

**KEN-CARYL RANCH WATER
AND SANITATION DISTRICT
JEFFERSON COUNTY, COLORADO**

**FINANCIAL STATEMENTS
WITH
INDEPENDENT AUDITORS'
REPORT**

DECEMBER 31, 2025



Crady, Puca & Associates

Certified Public Accountants & Consultants

KEN-CARYL RANCH WATER AND SANITATION DISTRICT
JEFFERSON COUNTY, COLORADO

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
of the Ken-Caryl Ranch Water and Sanitation District

Opinions

We have audited the accompanying financial statements of the business-type activities of the Ken-Caryl Ranch 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 Ken-Caryl Ranch Water and Sanitation 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 Ken-Caryl Ranch Water and Sanitation District, as of December 31, 2025, and the respective changes in its financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Ken-Caryl Ranch Water and Sanitation 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 opinions.

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 Ken-Caryl Ranch Water and Sanitation 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

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

In performing an audit in accordance with generally accepted auditing standards, 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 Ken-Caryl Ranch Water and Sanitation 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 Ken-Caryl Ranch Water and Sanitation District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Ken-Caryl Ranch Water and Sanitation District's basic financial statements. The budgetary comparison schedule, page 17, is presented for the purpose 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 individual budgetary comparison schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Prior year Summarized Comparative Information

The prior year summarized comparative information has been derived from the District's 2024 financial statements, and in our report dated July 16, 2025, we expressed an unmodified opinion on these statements. The information presented herein as of and for the year ended December 31, 2024, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Crady, Puca & Associates

Aurora, Colorado
July 15, 2026

KEN-CARYL RANCH WATER AND SANITATION DISTRICT MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of Ken-Caryl Ranch Water and Sanitation District ("District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the year ended December 31, 2025. The Management's Discussion and Analysis should be read in conjunction with the District's financial statements.

The District is comprised of approximately 14 square miles and provides water and wastewater services to over 4,000 customers in Littleton and unincorporated Jefferson County. The District operates and maintains over 100 miles of water and wastewater lines within the District. The District has an agreement with Denver Water to provide potable water to the District. This District also has agreements with the City of Littleton and Southwest Metropolitan Water and Sanitation District related to the treatment and transmission of sewage.

Financial Highlights

- Assets of the District exceeded its liabilities at the close of the fiscal year by \$37,920,987 (net position). Of this amount, \$18,276,291 represents unrestricted net position. The District's Board of Directors has reserved \$3,000,000 of this amount for operations and \$12,000,000 for capital improvements.
- The District's total net position increased by \$3,036,675 over the prior fiscal year.
- Operating revenues from water and wastewater operations decreased \$350,667 or 4% compared to the prior year due to a decrease in water consumption compared to prior year.
- Operating expenses are comparable to the prior year.
- Non-Operating revenues increased \$1,421,719 or 102% from the prior year primarily due to the increase in tap fee income generated by new development in the District service area.

Overview of the Financial Statements

The financial statements of the District are presented as a special-purpose government engaged in business-type activities, providing water and sewer services.

The *Statement of Net Position* presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indication of whether the financial position of the District is improving or deteriorating. This statement can be found on page 1 of this report.

The *Statement of Revenues, Expenses and Changes in Net Position* presents information which reflects how the District's net position changes during the past year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in the statements for some items that will only result in cash flows in future fiscal periods. This statement can be found on page 2 of this report.

The *Statement of Cash Flows* reports the District's cash flows from operating, non-capital financing, capital and related financing, and investing activities. This statement can be found on page 3 of this report.

KEN-CARYL RANCH WATER AND SANITATION DISTRICT MANAGEMENT'S DISCUSSION AND ANALYSIS

Notes to the Financial Statements provide additional information that is necessary to acquire a full understanding of the data provided in the financial statements. The notes to the financial statements can be found on pages 4-16 of this report.

Supplementary Information provides information which includes a budgetary comparison schedule. The District adopts an annual appropriated budget, and the budgetary comparison statement has been provided to demonstrate compliance with this requirement. The supplementary information can be found on page 17 of this report.

These financial statements include only the District itself.

Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities by \$37,920,987 (net position) at the close of the most recent fiscal year.

Statement of Net Position

	<u>2025</u>	<u>2024</u>
Assets		
Current and other assets	\$ 20,008,206	\$ 16,272,921
Capital assets	<u>18,276,291</u>	<u>19,055,790</u>
Total Assets	<u>38,284,497</u>	<u>35,328,711</u>
Liabilities		
Long-term liabilities	-	-
Other liabilities	<u>363,510</u>	<u>444,399</u>
Total Liabilities	<u>363,510</u>	<u>444,399</u>
Net Position:		
Net investment in capital assets	18,276,291	19,055,790
Restricted	113,746	53,776
Unrestricted	<u>19,530,950</u>	<u>15,774,746</u>
Total Net Position	<u>\$ 37,920,987</u>	<u>\$ 34,884,312</u>

Current and other assets of the District increased 23% or \$3,735,285 primarily due to an increase in cash and investments resulting from the collection of tap fees in the current year. Capital assets of the District decreased by \$779,499 or 4% as the District did not undertake any significant capital projects in the current year. Other liabilities decreased by \$80,889 due to a reduction in accounts payable compared to prior year. The largest portion of the District's net position, \$18,276,291, reflects its investment in capital assets, net of accumulated depreciation. The District utilizes its capital assets to

**KEN-CARYL RANCH WATER AND SANITATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS**

provide services to the citizens of the District. Accordingly, these assets are not available for future spending. The overall net position increased \$3,036,675, from the prior fiscal year. The reasons for this overall increase are discussed in the following section.

Statement of Revenue, Expenses and Changes in Net Position

	<u>2025</u>	<u>2024</u>
Operating revenues:		
Charges for water and sewer service	\$ 8,296,417	\$ 8,501,426
Other water income	<u>125,004</u>	<u>270,662</u>
Total operating revenues	<u>8,421,421</u>	<u>8,772,088</u>
Non-operating revenues (expenses):		
Net investment income (loss)	844,096	826,973
Tap fees	2,817,106	904,510
Tap fees paid to the City of Littleton	(978,832)	(401,576)
Other	<u>130,338</u>	<u>61,082</u>
Total non-operating revenues	<u>2,812,708</u>	<u>1,390,989</u>
Operating expenses:		
Purchased water and sewer treatment contract	5,518,167	5,571,362
Salaries, wages, employee benefits and taxes	813,289	877,587
Contract maintenance	433,620	302,425
Power	179,138	193,017
Operations maintenance supplies and vehicles	129,922	113,833
Telephone, postage office supplies	56,981	52,505
Contract maintenance- general and administrative	29,483	38,632
Insurance	44,465	45,923
Audit and legal fees	80,460	60,650
Utilities	7,680	14,377
Bank fees	63,234	53,956
Depreciation	837,669	861,428
Miscellaneous	<u>3,346</u>	<u>10,367</u>
Total operating expenses	<u>8,197,454</u>	<u>8,196,062</u>
Change in net position	3,036,675	1,967,015
Net position- beginning of the year	<u>34,884,312</u>	<u>32,917,297</u>
Net position - end of the year	<u>\$ 37,920,987</u>	<u>\$ 34,884,312</u>

KEN-CARYL RANCH WATER AND SANITATION DISTRICT MANAGEMENT'S DISCUSSION AND ANALYSIS

Overall, the District experienced an increase in current year net position of \$3,036,675. The increase was primarily the result of non-operating revenues including tap fees and net investment income. The district continued to experience development which resulted in significant tap fee income. The District's net investment income increase was due to the ability of the District to continue to increase amounts invested in U.S. Treasuries and Government-sponsored enterprises. The District did experience a decline in consumption which resulted in an overall reduction in the related charges for water and sewer service income of 2%, however, this was offset with a reduction in the associated costs.

Budgetary Highlights

The District prepares its budget on the modified accrual basis of accounting to recognize the fiscal impact of capital outlay. The District did not amend its budget in the current year. Overall, the District's revenue did exceed its budget by \$3,074,415, primarily due to tap fee income and investment income exceeding budget. The District was under budget on expenses by \$1,082,768 primarily due to savings on capital outlay, contract maintenance and contingency. The District did not complete all of its budgeted capital projects in the current year.

Capital Assets

The District's total capital assets decreased by \$779,499 which was due to depreciation exceeding current year capital outlay. As noted above, the District did not complete all budgeted capital projects. Additional information as well as a detailed classification of the District's net capital assets can be found in the Notes to the Financial Statements on page 14 of this report.

Economic Factors and Next Year's Budget

The District has budgeted for an increase in water and sewer charges to customers as well as an increase in related contracted expenses. The District has budgeted for 2026 capital improvements in the amount of \$990,000.

Request for Information

The financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to:

Ken-Caryl Ranch Water & Sanitation District
10698 W. Centennial Road
Littleton, CO 80127

KEN-CARYL RANCH WATER AND SANITATION DISTRICT
Statement of Net Position
December 31, 2025
(With Summarized Financial Information as of December 31, 2024)

	2025	2024
ASSETS:		
Current assets:		
Cash and cash equivalents	\$ 1,443,190	\$ 1,444,643
Investments and deposits	4,062,342	3,344,597
Accounts receivable	461,130	442,496
Accrued interest	130,013	105,456
Total current assets	<u>6,096,675</u>	<u>5,337,192</u>
Noncurrent assets:		
Investments and deposits	13,911,531	10,935,729
Capital assets:		
Capital assets, not being depreciated	3,548,496	3,619,886
Capital assets, being depreciated, net	<u>14,727,795</u>	<u>15,435,904</u>
Total noncurrent assets	<u>32,187,822</u>	<u>29,991,519</u>
Total assets	<u>38,284,497</u>	<u>35,328,711</u>
LIABILITIES:		
Current liabilities:		
Accounts payable	177,716	183,542
Retainage payable	-	96,915
Accrued compensated absences	105,086	100,665
Other payroll liabilities	-	7,819
Deposits held for future projects	<u>80,708</u>	<u>55,458</u>
Total current liabilities	<u>363,510</u>	<u>444,399</u>
Total liabilities	<u>363,510</u>	<u>444,399</u>
NET POSITION		
Net investment in capital assets	18,276,291	19,055,790
Restricted	113,746	53,776
Unrestricted	<u>19,530,950</u>	<u>15,774,746</u>
Total net position	<u>\$ 37,920,987</u>	<u>\$ 34,884,312</u>

The accompanying notes are an integral part of these statements.

KEN-CARYL RANCH WATER AND SANITATION DISTRICT
Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended December 31, 2025
(With Summarized Financial Information for the Year Ended December 31, 2024)

	2025	2024
Operating revenues:		
Charges for water service	\$ 5,493,491	\$ 5,833,503
Charges for sewer services	2,802,926	2,667,923
Other water income	125,004	270,662
Total operating revenues	8,421,421	8,772,088
Operating expenses:		
Water purchased	3,798,020	3,979,808
Sewer treatment contract	1,720,147	1,591,554
Operation and maintenance:		
Operations and maintenance supplies	119,678	98,064
Operations and maintenance vehicles	10,244	15,769
Contract maintenance	433,620	302,425
Power	179,138	193,017
General and administration:		
Salaries and wages	645,329	705,334
Employee benefits and taxes	167,960	172,253
Telephone	21,650	18,141
Postage	26,508	26,574
Office supplies and advertising	8,823	7,790
Contract maintenance - general and administrative	29,483	38,632
Insurance	44,465	45,923
Audit and legal fees	80,460	60,650
Utilities	7,680	14,377
Bank fees	63,234	53,956
Miscellaneous	3,346	10,367
Total operating expenses	7,359,785	7,334,634
Operating income before depreciation	1,061,636	1,437,454
Depreciation	837,669	861,428
Net income from operations	223,967	576,026
Non-operating revenues (expenses):		
Net investment income	844,096	826,973
Tap fees - water	1,124,984	304,258
Tap fees - sewer	1,692,122	600,252
Tap fees paid to the City of Littleton	(978,832)	(401,576)
Other	130,338	61,082
Net non-operating revenues (expenses)	2,812,708	1,390,989
Change in net position	3,036,675	1,967,015
Net position, beginning of year	34,884,312	32,917,297
Net position, end of year	\$ 37,920,987	\$ 34,884,312

The accompanying notes are an integral part of these statements.

KEN-CARYL RANCH WATER AND SANITATION DISTRICT**Statement of Cash Flows****For the Year Ended December 31, 2025****(With Summarized Financial Information for the Year Ended December 31, 2024)**

	2025	2024
Cash flows from operating activities:		
Cash received from customers	\$ 8,428,037	\$ 8,721,986
Cash paid to suppliers of goods and services	(6,536,943)	(6,504,831)
Cash paid to employees for services	(816,687)	(872,601)
Net cash provided by operating activities	<u>1,074,407</u>	<u>1,344,554</u>
Cash flows from non-capital financing activities:		
Other revenue	<u>130,338</u>	<u>61,082</u>
Net cash provided by non-capital financing activities	<u>130,338</u>	<u>61,082</u>
Cash flows from capital and related financing activities:		
Acquisition of capital assets	(170,464)	(2,210,427)
Tap fees received	2,817,106	904,510
Tap fees paid	(978,832)	(401,576)
Net cash provided by (used in) capital and related financing activities	<u>1,667,810</u>	<u>(1,707,493)</u>
Cash flows from investing activities:		
Proceeds from sales and maturities of investments	4,132,047	8,765,301
Purchases of investments	(7,662,398)	(8,321,555)
Interest on cash and investments	<u>656,343</u>	<u>553,024</u>
Net cash provided by (used in) investing activities	<u>(2,874,008)</u>	<u>996,770</u>
Net increase (decrease) in cash and cash equivalents	(1,453)	694,913
Cash and cash equivalents, beginning of year	<u>1,444,643</u>	<u>749,730</u>
Cash and cash equivalents, end of year	<u><u>\$ 1,443,190</u></u>	<u><u>\$ 1,444,643</u></u>
Reconciliation of operating income to net cash provided by operations		
Operating income	<u>\$ 223,967</u>	<u>\$ 576,026</u>
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation expense	837,669	861,428
(Increase) decrease in:		
Receivables	(18,634)	(39,310)
(Decrease) increase in:		
Accounts and retainage payable	9,553	(47,784)
Accrued compensated absences	4,421	4,141
Other payroll liabilities	(7,819)	845
Deposits held for future projects	<u>25,250</u>	<u>(10,792)</u>
Total adjustments	<u>850,440</u>	<u>768,528</u>
Net cash provided by operating activities	<u><u>\$ 1,074,407</u></u>	<u><u>\$ 1,344,554</u></u>
Noncash activities:		
Capital assets acquired with accounts and retainage payable	\$ -	\$ (18,542)
Fair value increase in investments	(163,196)	(168,493)

The accompanying notes are an integral part of these statements.

1. Summary of Significant Accounting Policies

The accounting policies of the Ken-Caryl Ranch Water and Sanitation District, Jefferson County, Colorado, (the District), conform to accounting principles generally accepted in the United States of America as applicable to governments (US GAAP). The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of the accompanying financial statements.

Reporting Entity

The District is a statutory, single-purpose, Special District governed by a five-member Board of Directors pursuant to provisions of the Colorado Special District Act, C.R.S. Title 32. Qualified electors in the District elect the members of the Board. As required by US GAAP, these financial statements present the activities of the District which is legally separate and financially independent of other state and local governments. The District provides water and sanitation services for its service area, which is located in Jefferson County, Colorado.

The District complies with GASB accounting pronouncements, which provide guidance for determining which governmental activities, organizations, and functions should be included within the financial reporting entity. It defines component units as legally separate entities for which the elected officials of the primary government are financially accountable and other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading. 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.

The District's Board passed a resolution in 1992 recognizing the District as a "water activity enterprise" under Article X, Section 20 of the Colorado Constitution.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The District's financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows.

The accounts of the District are organized on the basis of a proprietary fund type, specifically an enterprise fund. Enterprise funds are used by governments to report any activity for which a fee is charged to external users for goods or services.

1. **Summary of Significant Accounting Policies (continued)**

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District distinguishes *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services in connection with the District's principal ongoing operations, the delivery of water and wastewater treatment services and related service charges. Operating expenses for the District include costs of sales and services, operations and maintenance, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. Investment income, tap fees and contributed assets from developers are recorded as non-operating revenues.

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position

Cash and Cash Equivalents

For purposes of the statement of cash flows, the District considers all highly liquid investments with original maturities of three months or less from the date of acquisition to be cash equivalents.

Investments

Certain investments are reported at fair value and are classified as current or non-current based on their maturity date. Investments held in the local government investment pools are reported at net asset value or amortized cost, as applicable, as allowed under US GAAP.

Fair Value

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The District categorizes its investments within the fair value hierarchy established by US GAAP. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted market prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Revenues/Receivables

Revenues are generated from water service and wastewater collection. The District's receivables are due from commercial and residential customers within the District service area. The District's policy for collections is limited to the right to discontinue service and place liens on property. The District has determined that no allowance is necessary at December 31, 2025, based on historical collection experience.

1. **Summary of Significant Accounting Policies (continued)**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position
(continued)**

Prepaid Expenses

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in the financial statements.

Capital Assets

Capital assets include land, construction in progress, water system, wastewater system, buildings and grounds, office furniture and equipment, and vehicles. Capital assets are defined by the District as assets with an initial cost of \$5,000 or more and an estimated useful life in excess of one year. Such assets are recorded at historical cost. Donated capital assets are recorded at estimated fair value at the date of donation. Capital expenditures for projects are capitalized as constructed. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized.

Capital assets, excluding land and construction in progress, are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Water system	3-40
Wastewater system	3-40
Buildings and grounds	10-40
Office furniture and equipment	3-20
Vehicles	5-7

Compensated absences

The District recognizes a liability for compensated absences for leave that has been earned for services previously rendered by employees and accumulates and is allowed to be carried over to subsequent years. It is the District's policy to permit employees to accumulate earned but unused vacation benefits and sick leave, subject to certain limits in amounts. Both vacation and sick leave amounts are paid to employees upon separation from employment. Accumulated, unused vacation benefits and sick leave are accrued when incurred.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The District has no items that qualify for reporting in this category.

1. **Summary of Significant Accounting Policies (continued)**

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position (continued)

Deferred Outflows/Inflows of Resources (continued)

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time frame. The District has no items that qualify for reporting in this category.

Net Position

The District classifies net position into three components:

- Net position invested in capital assets – consists of the historical cost of capital assets less accumulated depreciation and less any debt that remains outstanding that was used to finance those assets.
- Restricted net position - consists of assets that are restricted by the District's creditors, by state enabling legislation, by grantors (both federal and state), and by other contributors.
- Unrestricted net position – all remaining items of net position are reported in this category.

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

Estimates

The preparation of financial statements in conformity with US GAAP requires District management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities, deferred inflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from those estimates, and such differences could be material.

Comparative Data

The financial statements contain certain prior year summarized comparative information. Accordingly, such information should be read in conjunction with the District's financial statements for the year ended December 31, 2024, from which the summarized information was derived.

1. Summary of Significant Accounting Policies (continued)

**Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position
(continued)**

Reclassifications

Certain amounts in the prior year financial statements have been reclassified to conform to the current year presentation. Reclassifications made in prior year have no impact on total net position or change in net position.

2. Stewardship, Compliance and Accountability

Budgetary Information

The District's budget is adopted and presented to the state on a basis consistent with US GAAP with the following exceptions: depreciation expense and City of Littleton tap fees are not budgeted and capital outlays are treated as expenses for budget purposes; budget excludes gain/loss on asset disposals and capital contributions. State law requires the District to adopt annual appropriated budgets for all funds.

The District conforms to the following procedures, in compliance with Colorado Revised Statutes, in establishing the budgetary data reflected in the financial statements:

Prior to October 15 of each year, the District Manager (not an elected official) submits a proposed operating budget for the fiscal year commencing the following January 1 to the Board of Directors (elected officials). The operating budget, for the fund, includes proposed expenses and the means of financing them.

After a required publication of "Notice of Proposed Budget" and a public hearing, the District adopts the proposed budget and an appropriating resolution, which legally appropriates expenditures for the upcoming year. The budget and the appropriating resolution are adopted prior to December 31.

After adoption of the budget resolution, the District may make the following changes: (a) it may transfer appropriated monies between funds or between spending agencies within a fund, as determined by the original appropriation level; (b) it may approve supplemental appropriations to the extent of revenues in excess of the estimated revenues in the budget; (c) it may approve emergency appropriations; and (d) it may approve the reduction of appropriations for which originally estimated revenues are insufficient. The budget is only amended in conformity with Colorado Revised Statutes which allows the District to amend the budget and adopt a supplementary appropriation if money for a specific purpose, other than ad valorem taxes, becomes available to meet a contingency. All appropriations lapse at year end.

2. Stewardship, Compliance and Accountability (continued)

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, and revenue and debt limitations which apply to the State of Colorado and all local governments. 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 increase with certain exceptions. Revenue in excess of the "fiscal year spending" limit must be refunded unless the voters approve retention of such revenue.

The Board of Directors established a Water Activity Enterprise ("Enterprise") in accordance with the provisions of Article 45.1, Title 37, C.R.S., in order to exclude the Enterprise from the provisions of TABOR. The Enterprise is operated and maintained as a government-owned business, and manages, operates, uses, maintains, and conducts all water activities, services, and facilities of the District. The Enterprise has authority to use, operate, improve, extend, enlarge, repair, replace, acquire, dispose of, encumber, contract with respect to, and otherwise control and supervise all water activity facilities and property of the District, and is wholly owned by the District. The Board of Directors of the District is the Governing Board of the Enterprise.

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 Enterprise does not have the power to levy or assess any tax which is subject to TABOR or direct the District to exercise its taxing power on behalf of the Enterprise. Rates for water activity services and facilities provided by the Enterprise are established by the Governing Board, approved by the Board of Directors, and collected and enforced in accordance with state law. The Enterprise is established to separately account for all revenue and expenditures of the Enterprise. The Enterprise prepares an annual budget and accounts for its activities.

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 emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. The District has reserved a portion of its December 31, 2025 year-end net position for emergencies as required under TABOR in the amount of \$113,746.

The District's management believes it is in compliance with the provisions of TABOR, based upon its interpretation of the amendment's language, however, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate "fiscal year spending" limits may not become fully understood without judicial review.

KEN-CARYL RANCH WATER AND SANITATION DISTRICT
Notes to Financial Statements
December 31, 2025

3. Detailed Notes Concerning the Fund

Cash and Investments

Deposits and investments are classified in the accompanying financial statements as follows at December 31, 2025:

Cash and cash equivalents:

Bank deposits and cash on hand	\$ 431,352
Government money market funds	480,001
Government investment pools	531,837
Total cash and cash equivalents	<u>1,443,190</u>

Current assets:

Negotiable certificates of deposit	2,848,565
U.S. Treasuries	275,131
Government-sponsored enterprises	938,646
Total current	<u>4,062,342</u>

Non-current assets:

Negotiable certificates of deposit	4,691,488
U.S. Treasuries	5,287,485
Government-sponsored enterprises	3,932,558
Total non-current	<u>13,911,531</u>

Total cash and investments	\$ <u>19,417,063</u>
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Deposits

The Colorado Public Deposit Protection Act, (PDPA) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. 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 the uninsured public deposits as a group. The market value of the collateral must be 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.

Investments

The District has adopted a formal investment policy, which is more restrictive than the Colorado Revised Statutes (CRS), that specifies investment instruments meeting defined rating and risk criteria in which the District may invest.

KEN-CARYL RANCH WATER AND SANITATION DISTRICT
Notes to Financial Statements
December 31, 2025

3. Detailed Notes Concerning the Fund (continued)

Investments (continued)

The allowed investment instruments may include but are not limited to:

- Certain money market funds
- Certificates of deposit
- Negotiable certificates of deposits
- Certain local government investment pools
- U.S. Treasuries
- U.S. Government Agencies
- Certain Municipal General Obligations

At December 31, 2025, the District held the following investments and concentrations:

Investment Type	Maturities			Total Fair Value	% of Portfolio Total
	Less than 1 year	1-3 years	3-5 years		
Government investment pools	\$ 531,837	\$ -	\$ -	\$ 531,837	2.8%
Government money market funds	480,001	-	-	480,001	2.5%
Negotiable certificates of deposit	2,848,565	4,083,211	608,277	7,540,053	39.7%
U.S. Treasury Notes	275,131	5,287,485	-	5,562,616	29.3%
Government-sponsored enterprise:					
Federal Home Loan Bank	938,646	1,072,159	763,131	2,773,936	14.6%
Federal Farm Credit Bank	-	229,866	-	229,866	1.2%
Federal National Mortgage Association	-	-	1,499,804	1,499,804	7.9%
Federal Home Loan Mortgage Corp	-	367,598	-	367,598	2.0%
Totals	\$ 5,074,180	\$ 11,040,319	\$ 2,871,212	\$ 18,985,711	100.0%

Government investment pools: The District invests in the Colorado Surplus Asset Fund Trust (CSAFE), an investment vehicle established by state statute for local governmental entities to pool surplus assets. CSAFE offers two accounts, CSAFE Cash and CSAFE Colorado Core (Colorado Core). At December 31, 2025, the District invested \$206,497 in CSAFE Cash.

As an investment pool, CSAFE operates under the Colorado Revised Statutes (24-75-701) and is overseen by the Colorado Securities Commissioner. CSAFE Cash primarily invests in U.S. Treasuries, U.S. Agencies, certain repurchase agreements, certain money market funds, highly rated corporate bonds, and collateralized Colorado Depositories and limits its investment to those allowed by State statutes. A designated custodial bank provides safekeeping and depository services to CSAFE in connection with the direct investment and withdrawal function of CSAFE Cash. The custodian's internal records segregate investments owned by the participating governments.

CSAFE Cash records its investments at amortized cost and the District records its investment in CSAFE at net asset value (NAV) using the amortized cost method. Purchases and redemptions are available daily at a NAV of \$1.00 per share. There are no unfunded commitments, and no redemption notice period for CSAFE Cash. The weighted average maturity is 60 days or less. At December 31, 2025, CSAFE Cash had a credit rating of AAmmf by Fitch Ratings.

3. **Detailed Notes Concerning the Fund (continued)**

Investments (continued)

The District invests in the Colorado Local Governmental Liquid Asset Trust (COLOTRUST), a local government investment vehicle established for local governmental entities in Colorado to pool surplus funds. COLOTRUST offers three investment options, one of which is COLOTRUST PLUS+. At December 31, 2025, the District invested \$325,340 in COLOTRUST PLUS+.

As an investment pool, COLOTRUST operates under the Colorado Revised Statutes (24-75-701) and is overseen by the Colorado Securities Commissioner. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, collateralized bank deposits, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (NAV) of \$1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian's internal records identify the investments owned by participating governments.

COLOTRUST PLUS+ records its investment at fair value and the District records its investment in COLOTRUST PLUS+ using the net asset value. There are no unfunded commitments and there is no redemption notice period. The weighted average maturity is 60 days or less. At December 31, 2025, COLOTRUST PLUS+ had a credit rating of AAAm by S&P Global Ratings (S&P).

Custodial Credit Risk: As of December 31, 2025, all of the District's deposits and investments were insured by the Federal Deposit Insurance Corporation or held in eligible public depositories as required by PDPA.

Interest Rate Risk: Interest rate risk is the risk that changes in the market interest rates will adversely affect the fair value of an investment. In accordance with CRS, the District's investment policy manages its exposure to declines in fair value by limiting the average maturity of its investments to five years or less.

Credit Risk: Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The District's investments in the Federal Home Loan Bank, Federal Home Loan Mortgage Corporation, Federal National Mortgage Association, and Federal Farm Credit Bank were rated Aa1 by Moody's and AA+ by S&P. The District's investments in U.S. Treasury Notes were rated Aa1 by Moody's. The District's investments in government money market and negotiable certificates of deposits were unrated. The local government investment pools ratings are included above.

3. Detailed Notes Concerning the Fund (continued)

Investments (continued)

Concentration of Credit Risk: It is the policy of the District to diversify its investment portfolio to avoid incurring unreasonable risks inherent in over-investing in specific instruments, individual financial institutions or maturities. Except as otherwise approved by a majority of the Board of Directors, the District may invest in the following maximum limits within each asset class:

Asset Class:	Range
Cash and cash equivalents	0%-100%
Local government investment pools	0%- 50%
Certificates of deposit	0%- 75%
U.S. Treasuries	0%- 75%
U.S. Agencies	0%- 50%
Municipal obligations	0%- 25%
All other asset classes	0%- 25%

The District's policy limits the amount that may be invested in a single security to a book value not to exceed 5% of the District's investment portfolio unless approved by the Board of Directors. At December 31, 2025, more than 5% of the District's investments are in the Federal Home Loan Bank and the Federal National Mortgage Association. These investments are 14.6% and 7.9%, respectively, of the District's total investments.

Fair Value: Certain District investments are required to be categorized within the fair value hierarchy. Government investment pools and money market funds are not required to be categorized. The District's investments in government-sponsored enterprises (GSEs), U.S. Treasuries, and negotiable certificates of deposit are categorized as level 2 investments. Negotiable certificates of deposit are valued using a market value pricing model and U.S. Treasuries and GSEs are priced by a computer pricing service, and for less traded issues, by utilizing a yield-based matrix pricing system.

KEN-CARYL RANCH WATER AND SANITATION DISTRICT
Notes to Financial Statements
December 31, 2025

3. Detailed Notes Concerning the Fund (continued)

Capital Assets

Capital asset activity for the year ended December 31, 2025 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated:				
Land and land improvements	\$ 233,945	\$ -	\$ -	\$ 233,945
Construction in progress	3,385,941	57,041	(128,431)	3,314,551
Total capital assets, not being depreciated	3,619,886	57,041	(128,431)	3,548,496
Capital assets being depreciated:				
Water system	23,554,363	21,862	(20,240)	23,555,985
Wastewater system	18,367,569	53,377	-	18,420,946
Buildings and grounds	945,501	54,321	-	999,822
Office furniture and equipment	341,075	-	-	341,075
Vehicles	279,096	-	-	279,096
	43,487,604	129,560	(20,240)	43,596,924
Less accumulated depreciation for:				
Water system	(15,030,431)	(449,086)	20,240	(15,459,277)
Wastewater system	(11,823,100)	(347,260)	-	(12,170,360)
Buildings and grounds	(618,776)	(23,922)	-	(642,698)
Office furniture and equipment	(322,662)	(6,696)	-	(329,358)
Vehicles	(256,731)	(10,705)	-	(267,436)
	(28,051,700)	(837,669)	20,240	(28,869,129)
Total capital assets being depreciated, net	15,435,904	(708,109)	-	14,727,795
Total capital assets, net	\$ 19,055,790	\$ (651,068)	\$ (128,431)	\$ 18,276,291

Long Term Debt

As of December 31, 2025, the District has no authorized but unissued debt.

Net Position

The District's Board of Directors has designated \$3,000,000 for operating reserves and \$12,000,000 for capital improvement reserves.

4. Other Information

Retirement Plan

The District participates in the Colorado Retirement Association's (CRA), formerly the Colorado County Officials and Employees Retirement Association, two retirement plans. A 401a defined contribution plan (401a Plan) and a 457 deferred compensation plan (457 Plan). The plans cover full-time employees who are at least 18 years of age. An employee is considered full-time if they work 40 hours per week for 12 months of the year. Employees are eligible to participate upon date of hire.

401a Plan

The 401a Plan, is a defined contribution money purchase pension plan which requires each employee contribute 5% of employee compensation. Compensation does not include overtime or bonus earnings. The District is required to match the contribution. Employee contributions are 100% vested while the District's contributions for each employee are vested at 20% per year of service with employees being fully vested after five years of service. District contributions for, and earnings forfeited by, employees who leave employment prior to full vesting are used to reduce the District's subsequent contribution requirements. For the year ended December 31, 2025, the District contributed \$25,292.

457 Plan

The 457 Plan is an employer-sponsored retirement plan that allows employees to defer receiving a portion of their current compensation until retirement or separation from service. Participation in this plan is voluntary and all contributions from this plan are from employees.

Risk Management

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; and natural disasters for which the District carries commercial insurance.

The District has elected to participate in the Colorado Special Districts Property and Liability Pool (the Pool) which is sponsored by the Special District Association of Colorado. The Pool is an organization created by an intergovernmental agreement to provide property, liability, public official's liability, boiler and machinery, and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for property, general liability, public official's liability and workers' compensation coverage. Members of the Pool may be required to make additional surplus contributions in the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool. 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. No distributions were made during the year ended December 31, 2025.

KEN-CARYL RANCH WATER AND SANITATION DISTRICT

Notes to Financial Statements

December 31, 2025

5. Agreements

Denver Board of Water Commissioners

During 1993, the District renegotiated their distributor's contract with the City and County of Denver Board of Water Commissioners (DWB) for the specific "service area" served by the District. The agreement provides for the District a full requirements contract for a supply of potable water at rates established by DWB. Termination of the contract is subject to mutual agreement of the contracting parties.

As part of the renegotiations of the distributor's contract and ancillary agreement, the District agreed to: 1) terminate the previous distributor's contract and agreements, 2) terminate the agreement for temporary lease for potable water, 3) terminate the Platte and Colorado River water participation agreement, and 4) terminate the Metro Water Development Agreement. In addition, the District agreed to build additional facilities to serve the service area when the capacity of the current facilities is utilized fully.

City of Littleton

The District is party to a sewer service agreement with the City of Littleton for the specific "service area" served by the District. This agreement provides for treatment of all sewage transmitted by the District at rates established by the City of Littleton. Termination of the agreement is subject to mutual agreement of the contracting parties.

Southwest Metropolitan Water and Sanitation District

The District is party to a sewer service agreement with the Southwest Metropolitan Water and Sanitation District (SMWSD) for the specific "service area" served by the District. This agreement provides for transmission of sewage from the District's "service area" to the City of Littleton sewage treatment facilities by utilizing excess capacity of the District and SMWSD's sewer lines.

TCD North, Inc.

The District and TCD North, Inc. are parties to a Restated Agreement for Inclusion (Restated Agreement) pursuant to which certain lands in Red Mesa were included in the District, the District agreed to install certain water mains and TCD North agreed to purchase certain water taps. The Restated Agreement further provided that up to 72 of the purchased taps would be assigned to certain lands in Deer Creek Mesa, with TCD North receiving credit for taps so paid for by Deer Creek Mesa owners. The District thereafter installed certain water distribution facilities in the Deer Creek Mesa lands, and parts of the Deer Creek Mesa lands have been included in the District. This inclusion of the Deer Creek Mesa lands was subject to the terms and provisions of the Restated Agreement. Pursuant to the Restated Agreement, the District provides water to Deer Creek Mesa, Red Mesa and White Deer Valley.

Trail Mark Metropolitan District

The District is party to an inter-governmental agreement with Trail Mark Metropolitan District (formerly known as Chatfield Green Metropolitan District) to provide sewer collection and transmission services for Trail Mark Metropolitan District.

SUPPLEMENTARY INFORMATION

KEN-CARYL RANCH WATER AND SANITATION DISTRICT**Schedule of Revenues and Expenditures - Budget and Actual (Budgetary Basis)****For the Year Ended December 31, 2025**

	Original and Final Budget	Actual	Variance with Final
Revenues:			
Charges for water services	\$ 5,357,719	\$ 5,493,491	\$ 135,772
Charges for sewer services	2,717,027	2,802,926	85,899
Other water income	55,000	125,004	70,004
Tap fees water	330,000	1,124,984	794,984
Tap fees sewer	218,800	1,692,122	1,473,322
Investment income	420,000	844,096	424,096
Other non-operating revenue	40,000	130,338	90,338
Total Revenues	9,138,546	12,212,961	3,074,415
Expenditures:			
Water purchased	3,729,878	3,798,020	(68,142)
Sewer treatment contract	1,656,761	1,720,147	(63,386)
Operation and maintenance:			
Operations and maintenance supplies	80,000	119,678	(39,678)
Engineering	11,000	-	11,000
Operations and maintenance vehicles	27,000	10,244	16,756
Contract maintenance	680,000	433,620	246,380
Power	194,000	179,138	14,862
General and administration:			
Salaries and wages	756,000	645,329	110,671
Employee benefits and taxes	177,000	167,960	9,040
Telephone	20,000	21,650	(1,650)
Postage	27,000	26,508	492
Office supplies and advertising	14,000	8,823	5,177
Contract maintenance - general and administrative	44,000	29,483	14,517
Insurance	46,000	44,465	1,535
Audit and legal	64,000	80,460	(16,460)
Utilities	12,000	7,680	4,320
Bank fees	55,000	63,234	(8,234)
Miscellaneous	15,000	3,346	11,654
Capital outlay			
Water	307,500	21,862	285,638
Sewer	305,500	78,903	226,597
Office and grounds	126,000	54,321	71,679
Other	175,000	-	175,000
Contingency	75,000	-	75,000
Total Expenditures	8,597,639	7,514,871	1,082,768
Excess (Deficiency) of Revenues over Expenditures	\$ 540,907	\$ 4,698,090	\$ 4,157,183
Beginning Funds Available	13,716,429		
Ending Funds Available	<u>\$ 14,257,336</u>		
Reconciliation to GAAP Basis:			
Change in net position - budget basis		<u>\$ 4,698,090</u>	
Capital outlay		155,086	
Depreciation		(837,669)	
City of Littleton tap fees		(978,832)	
Total adjustments		<u>(1,661,415)</u>	
Change in net position		3,036,675	
Net position, beginning of year		34,884,312	
Net position, end of year		<u>\$ 37,920,987</u>	

The accompanying notes are an integral part of these statements.