

CLIFTON PARK WATER AUTHORITY



2025 ANNUAL REPORT

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Operations and Accomplishments

CPWA was created during 1990 as a public benefit corporation under New York State Public Authorities Law, Title 6-B of Article 5. The enabling legislation provided the Authority with power to acquire, construct, operate, and maintain public water supply, and distribution facilities for the benefit of the residents of Clifton Park and Malta. CPWA provides potable drinking water to 13,817 service connections (approximately 35,000 people), through a system comprised of 8 wells on 6 different sites, 5.5 million gallons of storage capacity, several pump stations, and 200 miles of water main.

CPWA is governed by a Board of five members who are residents of the Town of Clifton Park (Town) and are appointed by the Town Board for staggered five-year terms. The CPWA Chairman is appointed on an annual basis by the Town Supervisor.

CPWA began operations in February 1992 with the acquisition of the Crescent Estates Water Company. Since that initial purchase, CPWA acquired Saratoga Water Co Calico/Woodland Hills Water System and Country Knolls Water Works, Inc. later in 1992, Park Lane Estates Water Works Co., Inc. in August 1993, and finally, Peacock Water Co. in 2004.

In April of 2006, CPWA entered into an operations and maintenance contract with the Rexford Water District. The system consists of 520 customers.

In 2008, CPWA entered into an operations and maintenance contract with the Shenendehowa Central School District. This added 70,000 gallons per day to the system usage and metered water sales.

Country Knolls Water Works owns a water system that it leases to CPWA. Country Knolls Water Works is a not-for-profit local development corporation organized under the New York Not-For-Profit Corporation Law. CPWA is the sole shareholder of Country Knolls Water Works, Inc.

In order to finance the original purchases of the private water systems and rehabilitate them, CPWA issued bonds in 1993 in the amount of \$25,605,000. In 1999, CPWA issued bonds in the amount of \$8,915,000 to finance additional system upgrades including new wells, treatment, and storage. In 2003, CPWA refinanced the 1993 bonds, taking advantage of the lower interest rates available to reduce their annual bond payments by approximately \$60,000. In 2009, CPWA refinanced the 1999 bonds, reducing their annual bond payments by approximately \$40,000. At that same time, the Authority was required to create a debt service reserve fund (DSRF) for the 2003 bonds, due to a credit rating decline of the insurance company providing the surety policy for the bond issue. The amount bonded to fund the DSRF was \$813,000, and increased the CPWA's annual bond payments by approximately \$30,000. In 2013, the CPWA refinanced the 2003 bonds, saving the Authority over \$140,000 annually. In 2016, the Authority did an advanced refunding of the 2009 Bonds, again taking advantage of lower interest rates, resulting in an annual average savings of roughly \$35,000.

CPWA collects most of its revenues from fees and metered water sales. CPWA does not have the power to levy taxes. CPWA currently produces the majority of the water that is sold to its customers, with the exception of the water purchased from the Saratoga County Water Authority which, in 2025, totaled 538,120,011 gallons, and the Town of Glenville totaling 135,559,100 gallons. Since the Town of Clifton Park is mostly residential, the annual metered water sales are very dependent on the weather during the summer months, as weather determines the need for lawn irrigation. As a result, drought conditions results in increased revenues from water sales.

Projects Undertaken by the Clifton Park Water Authority in 2025

In 2025, the CPWA completed work on the following significant capital improvement project:

Settlers Ridge

CPWA completed a pipe replacement project located on Settlers Ridge due to extensive deterioration of the existing water main due to corrosive soils.

Northwood Water Services

CPWA worked with Northwood Water Service to extend service north of rt 67 in Malta to provide water to their customers that meets state regulations.

Boyack Water Treatment Plant

CPWA has been changing out broken/inoperable valve and equipment at the water plant to provide for more efficient operation and maintenance of the facility.

CLIFTON PARK WATER AUTHORITY AND SUBSIDIARY
CONSOLIDATED STATEMENTS OF NET POSITION
DECEMBER 31, 2025 AND 2024

ASSETS

	<u>2025</u>	<u>2024</u>
PROPERTY AND EQUIPMENT, AT COST		
Structures	1,091,271	\$ 1,091,271
Pipes and appurtenances	28,876,229	28,799,876
Machinery and equipment	13,168,376	12,743,006
Office equipment and furniture	136,425	136,425
Vehicles	781,019	755,938
	<u>44,053,320</u>	<u>43,526,516</u>
Less accumulated depreciation	(25,796,406)	(24,734,505)
	<u>18,256,914</u>	<u>18,792,011</u>
Construction work-in-progress	35,075.00	-
Land	458,055	458,055
Net Property and Equipment	<u>18,750,044</u>	<u>19,250,066</u>
OTHER LONG-TERM ASSETS		
Lease assets, net	564,426	610,817
Lease receivable, net of current position	1,709,629	
Interest receivable	52,287	-
Total Other Long-Term Assets	<u>2,326,342</u>	<u>610,817</u>
RESTRICTED ASSETS		
Cash and cash equivalents	2,819,686	2,754,454
Investments		-
Total Restricted Assets	<u>2,819,686</u>	<u>2,754,454</u>
CURRENT ASSETS		
Cash and cash equivalents	1,741,183	1,869,846
Investments	1,794,307	1,795,063
Accounts receivable, net	165,814	125,127
Unbilled water sales receivable	756,118	723,014
Prepaid expenses	35,816	43,486
Meter inventory	22,553	44,197
Lease receivable	508,462	-
Total Current Assets	<u>5,024,253</u>	<u>4,600,733</u>
TOTAL ASSETS	<u>28,920,325</u>	<u>27,216,070</u>
DEFERRED OUTFLOWS OF RESOURCES	<u>1,995,745</u>	<u>2,268,624</u>
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	<u>\$ 30,916,070</u>	<u>\$ 29,484,694</u>

LIABILITIES AND NET POSITION

	<u>2025</u>	<u>2024</u>
LONG-TERM OBLIGATIONS, LESS CURRENT INSTALLMENTS	\$ 2,235,000	\$ 3,875,000
CURRENT LIABILITIES		
Accounts payable	\$ 427,124	\$ 298,766
Accrued interest payable	\$ 39,728	\$ 58,491
Accrued expenses	\$ 601,463	\$ 557,722
Accrued consumption payable		\$ 36,762
Current installments of long-term obligations	\$ 1,640,000	\$ 1,750,000
Retainage payable -	\$ 1,754	
Current portion of operating lease liability	\$ 36,613	\$ 35,356
Total Current Liabilities	\$ 2,746,682	\$ 2,737,097
OTHER LIABILITIES		
Net pension liability - proportionate share	\$ 635,556	\$ 545,262
Other post-employment benefits	\$ 5,939,580	\$ 5,436,807
Interest payable of operating lease liability	\$ 19,275	\$ 20,426
Long-term portion of operating lease liability	\$ 555,430	\$ 592,043
Total Other Liabilities	\$ 7,149,841	\$ 6,594,538
TOTAL LIABILITIES	\$ 12,131,523	\$ 13,206,635
DEFERRED INFLOWS OF RESOURCES	\$ 3,887,262	\$ 2,801,635
NET POSITION		
Invested in capital assets, net of related debt	\$ 14,755,974	\$ 13,423,748
Restricted for debt service	\$ 2,819,686	\$ 2,754,454
Unrestricted	\$ (2,678,375)	\$ (2,701,778)
Total Net Position	\$ 14,897,285	\$ 13,476,424
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	\$ 30,916,070	\$ 30,916,070

CLIFTON PARK WATER AUTHORITY AND SUBSIDIARY
CONSOLIDATED STATEMENTS OF NET POSITION
DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
OPERATING REVENUE		
Metered water sales	\$5,287,338	\$5,183,992
Basic service charge	\$1,203,934	\$1,077,265
Hydrant fees	\$614,332	\$603,399
Hook-up fees	\$83,108	\$78,500
Other fees	\$33,524	\$9,828
Total Operating Revenues	\$7,222,236	\$6,952,984
OPERATING EXPENSES		
Operations and maintenance	\$4,206,866	\$3,809,574
Administrative	\$1,024,299	\$1,015,055
Total Operating Expenses	\$5,231,165	\$4,824,629
Net Operating revenue before depreciation and amortization	\$1,991,071	\$2,128,355
Depreciation and amortization	\$1,132,181	\$1,125,195
Net Operating Revenue	\$858,890	\$1,003,160
OTHER REVENUE (EXPENSE)		
Investment earnings	\$228,451	\$243,105
Miscellaneous revenue	\$320,006	\$207,113
Lease interest revenue	\$71,271	-\$30,052
Grant revenue	-	\$125,381
Gain on sale of property	-	\$7,400
Lease amortization expense	-\$9,885	-\$11,138
Interest expense	-\$132,951	-\$212,464
Other post-employment benefit expense	\$85,079	\$131,968
Total Other Revenue (Expense)	\$561,971	\$461,313
Change in Net Position	\$1,420,861	\$1,464,473
NET POSITION, Beginning of year	\$13,476,424	\$12,011,951
NET POSITION, END OF YEAR	\$14,897,285	\$13,476,424

Real Property Transactions

Below is a list of all real property transactions of the Clifton Park Water Authority during the 2025 fiscal year:

None.

Personal Property Transactions

Below is a list of all personal property disposals of the Clifton Park Water Authority with a value in excess of \$5,000 during the 2025 fiscal year:

2015 Ford Transit Van	Sold at Auction	\$5,200
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**Schedule of Outstanding CPWA Debt
2009 and 2013 Revenue Bonds**

Year	2013 Principal	2016 Principal	Total
2025	\$1,335,000	\$415,000	\$1,750,000
2026	\$1,215,000	\$425,000	\$1,640,000
2027		\$1,295,000	\$1,295,000
2028		\$465,000	\$465,000
2029		\$475,000	\$475,000
			\$7,295,000
Total Outstanding Debt	\$3,815,000	\$3,480,000	\$7,295,000

Assessment of the Effectiveness of the CPWA's Internal Controls

A system of internal accounting controls is maintained to provide reasonable assurance that assets are safeguarded and that the books and records reflect only authorized transactions. Limitations exist in any system of internal controls. However, based on recognition that the cost of the system should not exceed its benefits, management believes its system of internal accounting controls maintains an appropriate cost/benefit relationship.

CPWA's system of internal accounting controls is evaluated on an ongoing basis by CPWA's internal financial staff. Independent external auditors also consider certain elements of the internal control system in order to determine their auditing procedures for the purpose of expressing an opinion on the financial statements.

The CPWA has established an Audit Committee in accordance with the Public Authorities Accountability Act. This committee meets with management and periodically with the independent external auditors to ensure these groups are fulfilling their obligations and to discuss auditing, controls, and financial reporting matters.

Management believes that its policies and procedures provide guidance and reasonable assurance that CPWA's operations are conducted according to management's intentions and to a high standard of business ethics.

The following are observations and suggestions made by the independent external auditors (MMB+CO) during their most recent audit of the CPWA's internal controls and policies:

MMB+CO indicated that "during our audit we did not identify any deficiencies in internal control that we consider to be a material weakness. However, material weaknesses or significant deficiencies may exist that were not identified."

Certification of Audited Financial Reports

Fiscal Year 2025

I, Chris E. Wheland, CEO, and Sheri L. Collins, CFO, hereby certify that the Clifton Park Water Authority's Financial Report for the fiscal year 2025, as prepared and presented by MMB+CO, is accurate, correct, and does not contain any untrue statement of material fact, to the best of my knowledge.

A handwritten signature in black ink, appearing to read 'C. Wheland', written over a horizontal line.

Chris E. Wheland, CPWA CEO

A handwritten signature in black ink, appearing to read 'Sheri L. Collins', written over a horizontal line.

Sheri L. Collins, CPWA CFO

CPWA Board Committees

Governance Committee – 3 Members

John Ryan
Peter Taubkin
Helmut Gerstenberger

Audit Committee – 3 Members

William Butler
Peter Taubkin
John Ryan

Finance Committee – 3 Members

John Ryan
Helmut Gerstenberger
William Butler

Grievance Committee – 3 Members

Peter Taubkin
Helmut Gerstenberger
John Ryan

CPWA Performance Measurement Report

List of Performance Goals:

Comply with all NYS Department of Health water quality regulations to ensure that our water is safe for human consumption.

In 2025, Clifton Park Water Authority testing showed two MCL exceedances for iron and manganese. The exceedances occurred at Kinns Rd on 6/12/25 and Oakwood WTP on 6/12/25. Although tested water from Kinns rd and oakwood never entered distribution. All other water supplied to customers met the requirements of all regulating agencies. Results of all testing are sent to every customer in May of the following year as part of the Annual Water Quality Report.

Evaluate complaints on an ongoing basis to ensure our objective to provide a high-quality product and superior customer service.

Through the use of a customer service software package, the Authority is able to accurately log and keep track of customer complaints with regard to water quality and service. There were a minimal number of complaints about water quality in 2025.

Annually evaluate water rates and capital reserves to ensure that our water rates are both fair to the customer and sufficient for the operation and maintenance of the water system.

The CPWA had its last water rate increase in January 2023. The following information shows that the Authority continues to operate in a manner that creates a sufficient annual surplus for capital projects, while keeping the water rates low:

The expenditures in the adopted 2025 budget were \$6,807,750 with 2025 total actual expenditures of \$7,847,724. This resulted in CPWA being over budget by \$1,039,974, or 15.28% of the total adopted budget. The revenues in the adopted 2025 budget were \$7,183,217, with total actual cash revenues of \$7,689,101. This resulted in CPWA being over budget in revenues by \$505,884, or -7.04% of the adopted budget. From a cash perspective, CPWA received approximately - \$158,623 less in cash for services rendered than what was paid for associated expenditures (including debt payments) in 2025.

Continually evaluate system infrastructure to ensure the continued supply of water to our customers.

Pumping and treatment facilities are checked daily for proper operation and to identify potential problems. In 2025, there was no interruption of service to the CPWA customers, other than some isolated areas resulting from water main breaks. In those instances, the area of interruption was limited to the immediate vicinity around the break for periods of less than 12 hours.

Clifton Park Water Authority

List of Real Property

Oakwood Blvd. Pumpstation

Description: Water pumping station on 0.47 acres with 100,000 gallon concrete water storage reservoir and two wells (Tax map # 283.20-2-63).

Boyack Road Water Treatment Plant

Description: Manganese Greensand filtration plant on 10.32 acres with 600,000 gallon steel water tank and two wells (Tax map # 288.8-1-56).

Vischer Ferry Preserve Wellfield

Description: Wellfield on leased land owned by the NYS Canal Corp. There are three wells that pump to the Boyack Road Water Treatment Plant for iron and manganese removal. There is also an electrical building that houses the electrical and electronic equipment needed to run the wells.

Kinns Road Pumpstation

Description: Pumpstation with one active well and one inactive well on 5.56 acres (Tax map # 265.-1-70).

Lapp Road Water Treatment Plant

Description: Manganese Greensand filtration plant on 5.19 acres with one active well and one inactive well (Tax map # 284.5-2-7 and 284.5-2-8).

Plank Road Pumpstation

Description: Pumpstation with one active well and one backup well on 1.83 acres. Also serves as field office (Tax map # 265.20-1-30 and 265.2-22).

Barney Road Storage Tank and Pumpstation

Description: 1.2 MG steel water storage tank with pumpstation on 1.25 acres (Tax map # 277.-1-19.3).

Blue Spruce Storage Tank and Pumpstation

Description: 2 MG steel water storage tank and pumpstation on 2.10 acres (Tax map # 259.5-2-5 and 259.5-2-21).

Water Authority Main Office and Park Lane Pumpstation

Description: 3,500 sq. ft. administrative office bldg., pumpstation and concrete water storage tank on 8.05 acres (Tax map # 271.13-1-53).

Knolltop Water Storage Tower

Description: 330, 000 gallon steel hydropillar on 0.85 acres (Tax map # 265.14-2-1).

Blue Jay Way

1.77 acres of vacant land (Tax map # 276.7-2-48).

Miller Road Water Storage Tower

Description: 1.5 million gallon steel hydropillar on 0.92 acres (Tax map # 276.-2-1.122).

Berryfarm Well and Pumpstation

Description: Pumpstation with one active well on 0.93 acres (Tax map # 277.5-2-52).

Easements

The Clifton Park Water Authority owns a large number of easements for the placement of water main, pressure-reducing vaults, meter pits, ingress/egress to pumpstations, and other water supply and distribution equipment.