



CRESTVIEW WATER & SANITATION DISTRICT
FINANCIAL STATEMENTS
DECEMBER 31, 2022

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



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, 2022 and 2021, 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, 2022 and 2021, 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) and the standards applicable to financial audits contained in Government Auditing Standards (Government Auditing Standards), issued by the Comptroller General of the United States. 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 and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

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

Other-Matters

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.

A handwritten signature in cursive script that reads "Perti & Associates, LLC".

January 26, 2023
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, 2022 to December 31, 2022. 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 5,385 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 6,140 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 (2022) and the prior fiscal reporting period (2021). 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 (2022) and the prior fiscal reporting period (2021) 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>2022</u>	<u>2021</u>	<u>2020</u>
Operating revenues:			
Water sales	\$ 5,419,012	\$ 5,319,545	\$ 5,634,616
Sewer charges	3,173,941	3,137,141	3,197,873
Sale of supplies	19,039	32,299	15,647
Miscellaneous and inspections	<u>41,222</u>	<u>33,525</u>	<u>23,936</u>
Total operating revenues	<u>8,653,214</u>	<u>8,522,510</u>	<u>8,872,072</u>
Operating expenses:			
Water	4,233,857	4,102,707	4,028,994
Sewer	1,835,391	2,191,852	1,968,080
Administrative and general	<u>728,243</u>	<u>697,330</u>	<u>606,347</u>
Total operating expenses	<u>6,797,491</u>	<u>6,991,889</u>	<u>6,603,421</u>
Net operating gain	1,855,723	1,530,621	2,268,651
Total non-operating revenues (net)	<u>215,311</u>	<u>711,977</u>	<u>877,723</u>
Income before contributions	2,071,034	2,242,598	3,146,374
Tap fees collected	<u>188,900</u>	<u>461,440</u>	<u>543,700</u>
Change in net position	2,259,934	2,704,038	3,690,074
Net position- beginning of year	<u>37,624,444</u>	<u>34,920,406</u>	<u>31,230,332</u>
Net position- end of year	<u>\$ 39,884,378</u>	<u>\$ 37,624,444</u>	<u>\$ 34,920,406</u>

REVIEW OF NET POSITION

	<u>2022</u>	<u>2021</u>	<u>2020</u>
Current assets	\$ 24,866,454	\$ 24,006,431	\$ 21,896,118
Non-current assets	<u>16,344,313</u>	<u>14,934,657</u>	<u>14,039,745</u>
Total assets	<u>\$ 41,210,767</u>	<u>\$ 38,941,088</u>	<u>\$ 35,935,863</u>
Total liabilities	<u>\$ 521,211</u>	<u>\$ 578,251</u>	<u>\$ 306,397</u>
Deferred inflow of resources:			
Unavailable revenue – property taxes	<u>\$ 805,178</u>	<u>\$ 738,393</u>	<u>\$ 709,060</u>
Net position			
Net investment in capital assets	\$ 16,336,613	\$ 14,924,371	\$ 14,039,745
Unrestricted	<u>23,547,765</u>	<u>22,700,073</u>	<u>20,880,661</u>
Total net position	<u>\$ 39,884,378</u>	<u>\$ 37,624,444</u>	<u>\$ 34,920,406</u>

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

CAPITAL ASSETS AND LONG-TERM DEBT ACTIVITY

The District replaced 5,908 linear feet of water mains in 2022 consisting of 3,810 linear feet of 6" and 2,098 linear feet of 8" water main. The District's pipeline replacement crew will be replacing more water mains in the District in 2023. The 2023 Water Main Replacement project will consist of 4,800 linear feet of water main replacement.

The District contracted to have forty manholes spray lined in 2022.

The District purchased a 2021 John Deere Excavator and an asphalt roller trailer for a combined total of \$187,050.

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 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.

In 2022, the District implemented Governmental Accounting Standards Board (GASB) Statement No. 87, Leases. GASB Statement No. 87 enhances the relevance and consistency of information of the District's leasing activities. It establishes requirements for lease accounting based on the principle that leases are financings of the right to use of an underlying asset.

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
7145 Mariposa Street
P.O. Box 666
Denver, Colorado, 80036-0666

CRESTVIEW WATER AND SANITATION DISTRICT
STATEMENTS OF NET POSITION
PROPRIETARY FUND

<u>December 31,</u>	<u>2022</u>	<u>2021</u>
<u>Assets</u>		
<u>Current Assets</u>		
Cash and cash equivalents	\$ 9,545,593	\$ 9,887,777
Investments	11,541,194	10,242,881
Accounts receivable - property taxes	805,400	744,677
Other accounts receivable	364,881	387,835
Inventories	617,000	768,000
Prepaid insurance	53,612	52,049
Cash and cash equivalents - designated for capital replacement and contingencies	<u>1,938,774</u>	<u>1,923,212</u>
Total current assets	24,866,454	24,006,431
 <u>Non-current Assets</u>		
Capital assets	<u>16,344,313</u>	<u>14,934,657</u>
Total Assets	<u>\$ 41,210,767</u>	<u>\$ 38,941,088</u>
 <u>Liabilities</u>		
Accounts payable	\$ 303,644	\$ 384,203
Accrued liabilities	209,867	183,762
<u>Noncurrent liabilities:</u>		
Leases due within one year	2,587	2,481
Leases due in more than one year	<u>5,113</u>	<u>7,805</u>
Total Liabilities	<u>\$ 521,211</u>	<u>\$ 578,251</u>
 <u>Deferred Inflow of Resources</u>		
Unavailable revenue - property taxes	<u>\$ 805,178</u>	<u>\$ 738,393</u>
 <u>Net Position</u>		
Net investment in capital assets	\$ 16,336,613	\$ 14,924,371
Unrestricted	<u>23,547,765</u>	<u>22,700,073</u>
Total Net Position	<u>\$ 39,884,378</u>	<u>\$ 37,624,444</u>

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>2022</u>	<u>2021</u>
Operating Revenues		
Water sales	\$ 5,419,012	\$ 5,319,545
Sewer charges	3,173,941	3,137,141
Sale of supplies	19,039	32,299
Miscellaneous and inspections	<u>41,222</u>	<u>33,525</u>
Total operating revenues	<u>8,653,214</u>	<u>8,522,510</u>
Operating Expenses		
Water	4,233,857	4,102,707
Sewer	1,835,391	2,191,852
Administrative and general	<u>728,243</u>	<u>697,330</u>
Total operating expenses	<u>6,797,491</u>	<u>6,991,889</u>
Net operating gain	<u>1,855,723</u>	<u>1,530,621</u>
Non-Operating Revenues (Expenses)		
General property taxes	745,995	755,322
Specific ownership taxes	15,944	346
Net investment loss	(565,252)	(98,334)
Miscellaneous	18,874	54,697
Tax collection fee	<u>(250)</u>	<u>(54)</u>
Total non-operating revenues (net)	<u>215,311</u>	<u>711,977</u>
Income before contributions	2,071,034	2,242,598
Tap fees collected	<u>188,900</u>	<u>461,440</u>
Change in net position	2,259,934	2,704,038
Net Position – Beginning of Year	<u>37,624,444</u>	<u>34,920,406</u>
Net Position – End of Year	<u>\$ 39,884,378</u>	<u>\$ 37,624,444</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>2022</u>	<u>2021</u>
Cash flows from operating activities		
Cash received from customers	\$ 8,634,946	\$ 8,658,654
Cash paid to suppliers	(4,547,407)	(4,632,406)
Cash paid to employees	(1,624,767)	(1,544,875)
Other cash received	<u>41,222</u>	<u>33,525</u>
Net cash provided by operating activities	<u>2,503,994</u>	<u>2,514,898</u>
Cash flows from non-capital financing activities		
Cash received from property and other taxes	768,001	755,752
Collection fees paid	(250)	(54)
Other cash received (net)	<u>2,374</u>	<u>5,697</u>
Net cash provided by non-capital financing activities	<u>770,125</u>	<u>761,395</u>
Cash flows from capital and related financing activities		
Cash received from tap fees	188,900	461,440
Cash received from sale of fixed assets	16,500	49,000
Principal payments on lease	(2,586)	(2,511)
Purchase of fixed assets	<u>(1,939,990)</u>	<u>(1,403,104)</u>
Net cash used in capital and related financing activities	<u>(1,737,176)</u>	<u>(895,175)</u>
Cash flows from investing activities		
Purchase of investments	(1,298,313)	(1,886,887)
Net investment income	<u>(565,252)</u>	<u>(98,334)</u>
Net cash used in investing activities	<u>(1,863,565)</u>	<u>(1,985,221)</u>
Net change in cash and cash equivalents	(326,622)	395,897
Cash and cash equivalents - beginning of year	<u>11,810,989</u>	<u>11,415,092</u>
Cash and cash equivalents - end of year	<u>\$ 11,484,367</u>	<u>\$ 11,810,989</u>
Summary of cash and cash equivalents:		
Unrestricted cash and cash equivalents	\$ 9,545,593	\$ 9,887,777
Designated cash and cash equivalents	<u>1,938,774</u>	<u>1,923,212</u>
	<u>\$ 11,484,367</u>	<u>\$ 11,810,989</u>
Reconciliation of operating gain to net cash provided by operating activities:		
Net operating gain	\$ 1,855,723	\$ 1,530,621
Adjustments to reconcile operating gain to net cash used by operating activities:		
Depreciation	516,301	520,280
Changes in assets and liabilities		
Decrease in current asset	172,391	201,720
Increase (decrease) in current liabilities	<u>(40,421)</u>	<u>262,277</u>
Net cash provided by operating activities	<u>\$ 2,503,994</u>	<u>\$ 2,514,898</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.

CRESTVIEW WATER AND SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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, 2022, 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:

	2022	2021
Checking accounts - interest bearing	\$ 9,544,993	\$ 9,887,177
Petty cash	600	600
	\$ 9,545,593	\$ 9,887,777

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 of 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 District has one recurring fair value measurement for U.S. government agency securities of \$11,541,194 as of December 31, 2022. These Securities are measured using Level 1 inputs.

NOTE 3 – CAPITAL ASSETS

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

	<u>December 31,</u> <u>2021</u>	<u>Additions</u>	<u>Deletions</u>	<u>December 31,</u> <u>2022</u>
Source of supply	\$ 329,593	\$ 0	\$ 0	\$ 329,593
Collection, transmission, and distribution	18,171,180	1,695,896	0	19,867,076
Buildings	1,832,934	14,900	0	1,847,834
Office equipment	103,727	5,921	(4,630)	105,018
Shop equipment	392,053	22,190	(16,588)	397,655
Transportation equipment	<u>2,508,052</u>	<u>187,050</u>	<u>(73,388)</u>	<u>2,621,714</u>
	23,337,539	1,925,957	(94,606)	25,168,890
Less accumulated depreciation	<u>(8,402,882)</u>	<u>(516,301)</u>	<u>94,606</u>	<u>(8,824,577)</u>
	<u>\$ 14,934,657</u>	<u>\$ 1,409,656</u>	<u>\$ 0</u>	<u>\$ 16,344,313</u>

CRESTVIEW WATER AND SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 3 – CAPITAL ASSETS (CONTINUED)

	<u>December 31,</u> <u>2020</u>	<u>Additions</u>	<u>Deletions</u>	<u>December 31,</u> <u>2021</u>
Source of supply	\$ 329,593	\$ 0	\$ 0	\$ 329,593
Collection, transmission, and distribution	17,025,349	1,145,831	0	18,171,180
Buildings	1,832,934	0	0	1,832,934
Office equipment	90,950	12,777	0	103,727
Shop equipment	389,875	2,178	0	392,053
Transportation equipment	<u>2,340,842</u>	<u>241,639</u>	<u>(74,429)</u>	<u>2,508,052</u>
	22,009,543	1,402,425	(74,429)	23,337,539
Less accumulated depreciation	<u>(7,957,031)</u>	<u>(520,280)</u>	<u>74,429</u>	<u>(8,402,882)</u>
	<u>\$ 14,052,512</u>	<u>\$ 882,145</u>	<u>\$ 0</u>	<u>\$ 14,934,657</u>

NOTE 4 – LEASES

The District has entered into a lease agreement for office equipment beginning October 2020 for a term of 60 months, expiring in September 2025 at a fixed interest rate of 4.2%. This lease is not renewable and the District will not acquire the equipment at the end of the lease.

Annual requirements to amortize long-term obligations and related interest are as follows:

	<u>Principal</u>	<u>Interest</u>
2023	\$ 2,698	\$ 272
2024	2,814	156
2025	2,189	38

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, 2023:

Water purchases	\$ 2,898,164
Metro sewer charges	<u>1,468,940</u>
	<u>\$ 4,367,104</u>

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.

CRESTVIEW WATER AND SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 6 – RETIREMENT PLAN (CONTINUED)

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.

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 2022 and 2021 was \$1,637,756 and \$1,532,514 and contributions were based on a payroll of \$1,565,531 and \$1,532,514. Both the District and the covered employees made the required contributions for 2022 and 2021 of \$179,289 and \$169,952. In addition, employees made voluntary contributions of \$4,753 and \$13,549 for the years ended December 31, 2022 and 2021.

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>2022</u>
Change in net position - net expenses over revenues	\$ 2,259,934
Add depreciation	516,301
Less capital additions	<u>(1,925,957)</u>
Statement of revenues and expenditures compared to budget	<u>\$ 850,278</u>

CRESTVIEW WATER AND SANITATION DISTRICT
NOTES TO FINANCIAL STATEMENTS

NOTE 9 – CHANGE IN ACCOUNTING PRINCIPLES AND RESTATEMENT

For 2022, the District implemented Governmental Accounting Standards Board (GASB) Statement No. 87, Leases. GASB Statement No. 87 enhances the relevance and consistency of information of the District’s leasing activities. It establishes requirements for lease accounting based on the principle that leases are financings of the right to use of an underlying asset. A lessee is required to recognize a lease liability and an intangible right to use lease asset. These changes were incorporated in the District’s 2022 financial statements and had an effect on the beginning net position. The District recognized \$12,797 in net book value for the intangible right to use and a corresponding lease liability for a copier leased in October 2020.

The implementation of GASB Statement No. 87 had the following effect on net position as reported for December 31, 2021:

Net Position December 31, 2021	\$ 37,624,652
Adjustment:	
Net book value of leased asset	10,078
Lease liability	<u>10,286</u>
Restated Net Position December 31, 2021	<u>\$ 37,624,444</u>

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

December 31,	2022			2021
	Water	Sewer	Total	Memorandum Total
Assets				
Cash on hand	\$ 0	\$ 600	\$ 600	\$ 600
Cash in bank-checking	4,451,997	5,092,996	9,544,993	9,887,177
Investments	0	11,541,194	11,541,194	10,242,881
Receivables				
Taxes	697,334	108,066	805,400	744,677
Accounts	218,929	145,952	364,881	387,835
Inventory of supplies (at cost)	524,450	92,550	617,000	768,000
Prepaid expenses	29,487	24,125	53,612	52,049
Designated assets				
Cash	998,872	939,902	1,938,774	1,923,212
Capital assets				
Source of supply	329,593	0	329,593	329,593
Collection, transmission, and distribution systems	14,176,835	5,690,241	19,867,076	18,171,180
Buildings and land	1,327,222	520,612	1,847,834	1,832,934
Office equipment	75,430	29,588	105,018	103,727
Shop equipment	285,619	112,036	397,655	392,053
Transportation equipment	1,883,068	738,646	2,621,714	2,508,052
Accumulated depreciation	<u>(5,940,711)</u>	<u>(2,883,866)</u>	<u>(8,824,577)</u>	<u>(8,402,882)</u>
Total Assets	<u>\$ 19,058,125</u>	<u>\$ 22,152,642</u>	<u>\$ 41,210,767</u>	<u>\$ 38,941,088</u>
Liabilities				
Accounts payable	\$ 301,921	\$ 1,723	\$ 303,644	\$ 384,203
Accrued vacation and sick pay	149,523	60,344	209,867	183,762
Lease payable	<u>3,850</u>	<u>3,850</u>	<u>7,700</u>	<u>10,286</u>
Total Liabilities	<u>\$ 455,294</u>	<u>\$ 65,917</u>	<u>\$ 521,211</u>	<u>\$ 578,251</u>
Deferred inflows of resources				
Unavailable revenue	<u>\$ 697,112</u>	<u>\$ 108,066</u>	<u>\$ 805,178</u>	<u>\$ 738,393</u>
Net position				
Net investment in capital assets	\$ 12,133,206	\$ 4,203,407	\$ 16,336,613	\$ 14,924,371
Unrestricted				
Designated for capital replacement	900,000	900,000	1,800,000	1,800,000
Reserved for contingencies	98,872	39,902	138,774	123,212
Unrestricted	<u>4,773,641</u>	<u>16,835,350</u>	<u>21,608,991</u>	<u>20,776,861</u>
Net Position	<u>\$ 17,905,719</u>	<u>\$ 21,978,659</u>	<u>\$ 39,884,378</u>	<u>\$ 37,624,444</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,	2022			2021
	Water	Sewer	Total	Memorandum Total
Operating Revenues				
Water sales	\$ 5,419,012	\$ 0	\$ 5,419,012	\$ 5,319,545
Sewer charges	0	3,173,941	3,173,941	3,137,141
Sale of supplies	19,039	0	19,039	32,299
Miscellaneous and inspections	30,935	10,287	41,222	33,525
Total Operating Revenues	5,468,986	3,184,228	8,653,214	8,522,510
Operating Expenses				
Water	4,233,857	0	4,233,857	4,102,707
Sewer	0	1,835,391	1,835,391	2,191,852
Administrative and general	390,803	337,440	728,243	697,330
Total Operating Expenses	4,624,660	2,172,831	6,797,491	6,991,889
Net Operating Income	842,326	1,011,397	1,855,723	1,530,621
Non-Operating Revenues (Expenses)				
General property taxes	522,197	223,798	745,995	755,322
Specific ownership tax	11,161	4,783	15,944	346
Net investment income (loss)	(282,626)	(282,626)	(565,252)	(98,334)
Miscellaneous	11,087	7,787	18,874	54,697
County treasurer's collection fee	(175)	(75)	(250)	(54)
Total Non-Operating Revenues (Net)	261,644	(46,333)	215,311	711,977
Income before contributions	1,105,970	965,064	2,071,034	2,242,598
Tap fees collected	119,400	69,500	188,900	461,440
Change in Net Position	\$ 1,225,370	\$ 1,034,564	\$ 2,259,934	\$ 2,704,038

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

For the Years Ended December 31,	<u>2022</u>	<u>2021</u>
Source of Supply		
Depreciation	\$ 855	\$ 855
Water purchased	<u>2,819,164</u>	<u>2,650,525</u>
	<u>2,820,019</u>	<u>2,651,380</u>
Transmission and Distribution Expense		
Automotive	4,738	9,966
Depreciation	355,251	358,204
Insurance	40,275	47,292
Miscellaneous	58,754	43,172
Repairs and maintenance	222,536	243,123
Salaries, wages and benefit	705,976	722,391
Telephone	1,014	7,128
Utilities	<u>25,294</u>	<u>20,051</u>
	<u>1,413,838</u>	<u>1,451,327</u>
Total Water Operating Expenses	<u>\$ 4,233,857</u>	<u>\$ 4,102,707</u>

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

<u>December 31,</u>	<u>2022</u>	<u>2021</u>
Collection and Transmission Expense		
Depreciation	\$ 139,970	\$ 142,478
Insurance	27,283	23,864
Miscellaneous	5,302	5,024
Repairs and maintenance	19,219	21,787
Salaries, wages and benefits	470,225	454,329
Telephone	0	222
Utilities	<u>2,050</u>	<u>3,410</u>
	664,049	651,114
 Sewage Treatment Expenses		
Metro sewer charge	<u>1,171,342</u>	<u>1,540,738</u>
 Total Sewer Operating Expenses	<u>\$ 1,835,391</u>	<u>\$ 2,191,852</u>

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

For the Years Ended December 31,	<u>2022</u>			<u>2021</u>
	<u>Water</u>	<u>Sewer</u>	<u>Total</u>	<u>Memorandum Total</u>
Automotive	\$ 0	\$ 0	\$ 0	\$ 148
Depreciation	10,113	10,112	20,225	18,743
Directors' fees	3,525	3,525	7,050	7,400
Insurance	20,008	16,370	36,378	23,071
Legal	18,735	18,734	37,469	23,711
Miscellaneous	12,167	12,166	24,333	31,051
Office expense	36,590	36,589	73,179	74,204
Outside services	14,316	14,316	28,632	37,536
Publication	155	154	309	1,299
Repairs and maintenance	148	148	296	0
Salaries, wages and benefits	273,460	223,740	497,200	474,671
Training and seminars	0	0	0	2,600
Utilities	<u>1,586</u>	<u>1,586</u>	<u>3,172</u>	<u>2,896</u>
 Total Administrative and General	 <u>\$ 390,803</u>	 <u>\$ 337,440</u>	 <u>\$ 728,243</u>	 <u>\$ 697,330</u>

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

For the Year Ended December 31,			2022
	<u>Budget</u>	<u>Actual</u>	Variance
	(Non-GAAP)	(Non-GAAP)	Favorable (Unfavorable)
Revenue			
Water sales	\$ 5,051,981	\$ 5,419,012	\$ 367,031
Sewer charges	3,165,714	3,173,941	8,227
Net investment income	93,700	(565,252)	(658,952)
Tap fees and charges	368,490	188,900	(179,590)
General property taxes	738,393	745,995	7,602
Specific ownership taxes	30,000	15,944	(14,056)
Miscellaneous	<u>76,700</u>	<u>79,135</u>	<u>2,435</u>
Total Revenue	<u>9,524,978</u>	<u>9,057,675</u>	<u>(467,303)</u>
Expenditures			
Water Source			
Purchased water	2,674,156	2,819,164	(145,008)
Transmission and Distribution			
Automotive	12,000	4,738	7,262
Employee benefits	174,486	161,211	13,275
Insurance	37,200	40,275	(3,075)
Miscellaneous	34,660	58,754	(24,094)
Payroll taxes	32,896	38,369	(5,473)
Repairs and maintenance	405,000	222,536	182,464
Salaries and wages	520,729	506,396	14,333
Telephone	10,113	1,014	9,099
Utilities	24,072	25,294	(1,222)
Sewer Collection and Processing			
Automotive	12,000	0	12,000
Employee benefits	118,200	111,641	6,559
Insurance	25,200	27,283	(2,083)
Metro sewer charges	1,171,342	1,171,342	0
Miscellaneous	6,500	5,302	1,198
Payroll taxes	21,965	25,579	(3,614)
Repairs and maintenance	45,000	19,219	25,781
Salaries and wages	347,153	333,005	14,148
Telephone	4,597	0	4,597
Utilities	9,817	2,050	7,767

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

For the Year Ended December 31,			<u>2022</u>
	<u>Budget</u>	<u>Actual</u>	Variance
	(Non-GAAP)	(Non-GAAP)	Favorable (Unfavorable)
Expenditures (Continued)			
Administrative and General			
Automotive	\$ 700	\$ 0	\$ 700
County treasurer fee	2,000	250	1,750
Directors' fees	8,000	7,050	950
Election expense	1,000	0	1,000
Employee benefits	112,571	105,082	7,489
Insurance	47,800	36,378	11,422
Legal	24,000	37,469	(13,469)
Miscellaneous	80,000	24,333	55,667
Office expense	91,700	73,179	18,521
Outside services	26,800	28,632	(1,832)
Payroll taxes	21,965	27,143	(5,178)
Publication	300	309	(9)
Repairs and maintenance	0	296	(296)
Salaries and wages	355,091	364,975	(9,884)
Telephone	3,678	0	3,678
Training and seminars	5,500	0	5,500
Utilities	5,696	3,172	2,524
Capital Additions	<u>2,741,199</u>	<u>1,925,957</u>	<u>815,242</u>
Total Expenditures	<u>9,215,086</u>	<u>8,207,397</u>	<u>1,007,689</u>
Net Revenues Over Expenditures	309,892	850,278	<u>\$ 540,386</u>
Available Resources			
Balance - January 1	<u>20,776,861</u>	<u>20,776,861</u>	
Balance - December 31	<u>\$ 21,086,753</u>	<u>\$ 21,627,139</u>	