

GREATROCK NORTH WATER AND SANITATION DISTRICT

8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111
(P) 303-779-5710 (F) 303-779-0348

www.colorado.gov/greatrocknorthwsd

Mission: To provide the highest quality of water at the most affordable price for current customers and to provide for the expansion of the District as growth occurs.

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: Thursday, October 19, 2023
TIME: 4:30 P.M.
LOCATION: Reverse Osmosis Water Treatment Plant
16373 Rayburn Street
Hudson, CO 80642

AT LEAST ONE INDIVIDUAL, INCLUDING CERTAIN BOARD MEMBERS AND CONSULTANTS OF THE DISTRICT WILL BE PHYSICALLY PRESENT AND WILL ATTEND THIS MEETING IN PERSON AT THE ABOVE-REFERENCED LOCATION. HOWEVER, CERTAIN OTHER BOARD MEMBERS AND CONSULTANTS OF THE DISTRICT MAY ATTEND THIS MEETING VIA TELECONFERENCE, OR WEB-ENABLED VIDEO CONFERENCE. MEMBERS OF THE PUBLIC WHO WISH TO ATTEND THIS MEETING MAY CHOOSE TO ATTEND VIA TELECONFERENCE OR WEB-ENABLED VIDEO CONFERENCE USING THE INFORMATION BELOW.

ACCESS: You can attend the meeting in any of the following ways:

1. To attend via MS Teams videoconference use the below link –
https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWM2YTYzYzctMTgzNS00NzhmLWIyMmMtZjJmOGI0MGRjYjE1%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d
2. Or by calling 1-720-547-5281 & entering the following Phone Conference ID: **510 760 082#**

<u>Board of Directors:</u>	<u>Office</u>	<u>Term Expires</u>
John D. Wyckoff	President	May, 2025
Robert W. Fleck	Vice President	May, 2027

Greatrock North Water and Sanitation District
October 19, 2023 Agenda

Lisa Jacoby	Treasurer	May, 2025
Brian K. Rogers	Secretary	May, 2027
Brenda Adams	Assistant Secretary	May, 2025

Consultants:

Lisa A. Johnson	District Manager
Jennifer Gruber Tanaka, Esq.	District General Counsel
Allison Fogg, Esq.	
Nicholaus Marcotte, PE	District Engineer
Mike Murphy	District Operator in Responsible Charge

I. ADMINISTRATIVE MATTERS (Action Items Status Matrix – enclosure - 002).

- A. Present Disclosures of Potential Conflicts of Interest.
- B. Approve Agenda.
- C. Board of Director's Report.
- D. District Manager's Report (enclosure – 003).

II. CONSENT AGENDA

- A. These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.
 1. Approve the Minutes of the September 5, 2023 regular meeting (enclosure – 004).
 2. Ratify approval of the payment of claims for the period ending October 10, 2023, in the amount of \$57,339.76 (enclosure – 005).
 3. Acceptance of unaudited financial statements for the period ending August 31, 2023, Schedule of Cash Position updated as of October 9, 2023, and Inclusion Summaries (enclosure - 006).
 4. Operations and Maintenance Activities Report (enclosure – 007).
 5. Review meter installation report (enclosure – 008).
 6. Ratify approval of proposal from Greeley Lock & Key for installation of card reader on door to treatment portion of the Reverse Osmosis Water Treatment Plant (enclosure – 009).
 7. Ratify approval of Service Contract Agreement with Arctic Electrical Service & Network Cabling, LLC for general electrical services (enclosure – 010).

III. FINANCIAL MATTERS

- A. Review draft 2024 budget (enclosures – 011).

IV. ENGINEER'S REPORT (enclosure – 012)

- A. Capital Projects Update

Greatrock North Water and Sanitation District
October 19, 2023 Agenda

1. Third Alluvial Well
 2. Evaporation Pond
 3. Reverse Osmosis Treatment Facility
- B. Review and consider acceptance of Capacity Analysis prepared by Element Engineering LLC (enclosure - 013).
- C. Review and discuss 2023 System Development Fee Analysis as prepared by Element Engineering LLC (enclosure – 014).
- V. OPERATIONS AND MAINTENANCE MATTERS (ORC Report – enclosure – 015).
- VI. LEGAL MATTERS
- VII. WATER RIGHTS MATTERS (ADJOURN TO EXECUTIVE SESSION)
- VIII. OTHER MATTERS
- IX. COMMUNITY COMMENTS (ITEMS NOT ON THE AGENDA ONLY. COMMENTS LIMITED TO 3 MINUTES PER PERSON AND TAKEN IN ORDER LISTED ON SIGN UP SHEET).
- X. ADJOURNMENT

**THE NEXT MEETING IS SCHEDULED
for Tuesday, November 7, 2023
at 4:30 p.m.**

Greatrock North Water and Sanitation District Action Items Status Matrix—2023

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
INCLUSION AND DEVELOPMENT MATTERS										
Homestead Heights Development (a/k/a Country Club Ranchettes Filing No. 1)	12/6/16	Nick	N/A	2		X				<p>12/15/2020: Brad is reviewing submittals for the off-site water connections and requested information on the RHF check valve vault from Manhard Consulting.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p> <p>1/17/2021: Brad emails Laurie at Manhard re: the revised information Blanco needs to resubmit on the RHF check valve vault.</p> <p>1/20/2021: Blanco emails revised submittal for RHF check valve vault to Brad. Brad to review and comment.</p> <p>2/10/2021: Jay Skolnick indicates he has selected a different contractor to perform the work. Brad advised Jay the District needs a schedule and requires a pre-construction meeting.</p> <p>2/18/2021: Brad emailed Jay to request a pre-construction meeting.</p> <p>4/13/21: Jay Skolnick emails inquiry on status of construction observations on Blanco by Bryan Dalrymple; Brad forwards email to Bryan</p> <p>4/19/21: MMI meeting with Bryan Dalrymple to review inspection and testing records cancelled due to weather forecast.</p> <p>05/10/2021: A pre-construction meeting scheduled for May 11 for the on-site water system improvements was postponed since the developer does not have plans approved by Adams County therefore no work can be performed within the new rights-of-way.</p> <p>05/10/2021: Adams County cannot approve the plans or issue any permits until the County has received and approved the surety for the SIA.</p> <p>9/7/21: Nick is working with the developer to relocate fire hydrants per County requirements.</p> <p>12/28/2021 – District notified that the County has potentially provided a variance on the relocation of hydrants.</p> <p>02/23/2022 – water line and well easements approved by BOD.</p> <p>3/25/2022 – 11 SDF’s collected to date.</p> <p>06/01/2022 – 13 SDF’s collected to date.</p> <p>06/28/2022- initial punch list provided to Jay.</p> <p>7/26/2022 – 15 SDF’s collected to date. Lisa requested additional funds from developer to cover inclusion costs.</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2023

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										08/29/2022 – Jay is working with Nick and Mike on punch list items. 10/05/2022 – 17 SDF’s paid to date. 02/28/2023 – Jay has provided all documents necessary for staff to finalize the initial acceptance of water improvements. 03/28/2023 – Amended Warranty Agreement was transmitted to Jay for his review and execution. 4/25/2023 – LOC received. Board to ratify warranty agreement at the May meeting. 7/4/2023 – final acceptance scheduled for Spring of 2024. 07/21/2023 – HHII amendment approved by the Board in July. 9/22/2023 = 22 SDF’s collected to date.
Ridgeview Estates	3/3/2020	Nick	N/A	2		X				12/10/2020: Brad meets w/ Blanco Inc. at site of water tie-in at Great Rock Way to review layout and design. 1/7/2021: New list started. Items preceding 12/2020 on prior action items lists. 1/7/2021: Met yesterday with Blanco regarding tie in at tank site. 1/13/2021: GN residents report brown water following tie-in in Great Rock Way. Bryan flushes fire hydrants. 2/18/2021: Brad talked with David Moore and emailed DM a request for an updated schedule for coordination with REC and testing required. 5/4/2021: onsite water improvements in process and project is almost complete. 7/19/21: Offsite water improvements was completed by REC. Onsite water system improvements initial acceptance will be provided after onsite surface improvements (asphalt, curb, gutter) have been placed. Element has notified the developer of this requirement on 7/6/21. 8/19/21: An initial walkthrough and punch list was generated and forwarded to the developer’s engineer. A response to the punch list is expected when items are complete. After completion a letter recommending initial acceptance will be generated. 9/7/21: Developer requested waiver of lien. Board discussed and denied request. Lisa to communicate to Developer. 12/28/2021 – Nick drafted initial acceptance letter and transmitted to developer. 2/23/2022 – Nick followed up with David Moore in February. 3/25/2022 – 7 SDF’s collected to date.

Greatrock North Water and Sanitation District Action Items Status Matrix—2023

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										06/01/2022 – 10 SDF’s collected to date. 06/28/22 – 11 SDF’s collected to date. 7/26/2022 – 12 SDF’s collected to date. Lisa requested additional funds from developer to cover inclusion costs. 8/29/2022 – David Moore provided information requested. Nick to draft letter of review and acceptance. 10/05/2022 – Nick provided letter to Jennifer. Jennifer to review and confirm documents and recommend the Board consider preliminary acceptance of the improvements. 10/25/2022 – The Board accepted the improvements subject to final review by counsel and President Wyckoff. 02/28/2023 – Erin is working with the developer’s bank to acquire LOC and then documents to finalize initial acceptance will be finalized. 4/25/2023 – LOC received. Board to ratify warranty agreement at May meeting. 07/04./2023 – final acceptance due in Spring of 2024.
CAPITAL PROJECT MATTERS										
Third Alluvial Well	2/5/19	Chris	N/A	2		X				1/5/2021: Brad received memo from Tim Crawford regarding ALV-5. Quantity from well site is favorable. Quality less favorable than other locations but better from monitoring well. Memo summarizing results sent to Brad to review for comment. 1/7/2021: New list started. Items preceding 2021 on prior action items lists. 1/11/2021: Brad meets w/ Tony Lopez re: well site easement and pipeline easement. Brad to work up exhibit and discuss w/ Brian at Manhard. 2/18/2021: Brad talked with Tim Crawford regarding the well site and pipeline easement needs. 4/6/21: Brad emails proposed easements layout to Tim/Chris and requests information from Jay Skolnick and Brian Pfohl 4/9/21: Jay indicates easements should be on title work. 8/6/21: A meeting was held at Element offices to discuss the third alluvial well. Element is to generate a cost estimate to connect sites 3 and 4 to the existing raw water lines.
Evaporation Pond Matters	1/1/19	Nick	N/A	1		X				1/5/2021: Profile has not changed. Brad to submit to CDPHE again. Need to finalize easement with Jay. If cannot be finalized in 2 weeks,

Greatrock North Water and Sanitation District Action Items Status Matrix—2023

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>Board to consider moving forward with condemnation proceedings.</p> <p>1/7/2021: New list started. Items preceding 2021 on prior action items lists.</p> <p>1/7/2021: Brad to review options available to expedite process through CDPHE.</p> <p>1/20/2021: Lisa emailed Jody and Jennifer to schedule call related to condemnation efforts to acquire final easement needed to construct pond.</p> <p>2/2/2021: Brad working to finalize easement agreement and legal description. Brad to send to Lisa for next steps when complete.</p> <p>2/2/2021: Brad will provide updated cost estimate.</p> <p>4/9/2021: Brad asked to schedule a meeting with the committee to review additional information / may ask Nick to assist with Evaporation Pond project.</p> <p>5/4/2021: Brad informed the Board that he is no longer able to continue with this project. The Board asked Lisa to gather a list of qualified firms and contact them to solicit interest and a proposal.</p> <p>7/6/2021: Nick to start working on the evaporation pond and prepare a new exhibit related to final easement with Jay Skolnick.</p> <p>7/19/21: Board has approved Element to complete the evaporative pond design. Work is ongoing.</p> <p>8/13/21: Design work on the evaporation pond and EDOP report is ongoing. Element is finalizing the easement with direct correspondence between Element and Jay’s engineer for CCR Filing 2.</p> <p>9/7/21: Nick is preparing an alternatives analysis regarding pond location and will present his findings at the October board meeting.</p> <p>1/24/22: The board selected the western pond location with the concentrate line in Hudson Mile Road. The design is now being completed in that location.</p> <p>1/24/22: Element requested quotes for utility potholing to confirm utility location and depth for crossings.</p> <p>2/23/2022 – Element working on permit requirements with Adams County.</p> <p>3/25/2022 – Public Meeting will be held on April 5th. Property owners were notified via mail.</p> <p>06/01/2022 – Element to finalize reports to submit to CDPHE and</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2023

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>ADCO the week of May 30, 2022.</p> <p>6/28/22 – reports and submittals made to CDPHE and ADCO.</p> <p>10/25/2022 – Nick responded to comments from Adams County.</p> <p>02/28/2023 – Board determined to use CMAR process. Nick is working with Jennifer and Erin to document process for bidding, contract docs. etc.</p> <p>05/19/2023 – invitation to bid will be published the week of 5/29/2023. Bids are due by 6/23/2023. Board to take action at the July meeting.</p> <p>8/18/2023 – Nick is finalizing the contract and will send for execution, Kick-off meeting scheduled next week.</p> <p>9/23/2023 – Planning commission meeting scheduled in October and BOCC meeting in November for approval with ADCO.</p>
RO Treatment Plant Upgrade	2/19/19	Nick	N/A	1		X				<p>12/1/2020: Nick provided updated to Board. Finalizing 95% plans. Followed up with CDPHE to get comments. No comments or questions received to date. Ran into issue with the concentrate line which was discussed with the Board.</p> <p>1/5/2021: No comments received from CDPHE yet.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p> <p>4/9/2021: Nick will follow up with CDPHE on status of final project approval. Bids are due by April 16, 2021.</p> <p>5/4/2021: BOD awarded contract to Moltz Construction. Nick to draft Notice of Award etc. BOD to review CM proposal and provide comments to Rob by 5/12/2021.</p> <p>7/6/2021: Nick to prepare major PUD amendment and process through Adams County</p> <p>7/19/21: Major PUD amendment notifications were sent out to required residences. The required public meeting will be held on 8/3. The application will be submitted to Adams County shortly after.</p> <p>8/5/21: PUD Application submitted to Adams County.</p> <p>8/20/21: Contractor requested permission to mobilize onsite. Permission granted.</p> <p>9/16/21: Pre-construction meeting held to discuss access and begin site stage.</p> <p>12/28/2021 – Nick and John attended planning commission meeting. Planning Commission approved the plan and recommends approval by</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2023

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>BOCC in January.</p> <p>1/11/22 – Nick and John attended the BOCC meeting. The project was approved at this meeting.</p> <p>1/24/22 – Design to remove the sump by lowering the concentrate line in Rayburn are being finalized. This will be issued to the contractor as Field Order No. 1.</p> <p>2/23/2022 – Project began in February.</p> <p>3/25/2022 – Pay Apps 1-3 have been submitted and CO#1 has been submitted.</p> <p>06/01/2022 – CO’s 2-5 have been approved and pay apps 1-6 as well.</p> <p>7/26/2022 – CO’s 2-6 have been approved and pay apps 1-7 as well.</p> <p>8/29/2022 CO’s 1-7 have been approved and pay apps. 1-8 as well.</p> <p>10/05/2022 – punchlist walk is scheduled for 10/06/2022.</p> <p>10/25/2022 – Substantial completion was provided to Moltz.</p> <p>02/28/2023 – furniture has been installed. Staff is working with CMIT on IT proposal and agreement with Comcast for internet service.</p> <p>3/28/2023 – MSA/SOW received from CMIT and transmitted to Erin for review.</p> <p>4/25/2023 – CMIT fully executed and equipment ordered. Open Path up and running and Shauna is working on tutorial.</p> <p>5/19/2023 – electrician to do the work on 5/31/2023. CMIT to schedule the IT installation shortly thereafter.</p> <p>07/04/2023 – IT installed; television installed. Final IT to be installed on 7/12/2023.</p> <p>7/21/2023 – REC received a proposal from NCC to provide exploratory digging services in order to determine the source of back pressure to the old building and to replace the south tank isolation valve. BOD to consider at August meeting.</p> <p>8/18/2023 – Moltz to inspect gap in door as warranty item. Nick to follow up with Moltz. REC to evaluate hot water issue at the plant.</p> <p>9/22/2023 – ICA finalized with Arctic Electric for general electrical services.</p>
OPERATIONAL MATTERS										
Rocks in Brine Discharge Pipe	6/4/19	Mike	N/A	3		X				<p>1/7/2021: New list started. Items preceding 10/2020 on prior action items lists.</p> <p>1/7/2021: Rocks not causing issues right now. Cannot push them out at</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2023

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>any point. Would need to cut pipe, clean out and replace area. Do work with pond liner possibly. Not a current emergency. Mike to obtain pricing from Blanco and Dan LaCoe for doing work so can be incorporated into budget.</p> <p>12/26/21: Site visit schedule first week of January to get Element Engineering updated on this project.</p> <p>1/21/22: Element met with REC onsite to discuss potential remedies for this issue.</p> <p>5/19/2023 – this will be addressed once the new pond is constructed and the existing ponds can be taken offline and maintained.</p>
GBFPD – Emergency Response Plan	01/04/2022	Mike Lisa	N/A	2		X				<p>Mike and Lisa to contact GBFPD to discuss emergency response plan in the event of a fire.</p> <p>06/28/2022 – Mike to discuss with GBFPD and HFPD.</p> <p>7/26/2022 – Mike confirmed GBFPD is the service provider and will schedule a meeting to discuss a plan.</p> <p>7/21/2023 – Mike makes contact with GBFPD weekly and no one has yet to return a phone call to him.</p> <p>8/18/2022 – Mike received a contact person and is trying to coordinate a meeting.</p> <p>9/22/2023 – Mike has discussed a plan with GBFPD about contact information in the event of an emergency.</p>
Rocking Horse Farms Control Valves	5/19/2023	Nick Mike		2	X					<p>Automatic fill valve replacement. Nick to draft an exhibit and solicit bids from the district’s contractors.</p> <p>8/18/2023 -Nick to finalize schematic and send to Mike by end of August.</p> <p>9/23/2023 – Nick provided Mike the schematic for review. Insertion valves are recommended. Once schematic approved bids will need to be solicited. HOA will also be involved.</p>
SDF analysis and capacity analysis for CC#2	5/19/2023	Nick		2		X				<p>Work in process.</p> <p>9/18/2023 – draft capacity analysis report received. Board to review and consider acceptance at their October meeting. SDF analysis will be completed week of 9/25/2023.</p> <p>10/12/2023 – reports received and included in October agenda.</p>
Valve Replacement	8/02/2023	Mike	N/A	1	X					<p>Addendum with NCC prepared and sent to Mike on 8/18/2023.</p> <p>9/23/2023 – work scheduled for last week of September or first week of October.</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2023

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
Exploratory Potholing	8/02/2023	Mike	N/A	1	X					Addendum with NCC prepared and sent to Mike on 8/18/2023. 9/23/2023 - work scheduled for last week of September or first week of October.
Check Valve replacement at Pump 5 at RHF	8/18/2023	Mike	N/A			X				Parts are on order
ALV- 1 well cap	9/23/2023	Mike	N/A		X					Mike identified well cap broken. Applied Ingenuity was contacted for repair.
Berm at evap. Pond	10/12/2023	Mike	ASAP			X				Mike solicited a proposal form Mayes Contracting to install berms at the evap. ponds. He is soliciting other bids from LaCoe and NCC if possible.

FINANCIAL MATTERS

ADMINISTRATIVE MATTERS



Date: October 12, 2023

To: Greatrock North Water and Sanitation District, Board of Directors

From: Lisa A. Johnson, District Manager

Re: October 19, 2023 Manager's Report

Agenda Action Items

II.A. Consent Agenda

1. Approve the Minutes of the September 5, 2023 special meeting regular meeting.
2. Ratify approval of the payment of claims for the period ending October 10, 2023.
3. Acceptance of unaudited financial statements for the period ending August 31, 2023, Schedule of Cash Position updated as of October 9, 2023, and Inclusion Summaries.
4. Operations and Maintenance Activities Report.
5. Review meter installation report.
6. Ratify approval of proposal from Greeley Lock & Key for installation of card reader on door to treatment portion of the Reverse Osmosis Water Treatment Plant.
7. Ratify approval of Service Contract Agreement with Arctic Electrical Service & Network Cabling, LLC for general electrical services.

I recommend approval of the consent agenda items.

III.A 2024 Draft Budget

I will present to the Board the draft 2024 budget.

No action required on this matter at this meeting.

VII. Water Rights Matters

Attorney Poznanovic and Mr. Sanchez will attend the meeting to discuss water rights matters with the Board in executive session.

Review of monthly Water Resumes and Other Water Related Matters

Attorney Poznanovic has reviewed the July resume and did not find any cases he would recommend the district oppose.

Update on other District Related Matters and/or Committee Meetings

Staff has spent time this past month preparing the draft 2024 budget. Mr. Murphy will discuss with the Board the need to build up the berms at the evaporation ponds and associated costs.

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT SEPTEMBER 5, 2023

A regular meeting of the Board of Directors (referred to hereafter as “Board”) of the Greatrock North Water and Sanitation District (referred to hereafter as “District”) was convened on Tuesday, September 5, 2023, at 4:30 p.m. at the Reverse Osmosis Water Treatment Plant, 16373 Rayburn Street, Hudson, CO 80642. This District Board meeting was also held virtually via Microsoft Teams and by conference call. The meeting was open to the public.

ATTENDANCE

Directors in attendance:

John D. Wyckoff
Brenda Adams
Brian Rogers
Lisa Jacoby

Director Fleck was absent and excused.

Also in attendance were:

Lisa Johnson and Shauna D’Amato; CliftonLarsonAllen LLP (“CLA”)
Mike Murphy; Ramey Environmental Compliance, Inc. (“REC”)
Nicholaus Marcotte, PE; Element Engineering
Neil Schilling; Schilling & Company, Inc.

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: The meeting was called to order. Ms. Johnson advised the Board that, pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. The Board reviewed the Agenda for the meeting, following which Directors Wyckoff, Adams, Rogers, and Jacoby each confirmed that they had no conflicts of interest in connection with any of the matters listed on the Agenda. Director Adams noted that she serves on the HOA Board for Box Elder Creek Ranch.

Agenda: Ms. Johnson distributed for the Board’s review and approval a proposed Agenda for the District’s regular meeting. Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Jacoby, and, upon vote, unanimously carried, the Board approved the Agenda as presented, and excused the absence of Director Fleck.

Board of Director’s Report: Director Wyckoff updated the Board regarding his scheduled meeting with Environmental Design Inc. to walk the Reverse Osmosis Water Treatment Plan and determine the cost to install trees. The meeting is scheduled for next week. He will also show them the new pond site for future services as well as solicit a 2024 landscape maintenance proposal for the current sites.

RECORD OF PROCEEDINGS

District Manager's Report: Ms. Johnson reviewed the monthly Manager's Report with the Board. There were no questions. A copy of the report is attached hereto and incorporated herein by this reference.

CONSENT AGENDA

The Board considered the following actions:

1. Approve the Minutes of the August 1, 2023 special meeting.
2. Ratify approval of the payment of claims for the period ending August 24, 2023, in the amount of \$67,059.17.
3. Acceptance of unaudited financial statements for the period ending July 31, 2023, Schedule of Cash Position updated as of August 24, 2023, and Inclusion Summaries.
4. Operations and Maintenance Activities Report.
5. Review meter installation report.

Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board approved the Consent Agenda items.

FINANCIAL MATTERS

2022 Audit and Representation Letter: Mr. Schilling presented the 2022 audit and opinion letter to the Board. Following review and discussion, upon a motion duly made by Director Jacoby, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board accepted the 2022 audit and authorized the execution of the representation letter.

ENGINEER'S REPORT

Mr. Marcotte reviewed his Engineer's Report with the Board. A copy of the report is attached hereto and incorporated herein by this reference.

CAPITAL PROJECTS UPDATES:

Third Alluvial Well: Update was included in the Engineer's Report.

Evaporation Pond: Update was included in the Engineer's Report.

Reverse Osmosis Treatment Facility: No update.

OPERATIONS / MAINTENANCE MATTERS

Operator in Responsible Charge ("ORC") Report: Mr. Murphy presented his report. There was further discussion regarding meter repairs and the status of meter transmitters. A copy of the report is attached hereto and incorporated herein by this reference.

LEGAL MATTERS

None.

OTHER MATTERS

Directors Fleck and Adams will not be available for the October meeting. Directors Jacoby, Rogers, and Wyckoff confirmed their attendance for a quorum.

COMMUNITY COMMENTS

None.

RECORD OF PROCEEDINGS

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the meeting was adjourned at 5:50 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting

Greatrock North Water & Sanitation District
Interim Claims List
October 10, 2023

Vendor	Invoice Number	Process Date	Amount
*My Asset Map LLC	E5F5CDB-0067	8/27/2023	\$ 199.99
*Comcast	1974476Aug23	9/18/2023	243.11
*Xcel Energy	5336053542Aug23	9/19/2023	50.60
*Xcel Energy	5398600067Aug23	9/19/2023	50.60
*United Power Inc	23129500Aug23	9/27/2023	2,387.55
		Auto Pay	<u>2,931.85</u>
Badger Meter, Inc.	Multiple	10/4/2023	1,482.47
Bishop Brogden Associates, Inc	Multiple	10/4/2023	9,371.50
CDPHE	FES2400118	10/4/2023	781.25
CliftonLarsonAllen LLP	Multiple	10/4/2023	25,323.63
Country Club Ranchettes LLC	Multiple	10/4/2023	90.00
Diversified Underground	28284	10/4/2023	205.00
Element Engineering, LLC	Multiple	10/4/2023	1,320.00
Elite Industries, Inc.	22370	10/4/2023	1,075.00
Generator Source	Multiple	10/4/2023	2,309.85
Hayes Poznanovic Korver LLC	Multiple	10/4/2023	1,300.00
Hydro Optimization & Automation solutions, Inc	11226	10/4/2023	75.00
Lisa Jacoby	Reimbursement - SDA	10/4/2023	375.00
Maidpro	Multiple	10/4/2023	128.00
Pest Predator	3908	10/4/2023	240.00
Ramey Enviromental Compliance, Inc	26188	10/4/2023	2,355.19
Treatment Technology	189968	10/4/2023	859.80
White & Jankowski LLP	19097	10/4/2023	1,472.00
White Bear Ankele Tanaka & Waldron	Multiple	10/4/2023	4,657.22
Worth Hydrochem	12430IN	10/4/2023	987.00
		Bill.com	<u>54,407.91</u>
		Total	<u><u>\$ 57,339.76</u></u>

GREATROCK NORTH WATER & SANITATION DISTRICT
FINANCIAL STATEMENTS
AUGUST 31, 2023

GREATROCK NORTH WATER & SANITATION DISTRICT
Statement of Net Position - Enterprise Fund
AUGUST 31, 2023

	Enterprise
CURRENT ASSETS	
First Bank - Checking	\$ 54,445
First Bank - Lockbox	427,609
Colostrust	3,973,674
Accounts Receivable - Customers	50,836
Accounts Receivable - Certified with County	1,374
Receivable from County Treasurer	10,007
AR - Horse Creek Retreat	2,429
AR - Inclusions	53,468
Total Current Assets	4,573,842
CAPITAL ASSETS	
Water Distribution System	9,625,966
Land	94,243
Water Rights	980,105
Easements	152,989
Construction in Progress	3,908,822
Accumulated Depreciation	(4,054,576)
Net Capital Assets	10,707,549
OTHER ASSETS	
Prepaid Bond Insurance, Net	17,744
Deferred Loss on Refunding	60,038
Other Assets	77,782
TOTAL ASSETS	\$ 15,359,173
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	
CURRENT LIABILITIES	
Accounts Payable	\$ 55,536
Due to County Treasurer	2,912
Deposit - Refundable Water Meter	850
Accrued Interest Payable	16,683
Loan Series 2020 - Current Portion	190,000
Total Current Liabilities	265,981
LONG - TERM LIABILITIES	
Loan - Series 2020	1,565,000
GO Bonds - Series 2017	4,375,000
Bond Premium, Net	223,605
Total Long-Term Liabilities	6,163,605
DEFERRED INFLOWS OF RESOURCES	
Unearned Service Fees	6,083
Total Deferred Inflows of Resources	6,083
NET POSITION	
Net Position	8,923,504
Total Net Position	8,923,504
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES	
AND NET POSITION	\$ 15,359,173

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

GREATROCK NORTH WATER & SANITATION DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
FOR THE EIGHT MONTHS ENDED AUGUST 31, 2023

ENTERPRISE FUND

	Year to Date Actual
OPERATING REVENUES:	
Service Charges - Greatrock	\$ 102,379
Service Charges - Rocking Horse	79,472
Service Charges - Box Elder	137,516
Service Charges - Hayesmount	16,554
Inspection Fees	5,790
Transfer Fees	3,150
Utility Penalties	181
Box Elder - Water Lease Irrigation	7,500
SDF - Country Club Ranchettes	105,120
TOTAL OPERATING REVENUES	457,662
OPERATING EXPENSES:	
Utilities	34,002
Customer Billing	32,371
Distribution System Mntc	12,693
Engineering - Administration	2,820
Engineering - Operations	2,897
Equipment and Tools	482
Facility Maintenance & Repair	21,552
Generator Preventative Mntc	5,478
GIS	1,600
Locates	10,225
Operator Services	79,165
Plant Supplies	10,103
Testing and Reporting	6,889
Treatment - Maintenance & Repair	2,430
Water Meters - Cap	1,164
Water Rights Dev - Eng.	36,226
Water Rights Dev - Legal	14,931
Well - Rehab & Repair	5,932
TOTAL OPERATING EXPENSES	280,960
NET INCOME (LOSS)	176,702
OTHER REVENUES AND (EXPENDITURES)	
Property Taxes	1,012,381
Specific Ownership Taxes	45,813
Interest Income	125,882
Other Revenue	600
Available of Service Fees	5,719
Inclusion - Ridgeview Estates	(4,000)
Accounting	(32,477)
Audit	(1,138)
County Treasurer's Fee	(15,191)
Directors' Fees	(3,700)
District Management	(68,352)
Dues and Membership	(1,238)
Election	(2,516)

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

GREATROCK NORTH WATER & SANITATION DISTRICT
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
FOR THE EIGHT MONTHS ENDED AUGUST 31, 2023

ENTERPRISE FUND

Insurance and Bonds	(26,215)
Legal	(30,264)
Miscellaneous	(7,836)
Website	(361)
Bond Interest - 2017	(86,122)
Loan Interest - 2020	<u>(11,583)</u>
TOTAL OTHER REVENUES AND (EXPENDITURES)	<u>899,402</u>
 CHANGE IN NET POSITION	 <u>1,076,104</u>
BEGINNING NET POSITION	<u>7,847,398</u>
 ENDING NET POSITION	 <u>\$ 8,923,502</u>

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SUPPLEMENTARY INFORMATION

GREATROCK NORTH WATER & SANITATION DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN NET POSITION - BUDGET AND ACTUAL
FOR THE EIGHT MONTHS ENDED AUGUST 31, 2023

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance	YTD Actual / Annual Budget
REVENUES				
Service Charges - Greatrock	\$ 225,310	\$ 102,379	\$ (122,931)	45.44 %
Service Charges - Rocking Horse	165,803	79,472	(86,331)	47.93 %
Service Charges - Box Elder	262,287	137,516	(124,771)	52.43 %
Service Charges - Hayesmount	35,272	16,554	(18,718)	46.93 %
Inspection Fees	2,000	5,790	3,790	289.50 %
Transfer Fees	3,000	3,150	150	105.00 %
Utility Penalties	5,000	181	(4,819)	3.62 %
Water Meters	4,000	-	(4,000)	-
Dev Fees - Hayesmount Estates	25,560	-	(25,560)	-
Box Elder - Water Lease Irrigation	7,500	7,500	-	100.00 %
SDF - Country Club Ranchettes	-	105,120	105,120	-
Property Taxes	1,022,556	1,012,381	(10,175)	99.00 %
Specific Ownership Taxes	71,579	45,813	(25,766)	64.00 %
Interest Income	30,000	125,882	95,882	419.61 %
Other Revenue	-	600	600	-
Available of Service Fees	24,480	5,719	(18,761)	23.36 %
Inclusion - Ridgeview Estates	-	(4,000)	(4,000)	-
TOTAL REVENUES	<u>1,884,347</u>	<u>1,644,057</u>	<u>(240,290)</u>	<u>87.25 %</u>
EXPENDITURES				
Administrative	299,388	189,287	110,101	63.22 %
Operations	874,609	280,959	593,650	32.12 %
Capital	3,658,054	44,890	3,613,164	1.23 %
Debt Service	386,610	97,705	288,905	25.27 %
TOTAL EXPENDITURES	<u>5,218,661</u>	<u>612,841</u>	<u>4,605,820</u>	<u>11.74 %</u>
OTHER FINANCING SOURCES (USES)				
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>- %</u>
REVENUES OVER (UNDER) EXPENDITURES - BUDGET BASIS				
	<u>(3,334,314)</u>	<u>1,031,216</u>	<u>4,365,530</u>	
BEGINNING FUNDS AVAILABLE				
ENDING FUNDS AVAILABLE		<u>3,460,559</u>		
		<u>\$ 4,491,775</u>		
ADJUSTMENTS TO RECONCILE BUDGET BASIS TO GAAP BASIS				
Capital Assets, Net		10,707,549		
Debt Obligation, Net		(6,269,740)		
Deferred Inflow of Resources		(6,083)		
ENDING NET POSITION		<u>\$ 8,923,501</u>		

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

GREATROCK NORTH WATER & SANITATION DISTRICT
 SCHEDULE OF EXPENDITURE DETAIL
 FOR THE EIGHT MONTHS ENDED AUGUST 31, 2023

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance	YTD Actual / Annual Budget
Administrative				
Accounting	\$ 50,000	\$ 32,477	\$ 17,523	64.95 %
Audit	13,000	1,138	11,862	8.75 %
County Treasurer's Fee	15,338	15,191	147	99.04 %
Directors' Fees	6,000	3,700	2,300	61.67 %
District Management	90,000	68,352	21,648	75.95 %
Dues and Membership	1,400	1,238	162	88.43 %
Election	50,000	2,516	47,484	5.03 %
Insurance and Bonds	21,000	26,215	(5,215)	124.83 %
Legal	44,150	30,264	13,886	68.55 %
Miscellaneous	8,000	7,836	164	97.95 %
Payroll Taxes	500	-	500	-%
Website	-	361	(361)	-%
Total Administrative	<u>299,388</u>	<u>189,288</u>	<u>110,100</u>	<u>63.22 %</u>
Operations				
Utilities	75,000	34,002	40,998	45.34 %
Contingency	70,000	-	70,000	-%
Customer Billing	36,000	32,371	3,629	89.92 %
Distribution System Mntc	22,900	12,693	10,207	55.43 %
Engineering - Administration	20,100	2,820	17,280	14.03 %
Engineering - Operations	33,000	2,897	30,103	8.78 %
Equipment and Tools	5,000	482	4,518	9.64 %
Facility Maintenance & Repair	53,600	21,552	32,048	40.21 %
Generator Preventative Mntc	15,000	5,478	9,522	36.52 %
GIS	3,000	1,600	1,400	53.33 %
Locates	9,000	10,225	(1,225)	113.61 %
Meter Reading	1,000	-	1,000	-%
Operator Services	129,524	79,165	50,359	61.12 %
Plant Supplies	22,000	10,103	11,897	45.92 %
Rules and Regulations	2,000	-	2,000	-%
Testing and Reporting	12,400	6,889	5,511	55.56 %
Treatment - Maintenance & Repair	82,085	2,430	79,655	2.96 %
Water Meters - Cap	4,000	1,164	2,836	29.10 %
Water Rights Dev - Eng.	54,000	36,226	17,774	67.09 %
Water Rights Dev - Legal	135,000	14,931	120,069	11.06 %
Well - Rehab & Repair	90,000	5,932	84,068	6.59 %
Total Operations	<u>874,609</u>	<u>280,960</u>	<u>593,649</u>	<u>32.12 %</u>
Capital				
Concentrate Pond	3,658,054	29,514	3,628,540	0.81 %
Reverse Osmosis Unit Upgrade	-	15,376	(15,376)	-%
Total Capital	<u>3,658,054</u>	<u>44,890</u>	<u>3,613,164</u>	<u>1.23 %</u>
Debt Service				
Bond Interest - 2017	172,244	86,122	86,122	50.00 %
Loan Interest - 2020	23,166	11,583	11,583	50.00 %
Loan Principal - 2020	190,000	-	190,000	-%
Paying Agent Fees	1,200	-	1,200	-%
Total Debt Service	<u>386,610</u>	<u>97,705</u>	<u>288,905</u>	<u>25.27 %</u>
TOTAL	<u>\$ 5,218,661</u>	<u>\$ 612,843</u>	<u>\$ 4,605,818</u>	<u>11.74 %</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

GREATROCK NORTH WATER & SANITATION DISTRICT
Schedule of Cash Position
August 31, 2023
Updated as of October 9, 2023

	Enterprise Fund
<u>First Bank - Checking Account (7792)</u>	
Balance as of August 31, 2023	\$ 54,445.05
Subsequent activities:	
09/01/23 - Deposit	2,468.48
09/01/23 - Void Bill.com Payment	547.98
09/05/23 - Deposit	2,201.87
09/07/23 - Deposit	619.86
09/08/23 - Deposit	1,226.95
09/11/23 - Deposit	779.75
09/12/23 - Deposit	250.00
09/14/23 - Deposit	183.35
09/15/23 - Deposit	560.19
09/18/23 - Deposit	714.88
09/18/23 - Comcast ACH	(243.11)
09/19/23 - Deposit	1,454.64
09/19/23 - Bank Fees	(558.33)
09/19/23 - Xcel Energy ACH	(50.60)
09/19/23 - Xcel Energy ACH	(50.60)
09/20/23 - Deposit	2,373.93
09/20/23 - CenturyLink ACH	(382.87)
09/21/23 - Deposit	979.77
09/21/23 - Waste Connection ACH	(29.01)
09/22/23 - Deposit	640.39
09/25/23 - Deposit	3,404.54
09/26/23 - Deposit	482.29
09/27/23 - Void Bill.com Payment	524.67
09/27/23 - Deposit	1,468.16
09/27/23 - United Power ACH	(10,295.45)
09/28/23 - Deposit	932.09
09/28/23 - My Asset Map ACH	(199.99)
09/29/23 - Deposit	789.02
10/02/23 - Deposit	2,791.23
10/03/23 - Deposit	239.13
10/04/23 - Deposit	374.11
10/04/23 - Bill.com Payments	(54,407.91)
10/05/23 - Deposit	913.43
10/06/23 - Deposit	1,239.47
<i>Anticipated balance</i>	16,387.36
 <u>First Bank - Lockbox Account (3070)</u>	
Balance as of August 31, 2023	427,608.68
Subsequent activities:	
09/03/23 - Paymentech Fee	(30.00)
09/13/23 - Return (Utility Payments)	(68.80)
09/22/23 - Return (Utility Payments)	(60.00)
9/30/23 - Deposits	46,744.56
08/31/23 - Activity Charge	(3.50)
08/31/23 - Interest Income	911.33
08/31/23 - Deposits in Transit	3,174.97
10/03/23 - Paymentech Fee	(30.00)
10/09/23 - Deposits to Date	5,328.88
<i>Anticipated balance</i>	483,576.12
 <u>ColoTrust - General (8001)</u>	
Balance as of August 31, 2023	3,973,674.13
Subsequent activities:	
09/12/23 - Property Tax	10,006.70
09/30/23 - Interest Income	18,048.88
<i>Anticipated balance</i>	4,001,729.71
<i>Grand Total</i>	\$ 4,501,693.19
 <u>Yield information as of 09/30/23</u>	
FirstBank Lockbox - 1.0000%	
ColoTrust - 5.5058%	

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**GREATROCK NORTH WATER AND SANITATION DISTRICT
Property Taxes Reconciliation
2023**

	Current Year							Prior Year			
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
Beg Balance											
January	\$ -	\$ -	\$ 5,611.48	\$ -	\$ -	\$ 5,611.48	0.00%	0.00%	\$ 13,788.83	0.82%	0.82%
February	395,156.90	-	5,613.70	-	(5,927.35)	394,843.25	38.64%	38.64%	56,379.08	4.99%	5.81%
March	83,224.41	-	5,819.26	15.49	(1,248.59)	87,810.57	8.14%	46.78%	412,070.07	40.24%	46.06%
April	88,092.25	20,128.58	(129.49)	0.09	(1,623.31)	106,468.12	10.58%	57.37%	57,333.50	5.67%	51.73%
May	24,012.82	196.00	10,788.52	42.35	(360.84)	34,678.85	2.37%	59.73%	60,849.73	5.48%	57.21%
June	385,561.69	-	5,443.72	45.94	(5,784.10)	385,267.25	37.71%	97.44%	407,442.84	39.80%	97.01%
July	12,641.68	3.29	6,099.02	323.41	(194.52)	18,872.88	1.24%	98.68%	21,786.28	0.79%	97.80%
August	3,363.59	-	6,566.45	129.05	(52.39)	10,006.70	0.33%	99.00%	17,995.76	1.13%	98.93%
September	-	-	-	-	-	-	0.00%	99.00%	9,522.00	0.20%	99.13%
October	-	-	-	-	-	-	0.00%	99.00%	6,640.52	0.02%	99.15%
November	-	-	-	-	-	-	0.00%	99.00%	6,304.56	0.02%	99.17%
December	-	-	-	-	-	-	0.00%	99.00%	6,036.26	0.00%	99.17%
	\$ 992,053.34	\$ 20,327.87	\$ 45,812.66	\$ 556.33	\$ (15,191.10)	\$ 1,043,559.10	99.00%	99.00%	\$ 1,076,149.43	99.17%	99.17%

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
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Assessed Valuation	Mill Levy
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Property Tax

General Fund	\$ 663,577.00	64.89%	\$ 656,974.18	99.00%
Debt Service Fund	358,979.00	35.11%	355,407.03	99.00%
	<u>\$ 1,022,556.00</u>	<u>100.00%</u>	<u>\$ 1,012,381.21</u>	<u>99.00%</u>

	31.323
	16.945
<u>\$ 21,184,980</u>	<u>48.268</u>

Specific Ownership Tax

General Fund	\$ 46,450.00	64.89%	\$ 29,729.36	64.00%
Debt Service Fund	25,129.00	35.11%	16,083.30	64.00%
	<u>\$ 71,579.00</u>	<u>100.00%</u>	<u>\$ 45,812.66</u>	<u>64.00%</u>

Treasurer's Fees

General Fund	\$ 9,953.00	64.89%	\$ 9,857.67	99.04%
Debt Service Fund	5,385.00	35.11%	5,333.43	99.04%
	<u>\$ 15,338.00</u>	<u>100.00%</u>	<u>\$ 15,191.10</u>	<u>99.04%</u>

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Greatrock North Water and Sanitation District
Inclusion Detail Report
As of August 31, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance	
401255 - AR - Country Club Ranch #2 Inclusion								
					2019 Totals	31,269.51	28,351.10	2,918.41
					2020 Totals	36,503.23	32,000.00	4,503.23
					2021 Totals	30,810.75	41,939.76	(11,129.01)
					2022 Totals	14,131.71	10,000.00	4,131.71
Bill	01/31/2023	0005-09	Element Engineering, LLC	Inclusion Costs	1,200.00	-	1,624.34	
Bill	01/31/2023	47490	Hayes Poznanovic	Inclusion Costs	700.00	-	2,324.34	
Bill	02/15/2023	51427	Bishop Brogden Associates, Inc	Inclusion Costs	198.75	-	2,523.09	
Bill	02/28/2023	47608	Hayes Poznanovic	Inclusion Costs	1,675.00	-	4,198.09	
Bill	02/28/2023	3594165	CliftonLarsonAllen LLP	Inclusion Costs	60.00	-	4,258.09	
Bill	03/31/2023	3647778	CliftonLarsonAllen LLP	Inclusion Costs	630.00	-	4,888.09	
Bill	03/31/2023	3594165	CliftonLarsonAllen LLP	Inclusion Costs	60.00	-	4,948.09	
Bill	04/30/2023	0007-03	Element Engineering LLC	Inclusion Costs	75.00	-	5,023.09	
Bill	04/30/2023	3724101	CliftonLarsonAllen LLP	Inclusion Costs	1,350.00	-	6,373.09	
Bill	04/30/2023	51790	Bishop Brogden Associates, Inc	Inclusion Costs	1,373.00	-	7,746.09	
Bill	04/30/2023	47988	Hayes Poznanovic	Inclusion Costs	3,225.00	-	10,971.09	
Bill	05/15/2023	52023	Bishop Brogden Associates, Inc	Inclusion Costs	1,656.25	-	12,627.34	
Deposit	05/24/2023	1180	Premier Community Development	Depsoit	-	10,000.00	2,627.34	
Bill	05/31/2023	0007-04	Element Engineering LLC	Inclusion Costs	720.00	-	3,347.34	
Bill	5/31/23	28233	White Bear Ankele Tanaka & Waldronn	Inclusion Costs	3,173.40	-	6,520.74	
Bill	05/31/2023	48177	Hayes Poznanovic	Inclusion Costs	3,100.00	-	9,620.74	
Bill	05/31/2023	3766407	CliftonLarsonAllen LLP	Inclusion Costs	780.00	-	10,400.74	
Bill	06/15/2023	52162	Bishop Brogden Associates, Inc	Inclusion Costs	3,776.25	-	14,176.99	
Bill	06/30/2023	0005-10	Element Engineering LLC	Inclusion Costs	2,805.00	-	16,981.99	
Bill	06/30/2023	0007-05	Element Engineering LLC	Inclusion Costs	1,680.00	-	18,661.99	
Bill	06/30/2023	28668	White Bear Ankele Tanaka & Waldronn	Inclusion Costs	5,332.43	-	23,994.42	
Bill	06/30/2023	48335	Hayes Poznanovic	Inclusion Costs	2,000.00	-	25,994.42	
Bill	06/30/2023	48350	Hayes Poznanovic	Inclusion Costs	175.00	-	26,169.42	
Bill	06/30/2023	807915	CliftonLarsonAllen LLP	Inclusion Costs	420.00	-	26,589.42	
Bill	07/15/2023	52345	Bishop Brogden Associates, Inc	Inclusion Costs	1,656.25	-	28,245.67	
Bill	07/31/2023	0007-09	Element Engineering LLC	Inclusion Costs	1,740.00	-	29,985.67	
Bill	07/31/2023	29124	White Bear Ankele Tanaka & Waldronn	Inclusion Costs	2,347.25	-	32,332.92	
Bill	08/15/2023	52505	Bishop Brogden Associates, Inc	Inclusion Costs	1,590.00	-	33,922.92	
Bill	08/31/2023	0007-10	Element Engineering LLC	Inclusion Costs	840.00	-	34,762.92	
Bill	08/31/2023	29758	White Bear Ankele Tanaka & Waldronn	Inclusion Costs	1,242.10	-	36,005.02	
Bill	08/31/2023	48749	Hayes Poznanovic	Inclusion Costs	1,000.00	-	37,005.02	
					2023 Totals	46,580.68	10,000.00	36,580.68
Total 401255 - AR - Country Club Ranch #2 Inclusion						159,295.88	122,290.86	37,005.02
401256 - AR - Ridgeview Estates Inclusion								
					2019 Totals	3,833.01	3,500.00	333.01
					2020 Totals	7,726.69	8,000.00	(273.31)
					2021 Totals	7,485.21	6,000.00	1,485.21
					2022 Totals	5,775.44	4,000.00	1,775.44
Deposit	08/01/2023	1102	Ridgeview Properties LLC	Deposit	-	3,320.35	-	
					2023 Totals	-	3,320.35	(3,320.35)
Total 401256 - AR - Ridgeview Estates Inclusion						24,820.35	24,820.35	-

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Greatrock North Water and Sanitation District
Inclusion Detail Report
As of August 31, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance
401257 · AR - Hayesmount Estates Inclusion							
Total 401257 · AR - Hayesmount Estates Inclusion					<u>5,243.27</u>	<u>5,243.27</u>	<u>-</u>
401258 · AR - Homestead Heights/CC#1 Inclusion							
2019 Totals					<u>2,929.50</u>	<u>-</u>	<u>2,929.50</u>
2020 Totals					<u>5,924.31</u>	<u>5,000.00</u>	<u>924.31</u>
2021 Totals					<u>20,183.98</u>	<u>21,625.00</u>	<u>(1,441.02)</u>
2022 Totals					<u>2,325.00</u>	<u>-</u>	<u>2,325.00</u>
Bill	03/31/2023	51573	Bishop Brogden Associates, Inc	Inclusion Costs	927.50	-	5,665.29
Bill	05/24/2023	1180	Premier Community Developments, LTD.	Deposit	-	10,000.00	(10,000.00)
2023 Totals					<u>927.50</u>	<u>10,000.00</u>	<u>(9,072.50)</u>
Total 401258 · AR - Homestead Heights/CC#1 Inclusion					<u>32,290.29</u>	<u>36,625.00</u>	<u>(4,334.71)</u>
401259 · AR - Epic Estates Inclusion							
2021 Totals					<u>1,969.25</u>	<u>5,000.00</u>	<u>(3,030.75)</u>
2022 Totals					<u>4,818.62</u>	<u>10,000.00</u>	<u>(5,181.38)</u>
Bill	04/30/2023	0006-03	Element Engineering, LLC	Inclusion Costs	75.00	-	(8,137.13)
Bill	04/30/2023	47990	Hayes Poznanovic	Inclusion Costs	375.00	-	(7,762.13)
Bill	04/30/2023	47990	CliftonLarsonAllen LLP	Inclusion Costs	300.00	-	(7,462.13)
Bill	05/15/2023	52024	Bishop Brogden Associates, Inc	Inclusion Costs	1,153.63	-	(6,308.50)
Bill	05/31/2023	0006-04	Element Engineering, LLC	Inclusion Costs	750.00	-	(5,558.50)
Bill	05/31/2023	48178	Hayes Poznanovic	Inclusion Costs	750.00	-	(4,808.50)
Bill	05/31/2023	3766407	CliftonLarsonAllen LLP	Inclusion Costs	540.00	-	(4,268.50)
Bill	08/15/2023	52506	Bishop Brogden Associates, Inc	Inclusion Costs	66.25	-	(4,202.25)
2023 Totals					<u>4,009.88</u>	<u>-</u>	<u>4,009.88</u>
Total 401259 · AR - Epic Estates Inclusion					<u>10,797.75</u>	<u>15,000.00</u>	<u>(4,202.25)</u>
401261 · AR - Horse Creek Retreat Inclusion							
2022 Totals					<u>2,428.75</u>	<u>3,000.00</u>	<u>(571.25)</u>
Total 401261 · AR - Horse Creek Retreat Inclusion					<u>2,428.75</u>	<u>3,000.00</u>	<u>(571.25)</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Greatrock North Water and Sanitation District (District), was organized on May 27, 1998, as a quasi-municipal corporation and a political subdivision of the State of Colorado, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Adams County, Colorado. The District's purpose is to design, financing, acquisition and construction of certain infrastructure improvements necessary to provide public water and stormwater drainage and detention to the property owners and residents of the District.

The District has no employees and all operations and administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material. For financial statements reporting under generally accepted accounting principles (GAAP), the District uses the full accrual basis of accounting. Consequently, the terminology of "Funds Available" is used in the budget to distinguish the difference from GAAP accounting for Fund Balance. Funds Available represents each fund's current assets less its current liabilities except for the current portion of long-term debt. In addition, the budget separates individual funds, which are included as one entity in the GAAP presentation.

The budget provides for the annual debt service on the District's general obligation debt as well as the general operation of the District and capital improvements.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary Information page of the budget using the adopted mill levy imposed by the District.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected by the General Fund and Debt Service Fund.

Water Service Charges

The District bills its customers monthly for water services. Revenue for water service is comprised of billings to residential customers. Fees are based upon a base fee and water meter readings at established rates.

Availability of Service Fees

The District anticipates collecting approximately \$3,000 in availability of service fees. Availability of service fees are imposed on properties in need of future services.

Water Lease Irrigation

The District anticipates collecting \$7,500 from Box Elder Creek Ranch Water Company for the option to lease a portion of its Laramie-Fox Hills aquifer ground water available for specific uses.

Net Investment Income

Interest earned on the District's available funds has been estimated based on historical interest earnings.

Expenditures

Administrative and Operating Expenditures

Administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, and meeting expense. Operating and maintenance expenditures are estimated expenditures related to the operation, repair and maintenance of the District water plant and systems.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Capital Outlay

The budget anticipates construction activity during 2023, primarily for infrastructure improvements within the development. These expenditures are detailed within the budget.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (continued)

Debt Service

Principal and interest payments in 2023 are provided based on the debt amortization schedule from the \$4,750,000 Series 2017 General Obligation Refunding and Improvement Bonds and the \$1,970,000 Series 2020 Loan Agreement (discussed under Debt and Leases).

Debt and Leases

Series 2017

On December 21, 2017, the District issued \$4,750,000 in Series 2017 General Obligation Refunding and Improvement Bonds, which bears average interest of 2.950%, maturing on December 1, 2044. The Series 2017 Bonds refunded the Series 2007 Bonds and provided \$2,000,000 for capital infrastructure projects.

The bonds are secured by and payable from the levy of ad valorem taxes consisting of monies derived by the District from the following sources, net of any collection costs (1) revenues from an ad valorem mill levy imposed upon all taxable property of the District each year, and (2) the portion of the specific ownership tax which is collected as a result of the imposition of the mill levy. The District is required to levy an ad valorem tax to pay the principal of, and interest on, the bonds without limitation as to rate and in an amount sufficient to pay the bonds when due. The adopted mill levies imposed the District, are displayed on the Property Tax Summary Information page of the budget.

Series 2020

On September 10, 2020, the District issued \$1,970,000 of debt under the Series 2020 Loan Agreement, which bears interest of 1.320%, maturing on December 1, 2030. The Series 2020 Loan refunded the Series 2010 Bonds.

The bonds are secured by and payable from the levy of ad valorem taxes consisting of monies derived by the District from the following sources, net of any collection costs (1) revenues from an ad valorem mill levy imposed upon all taxable property of the District each year, and (2) the portion of the specific ownership tax which is collected as a result of the imposition of the mill levy. The District is required to levy an ad valorem tax to pay the principal of, and interest on, the bonds without limitation as to rate and in an amount sufficient to pay the bonds when due. The adopted mill levies imposed the District, are displayed on the Property Tax Summary Information page of the budget.

The District has no capital or operating leases.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending as defined under TABOR.



Greatrock North Water & Sewer District Monthly Activities Report Aug 17th, 2023 – Sept 15th, 2023

Daily Operations Summary

Greatrock North (GRN): Record LFH Well #1, UKA Well #1, and distribution flow totalizers. Visual inspection of generator to record run hours and check for any active faults. Collect and analyze chlorine residual samples each visit. Collect entry point sample to analyze for pH and conductivity weekly. Complete walk through of pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV.

Rocking Horse Farms (RHF): Record LFH Well #2, UKA Well #3, and distribution flow totalizers. Visual inspection of generator to record run hours and check for any active faults. Collect and analyze chlorine residual samples each visit. Collect entry point sample to analyze for pH and conductivity weekly. Complete walk through of pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV. Adjust manual fill valve as needed to maintain tank levels.

Box Elder (BE): Check SCADA for any active alarms and record process numbers. Record flow totalizers for wells, RO skid, and distribution meters. Visual inspection of generator to record run hours and check for any active faults. Collect and analyze chlorine residual samples each visit. Collect entry point sample to analyze for pH and conductivity weekly. Complete walk through of pump station to inspect distribution pumps, distribution pressure/tank level, and verify operation of PRV. Complete walk through of RO building to verify proper operation and record equipment run hours. Check chemical feed systems for proper operation and refill day tanks, as necessary.

08/17/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Daily rounds, operations, and data recordings for BE, RHF, and GRN. Reset faults at Box Elder treatment plant after power outage.

08/18/23 (4.0hr) Routine site visit. Rounds and checks at each facility. Replaced two residential water meters for customers and sent info to CLA.

08/21/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Picked up pressure loggers at customer houses and brought them to Ramey office for analysis. Pressure recordings indicate pressure swings are being caused by homeowners PRV.

08/22/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Repaired old RO building entry door and worked with Generator Source on generator maintenance.

08/23/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

08/24/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Responded to customer request in RHF to shut water off to the home due to a water leak inside the residences. Located curb stop and then shut the water off until repairs could be made.

08/25/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

08/28/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. ESD on site replacing check valve at RHF master meter vault.

08/29/23(4.0hr) Routine site visit. Regular rounds and checks of each facility. ESD on site replacing check valve at RHF master meter vault.

08/30/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Met with All-in-One Construction to retrieve the district hydrant meter since they no longer needed the hydrant meter. Responded to high-tank level alarm at Great Rock North. Upon arrival found the automatic fill valve would not shut. Closed the manual valve for the evening to prevent the tank from overflowing and submitted work request with REC ESD.

08/31/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. REC ESD onsite to troubleshoot GRN automatic fill valve. Found the diaphragms for one of the solenoids had failed forcing the automatic valve to stay open. Replaced the solenoid and resumed automatic fill operations.

09/1/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Restarted Box Elder treatment plant after power outage.

09/04/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. SCADA computer found unresponsive during normal rounds. HOA Solutions contacted to replace with a temporary SCADA computer and fix the old one.

09/05/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Restarted Box Elder treatment plant after power outages.

09/06/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Collected monthly compliance samples and delivered them to Colorado Analytical. Restarted plant after power outage. Contacted ESD to fix flow meters with no power.

09/07/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

09/08/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Restarted Box Elder plant after power outages. Completed water quality sample at all three tank distribution tank sites. Restarted LFH wells for augmentation per request of BBA Water.

09/10/23: Responded to an after hours call out alarm for a booster pump fault at Box Elder Plant. It appears the pump fault was caused by a momentary power blip. Reset booster pump and resumed normal operations.

09/11/2023 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Started manual meter reads.

09/12/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

09/13/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Restarted Box Elder plant after another power outage. REC ESD contacted for flow meter issues caused by power outages. Flow meter readings were restored after replacing blown fuses. Worked with HOA Solutions to regain remote access into temp SCADA computer.

09/14/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Treatment Technology on site with chlorine delivery. Responded to an afterhours callout alarm for a high tank level at Rocking Horse Farms. Adjust the tank fill valve and resumed normal operation.

09/15/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Restarted treatment plant after another power outage.

Aug 15th – Sept 15th, 2023

RO Run Time	740 hours
RO Concentrate Flow: 1 Pond (South)	230,8800

Date	Permeate Flow (gpm)	Concentrate Flow (gpm)	% Recovery	Permeate Conductivity (µSeimens)	Hour Meter
08/28/23	197	52	79	13.8	8383
08/29/23	199	55	78	10.6	8411
08/30/23	199	52	79	11.1	8431
08/31/23	200	56	79	10.9	8459
09/05/23	203	52	79	13	8576
09/06/23	196	52	80	14	8599
09/07/23	196	52	79	13	8623
09/08/23	198	53	79	11	8648
09/11/23	198	53	79	13	8719
09/12/23	197	55	79	11	8744
9/13/23	203	50	79	13	8766
9/14/23	198	54	78	11	8791
9/15/23	201	53	78	11	8815

Installed From: 08/12/23 To: 09/11/23

Current Account	Name	Location	Service Address	SVC	Svc Size	Svc Type	User Type	Flat Chg Amount	Last Bill Amount	Last Bill Date	Install Date	Line Code	Meter Status
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Installed From: 09/12/23 To: 10/10/23

Current Account	Name	Location	Service Address	SVC	Svc Size	Svc Type	User Type	Flat Chg Amount	Last Bill Amount	Last Bill Date	Install Date	Line Code	Meter Status
660652	BRAULIO GUERRERO	660549	29815 E 161st Ave	GB		0 FLAT	RESI	1.00			09/28/23		
660652	BRAULIO GUERRERO	660549	29815 E 161st Ave	GW		75 METER	RESI	0.00			09/28/23		On

GB Services Count: 1
 GW Services Count: 1
 Total Count: 2

LOCK & KEY™

ESTIMATE³⁸

New Location

Hillside Shopping Center
2533 11th Avenue | Greeley, CO 80631

970-353-7880 | GreeleyLockAndKey.com

Greatrock North WSD
%CLA
8390 E Crescent Pkwy, Suite 300
Greenwood Village CO 80111

DATE	ESTIMATE #	ACCOUNT #
8/2/2023	0000023395	0012175

The customer agrees that this is a good faith estimate, based on the information available at the time the estimate was created. Actual invoice amount may be different at the completion of the listed work, due to unforeseen factors such as additional work, broken hardware, additional keys, etc

P.O. NUMBER		TERMS	DISPATCH #	SALES PERSON	
		COD			
QUANTITY	DESCRIPTION			UNIT PRICE	AMOUNT
1.00	OPEN PATH SINGLE DOOR CONTROLLER			961.20	961.20
1.00	KIT- POWER SUPPLY 12/24VDC 4A 4 OUTPUTS			369.35	369.35
1.00	12/24DC COMPLETE 4-7/8IN STRIKE KIE			297.62	297.62
1.00	STEEL DOOR CONTACT WIDE GAP WHITE			16.99	16.99
1.00	Access Control Labor			1,300.00	1,300.00
0.10	GENESIS PLENUM COMPOSITE ACCESS CONTROL CABLE, 500' REEL YELLOW. 22/6 STRANDED SHIELDED, 22/4 STRANDED SHIELDED, 22/2 STRANDED SHIELDED AND 18/4 STRANDED SHIELDED.			820.56	82.06
1.00	Request-to-exit Sensor Gray			142.04	142.04
1.00	Basic Pack of 1 entry			240.00	240.00
				TOTAL	\$3,409.26

JOB LOCATION:

Greatrock North WSD/16393
Rayburn St
16393 Rayburn Street
Hudson CO 80603

(X) _____

This estimate subject to terms and conditions of a signed agreement

GREATROCK NORTH WATER AND SANITATION DISTRICT SERVICE CONTRACT

Name of Contractor: Electrical Service and Network Cabling, LLC, a Colorado limited liability company

Title of Agreement/Contract: General Electrical Services

Agreement/Contract Date: September 20, 2023

This Contract (“Agreement”) is made by and between Greatrock North Water and Sanitation District, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”) and the above-referenced contractor, provider, or other consultant (the “Contractor”).

Introduction. The District and the Contractor desire to enter into this Contract to be effective the date above.

1. Scope of Services. The Contractor shall perform the services set forth in **Exhibit A** (the “**Services**”): (a) in a first-class manner, to the satisfaction of the District, using the degree of skill and knowledge customarily employed by other professionals performing similar services; (b) within the time period specified in the Agreement; (c) in such a manner as to minimize any annoyance, interference, or disruption to the residents, tenants, occupants, and invitees within the District; and (d) in compliance with all applicable federal, state, county, and local or municipal statutes, ordinances, and regulations.

2. Compensation of Services. Compensation for the Services provided under this Agreement shall be provided in accordance with the compensation schedule attached hereto as **Exhibit A**. The Contractor shall be responsible for all expenses it incurs in performance of this Agreement and shall not be entitled to any reimbursement or compensation except as provided herein, unless said reimbursement or compensation is approved in writing by the District in advance of incurring such expenses. Exhibit A may take any form. In the event of any conflict between terms set forth in the body of this Agreement and terms set forth in Exhibit A, the terms in the body of this Agreement shall govern.

3. Repairs/Claims. The Contractor shall notify the District immediately, in writing, of any and all incidents/accidents which result in injury or property damage. The Contractor will promptly repair or, at the District’s option, reimburse the District for the repair of any damage to District property caused by the Contractor or its employees, agents, or equipment.

4. Independent Contractor. The Contractor is an independent contractor and nothing herein shall constitute or designate the Contractor or any of its employees or agents as employees or agents of the District. The Contractor is not entitled to workers’ compensation benefits or unemployment insurance benefits and the District will not provide any insurance coverage or employment benefits of any kind or type to or for the Contractor or its employees, sub-consultants, contractors, agents, or representatives. The Contractor shall have full power and authority to select the means, manner, and method of performing its duties under this Agreement, without detailed control or direction from the District, and shall be responsible for supervising its own employees or subcontractors. The District is concerned only with the results to be obtained.

5. Warranty and Permits. The Contractor shall and does by this Agreement guarantee and warrant that all workmanship, materials, and equipment furnished, installed, or performed for the accomplishment of the Services (collectively, the “**Work**”) will be of good quality and new, unless otherwise required or permitted by this Agreement. The Contractor further warrants that the Work will conform to all requirements of this Agreement and the applicable building code and all other applicable laws, ordinances, codes, rules, and regulations of any governmental authorities having jurisdiction over the Work. The Contractor hereby warrants the Work for a period of one (1) year from the date of completion and initial acceptance of the Work. The Contractor will immediately correct or replace any Work that is defective or not conforming to this Agreement at its sole expense to the reasonable satisfaction of the District. The

Contractor's guarantees and warranties shall in all cases survive termination of this Agreement. This warranty shall be enforceable by the District, its successors and assigns.

6. Contractor's Insurance. The Contractor shall acquire and maintain, at its sole cost and expense, during the entire term of the Agreement, the following insurance coverage: (i) Standard worker's compensation and employer's liability insurance covering all employees of Contractor involved with the performance of the services, with policy amounts and coverage in compliance with law; (ii) Commercial General Liability Insurance with minimum limits of liability of not less than \$2,000,000 per occurrence for bodily injury and property damage liability; \$2,000,000 general aggregate (iii) Comprehensive Automobile Liability Insurance covering all owned, non-owned, and hired automobiles used in connection with the performance of the services, with limits of liability of not less than \$1,000,000 combined single limit bodily injury and property damage, and (iv) any other insurance commonly used by contractors for services of the type to be performed pursuant to this Agreement. All coverage provided pursuant to this Agreement shall be written as primary policies, not contributing with and not supplemental to any coverage that the District may carry, and any insurance maintained by the District shall be considered excess. The Commercial General Liability and Comprehensive Automobile Liability Insurance policies will be endorsed to name the District as an additional insured. The Contractor's failure to purchase the required insurance shall not serve to release it from any obligations; nor shall the purchase of the required insurance serve to limit the Contractor's liability. The Contractor shall be responsible for the payment of any deductibles on issued policies.

7. Indemnification. The Contractor shall defend, indemnify, and hold harmless the District and each of its directors, officers, contractors, employees, agents, and consultants, from and against any and all claims, demands, losses, liabilities, actions, lawsuits, damages, and expenses, including legal expenses and attorneys' fees, arising directly or indirectly out of the errors or omissions, negligence, willful misconduct, or any criminal or tortious act or omission of the Contractor or any of its subcontractors, officers, agents, or employees. The Contractor is not obligated to indemnify the District for the District's own negligence. This indemnification obligation will not be limited in any way by any limitation on the amount or types of damages, compensation, or benefits payable by or for the Contractor under worker's compensation acts, disability acts, or other employee benefit acts. Such indemnity shall survive the expiration or termination of this Agreement. To the extent the District is or may be obligated to indemnify, defend, or hold Contractor harmless under the terms of the Agreement, any such indemnification obligation shall arise only to the extent permitted by applicable law and shall be limited solely to sums lawfully appropriated for such purpose in accordance with this Agreement.

8. Termination. This Agreement may be terminated by either party for cause or for convenience upon ten (10) days' prior written notice to the other party. If the Agreement is terminated, the Contractor shall be paid for all Services satisfactorily performed prior to the designated termination date, including reimbursable expenses due. Said payment shall be made in the normal course of business.

9. Governing Law/Disputes. This Agreement and all claims or controversies arising out of or relating to this Agreement shall be governed and construed in accordance with the law of the State of Colorado, without regard to conflict of law principles that would result in the application of any law other than the law of the State of Colorado. Venue for all actions shall be in the District Court in and for the county in which the District is located.

10. Subject to Annual Appropriation and Budget. The District does not intend hereby to create a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever. The obligations of the District under this Agreement is subject to annual budgeting and appropriations, and the Contractor expressly understands and agrees that the decision whether or not to budget and appropriate funds is within the discretion of District's governing body, and the obligations of the District shall extend only to monies appropriated for the purposes of this Agreement and shall not constitute a mandatory charge, requirement or liability in any ensuing fiscal year beyond the then-current fiscal year. The District and Contractor understand and intend that the District's obligation to make payments and pay other amounts due under the Agreement shall constitute a

current expense and shall not in any way be construed to be a debt in contravention of any applicable constitutional or statutory limitations or requirements.

11. Governmental Immunity. Nothing in this Agreement shall be construed to waive, limit, or otherwise modify, in whole or in part, any governmental immunity that may be available by law to the District, its respective officials, employees, contractors, or agents, or any other person acting on behalf of the District and, in particular, governmental immunity afforded or available to the District pursuant to the §§ 24-10-101, *et seq.*, C.R.S.

12. Remedies. To the extent the Contractor's remedies for a District default under the Agreement include any right to accelerate amounts to become due under the Agreement, such acceleration shall be limited solely to sums lawfully appropriated for such purpose and shall further be limited to amounts to become due during the District's then-current fiscal period.

13. Negotiated Provisions. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by counsel for one of the parties, it being acknowledged that each party has contributed substantially and materially to the preparation of this Agreement.

14. Severability. If any portion of this Agreement is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Agreement a provision similar in terms to such illegal, invalid, or unenforceable provision so that the resulting reformed provision is legal, valid, and enforceable.

15. Miscellaneous. This Agreement constitutes the entire agreement between the parties with respect to the matters addressed herein, and shall supersede all prior oral or written negotiations, understandings, and commitments.

16. Counterpart Execution. This Agreement may be executed in several counterparts, each of which may be deemed an original, but all of which together shall constitute one and the same instrument. Executed copies hereof may be delivered by facsimile or email of a PDF document, and, upon receipt, shall be deemed originals and binding upon the signatories hereto, and shall have the full force and effect of the original for all purposes, including the rules of evidence applicable to court proceedings.

By the signature of its representative below, each party affirms that it has taken all necessary action to authorize said representative to execute this Agreement.

DocuSigned by:

<p>District: <u>John D. Wyckoff</u></p> <p>By: <u>John D. Wyckoff</u></p> <p>Name: <u>John D. Wyckoff</u></p> <p>Title: <u>President</u></p>	<p>Contractor: <u>Scott Sprayer</u></p> <p>By: <u>Scott Sprayer</u></p> <p>Name: <u>SCOTT SPRAYER</u></p> <p>Title: <u>OWNER</u></p>
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Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

**Request for Taxpayer
Identification Number and Certification**

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
ARCTIC ELECTRICAL SERVICE & NETWORK CABLING, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► **S**

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
10555 ADAMS CT.

6 City, state, and ZIP code
NORTH GLENN, COLORADO, 80233

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-			-				
--	--	--	---	--	--	---	--	--	--	--

or

Employer identification number

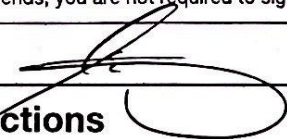
8	4	-	1	5	4	3	7	6	9
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ► 

Date ► **09/20/2023**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Exhibit A
Scope of Services/Compensation Schedule

Scope of Services: General electrical or electrician services as directed by the Board of Directors and District Manager.

Service Rates:

\$70 per tech/per hour during regular business hours (Monday-Friday 7am-5pm)

\$105 per tech/per hour after hours service (Monday-Friday after 5pm and Saturday)

\$140 per tech/per hour (Sundays and Holidays)

Larger Installations/Projects

Rate based on quoted/estimated price per project.

Certificate Of Completion

Envelope Id: 71C972A7E40641C5B156908B9D786791	Status: Completed
Subject: Complete with DocuSign: Greatrock North - AGMT Arctic Electrical Service for General Electrical Serv	
Client Name: Greatrock North WSD	
Client Number: A179912-OS00-2023	
Source Envelope:	
Document Pages: 5	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Cindy Jenkins
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Cindy.Jenkins@claconnect.com
	IP Address: 71.229.210.139

Record Tracking

Status: Original	Holder: Cindy Jenkins	Location: DocuSign
9/20/2023 3:35:55 PM	Cindy.Jenkins@claconnect.com	

Signer Events

John D. Wyckoff
 johndwyckoff@aol.com
 President
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 BF95E2EFB09141F...
 Signature Adoption: Drawn on Device
 Using IP Address: 174.16.62.126
 Signed using mobile

Timestamp

Sent: 9/20/2023 3:47:52 PM
 Viewed: 9/20/2023 3:54:58 PM
 Signed: 9/20/2023 3:55:27 PM

Electronic Record and Signature Disclosure:
 Accepted: 1/31/2022 4:22:26 PM
 ID: b3254546-b9df-48c0-8295-da9ea3723898

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/20/2023 3:47:52 PM
Certified Delivered	Security Checked	9/20/2023 3:54:58 PM
Signing Complete	Security Checked	9/20/2023 3:55:27 PM
Completed	Security Checked	9/20/2023 3:55:27 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, CliftonLarsonAllen LLP (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact CliftonLarsonAllen LLP:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: BusinessTechnology@CLAconnect.com

To advise CliftonLarsonAllen LLP of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at BusinessTechnology@CLAconnect.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from CliftonLarsonAllen LLP

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with CliftonLarsonAllen LLP

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.

GREATROCK NORTH WATER AND SANITATION DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

**GREATROCK NORTH WATER AND SANTIATION DISTRICT
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/12/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 7/31/2023	ESTIMATED 2023	BUDGET A 2024
BEGINNING FUND BALANCES	\$ 4,962,523	\$ 3,577,653	\$ 3,439,059	\$ 3,439,059	\$ 4,138,247
REVENUES					
Property Taxes	1,016,004	1,022,556	1,006,999	1,022,556	1,525,565
Specific Ownership Taxes	74,809	71,579	39,246	67,279	106,790
Interest Income	53,290	30,000	106,489	182,553	80,500
Other Revenue	2,607	-	600	600	600
Horse Creek Retreat	3,000	-	-	-	-
Service Charges - Greatrock	187,205	225,310	79,223	135,811	225,310
Service Charges - Rocking Horse	141,990	165,803	57,865	99,197	165,803
Service Charges - Box Elder	197,529	262,287	116,626	199,930	262,287
Service Charges - Hayesmount	29,345	35,272	11,831	20,282	35,272
Available of Service Fees	3,050	24,480	3,510	6,017	20,000
Inspection Fees	630	2,000	5,040	8,640	2,000
Transfer Fees	2,625	3,000	2,625	4,500	3,000
Water Meters	-	4,000	-	-	4,000
SDF - Hayesmount Estates	-	25,560	26,310	26,310	-
SDF - Ridgeview Estates	219,000	-	-	-	-
SDF - Country Club Ranchettes	197,100	-	52,560	105,120	-
Box Elder - Water Lease Irrigation	7,500	7,500	7,500	7,500	7,500
Utility Penalties	6,661	5,000	1,899	3,255	5,000
Inclusion - CC#2	10,000	-	10,000	10,000	65,000
Inclusion - Ridgeview Estates	4,000	-	-	-	-
Inclusion - Homestead Heights/CC#1	-	-	10,000	10,000	-
Inclusion - Epic Estates	10,000	-	-	-	-
Total revenues	<u>2,166,345</u>	<u>1,884,347</u>	<u>1,538,323</u>	<u>1,909,550</u>	<u>2,508,627</u>
Total funds available	<u>7,128,868</u>	<u>5,462,000</u>	<u>4,977,382</u>	<u>5,348,609</u>	<u>6,646,874</u>
EXPENDITURES					
General and Administrative	209,873	299,388	171,761	308,807	297,946
Operations and Maintenance	489,652	874,609	233,082	399,568	874,852
Debt Service	390,169	386,610	97,705	386,610	404,102
Capital Projects	2,600,115	3,658,054	43,949	115,376	4,210,100
Total expenditures	<u>3,689,809</u>	<u>5,218,661</u>	<u>546,497</u>	<u>1,210,362</u>	<u>5,787,000</u>
Total expenditures and transfers out requiring appropriation	<u>3,689,809</u>	<u>5,218,661</u>	<u>546,497</u>	<u>1,210,362</u>	<u>5,787,000</u>
ENDING FUND BALANCES	\$ 3,439,059	\$ 243,339	\$ 4,430,885	\$ 4,138,247	\$ 859,873
ADMIN / OPER FUNDS AVAILABLE	\$ 3,328,908	\$ 138,695	\$ 4,116,968	\$ 4,104,966	\$ 545,673
CAPITAL RESERVE	75,000	-	-	-	100,000
DEBT SERVICE FUNDS AVAILABLE	35,151	104,644	313,917	33,281	214,200
TOTAL RESERVE	<u>\$ 3,439,059</u>	<u>\$ 243,339</u>	<u>\$ 4,430,885</u>	<u>\$ 4,138,247</u>	<u>\$ 859,873</u>

PRELIMINARY DRAFT - SUBJECT TO REVISION
No assurance provided. See summary of significant assumptions.

**GREATROCK NORTH WATER AND SANTIATION DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/12/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 7/31/2023	ESTIMATED 2023	BUDGET A 2024
ASSESSED VALUATION					
Residential	\$ 20,051,720	\$ 19,789,370	\$ 19,789,370	\$ 19,789,370	\$ 26,844,610
Commercial	1,530	-	-	-	-
Agricultural	39,510	25,860	25,860	25,860	3,300
State assessed	23,950	16,650	16,650	16,650	15,410
Vacant land	638,800	428,930	428,930	428,930	2,882,040
Personal property	987,440	842,940	842,940	842,940	847,370
Other	55,420	81,230	81,230	81,230	126,860
Certified Assessed Value	<u>\$ 21,798,370</u>	<u>\$ 21,184,980</u>	<u>\$ 21,184,980</u>	<u>\$ 21,184,980</u>	<u>\$ 30,719,590</u>
MILL LEVY					
General	30.500	31.323	31.323	31.323	32.227
Debt Service	16.500	16.945	16.945	16.945	17.434
Total mill levy	<u>47.000</u>	<u>48.268</u>	<u>48.268</u>	<u>48.268</u>	<u>49.661</u>
PROPERTY TAXES					
General	\$ 664,850	\$ 663,577	\$ 663,577	\$ 663,577	\$ 990,000
Debt Service	359,673	358,979	358,979	358,979	535,565
Levied property taxes	1,024,523	1,022,556	1,022,556	1,022,556	1,525,565
Adjustments to actual/rounding	(8,519)	-	(15,557)	-	-
Budgeted property taxes	<u>\$ 1,016,004</u>	<u>\$ 1,022,556</u>	<u>\$ 1,006,999</u>	<u>\$ 1,022,556</u>	<u>\$ 1,525,565</u>
BUDGETED PROPERTY TAXES					
General	\$ 659,322	\$ 663,577	\$ 653,481	\$ 663,577	\$ 990,000
Debt Service	356,682	358,979	353,518	358,979	535,565
	<u>\$ 1,016,004</u>	<u>\$ 1,022,556</u>	<u>\$ 1,006,999</u>	<u>\$ 1,022,556</u>	<u>\$ 1,525,565</u>

**GREATROCK NORTH WATER AND SANTIATION DISTRICT
ENTERPRISE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/12/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 7/31/2023	ESTIMATED 2023	BUDGET A 2024
BEGINNING FUNDS AVAILABLE	\$ 4,962,523	\$ 3,577,653	\$ 3,439,059	\$ 3,439,059	\$ 4,138,247
REVENUES					
Property Taxes	1,016,004	1,022,556	1,006,999	1,022,556	1,525,565
Specific Ownership Taxes	74,809	71,579	39,246	67,279	106,790
Interest Income	53,290	30,000	106,489	182,553	80,500
Other Revenue	2,607	-	600	600	600
Country Club Ranchettes F1	3,000	-	-	-	-
Service Charges - Greatrock	187,205	225,310	79,223	135,811	225,310
Service Charges - Rocking Horse	141,990	165,803	57,865	99,197	165,803
Service Charges - Box Elder	197,529	262,287	116,626	199,930	262,287
Service Charges - Hayesmount	29,345	35,272	11,831	20,282	35,272
Available of Service Fees	3,050	24,480	3,510	6,017	20,000
Inspection Fees	630	2,000	5,040	8,640	2,000
Transfer Fees	2,625	3,000	2,625	4,500	3,000
Water Meters	-	4,000	-	-	4,000
SDF - Hayesmount Estates	-	25,560	26,310	26,310	-
SDF - Ridgeview Estates	219,000	-	-	-	-
SDF - Country Club Ranchettes	197,100	-	52,560	105,120	-
Box Elder - Water Lease Irrigation	7,500	7,500	7,500	7,500	7,500
Utility Penalties	6,661	5,000	1,899	3,255	5,000
Inclusion - CC#2	10,000	-	10,000	10,000	65,000
Inclusion - Horse Creek Retreat	-	-	-	-	-
Inclusion - Ridgeview Estates	4,000	-	-	-	-
Inclusion - Homestead Heights/CC#1	-	-	10,000	10,000	-
Inclusion - Epic Estates	10,000	-	-	-	-
Total revenues	2,166,345	1,884,347	1,538,323	1,909,550	2,508,627
Total funds available	7,128,868	5,462,000	4,977,382	5,348,609	6,646,874
EXPENDITURES					
General and administrative					
Accounting	38,220	50,000	27,483	47,114	52,000
Auditing	12,069	13,000	-	13,000	14,300
County Treasurer's fee	15,247	15,338	15,139	15,338	22,883
Directors' fees	5,400	6,000	3,300	6,000	6,000
District management	79,822	90,000	60,309	103,387	95,000
Dues and membership	916	1,400	1,238	1,238	1,300
Election	4,914	50,000	2,516	4,313	-
Insurance	19,181	21,000	26,215	44,940	28,000
Legal	25,404	44,150	27,987	47,978	58,050
Miscellaneous	8,287	8,000	7,213	15,000	10,000
Website	-	-	361	10,000	10,000
Payroll taxes	413	500	-	500	413
Subtotal - G&A	209,873	299,388	171,761	308,807	297,946

PRELIMINARY DRAFT - SUBJECT TO REVISION

No assurance provided. See summary of significant assumptions.

GREATROCK NORTH WATER AND SANTIATION DISTRICT
ENTERPRISE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

10/12/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 7/31/2023	ESTIMATED 2023	BUDGET A 2024
Operations and maintenance					
Customer Billing	42,206	36,000	27,961	47,933	50,000
Distribution System Mntc	21,452	22,900	12,225	20,957	35,000
Engineering - Administration	30,100	20,100	2,820	4,834	37,440
Engineering - Operations	8,318	33,000	2,577	4,418	19,200
Equipment and Tools	982	5,000	360	617	5,000
Facility Maintenance & Repair	18,136	53,600	20,109	34,472	38,900
Generator Preventative Mntc	11,097	15,000	3,168	5,431	17,300
GIS	2,415	3,000	1,400	2,400	3,000
Locates	5,390	9,000	10,020	17,177	20,000
Meter Reading	165	1,000	-	-	2,250
Operator Services	112,868	129,524	68,575	117,557	134,319
Plant Supplies	30,138	22,000	8,256	14,153	24,000
Rules and Regulations	-	2,000	-	-	3,000
Testing and Reporting	9,981	12,400	5,996	10,279	11,250
Treatment - Maintenance & Repair	40,729	82,085	-	-	21,550
Utilities	73,456	75,000	27,795	47,649	78,750
Water Meters - Cap	4,148	4,000	150	257	5,000
Water Rights Dev - Eng	53,493	54,000	28,511	48,876	72,000
Water Rights Dev - Legal	24,578	135,000	13,159	22,558	207,000
Well - Rehab & Repair	-	90,000	-	-	20,500
Contingency	-	70,000	-	-	69,393
Subtotal - O&M	<u>489,652</u>	<u>874,609</u>	<u>233,082</u>	<u>399,568</u>	<u>874,852</u>
Debt Service					
Bond Interest - 2017	175,361	172,244	86,122	172,244	172,244
Loan Interest - 2020	24,408	23,166	11,583	23,166	20,658
Bond Principal - 2017	85,000	-	-	-	-
Loan Principal - 2020	105,000	190,000	-	190,000	210,000
Paying Agent Fees	400	1,200	-	1,200	1,200
Subtotal - DS	<u>390,169</u>	<u>386,610</u>	<u>97,705</u>	<u>386,610</u>	<u>404,102</u>
Capital Projects					
Concentrate Pond	16,902	3,658,054	28,573	100,000	4,160,100
Reverse Osmosis Unit Upgrade	2,583,213	-	15,376	15,376	-
Hydraulic Modeling	-	-	-	-	50,000
Subtotal - CP	<u>2,600,115</u>	<u>3,658,054</u>	<u>43,949</u>	<u>115,376</u>	<u>4,210,100</u>
Total expenditures	<u>3,689,809</u>	<u>5,218,661</u>	<u>546,497</u>	<u>1,210,362</u>	<u>5,787,000</u>
Total expenditures and transfers out requiring appropriation	<u>3,689,809</u>	<u>5,218,661</u>	<u>546,497</u>	<u>1,210,362</u>	<u>5,787,000</u>
ENDING FUNDS AVAILABLE	<u>\$ 3,439,059</u>	<u>\$ 243,339</u>	<u>\$ 4,430,885</u>	<u>\$ 4,138,247</u>	<u>\$ 859,873</u>
ADMIN / OPER FUNDS AVAILABLE	\$ 3,328,908	\$ 138,695	\$ 4,116,968	\$ 4,104,966	\$ 545,673
CAPITAL FUNDS AVAILABLE	-	-	-	-	-
CAPITAL RESERVE	75,000	-	-	-	100,000
DEBT SERVICE FUNDS AVAILABLE	35,151	104,644	313,917	33,281	214,200
TOTAL RESERVE	<u>\$ 3,439,059</u>	<u>\$ 243,339</u>	<u>\$ 4,430,885</u>	<u>\$ 4,138,247</u>	<u>\$ 859,873</u>

PRELIMINARY DRAFT - SUBJECT TO REVISION

No assurance provided. See summary of significant assumptions.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Greatrock North Water and Sanitation District (District), was organized on May 27, 1998, as a quasi-municipal corporation and a political subdivision of the State of Colorado, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Adams County, Colorado. The District's purpose is to design, financing, acquisition and construction of certain infrastructure improvements necessary to provide public water and stormwater drainage and detention to the property owners and residents of the District.

The District has no employees and all operations and administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material. For financial statements reporting under generally accepted accounting principles (GAAP), the District uses the full accrual basis of accounting. Consequently, the terminology of "Funds Available" is used in the budget to distinguish the difference from GAAP accounting for Fund Balance. Funds Available represents each fund's current assets less its current liabilities except for the current portion of long-term debt. In addition, the budget separates individual funds, which are included as one entity in the GAAP presentation.

The budget provides for the annual debt service on the District's general obligation debt as well as the general operation of the District and capital improvements.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary Information page of the budget using the adopted mill levy imposed by the District.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected by the General Fund and Debt Service Fund.

Water Service Charges

The District bills its customers monthly for water services. Revenue for water service is comprised of billings to residential customers. Fees are based upon a base fee and water meter readings at established rates.

Availability of Service Fees

The District anticipates collecting approximately \$20,000 in availability of service fees. Availability of service fees are imposed on properties in need of future services.

Water Lease Irrigation

The District anticipates collecting \$7,500 from Box Elder Creek Ranch Water Company for the option to lease a portion of its Laramie-Fox Hills aquifer ground water available for specific uses.

Net Investment Income

Interest earned on the District's available funds has been estimated based on historical interest earnings.

Expenditures

Administrative and Operating Expenditures

Administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, and meeting expense. Operating and maintenance expenditures are estimated expenditures related to the operation, repair and maintenance of the District water plant and systems.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Capital Outlay

The budget anticipates construction activity during 2024, primarily for infrastructure improvements within the development. These expenditures are detailed within the budget.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (continued)

Debt Service

Principal and interest payments in 2024 are provided based on the debt amortization schedule from the \$4,750,000 Series 2017 General Obligation Refunding and Improvement Bonds and the \$1,970,000 Series 2020 Loan Agreement (discussed under Debt and Leases).

Debt and Leases

Series 2017

On December 21, 2017, the District issued \$4,750,000 in Series 2017 General Obligation Refunding and Improvement Bonds, which bears average interest of 2.950%, maturing on December 1, 2044. The Series 2017 Bonds refunded the Series 2007 Bonds and provided \$2,000,000 for capital infrastructure projects.

The bonds are secured by and payable from the levy of ad valorem taxes consisting of monies derived by the District from the following sources, net of any collection costs (1) revenues from an ad valorem mill levy imposed upon all taxable property of the District each year, and (2) the portion of the specific ownership tax which is collected as a result of the imposition of the mill levy. The District is required to levy an ad valorem tax to pay the principal of, and interest on, the bonds without limitation as to rate and in an amount sufficient to pay the bonds when due. The adopted mill levies imposed the District, are displayed on the Property Tax Summary Information page of the budget.

Series 2020

On September 10, 2020, the District issued \$1,970,000 of debt under the Series 2020 Loan Agreement, which bears interest of 1.320%, maturing on December 1, 2030. The Series 2020 Loan refunded the Series 2010 Bonds.

The bonds are secured by and payable from the levy of ad valorem taxes consisting of monies derived by the District from the following sources, net of any collection costs (1) revenues from an ad valorem mill levy imposed upon all taxable property of the District each year, and (2) the portion of the specific ownership tax which is collected as a result of the imposition of the mill levy. The District is required to levy an ad valorem tax to pay the principal of, and interest on, the bonds without limitation as to rate and in an amount sufficient to pay the bonds when due. The adopted mill levies imposed the District, are displayed on the Property Tax Summary Information page of the budget.

The District has no capital or operating leases.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending as defined under TABOR.

This information is an integral part of the accompanying budget.

GREATROCK NORTH WATER AND SANITATION DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

**GREATROCK NORTH WATER AND SANTIATION DISTRICT
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/12/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 7/31/2023	ESTIMATED 2023	BUDGET B 2024
BEGINNING FUND BALANCES	\$ 4,962,523	\$ 3,577,653	\$ 3,439,059	\$ 3,439,059	\$ 4,138,247
REVENUES					
Property Taxes	1,016,004	1,022,556	1,006,999	1,022,556	1,482,335
Specific Ownership Taxes	74,809	71,579	39,246	67,279	103,763
Interest Income	53,290	30,000	106,489	182,553	80,500
Other Revenue	2,607	-	600	600	600
Horse Creek Retreat	3,000	-	-	-	-
Service Charges - Greatrock	187,205	225,310	79,223	135,811	225,310
Service Charges - Rocking Horse	141,990	165,803	57,865	99,197	165,803
Service Charges - Box Elder	197,529	262,287	116,626	199,930	262,287
Service Charges - Hayesmount	29,345	35,272	11,831	20,282	35,272
Available of Service Fees	3,050	24,480	3,510	6,017	20,000
Inspection Fees	630	2,000	5,040	8,640	2,000
Transfer Fees	2,625	3,000	2,625	4,500	3,000
Water Meters	-	4,000	-	-	4,000
SDF - Hayesmount Estates	-	25,560	26,310	26,310	-
SDF - Ridgeview Estates	219,000	-	-	-	-
SDF - Country Club Ranchettes	197,100	-	52,560	105,120	-
Box Elder - Water Lease Irrigation	7,500	7,500	7,500	7,500	7,500
Utility Penalties	6,661	5,000	1,899	3,255	5,000
Inclusion - CC#2	10,000	-	10,000	10,000	65,000
Inclusion - Ridgeview Estates	4,000	-	-	-	-
Inclusion - Homestead Heights/CC#1	-	-	10,000	10,000	-
Inclusion - Epic Estates	10,000	-	-	-	-
Total revenues	<u>2,166,345</u>	<u>1,884,347</u>	<u>1,538,323</u>	<u>1,909,550</u>	<u>2,462,370</u>
Total funds available	<u>7,128,868</u>	<u>5,462,000</u>	<u>4,977,382</u>	<u>5,348,609</u>	<u>6,600,618</u>
EXPENDITURES					
General and Administrative	209,873	299,388	171,761	308,807	297,298
Operations and Maintenance	489,652	874,609	233,082	399,568	875,500
Debt Service	390,169	386,610	97,705	386,610	404,102
Capital Projects	2,600,115	3,658,054	43,949	115,376	4,210,100
Total expenditures	<u>3,689,809</u>	<u>5,218,661</u>	<u>546,497</u>	<u>1,210,362</u>	<u>5,787,000</u>
Total expenditures and transfers out requiring appropriation	<u>3,689,809</u>	<u>5,218,661</u>	<u>546,497</u>	<u>1,210,362</u>	<u>5,787,000</u>
ENDING FUND BALANCES	\$ 3,439,059	\$ 243,339	\$ 4,430,885	\$ 4,138,247	\$ 813,618
ADMIN / OPER FUNDS AVAILABLE	\$ 3,328,908	\$ 138,695	\$ 4,116,968	\$ 4,104,966	\$ 515,418
CAPITAL RESERVE	75,000	-	-	-	100,000
DEBT SERVICE FUNDS AVAILABLE	35,151	104,644	313,917	33,281	198,200
TOTAL RESERVE	<u>\$ 3,439,059</u>	<u>\$ 243,339</u>	<u>\$ 4,430,885</u>	<u>\$ 4,138,247</u>	<u>\$ 813,618</u>

**GREATROCK NORTH WATER AND SANTIATION DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/12/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 7/31/2023	ESTIMATED 2023	BUDGET B 2024
ASSESSED VALUATION					
Residential	\$ 20,051,720	\$ 19,789,370	\$ 19,789,370	\$ 19,789,370	\$ 25,716,665
Commercial	1,530	-	-	-	-
Agricultural	39,510	25,860	25,860	25,860	3,300
State assessed	23,950	16,650	16,650	16,650	15,410
Vacant land	638,800	428,930	428,930	428,930	2,882,040
Personal property	987,440	842,940	842,940	842,940	847,370
Other	55,420	81,230	81,230	81,230	126,860
Certified Assessed Value	<u>\$ 21,798,370</u>	<u>\$ 21,184,980</u>	<u>\$ 21,184,980</u>	<u>\$ 21,184,980</u>	<u>\$ 29,591,645</u>
MILL LEVY					
General	30.500	31.323	31.323	31.323	32.507
Debt Service	16.500	16.945	16.945	16.945	17.586
Total mill levy	<u>47.000</u>	<u>48.268</u>	<u>48.268</u>	<u>48.268</u>	<u>50.093</u>
PROPERTY TAXES					
General	\$ 664,850	\$ 663,577	\$ 663,577	\$ 663,577	\$ 961,936
Debt Service	359,673	358,979	358,979	358,979	520,399
Levied property taxes	1,024,523	1,022,556	1,022,556	1,022,556	1,482,335
Adjustments to actual/rounding	(8,519)	-	(15,557)	-	-
Budgeted property taxes	<u>\$ 1,016,004</u>	<u>\$ 1,022,556</u>	<u>\$ 1,006,999</u>	<u>\$ 1,022,556</u>	<u>\$ 1,482,335</u>
BUDGETED PROPERTY TAXES					
General	\$ 659,322	\$ 663,577	\$ 653,481	\$ 663,577	\$ 961,936
Debt Service	356,682	358,979	353,518	358,979	520,399
	<u>\$ 1,016,004</u>	<u>\$ 1,022,556</u>	<u>\$ 1,006,999</u>	<u>\$ 1,022,556</u>	<u>\$ 1,482,335</u>

**GREATROCK NORTH WATER AND SANTIATION DISTRICT
ENTERPRISE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/12/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 7/31/2023	ESTIMATED 2023	BUDGET B 2024
BEGINNING FUNDS AVAILABLE	\$ 4,962,523	\$ 3,577,653	\$ 3,439,059	\$ 3,439,059	\$ 4,138,247
REVENUES					
Property Taxes	1,016,004	1,022,556	1,006,999	1,022,556	1,482,335
Specific Ownership Taxes	74,809	71,579	39,246	67,279	103,763
Interest Income	53,290	30,000	106,489	182,553	80,500
Other Revenue	2,607	-	600	600	600
Country Club Ranchettes F1	3,000	-	-	-	-
Service Charges - Greatrock	187,205	225,310	79,223	135,811	225,310
Service Charges - Rocking Horse	141,990	165,803	57,865	99,197	165,803
Service Charges - Box Elder	197,529	262,287	116,626	199,930	262,287
Service Charges - Hayesmount	29,345	35,272	11,831	20,282	35,272
Available of Service Fees	3,050	24,480	3,510	6,017	20,000
Inspection Fees	630	2,000	5,040	8,640	2,000
Transfer Fees	2,625	3,000	2,625	4,500	3,000
Water Meters	-	4,000	-	-	4,000
SDF - Hayesmount Estates	-	25,560	26,310	26,310	-
SDF - Ridgeview Estates	219,000	-	-	-	-
SDF - Country Club Ranchettes	197,100	-	52,560	105,120	-
Box Elder - Water Lease Irrigation	7,500	7,500	7,500	7,500	7,500
Utility Penalties	6,661	5,000	1,899	3,255	5,000
Inclusion - CC#2	10,000	-	10,000	10,000	65,000
Inclusion - Horse Creek Retreat	-	-	-	-	-
Inclusion - Ridgeview Estates	4,000	-	-	-	-
Inclusion - Homestead Heights/CC#1	-	-	10,000	10,000	-
Inclusion - Epic Estates	10,000	-	-	-	-
Total revenues	<u>2,166,345</u>	<u>1,884,347</u>	<u>1,538,323</u>	<u>1,909,550</u>	<u>2,462,370</u>
Total funds available	<u>7,128,868</u>	<u>5,462,000</u>	<u>4,977,382</u>	<u>5,348,609</u>	<u>6,600,618</u>
EXPENDITURES					
General and administrative					
Accounting	38,220	50,000	27,483	47,114	52,000
Auditing	12,069	13,000	-	13,000	14,300
County Treasurer's fee	15,247	15,338	15,139	15,338	22,235
Directors' fees	5,400	6,000	3,300	6,000	6,000
District management	79,822	90,000	60,309	103,387	95,000
Dues and membership	916	1,400	1,238	1,238	1,300
Election	4,914	50,000	2,516	4,313	-
Insurance	19,181	21,000	26,215	44,940	28,000
Legal	25,404	44,150	27,987	47,978	58,050
Miscellaneous	8,287	8,000	7,213	15,000	10,000
Website	-	-	361	10,000	10,000
Payroll taxes	413	500	-	500	413
Subtotal - G&A	<u>209,873</u>	<u>299,388</u>	<u>171,761</u>	<u>308,807</u>	<u>297,298</u>

PRELIMINARY DRAFT - SUBJECT TO REVISION

No assurance provided. See summary of significant assumptions.

GREATROCK NORTH WATER AND SANTIATION DISTRICT
ENTERPRISE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

10/12/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 7/31/2023	ESTIMATED 2023	BUDGET B 2024
Operations and maintenance					
Customer Billing	42,206	36,000	27,961	47,933	50,000
Distribution System Mntc	21,452	22,900	12,225	20,957	35,000
Engineering - Administration	30,100	20,100	2,820	4,834	37,440
Engineering - Operations	8,318	33,000	2,577	4,418	19,200
Equipment and Tools	982	5,000	360	617	5,000
Facility Maintenance & Repair	18,136	53,600	20,109	34,472	38,900
Generator Preventative Mntc	11,097	15,000	3,168	5,431	17,300
GIS	2,415	3,000	1,400	2,400	3,000
Locates	5,390	9,000	10,020	17,177	20,000
Meter Reading	165	1,000	-	-	2,250
Operator Services	112,868	129,524	68,575	117,557	134,319
Plant Supplies	30,138	22,000	8,256	14,153	24,000
Rules and Regulations	-	2,000	-	-	3,000
Testing and Reporting	9,981	12,400	5,996	10,279	11,250
Treatment - Maintenance & Repair	40,729	82,085	-	-	21,550
Utilities	73,456	75,000	27,795	47,649	78,750
Water Meters - Cap	4,148	4,000	150	257	5,000
Water Rights Dev - Eng	53,493	54,000	28,511	48,876	72,000
Water Rights Dev - Legal	24,578	135,000	13,159	22,558	207,000
Well - Rehab & Repair	-	90,000	-	-	20,500
Contingency	-	70,000	-	-	70,041
Subtotal - O&M	<u>489,652</u>	<u>874,609</u>	<u>233,082</u>	<u>399,568</u>	<u>875,500</u>
Debt Service					
Bond Interest - 2017	175,361	172,244	86,122	172,244	172,244
Loan Interest - 2020	24,408	23,166	11,583	23,166	20,658
Bond Principal - 2017	85,000	-	-	-	-
Loan Principal - 2020	105,000	190,000	-	190,000	210,000
Paying Agent Fees	400	1,200	-	1,200	1,200
Subtotal - DS	<u>390,169</u>	<u>386,610</u>	<u>97,705</u>	<u>386,610</u>	<u>404,102</u>
Capital Projects					
Concentrate Pond	16,902	3,658,054	28,573	100,000	4,160,100
Reverse Osmosis Unit Upgrade	2,583,213	-	15,376	15,376	-
Hydraulic Modeling	-	-	-	-	50,000
Subtotal - CP	<u>2,600,115</u>	<u>3,658,054</u>	<u>43,949</u>	<u>115,376</u>	<u>4,210,100</u>
Total expenditures	<u>3,689,809</u>	<u>5,218,661</u>	<u>546,497</u>	<u>1,210,362</u>	<u>5,787,000</u>
Total expenditures and transfers out requiring appropriation	<u>3,689,809</u>	<u>5,218,661</u>	<u>546,497</u>	<u>1,210,362</u>	<u>5,787,000</u>
ENDING FUNDS AVAILABLE	<u>\$ 3,439,059</u>	<u>\$ 243,339</u>	<u>\$ 4,430,885</u>	<u>\$ 4,138,247</u>	<u>\$ 813,618</u>
ADMIN / OPER FUNDS AVAILABLE	\$ 3,328,908	\$ 138,695	\$ 4,116,968	\$ 4,104,966	\$ 515,418
CAPITAL RESERVE	75,000	-	-	-	100,000
DEBT SERVICE FUNDS AVAILABLE	35,151	104,644	313,917	33,281	198,200
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PRELIMINARY DRAFT - SUBJECT TO REVISION
No assurance provided. See summary of significant assumptions.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Greatrock North Water and Sanitation District (District), was organized on May 27, 1998, as a quasi-municipal corporation and a political subdivision of the State of Colorado, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Adams County, Colorado. The District's purpose is to design, financing, acquisition and construction of certain infrastructure improvements necessary to provide public water and stormwater drainage and detention to the property owners and residents of the District.

The District has no employees and all operations and administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material. For financial statements reporting under generally accepted accounting principles (GAAP), the District uses the full accrual basis of accounting. Consequently, the terminology of "Funds Available" is used in the budget to distinguish the difference from GAAP accounting for Fund Balance. Funds Available represents each fund's current assets less its current liabilities except for the current portion of long-term debt. In addition, the budget separates individual funds, which are included as one entity in the GAAP presentation.

The budget provides for the annual debt service on the District's general obligation debt as well as the general operation of the District and capital improvements.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary Information page of the budget using the adopted mill levy imposed by the District.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected by the General Fund and Debt Service Fund.

Water Service Charges

The District bills its customers monthly for water services. Revenue for water service is comprised of billings to residential customers. Fees are based upon a base fee and water meter readings at established rates.

Availability of Service Fees

The District anticipates collecting approximately \$20,000 in availability of service fees. Availability of service fees are imposed on properties in need of future services.

Water Lease Irrigation

The District anticipates collecting \$7,500 from Box Elder Creek Ranch Water Company for the option to lease a portion of its Laramie-Fox Hills aquifer ground water available for specific uses.

Net Investment Income

Interest earned on the District's available funds has been estimated based on historical interest earnings.

Expenditures

Administrative and Operating Expenditures

Administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, and meeting expense. Operating and maintenance expenditures are estimated expenditures related to the operation, repair and maintenance of the District water plant and systems.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Capital Outlay

The budget anticipates construction activity during 2024, primarily for infrastructure improvements within the development. These expenditures are detailed within the budget.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (continued)

Debt Service

Principal and interest payments in 2024 are provided based on the debt amortization schedule from the \$4,750,000 Series 2017 General Obligation Refunding and Improvement Bonds and the \$1,970,000 Series 2020 Loan Agreement (discussed under Debt and Leases).

Debt and Leases

Series 2017

On December 21, 2017, the District issued \$4,750,000 in Series 2017 General Obligation Refunding and Improvement Bonds, which bears average interest of 2.950%, maturing on December 1, 2044. The Series 2017 Bonds refunded the Series 2007 Bonds and provided \$2,000,000 for capital infrastructure projects.

The bonds are secured by and payable from the levy of ad valorem taxes consisting of monies derived by the District from the following sources, net of any collection costs (1) revenues from an ad valorem mill levy imposed upon all taxable property of the District each year, and (2) the portion of the specific ownership tax which is collected as a result of the imposition of the mill levy. The District is required to levy an ad valorem tax to pay the principal of, and interest on, the bonds without limitation as to rate and in an amount sufficient to pay the bonds when due. The adopted mill levies imposed the District, are displayed on the Property Tax Summary Information page of the budget.

Series 2020

On September 10, 2020, the District issued \$1,970,000 of debt under the Series 2020 Loan Agreement, which bears interest of 1.320%, maturing on December 1, 2030. The Series 2020 Loan refunded the Series 2010 Bonds.

The bonds are secured by and payable from the levy of ad valorem taxes consisting of monies derived by the District from the following sources, net of any collection costs (1) revenues from an ad valorem mill levy imposed upon all taxable property of the District each year, and (2) the portion of the specific ownership tax which is collected as a result of the imposition of the mill levy. The District is required to levy an ad valorem tax to pay the principal of, and interest on, the bonds without limitation as to rate and in an amount sufficient to pay the bonds when due. The adopted mill levies imposed the District, are displayed on the Property Tax Summary Information page of the budget.

The District has no capital or operating leases.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending as defined under TABOR.

This information is an integral part of the accompanying budget.

Greatrock North Water & Sanitation District
Property Tax Summary Information
2024 Budget

	2023 Adopted Budget	Scenario A* (Prior Year Mill Levy)	Scenario B* (Prior Year Mill Levy)
ASSESSED VALUATION			
Single-Family Residential	\$ 19,789,370	\$ 26,844,610	\$ 25,716,665
Agricultural	25,860	3,300	3,300
Oil and Gas - Pipeline	81,230	126,860	126,860
State Assessed	16,650	15,410	15,410
Vacant land	428,930	2,882,040	2,882,040
Personal property	842,940	847,370	847,370
Certified Assessed Value	<u>\$ 21,184,980</u>	<u>\$ 30,719,590</u>	<u>\$ 29,591,645</u>
MILL LEVY			
General	31.313	32.227	32.507
Debt Service	16.945	17.434	17.586
Total mill levy	<u>48.258</u>	<u>49.661</u>	<u>50.093</u>
PROPERTY TAXES			
General	\$ 663,365	\$ 990,000	\$ 961,936
Debt Service	358,979	535,565	520,399
Levied property taxes	<u>1,022,344</u>	<u>1,525,565</u>	<u>1,482,335</u>
Budgeted property taxes	<u>\$ 1,022,344</u>	<u>\$ 1,525,565</u>	<u>\$ 1,482,335</u>
Percentage Change Over Prior Year		49.22%	44.99%

*SCENARIO A INDICATES THAT NOVEMBER BALLOT DOES NOT PASS. SCENARIO B INDICATES BALLOT ISSUE IN NOVEMBER PASSES

ENGINEER'S PROGRESS REPORT

Date: October 19, 2023
To: Greatrock North Water and Sanitation District
From: Element Engineering
Job No. 0041.0001
RE: Monthly Engineers Report – **New Items Bold**

CAPITAL PROJECTS:

1. Water Treatment Plant Improvements - Construction

The Certificate of Substantial Completion has been provided to Moltz Construction. The date of Substantial Completion was set for October 6, 2022. The advertisement for final payment was posted as required and the final payment was issued. The end of the two-year warranty period is October 6, 2024.

2. Concentration Evaporation Pond

Element has reviewed all historic documents on the concentration evaporation pond and has contacted the subconsultant tasked with the concentrate line and pond grading design (CVL). The tasks necessary to complete design and permitting of the concentrate pond are as follows:

- Receive concentrate line and pond CAD files from CVL.
- Compile an Engineering Design and Operations Plan (EDOP), design plans, liner design, and specifications for the pond per CDPHE Section 9: Waste Impoundments.
- Finalize pond grading design and SWMP.
- Update concentrate line per request from developer and update easement exhibit.

Element has provided the district with a proposal to the district to complete pond design and CPDHE submittal (EDOP, plans, specifications). The EDOP, plans, and specifications will be to CPDHE for review and approval. After approval, the district will be granted approval for construction. CDPHE has strict quality control and construction documentation requirements including a construction QA/QC report that must be submitted after construction. Element can provide a proposal for pond bidding, construction observation, and construction QA/QC reporting at the appropriate time.

Element's proposal to complete the third concentrate pond and line has been approved by the district. We are currently working on the EDOP and plans. Also, we have provided a modified draft easement exhibit to Jay Scolnick for the revised concentrate line alignment.

As of August 29, 2021, Element continues to work on the concentrate pond design and EDOP. We have been coordinating with Jay on the concentrate line and have come to an agreement on the line location. We are finalizing what should be the last iteration of the concentrate line easement for signature by Jay. Our surveyor will require some field work for the easement in order to stamp the legal description. Also, there is additional survey required for the concentrate line design which will occur at the same time.

Additional survey field work was ongoing as of September 16, 2021. Element met onsite with the surveyor to confirm required items to be surveyed. Element held discussions about the potential to eliminate the proposed sump and pump in the proposed RO WTP if the concentrate line can be lowered. Element recommends any new concentrate main installation be 8-inch diameter SDR 35 PVC minimum.

Element has received the updated survey and has provided preliminary pond alternative layouts and costs as well as concentrate line profiles for the district's discussion at the October 26, 2021 work session. Upon a final decision for layout and pond location design documents will be created. Also, it is apparent that the concentrate line in Rayburn can be lowered, allowing the proposed sump in the ROWWTP to be removed and all drains go to the concentrate line.

Element was provided direction by the board to proceed with the west pond location and the gravity concentrate main running down Hudson Mile Road. Design work is ongoing with draft design documents expected to be complete in January. Element has reached out to Adams County to determine what permitting will be required for the project. A potential pre-application meeting with Adams County was requested.

Element has submitted the initial pre-application document to Adams County. A pre-application meeting with the county will be scheduled in the coming weeks based on the county's schedule. Work continues on finalization of the design. It is our goal to submit a draft of the design submitted to the board for review during the month of January.

A pre-application meeting with Adams County has been scheduled for Friday February 4, 2022 at 10:30 AM. This meeting will be held virtually. Element submitted progress plans on the concentrate pond to the district. We are now working to finalize the plans. The next step is to complete final internal edits and compile a stormwater management plan (SWMP) and finalize and submit the Section 9 Impoundment permitting report to CDPHE. This should be completed by the end of February to mid-March.

Element and CLA staff attended a pre-application meeting with Adams County. A detailed summary of submittal requirements was sent to the GNWSD board. In summary a Conditional Use Permit is required. The board approved Element to begin working on this submittal. Work is ongoing. We expect submittal of the conditional use permit and EDOP to Adams County and CDPHE in mid-March.

The public meeting for the conditional use permit is to be held at the April 5, 2022 board meeting. The required environmental study on the property is being completed by an Element

subconsultant. Upon completion of the environmental study and public meeting, Element will submit the conditional use permit application to Adams County.

Element received the ownership and encumbrance report to research mineral rights owners to notify them (as required by Adams County). Also, we received the environmental report prepared by Olsson Associates that is required with the Conditional Use Permit. Our final task is to finalize the EDOP and submit it to CPDPHE and Adams County as well as provide notifications to mineral holders. This is to be completed by the week of May 30, 2022.

The EDOP and Adams County submittal have been completed and submitted. The Adams County review fee has been paid by Element.

Element has followed up with agencies to determine who is the primary contact. We have not been assigned a planner or engineer yet, but this is likely to occur soon.

Our project has been assigned a planner at Adams County. The county has promised to expedite the review of the project. Element will be ready to answer any questions or comments on the proposed project.

We held a county comment review meeting with Adams County on September 16, 2022. Comments received are relatively minor and we are currently working on the response letter. All responses have been completed. Element is confirming the Adams County requirement for landscaping.

It is recommended that the district proceed with bidding the project under the Construction Manager at Risk (CMAR) procurement procedure. We have completed responses to all Adams County comments. Also we held a meeting with CDPHE to request either an approval letter or a list of comments to respond to. CDPHE has indicated they will send a brief list of comments. We anticipate having those during the week of January 30th, 2023.

The district approved the CMAR bidding approach at the March 7th meeting. Element is working with the district's attorney to compile an Owner-CMAR agreement. Upon completion of this agreement, the CMAR bid documents will be completed and advertised.

The bid package is complete and we have forwarded all items to the district council to review. The attorneys are working to finalize the Owner-CMAR agreement.

The county has requested some minor modifications to the grading which are being completed. We are finalizing that for final re-submittal to the county. Our next step will be the planning commission and board of county commissioners.

The district's attorney has provided both the Owner-CMAR agreement and the Owner-Contract agreement. The CMAR bid package has been advertised and the bid package has been assembled. The following is the bid schedule for the CMAR process:

RFP Release Date	June 2 nd at 4:00 PM
Non-Mandatory Pre-Bid Meeting	June 9 th at 10:00 AM
Last Day to Request Interpretations of the Documents	June 16 th at 4:00 PM
Proposals Due (via email to nmarcotte@elementengineering.net)	June 23 rd at 4:00 PM
Anticipated Design Phase CMAR Award	July Board Meeting

Element has finalized and re-submitted all documents to CDPHE and Adams County for permitting purposes. This includes all grading and drainage changes requested by Adams County.

The CMAR package for the Third Concentrate Pond advertised and bid. The district received two (2) proposals. Please see the attached summary and recommendation letter for a detailed analysis of the bids and a recommendation for award.

Element held a project kickoff meeting with PES and representatives from their subcontractor team on August 24, 2023. The meeting went well with discussion centering around the team's ideas for value engineering. While the entire project was discussed, detailed questions discussed were as follows:

- Will a 4-ft fence be acceptable rather than the currently specified 6-ft fence? This will save significant money given the length of the fence.
- Use of the existing concentrate pond water for compaction will save significantly on water haul costs from on offsite area.
- A 40-mil under liner instead of the currently specified 60-mil is requested to save money.
- A slightly re-balancing of dirt work will ensure no net import or export is required.

We are currently awaiting approval from both CDPHE and Adams County to proceed with construction. Adams County has indicated that our Conditional Use Permit Application has satisfied their requirements and they are working to schedule our project on the board of county commissioners and the planning commission meetings.

Adams County has scheduled our Planning Commission and Board of County Commissioner Hearings. These dates are as follows:

- **Planning Commission: October 25 at 5:00 PM**
- **BOCC: November 14th at 9:30 AM**

CDPHE has reviewed our most recent submittal and provided us with a list of additional questions. We are working on responding to that request for information with a return date of the end of October targeted.

3. Third Alluvial Well

Element will report items pertaining to the third alluvial well in this section.

Element met with the district's water resources engineer on August 12, 2021. It was discussed that the location of Alluvial Well 3 and 4 would likely be the best locations for the new alluvial well. Element has been requested to complete a construction and design cost estimate to tie each of these well locations into the existing raw water lines. This work will begin shortly.

The well locations 3 and 4 were determined to be the best locations as they produce a satisfactory amount of water and have better water quality than location 5, which tested very high in nitrates (> 20 mg/L).

A Basis of Design Report (BDR) must be submitted to CDPHE to add an additional water source. This BDR must include the results of extensive water quality testing. Two separate testing batteries must be completed in two separate calendar quarters. Also, once drilled, the well will need to be tested to insure it is not under the direct influence of surface water.

No work this period.

It is suggested that the board continue discussions of adding the third alluvial well. With the construction of the new water treatment plant being finalized, both existing alluvial wells are required for operation. Currently there is no redundant alluvial source.

GENERAL ENGINEERING – ADMINISTRATION

Element has been coordinating closely with CLA to onboard general engineering services. Element, CLA and GNWSD held an initial onboarding meeting at Element offices on June 10, 2021. An additional onboarding meeting with REC has been scheduled on June 30th, 2021 at REC offices. We have received all electronic and hard copy files from MMI and have reviewed them to determine the sum of available records.

Element has completed cost estimates to support 2022 budget preparation. This included estimated general engineering (ops and admin) fees, capital project fees, and engineering construction administration fees. A meeting to review the proposed budget items was held on September 22nd at REC offices.

Element is coordinating the additional information (survey) and scoping items on the concentrate line and concentrate pond and line alternatives in the General Engineering – Administration job number.

Element presented options to the board on concentrate line and concentrate pond locations. See Third Concentrate Pond reporting for more information.

Element is working on the county permitting of the third concentrate pond. See third concentrate pond update.

Element provided draft General Engineering estimates and concentrate pond cost estimates for the 2023 budgeting period.

Element is currently working on budgeting and rate analysis updates for the 2023 calendar year. Also, we have been coordinating with the district's consultants on the Town of Castle Rock water court case.

Element is now meeting monthly with the district manager and operator to go over district related tasks, and make sure coordination and progress is ongoing.

Element completed a design schematic of the necessary work to replace the existing Rocking Horse Farm water storage tank fill valve. These exhibits are attached. It is likely the project will cost less than the statutory public bid requirement of \$120,000. Therefore, it is recommended that the district solicit an on-call contractor for a price to complete the work. HAO solutions will also need to coordinate electrical and control work for the new actuated valve.

1. Box Elder Creek Ranch Subdivision

Element will report general administrative engineering items pertaining to the Box Elder Creek Ranch subdivision in this section.

No work this period.

2. Rocking Horse Farms Subdivision

Element will report general administrative engineering items pertaining to the Rocking Horse Farms subdivision in this section.

Element has coordinated with REC to complete the recommendation for final acceptance of the Rocking Horse Farms Pump Station Replacement Project. The project was completed on July 22, 2020, and has been successfully operating since startup. The 1-year warranty period has elapsed, and Element recommends final acceptance.

Element met with REC at RHF on January 21st, 2022 to discuss replacement of the RHF control valves. It was determined that an insertion valve could be installed downstream of the control valve to shut the tank off. A new electrically actuated gate valve could then be installed in the vault. It is recommended that two manual gate valves with wheels be installed on either side of the new actuated valve. This time was billed to General Engineering: Operations.

No work this period.

3. Greatrock North Subdivision

Element will report general administrative engineering items pertaining to the Greatrock North subdivision in this section.

No work this period.

4. Hayesmount Estates Subdivision

Element will report general administrative engineering items pertaining to the Hayesmount Estates subdivision in this section.

No work this period.

GENERAL ENGINEERING – OPERATIONS

Element will report on water accounting, use, water quality, and electrical usage, and pond levels in this section. We are working on on-boarding and coordination with REC so that we may obtain data for regular reporting.

Element met with REC on January 21st, 2022 to discuss the rocks in the concentrate line. It was determined that the line could be temporarily shut down (turn off WTP) and the line upstream of the control valve could be shut. The concentrate line could then be pumped out (water discharging to the adjacent concentrate pond) and the line could be excavated, opened, and the rocks removed. Upon removal the line would need to be replaced in the excavated area.

No work this period.

DEVELOPMENT SERVICES

1. Country Club Ranchettes Filing No. 1

Element has contacted Jay Scolnick and his contractor (Three Sons Construction) to set up a pre-construction meeting. The meeting is tentatively scheduled to be held onsite during the weeks of July 5, 2021, or July 12, 2021 depending on final construction permit issuance from Adams County. Three Sons Construction has started the submittal process with Element. We are reviewing submittals per the district's rules and regulations.

Element will discuss construction observation and management roles and responsibilities with REC and CLA to clearly define task responsibility between each entity.

Element will be responsible for onsite construction observation. Submittals have been received and reviewed. A pre-construction meeting was held on July 16th, 2021. Onsite construction work started on July 21st, 2021. Element will be providing full time observation for the first week, and scale back observation time if we feel the contractor is completing acceptable work. Element provided the district with an estimated number of hours for onsite work that included the pre-construction, observation, GPS services and final walkthrough.

Element has completed construction observation and oversight during construction. Adams County notified the developer (Jay) and their engineer (Manhard) that their fire hydrant design and installation was three feet too close to the centerline of the asphalt roadway. The hydrants are required to be moved, which will require a new pressure test. An exhibit of this relocation is attached to this board report.

Element inspected and coordinated work on the fire hydrant relocation.

Minor construction observation/coordination occurred during this reporting period. Initial acceptance will occur after the surface improvements are complete (pavement, etc).

Element was notified that paving would occur at the project during the month of December. Upon completion of surface improvements an initial acceptance walkthrough will be completed.

Element completed an initial acceptance walkthrough and compiled the attached punch list and closeout requirements. A letter was sent to the developer on June 23, 2022, and we are awaiting a response and required items.

Element has received a draft Bill of Sale and as-built documentation. We are waiting on final documents for initial acceptance.

We have final documents for Initial Acceptance and anticipate board approval during the February meeting. These documents have been submitted to the attorney for review.

Element is planning to GIS the new infrastructure in CCRF1 and upload it to the district's GIS software. Work should be completed during the month of June.

The GIS work for the Country Club Ranchettes Filing 1 work has been completed and the all linework and data added to the district's GIS system.

2. Country Club Ranchettes Filing No. 2

On Wednesday January 26th, 2022. Element met with the developer to discuss inclusion of CCR Filing 2. There were no specific engineering related action items immediately necessary at the meeting. When the inclusion packet is submitted, Element will complete necessary review tasks.

The inclusion agreement for CCR F2 has been submitted and Element is working with the district's consulting team to review and provide comments.

Element met with the district staff to review the inclusion agreement. During this review it was determined that a capacity analysis would need to be updated to document that the district has adequate capacity to serve CCR F2. This capacity analysis will be completed to ensure the inclusion can be adequately served by existing district infrastructure, or if additional infrastructure by the developer is required.

A district-wide capacity analysis is currently being worked on. This will assist in determining what, if any, capital improvements are necessary for the CCRF1 Inclusion Agreement.

The capacity analysis has been completed and submitted to the district for consideration. This capacity analysis is a district-wide model that should be updated with the addition of any new development.

3. Ridgeview Estates

This subdivision has gained Initial Acceptance.

No work this period.

4. Epic Estates

Element attended a meeting discussing water rights and potential water treatment for the proposed development.

Element attended an inclusion meeting at the CLA offices to discuss the Epic Estates inclusion process and needed information. We specifically requested water quality results from Epic's raw water wells. A sampling and testing battery of necessary information was sent to Epic Estates.

No work this period.

5. Horse Creek Retreat

No work this period.

OTHER PROJECTS:

1. 2023 Tap Fee Update

The GNWSD board approved Element to compile an updated tap fee analysis. This work is currently being assigned to our staff and is being compiled. We are completing a district-wide capacity analysis prior to finalizing this tap fee analysis.

The tap fee analysis has been completed and submitted to the district for review and approval.



ROCKING HORSE FARM LOCATION

DATE
SEPT 2023



ELEMENT ENGINEERING LLC

12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
WWW.ELEMENTENGINEERING.NET

JOB NUMBER
0082.0001

SCALE
1" = 1,000'



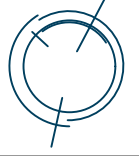
RHF EXISTING SITE PLAN

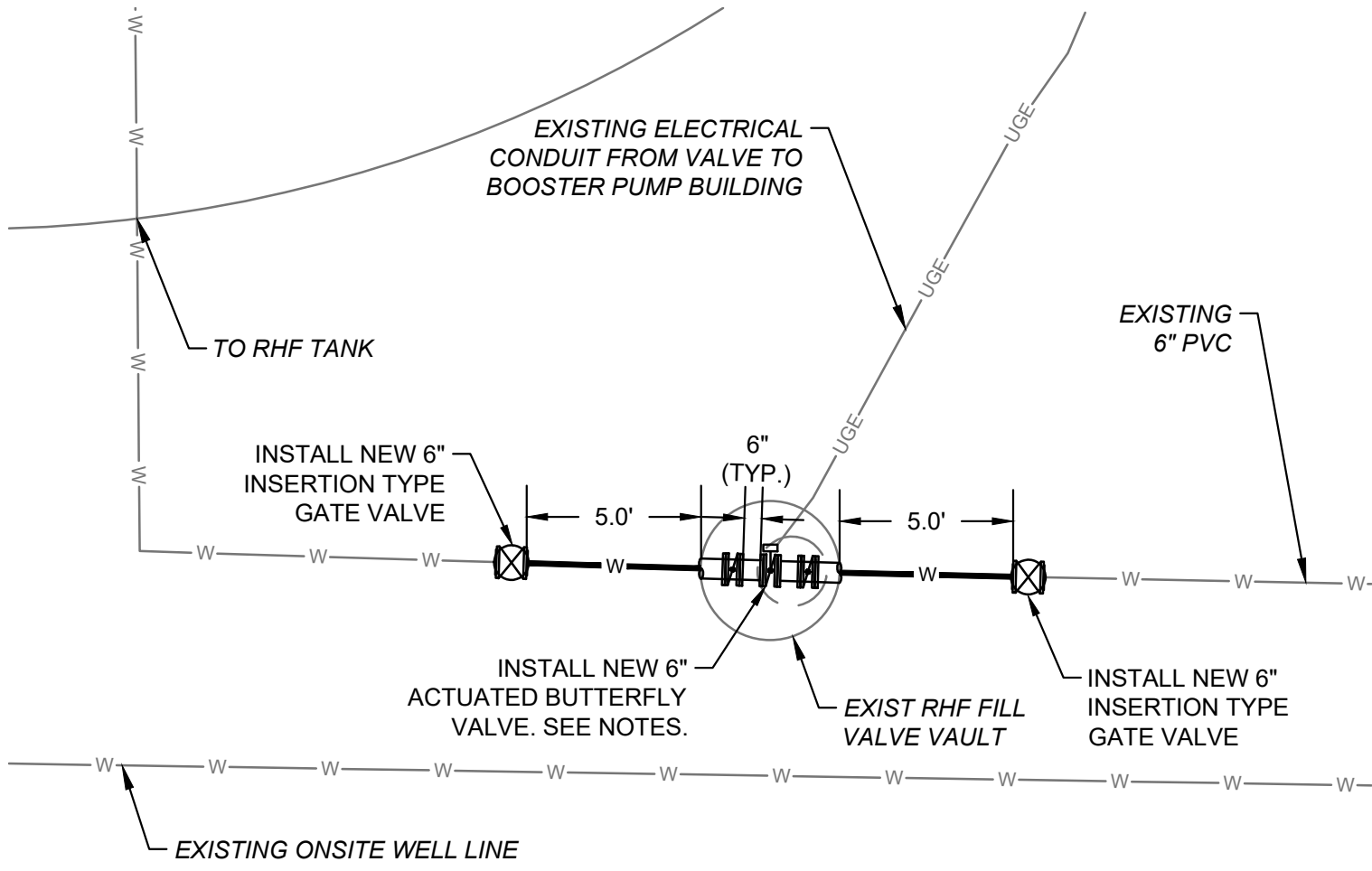
DATE
SEPT 2023

JOB NUMBER
0082.0001

SCALE
1" = 60'

12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
WWW.ELEMENTENGINEERING.NET





NOTES:

1. NEW INSERTION TYPE GATE VALVES SHALL INCLUDE VALVE, BOX, COVER, AND RISER.
2. REPLACE EXISTING FILL VALVE WITH NEW ELECTRICALLY ACTUATED BUTTERFLY VALVE. INSTALL MANUAL BUTTERFLY VALVE ON BOTH SIDES FOR ISOLATION W/ 6-INCHES OF PIPE BETWEEN VALVE.
3. DISTRICT'S CONTROLS ENGINEER WILL LAND CONTROL WIRING AS NECESSARY TO POWER AND CONTROL VALVE.



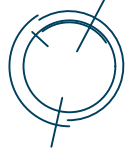
RHF PROPOSED FILL VALVE PLAN

DATE
SEPT 2023

JOB NUMBER
0082.0001

SCALE
1" = 5'

12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
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**GREATROCK NORTH WATER
AND SANITATION DISTRICT
CAPACITY ANALYSIS**

SEPTEMBER 2023

CAPACITY ANALYSIS
FOR
GREATROCK NORTH WATER & SANITATION DISTRICT

SEPTEMBER 2023

EE Job No.: 0082.0007

TABLE OF CONTENTS

1	INTRODUCTION	1
2	SERVICE AREA	1
3	WATER SUPPLY & TREATMENT	3
3.1	CONCENTRATE EVAPORATION IMPOUNDMENTS	4
3.2	FUTURE RAW WATER SUPPLY	5
4	WATER STORAGE	5
5	WATER DISTRIBUTION	5
6	WATER DEMAND	8
7	CAPACITY ANALYSIS – POTABLE WATER	10
7.1	WATER RIGHTS	12
8	CAPACITY ANALYSIS – PUMPING SYSTEMS	12
9	CAPACITY ANALYSIS – STORAGE	13
10	CONCLUSIONS AND RECOMMENDATIONS.....	14

LIST OF TABLES

TABLE 1:	GNWSD SUBDIVISION DETAILS	3
TABLE 2:	RAW WATER WELLS	3
TABLE 3:	CCR FILING NO. 2 ANNUAL WATER DEMAND.....	8
TABLE 4:	GNWSD FULL BUILDOUT WATER DEMAND WITH PROPOSED CCR FILING NO. 2	8
TABLE 5:	2022 GNWSD WATER USAGE	9
TABLE 6:	MAX MONTH PEAKING FACTOR	9
TABLE 7:	FULL BUILDOUT WATER DEMAND (WITH AND WITHOUT CCR FILING NO. 2)	10
TABLE 8:	FULL BUILDOUT WATER DEMAND SUMMARY.....	10
TABLE 9:	RO FEED AND BLEND WATER SUPPLY WELLS SUMMARY.....	10
TABLE 10:	EXISTING SYSTEM OPERATION TO MEET EXISTING MAX MONTH DEMAND	11
TABLE 11:	EXISTING SYSTEM OPERATION TO MEET PROPOSED MAX MONTH DEMAND.....	11
TABLE 12:	PROPOSED SYSTEM WITH ALV-3 MAXIMUM POTABLE WATER CAPACITY (16 HOURS OF OPERATION)	12
TABLE 13:	PEAK HOUR WATER DEMAND PER PUMPING STATION.....	13
TABLE 14:	WATER STORAGE REQUIREMENTS.....	14

LIST OF FIGURES

FIGURE 1:	GNWSD SERVICE AREA	2
FIGURE 2:	GNWSD DISTRIBUTION SYSTEM PROCESS FLOW DIAGRAM.....	7

1 INTRODUCTION

This capacity analysis has been compiled to determine the existing capacity and demand of the approved subdivisions with the Greatrock North Water & Sanitation District, as well as to determine if the system includes available capacity to serve the proposed Country Club Ranchettes Filing No. 2. This report will include recommendations for any improvements needed to serve the existing and proposed users.

2 SERVICE AREA

The Greatrock North Water & Sanitation District (GNWSD or district) service area consists of six (6) existing subdivisions. The district has agreements to serve water to the full buildout of all six existing approved subdivisions.

- **Greatrock North** – Fully developed and occupied
- **Rocking Horse Farms** – Fully developed and occupied
- **Box Elder Creek Ranch** – Fully developed and occupied
- **Hayesmount Estates** – Fully developed and occupied
- **Ridgeview Estates** – Fully developed
- **County Club Ranchettes Filing No. 1 (aka Homestead Heights)** – Inactive. In development.

The Box Elder Creek Ranch subdivision has a dual water system with irrigation water provided by the Box Elder Creek Ranch Water Company. All other subdivisions are on a single water system with both potable and irrigation water provided by the GNWSD.

In addition to these approved subdivisions, a seventh subdivision is being planned for development, titled Country Club Ranchettes Filing No. 2. This development is interested in being served with potable water by the GNWSD. This capacity analysis will determine if the existing system is capable of serving this proposed subdivision.

An exhibit of the service area is presented in Figure 1.

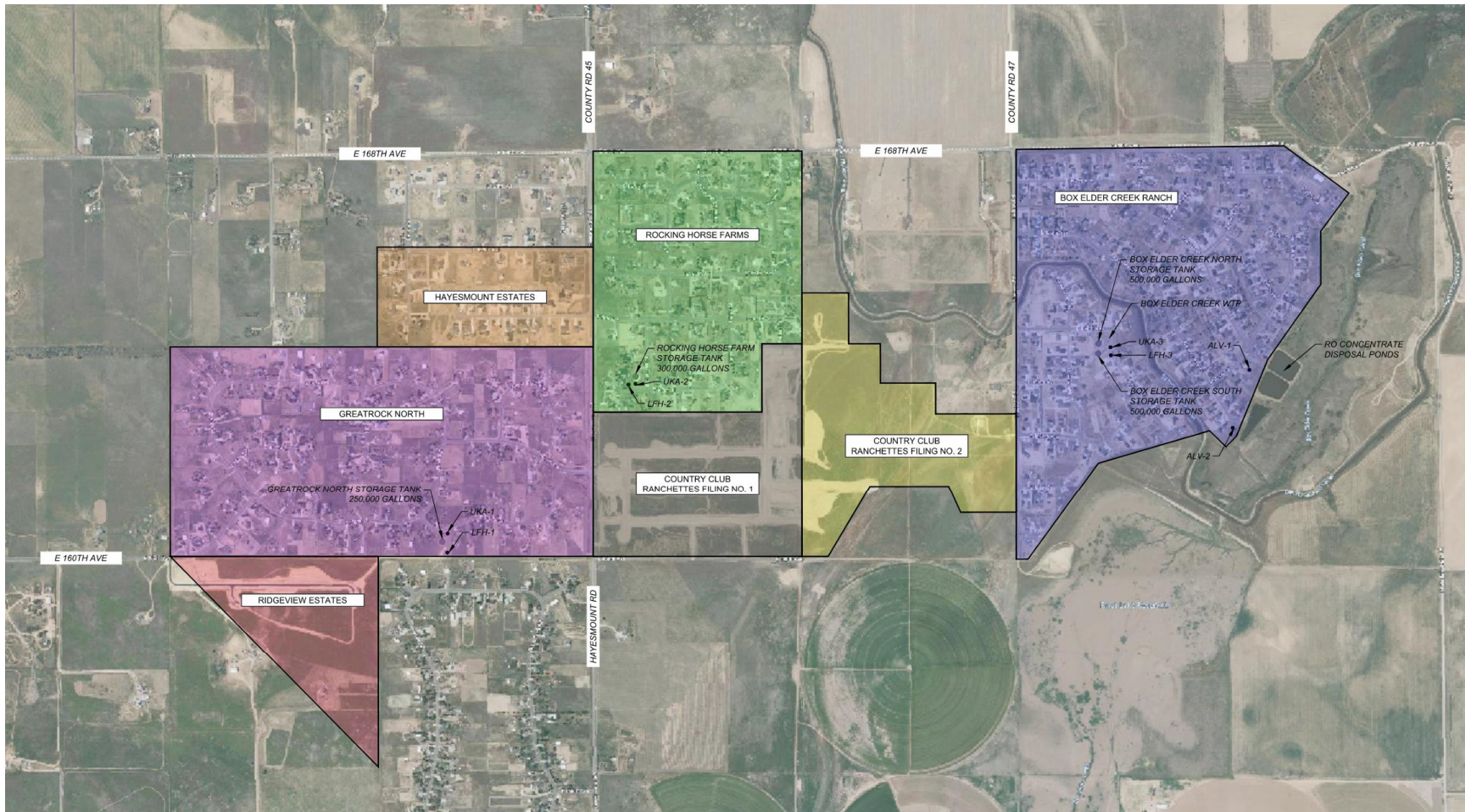


Figure 1: GNWS D Service Area

Details of the number of lots and approximate lot sizes are summarized in Table 1.

Table 1: GNWSD Subdivision Details

Subdivision	Lots	Approximate Lot Size (acres)
Greatrock North	132	1.75 to 3.25
Rocking Horse Farms	96	1.0 to 2.0
Box Elder Creek Ranch	242	1.0 to 1.25
Hayesmount Estates	21	1.0
Ridgeview Estates	21	2.5
Country Club Ranchettes Filing No. 1	56	1.5
Country Club Ranchettes Filing No. 2	62	1.00

3 WATER SUPPLY & TREATMENT

Raw water is provided to the existing Box Elder Creek Ranch (BECR) Water Treatment Plant (WTP) by eight groundwater wells. All sources of raw water are classified as groundwater and provide water from the alluvial, Upper Arapahoe, and Laramie-Fox Hills aquifers. The district provides finished water to their service area by providing reverse osmosis (RO) treatment and chlorine treatment to groundwater.

Three wells that pull water from the upper Arapahoe aquifer are designated as wells UKA 1, UKA 2, and UKA 3. Three wells that pull water from the Laramie-Fox Hills aquifer are designated as wells LFH 1, LFH 2, and LFH 3. Two wells that pull water from the alluvial aquifer are designated as wells ALV 1 and ALV 2.

The Alluvial well water is usually fed to the RO skid or used to blend with the RO permeate. Laramie Fox Hills water is solely used for augmentation purposes but can be used for domestic water use if necessary. Upper Arapahoe water is used to blend with the RO permeate.

The recently completed RO treatment system allows for treatment of all raw water sources. This will provide the treatment system operation flexibility if needed, though no operation changes are currently being considered. Water from the Laramie Fox Hills wells has historically been solely used for augmentation, but the well permits specify that the water can also be used for municipal or domestic use.

Table 2 summarizes the raw water wells, well pumps, existing use, and production capacity.

Table 2: Raw Water Wells

Well Name	Well Name Abbr.	Existing Use	Permit Number	Pumping Rate	Well Pump Manufacturer	Well Pump Model No.
Alluvial-1	ALV-1	RO Feed or Blend	63024-F	135	Grundfos	150S150-8 (15 hp)
Alluvial-2	ALV-2	RO Feed or Blend	67146-F	150	Grundfos	150S150-6 (15 hp)
Upper Arapahoe-1	UKA-1	Blend	51919-F	50	Grundfos	80S100-10 (10 hp)
Upper Arapahoe-2	UKA-2	Not in Use	76012-F	40	Grundfos	A-40S75-21
Upper Arapahoe-3	UKA-3	Blend	76014-F	10	Grundfos	16S10-10 (1 hp)
Laramie Fox Hills-1	LFH-1	Augmentation	75928-F	40	NA	NA
Laramie Fox Hills-2	LFH-2	Augmentation	75942-F	70	Grundfos	85S400-30 (40 hp)
Laramie Fox Hills-3	LFH-3	Augmentation	75944-F	100	Grundfos	150S500-28 (50 hp)

The district's potable water supply normally consists of three (3) sources:

- Permeate from the reverse osmosis (RO) water treatment system
- Alluvial well water that bypasses the reverse osmosis water treatment system
- Upper Arapahoe well water

These sources are blended at the Box Elder Reverse Osmosis Water Treatment Plant located on Tract C of Box Elder Creek Ranch Filing No. 3. Blended water is chlorinated with a 10 percent sodium hypochlorite solution before entering the storage tanks.

The district's Board of Directors has established the following water quality goals for the potable water supply:

- 350 milligrams per liter (mg/l) for total dissolved solids (TDS) concentration
- 100 mg/l for total hardness

To realize these water quality goals, the blend ratio of the sources is generally:

- 10% permeate from the reverse osmosis water treatment unit,
- 90% alluvial well water that bypasses the reverse osmosis water treatment unit, and Upper Arapahoe well water (UKA-1 and UKA-3)

Currently, the operators are averaging two hours per day of RO run time, while the remaining time the Upper Arapahoe and Alluvial wells are going directly to the tank after chlorination. The UKA-1 and UKA-3 wells produce a combined 60 gpm and currently operates around 11 hours per day, fluctuating based on the changing water demand throughout the year. ALV-1 currently operates around 105 gpm and ALV-2 currently operates around 136 gpm, as both wells are on VFDs and are not operating at 60 Hz. As currently operated, the system water quality shows approximated 260 mg/L TDS and 70 mg/L hardness of the combined water, therefore the district's water quality goals are being met.

The current reverse osmosis water treatment unit operates at 80 percent recovery based upon the following flows:

- Feed per Skid: 250 gallons per minute (gpm)
- Permeate per Skid: 200 gpm
- Concentrate per Skid: 50 gpm
- Total Skids: 2

3.1 CONCENTRATE EVAPORATION IMPOUNDMENTS

The district currently operates two (2) Type B impoundments for reverse osmosis concentrate management under an Engineering, Design, and Operations Plan (EDOP) approved by the Colorado Department of Public Health and Environment Hazardous Materials and Waste Management Division. Due to the limited number of economical concentrate management options, evaporation ponds are currently the preferred solution for concentrate management for the district.

The existing pond area is not adequate for the volume of concentrate generated by the RO system. The district and the district's engineer are working to permit and construct a third impoundment to increase the capacity of the evaporation ponds. No additional improvements or expansions of the impoundments are required based on existing approved development or the proposed CCR Filing No. 2 development.

3.2 FUTURE RAW WATER SUPPLY

A third Alluvial well will be installed to assist in meeting the growing service area water demand with a minimum expected flow rate of 150 gpm. A sample well for Alluvial Well No. 3 has been drilled at the time of this report. Additionally, GNWSD has the rights to two other Alluvial raw water wells to produce water to meet future water demand of the service area. Two Alluvial wells No. 4 and No. 5 have been approved for use by Water Division No. 1 Case Number 2008CW66. Under paragraph 8.1 of Case Number 2008CW66, the district may divert a total of 214.7 acre-feet per year through the five alluvial wells.

4 WATER STORAGE

Finished drinking water is stored in four storage tanks; two 500,000-gallon above grade steel water storage tanks located at the BECR WTP, one 250,000 gallon below ground concrete tank in the Greatrock North subdivision, and one 300,000 gallon above grade steel tank located in Rocking Horse Farms subdivision. The two storage tanks at the water treatment plant act as clear wells and provide chlorine contact time. All four storage tanks are in good condition and do not need to be replaced. The two above grade tanks at the treatment plant are connected by an open pipe and function as one larger 1,000,000-gallon storage tank.

5 WATER DISTRIBUTION

All potable water provided to the district is produced at the Box Elder RO Water Treatment Plant (WTP) and enters the two storage tanks onsite (North and South Box Elder Creek Ranch water storage tanks). A pump skid located at the WTP draws water from the two tanks and pumps finished water to the distribution system. The Box Elder Ranch distribution system pump skid is comprised of three Goulds e-SV Water Technology duty pumps, three Baldor-Reliancer SuperE Motors, and a high service Goulds pump. Each duty pump is designed for a pumping rate of 50 gpm, for a total of 150 gpm with all three duty pumps operating. The distribution system pumps maintain a pressure of 66 psi into the distribution system. The high service pump is available for times of high demand such as a fire flow event. This high service Goulds pump is designed for a maximum flow of 2,124 gpm.

The Box Elder Ranch pump skid directly serves the Box Elder Ranch distribution system. This pump skid also feeds the Greatrock North water storage tank (250,000 gallons) and the Rocking Horse Farms water storage tank (300,000 gallons).

The Greatrock North pump skid draws water from the Greatrock North water storage tank. The Greatrock North distribution system pump skid is comprised of three Goulds e-SV Water Technology duty pumps and a high service Goulds pump. Each duty pump is designed for a pumping rate of 50 gpm, for a total of 150 gpm with all three duty pumps operating. The high service pump is available for times of high demand such as a fire flow event. This high service Goulds pump is designed for a maximum flow of 1,910 gpm. This pump skid directly serves the Greatrock North distribution system. Additionally, the Ridgeview Estates distribution system is served by a watermain connection to the Greatrock North distribution system. A watermain connection from Greatrock North to the Hayesmount Estates distribution system also exists and is only utilized when the main service to Hayesmount from Rocking Horse Farms is not available. A

watermain connection from Greatrock North to the CCR Filing No. 1 distribution system also exists and is only utilized when the main service to CCR No. 1 from Rocking Horse Farms is not available.

The Rocking Horse Farms pump skid draws water from the Rocking Horse Farms water storage tank. The Rocking Horse Farms distribution system pump skid is comprised of four Goulds e-SV Water Technology duty pumps and a high service Goulds pump. Each duty pump is designed for a pumping rate of 50 gpm, for a total of 200 gpm with all four duty pumps operating. The high service pump is available for times of high demand such as a fire flow event. This high service Goulds pump is designed for a maximum flow of 1,910 gpm. This pump skid directly serves the Rocking Horse Farms distribution system. Additionally, the Hayesmound Estates distribution system and CCR Filing No. 1 are served by a watermain connection connection to the Rocking Horse Farms distribution system.

As previously described, Country Club Ranchettes (CCR) Filing No. 1 is served by a watermain connection to both Greatrock North (GRN) and Rocking Horse Farms (RHF). An 8-inch pressure sustaining valve is installed at the connection to the GRN distribution system. An 8-inch swing check valve is installed at the connection to the RHF distribution system. The subdivision is served by the RHF distribution system under normal operation. CCR Filing No. 1 is only served from the GRN distribution system when adequate water and associated pressure is not available from RHF.

Country Club Ranchettes (CCR) Filing No. 2 is proposed to be served by five connections to existing water distribution piping. Two connections will be to the Box Elder Creek Ranch distribution system, two connections will be to the CCR Filing No. 1 distribution system, and one connection will be to the Rocking Horse Farms distribution system.

A process flow diagram of the Greatrock North Water & Sanitation District distribution system is presented in Figure 2.

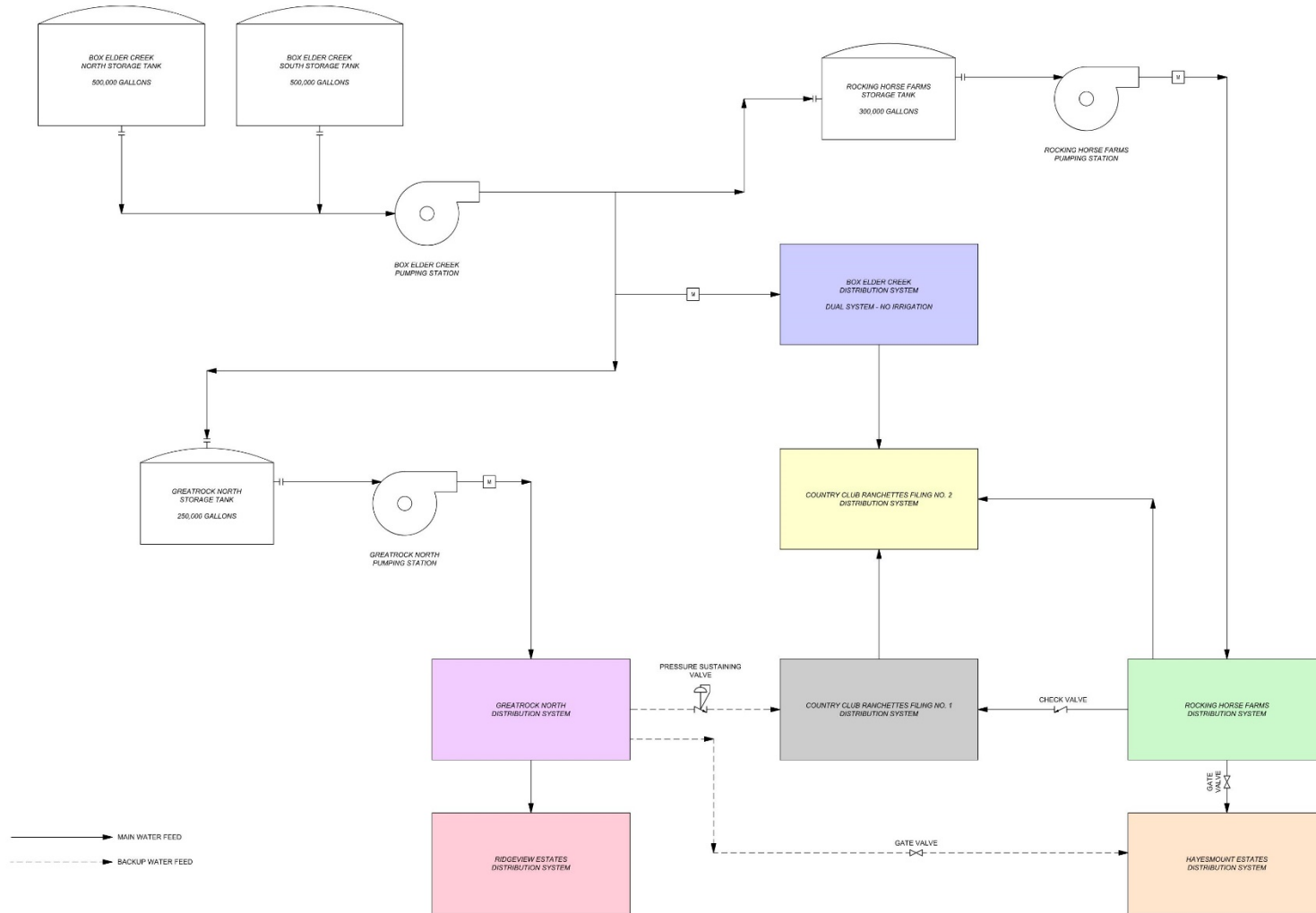


Figure 2: GNWSD Distribution System Process Flow Diagram

6 WATER DEMAND

The estimated water demand for the Country Club Ranchettes Filing No. 2 development has been estimated by the developer, based on the Unit Water Demands table in section 9.2 of the GRNWSD Rules and Regulations. The average annual demand for the proposed CCR Filing No. 2 full buildout service area is presented in Table 3.

Table 3: CCR Filing No. 2 Annual Water Demand

Country Club Ranchettes Filing No. 2 - Annual Water Demand		
Proposed Lots	62	lots
Est. Capita per Lot	2.7	capita per lot
Water Demand per Capita	150	gpdpc
Full Buildout Average Demand - Daily	25,110	gpd
Full Buildout Average Demand - Annual	9,165,150	gallons

The projected full buildout annual average water demand for all approved subdivisions based on approved number of lots and district water demand estimate standards, as well as the proposed CCR Filing No. 2 demand previously presented (rounded), are summarized in Table 4.

Table 4: GNWSD Full Buildout Water Demand with Proposed CCR Filing No. 2

Subdivision	Annual Potable Water Demand Projections at Full Buildout (gallons)
Greatrock North	21,500,000
Rocking Horse Farms	16,000,000
Box Elder Creek Ranch	12,700,000
Hayesmount Estates	3,500,000
Ridgeview Estates	3,500,000
Country Club Ranchettes Filing No. 1	9,200,000
Country Club Ranchettes Filing No. 2	9,200,000
Total	75,600,000

The district meters water to the distribution system at the entrance to the Greatrock North distribution system, at the entrance to the Rocking Horse Farms distribution system, and at the entrance to the Box Elder Creek Ranch distribution system. Flows to the other subdivisions are not currently metered in one consolidated location, only at individual tap meters.

As previously discussed, Hayesmount Estates is served by a connection to the Rocking Horse Farms distribution system, therefore the Hayesmount usage will be reflected in the RHF water meter. Ridgeview Estates is served by Greatrock North, therefore usage will be reflected in the Greatrock North meter. However, this development is currently being constructed, therefore usage is minimal currently.

Recorded water usage at the three total subdivision water meters is summarized in Table 5.

Table 5: 2022 GNWSD Water Usage

GNWSD System Demand (Gallons per Month)				
Month	Greatrock North	Rocking Horse Farms	Box Elder Creek	Total
January 2022	476,000	488,712	884,678	1,849,390
February 2022	470,000	542,696	863,547	1,876,243
March 2022	514,000	578,992	964,408	2,057,400
April 2022	1,296,000	1,107,720	1,131,624	3,535,344
May 2022	2,601,000	2,246,088	1,166,010	6,013,098
June 2022	3,501,000	3,093,232	1,389,048	7,983,280
July 2022	3,534,000	3,466,296	899,372	7,899,668
August 2022	3,686,000	3,622,680	1,310,760	8,619,440
September 2022	3,118,000	3,118,752	1,369,450	7,606,202
October 2022	1,290,000	1,330,728	916,049	3,536,777
November 2022	521,000	503,936	932,187	1,957,123
December 2022	477,000	398,867	976,724	1,852,591
Monthly Average	1,790,333	1,708,225	1,066,988	4,565,546
Annual Total	21,484,000	20,498,699	12,803,857	54,786,556

The actual recorded water use (Table 5) for both Greatrock North and Box Elder Creek is almost identical to the projected total annual water demand for the subdivision (Table 4).

However, the actual recorded water use for Rocking Horse Farms, which reflects water use for both Rocking Horse Farms and Hayesmount Estates, is higher than expected. The expected total water use for the combined two system, per Table 4, is 19,500,000 gallons annually. The 2022 water usage data (Table 5) shows a total annual water usage of approximately 20,500,000 gallons.

To account for this slight discrepancy, this report will conservatively include an additional 1,000,000 gallons of annual water demand. This demand will be added to the Rocking Horse Farms development.

The maximum month demand is observed in August due to high irrigation. Table 6 calculated the maximum month peaking factor based on the 2022 demand data.

Table 6: Max Month Peaking Factor

Max Month Peaking Factor	
Max Month (2022 Usage)	8,619,440
Average Day (2022 Usage)	4,565,546
Average Day to Max Month Peaking Factor	1.9

The system requires all irrigation to occur at night hours, meaning irrigation demand does not intersect with peak indoor demand. Therefore, the peak system demand is approximately equal to the maximum month demand on an instantaneous basis, and an additional instantaneous demand factor is not appropriate. These demand assumptions have been calibrated against actual field conditions as reported by the system operator and have been determined to be accurate.

Table 7 summarizes the full buildout demand for the existing approved six subdivisions as well as the demand with the additional proposed CCR Filing No. 2, including average day, max month, and peak

instantaneous conditions. The peak instantaneous demand scenario will be utilized to determine the adequacy of the pumping skids throughout the distribution system to meet peak instantaneous demand. This capacity analysis will determine if the existing district infrastructure is adequate to meet these demands.

Table 7: Full Buildout Water Demand (With and Without CCR Filing No. 2)

Subdivision	Annual Potable Water Demand Projections at Full Buildout (gallons)	Average Day Water Demand Projections at Full Buildout (gpd)	Max Month Water Demand Projections at Full Buildout (gpd)	Peak Instantaneous Water Demand Projections at Full Buildout (gpm)
Greatrock North	21,500,000	58,904	111,207	77
Rocking Horse Farms	17,000,000	46,575	87,931	61
Box Elder Creek Ranch	12,700,000	34,795	65,690	46
Hayesmount Estates	3,500,000	9,589	18,103	13
Ridgeview Estates	3,500,000	9,589	18,103	13
Country Club Ranchettes Filing No. 1	9,200,000	25,205	47,586	33
Total of Approved 6 Subdivisions	67,400,000	184,658	348,621	242
Country Club Ranchettes Filing No. 2	9,200,000	25,205	47,586	33
Total of Approved 6 Subdivisions and CCR Filing No. 2	76,600,000	209,863	396,207	275

7 CAPACITY ANALYSIS – POTABLE WATER

As previously documented, the district blends approximately 10% RO permeate with 90% raw (chlorinated) water from a combination of ALV-1, ALV-2, UKA-1, and UKA-3. Table 8 summarizes the water demand for the district based on full buildout of the existing six distribution systems as well as with the proposed CCR Filing No. 2.

Table 8: Full Buildout Water Demand Summary

	Approved Six Subdivisions		Approved Six Subdivisions and Proposed CCR Filing No. 2	
Annual Water Demand	67,400,000	gal per year	76,600,000	gal per year
Average Day Water Demand	184,658	gpd	209,863	gpd
Max Month Water Demand	348,621	gpd	396,207	gpd

A summary of the existing raw water wells that are utilized for potable water production (either RO supply or blend) is presented in Table 9 for reference.

Table 9: RO Feed and Blend Water Supply Wells Summary

Well Name	Well Name Abbr.	Existing Use	Pumping Rate
Alluvial-1	ALV-1	RO Feed or Blend	135
Alluvial-2	ALV-2	RO Feed or Blend	150
Upper Arapahoe-1	UKA-1	Blend	50
Upper Arapahoe-3	UKA-3	Blend	10

When the RO treatment system is operating, it requires a feed rate of 250 gpm per skid. This results in 200 gpm of permeate and 50 gpm of concentrate (waste). The total capacity of the two existing alluvial wells is 285 gpm. Table 10 calculates the hours of well and RO treatment operation required to meet the maximum month demand of the approved six subdivision (348,621 gpd). This scenario maintains the existing permeate to non-permeate blend ratio and maintains the existing UKA wells pumping hours of approximately 11 hours per day.

Table 10: Existing System Operation to Meet Existing Max Month Demand

	Flow (gpm)	Production Hours per Day	Total Daily Production (gpd)	Blend Ratio
RO Permeate	200	3.5	42,000	12%
Alluvial Blend - On Skid (simultaneous with RO system operation)	35	3.5	7,350	77%
Alluvial Blend - Off Skid (when RO system is not operating)	285	15.5	265,050	
UKA-1 & 3	60	11.0	39,600	11%
		Total	354,000	
<i>Total Alluvial Operational Hours</i>		19.0		

This calculation shows that the existing system is capable of meeting the average day and maximum day demand scenarios of the existing system, but it requires approximately 19 hours of alluvial well operation, including 3.5 hours of RO treatment system operation.

Table 11 calculates the hours of well and RO treatment operation required to meet the maximum month demand of the approved six subdivision and the proposed CCR Filing No. 2 (396,207 gpd). This scenario maintains the existing permeate to non-permeate blend ratio and maintains the existing UKA wells pumping hours of approximately 11 hours per day.

Table 11: Existing System Operation to Meet Proposed Max Month Demand

	Flow (gpm)	Production Hours per Day	Total Daily Production (gpd)	Blend Ratio
RO Permeate	200	3.5	42,000	11%
Alluvial Blend - On Skid (simultaneous with RO system operation)	35	3.5	7,350	79%
Alluvial Blend - Off Skid (when RO system is not operating)	285	18.0	307,800	
UKA-1 & 3	60	11.0	39,600	10%
		Total	396,750	
<i>Total Alluvial Operational Hours</i>		21.5		

This calculation shows that the existing system is capable of meeting the average day and maximum day demand scenarios of the existing system with the proposed CCR Filing No. 2 demand, but it requires approximately 21.5 hours of alluvial well operation, including 3.5 hours of RO treatment system operation.

The number of system operation hours required to meet both the existing demand scenarios as well as the future demand considering the inclusion of the CCR Filing No. 2 demand is not recommended. The number of operational hours required does not allow for an adequate safety factor for emergency or maintenance situations. Additionally, the district is charged peak electric usage rates during peak hours. Therefore, the district wishes to only require system operation during the 16 non-peak hours each day to significantly reduce ongoing utility costs.

It is of note that the existing RO treatment plant consists of two treatment skids, each capable of producing 200 gpm of permeate. The existing raw water well system does not include an adequate flowrate of raw water to allow simultaneous operation of both skids as currently constructed.

The district plans to drill additional alluvial wells to increase raw water capacity. Currently, the district is

working to install ALV-3, which is expected to have a minimum flow rate of 150 gpm. This would increase the total alluvial flowrate to 435 gpm (sum of ALV-1, ALV-2, and ALV-3). Table 12 calculates the total daily production of potable water if ALV-3 is brought online at a flowrate of 150 gpm and the total system operational hours is capped at 16 hours per day.

Table 12: Proposed System with ALV-3 Maximum Potable Water Capacity (16 Hours of Operation)

	Flow (gpm)	Production Hours per Day	Total Daily Production (gpd)	Blend Ratio
RO Permeate	200	4.0	48,000	11%
Alluvial Blend - On Skid (simultaneous with RO system operation)	185	4.0	44,400	80%
Alluvial Blend - Off Skid (when RO system is not operating)	435	12.0	313,200	
UKA-1 & 3	60	11.0	39,600	9%
		Total	445,200	

As shown, with the inclusion of a 150 gpm Alluvial Well No. 3 and an allowed 16 hours of operation per day, the system would be capable of maintaining the existing blend ratios and meeting the average day and maximum day demand scenarios of both the existing system as well as the included proposed CCR Filing No. 2 development.

7.1 WATER RIGHTS

An analysis of the district’s water rights is outside the scope of this report. It is expected that the district will review their water rights based on the findings of this report with their water rights attorney.

8 CAPACITY ANALYSIS – PUMPING SYSTEMS

The district’s distribution system consists of three pumping stations: Box Elder Creek, Greatrock North, and Rocking Horse Farms. Each pumping stations draws from an onsite water storage tanks. The Box Elder water treatment plant, storage tanks, and pumping skid fill the satellite water tanks during off-peak hours.

Table 13 summarizes the peak instantaneous demand at each pumping station based on the subdivisions the pumping stations services for the main demand, the subdivisions the pumping station can service as a backup supply, and the proposed CCR Filing No. 2 demand.

Table 13: Peak Hour Water Demand per Pumping Station

	Main Demand (gpm)	Main Demand + Backup Demand (gpm)	Main Demand + Backup Demand + CCR Filing No. 2 (gpm)
Box Elder Creek Pump Station	46	46	79
<i>Box Elder Creek Distribution System</i>	46		
<i>CCR Filing No. 2 Distribution System</i>			33
Greatrock North Pump Station	90	135	168
<i>Greatrock North Distribution System</i>	77		
<i>Ridgeview Estates Distribution System</i>	13		
<i>Hayesmount Estates Distribution System</i>		13	
<i>CCR Filing No. 1 Distribution System</i>		33	
<i>CCR Filing No. 2 Distribution System</i>			33
Rocking Horse Farms Pump Station	107	107	140
<i>Rocking Horse Farms Distribution System</i>	61		
<i>Hayesmount Estates Distribution System</i>	13		
<i>CCR Filing No. 1 Distribution System</i>	33		
<i>CCR Filing No. 2 Distribution System</i>			33

The Box Elder Creek and Greatrock North Pumping Stations each have a capacity of 150 gpm with the three duty pumps at each station. The Rocking Horse Farms Pump station has a capacity of 200 gpm with the four duty pumps at the station. Therefore, based on the existing main demand and the existing backup supply potential demands, all stations are adequately sized.

Considering the potential CCR Filing No. 2 demand, both the Box Elder Creek and Rocking Horse Farms stations could serve the proposed development without modification. For the Greatrock North Pump Station, at the worst-case scenario of the pump station serving the Greatrock North, Ridgeview Estates, Hayesmount Estates, CCR Filing No. 1, and CCR Filing No. 2 distributions simultaneous at peak demand conditions, the pumping station would not keep up with demand utilizing only the duty pumps. However, this is a worst-case scenario and very unlikely. Even in this scenario, the high service pump could be utilized to meet demand. This scenario should not be considered for the sizing of the station. Therefore, it is concluded that the Greatrock North Pump Station is appropriately sized for both the existing peak demand as well as the peak demand considering the addition of the proposed CCR Filing No. 2.

No modifications to any pumping stations are proposed or recommended to serve the proposed Country Club Ranchettes Filing No. 2.

9 CAPACITY ANALYSIS – STORAGE

The minimum storage of a municipality is generally considered to equate to the maximum month water demand for one day, plus fire flow. Fire flow for a residential water system is designed for 1,500 gpm for 2 hours, equating to 180,000 gallons. Table 14 summarizes the water storage requirements for the district based on the six approved subdivisions as well as considering the proposed CCR Filing No. 2.

Table 14: Water Storage Requirements

GNWSD Water Storage Requirements				
	Approved Six Subdivisions		Approved Six Subdivisions and Proposed CCR Filing No. 2	
Max Month Water Demand	348,621	gal per day	396,207	gal per year
Fire Flow Storage Requirement (2 Hours at 1,500 gpm)	180,000	gallons	180,000	gpd
Total Storage Required	528,621	gallons	576,207	gpd

As documented in Section 4, the existing system includes 1,550,000 gallons of potable water storage throughout the four water storage tanks. The two water storage tanks at the Box Elder Creek WTP, which ultimately serve the entire district, total 1,000,000 gallons. Therefore, the existing water storage in the district at both the existing six subdivisions full buildout as well as with the addition of the proposed CCR Filing No. 2 is adequate.

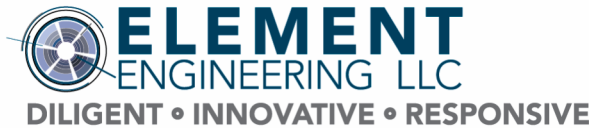
No modifications to water storage are proposed or recommended to serve the proposed Country Club Ranchettes Filing No. 2.

10 CONCLUSIONS AND RECOMMENDATIONS

The district should continue to pursue the completion of alluvial well number 3 (ALV-3). This additional raw water source will allow reduced system operation time and provide more flexibility for the operators.

No other system improvements are recommended to serve the proposed County Club Ranchettes Filing No. 2 subdivision.

This report should be updated and utilized for any future development considered by the district to determine if improvements to the potable water production, water storage, or pumping stations may become necessary based on proposed development water demands.



MEMORANDUM

TO: Greatrock North Water and Sanitation District
FROM: Element Engineering
DATE: October 2023
SUBJECT: 2023 System Development Fee

This memo summarizes the analysis to determine appropriate system development fees for inclusion in the District's Rules and Regulations. This analysis focuses on development fees for the accepted Country Club Ranchettes Filing No. 1 and the proposed Country Club Ranchettes Filing No. 2. This analysis should be updated for any proposed developments in the future.

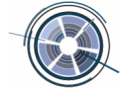
The proposed system development fee is calculated based on appropriate costs for the following items:

- Raw Water Wells & Transmission Main
- Treatment
- Concentrate Impoundments
- Water Storage
- Water Pumping Stations
- Mechanical and Electrical Components
- Instrumentation and Control Components
- System Planning and Design
- Project Administration
- Contingency

Raw Water Wells & Transmission Main. This item includes alluvial and Denver Basin (Upper Arapahoe and Laramie Fox Hills) raw water wells that serve the potable water system and augment the alluvial depletions. The cost will also include the transmission main from the raw water well to the treatment building.

The existing system's raw water wells do not include significant capacity to support new development. The existing raw water wells are capable of meeting the demand of the existing system with both the CCR Filing No. 1 and CCR Filing No. 2 developments included, but the system will be strained and will require close to 22 hours of operation at peak demand. The portion of the system development fee to contribute towards raw source water development will assume new taps will help pay for new raw source water infrastructure and will not retroactively cover costs of existing source water.

Treatment. This item includes treatment of the raw water to produce potable water for the system users. The recently constructed RO Water Treatment Plant is capable of providing significantly more permeate than it is currently being used for, assuming there is an adequate amount of raw water available for treatment. The existing RO system runs approximately 2 hours per day, and only one of the two available



200 gpm skids is operated. The system run time is currently limited by the capacity of the concentrate ponds. There is significant capacity within the existing system for future growth. The portion of the system development fee associated with treatment will be calculated to help recuperate the costs of the recently constructed water treatment plant.

Concentrate Impoundments. The concentrate ponds are necessary for disposal of the concentrate from the RO Water Treatment Plant. Therefore, the volume of concentrate for disposal is directly related to the operational time and production of the RO Plant. The district operates two existing concentrate ponds and is pursuing the design, permitting, and construction of a third concentrate pond. This third pond will be adequately sized to handle the concentrate generated from the RO plant from the existing development as well as significant future development. Therefore, there is capacity within the existing system for future growth without the need for construction of an additional concentrate pond. The portion of the system development fee associated with the concentrate pond will be calculated to help recuperate the costs of the constructed and planned concentrate ponds.

Water Storage. This item includes water storage tanks that store treated water for distribution to the district's subdivisions and customers. The existing system includes four storage tanks, totaling 1,550,000 gallons of storage. The existing max month demand for the existing subdivisions and the proposed CCR Filing No. 2 is just under 400,000 gpd. The storage tanks are also adequately sized to provide 180,000 gpd of additional storage for fire flow demand (1,500 gpm for two hours). Therefore, there is capacity within the existing system for future growth without the need for construction of an additional storage tank. The portion of the system development fee associated with water treatment will be calculated to help recuperate the costs of the constructed water storage tanks. Based on recent contractor cost estimates, the cost of a water storage tank is generally \$1.50 per gallon of storage. This cost will be used to estimate the current value of the existing storage tanks.

Water Pumping Stations. This cost item includes the pumping infrastructure, piping, and pump station buildings for the necessary water pumps to provide potable water to the distribution system.

Mechanical and Electrical Components, Instrumentation and Control Components, System Planning and Design, Project Administration. These items are fixed costs for all new taps and do not fluctuate based on water usage. These costs were presented in the 2018 tap fee analysis. A 20% increase has been applied for this tap fee analysis to account for inflation over the previous five years.

Mechanical and Electrical Components. This item addresses an allowance for the mechanical and electrical elements of the overall public water system facilities.

Instrumentation and Control Components. These are the Supervisory Control and Data Acquisition (SCADA) improvements associated with the district's water system infrastructure.

System Planning and Design. This item addresses the costs associated with infrastructure planning and the design of improvements.



Project Administration. This component is for general administration associated with the creation of the district and its public water system.

Contingencies. A contingency of 10% has been included to account for unforeseen items associated with the wells, treatment, storage, pump stations, and transmission components, including the mechanical and electrical components and the instrumentation and control components.

The proposed system development fees for the accepted Country Club Ranchettes Filing No. 1 and the proposed Country Club Ranchettes Filing No. 2 are summarized below.

	Country Club Ranchettes Filing No. 1	Country Club Ranchettes Filing No. 2
Raw Water Wells & Transmission Main	\$ 3,125.68	\$ 2,812.50
Treatment	\$ 5,411.44	\$ 4,869.23
Concentrate Impoundments	\$ 10,184.46	\$ 9,164.02
Water Storage	\$ 5,054.77	\$ 4,548.30
Water Pumping Stations	\$ 2,360.43	\$ 2,123.92
Mechanical and Electrical Components	\$ 1,098.00	\$ 1,098.00
Instrumentation and Control Components	\$ 900.00	\$ 900.00
System Planning and Design	\$ 1,260.00	\$ 1,260.00
Project Administration	\$ 1,284.00	\$ 1,284.00
Contingency (10%)	\$ 3,067.88	\$ 2,806.00
Total	\$ 33,746.65	\$ 30,865.98
Proposed System Development Fee	\$ 34,000.00	\$ 31,000.00



Greatrock North Water & Sewer District
ORC Report
October 19, 2023

Rocking Horse Farms Tank Fill Valve

The RHF Tank fill valve is experiencing ongoing issues with automatic control. REC and TLECC verified the issues are not electrical or SCADA control problems. A local CLA-Valve representative was contacted to schedule a site visit to inspect the valve to determine the best course of action moving forward. In the meantime, tank fill is being manually controlled by REC.

Update – Local CLA-Valve Representative, Pipestone Equipment, onsite to access RHF fill valve. Pipestone Equipment believes the control issues are due to an internal pressure loss through the internal components of the valve. REC is coordinating with Element Engineering to develop a plan to isolate the valve for inspection. Presently there is no isolation valve within the PRV pit, and no valves are indicated on plant drawings. Repair and/or replacement will need to take place during low demand season due to the inability to fill the tank while the valve is out of service.

Update – Site walk-through is scheduled for the first week of January with Element Engineering to review site layouts and develop plans for repairs.

Update – Site walk-thru completed with Element Engineering and Moltz Construction. After reviewing of site layout and plans it is confirmed there is no known isolation valve for the RHF tank fill valve. Element Engineering and REC developing plans for repair, but it is likely an insertion-type isolation valve will need to be installed before the replacement of the RHF fill valve.

Update – Element Engineering is developing the scope of work for Moltz Construction to repair.

Update – Element Engineering has completed drawings for valve replacement work.

RO Building Decommissioning

REC, Element Engineering, and Moltz construction are working together to locate the currently unknown source of water that is supplying back-pressure to the old RO treatment building. The backpressure source will need to be located and isolated prior to being able to complete the decommissioning of the old RO building.

Update 11/16/2022 – Altitude Leak Detection onsite to determine if BECR storage tank valves are leaking water when closed. Altitude Leak Detection was able to determine the south storage tank isolation valve is leaking water by when closed.

Update 4/4/23 - American West Construction and REC completed site walk to review scope of work for American West Construction to provide an estimate.

Update 5/15/23 – Northern Colorado Constructors and REC completed site walk to review scope of work for NCC to provide an estimate.

Update 7/20/23 – Estimate from Northern Colorado Constructors submitted for approval, to be reviewed at August 1, 2023 board meeting.

Update 8/24/23 – Signed estimate sent to Northern Colorado Constructors for full execution.

Update 9/6/23 – Estimates have been fully executed working with Northern Colorado Constructors to schedule work when demands are lower to be able to tank the south tank offline while repairs are completed.

Augmentation

On 8/29/23 BBA Water requested augmentation be turned off for the remainder of August. Augmentation was shut down on 8/30/23.

On 9/26/23 BBA Water requested augmentation be set to 85 gpm. On 9/27/23 augmentation was set to 85 gpm.

On 9/29/23 BBA Water requested augmentation be set to 100 gpm. Augmentation set to 100 gpm on 9/29/23 and left on until 10/3/23. Augmentation shut down on 10/3/23.

On 10/6/23 BBA Water requested augmentation be set to 70 gpm. On 10/9/23 augmentation was set to 70 gpm.

Additional Activities

On 9/8/23 REC ESD completed repairs to Rocking Horse Farms Pump Five check valve.

Completed new service line inspection on 9/8/23 at 28760 E 159th Ave in Ridgeview Estates. The inspection passed with no issues identified.

Met with May's Contracting multiple times to develop scope of work and obtain quote to add additional berms to the evaporation ponds to increase holding capacity until construction of the new evaporation ponds.

Water Quality

Month	ALV 1		ALV2		BECR		RHF		GRN	
	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L
Sep-23					140	18	135	21	142	22
Aug-23					256	73	173	17	267	77
Jul-23	1230	559	1265	554	303	92	217	84	340	63
Jun-23					147	17	174	22	152	14
May-23					181	36	213	30	189	139
Apr-23	1002	537	1055	537	216	36	253	34	233	134
Mar-23					229	69	505	166	442	165
Feb-23	1095	552	988	549	341	122	326	106	322	113
Jan-23					360	103	369	126	387	131
Dec-22					677	318	423	184	494	181
Nov-22					185	45	200	62	237	61
Oct-22	1080	525	924	526	385	157	449	179	456	202
Sep-22					777	309	792	302	772	308
Minimum	1002	525	924	526	140	17	135	17	142	14
Maximum	1230	559	1265	554	777	318	792	302	772	308
Average	1102	543	1058	542	323	107	325	103	341	124