

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 REGULAR MEETING AND AGENDA

DATE: Tuesday, November 7, 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_NWZlYzE4MjYtZmQwMi00Y2RhLWI1MWMtM2Y0MjY0Zjk4NTI3%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: **105 810 759#**

<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
Lisa Jacoby	Treasurer	May, 2025

Greatrock North Water and Sanitation District
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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).
- E. Discuss and consider approval of 2024 insurance renewal (Workers Comp enclosure – 004; P&L to be distributed).
 1. Discuss and consider Worker’s Compensation insurance for 2024.

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 October 19, 2023 special meeting (enclosure – 005).
 2. Ratify approval of the payment of claims for the period ending October 27, 2023, in the amount of \$2,606.47 (enclosure – 006).
 3. Acceptance of unaudited financial statements for the period ending September 30, 2023, Schedule of Cash Position updated as of October 20, 2023, and Inclusion Summaries (enclosure - 007).
 4. Operations and Maintenance Activities Report (enclosure – 008).
 5. Review meter installation report (enclosure – 009).
 6. Review and consider approval of Resolution No. 2023-11-01 Annual Administrative Matters (enclosure - 10).

III. FINANCIAL MATTERS

- A. Conduct Public Hearing on the proposed 2024 Budget (enclosure – 011-1) and consider adoption of Resolution No. 2023-11-02: Adopting 2024 Budget, Imposing Mill Levy and Appropriating Funds (for General Fund _____ and Debt Service Fund _____ for a total mill levy of _____) (enclosure – 011-2).

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- IV. ENGINEER'S REPORT (enclosure – 012)
 - A. Capital Projects Update
 - 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
 - A. Review and consider adopting Resolution No. 2023-11-03 Certifying Delinquent Water Service Fees and Charges to Adams County Treasurer for Collection (enclosure - 016).
- VII. OTHER MATTERS
- VIII. COMMUNITY COMMENTS (ITEMS NOT ON THE AGENDA ONLY. COMMENTS LIMITED TO 3 MINUTES PER PERSON AND TAKEN IN ORDER LISTED ON SIGN UP SHEET).
- IX. ADJOURNMENT

**THE NEXT MEETING IS SCHEDULED
for Tuesday, December 5, 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				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. 1/7/2021: New list started. Items preceding 12/2020 on prior action items lists. 1/17/2021: Brad emails Laurie at Manhard re: the revised information Blanco needs to resubmit on the RHF check valve vault. 1/20/2021: Blanco emails revised submittal for RHF check valve vault to Brad. Brad to review and comment. 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. 2/18/2021: Brad emailed Jay to request a pre-construction meeting. 4/13/21: Jay Skolnick emails inquiry on status of construction observations on Blanco by Bryan Dalrymple; Brad forwards email to Bryan 4/19/21: MMI meeting with Bryan Dalrymple to review inspection and testing records cancelled due to weather forecast. 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. 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. 9/7/21: Nick is working with the developer to relocate fire hydrants per County requirements. 12/28/2021 – District notified that the County has potentially provided a variance on the relocation of hydrants. 02/23/2022 – water line and well easements approved by BOD. 3/25/2022 – 11 SDF’s collected to date. 06/01/2022 – 13 SDF’s collected to date. 06/28/2022- initial punch list provided to Jay. 7/26/2022 – 15 SDF’s collected to date. Lisa requested additional funds from developer to cover inclusion costs.

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. 1/7/2021: New list started. Items preceding 2021 on prior action items lists. 1/7/2021: Brad to review options available to expedite process through CDPHE. 1/20/2021: Lisa emailed Jody and Jennifer to schedule call related to condemnation efforts to acquire final easement needed to construct pond. 2/2/2021: Brad working to finalize easement agreement and legal description. Brad to send to Lisa for next steps when complete. 2/2/2021: Brad will provide updated cost estimate. 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. 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. 7/6/2021: Nick to start working on the evaporation pond and prepare a new exhibit related to final easement with Jay Skolnick. 7/19/21: Board has approved Element to complete the evaporative pond design. Work is ongoing. 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. 9/7/21: Nick is preparing an alternatives analysis regarding pond location and will present his findings at the October board meeting. 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. 1/24/22: Element requested quotes for utility potholing to confirm utility location and depth for crossings. 2/23/2022 – Element working on permit requirements with Adams County. 3/25/2022 – Public Meeting will be held on April 5th. Property owners were notified via mail. 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. 1/11/22 – Nick and John attended the BOCC meeting. The project was approved at this meeting. 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. 2/23/2022 – Project began in February. 3/25/2022 – Pay Apps 1-3 have been submitted and CO#1 has been submitted. 06/01/2022 – CO’s 2-5 have been approved and pay apps 1-6 as well. 7/26/2022 – CO’s 2-6 have been approved and pay apps 1-7 as well. 8/29/2022 CO’s 1-7 have been approved and pay apps. 1-8 as well. 10/05/2022 – punchlist walk is scheduled for 10/06/2022. 10/25/2022 – Substantial completion was provided to Moltz. 02/28/2023 – furniture has been installed. Staff is working with CMIT on IT proposal and agreement with Comcast for internet service. 3/28/2023 – MSA/SOW received from CMIT and transmitted to Erin for review. 4/25/2023 – CMIT fully executed and equipment ordered. Open Path up and running and Shauna is working on tutorial. 5/19/2023 – electrician to do the work on 5/31/2023. CMIT to schedule the IT installation shortly thereafter. 07/04/2023 – IT installed; television installed. Final IT to be installed on 7/12/2023. 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. 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. 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. 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
										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. 12/26/21: Site visit schedule first week of January to get Element Engineering updated on this project. 1/21/22: Element met with REC onsite to discuss potential remedies for this issue. 5/19/2023 – this will be addressed once the new pond is constructed and the existing ponds can be taken offline and maintained.
GBFPD – Emergency Response Plan	01/04/2022	Mike Lisa	N/A	2		X				Mike and Lisa to contact GBFPD to discuss emergency response plan in the event of a fire. 06/28/2022 – Mike to discuss with GBFPD and HFPD. 7/26/2022 – Mike confirmed GBFPD is the service provider and will schedule a meeting to discuss a plan. 7/21/2023 – Mike makes contact with GBFPD weekly and no one has yet to return a phone call to him. 8/18/2022 – Mike received a contact person and is trying to coordinate a meeting. 9/22/2023 – Mike has discussed a plan with GBFPD about contact information in the event of an emergency.
Rocking Horse Farms Control Valves	5/19/2023	Nick Mike		2	X					Automatic fill valve replacement. Nick to draft an exhibit and solicit bids from the district’s contractors. 8/18/2023 -Nick to finalize schematic and send to Mike by end of August. 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.
SDF analysis and capacity analysis for CC#2	5/19/2023	Nick		2		X				Work in process. 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. 10/12/2023 – reports received and included in October agenda.
Valve Replacement	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.

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 27, 2023

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

From: Lisa A. Johnson, District Manager

Re: November 7, 2023 Manager's Report

Agenda Action Items

II.A. Consent Agenda

1. Approve the Minutes of the October 19, 2023 special meeting regular meeting.
2. Ratify approval of the payment of claims for the period ending October 31, 2023.
3. Acceptance of unaudited financial statements for the period ending September 30, 2023, Schedule of Cash Position updated as of October, 2023, and Inclusion Summaries.
4. Operations and Maintenance Activities Report.
5. Review meter installation report.
6. Adopt Resolution No. 2023-11-01 Annual Administrative Matters.

I recommend approval of the consent agenda items.

III.A 2024 Draft Budget

The Board will conduct the public hearing regarding the 2024 budget. Staff has revised the budget based on feedback from the Board and staff. The versions in the packet include those revisions.

I recommend the Board adopt the 2024 budget and certify mill levies.

VI.A Resolution Certifying Delinquent Water Service Fees and Charges to Adams County Treasurer for Collection.

I will present to the Board the delinquent accounts eligible to be certified to Adams County for collection with 2024 property taxes.

I recommend the Board adopt the Resolution.

Review of monthly Water Resumes and Other Water Related Matters

Attorney Poznanovic has reviewed the August 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 few weeks finalizing the draft 2024 budget.

Attached are the district's **2024 Workers' Compensation Board Member Only (BMO)** renewal documents, which includes the renewal invoice, payment instructions, declarations page, and certificates if applicable.

The minimum stipend per board member continues to be \$1,200 a year for each board member (i.e.: the minimum total stipend for five (5) board members is \$6,000). The annual minimum contribution remains the same at \$450.

There are a couple of important dates to mark on your calendar:

- By **October 20, 2023**, let us know if you would like to make any changes to the renewal coverage.
- By **January 1, 2024**, renewal payment is due.
- By **January 30, 2024**, WC coverage is subject to cancellation for non-payment. If the CSD Pool does not receive payment by January 30, 2024, Workers Compensation coverage will cancel for non-payment.

As a reminder, BMO coverage is designed only for work-related injuries and illness for board members while in the course and scope of their duties as board members, which are strictly administrative functions. If any of the following scenarios apply to your district, you must report it to us for proper classification:

- Non-administrative functions performed by any board member, such as occasionally working at a water/sewer, or other plant operations, helping with landscaping or maintenance, meter reading, plowing snow, and so forth.
- Entering into a contract with a party, whether verbally or written, to perform work for your district, when the party does not provide proof of his/her own workers' compensation insurance coverage.
- Hiring district employee(s).

Not reporting accurately may also affect prior years' coverages as the NCCI administrative rules allow for Audits to be conducted and reconciled for corrected contribution payments for the prior three (3) years.

It is important to note that board members are considered employees under the current Colorado Revised Statute while in the course and scope of their board member administrative duties; therefore, coverage is required unless the district opts out by filing a statement with the Colorado Division of Workers' Compensation no less than 45 days before the start of the coverage year along with an annual resolution adopted and signed by each board member. If the district decides to opt out, please send us a copy of the statement and resolution so that we can properly update our file and non-renew the district's coverage. **Please also note that opting out or canceling BMO coverage will lead to the loss of the 8% Multi Program Discount associated with the district's Property & Liability coverage.**

Finally, the district may qualify for the CSD Pool's SDA Conference Scholarship Program. The CSD Pool sponsors board members who have never attended a Special District Association of Colorado (SDA) Annual Conference in September.

Thank you for renewing your Workers' Compensation Board Member Only coverage with us. If you have any questions regarding your renewal, please do not hesitate to contact us.

TCW Risk Management Renewal Team

On behalf of Nikki Rickord & Sebastian Arulraj

303.872.1930 • tcwinfo@tcwrm.com



If the recipient of this email is not the intended recipient or has otherwise received the email in error, please notify the sender immediately by return email and delete the original email (together with any copies of it) from the recipient computer system without retaining, using, or reproducing the email or its contents.

Workers' Compensation Coverage Invoice

District: Greatrock North Water & Sanitation District
c/o CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111-2814

Broker: TCW Risk Management
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Coverage No.		Entity ID		Effective Date		Expiration Date		Invoice Date	
24WC-48085-0560		48085		1/1/2024		EOD 12/31/2024		8/14/2023	
Class Code	Description	No. of Employees		No. of Volunteers	2024 Rate	2024 Estimated Employee Payroll	2024 Estimated Volunteer Payroll	Estimated Manual Contribution	
		FT	PT						
8811	Board Member Coverage	0	0	5	0.75		\$6,000.00	\$45.00	

Manual Contribution:		\$45.00
Experience Modification:	×	1.00
Modified Contribution:	=	\$45.00
Minimum Contribution:		\$450.00
Contribution Volume Credit:	-	\$0.00
Designated Provider Discount:	-	\$0.00
Cost Containment Credit:	×	1.00
Manual Adjustment:	×	
Multi-Program Discount:	×	1.00
<hr/>		
Estimated Annual Contribution:	=	\$450.00
Pro Rata Factor:	×	1.00
Total Estimated Contribution:	=	\$450.00
Total Amount Due:		\$450.00

Estimated payroll is subject to yearend audit.

Payment evidences "acceptance" of this coverage. The terms of the Intergovernmental Agreement (IGA) require timely payment to prevent automatic cancellation of coverage. Please return this invoice and reference the coverage number on your check to help us apply your payment correctly. Only prior notice to the board of directors of the Colorado Special Districts Property and Liability Pool and subsequent approval may extend cancellation provision.

Please remit to: Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
PO Box 1539
Portland, OR 97207-1539

We accept online payments at [E-Bill Express](#)
Refer to Payment Instructions page for additional options
billing@csdpool.org
800-318-8870 ext. 3



Workers' Compensation and Employer's Liability Declarations Page

Coverage Number: 24WC-48085-0560
Coverage Period: 1/1/2024 — EOD 12/31/2024

FEIN: 84-1461332
Entity ID: 48085

Named Member:
 Greatrock North Water & Sanitation District
 c/o CliftonLarsonAllen LLP
 8390 East Crescent Parkway, Suite 300
 Greenwood Village, CO 80111-2814

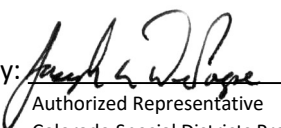
Broker of Record:
 TCW Risk Management
 384 Inverness Parkway
 Suite 170
 Englewood, CO 80112

Coverage is provided for only those coverages and classifications indicated below.

State: Colorado
Limits of Liability: Coverage A Workers' Compensation Statutory
 Coverage B Employer's Liability \$2,000,000
Annual Contribution: \$450.00

Class	Description	2024 Estimated Employee Payroll	2024 Estimated Volunteer Payroll
8811	Board Member Coverage		\$6,000.00

This Declarations page is made and is mutually accepted by the Pool and Named Member subject to all terms that are made a part of the Workers' Compensation Coverage Document. This Declarations page represents only a brief summary of coverages. Please refer to the Coverage Document at csdpool.org for actual coverages, terms, conditions, and exclusions. Named Member must be a member of the Special District Association of Colorado and must adopt the Pool's Intergovernmental Agreement.

Countersigned by: 
 Authorized Representative
 Colorado Special Districts Property and Liability Pool

Date: 8/14/2023

Payment Instructions

The contribution for coverage with the Pool is due upon receipt of this invoice.

We accept the following payment methods:

1. Online using **E-Bill Express** (www.e-billexpress.com/ebpp/CSDPool). For detailed instructions, please click [here](#) or go to csdpool.org/documents. You can also find an FAQ [here](#) or go to the E-Bill Express logon screen.
2. Mail your check to:

Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
PO Box 1539
Portland, OR 97207

For express or overnight mail services, please use the address below:

Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
1800 SW 1st Ave, Suite 400
Portland, OR 97201

To ensure that your payment is accurately applied, please always include a copy of the invoice.

3. Wire or ACH transfer from your own bank account. Please let us know if you wish to use this method and we will be happy to provide you with these instructions.

Please be advised that in accordance with the Intergovernmental Agreement (IGA), automatic expulsion will occur on the 60th day should your account not be current. If you wish to reinstate your district's coverage after cancellation has occurred, a \$100 reinstatement fee will apply.

If your district requires a payment extension, please submit a written request within ten (10) business days from the date of the invoice, for consideration by the CSD Pool Board of Directors.

Finally, all members of the Pool must be members in good standing with the Special District Association of Colorado (SDA). Please visit the SDA website at sdaco.org for member information.

Please contact us at billing@csdpool.org or 800-318-8870 ext. 3 for billing questions.

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT OCTOBER 19, 2023

A special 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 Thursday, October 19, 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; President
Robert W. Fleck; Vice President
Brenda Adams; Assistant Secretary
Lisa Jacoby; Treasurer

Director Brian K. Rogers, Secretary, was absent and excused.

Also in attendance were:
Lisa Johnson; CliftonLarsonAllen LLP (“CLA”)
Mike Murphy; Ramey Environmental Compliance, Inc. (“REC”)
Matt Poznanovic, Esq.; Hayes Poznanovic Korver LLC
Chris Sanchez; Bishop-Brogden Associates, Inc. (“BBA Water Consultants”)

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: The meeting was called to order. The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

Agenda: The Board reviewed the Agenda for the meeting. Following discussion, upon 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 Rogers.

Board of Director’s Report: None.

District Manager’s Report: The Board reviewed the monthly Manager’s Report. There were no questions.

RECORD OF PROCEEDINGS

CONSENT AGENDA

The Board considered the following actions:

1. Approve the Minutes of the September 5, 2023 regular meeting.
2. Ratify approval of the payment of claims for the period ending October 10, 2023, in the amount of \$57,339.76.
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.

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

FINANCIAL MATTERS

Draft 2024 Budget: Ms. Johnson presented the draft 2024 budget to the Board.

ENGINEER'S REPORT

The Board reviewed the Engineer's Report.

Capital Projects Update:

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: Update was included in the Engineer's Report.

Capacity Analysis Prepared by Element Engineering LLC: This item was deferred to the November Board meeting.

2023 System Development Fee Analysis as Prepared by Element Engineering LLC: This item was deferred to the November Board meeting.

OPERATIONS / MAINTENANCE MATTERS

Operator in Responsible Charge ("ORC") Report: Mr. Murphy presented the ORC report to the Board. Mr. Murphy received two proposals for adding additional berms at the existing Evaporation Ponds. He recommended engaging with Northern Colorado Constructors ("NCC"). Following discussion, upon a motion duly made by Director Wyckoff, seconded by Director Fleck and, upon vote, unanimously carried, the Board approved a change order with NCC for Option No. 2 in an amount not to exceed \$16,918.00.

RECORD OF PROCEEDINGS

**LEGAL
MATTERS**

None.

**WATER RIGHTS
MATTERS /
EXECUTIVE
SESSION**

Executive session of the Board of Directors for the purpose of receiving legal advice and to discuss matters subject to negotiation pursuant to Sections 24-6-402(4)(b) and (e), Colorado Revised Statutes, as it relates to water rights matters: Pursuant to Sections 24-6-402(4)(b) and (e), C.R.S., upon a motion duly made by Director Wyckoff, seconded by Director Jacoby and, upon vote, unanimously carried, the Board entered into Executive Session at 4:39 p.m. for the purpose of receiving legal advice related to water rights matters and to discuss matters subject to negotiation related thereto.

Pursuant to § 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of the portion of this executive session that, in the opinion of the District's attorney, constitutes privileged attorney-client communication pursuant to § 24-6-402(4)(b), C.R.S.

Also pursuant to § 24-6-402(4), C.R.S., the Board did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during execution session.

Upon a motion duly made by Director Wyckoff, seconded by Director Fleck and, upon vote, unanimously carried, the Board reconvened into public session at 5:30 p.m.

OTHER MATTERS

None.

**COMMUNITY
COMMENTS**

None.

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 Jacoby and, upon vote, unanimously carried, the meeting was adjourned at 6:35 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

ATTORNEY STATEMENT REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Pursuant to Sections 24-6-402(4)(b) and (e), C.R.S., I attest that, in my capacity as the attorney representing Greatrock North Water and Sanitation District, I attended the executive session at the meeting of Greatrock North Water and Sanitation District convened at 4:39 p.m. on October 19, 2023 for the sole purpose of receiving legal advice related to water rights as authorized by Section 24-6-402(4)(b), C.R.S., and to discuss matters subject to negotiation pursuant to Section 24-6-402(4)(e), C.R.S. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S. and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(b), C.R.S., and section 24-6-402(2)(d.5)(II)(B), C.R.S.

Matt Poznanovic, Esq.
Special Counsel

Greatrock North Water & Sanitation District
Interim Claims List
October 27, 2023

Vendor	Invoice no.	Process date	Amount
*Comcast	1974476Sep23	10/13/2023	\$ 243.11
*United Power Inc	23129500Sep23	10/24/2023	2,262.16
*Xcel Energy	5336053542Sep23	10/18/2023	50.60
*Xcel Energy	5398600067Sep23	10/18/2023	50.60
		Auto Pay	2,606.47

GREATROCK NORTH WATER & SANITATION DISTRICT
FINANCIAL STATEMENTS
SEPTEMBER 30, 2023

GREATROCK NORTH WATER & SANITATION DISTRICT
Statement of Net Position - Enterprise Fund
SEPTEMBER 30, 2023

	Enterprise
CURRENT ASSETS	
First Bank - Checking	\$ 65,238
First Bank - Lockbox	478,277
Colotrust	4,001,730
Accounts Receivable - Customers	55,055
Accounts Receivable - Certified with County	1,374
Receivable from County Treasurer	6,629
AR - Horse Creek Retreat	2,429
AR - Inclusions	58,710
Total Current Assets	4,669,442
CAPITAL ASSETS	
Water Distribution System	9,625,966
Land	94,243
Water Rights	980,105
Easements	152,989
Construction in Progress	3,909,650
Accumulated Depreciation	(4,054,576)
Net Capital Assets	10,708,377
OTHER ASSETS	
Prepaid Bond Insurance, Net	17,744
Deferred Loss on Refunding	60,038
Other Assets	77,782
TOTAL ASSETS	\$ 15,455,601
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	
CURRENT LIABILITIES	
Accounts Payable	\$ 123,824
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	334,269
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	3,638
Total Deferred Inflows of Resources	3,638
NET POSITION	
Net Position	8,954,089
Total Net Position	8,954,089
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES	
AND NET POSITION	\$ 15,455,601

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 NINE MONTHS ENDED SEPTEMBER 30, 2023

ENTERPRISE FUND

	Year to Date Actual
OPERATING REVENUES:	
Service Charges - Greatrock	\$ 128,068
Service Charges - Rocking Horse	100,607
Service Charges - Box Elder	160,001
Service Charges - Hayesmount	22,050
Inspection Fees	5,790
Transfer Fees	3,850
Utility Penalties	355
Box Elder - Water Lease Irrigation	7,500
SDF - Country Club Ranchettes	105,120
TOTAL OPERATING REVENUES	533,341
OPERATING EXPENSES:	
Utilities	44,899
Customer Billing	36,378
Distribution System Mntc	12,693
Engineering - Administration	2,820
Engineering - Operations	13,367
Equipment and Tools	482
Facility Maintenance & Repair	23,024
Generator Preventative Mntc	10,164
GIS	1,800
Locates	10,424
Operator Services	79,165
Plant Supplies	10,963
Testing and Reporting	6,889
Treatment - Maintenance & Repair	16,017
Water Meters - Cap	1,632
Water Rights Dev - Eng.	39,789
Water Rights Dev - Legal	18,219
Well - Rehab & Repair	5,932
TOTAL OPERATING EXPENSES	334,657
NET INCOME (LOSS)	198,684
OTHER REVENUES AND (EXPENDITURES)	
Property Taxes	1,012,385
Specific Ownership Taxes	52,438
Interest Income	144,842
Other Revenue	600
Available of Service Fees	7,819
Inclusion - Ridgeview Estates	(4,000)
Accounting	(34,571)
Audit	(7,330)
County Treasurer's Fee	(15,191)
Directors' Fees	(3,700)
District Management	(76,921)
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 NINE MONTHS ENDED SEPTEMBER 30, 2023

ENTERPRISE FUND

Insurance and Bonds	(26,215)
Legal	(32,598)
Miscellaneous	(7,729)
Website	(361)
Bond Interest - 2017	(86,122)
Loan Interest - 2020	<u>(11,583)</u>
TOTAL OTHER REVENUES AND (EXPENDITURES)	<u>908,009</u>
 CHANGE IN NET POSITION	 <u>1,106,693</u>
BEGINNING NET POSITION	<u>7,847,398</u>
ENDING NET POSITION	<u>\$ 8,954,091</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.

SUPPLEMENTARY INFORMATION

GREATROCK NORTH WATER & SANITATION DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN NET POSITION - BUDGET AND ACTUAL
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2023

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance	YTD Actual / Annual Budget
REVENUES				
Service Charges - Greatrock	\$ 225,310	\$ 128,068	\$ (97,242)	56.84 %
Service Charges - Rocking Horse	165,803	100,607	(65,196)	60.68 %
Service Charges - Box Elder	262,287	160,001	(102,286)	61.00 %
Service Charges - Hayesmount	35,272	22,050	(13,222)	62.51 %
Inspection Fees	2,000	5,790	3,790	289.50 %
Transfer Fees	3,000	3,850	850	128.33 %
Utility Penalties	5,000	355	(4,645)	7.10 %
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	1,012,385	(10,171)	99.01 %
Specific Ownership Taxes	71,579	52,438	(19,141)	73.26 %
Interest Income	30,000	144,842	114,842	482.81 %
Other Revenue	-	600	600	-
Available of Service Fees	24,480	7,819	(16,661)	31.94 %
Inclusion - Ridgeview Estates	-	(4,000)	(4,000)	-
TOTAL REVENUES	1,884,347	1,747,425	(136,922)	92.73 %
EXPENDITURES				
Administrative	299,388	208,370	91,018	69.60 %
Operations	874,609	334,657	539,952	38.26 %
Capital	3,658,054	45,719	3,612,335	1.25 %
Debt Service	386,610	97,705	288,905	25.27 %
TOTAL EXPENDITURES	5,218,661	686,451	4,532,210	13.15 %
OTHER FINANCING SOURCES (USES)				
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	- %
REVENUES OVER (UNDER) EXPENDITURES - BUDGET BASIS				
	(3,334,314)	1,060,974	4,395,288	
BEGINNING FUNDS AVAILABLE				
ENDING FUNDS AVAILABLE		3,460,559		
		\$ 4,521,533		
ADJUSTMENTS TO RECONCILE BUDGET BASIS TO GAAP BASIS				
Capital Assets, Net		10,708,378		
Debt Obligation, Net		(6,272,185)		
Deferred Inflow of Resources		(3,638)		
ENDING NET POSITION		\$ 8,954,088		

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 NINE MONTHS ENDED SEPTEMBER 30, 2023

29

ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance	YTD Actual / Annual Budget
Administrative				
Accounting	\$ 50,000	\$ 34,571	\$ 15,429	69.14 %
Audit	13,000	7,330	5,670	56.38 %
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	76,921	13,079	85.47 %
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	32,598	11,552	73.83 %
Miscellaneous	8,000	7,729	271	96.61 %
Payroll Taxes	500	-	500	-%
Website	-	361	(361)	-%
Total Administrative	<u>299,388</u>	<u>208,370</u>	<u>91,018</u>	<u>69.60 %</u>
Operations				
Utilities	75,000	44,899	30,101	59.87 %
Contingency	70,000	-	70,000	-%
Customer Billing	36,000	36,378	(378)	101.05 %
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	13,367	19,633	40.51 %
Equipment and Tools	5,000	482	4,518	9.64 %
Facility Maintenance & Repair	53,600	23,024	30,576	42.96 %
Generator Preventative Mntc	15,000	10,164	4,836	67.76 %
GIS	3,000	1,800	1,200	60.00 %
Locates	9,000	10,424	(1,424)	115.82 %
Meter Reading	1,000	-	1,000	-%
Operator Services	129,524	79,165	50,359	61.12 %
Plant Supplies	22,000	10,963	11,037	49.83 %
Rules and Regulations	2,000	-	2,000	-%
Testing and Reporting	12,400	6,889	5,511	55.56 %
Treatment - Maintenance & Repair	82,085	16,017	66,068	19.51 %
Water Meters - Cap	4,000	1,632	2,368	40.80 %
Water Rights Dev - Eng.	54,000	39,789	14,211	73.68 %
Water Rights Dev - Legal	135,000	18,219	116,781	13.50 %
Well - Rehab & Repair	90,000	5,932	84,068	6.59 %
Total Operations	<u>874,609</u>	<u>334,657</u>	<u>539,952</u>	<u>38.26 %</u>
Capital				
Concentrate Pond	3,658,054	30,343	3,627,711	0.83 %
Reverse Osmosis Unit Upgrade	-	15,376	(15,376)	-%
Total Capital	<u>3,658,054</u>	<u>45,719</u>	<u>3,612,335</u>	<u>1.25 %</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>\$ 686,451</u>	<u>\$ 4,532,210</u>	<u>13.15 %</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
September 30, 2023
Updated as of October 20, 2023

	Enterprise Fund
<u>First Bank - Checking Account (7792)</u>	
Balance as of September 30, 2023	\$ 65,237.90
Subsequent activities:	
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
10/10/23 - Deposit	1,154.39
10/13/23 - Deposit	501.15
10/16/23 - Deposit	737.59
10/16/23 - Comcast ACH	(243.11)
10/18/23 - Deposit	1,280.40
10/19/23 - Deposit	1,621.23
10/19/23 - Xcel Energy ACH	(50.60)
10/19/23 - Xcel Energy ACH	(50.60)
<i>Anticipated Transfer from Colotrust</i>	<i>91,000.00</i>
<i>Anticipated Bill.com Payments</i>	<i>(86,345.91)</i>
<i>Anticipated balance</i>	<i>25,991.90</i>
 <u>First Bank - Lockbox Account (3070)</u>	
Balance as of September 30, 2023	478,277.24
Subsequent activities:	
10/03/23 - Paymentech Fee	(30.00)
10/09/23 - Deposits to Date	44,233.16
<i>Anticipated balance</i>	<i>522,480.40</i>
 <u>ColoTrust - General (8001)</u>	
Balance as of September 30, 2023	4,001,729.71
Subsequent activities:	
10/10/23 - Property Tax	6,628.70
<i>Anticipated Transfer to 1st Bank</i>	<i>(91,000.00)</i>
<i>Anticipated balance</i>	<i>3,917,358.41</i>
<i>Grand Total</i>	<i>\$ 4,465,830.71</i>

Yield information as of 09/30/23

FirstBank Lockbox - 1.0000%

ColoTrust - 5.5058%

**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	3.82	-	6,624.90	0.04	(0.06)	6,628.70	0.00%	99.01%	9,522.00	0.20%	99.13%	
October	-	-	-	-	-	-	0.00%	99.01%	6,640.52	0.02%	99.15%	
November	-	-	-	-	-	-	0.00%	99.01%	6,304.56	0.02%	99.17%	
December	-	-	-	-	-	-	0.00%	99.01%	6,036.26	0.00%	99.17%	
	\$ 992,057.16	\$ 20,327.87	\$ 52,437.56	\$ 556.37	\$ (15,191.16)	\$ 1,050,187.80	99.01%	99.01%	\$ 1,076,149.43	99.17%	99.17%	

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
--------------	-------------	--------------------------	------------------------------

Assessed Valuation	Mill Levy
--------------------	-----------

Property Tax

General Fund	\$ 663,577.00	64.89%	\$ 656,976.66	99.01%
Debt Service Fund	358,979.00	35.11%	355,408.37	99.01%
	\$ 1,022,556.00	100.00%	\$ 1,012,385.03	99.01%

	31.323
	16.945
\$ 21,184,980	48.268

Specific Ownership Tax

General Fund	\$ 46,450.00	64.89%	\$ 34,028.48	73.26%
Debt Service Fund	25,129.00	35.11%	18,409.08	73.26%
	\$ 71,579.00	100.00%	\$ 52,437.56	73.26%

Treasurer's Fees

General Fund	\$ 9,953.00	64.89%	\$ 9,857.71	99.04%
Debt Service Fund	5,385.00	35.11%	5,333.45	99.04%
	\$ 15,338.00	100.00%	\$ 15,191.16	99.04%

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
Inclusion Detail Report
As of September 30, 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	
Bill	09/15/2023	52771	Bishop Brogden Associates, Inc	Inclusion Costs	397.50	-	37,402.52	
Bill	09/30/2023	0007-11	Element Engineering LLC	Inclusion Costs	3,345.00	-	40,747.52	
Bill	09/30/2023	30359	White Bear Ankele Tanaka & Waldronn	Inclusion Costs	779.00	-	41,526.52	
Bill	09/30/2023	48942	Hayes Poznanovic	Inclusion Costs	600.00	-	42,126.52	
Bill	09/30/2023	3910153	CliftonLarsonAllen LLP	Inclusion Costs	60.00	-	42,186.52	
					2023 Totals	51,762.18	10,000.00	41,762.18
Total 401255 - AR - Country Club Ranch #2 Inclusion						164,477.38	122,290.86	42,186.52
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	-

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
Inclusion Detail Report
As of September 30, 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>
2023 Totals					<u>4,069.88</u>	<u>-</u>	<u>4,069.88</u>
Total 401259 · AR - Epic Estates Inclusion					<u>10,857.75</u>	<u>15,000.00</u>	<u>(4,142.25)</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 September 18, 2023 – October 16, 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 sample 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 sample 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 sample 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.

09/18/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Daily rounds, operations, and data recordings for BE, RHF, and GRN. Issued hydrant meter to Brannon sand and gravel. HOA Solutions on site for SCADA work

09/19/23 (4.0hr) Routine site visit. Rounds and checks at each facility.

09/20/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Inspected residential meter due to a zero read during meter reading. The meter was no longer registering flow, so the meter was replaced, and information updated with CLA.

09/21/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Completed emergency water shutoff due to leak in meter pit. Worked with district to get emergency repair done. Measure Alluvial Well depths with BBA. Found Alluvial Well 1 cap was damaged, scheduled Applied Ingenuity to complete repairs to the well cap.

09/22/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Completed new water line inspection in Ridgeview Estates.

09/23/23 Responded to afterhours call out for LFH3 Well fault alarm, reset faults and resumed normal operation.

09/25/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Responded to afterhours call out alarm for a minor power outage at Box Elder. Reset effected equipment and resumed normal operations.

09/26/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Worked with HOA Solutions to reset booster pumps at Box Elder due to pump faults from power outage.

09/27/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Completed five residential meter replacements for meters that were on the zero read list.

09/28/23(4.0hr) Routine site visit. Regular rounds and checks of each facility. Adjusted chlorine setpoints up.

09/29/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Turned on water service at customer request on new build in Ridgeview Estates.

10/2/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

10/3/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

10/04/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

10/05/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

10/06/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

10/08/23 Responded afterhours do a distribution pump fault at RHF. Reset faults and resumed normal operation.

10/09/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Completed monthly BacT compliance samples, well samples and brine pond samples.

10/10/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

10/11/2023 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Started manual reads for monthly billing.

10/12/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Completed manual reread list for monthly billing.

10/13/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility.

10/16/23 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Treatment Tech on site for chlorine delivery. Applied Ingenuity onsite completed repairs to Alluvial Well 1 cap.

September 18 – October 16, 2023

RO Run Time	670 hours
RO Concentrate Flow: 1 Pond (South)	2,170,800

Date	Permeate Flow (gpm)	Concentrate Flow (gpm)	% Recovery	Permeate Conductivity (μSeimens)	Hour Meter
09/18/23	197	55	79	11	8888
09/19/23	200	51	80	14	8910
09/20/23	200	51	80	13	8938
09/21/23	202	52	79	13	8964
09/22/23	200	50	80	13	8983
09/25/23	201	53	79	12	9056
09/27/23	198	52	79	13	9102
09/28/23	205	55	79	11	9127
09/29/23	198	52	79	13	9150
10/2/23	201	51	80	13	9223
10/3/23	198	52	29	11	9248
10/5/23	201	52	80	14	9295
10/6/23	198	54	79	11	9318
10/9/23	200	54	79	11	9392
10/10/23	201	54	79	11	9414
10/11/23	200	54	79	13	9436
10/16/23	197	55	78	11	9558

Installed From: 09/13/23 To: 10/12/23

Service Codes: GW

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	GW	75	METER	RESI	0.00	0.00	10/12/23	09/28/23		On
660659	REMIGIO DE LA TORRE	660555	28760 E 159th Ave	GW	75	METER	RESI	0.00			10/12/23		On

Total Count: 2

RESOLUTION NO. 2023-11-01

**GREATROCK NORTH WATER AND SANITATION DISTRICT
ANNUAL ADMINISTRATIVE RESOLUTION
(2024)**

WHEREAS, Greatrock North Water and Sanitation District (the “**District**”), was organized as a special district pursuant to an Order and Decree of the District Court in and for the County of Adams, Colorado (the “**County**”), Colorado; and

WHEREAS, the Board of Directors (the “**Board**”) of the District has a duty to perform certain obligations in order to assure the efficient operation of the District and hereby directs its consultants to take the following actions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. The Board directs the District’s Manager to cause an accurate map of the District’s boundaries to be prepared in accordance with the standards specified by the Division of Local Government (“**Division**”) and to be filed in accordance with § 32-1-306, C.R.S.

2. The Board directs the District’s Manager to notify the Board of County Commissioners, the County Assessor, the County Treasurer, the County Clerk and Recorder, the governing body of any municipality in which the District is located, and the Division of the name of the chairman of the Board, the contact person, telephone number, and business address of the District, as required by § 32-1-104(2), C.R.S.

3. The Board directs the District’s Manager to prepare and file with the Division, within thirty (30) days of a written request from the Division, an informational listing of all contracts in effect with other political subdivisions, in accordance with § 29-1-205, C.R.S.

4. The Board directs the District’s accountant to cause the preparation of and to file with the Department of Local Affairs the annual public securities report for nonrated public securities issued by the District within sixty (60) days of the close of the fiscal year, as required by §§ 11-58-101, et seq., C.R.S.

5. The Board directs the District’s accountant to: (a) obtain proposals for auditors to be presented to the Board; (b) cause an audit of the annual financial statements of the District to be prepared and submitted to the Board on or before June 30; and (c) cause the audit to be filed with the State Auditor by July 31, or by the filing deadline permitted under any extension thereof, all in accordance with §§ 29-1-603(1) and 606, C.R.S. Alternatively, if warranted by § 29-1-604, C.R.S., the Board directs the District’s accountant to apply for and obtain an audit exemption from the State Auditor on or before March 31 in accordance with § 29-1-604, C.R.S.

6. The Board directs the District’s Manager, if the District has authorized but unissued general obligation debt as of the end of the fiscal year, to cause to be submitted to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of

approval of the District the District's audit report or a copy of its application for exemption from audit in accordance with § 29-1-606(7), C.R.S.

7. The Board directs the District's accountant to submit a proposed budget to the Board by October 15 and prepare the final budget and budget message, including any amendments thereto, if necessary. The Board also directs the District's accountant to perform the property tax limit calculation, if required by §§ 29-1-306, *et seq.*, C.R.S., and to inform the Board of the result of such calculation. The Board directs the District's Manager to schedule a public hearing on the proposed budget or amendments, as applicable, and to post or publish notices thereof. The Board directs legal counsel to prepare all budget resolutions. The Board directs the District's Manager to file the budget, budget resolution, and budget message with the Division on or before January 30th, all in accordance with §§ 29-1-101, *et seq.*, C.R.S.

8. The Board directs the District's accountant to monitor all expenditures and, if necessary, to notify the District's legal counsel, the District's Manager, and the Board when expenditures are expected to exceed appropriated amounts. The Board directs legal counsel to prepare all budget amendment resolutions. The Board directs the District's Manager to schedule a public hearing on a proposed budget amendment and post or publish notices thereof in accordance with § 29-1-106, C.R.S. The Board directs the District's Manager to file the amended budget with the Division on or before the date of making such expenditure or contracting for such expenditure, all in accordance with §§ 29-1-101, *et seq.*, C.R.S.

9. The Board directs legal counsel to cause the preparation of the Unclaimed Property Act report and submission of the same to the State Treasurer by November 1st if there is property presumed abandoned and subject to custody as unclaimed property, in accordance with § 38-13-110, C.R.S.

10. The Board directs the District's accountant to prepare the mill levy certification form and directs the District's accountant to file the mill levy certification form with the Board of County Commissioners on or before December 15th, in accordance with § 39-5-128, C.R.S.

11. The Board directs that all legal notices shall be published in accordance with § 32-1-103(15), C.R.S.

12. The Board determines that its directors shall receive compensation for their services as directors subject to the limitations set forth in § 32-1-902(3)(a)(I), (II), C.R.S.

13. The District hereby acknowledges, in accordance with § 32-1-902, C.R.S., the following officers for the District:

Chairman/President:	John Wyckoff
Vice President:	Robert Fleck
Treasurer:	Lisa Jacoby
Secretary:	Brian Rogers
Assistant Secretary:	Brenda Adams

Recording Secretary: District Manager

14. The Board hereby determines that each member of the Board shall, for any potential or actual conflicts of interest, complete conflicts of interest disclosures and directs legal counsel to file the conflicts of interest disclosures with the Board and with the Colorado Secretary of State at least seventy-two (72) hours prior to every regular and special meeting of the Board, in accordance with § 32-1-902(3)(b) and § 18-8-308, C.R.S. Written disclosures provided by Board members required to be filed with the governing body in accordance with § 18-8-308, C.R.S., shall be deemed filed with the Board when filed with the Secretary of State. Additionally, at the beginning of each year, each Board member shall submit information to legal counsel regarding any actual or potential conflicts of interest and, throughout the year, each Board member shall provide legal counsel with any revisions, additions, corrections, or deletions to said conflicts of interest disclosures.

15. The Board confirms its obligations under § 24-10-110(1), C.R.S., with regards to the defense and indemnification of its public employees, which, by definition, includes elected and appointed officers.

16. The Board hereby appoints the District's Manager as the official custodian for the maintenance, care, and keeping of all public records of the District, in accordance with §§ 24-72-202, et seq., C.R.S. The Board hereby directs its legal counsel, accountant, manager, and all other consultants to adhere to the Colorado Special District Records Retention Schedule as adopted by the District.

17. The Board directs the District's Manager to post notice of all regular and special meetings in accordance with § 32-1-903(2) and § 24-6-402(2)(c), C.R.S. The Board hereby designates <https://greatrocknorthwsd.colorado.gov/> as the District's website for the posting of its regular and special meeting notices. The Board also hereby designates, unless otherwise designated by the Board, the water tank at 16373 Rayburn Street, Hudson, Colorado as the location the District will post notices of meetings in the event of exigent or emergency circumstances which prevent the District from posting notice of the meeting on the District's website. The Board directs the District's Manager to provide the website address set forth above to the Department of Local Affairs for inclusion in the inventory maintained pursuant to § 24-32-116, C.R.S.

18. The Board determines to hold regular meetings on the first Tuesday of each month, at 4:30 p.m. by telephone, electronic, or other means not requiring physical presence. All notices of meetings shall designate whether such meeting will be held by electronic means, at a physical location, or both, and shall designate how members of the public may attend such meeting, including the conference number or link by which members of the public can attend the meeting electronically, if applicable.

19. In the event of an emergency, the Board may conduct a meeting outside of the limitations prescribed in § 24-6-402(2)(c), C.R.S., provided that any actions taken at such emergency meeting are ratified at the next regular meeting of the Board or at a special meeting conducted after proper notice has been given to the public.

20. The Board directs the District's Manager to maintain the District's website in compliance with state and federal requirements and to make such documents and information required by § 32-1-104.5, C.R.S. available to the public on the District's website.

21. For the convenience of the electors of the District, and pursuant to its authority set forth in § 1-13.5-1101, C.R.S., the Board hereby deems that all regular and special elections of the District shall be conducted as independent mail ballot elections in accordance with §§ 1-13.5-1101, *et seq.*, C.R.S., unless otherwise deemed necessary and expressed in a separate election resolution adopted by the Board.

22. Pursuant to the authority set forth in § 1-1-111, C.R.S., the Board hereby appoints Ashley B. Frisbie, as the Designated Election Official (the "DEO") of the District for any elections called by the Board, or called on behalf of the Board by the DEO, and hereby authorizes and directs the DEO to take all actions necessary for the proper conduct of the election, including, if applicable, cancellation of the election in accordance with § 1-13.5-513, C.R.S.

23. In accordance with § 1-11-103(3), C.R.S., the Board hereby directs the DEO to certify to the Division the results of any elections held by the District and, pursuant to § 32-1-1101.5(1), C.R.S., to certify results of any ballot issue election to incur general obligation indebtedness to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District and file a copy of such certification with the Division of Securities.

24. The Board directs legal counsel to cause a notice of authorization of or notice to incur general obligation debt to be recorded with the County Clerk and Recorder within thirty (30) days of authorizing or incurring any indebtedness, in accordance with § 32-1-1604, C.R.S.

25. Pursuant to the authority set forth in § 24-12-103, C.R.S., the Board hereby designates, in addition to any officer of the District, Andrea Bobb of the law firm of White Bear Ankele Tanaka & Waldron, Attorneys at Law, as a person with the power to administer all oaths or affirmations of office and other oaths or affirmations required to be taken by any person upon any lawful occasion.

26. The Board directs the District's Manager to cause the preparation of and filing with the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District, if requested, the application for quinquennial finding of reasonable diligence in accordance with § 32-1-1101.5(1.5), (2), C.R.S.

27. The Board directs the District's Manager to cause the preparation of and the filing with the Board of County Commissioners or the governing body of any municipality in which the District is located, the Division, the State Auditor, the County Clerk and Recorder, and any interested parties entitled to notice pursuant to § 32-1-204(1), C.R.S., an annual report in accordance with § 32-1-207(3)(c), C.R.S.

28. The Board directs the District's Manager to obtain proposals and/or renewals for insurance, as applicable, to insure the District against all or any part of the District's liability, in accordance with §§ 24-10-115, *et seq.*, C.R.S. The Board directs the District's Manager to review and update the District's property schedule as needed, and no less than annually. The Board directs

the District's accountant to pay the annual SDA membership dues, agency fees, and insurance premiums, as applicable, in a timely manner. The Board appoints the District's Manager as its proxy for the SDA Annual meeting for voting and quorum purposes.

The Board hereby opts to include elected or appointed officials as employees within the meaning of § 8-40-202(1)(a)(I)(A), C.R.S., and hereby directs the District's Manager to obtain workers' compensation coverage for the District.

29. The Board hereby directs the District's Manager to prepare the disclosure notice required by § 32-1-809, C.R.S., and to disseminate the information to the electors of the District accordingly. Further, the Board hereby designates the following website as the District's official website for the purposes thereof: <https://greatrocknorthwsd.colorado.gov/>.

30. The Board hereby directs legal counsel to prepare and record with the County Clerk and Recorder updates to the disclosure statement notice and map required by § 32-1-104.8, C.R.S., if additional property is included within the District's boundaries.

31. In accordance with § 38-35-109.5(2), C.R.S., the District hereby designates the President of the Board as the official who shall record any instrument conveying title of real property to the District within thirty (30) days of any such conveyance.

32. The Board hereby affirms the adoption of the corporate seal in substantially the form appearing on the signature page of this resolution in accordance with § 32-1-902, C.R.S., regardless of whether initially produced electronically or manually. The requirement of any District resolution, proceeding or other document to "affix" the District seal thereto, including for the purpose of satisfying any applicable State law, shall be satisfied by manual impression or print, facsimile reproduction or electronic reproduction, or inclusion of the image of such seal. Without limiting the foregoing, any electronic production or reproduction of the image of the seal shall constitute an electronic record of information, as defined in the Uniform Electronic Transactions Act, and the Board hereby authorizes its use in accordance with the authority provided by § 24-71.3-118, C.R.S.

33. The Board directs the District's Accountant to prepare and submit the documentation required by any continuing disclosure obligation signed in conjunction with the issuance of debt by the District.

34. The Board directs legal counsel to monitor, and inform the Board of, any legislative changes that may occur throughout the year.

[Remainder of Page Intentionally Left Blank, Signature Page Follows]

ADOPTED NOVEMBER 7, 2023.

(SEAL)

DISTRICT:

**GREATROCK NORTH WATER AND
SANITATION DISTRICT** , a quasi-municipal
corporation and political subdivision of the State
of Colorado

By: _____
Officer of the District

Attest:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

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,**

10/24/23

	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	\$ 4,099,479
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	100,000
Other Revenue	2,607	-	600	600	600
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
Service Charges - Country Club Ranchettes F1	-	-	-	-	-
Available of Service Fees	3,050	24,480	3,510	6,017	10,000
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	-	-	-
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	-
Inclusion - Horse Creek Retreat	3,000	-	-	-	-
Inclusion - Ridgeview Estates	4,000	-	3,320	3,320	-
Inclusion - Homestead Heights/CC#1	-	-	10,000	10,000	-
Inclusion - Epic Estates	10,000	-	-	-	-
Total revenues	2,166,345	1,884,347	1,541,643	1,912,870	2,449,127
Total funds available	7,128,868	5,462,000	4,980,702	5,351,929	6,548,605
EXPENDITURES					
General and Administrative	209,873	299,388	171,761	281,082	288,746
Operations and Maintenance	489,652	874,609	233,082	469,382	964,052
Debt Service	390,169	386,610	97,705	386,610	404,102
Capital Projects	2,600,115	3,658,054	43,949	115,376	4,240,100
Total expenditures	3,689,809	5,218,661	546,497	1,252,450	5,897,000
Total expenditures and transfers out requiring appropriation	3,689,809	5,218,661	546,497	1,252,450	5,897,000
ENDING FUND BALANCES	\$ 3,439,059	\$ 243,339	\$ 4,434,206	\$ 4,099,479	\$ 651,605
ADMIN / OPER FUNDS AVAILABLE	\$ 3,328,908	\$ 138,695	\$ 4,120,289	\$ 4,066,198	\$ 347,404
CAPITAL RESERVE	75,000	-	-	-	100,000
DEBT SERVICE FUNDS AVAILABLE	35,151	104,644	313,917	33,281	204,200
TOTAL RESERVE	\$ 3,439,059	\$ 243,339	\$ 4,434,206	\$ 4,099,479	\$ 651,605

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,**

10/24/23

	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,

10/24/23

	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	\$ 4,099,479
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	100,000
Other Revenue	2,607	-	600	600	600
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
Service Charges - Country Club Ranchettes F1	-	-	-	-	-
Available of Service Fees	3,050	24,480	3,510	6,017	10,000
Inspection and Water Meter 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	-	-	-
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	-
Inclusion - Horse Creek Retreat	3,000	-	-	-	-
Inclusion - Ridgeview Estates	4,000	-	3,320	3,320	-
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>1,541,643</u>	<u>1,912,870</u>	<u>2,449,127</u>
Total funds available	<u>7,128,868</u>	<u>5,462,000</u>	<u>4,980,702</u>	<u>5,351,929</u>	<u>6,548,605</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	22,883
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	26,215	28,800
Legal	25,404	44,150	27,987	47,978	58,050
Miscellaneous	8,287	8,000	7,213	15,000	10,000
Website	-	-	361	1,000	-
Payroll taxes	413	500	-	500	413
Subtotal - G&A	<u>209,873</u>	<u>299,388</u>	<u>171,761</u>	<u>281,082</u>	<u>288,746</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,**

10/24/23

	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	58,796
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	129,524	134,319
Plant Supplies	30,138	22,000	8,256	22,000	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	-	50,000	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	-	-	90,000
Contingency	-	70,000	-	-	69,197
Subtotal - O&M	489,652	874,609	233,082	469,382	964,052
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	390,169	386,610	97,705	386,610	404,102
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	30,000
Hydraulic Modeling	-	-	-	-	50,000
Subtotal - CP	2,600,115	3,658,054	43,949	115,376	4,240,100
Total expenditures	3,689,809	5,218,661	546,497	1,252,450	5,897,000
Total expenditures and transfers out requiring appropriation	3,689,809	5,218,661	546,497	1,252,450	5,897,000
ENDING FUNDS AVAILABLE	\$ 3,439,059	\$ 243,339	\$ 4,434,206	\$ 4,099,479	\$ 651,605
ADMIN / OPER FUNDS AVAILABLE	\$ 3,328,908	\$ 138,695	\$ 4,120,289	\$ 4,066,198	\$ 347,404
CAPITAL RESERVE	75,000	-	-	-	100,000
DEBT SERVICE FUNDS AVAILABLE	35,151	104,644	313,917	33,281	204,200
TOTAL RESERVE	\$ 3,439,059	\$ 243,339	\$ 4,434,206	\$ 4,099,479	\$ 651,605

**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,**

10/24/23

	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	\$ 4,099,479
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	100,000
Other Revenue	2,607	-	600	600	-
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 - Hayesmout	29,345	35,272	11,831	20,282	35,272
Service Charges - Country Club Ranchettes F1	-	-	-	-	-
Available of Service Fees	3,050	24,480	3,510	6,017	10,000
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	-	-	-
SDF - Hayesmout 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	-
Inclusion - Horse Creek Retreat	3,000	-	-	-	-
Inclusion - Ridgeview Estates	4,000	-	3,320	3,320	-
Inclusion - Homestead Heights/CC#1	-	-	10,000	10,000	-
Inclusion - Epic Estates	10,000	-	-	-	-
Total revenues	2,166,345	1,884,347	1,541,643	1,912,870	2,402,270
Total funds available	7,128,868	5,462,000	4,980,702	5,351,929	6,501,749
EXPENDITURES					
General and Administrative	209,873	299,388	171,761	281,082	288,098
Operations and Maintenance	489,652	874,609	233,082	469,382	964,700
Debt Service	390,169	386,610	97,705	386,610	404,102
Capital Projects	2,600,115	3,658,054	43,949	115,376	4,240,100
Total expenditures	3,689,809	5,218,661	546,497	1,252,450	5,897,000
Total expenditures and transfers out requiring appropriation	3,689,809	5,218,661	546,497	1,252,450	5,897,000
ENDING FUND BALANCES	\$ 3,439,059	\$ 243,339	\$ 4,434,206	\$ 4,099,479	\$ 604,749
ADMIN / OPER FUNDS AVAILABLE	\$ 3,328,908	\$ 138,695	\$ 4,120,289	\$ 4,066,198	\$ 316,549
CAPITAL RESERVE	75,000	-	-	-	100,000
DEBT SERVICE FUNDS AVAILABLE	35,151	104,644	313,917	33,281	188,200
TOTAL RESERVE	\$ 3,439,059	\$ 243,339	\$ 4,434,206	\$ 4,099,479	\$ 604,749

**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,**

10/24/23

	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,**

10/24/23

	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	\$ 4,099,479
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	100,000
Other Revenue	2,607	-	600	600	-
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
Service Charges - Country Club Ranchettes F1	-	-	-	-	-
Available of Service Fees	3,050	24,480	3,510	6,017	10,000
Inspection and Water Meter 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	-	-	-
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	-
Inclusion - Horse Creek Retreat	3,000	-	-	-	-
Inclusion - Ridgeview Estates	4,000	-	3,320	3,320	-
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>1,541,643</u>	<u>1,912,870</u>	<u>2,402,270</u>
Total funds available	<u>7,128,868</u>	<u>5,462,000</u>	<u>4,980,702</u>	<u>5,351,929</u>	<u>6,501,749</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	26,215	28,800
Legal	25,404	44,150	27,987	47,978	58,050
Miscellaneous	8,287	8,000	7,213	15,000	10,000
Website	-	-	361	1,000	-
Payroll taxes	413	500	-	500	413
Subtotal - G&A	<u>209,873</u>	<u>299,388</u>	<u>171,761</u>	<u>281,082</u>	<u>288,098</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,**

10/24/23

	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	58,796
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	129,524	134,319
Plant Supplies	30,138	22,000	8,256	22,000	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	-	50,000	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	-	-	90,000
Contingency	-	70,000	-	-	69,845
Subtotal - O&M	489,652	874,609	233,082	469,382	964,700
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	390,169	386,610	97,705	386,610	404,102
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	30,000
Hydraulic Modeling	-	-	-	-	50,000
Subtotal - CP	2,600,115	3,658,054	43,949	115,376	4,240,100
Total expenditures	3,689,809	5,218,661	546,497	1,252,450	5,897,000
Total expenditures and transfers out requiring appropriation	3,689,809	5,218,661	546,497	1,252,450	5,897,000
ENDING FUNDS AVAILABLE	\$ 3,439,059	\$ 243,339	\$ 4,434,206	\$ 4,099,479	\$ 604,749
ADMIN / OPER FUNDS AVAILABLE	\$ 3,328,908	\$ 138,695	\$ 4,120,289	\$ 4,066,198	\$ 316,549
CAPITAL RESERVE	75,000	-	-	-	100,000
DEBT SERVICE FUNDS AVAILABLE	35,151	104,644	313,917	33,281	188,200
TOTAL RESERVE	\$ 3,439,059	\$ 243,339	\$ 4,434,206	\$ 4,099,479	\$ 604,749

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.

Resolution No. 2023-11-02**RESOLUTION
ADOPTING BUDGET, APPROPRIATING FUNDS AND CERTIFYING MILL LEVIES
FOR THE CALENDAR YEAR 2024**

The Board of Directors of Greatrock North Water and Sanitation District (the “**Board**”), Adams County, Colorado (the “**District**”), held a regular meeting, via teleconference and at Reverse Osmosis Water Treatment Plant, 16373 Rayburn Street, Hudson, CO 80642 on November 7, 2023, at the hour of 4:30 p.m.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called, and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

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NOTICE AS TO PROPOSED 2024 BUDGET

**NOTICE OF PUBLIC HEARING ON THE PROPOSED 2024 BUDGET
AND
NOTICE OF PUBLIC HEARING ON THE AMENDED 2023 BUDGET**

The Board of Directors (the “**Board**”) of the GREATROCK NORTH WATER AND SANITATION DISTRICT (the “**District**”), will hold a public hearing at Reverse Osmosis Water Treatment Plant, 16373 Rayburn Street, Hudson, CO 80642 and via teleconference on November 7, 2023, at 4:30 p.m., to consider adoption of the District’s proposed 2024 budget (the “**Proposed Budget**”), and, if necessary, adoption of an amendment to the 2023 budget (the “**Amended Budget**”). The public hearing may be joined using the following teleconference information:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NWZIYzE4MjYtZmOwMi00Y2RhLWI1MWMtM2Y0MjY0Zjk4NTI3%40thread.v2/0?context=%7b%22id%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d

Or by calling 1-720-547-5281 & entering the following Phone Conference ID: **105 810 759#**

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of CliftonLarsonAllen, LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111.

Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to the final adoption of the Proposed Budget or the Amended Budget by the Board. The agenda for any meeting may be obtained at <https://greatrocknorthwsd.colorado.gov/> or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:

GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

/s/ WHITE BEAR ANKELE TANAKA & WALDRON

Attorneys at Law

Published in: *Brighton Standard Blade*
Published on: November 2, 2023

WHEREAS, the Board has designated its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held and interested electors were given the opportunity to register their protest to the proposed budget prior to the adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2024. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2024 budget year, there is hereby levied a tax of __.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2024 budget year, there is hereby levied a tax of __.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2024 budget year, there is hereby levied a tax of __.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2024 budget year, there is hereby levied a tax of __.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 7. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of Adams County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 8. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 9. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 10. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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ADOPTED NOVEMBER 7, 2023.

DISTRICT:

GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

STATE OF COLORADO
COUNTY OF ADAMS
GREATROCK NORTH WATER AND SANITATION DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held at Reverse Osmosis Water Treatment Plant, 16373 Rayburn Street, Hudson, CO 80624 and via teleconference on November 7, 2023, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 7th day of November 2023.

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

ENGINEER'S PROGRESS REPORT

Date: November 7, 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.

Element assisted the district in completing an application for the CDPHE Technical Assistance Grant. This grant is for \$25,000 and is intended to support the district in funding a district-wide hydraulic model.

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. A handout summarizing this document is attached to this report.

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

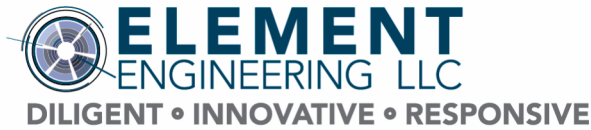
No work this period.

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. A handout summarizing this document is attached to this report.



MEMORANDUM

TO: Greatrock North Water and Sanitation District
FROM: Element Engineering
DATE: October 2023
SUBJECT: Capacity Analysis Summary

Greatrock North Water and Sanitation District (GNWSD) worked with Element Engineering to complete a capacity analysis of the district's water system. The capacity analysis has been compiled to determine the existing capacity and demand of the six approved subdivisions within the GNWSD, as well as to determine if the system includes available capacity to serve additional development. The report includes recommendations for any improvements needed to serve the existing and proposed users.

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. The capacity analysis will determine if the existing system is capable of serving this proposed subdivision.

The capacity analysis 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.

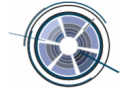
Capacity Analysis – Potable Water

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.

This capacity analysis shows that the existing system is capable of meeting the average day and maximum day demand scenarios of the full buildout of the approved six subdivisions, but it requires approximately 19 hours of alluvial well operation, including 3.5 hours of RO treatment system operation.

This capacity analysis 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.



The district plans to drill additional alluvial wells to increase raw water capacity. Currently, the district is working to install a third alluvial well, 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 proposed third alluvial well). With the inclusion of a new 150 gpm alluvial well, 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 with less than 16 hours of operation per day.

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.

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. All pumping stations include a high service pump. Based on the existing demand and the proposed future demand considering the inclusion of CCR Filing No. 2, all stations are adequately sized.

Capacity Analysis – Storage

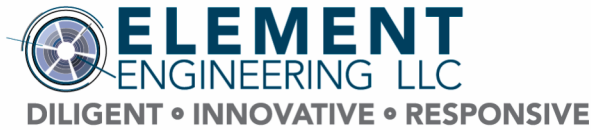
The minimum storage of a municipality is generally considered to equate to the maximum month water demand for one day, plus fire flow. Fire flow for a residential water system is designed for 1,500 gpm for 2 hours, equating to 180,000 gallons.

The existing system includes 1,550,000 gallons of potable water storage throughout the four water storage tanks. 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.

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 existing six approved subdivisions or the proposed County Club Ranchettes Filing No. 2 subdivision.



MEMORANDUM

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

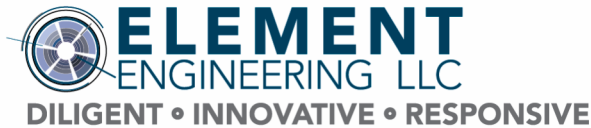
This memo summarizes the analysis to determine appropriate system development fees for inclusion in the District's Rules and Regulations. The analysis focuses on development fees for the accepted Country Club Ranchettes Filing No. 1 and the proposed Country Club Ranchettes Filing No. 2. The analysis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

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



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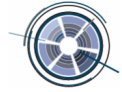
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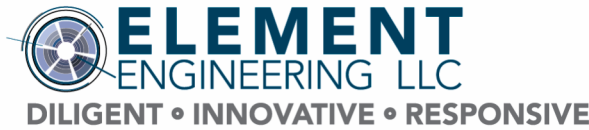
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**Greatrock North Water & Sewer District
ORC Report
November 7, 2023**

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.

Update 10/25/23 NCC scheduled to complete work the first week of November.

Augmentation

On 09/26/23 BBA Water requested augmentation pumping be set to 85 GPM. Augmentation set to 85 GPM on 09/26/23.

On 09/29/23 BBA Water requested augmentation pumping be set to 100 GPM. Augmentation pumping set to 100 GPM on 09/29/23.

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

On 10/11/23 BBA Water requested augmentation pumping be set to 100 GPM.
Augmentation pumping set to 100 GPM on 10/11/23.

Additional Activities

Met with NCC to develop scope of work for adding additional berms at evaporation ponds. NCC submitted proposal and was approved by the board. Work is scheduled for the first work of November.

Met with CLA, Element Engineering, and John Wycoff at REC office to review and discuss draft 2024 budget.

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
Oct-23	1283	646	1280	632	119	16	162	26	174	27
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
Minimum	1002	525	924	526	119	16	135	17	142	14
Maximum	1283	646	1280	632	677	318	505	184	494	202
Average	1138	564	1102	560	272	85	277	81	295	102

Resolution No. 2023-11-__**RESOLUTION
OF THE BOARD OF DIRECTORS
OF THE
GREATROCK NORTH WATER AND SANITATION DISTRICT****CERTIFYING DELINQUENT WATER SERVICE FEES AND CHARGES TO ADAMS
COUNTY TREASURER FOR COLLECTION**

WHEREAS, the Greatrock North Water and Sanitation District (the “District”) was duly organized and validly exists pursuant to and in accordance with the Special District Act, §§ 32-1-101, *et seq.*, C.R.S.; and

WHEREAS, pursuant to § 32-1-1001(1)(j)(I), C.R.S., the Board of Directors of the District (the “Board”) is empowered to fix and from time to time increase or decrease certain fees, rates, tolls, penalties or charges for services, programs or facilities furnished by the District; and

WHEREAS, the District currently imposes various water service charges and fees upon properties receiving services furnished by the District; and

WHEREAS, pursuant to § 32-1-1101(1)(e), C.R.S., the District is permitted to have certain delinquent fees, rates, tolls, penalties, charges or assessments made or levied by the District certified to the Adams County Treasurer for collection in the same manner as taxes; and

WHEREAS, the properties reflected on **Exhibit A**, attached hereto and incorporated herein by this reference (the “Delinquent Property”), are delinquent in its water service charges fees by at least six (6) months and by more than One Hundred Fifty Dollars (\$150); and

WHEREAS, the Delinquent Property has outstanding delinquent fees rates, tolls, penalties, charges or assessments in the amounts set forth in Exhibit A (the “Delinquent Fees”); and

WHEREAS, pursuant to § 32-1-1101(1)(e), C.R.S., the District may elect, by resolution, at a public meeting held after receipt of notice by the Delinquent Property, to certify the Delinquent Fees to the County Treasurer for collection; and

WHEREAS, the District has provided notice to the Delinquent Property and considers adoption of this Resolution at a public meeting; and

WHEREAS, the District, by this Resolution, desires to certify the Delinquent Fees to the County Treasurer for collection.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. CERTIFICATION OF DELINQUENT FEES. The Board hereby elects to have the Delinquent Fees certified to the County Treasurer to be collected and paid over by the County Treasurer in the same manner as taxes are authorized to be collected and paid over pursuant to § 39-10-107, C.R.S. The Board hereby directs the District's Manager to certify to the County Treasurer the Delinquent Fees set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Certification"). Such Delinquent Fees shall be certified by no later than November 15, 2023, in order to comply with State statutory and County certification deadlines.

Remainder of Page Intentionally Left Blank. Signature Page to Follow.

APPROVED AND ADOPTED this 7th day of November, 2023.

**GREATROCK NORTH WATER AND
SANITATION DISTRICT**

By: _____
Officer of the District

ATTEST:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

EXHIBIT A

Delinquent Property and Delinquent Fees

Greatrock North Water and Sanitation District's Delinquent Certification
to Adams County for Collection 2023

<u>Account #</u>	<u>Owner Name</u>	<u>Situs Address</u>	<u>Parcel #</u>	<u>Amount Certifying</u>	<u>Collection Fee</u>	<u>County Fee</u>	<u>Total</u>
R0163994	Hinojos, Juan and Urquidi- Herrera, Cinnia Elda and Urquidi Almonte, Martha E.	16390 Rayburn St Hudson, CO 80642	0156701206016	\$	\$	\$	\$