



COLUMBINE LAKE WATER DISTRICT



AGENDA

REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS
HELD AT 1111 GCR 48/GOLF COURSE RD OR **REMOTELY**
COLUMBINE LAKE WATER DISTRICT
MONDAY, JULY 21, 2025 – 3:00 PM

****Join the meeting from your computer, tablet or smartphone at
<https://global.gotomeeting.com/join/523046045>
or dial in using your phone at 1 (866) 899-4679 Access Code: 523-046-045***

1. Call to Order
2. Introduction of Public present
3. Acceptance of Minutes: June 16, 2025 meeting minutes
4. Matters Before the Board:
 - a. Consideration of filling vacancy of Board: Hochhalter
 - b. Discussion: 2026 Rate Increase
 - c. Consideration of engagement of McMahan & Associates for 2025 Audit
5. Public Comment:

This time is reserved for members of the public to make a presentation to the Board on items or issues that are not scheduled on the Agenda. Each member will be given three minutes time. The Board will not discuss/debate those items, nor will the Board make any decisions on items presented during this time. Rather, the Board will refer the items to staff for follow-up.
6. Financial Reports:
 - a. Motion to approve the checklist for June 2025
 - b. Motion to approve the financial statements for June 2025
7. Superintendent Report: Water Usage Report for June 2025
8. District Manager Report
 - a. Schedule tour of facilities

NOTE: AGENDA SUBJECT TO CHANGE



COLUMBINE LAKE WATER DISTRICT



RECORD OF PROCEEDINGS

REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS COLUMBINE LAKE WATER DISTRICT MONDAY, JUNE 16, 2025 3:00 PM

1. CALL TO ORDER

A regular meeting of the Board of Directors of the Columbine Lake Water District was called to order by Vice President Scott Walter at 3:00 p.m. The meeting was held at the Administration Building, 1111 GCR 48, Grand Lake, CO 80447, and also remotely.

Directors Present: Scott Walter – Vice President
 Janna Sampson – Secretary/Treasurer
 Paul Johnson – Director

Staff Present: Katie Nicholls – District Manager
 Mike Gibboni – Superintendent

By **MOTION**, second, and unanimous vote the Board excused the absence of President Geoff Garner.

2. INTRODUCTION OF PUBLIC PRESENT

None.

3. ACCEPTANCE OF MINUTES

By **MOTION**, second, and unanimous vote the May 19, 2025 meeting minutes were approved as presented.

4. MATTERS BEFORE THE BOARD

a. Consideration of appointment for Board vacancy: Bryan Scott Hochhalter

The Board noted the absence of both Mr. Hochhalter. A discussion ensued regarding the lack of other applicants, absence of President Garner, and unknown background of the applicant. The Board tabled the item until the next meeting when the full Board will be present. Staff was directed to update the notices to leave the vacancy open through the next meeting.

b. Consideration of suspension of user fees due to catastrophic event: 467 Kinnikinnick Road

Vice President Walter stated that a tragic house fire occurred at 467 Kinnikinnick Road, and the family of the property owner is requesting temporary suspension of user fees. A discussion ensued regarding precedent set during East Troublesome Fire, Three Lakes Water and Sanitation District's policies, and rebuilding construction times. By **MOTION**, second, and unanimous vote the Board approved a suspension of user fees for 467 Kinnikinnick Road for one year or upon reconnection, whichever occurs first.

5. PUBLIC COMMENT

None.

6. **FINANCIAL REPORTS**

By **MOTION**, second, and unanimous vote the checklist for May 2025 was approved as presented. By **MOTION**, second, and unanimous vote, the financial documents for May 2025 were approved as presented.

7. **SUPERINTENDENT REPORT**

Superintendent Mike Gibboni presented the water usage report. He noted that everything was working well. A question was raised concerning water usage from the fire on 467 Kinnikinnick Road. Superintendent Mike stated the hydrant was opened but it was not used for the fire. The Board requested that months with water breaks be identified on the water usage report.

8. **DISTRICT MANAGER REPORT**

District Manager Katie Nicholls stated that they would postpone scheduling the tour of the facilities until the full Board was present. She noted that the state water commissioner has reached out regarding the status of the gate keys for the Harbison Ditch. A brief discussion ensued regarding the holders of the water rights and the HOA's involvement in ditch riding. She concluded by inquiring if the Board is interested in continuing the user fee rate increase plans of the previous Board. She noted that a public hearing must be held, and briefly outlined the budgeting schedule requirements. A lengthy discussion ensued regarding rate history, inflation, target reserve amounts, and IGA impacts on budget. The Board indicated that a rate increase seemed like an appropriate measure and instructed Staff to bring it before the Board at the next meeting.

With no further business before the Board the meeting was adjourned at 4:03 p.m.

Katie Nicholls, Recording Secretary

Janna Sampson, Secretary/Treasurer



BRYAN SCOTT HOCHHALTER

PO Box 1790, Grand Lake, Colorado | 803-760-5090 | bnkhoch@gmail.com

May 20, 2025

Katie
Three Lakes Water & Sanitation
1111 County Road 48
Grand Lake, Colorado 80447

Dear Katie:

I am interested in filling the vacant position on the Board of Directors of Columbine Lake Water District. My wife and I have owned a cabin in Columbine Lake for the past four years and I am a registered Colorado voter and a permanent resident of the Grand Lake community. I am extremely grateful to call Grand Lake home and to have enjoyed the outstanding water quality at Columbine Lake since my in-laws purchased their cabin in 1990. It is my hope to bring 35 years of local history to the board and to continue to help make decisions that keep the water quality at the highest level for the Columbine Lake Water District customers.

Sincerely,

Bryan Scott Hochhalter



COLUMBINE LAKE WATER DISTRICT

July 14, 2025

To: Board of Directors
From: Katie Nicholls, District Manager
RE: User Fee Rate Increase

The District gets the vast majority of its revenue from water user fees which are billed on a quarterly basis to 475 customers with 5,016 fixtures. Current rates are \$84.18 flat rate and \$6.35 per fixture rate. The Board should evaluate the rates annually as part of the budgeting process to ensure all fiscal responsibilities have been met. The Board has the power to affix fees under state statute 32-1-1001(1)(j)(I) but before approval must hold a public hearing with 30 days prior notice per state statute 32-1-1001. Due to publishing deadlines and the dates of the regularly scheduled District Board meetings, the public hearing and approval of a rate increase cannot occur until the August meeting. Approval is completed through resolution following the public hearing.

The Board has received copies of and should consider the 2023 Rate Study, 2024 Audit Exemption, 2023 Audit, and 2025 Budget Book in consideration of rates. In addition to these items, you will find sources outlined below for your review as well as a table of potential rate increases for 2026.

State Statute:

32-1-1001(1)(j)(I) (j) (I) To fix and from time to time to increase or decrease fees, rates, tolls, penalties, or charges for services, programs, or facilities furnished by the special district; except that a fire protection district shall not on its own authority impose a fee, rate, toll, or charge for responding to, combating, or extinguishing a fire occurring on taxable real or personal property, buildings, or facilities located within the fire protection district's jurisdictional boundaries.

32-1-1001(2)(a) (2) (a) The governing body of any special district furnishing domestic water or sanitary sewer services directly to residents and property owners within or outside the district may fix or increase fees, rates, tolls, penalties, or charges for domestic water or sanitary sewer services only after consideration of the action at a public meeting held at least thirty days after providing notice stating that the action is being considered and stating the date, time, and place of the meeting at which the action is being considered.

2025 Budgeted Estimates:

Total Revenue: \$350,798

Total Expenses: \$380,269

Total Reserves: \$788,757 (with the highest contribution for the year of \$120,000)

Historical Rates:

YEAR	Annually		Quarterly		Notes
	BASE RATE	PER FIXTURE	BASE RATE	PER FIXTURE	
1973	\$30.00		\$7.50	0	
1974	\$72.00		\$18.00	0	
1976	\$90.00		\$22.50	0	
1979	\$110.00		\$27.50	0	
1981	\$140.00		\$35.00	0	
1984	\$170.00		\$42.50	0	
1986	\$130.00	\$10.00	\$32.50	\$2.50	
1987	\$140.00	\$10.00	\$35.00	\$2.50	
1991	\$150.00	\$11.00	\$37.50	\$2.75	
1992	\$160.00	\$12.00	\$40.00	\$3.00	
1996	\$170.00	\$13.00	\$42.50	\$3.25	
2012	\$200.00	\$16.00	\$50.00	\$4.00	
2013	\$205.00	\$16.00	\$51.25	\$4.00	1.5% increase
2015	\$228.00	\$17.75	\$57.00	\$4.44	11% increase
2018	\$258.00	\$20.49	\$64.50	\$5.12	14.16% increase
2019	\$273.26	\$21.18	\$68.32	\$5.30	3.386% CPI
2020	\$280.73	\$21.18	\$70.18	\$5.30	2.731% CPI
2021	\$286.13	\$21.58	\$71.53	\$5.40	1.924% CPI
2022	\$291.72	\$22.01	\$72.93	\$5.50	1.951% CPI
2023	\$306.30	\$23.11	\$76.58	\$5.78	5% increase
2024	\$320.69	\$24.19	\$80.17	\$6.05	4.7% increase
2025*	\$336.72	\$25.40	\$84.18	\$6.35	5% increase

*switched to quarterly billing

Insurance:

The District's insurance company, Colorado Special Districts Property and Liability Pool, has the replacement costs evaluated as:

- Well House - \$ 273,196
- Spring House - \$ 545,032
- Water Tank - \$1,232,862

CPI:

Denver-Aurora-Lakewood – May 2025 Consumer Price index was 2.2%. However, it should be noted that the IGA increase is determined off the July CPI numbers, which are released in August.

Misc Considerations:

- System Repairs and Maintenance have been pushing up on the limits of the budget lately and are likely to go over in 2025
- Postage increases to \$0.78 in July 2025
- Insurance costs are likely to rise again next year – rose 10% from 2024

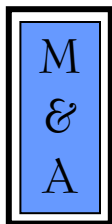
- Electrical costs are likely to rise again next year – rose approximately 10% from 2024
- Chemicals have been consistently rising by 10% per year
- Mileage reimbursement rates have been consistently increasing

Potential Rate Increases:

Increase	Flat Rate	Fixture Rate	Quarterly Average Customer Increase (10 fixtures)	Estimated Annual User Fee Revenue	Annual Increase
Current	\$ 84.18	\$ 6.35	N/A	\$ 287,348.40	N/A
CPI - 2.2%	\$ 86.03	\$ 6.49	\$ 3.25	\$ 293,670	\$ 6,321.66
5%	\$ 88.39	\$ 6.81	\$ 8.85	\$ 304,659	\$ 17,310.51
CPI + 5% (7.5%)	\$ 90.49	\$ 6.83	\$ 11.08	\$ 308,900	\$ 21,551.13
3%	\$ 86.71	\$ 6.54	\$ 4.43	\$ 295,969	\$ 8,620.45
4%	\$ 87.55	\$ 6.60	\$ 5.91	\$ 298,842	\$ 11,493.94
6%	\$ 89.23	\$ 6.73	\$ 8.86	\$ 304,589	\$ 17,240.90
7%	\$ 90.07	\$ 6.79	\$ 10.34	\$ 307,463	\$ 20,114.39
8%	\$ 90.91	\$ 6.86	\$ 11.81	\$ 310,336	\$ 22,987.87
9%	\$ 91.76	\$ 6.92	\$ 13.29	\$ 313,210	\$ 25,861.36
10%	\$ 92.60	\$ 6.99	\$ 14.77	\$ 316,083	\$ 28,734.84

Motion:

I move to direct staff to set a public hearing for a rate increase of _____ for the August 18, 2025 board meeting.



McMAHAN AND ASSOCIATES, L.L.C.

Certified Public Accountants and Consultants

WEB SITE: WWW.McMAHANCPA.COM

MAIN OFFICE: (970) 845-8800

July 1, 2025

**Board of Directors
Columbine Lake Water District
PO Box 899
Grand Lake, Colorado 80447**

The following represents our understanding of the services we will provide Columbine Lake Water District (the "District").

You have requested that we audit the financial statements of the business-type activities of the District as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

The objectives of our audit 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 opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America ("U.S. GAAS") will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and 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.

Accounting principles generally accepted in the United States of America, ("GAAP") as promulgated by the Governmental Accounting Standards Board ("GASB") require that management's discussion and analysis ("MD&A") be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB, 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. As part of our engagement, we will apply certain limited procedures to the required supplementary information ("RSI") in accordance with GAAS. These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

- Management's Discussion and Analysis, if presented

Member: American Institute of Certified Public Accountants

Supplementary information other than RSI will accompany the District's basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the basic financial statements and perform certain additional procedures, including comparing and reconciling the supplementary 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 U.S. GAAS. We intend to provide an opinion on the following supplementary information in relation to the basic financial statements as a whole:

- Budgetary comparison schedule

Auditor Responsibilities

We will conduct our audit in accordance with U.S. GAAS. As part of an audit in accordance with U.S. GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We will also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. 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.
- 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 entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- 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, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, 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 a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

Audit Procedures – Compliance

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the basic financial statements in accordance with U.S. GAAP.
2. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements;
3. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
 - b. Additional information that we may request from management for the purpose of the audit;
 - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
4. For including the auditor's report in any document containing basic financial statements that indicates that such basic financial statements have been audited by us;
5. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
6. For adjusting the basic financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current period under audit are immaterial, both individually and in the aggregate, to the basic financial statements as a whole;
7. For acceptance of non-attest services, including identifying the proper party to oversee non-attest work;
8. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
9. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on the financials; and
10. For the accuracy and completeness of all information provided.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited basic financial statements, or if the supplementary information will not be presented with the audited basic financial statements, to make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of our audit process, we will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

Non-attest Services

With respect to any non-attest services we perform, at the end of the year, we agree to perform the following:

- Preparation of the District's financial statements and related notes
- Propose adjusting or correcting journal entries to be reviewed and approved by the District's management.

We will not assume management responsibilities on behalf of the District. However, we will provide advice and recommendations to assist management of the District in performing its responsibilities.

The District's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the non-attest services are as follows:

- We will perform the services in accordance with applicable professional standards.
- The non-attest services are limited to the services previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

Reporting

We will issue a written report upon completion of our audit of the District's basic financial statements. Our report will be addressed to the Board of Directors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s) to our auditor's report, or if necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

Engagement Administration

We understand that your employees will prepare all cash or other confirmations, reconciliations and work papers we request and will locate any documents selected by us for testing.

If you intend to publish or otherwise reproduce the basic financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Engagement Administration (continued)

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

The audit documentation for this engagement is the property of McMahan and Associates, L.L.C. and constitutes confidential information. However, pursuant to authority given by law or regulation, we may be requested to make certain audit documentation available to the [Entity]'s cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office, or peer reviewers for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. If requested, access to such audit documentation will be provided under the supervision of McMahan and Associates, L.L.C. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

Matthew Miller, CPA is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Additional firm personnel will be assigned to the engagement as considered necessary. We will begin our audit and issue our reports on a mutually agreed-upon timeframe.

During the course of the audit, we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing. At the conclusion of our audit engagement, we will communicate to the Board of Directors the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

You agree to inform us of facts that may affect the financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

Our fee for these services will be based on our standard hourly rates, plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.). Our standard hourly rates vary according to degree of responsibility involved and experience level of the personnel assigned to the engagement. However, our fee, including expenses, will be comparable to the 2023 audit fee, with any change limited to approximately 5%. This fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit, including significant changes in the size and nature of the District's operations or the state of its accounting records and controls. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report, and you will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination.

We appreciate the opportunity to be of service to Columbine Lake Water District, and look forward to working with you and your staff on this engagement. Please sign where indicated below to indicate your acknowledgment of, and agreement with, the arrangements for this engagement, including our respective responsibilities.

Very truly yours,
McMAHAN and ASSOCIATES, L.L.C.



RESPONSE:

This letter correctly sets forth the understanding of Columbine Lake Water District with respect to the services to be performed by McMahan and Associates, L.L.C.

Columbine Lake Water District
BY:

Signature

Title

Date

11:21 AM
07/07/25

Columbine Lake Water District
Check Detail
June 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	ACH	06/03/2025	Mountain Parks Electric		1005A - Operating		-527.99
Bill		05/15/2025		5197 - Utilities		-527.99	527.99
TOTAL						-527.99	527.99
Bill Pmt -Check	ACH	06/09/2025	XCEL ENERGY		1005A - Operating		-56.05
Bill		06/01/2025		5197 - Utilities		-56.05	56.05
TOTAL						-56.05	56.05
Bill Pmt -Check	6417	06/03/2025	MOSES, WITTEMYER, HARRISON & ...		1005A - Operating		-361.60
Bill		05/20/2025		5067 - Professional Fees-Legal		-361.60	361.60
TOTAL						-361.60	361.60
Bill Pmt -Check	6418	06/03/2025	SDA Special District Asso of Colorado		1005A - Operating		-160.00
Bill		05/20/2025		5037 - Directors Fees and Expenses		-40.00	40.00
				5037 - Directors Fees and Expenses		-40.00	40.00
				5037 - Directors Fees and Expenses		-40.00	40.00
				5037 - Directors Fees and Expenses		-40.00	40.00
TOTAL						-160.00	160.00
Bill Pmt -Check	6419	06/03/2025	Three Lakes Water & Sanitation District		1005A - Operating		-16,860.63
Bill		05/20/2025		5072 - Three Lakes Admin Contract		-2,972.00	2,972.00
				5182 - Three Lakes Operation Contract		-3,253.00	3,253.00
				5182 - Three Lakes Operation Contract		-148.00	148.00
				5199 - Water Testing		-35.00	35.00
				5075 - Telephone		-99.90	99.90
				5075 - Telephone		-56.72	56.72
				5190 - System Repair & Maintenance		-10,130.40	10,130.40
				5062 - Printing & Publications		-23.28	23.28
				5062 - Printing & Publications		-34.72	34.72
				5060 - Postage/Box Rent		-83.49	83.49
				5056 - Mileage Reimbursement to TLWSD		-24.12	24.12
TOTAL						-16,860.63	16,860.63
Bill Pmt -Check	6420	06/03/2025	Timothy L. Day, CPA PC		1005A - Operating		-3,200.00
Bill		05/15/2025		5065 - Professional Fees-Audit		-3,200.00	3,200.00
TOTAL						-3,200.00	3,200.00

11:21 AM

07/07/25

Columbine Lake Water District
Check Detail
June 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	6422	06/16/2025	MOSES, WITTEMYER, HARRISON & ...		1005A - Operating		-73.60
Bill		06/11/2025			5067 - Professional Fees-Legal	-73.60	73.60
TOTAL						-73.60	73.60
Bill Pmt -Check	6423	06/16/2025	PVS DX, INC		1005A - Operating		-137.51
Bill		06/16/2025			5183 - Water Treatment	-137.51	137.51
TOTAL						-137.51	137.51
Paycheck	6424	06/30/2025	GARNER, GEOFFRY W		1005A - Operating		-92.35
				5037 - Directors Fees and Expenses		-100.00	100.00
				5038 - Social Security Tax		-6.20	6.20
				2100 - Payroll Liabilities		6.20	-6.20
				2100 - Payroll Liabilities		6.20	-6.20
				5039 - Medicare Tax		-1.45	1.45
				2100 - Payroll Liabilities		1.45	-1.45
				2100 - Payroll Liabilities		1.45	-1.45
TOTAL						-92.35	92.35
Paycheck	6425	06/30/2025	Johnson, Paul A		1005A - Operating		-184.70
				5037 - Directors Fees and Expenses		-200.00	200.00
				6560 - Payroll Expenses		-0.44	0.44
				2100 - Payroll Liabilities		0.44	-0.44
				5038 - Social Security Tax		-12.40	12.40
				2100 - Payroll Liabilities		12.40	-12.40
				2100 - Payroll Liabilities		12.40	-12.40
				5039 - Medicare Tax		-2.90	2.90
				2100 - Payroll Liabilities		2.90	-2.90
				2100 - Payroll Liabilities		2.90	-2.90
				6560 - Payroll Expenses		-1.20	1.20
				2100 - Payroll Liabilities		1.20	-1.20
TOTAL						-184.70	184.70
Paycheck	6426	06/30/2025	Sampson, Janna L		1005A - Operating		-184.70
				5037 - Directors Fees and Expenses		-200.00	200.00
				6560 - Payroll Expenses		-0.44	0.44
				2100 - Payroll Liabilities		0.44	-0.44
				5038 - Social Security Tax		-12.40	12.40
				2100 - Payroll Liabilities		12.40	-12.40
				2100 - Payroll Liabilities		12.40	-12.40
				5039 - Medicare Tax		-2.90	2.90
				2100 - Payroll Liabilities		2.90	-2.90
				2100 - Payroll Liabilities		2.90	-2.90

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Columbine Lake Water District
Check Detail
June 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
					6560 · Payroll Expenses	-1.20	1.20
					2100 · Payroll Liabilities	1.20	-1.20
TOTAL						-184.70	184.70
Paycheck	6427	06/30/2025	Walter, Scott J		1005A · Operating		-184.70
					5037 · Directors Fees and Expenses	-200.00	200.00
					6560 · Payroll Expenses	-0.44	0.44
					2100 · Payroll Liabilities	0.44	-0.44
					5038 · Social Security Tax	-12.40	12.40
					2100 · Payroll Liabilities	12.40	-12.40
					2100 · Payroll Liabilities	12.40	-12.40
					5039 · Medicare Tax	-2.90	2.90
					2100 · Payroll Liabilities	2.90	-2.90
					2100 · Payroll Liabilities	2.90	-2.90
					6560 · Payroll Expenses	-1.20	1.20
					2100 · Payroll Liabilities	1.20	-1.20
TOTAL						-184.70	184.70

Columbine Lake Water District

Profit & Loss Budget Performance

June 2025

	<u>Jun 25</u>	<u>Jan - Jun 25</u>	<u>% of Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense				
Income				
4005 · Water Use Fees	134.98	144,318.35	49.96%	288,848.00
4007 · Late Payment Penalties	198.38	565.65	22.63%	2,500.00
4010 · Connection Permits/Inspections	0.00	50.00	100.0%	50.00
4020 · Tap Fees	0.00	5,000.00	100.0%	5,000.00
4300 · Interest Earned	3,137.08	19,389.98	35.91%	54,000.00
4900 · Miscellaneous Revenue	0.00	0.00	0.0%	400.00
Total Income	<u>3,470.44</u>	<u>169,323.98</u>	<u>48.27%</u>	<u>350,798.00</u>
Gross Profit	3,470.44	169,323.98	48.27%	350,798.00
Expense				
5025 · Bank Service Charges	0.00	30.00		
5037 · Directors Fees and Expenses	700.00	2,474.72	35.35%	7,000.00
5038 · Social Security Tax	43.40	99.20	22.86%	434.00
5039 · Medicare Tax	10.15	23.20	22.75%	102.00
5040 · Dues/Seminars/Schooling	0.00	0.00	0.0%	5,440.00
5042 · Election Expense	1,430.74	1,430.74	28.62%	5,000.00
5047 · Business Insurance	0.00	0.00	0.0%	7,982.00
5055 · Miscellaneous	0.00	0.00	0.0%	100.00
5056 · Mileage Reimbursement to TLWSD	51.80	190.72	54.49%	350.00
5060 · Postage/Box Rent	4.14	212.47	42.49%	500.00
5061 · Office Supplies	0.00	0.00	0.0%	300.00
5062 · Printing & Publications	5.71	151.99	30.4%	500.00
5065 · Professional Fees-Audit	0.00	3,200.00	100.0%	3,200.00
5067 · Professional Fees-Legal	73.60	566.60	1.62%	35,000.00
5072 · Three Lakes Admin Contract	2,972.00	14,860.00	40.2%	36,964.00
5075 · Telephone	155.62	782.10	36.81%	2,125.00
5085 · Interest Expense-CWRPDA	0.00	4,031.63		
5136 · OP-Dues/Training/Publications	0.00	0.00	0.0%	300.00
5138 · Engineering	0.00	0.00	0.0%	3,000.00
5152 · Miscellaneous - Operations	0.00	51.14	20.46%	250.00
5182 · Three Lakes Operation Contract	3,401.00	16,857.00	38.48%	43,812.00

Columbine Lake Water District

Profit & Loss Budget Performance

June 2025

	Jun 25	Jan - Jun 25	% of Budget	Annual Budget
5183 · Water Treatment	137.51	1,512.56	45.84%	3,300.00
5190 · System Repair & Maintenance	0.00	40,235.00	100.59%	40,000.00
5197 · Utilities	478.61	4,447.98	63.54%	7,000.00
5198 · Water Lease	0.00	850.00	100.0%	850.00
5199 · Water Testing	35.00	175.00	4.38%	4,000.00
6560 · Payroll Expenses	4.92	4.92		
Total Expense	9,504.20	92,186.97	44.43%	207,509.00
Net Ordinary Income	-6,033.76	77,137.01	53.83%	143,289.00
Other Income/Expense				
Other Expense				
6200 · Loan Principal Payments	0.00	0.00	0.0%	42,760.00
Total Other Expense	0.00	0.00	0.0%	42,760.00
Net Other Income	0.00	0.00	0.0%	-42,760.00
Net Income	-6,033.76	77,137.01	76.73%	100,529.00

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Accrual Basis

Columbine Lake Water District

Balance Sheet Prev Year Comparison

As of June 30, 2025

	Jun 30, 25	Jun 30, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1000 · ColoTrust Main Account	675,394.81	643,980.49	31,414.32	4.9%
1004 · Petty Cash	100.00	100.00	0.00	0.0%
1005 · United Business Bank Cash				
1005A · Operating	31,873.48	33,028.65	-1,155.17	-3.5%
1005 · United Business Bank Cash - Other	-3,761.94	0.00	-3,761.94	-100.0%
Total 1005 · United Business Bank Cash	28,111.54	33,028.65	-4,917.11	-14.9%
1007 · United Business Bank- Money Mkt				
1007A · Emergency Pool Fund	80,943.00	80,943.00	0.00	0.0%
1007 · United Business Bank- Money Mkt - Other	150,643.29	216,142.17	-65,498.88	-30.3%
Total 1007 · United Business Bank- Money Mkt	231,586.29	297,085.17	-65,498.88	-22.1%
Total Checking/Savings	935,192.64	974,194.31	-39,001.67	-4.0%
Accounts Receivable				
A · Accounts Recievable				
1030 · Accounts Receivable-User Fees	16,083.71	9,116.11	6,967.60	76.4%
1040 · Accounts Receivable-Emerg. Pool	-551.54	-551.54	0.00	0.0%
A · Accounts Recievable - Other	-723.46	-1,006.12	282.66	28.1%
Total A · Accounts Recievable	14,808.71	7,558.45	7,250.26	95.9%
Total Accounts Receivable	14,808.71	7,558.45	7,250.26	95.9%
Other Current Assets				
1070 · Prepaid Insurance	7,365.00	0.00	7,365.00	100.0%
Total Other Current Assets	7,365.00	0.00	7,365.00	100.0%
Total Current Assets	957,366.35	981,752.76	-24,386.41	-2.5%
Fixed Assets				
1310 · Easements & Rights	4,375.24	4,375.24	0.00	0.0%
1340 · Water System in Service	3,005,924.98	3,005,924.98	0.00	0.0%
1341 · A/D-Water System	-1,953,460.89	-1,863,369.48	-90,091.41	-4.8%
Total Fixed Assets	1,056,839.33	1,146,930.74	-90,091.41	-7.9%
TOTAL ASSETS	2,014,205.68	2,128,683.50	-114,477.82	-5.4%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				

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Accrual Basis

Columbine Lake Water District
Balance Sheet Prev Year Comparison
As of June 30, 2025

	Jun 30, 25	Jun 30, 24	\$ Change	% Change
2005 · Accounts Payable-Trade	422.56	5,103.17	-4,680.61	-91.7%
Total Accounts Payable	422.56	5,103.17	-4,680.61	-91.7%
Other Current Liabilities				
2100 · Payroll Liabilities	249.72	550.80	-301.08	-54.7%
Total Other Current Liabilities	249.72	550.80	-301.08	-54.7%
Total Current Liabilities	672.28	5,653.97	-4,981.69	-88.1%
Long Term Liabilities				
2505 · CWRPDA LOAN PAYABLE	385,815.72	420,340.21	-34,524.49	-8.2%
Total Long Term Liabilities	385,815.72	420,340.21	-34,524.49	-8.2%
Total Liabilities	386,488.00	425,994.18	-39,506.18	-9.3%
Equity				
3112 · Undesignated	840,996.73	772,369.06	68,627.67	8.9%
3113 · Net Investment - Capital Assets	709,583.94	709,583.94	0.00	0.0%
Net Income	77,137.01	220,736.32	-143,599.31	-65.1%
Total Equity	1,627,717.68	1,702,689.32	-74,971.64	-4.4%
TOTAL LIABILITIES & EQUITY	2,014,205.68	2,128,683.50	-114,477.82	-5.4%

Columbine Lake Water District
Statement of Revenues & Expenses-Cash Basis
June 2025

	Jun 25	Jan - Jun 25
Ordinary Income/Expense		
Income		
4005 · Water Use Fees	2,606.68	111,323.90
4006 · Emergency Pool	0.00	64.88
4007 · Late Payment Penalties	16.54	561.37
4010 · Connection Permits/Inspections	0.00	50.00
4020 · Tap Fees	0.00	5,000.00
4300 · Interest Earned	3,137.08	19,389.98
Total Income	5,760.30	136,390.13
Gross Profit	5,760.30	136,390.13
Expense		
5025 · Bank Service Charges	0.00	30.00
5037 · Directors Fees and Expenses	860.00	2,474.72
5038 · Social Security Tax	43.40	99.20
5039 · Medicare Tax	10.15	23.20
5042 · Election Expense	1,430.74	1,485.74
5047 · Business Insurance	0.00	0.00
5056 · Mileage Reimbursement to TLWSD	75.92	253.72
5060 · Postage/Box Rent	87.63	217.99
5062 · Printing & Publications	63.71	170.44
5065 · Professional Fees-Audit	3,200.00	3,200.00
5067 · Professional Fees-Legal	435.20	1,143.60
5072 · Three Lakes Admin Contract	5,944.00	17,832.00
5075 · Telephone	312.24	940.72
5085 · Interest Expense-CWRPDA	0.00	4,031.63
5152 · Miscellaneous - Operations	0.00	51.14
5182 · Three Lakes Operation Contract	6,802.00	20,258.00
5183 · Water Treatment	137.51	1,512.56
5190 · System Repair & Maintenance	10,130.40	40,235.00
5197 · Utilities	584.04	3,995.42
5198 · Water Lease	0.00	850.00
5199 · Water Testing	70.00	210.00
6560 · Payroll Expenses	4.92	4.92
Total Expense	30,191.86	99,020.00
Net Ordinary Income	-24,431.56	37,370.13
Net Income	<u>-24,431.56</u>	<u>37,370.13</u>

COLUMBINE WATER DISTRICT

MONTHLY WATER USAGE

MONTH	Current year		Prev. Year	Yearly	Yearly
	TOTAL	Daily Avg.	TOTAL	%+or-	COMPARISON
Jul-24	1,765,388	56,948	1,815,887	-3	-50499
Aug-24	1,217,742	39,282	1,226,572	-1	-8830
Sep-24	1,032,270	34,409	919,941	12	112329
Oct-24	645,623	20,826	637,391	1	8232
Nov-24	2,136,270	71,209	638,884	234	1497386
Dec-24	3,407,405	109,916	994,457	243	2412948
Jan-25	3,706,835	119,575	947,846	291	2758989
Feb-25	1,769,348	63,191	1,030,385	72	738963
Mar-25	1,390,174	44,844	1,355,289	3	34885
Apr-25	1,232,301	41,076	1,141,020	8	91281
May-25	765,204	24,684	778,799	-2	-13595
Jun-25	1,308,210	43,607	1,277,820	2	30390
YTD TOTAL	<u>20,376,770</u>		<u>12,764,291</u>	60	<u>7,612,479</u>