</u>
Total Liabilities	<u>\$ 1,000,176</u>	<u>\$ 32,931</u>	<u>\$ 1,033,107</u>	<u>\$ 1,497,660</u>
Deferred inflows of resources				
Unavailable revenue	<u>\$ 774,012</u>	<u>\$ 98,030</u>	<u>\$ 872,042</u>	<u>\$ 853,703</u>
Net position				
Net investment in capital assets	\$ 15,630,425	\$ 4,462,905	\$ 20,093,330	\$ 18,944,062
Unrestricted				
Designated for capital replacement	900,000	900,000	1,800,000	1,800,000
Reserved for contingencies	151,713	19,502	171,215	287,985
Unrestricted	<u>2,029,799</u>	<u>28,560,300</u>	<u>30,590,099</u>	<u>27,441,932</u>
Net Position	<u>\$ 18,711,937</u>	<u>\$ 33,942,707</u>	<u>\$ 52,654,644</u>	<u>\$ 48,473,979</u>

CRESTVIEW WATER AND SANITATION DISTRICT
DEPARTMENTAL SCHEDULE OF REVENUE AND EXPENSES
AND CHANGES IN NET POSITION
PROPRIETARY FUND

For the Years Ended December 31,	2025			2024
	Water	Sewer	Total	Memorandum Total
Operating Revenues				
Water sales	\$ 5,542,256	\$ 0	\$ 5,542,256	\$ 5,736,099
Sewer charges	0	3,357,233	3,357,233	3,362,891
Sale of supplies	12,900	0	12,900	91,462
Miscellaneous and inspections	38,935	22,890	61,825	409,859
Total Operating Revenues	5,594,091	3,380,123	8,974,214	9,600,311
Operating Expenses				
Water	4,641,927	0	4,641,927	4,721,682
Sewer	0	2,156,710	2,156,710	2,114,988
Administrative and general	501,151	431,535	932,686	914,368
Total Operating Expenses	5,143,078	2,588,245	7,731,323	7,751,038
Net Operating Income	451,013	791,878	1,242,891	1,849,273
Non-Operating Revenues (Expenses)				
General property taxes	601,544	257,804	859,348	892,654
Specific ownership tax	3,386	1,451	4,837	3,973
Net investment income	707,692	707,692	1,415,384	701,391
Miscellaneous	(35,558)	(35,558)	(71,116)	273,102
County treasurer's collection fee	(9)	(4)	(13)	(26)
Total Non-Operating Revenues, net	1,277,055	931,385	2,208,440	1,871,094
Income before contributions	1,728,068	1,723,263	3,451,331	3,720,367
Tap fees collected	303,520	425,814	729,334	1,974,256
Change in Net Position	\$ 2,031,588	\$ 2,149,077	\$ 4,180,665	\$ 5,694,623

CRESTVIEW WATER AND SANITATION DISTRICT
SCHEDULE OF WATER OPERATING EXPENSES
PROPRIETARY FUND

For the Years Ended December 31,	<u>2025</u>	<u>2024</u>
Source of Supply		
Depreciation	\$ 855	\$ 855
Water purchased	<u>2,920,146</u>	<u>2,904,444</u>
	<u>2,921,001</u>	<u>2,905,299</u>
Transmission and Distribution Expense		
Automotive	3,432	6,598
Depreciation	429,482	403,339
Insurance	44,177	45,997
Miscellaneous	44,590	54,906
Repairs and maintenance	375,061	425,377
Salaries, wages and benefit	805,707	841,127
Telephone	5,710	10,575
Utilities	<u>12,767</u>	<u>28,464</u>
	<u>1,720,926</u>	<u>1,816,383</u>
Total Water Operating Expenses	<u>\$ 4,641,927</u>	<u>\$ 4,721,682</u>

CRESTVIEW WATER AND SANITATION DISTRICT
SCHEDULE OF SEWER OPERATING EXPENSES
PROPRIETARY FUND

<u>December 31,</u>	<u>2025</u>	<u>2024</u>
Collection and Transmission Expense		
Automotive	\$ 0	\$ 1,160
Depreciation	149,120	144,854
Insurance	29,927	31,158
Miscellaneous	6,684	6,812
Repairs and maintenance	18,045	33,103
Salaries, wages and benefits	552,378	542,359
Telephone	2,151	4,762
Utilities	<u>11,749</u>	<u>9,054</u>
	770,054	773,262
 Sewage Treatment Expenses		
Metro sewer charge	<u>1,386,656</u>	<u>1,341,726</u>
 Total Sewer Operating Expenses	<u>\$ 2,156,710</u>	<u>\$ 2,114,988</u>

CRESTVIEW WATER AND SANITATION DISTRICT
SCHEDULE OF ADMINISTRATIVE AND GENERAL EXPENSES
PROPRIETARY FUND

For the Years Ended December 31,	<u>2025</u>			<u>2024</u>
	<u>Water</u>	<u>Sewer</u>	<u>Total</u>	<u>Memorandum Total</u>
Depreciation	\$ 6,849	\$ 6,848	\$ 13,697	\$ 16,824
Directors' fees	3,500	3,500	7,000	7,300
Insurance	37,622	30,782	68,404	43,972
Legal	17,037	17,036	34,073	31,630
Miscellaneous	15,013	15,013	30,026	70,354
Office expense	47,742	47,741	95,483	44,777
Outside services	16,230	16,230	32,460	35,082
Publication	470	470	940	760
Salaries, wages and benefits	345,236	282,466	627,702	636,538
Telephone	861	860	1,721	8,414
Training and seminars	2,111	2,110	4,221	6,857
Utilities	<u>8,480</u>	<u>8,479</u>	<u>16,959</u>	<u>11,860</u>
 Total Administrative and General	 <u>\$ 501,151</u>	 <u>\$ 431,535</u>	 <u>\$ 932,686</u>	 <u>\$ 914,368</u>

CRESTVIEW WATER AND SANITATION DISTRICT
DEPARTMENTAL SCHEDULE OF REVENUE AND EXPENSES
BUDGET AND ACTUAL
PROPRIETARY FUND

For the Year Ended December 31,	2025		
	<u>Budget</u>	<u>Actual</u>	Variance
	(Non-GAAP)	(Non-GAAP)	Favorable (Unfavorable)
Revenue			
Water sales	\$ 5,729,658	\$ 5,542,256	\$ (187,402)
Sewer charges	3,351,600	3,357,233	5,633
Net investment income	452,575	1,415,384	962,809
Tap fees and charges	499,720	729,334	229,614
General property taxes	838,042	859,348	21,306
Specific ownership taxes	22,000	4,837	(17,163)
Miscellaneous	<u>37,200</u>	<u>3,596</u>	<u>(33,604)</u>
Total Revenue	<u>10,930,795</u>	<u>11,911,988</u>	<u>981,193</u>
Expenditures			
Water Source			
Purchased water	3,059,602	2,920,146	139,456
Transmission and Distribution			
Automotive	12,600	3,432	9,168
Employee benefits	204,153	183,747	20,406
Insurance	50,220	44,177	6,043
Miscellaneous	57,500	44,590	12,910
Payroll taxes	51,146	52,042	(896)
Repairs and maintenance	643,000	375,061	267,939
Salaries and wages	644,969	569,918	75,051
Telephone	18,000	5,710	12,290
Utilities	18,200	12,767	5,433
Sewer Collection and Processing			
Automotive	12,600	0	12,600
Employee benefits	136,124	129,960	6,164
Insurance	34,020	29,927	4,093
Metro sewer charges	1,386,656	1,386,656	0
Miscellaneous	11,000	6,684	4,316
Payroll taxes	34,097	34,695	(598)
Repairs and maintenance	55,000	18,045	36,955
Salaries and wages	429,979	387,723	42,256
Telephone	8,000	2,151	5,849
Utilities	7,700	11,749	(4,049)

CRESTVIEW WATER AND SANITATION DISTRICT
DEPARTMENTAL SCHEDULE OF REVENUE AND EXPENSES
BUDGET AND ACTUAL
PROPRIETARY FUND

For the Year Ended December 31,			2025
	<u>Budget</u>	<u>Actual</u>	Variance
	(Non-GAAP)	(Non-GAAP)	Favorable (Unfavorable)
Expenditures (Continued)			
Administrative and General			
Automotive	\$ 735	\$ 0	\$ 735
Directors' fees	8,600	7,000	1,600
Election expense	1,000	613	387
Employee benefits	140,628	149,744	(9,116)
Insurance	58,160	68,404	(10,244)
Legal	40,000	34,073	5,927
Miscellaneous	85,000	30,026	54,974
Office expense	105,000	94,870	10,130
Outside services	31,500	32,460	(960)
Payroll taxes	35,626	32,422	3,204
Publication	700	940	(240)
Salaries and wages	449,254	445,536	3,718
Telephone	6,500	1,721	4,779
Training and seminars	3,000	4,221	(1,221)
Utilities	4,700	16,959	(12,259)
Capital Additions	<u>2,894,645</u>	<u>1,727,087</u>	<u>1,167,558</u>
Total Expenditures	<u>10,739,614</u>	<u>8,865,256</u>	<u>1,874,358</u>
Net Revenues Over Expenditures	191,181	3,046,732	<u>\$ 2,855,551</u>
Available Resources			
Balance - January 1	<u>27,441,932</u>	<u>27,441,932</u>	
Balance - December 31	<u>\$ 27,633,113</u>	<u>\$ 30,488,664</u>	