

GREATROCK NORTH WATER AND SANITATION DISTRICT

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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: July 5, 2022
TIME: 4:30 P.M.
LOCATION: This meeting will be held via teleconferencing and can be joined through the directions 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_OGRmYmFhODAtMDM1Yi00NWY5LTgyYzktOTEzMGZkNjc4MzM2%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: **345 031 154#**

<u>Board of Directors:</u>	<u>Office</u>	<u>Term Expires</u>
John D. Wyckoff	President	May, 2025
Robert W. Fleck	Vice President	May, 2023
Lisa Jacoby	Treasurer	May, 2025
Brian K. Rogers	Secretary	May, 2023
Brenda Adams	Assistant Secretary	May, 2025

<u>Consultants:</u>	
Lisa A. Johnson	District Manager
Jennifer Gruber Tanaka, Esq.	District General Counsel
Erin K. Stutz, Esq.	
Nicholaus Marcotte, PE	District Engineer
Mike Murphy	District Operator in Responsible Charge

Greatrock North Water and Sanitation District
July 5, 2022 Agenda

- I. ADMINISTRATIVE MATTERS (Action Items Status Matrix – enclosure - 002).
 - A. Present Disclosures of Potential Conflicts of Interest.
 - B. Approve Agenda.
 - C. Board of Director’s Report.
 - D. District Manager’s Report (enclosure – 003).

- II. CONSENT AGENDA
 - A. These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.
 1. Approve the Minutes of the June 7, 2022 regular meeting (enclosure – 004).
 2. Ratify approval of the payment of claims for the period ending June 29, 2022 in the amount of \$203,200.83 (enclosure - 005).
 3. Operations and Maintenance Activities Report (enclosure – 006).
 4. Review meter installation report (enclosure – 007).
 5. Acceptance of unaudited financial statements for the period ending May 31, 2022, Schedule of Cash Position updated as of June 28, 2022, and Inclusion Summaries (enclosure – 008).

- III. FINANCIAL MATTERS
 - A. Review and consider acceptance of draft 2021 Audit (enclosure - 009).

- IV. ENGINEER’S REPORT (enclosure – 010)
 - A. Capital Projects Update
 1. Third Alluvial Well
 2. Evaporation Pond
 3. Reverse Osmosis Treatment Facility
 - a. Consider approval of Pay Application No. 7 to the Construction Contract with Moltz Construction, Inc. in the amount of \$372,814.17 (enclosure – 011).
 - b. Review and approve Change Order No. 6 to the Construction Contract with Moltz Construction, Inc. in the amount of \$7,974.00 for stud size revisions to partition walls (enclosure – 012).

- V. OPERATIONS AND MAINTENANCE MATTERS (ORC Report – enclosure – 013).

- VI. LEGAL MATTERS

Greatrock North Water and Sanitation District
July 5, 2022 Agenda

VII. OTHER MATTERS

- A. Status of Homestead Heights/Country Club Ranchettes #1.
 - a. Review and acknowledge Initial Acceptance Punch List (enclosure – 014).
- B. Status of Hayesmount Estates.
- C. Status of Ridgeview Estates.
- D. Status of Country Club Ranchettes Filing No. 2.

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, August 2, 2022
at 4:30 p.m.**

Greatrock North Water and Sanitation District Action Items Status Matrix—2022

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

Greatrock North Water and Sanitation District Action Items Status Matrix—2022

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										06/28/2022- initial punch list provided to Jay.
Ridgeview Estates	3/3/2020	Nick	N/A	2		X				<p>12/10/2020: Brad meets w/ Blanco Inc. at site of water tie-in at Great Rock Way to review layout and design.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p> <p>1/7/2021: Met yesterday with Blanco regarding tie in at tank site.</p> <p>1/13/2021: GN residents report brown water following tie-in in Great Rock Way. Bryan flushes fire hydrants.</p> <p>2/18/2021: Brad talked with David Moore and emailed DM a request for an updated schedule for coordination with REC and testing required.</p> <p>5/4/2021: onsite water improvements in process and project is almost complete.</p> <p>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.</p> <p>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.</p> <p>9/7/21: Developer requested waiver of lien. Board discussed and denied request. Lisa to communicate to Developer.</p> <p>12/28/2021 – Nick drafted initial acceptance letter and transmitted to developer.</p> <p>2/23/2022 – Nick followed up with David Moore in February.</p> <p>3/25/2022 – 7 SDF’s collected to date.</p> <p>06/01/2022 – 10 SDF’s collected to date.</p> <p>06/28/22 – 11 SDF’s collected to date.</p>
CAPITAL PROJECT MATTERS										
Third Alluvial Well	2/5/19	Chris	N/A	2		X				1/5/2021: Brad received memo from Tim Crawford regarding

Greatrock North Water and Sanitation District Action Items Status Matrix—2022

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>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.</p> <p>1/7/2021: New list started. Items preceding 2021 on prior action items lists.</p> <p>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.</p> <p>2/18/2021: Brad talked with Tim Crawford regarding the well site and pipeline easement needs.</p> <p>4/6/21: Brad emails proposed easements layout to Tim/Chris and requests information from Jay Skolnick and Brian Pfohl</p> <p>4/9/21: Jay indicates easements should be on title work.</p> <p>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.</p>
Evaporation Pond Matters	1/1/19	Nick	N/A	1		X				<p>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, Board to consider moving forward with condemnation proceedings.</p> <p>1/7/2021: New list started. Items preceding 2021 on prior action items lists.</p> <p>1/7/2021: Brad to review options available to expedite process through CDPHE.</p> <p>1/20/2021: Lisa emailed Jody and Jennifer to schedule call related to condemnation efforts to acquire final easement needed to construct pond.</p> <p>2/2/2021: Brad working to finalize easement agreement and legal description. Brad to send to Lisa for next steps when complete.</p> <p>2/2/2021: Brad will provide updated cost estimate.</p> <p>4/9/2021: Brad asked to schedule a meeting with the committee to review additional information / may ask Nick to assist with Evaporation Pond project.</p> <p>5/4/2021: Brad informed the Board that he is no longer able to continue with this project. The Board asked Lisa to gather a list</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2022

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>of qualified firms and contact them to solicit interest and a proposal.</p> <p>7/6/2021: Nick to start working on the evaporation pond and prepare a new exhibit related to final easement with Jay Skolnick.</p> <p>7/19/21: Board has approved Element to complete the evaporative pond design. Work is ongoing.</p> <p>8/13/21: Design work on the evaporation pond and EDOP report is ongoing. Element is finalizing the easement with direct correspondence between Element and Jay’s engineer for CCR Filing 2.</p> <p>9/7/21: Nick is preparing an alternatives analysis regarding pond location and will present his findings at the October board meeting.</p> <p>1/24/22: The board selected the western pond location with the concentrate line in Hudson Mile Road. The design is now being completed in that location.</p> <p>1/24/22: Element requested quotes for utility potholing to confirm utility location and depth for crossings.</p> <p>2/23/2022 – Element working on permit requirements with Adams County.</p> <p>3/25/2022 – Public Meeting will be held on April 5th. Property owners were notified via mail.</p> <p>06/01/2022 – Element to finalize reports to submit to CDPHE and ADCO the week of May 30, 2022.</p> <p>6/28/22 – reports and submittals made to CDPHE and 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</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2022

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										<p>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 BOCC in January.</p> <p>1/11/22 – Nick and John attended the BOCC meeting. The project was approved at this meeting.</p> <p>1/24/22 – Design to remove the sump by lowering the concentrate line in Rayburn are being finalized. This will be issued to the contractor as Field Order No. 1.</p> <p>2/23/2022 – Project began in February.</p> <p>3/25/2022 – Pay Apps 1-3 have been submitted and CO#1 has been submitted.</p> <p>06/01/2022 – CO’s 2-5 have been approved and pay apps 1-6 as well.</p>
SCADA/Telemetry Control Upgrade	2/19/19	Mike, Brian	N/A	1		X				<p>10/16/2020: Nick has developed control loop descriptions for review.</p> <p>1/7/2021: New list started. Items preceding 12/2020 on prior action items lists.</p>
OPERATIONAL MATTERS										
Rocks in Brine Discharge Pipe	6/4/19	Mike	N/A	3		X				<p>1/7/2021: New list started. Items preceding 10/2020 on prior action items lists.</p> <p>1/7/2021: Rocks not causing issues right now. Cannot push them out at any point. Would need to cut pipe, clean out and replace area. Do work with pond liner possibly. Not a current</p>

Greatrock North Water and Sanitation District Action Items Status Matrix—2022

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										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.
RHF Generator Replacement	1/7/2021	Mike	N/A	3		X				Mike to obtain pricing for replacement of generator. 4/12/2021: Generator Source onsite to gather information for RHF generator replacement. 12/8/21: Quote for new replacement submitted by Generator Source. 12/28/2021- Mike presented proposal at December meeting.
GFPD – Emergency Response Plan	01/04/2022	Mike Lisa	N/A	2						Mike and Lisa to contact GFPD to discuss emergency response plan in the event of a fire. 06/28/2022 – Mike to discuss with GBFPD and HFPD.
WELL AND WATER MATTERS										
19CW3231 – Statement of Opposition	3/3/2020	Matt	N/A	1		X				2/28/2020: Statement of opposition filed with Court.
20CW3214 – Statement of Opposition	1/5/2021	Lisa Alan	N/A	1		X				Lisa to contact Alan Curtis re representation of District on matter. Case requests for changes of water rights on Box Elder Creek and amendments to a previously decreed augmentation plan that has depletions and replacements on Box Elder Creek. 01/20/2021: Lisa obtained executed engagement letter from all parties. Lisa working with Martin and Wood to discuss the current need for water rights engineering services.
Renewable Water Rights	5/4/2021	Chris	N/A			X				Chris presented options for acquisition of renewable water rights. BOD directed Chris to continue discussions with all options presented. 3/25/2021 – BOD directed Chris to continue discussions for renewable water rights options.
FINANCIAL MATTERS										
ADMINISTRATIVE MATTERS										
Cybersecurity Efforts	3/2/21	Mike	N/A			X				3/2/21: Brad is meeting with the firm that has proposed for SCADA/telemetry on the new plant to discuss protections within their system.

Greatrock North Water and Sanitation District Action Items Status Matrix—2022

Action Items	Date of Meeting	Assigned To	Deadline	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
										3/2/21: Mike will work with TLECC to discuss additional options for protection of current system.



Date: June 28, 2022

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

From: Lisa A. Johnson, District Manager

Re: July 5, 2022 Manager's Report

Agenda Action Items

II.A. Consent Agenda

1. Approve the Minutes of the June 7, 2022 regular meeting.
2. Ratify approval of the payment of claims for the period ending June 30, 2022.
3. Operations and Maintenance Activities Report.
4. Review meter installation report.
5. Acceptance of cash position schedule and property tax schedule for the period ending May 31, 2022 and inclusion summaries.

I recommend approval of the consent agenda items.

III.A. 2021 Audit

Mr. Carroll will attend the meeting and present the 2021 draft audit.

VII.A.1. Homestead Heights/ Country Club Ranchettes #1

Updates included in Engineer's Report. In addition, 13 System Development Fees have been collected to date.

VII.B. Hayesmount Estates

20 System Development Fees have been paid as of December 7, 2021.

VII.C. Ridgeview Estates

Updates provided in the Engineer's Report. In addition, 11 System Development Fees have

been collected to date.

VII.D. Country Club Ranchettes Filing No. 2 (“CC#2”)

Draft inclusion agreement was transmitted to Mr. Scolnick for review and approval and a request to update the exhibits. Mr. Scolnick is working with his water rights attorney on the review of the agreement.

Review of monthly Water Resumes and Other Water Related Matters

Attorney Poznanovic has reviewed the April resume and found no cases he recommends the district oppose.

Update on other District Related Matters and/or Committee Meetings

Director Wyckoff, Director Rogers at times, Mr. Marcotte, and I are meeting on Friday mornings at 9 am via Microsoft Teams to discuss weekly updates on the capital projects as well as any operational matters.

In addition, I also attend the weekly capital project call regarding the RO Treatment project.

We determined a leak found in the meter pit at 16520 Timber Cove Street is on the District's side of the pipe. Mr. Murphy is working to schedule a contractor to repair the leak.

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT HELD JUNE 7, 2022

A regular meeting of the Board of Directors (referred to hereafter as “Board”) of the Greatrock North Water and Sanitation District (referred to hereafter as “District”) was convened on Tuesday, June 7, 2022 at 4:30 P.M. The meeting was conducted via video conference – Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance:

Robert W. Fleck
John D. Wyckoff
Lisa Jacoby
Brian K. Rogers
Brenda Adams

Also in attendance were:

Lisa A. Johnson, Michael Jensen and Shauna D’Amato; CliftonLarsonAllen LLP (“CLA”)
Mike Murphy; Ramey Environmental Compliance, Inc.
Nick Marcotte; Element Engineering, LLC

ADMINISTRATIVE MATTERS

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

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

Board of Director’s Report: None.

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

RECORD OF PROCEEDINGS

Appointment of Officers: Following discussion, upon a motion duly made by Director Rogers, seconded by Director Fleck and, upon vote, unanimously carried, the Board appointed the following Officers:

Office:

President	John D. Wyckoff
Vice-President	Robert W. Fleck
Treasurer	Lisa Jacoby
Secretary	Brian Rogers
Assistant Secretary	Brenda Adams
Recording Secretary	District Manager

CONSENT AGENDA

The Board considered the following actions:

1. Approve the Minutes of the May 3, 2022 regular meeting.
2. Ratify approval of the payment of claims for the period ending May 31, 2022 in the amount of \$476,578.45.
3. Operations and Maintenance Activities Report.
4. Review meter installation report.
5. Acceptance of unaudited financial statements for the period ending April 30, 2022, Schedule of Cash Position updated as of May 26, 2022, and inclusion summaries.
6. Ratify approval of Change Order No. 4 with Moltz Construction, Inc. for credit of irrigation line in the amount of (-\$5,002.00).
7. Ratify approval of Change Order No. 5 with Moltz Construction, Inc. for raising of valve box and patch asphalt on Hudson Mile Road in the amount of \$7,185.00.

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

FINANCIAL MATTERS

Status of 2021 Audit: Ms. Johnson provided an update on the status of the 2021 Audit. The Auditor will not be available for the July regular meeting to present. Ms. Johnson provided options for the audit presentation to the Board, and the Board determined to have the District Accountant present the draft 2021 Audit at the July regular meeting.

ENGINEER'S REPORT

Mr. Marcotte presented his Engineer's Report and provided updates. A copy of the report is attached hereto and incorporated herein by this reference.

CAPITAL PROJECTS UPDATES:

Third Alluvial Well: No new update.

RECORD OF PROCEEDINGS

Evaporation Pond: Mr. Marcotte updated the Board on the status of the Project.

Reverse Osmosis Treatment Facility: Mr. Marcotte provided an update.

- **Pay Application No. 6 to the Construction Contract with Moltz Construction, Inc. in the amount of \$144,930.67:** The Board reviewed Pay Application No. 6. Following review and discussion, upon a motion duly made by Director Jacoby, seconded by Director Rogers and, upon vote, unanimously carried, the Board approved Pay Application No. 6 to the Construction Contract with Moltz Construction, Inc. in the amount of \$144,930.67.

OPERATIONS / MAINTENANCE MATTERS

Operator in Responsible Charge (ORC) Report: Mr. Murphy presented his report and provided updates. A copy of the report is attached hereto and incorporated herein by this reference.

Director Fleck reported that he recently received an email regarding use of water resources related to fire safety. The Board discussed whether the District has the ability to charge property owners that reside outside of the District boundaries for use of water by fire protection authorities. The Board directed staff to contact the Fire Protection District to solicit how this has been handled in the past.

Mr. Murphy reported that he will solicit proposals for leak detection services for a potential water leak in the Greatrock North subdivision.

LEGAL MATTERS

None.

OTHER MATTERS

Status of Homestead Heights/Country Club Ranchettes #1: There were no new updates.

Status of Hayesmount Estates: There were no new updates.

Status of Ridgeview Estates: There were no new updates.

Status of Country Club Ranchettes Filing #2: Ms. Johnson provided an update. Comments were received on the inclusion agreement from Mr. Scolnick and staff is working through them with the property owner.

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

RECORD OF PROCEEDINGS

vote, unanimously carried, the meeting was adjourned at 5:49 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting

Greatrock North Water & Sanitation District
 May Claims
 June 29, 2022

Vendor	Invoice #	Date	Amount
*CenturyLink	7191112907JUN22	6/1/2022	\$ 312.59
*My Asset Map LLC	E5F5CDB-0052	5/27/2022	199.99
*United Power Inc	2893502MAY22	5/31/2022	736.54
*United Power Inc	12341500MAY22	5/31/2022	943.10
*United Power Inc	6666302MAY22	5/31/2022	1,529.72
*United Power Inc	7891601MAY22	5/31/2022	2,227.51
*Xcel Energy	5398600067MAY22	5/31/2022	57.78
*Xcel Energy	5336053542MAY22	5/31/2022	58.51
		Auto Pay	<u>\$ 6,065.74</u>
Badger Meter, Inc.	80099298	5/31/2022	436.10
Bishop Brogden Associates, Inc	49943	6/15/2022	551.25
Bishop Brogden Associates, Inc	49944	6/15/2022	569.27
Bishop Brogden Associates, Inc	49942	6/15/2022	1,141.75
CliftonLarsonAllen LLP	3313331	5/31/2022	3,223.60
CliftonLarsonAllen LLP	3314792	5/31/2022	4,431.79
CliftonLarsonAllen LLP	3313384	5/31/2022	8,229.78
County of Adams	424031	1/14/2022	83.00
Diversified Underground	25771	5/31/2022	260.00
Element Engineering, LLC	0002C-11	5/31/2022	3,680.00
Element Engineering, LLC	0001B-05	5/31/2022	9,260.00
Elite Industries, Inc.	20473	5/31/2022	978.00
Hayes Poznanovic Korver LLC	45982	5/31/2022	245.00
Hayes Poznanovic Korver LLC	45981	5/31/2022	808.50
John Wyckoff*	Reimb-Wall Mount	5/27/2022	63.84
Martin & Wood Water Consultants Inc.	26106	4/30/2022	105.00
Martin & Wood Water Consultants Inc.	25169	4/30/2022	154.50
Moltz Construction Inc.	Pay App #5	5/31/2022	144,930.67
Pest Predator	2916	5/31/2022	240.00
Ramey Enviromental Compliance, Inc	24042	6/13/2022	478.42
Ramey Enviromental Compliance, Inc	24020	6/9/2022	636.47
Ramey Enviromental Compliance, Inc	23997	5/31/2022	10,516.06
United Site Services, Inc	114-13174862	6/15/2022	226.06
Utility Notification Center of Colorado	222040700	4/30/2022	24.70
Utility Notification Center of Colorado	222050694	5/31/2022	36.40
Waste Connection	6244172V311	7/1/2022	45.10
White Bear Ankele Tanaka & Waldron	22419	5/31/2022	168.00
White Bear Ankele Tanaka & Waldron	22242	5/31/2022	2,727.30
White Bear Ankele Tanaka & Waldron	20732	2/28/2022	2,884.53
		Bill.com	<u>\$ 197,135.09</u>
Grand Total			<u><u>\$ 203,200.83</u></u>



Greatrock North Water & Sewer District Monthly Activities Report May 16th 2022 – June 14th 2022

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.

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.

5/16/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Inspected a possible water leak in the GRN neighborhood. A sample was collected and ran for total chlorine to determine if it is potable water. Unable to locate any signs of a leak. Will continue to monitor the situation.

5/17/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Returned to the site of the possible system leak. The puddle hadn't increased nor decreased overnight. Will continue to monitor the size daily. The RO system has been turned back on in SCADA and is set to run for a maximum time of 200 minutes each cycle, so the ponds don't overflow.

5/18/22 (6.0hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Alluvial Well #1 not running and the RO had a low inlet pressure alarm. The Alluvial Well had a low voltage alarm which was reset. Upon resetting the alarm for Alluvial Well #1 the RO inlet pressure alarm cleared and began running properly. On-call operator responded to high tank level alarm for RHF. The valve was closed to avoid an overflow.

5/19/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Opened the fill valve at RHF to 55gpm to match demand. Will continue to monitor over the weekend due to poor weather. Lowered the chlorine set point in SCADA from 0.65 to 0.60.

5/20/22 (2.0hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Pump #1 faulted overnight at BE. During the regular rounds the pump was given a hard reset which didn't fix the issue. A work order was submitted to Ramey Environmental Compliance Equipment Services Department (REC ESD). The fill valve at RHF was lowered to 33gpm to match demand for the weekend. The RO at BE has been turned off for the weekend to avoid overflow at the ponds. Will resume operation next week when the weather clears up. Started to augment at LHF-1 at a rate of 145gpm.

5/21/22 (2.0hr) On call operator responded to a high-level alarm at RHF. The fill valve was adjusted down to match demand.

5/23/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Opened the fill valve at RHF to 40gpm to match demand. Turned the RO back on. Sent in a few work orders to REC ESD about the well transducer level not reading accurately and the exhaust fan is not working at BE. Started augmenting at LFH-2 at a rate of 62gpm. Executed the turn off service list billing sent over.

5/24/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Opened the fill valve at RHF to 45gpm to match demand. Restored service to residence that was shut off yesterday per billings request.

5/25/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Opened the fill valve at RHF to 55gpm to match demand. REC ESD onsite to diagnose/fix the issues at BE pump station. The exhaust fan needs a new belt, Pump #1 at BE was fixed and is up and running, and the LFH level transducer needs to be replaced in the well itself.

5/26/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Opened the fill valve at RHF to 70gpm to match demand. Increased chlorine set-point in SCADA to 0.65.

5/27/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Opened the fill valve at RHF to 75gpm to match demand. Decreased chlorine set-point in SCADA to 0.60.

5/30/22 (1.5hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Opened the fill valve at RHF to 30gpm to match demand. VFD for Alluvial Well #1 had to be reset as it faulted out due to low voltage.

5/31/22 (1.5hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Opened the fill valve at RHF to 40gpm to match demand. Turned off RO system in SCADA so we stop filling the ponds.

6/1/22 (5.25hr) Routine site visit. Regular rounds and checks of each facility. Opened the fill valve at RHF to 36gpm to match demand. Completed part of the monthly compliance samples and delivered to the lab. Unable to collect Bac-T samples today due to inclement weather conditions. The fill valve was adjusted to restrict flow, avoiding a tank overflow.

6/2/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Opened the fill valve at RHF to 33gpm to match demand.

6/3/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Opened the fill valve at RHF to 50gpm to match demand.

6/5/22 (2.0hr) On-call operator responding to a residence that had a water leak in the basement. Water was shut off until the leak gets fixed.

6/6/22 (1.5hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Opened the fill valve at RHF to 82gpm to match demand.

6/7/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Collected most of the meter rereads that billing sent out yesterday. Collected the monthly Bac-T samples and delivered to the lab. Experienced a power loss today around 4:30pm at GRN. The generator kicked on and there was a minor drop pressure, but everything rebounded quickly. On-call operator monitored SCADA throughout the night.

6/8/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Reduced the fill valve at RHF to 70gpm to match demand. No issues today from the power loss yesterday. The generator at GRN did run for 4 hours yesterday. Moltz Construction ran over a valve box and ruptured the UKA well line that is used for blending. Operator onsite was able to isolate the valves while repairs were being made and filled the tanks with water from Alluvial Wells #1 & #2. The RO system was unable to be used because there wasn't any water to blend back in.

6/9/22 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Reduced the fill valve at RHF to 70gpm to match demand. Moltz Construction repaired the line break from yesterday. UKA-1 at GRN is the only UKA well that we can blend from right now. The UKA-3 well at BE is having an issue with the flow valve and not allowing water to pass through. UKA-3 has been turned off and a work order was submitted to REC ESD for diagnosis and repair.

6/10/2022 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Adjusted the fill valve at RHF to 72gpm to match weekend demand. ESD onsite to diagnose and repair the flow valve for UKA-3. The flow valve was repaired and cleaned out. Will wait until construction crew is onsite on Monday to re-open that valve. Sent the final meter rereads to billing.

6/11/2022 (4.75hr) On-call operator responded to a power outage and low distribution pressure for GRN and RHF. Operator went out to each site to make sure generators were up and running which, they were. Completed regular rounds and checks of each facility. On-call operator was monitoring SCADA remotely and found that the tank level at BE was below the start set point. Operator responded to the Alluvial wells and found that the VFD had faulted out. Each well was reset, and the issue was resolved.

6/13/2022 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. UKA-3 valve was opened and flow has been restored.

6/14/2022 (4.0hr) Routine site visit. Regular rounds and checks of each facility. Filled the chlorine tanks at BE. Quarterly Tank Inspections have been completed for RHF and GRN. The UKA wells have been turned off as requested by Moltz Construction. They will be put back into service tomorrow.

May 15th 2022 – June 14th 2022

RO Run Time	17.8
RO Concentrate Flow: 1 Pond (South)	32,058

Sampled Date: June 1st, 2022

Monthly Testing	TDS (mg/L)	Calcium (mg/L)	Magnesium (mg/L)	Total Hardness (mg/L)
BE	718	98.16	18.53	321.4
RHF	689	90.47	17.60	298.3
GRN	693	91.28	18.18	302.7

Date	Permeate Flow (gpm)	Concentrate Flow (gpm)	% Recovery	Permeate Conductivity (µSeimens)	Hour Meter
5/16/22					227.31
5/17/22					227.31
5/18/22					228.57
5/19/22					229.70
5/20/22					230.63
5/23/22					230.63
5/24/22					231.47
5/25/22	110	27	80%	146.2	232.32
5/26/22					233.41
5/27/22					234.62
5/30/22					238.37
5/31/22					239.17
6/1/22					239.17
6/2/22					239.17
6/3/22					239.17
6/6/22					239.17
6/7/22	120	27	80.5%	171.5	240.04
6/8/22					241.20
6/9/22					241.20
6/10/22					242.25
6/11/22	107	27	80.1%	181.3	243.66
6/13/22					243.95
6/14/22					245.12

Installed From: 05/12/21 To: 06/10/22

Current Account	Name	Location	Service Address	SVC	Svc Size	Svc Type	User Type	Flat Chg Amount	Last Bill Amount	Last Bill Date	Install Date	Line Code	Meter Status
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GREATROCK NORTH WATER & SANITATION DISTRICT
FINANCIAL STATEMENTS
MAY 31, 2022

GREATROCK NORTH WATER & SANITATION DISTRICT
Statement of Net Position - Enterprise Fund
MAY 31, 2022

	Enterprise
CURRENT ASSETS	
First Bank - Checking	\$ 63,613
First Bank - Lockbox	1,498,260
Colotrust	3,813,616
Accounts Receivable - Customers	23,832
Accounts Receivable - Certified with County	1,374
Receivable from County Treasurer	60,850
Account Receivable - Other	21,900
AR - Inclusions	6,400
Prepaid Expense	42
Total Current Assets	5,489,887
CAPITAL ASSETS	
Water Distribution System	9,625,966
Land	94,243
Water Rights	980,105
Easements	152,989
Construction in Progress	1,778,214
Accumulated Depreciation	(3,799,151)
Net Capital Assets	8,832,366
OTHER ASSETS	
Prepaid Bond Insurance, Net	18,550
Deferred Loss on Refunding	71,507
Other Assets	90,057
TOTAL ASSETS	\$ 14,412,310
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	
CURRENT LIABILITIES	
Accounts Payable	\$ 669,224
Retainage Payable	43,357
Due to County Treasurer	2,912
Deposit - Refundable Water Meter	850
Accrued Interest Payable	20,225
Bond Series 2017 - Current Portion	85,000
Loan Series 2020 - Current Portion	105,000
Total Current Liabilities	926,568
LONG - TERM LIABILITIES	
Loan - Series 2020	1,755,000
GO Bonds - Series 2017	4,375,000
Bond Premium, Net	237,918
Total Long-Term Liabilities	6,367,918
DEFERRED INFLOWS OF RESOURCES	
Unearned Service Fees	6,496
Total Deferred Inflows of Resources	6,496
NET POSITION	
Net Position	7,111,328
Total Net Position	7,111,328
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES	
AND NET POSITION	\$ 14,412,310

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 FIVE MONTHS ENDED MAY 31, 2022

ENTERPRISE FUND

	Year to Date Actual
OPERATING REVENUES:	
Service Charges - Greatrock	\$ 42,759
Service Charges - Rocking Horse	29,305
Service Charges - Box Elder	64,135
Service Charges - Hayesmount	6,234
Transfer Fees	(892)
Utility Penalties	2,438
SDF - Ridgeview Estates	175,200
SDF - Country Club Ranchettes	131,400
TOTAL OPERATING REVENUES	450,579
OPERATING EXPENSES:	
Utilities	25,122
Customer Billing	15,928
Distribution System Mntc	3,315
Engineering - Administration	14,855
Engineering - Operations	1,725
Facility Maintenance & Repair	9,813
Generator Preventative Mntc	6,616
GIS	1,015
Locates	2,144
Meter Reading	165
Operator Services	45,616
Plant Supplies	423,370
Testing and Reporting	3,072
Treatment - Maintenance & Repair	1,895
Water Meters - Cap	2,303
Water Rights Dev - Eng.	13,763
Water Rights Dev - Legal	4,197
TOTAL OPERATING EXPENSES	574,914
NET INCOME (LOSS)	(124,335)
OTHER REVENUES AND (EXPENDITURES)	
Property Taxes	586,129
Specific Ownership Taxes	23,120
Interest Income	5,431
Other Revenue	630
Available of Service Fees	1,100
Inclusion - Country Club Ranch #2	(2,101)
Inclusion - Ridgeview Estates	10,000
Inclusion - Homestead Heights	2,000
Inclusion - Epic Estates	2,000
Accounting	(20,477)
County Treasurer's Fee	(8,792)
Directors' Fees	(2,300)
District Management	(34,325)
Dues and Membership	(541)
Election	(3,275)

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 FIVE MONTHS ENDED MAY 31, 2022**

ENTERPRISE FUND

Insurance and Bonds	(19,181)
Legal	(9,440)
Miscellaneous	(3,335)
Bond Interest - 2017	(87,822)
Loan Interest - 2020	<u>(12,248)</u>
TOTAL OTHER REVENUES AND (EXPENDITURES)	<u>426,573</u>
 CHANGE IN NET POSITION	 <u>302,238</u>
 BEGINNING NET POSITION	 <u>6,809,091</u>
 ENDING NET POSITION	 <u><u>\$ 7,111,329</u></u>

SUPPLEMENTARY INFORMATION

GREATROCK NORTH WATER & SANITATION DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN NET POSITION - BUDGET AND ACTUAL
FOR THE FIVE MONTHS ENDED MAY 31, 2022

ENTERPRISE FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>	<u>YTD Actual / Annual Budget</u>
REVENUES				
Service Charges - Greatrock	\$ 163,723	\$ 42,759	\$ (120,964)	26.12 %
Service Charges - Rocking Horse	120,355	29,305	(91,050)	24.35 %
Service Charges - Box Elder	198,813	64,135	(134,678)	32.26 %
Service Charges - Hayesmount	25,676	6,234	(19,442)	24.28 %
Inspection Fees	2,000	-	(2,000)	-%
Transfer Fees	3,000	(892)	(3,892)	(29.73)%
Utility Penalties	5,000	2,438	(2,562)	48.76 %
Water Meters	3,000	-	(3,000)	-%
Dev Fees - Hayesmount Estates	42,600	-	(42,600)	-%
Box Elder - Water Lease Irrigation	7,500	-	(7,500)	-%
SDF - Ridgeview Estates	350,400	175,200	(175,200)	50.00 %
SDF - Country Club Ranchettes	-	131,400	131,400	-%
Property Taxes	1,024,523	586,129	(438,394)	57.21 %
Specific Ownership Taxes	71,717	23,120	(48,597)	32.24 %
Interest Income	3,000	5,431	2,431	181.03 %
Other Revenue	-	630	630	-%
Available of Service Fees	3,000	1,100	(1,900)	36.67 %
Inclusion - Country Club Ranch #2	-	(2,101)	(2,101)	-%
Inclusion - Ridgeview Estates	-	10,000	10,000	-%
Inclusion - Homestead Heights	-	2,000	2,000	-%
Inclusion - Epic Estates	-	2,000	2,000	-%
TOTAL REVENUES	<u>2,024,307</u>	<u>1,078,888</u>	<u>(945,419)</u>	<u>53.30 %</u>
EXPENDITURES				
Administrative	312,139	101,667	210,472	32.57 %
Operations	753,780	574,914	178,866	76.27 %
Capital	4,778,615	514,397	4,264,218	10.76 %
Debt Service	391,396	100,070	291,326	25.57 %
TOTAL EXPENDITURES	<u>6,235,930</u>	<u>1,291,048</u>	<u>4,944,882</u>	<u>20.70 %</u>
OTHER FINANCING SOURCES (USES)				
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-%</u>
REVENUES OVER (UNDER)				
EXPENDITURES - BUDGET BASIS	<u>(4,211,623)</u>	<u>(212,160)</u>	<u>3,999,463</u>	
BEGINNING FUNDS AVAILABLE				
ENDING FUNDS AVAILABLE		<u>4,958,981</u>		
		<u>\$ 4,746,821</u>		
ADJUSTMENTS TO RECONCILE				
BUDGET BASIS TO GAAP BASIS				
Capital Assets, Net		8,832,367		
Debt Obligation, Net		(6,461,365)		
Deferred Inflow of Resources		(6,496)		
ENDING NET POSITION		<u>\$ 7,111,327</u>		

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

GREATROCK NORTH WATER & SANITATION DISTRICT
SCHEDULE OF EXPENDITURE DETAIL
FOR THE FIVE MONTHS ENDED MAY 31, 2022

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ENTERPRISE FUND

	Annual Budget	Year to Date Actual	Variance	YTD Actual / Annual Budget
Administrative				
Accounting	\$ 48,000	\$ 20,477	\$ 27,523	42.66 %
Audit	10,000	-	10,000	-
County Treasurer's Fee	15,368	8,792	6,576	57.21 %
Directors' Fees	6,000	2,300	3,700	38.33 %
District Management	90,000	34,325	55,675	38.14 %
Dues and Membership	1,300	541	759	41.62 %
Election	50,000	3,275	46,725	6.55 %
Insurance and Bonds	19,621	19,181	440	97.76 %
Legal	64,350	9,440	54,910	14.67 %
Miscellaneous	7,000	3,335	3,665	47.64 %
Payroll Taxes	500	-	500	-
Total Administrative	<u>312,139</u>	<u>101,666</u>	<u>210,473</u>	<u>32.57 %</u>
Operations				
Utilities	65,000	25,122	39,878	38.65 %
Contingency	75,000	-	75,000	-
Customer Billing	30,700	15,928	14,772	51.88 %
Distribution System Mntc	4,700	3,315	1,385	70.53 %
Engineering - Administration	35,550	14,855	20,695	41.79 %
Engineering - Operations	35,550	1,725	33,825	4.85 %
Equipment and Tools	5,000	-	5,000	-
Facility Maintenance & Repair	10,000	9,813	187	98.13 %
Generator Preventative Mntc	12,600	6,616	5,984	52.51 %
GIS	7,000	1,015	5,985	14.50 %
Locates	8,000	2,144	5,856	26.80 %
Meter Reading	3,600	165	3,435	4.58 %
Operator Services	104,543	45,616	58,927	43.63 %
Plant Supplies	19,000	423,370	(404,370)	2228.26 %
Project Mgmt / Oper Admin	11,200	-	11,200	-
Rules and Regulations	1,000	-	1,000	-
Testing and Reporting	12,267	3,072	9,195	25.04 %
Treatment - Maintenance & Repair	100,570	1,895	98,675	1.88 %
Water Meters - Cap	1,000	2,303	(1,303)	230.30 %
Water Rights Dev - Eng.	41,500	13,763	27,737	33.16 %
Water Rights Dev - Legal	80,000	4,197	75,803	5.25 %
Well - Rehab & Repair	90,000	-	90,000	-
Total Operations	<u>753,780</u>	<u>574,914</u>	<u>178,866</u>	<u>76.27 %</u>
Capital				
Alluvial Well	102,000	-	102,000	-
Concentrate Pond	2,500,000	16,902	2,483,098	0.68 %
Reverse Osmosis Unit Upgrade	2,176,615	497,496	1,679,119	22.86 %
Total Capital	<u>4,778,615</u>	<u>514,398</u>	<u>4,264,217</u>	<u>10.76 %</u>
Debt Service				
Bond Principal - 2017	85,000	-	85,000	-
Loan Principal - 2020	105,000	-	105,000	-
Bond Interest - 2017	175,644	87,822	87,822	50.00 %
Loan Interest - 2020	24,552	12,248	12,304	49.89 %
Paying Agent Fees	1,200	-	1,200	-
Total Debt Service	<u>391,396</u>	<u>100,070</u>	<u>291,326</u>	<u>25.57 %</u>
TOTAL	<u>\$ 6,235,930</u>	<u>\$ 1,291,048</u>	<u>\$ 4,944,882</u>	<u>20.70 %</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
2022 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
2022 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 2022, primarily for infrastructure improvements within the development. These expenditures are detailed within the budget.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (continued)

Debt Service

Principal and interest payments in 2022 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
2022 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
SCHEDULE OF DEBT SERVICE REQUIREMENT TO MATURITY
December 31, 2022

\$4,730,000 General Obligation Refunding and Improvement Bonds - Series 2017 Dated November 14, 2017 Interest Rate - 2.00% -5.00% Interest due June 1 and December 1 Principal due December 1			\$1,970,000 General Obligation Refunding Bonds Series 2020 Dated December 1, 2020 Interest Rate - 1.32% Interest due June 1 and December 1 Principal due December 1			TOTALS				
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	
2022	\$ 85,000	\$ 175,644	\$ 260,644	\$ 105,000	\$ 24,552	\$ 129,552	2022	\$ 190,000	\$ 200,196	\$ 390,196
2023	-	172,244	172,244	190,000	23,166	213,166	2023	190,000	195,410	385,410
2024	-	172,244	172,244	210,000	20,658	230,658	2024	210,000	192,902	402,902
2025	-	172,244	172,244	215,000	17,886	232,886	2025	215,000	190,130	405,130
2026	-	172,244	172,244	215,000	15,048	230,048	2026	215,000	187,292	402,292
2027	-	172,244	172,244	230,000	12,210	242,210	2027	230,000	184,454	414,454
2028	-	172,244	172,244	225,000	9,174	234,174	2028	225,000	181,418	406,418
2029	-	172,244	172,244	230,000	6,204	236,204	2029	230,000	178,448	408,448
2030	-	172,244	172,244	240,000	3,168	243,168	2030	240,000	175,412	415,412
2031	240,000	172,244	412,244	-	-	-	2031	240,000	172,244	412,244
2032	250,000	162,644	412,644	-	-	-	2032	250,000	162,644	412,644
2033	260,000	152,644	412,644	-	-	-	2033	260,000	152,644	412,644
2034	270,000	142,243	412,243	-	-	-	2034	270,000	142,243	412,243
2035	280,000	131,444	411,444	-	-	-	2035	280,000	131,444	411,444
2036	290,000	120,243	410,243	-	-	-	2036	290,000	120,243	410,243
2037	300,000	108,644	408,644	-	-	-	2037	300,000	108,644	408,644
2038	315,000	96,643	411,643	-	-	-	2038	315,000	96,643	411,643
2039	320,000	84,044	404,044	-	-	-	2039	320,000	84,044	404,044
2040	345,000	68,043	413,043	-	-	-	2040	345,000	68,043	413,043
2041	360,000	50,794	410,794	-	-	-	2041	360,000	50,794	410,794
2042	370,000	38,644	408,644	-	-	-	2042	370,000	38,644	408,644
2043	385,000	26,156	411,156	-	-	-	2043	385,000	26,156	411,156
2044	390,000	13,163	403,163	-	-	-	2044	390,000	13,163	403,163
	<u>\$ 4,460,000</u>	<u>\$ 2,921,189</u>	<u>\$ 7,381,189</u>	<u>\$ 1,860,000</u>	<u>\$ 132,066</u>	<u>\$ 1,992,066</u>		<u>\$ 6,320,000</u>	<u>\$ 3,053,255</u>	<u>\$ 9,373,255</u>

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GREATROCK NORTH WATER & SANITATION DISTRICT
Schedule of Cash Position
May 31, 2022
Updated as of June 28, 2022

	Enterprise Fund
<u>First Bank - Checking Account (7792)</u>	
Balance as of May 31, 2022	\$ 63,612.88
Subsequent activities:	
06/01/22 - Deposit	225.59
06/02/22 - Deposit	420.73
06/03/22 - Transfer from CT	450,000.00
06/06/22 - Bill.com Payments	(470,183.63)
06/03/22 - Deposit	471.24
06/03/22 - Lockbox Fee	(531.09)
06/06/22 - Deposit	1,236.05
06/07/22 - Deposit	644.73
06/09/22 - Deposit	616.13
06/09/22 - Directors' Fees	(322.95)
06/10/22 - Deposit	92.73
06/13/22 - Deposit	622.96
06/14/22 - Deposit	96.59
06/16/22 - Withdrawal - Incorrect Deposit	(622.96)
06/17/22 - Deposit	200.00
06/17/22 - Xcel ACH	(116.29)
06/21/22 - CenturyLink ACH	(312.59)
06/21/22 - Deposit	189.00
06/22/22 - Deposit	1,033.12
06/22/22 - Transfer from CT	200,000.00
06/23/22 - Deposit	1,926.14
06/24/22 - Deposit	282.42
06/24/22 - Deposit	2,019.96
06/24/22 - United Power ACH	(5,436.87)
<i>Anticipated Bill.com Payments</i>	(197,135.09)
<i>Anticipated balance</i>	49,028.80
<u>First Bank - Lockbox Account (3070)</u>	
Balance as of May 31, 2022	1,498,260.22
Subsequent activities:	
06/03/22 - Paymentech Fee	(30.00)
06/10/22 - Deposit - SDF CC#1	21,900.00
06/30/22 - Deposit (Utility Payments) - June	27,497.28
<i>Anticipated balance</i>	1,547,627.50
<u>ColoTrust - General</u>	
Balance as of May 31, 2022	3,813,616.18
Subsequent activities:	
06/03/22 - Transfer to 1st Bank	(450,000.00)
06/10/22 - PTAX - May	60,849.73
06/22/22 - Transfer to 1st Bank	(200,000.00)
<i>Anticipated balance</i>	3,224,465.91
<i>Grand Total</i>	\$ 4,821,122.21
<u>Yield information as of 05/31/22:</u>	
FirstBank Lockbox - 0.05%	
ColoTrust - 0.7911%	

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**GREATROCK NORTH WATER AND SANITATION DISTRICT
Property Taxes Reconciliation
2022**

	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	\$ 8,404.77	\$ -	\$ 5,510.13	\$ -	\$ (126.07)	\$ 13,788.83	0.82%	0.82%	\$ 14,524.30	1.16%	1.16%	
February	51,167.39	-	5,979.20	-	(767.51)	56,379.08	4.99%	5.81%	339,271.47	43.13%	44.28%	
March	412,276.94	7.15	5,964.23	6.11	(6,184.36)	412,070.07	40.24%	46.06%	28,158.29	3.03%	47.31%	
April	58,123.25	-	67.34	14.98	(872.07)	57,333.50	5.67%	51.73%	73,983.59	8.99%	56.31%	
May	64,854.46	(8,704.87)	5,599.01	(56.60)	(842.27)	60,849.73	5.48%	57.21%	33,488.80	3.71%	60.01%	
June	-	-	-	-	-	-	0.00%	57.21%	297,562.29	37.78%	97.79%	
July	-	-	-	-	-	-	0.00%	57.21%	17,539.85	1.59%	99.38%	
August	-	-	-	-	-	-	0.00%	57.21%	6,300.87	0.00%	99.38%	
September	-	-	-	-	-	-	0.00%	57.21%	5,941.93	0.00%	99.38%	
October	-	-	-	-	-	-	0.00%	57.21%	6,295.24	0.20%	99.58%	
November	-	-	-	-	-	-	0.00%	57.21%	10,277.76	0.42%	100.00%	
December	-	-	-	-	-	-	0.00%	57.21%	4,894.73	0.00%	100.00%	
	\$ 594,826.81	\$ (8,697.72)	\$ 23,119.91	\$ (35.51)	\$ (8,792.28)	\$ 600,421.21	57.21%	57.21%	\$ 838,239.12	100.00%	100.00%	

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied	
General Fund	\$ 664,850.00	64.89%	\$ 380,360.35	57.21%
Debt Service Fund	359,673.00	35.11%	205,768.74	57.21%
	\$ 1,024,523.00	100.00%	\$ 586,129.09	57.21%

Assessed Valuation	Mill Levy
	30.500
	16.500
\$ 21,798,370	47.000

Property Tax

General Fund	\$ 664,850.00	64.89%	\$ 380,360.35	57.21%
Debt Service Fund	359,673.00	35.11%	205,768.74	57.21%
	\$ 1,024,523.00	100.00%	\$ 586,129.09	57.21%

Specific Ownership Tax

General Fund	\$ 46,540.00	64.89%	\$ 15,003.42	32.24%
Debt Service Fund	25,177.00	35.11%	8,116.49	32.24%
	\$ 71,717.00	100.00%	\$ 23,119.91	32.24%

Treasurer's Fees

General Fund	\$ 9,973.00	64.89%	\$ 5,705.71	57.21%
Debt Service Fund	5,395.00	35.11%	3,086.57	57.21%
	\$ 15,368.00	100.00%	\$ 8,792.28	57.21%

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Greatrock North Water and Sanitation District
Inclusion Detail Report
As of May 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
401255 - AR - Country Club Ranch #2 Inclusion							
Bill	04/30/2019	4842	White Bear Ankele Tanaka & Waldron		1,276.13	-	1,276.13
Bill	05/15/2019	44689	Bishop Brogden Associates, Inc		106.50	-	1,382.63
Deposit	05/30/2019	1456	Premier Community Homes, Ltd	Deposit	-	5,000.00	(3,617.37)
Bill	05/31/2019	5116	White Bear Ankele Tanaka & Waldron		510.45	-	(3,106.92)
Deposit	06/17/2019	1492	Premier Community Developments, LTD	Deposit	-	5,000.00	(8,106.92)
Bill	06/30/2019	5679	White Bear Ankele Tanaka & Waldron		1,531.35	-	(6,575.57)
Bill	07/01/2019	30437	Petrock & Fendel, PC		1,192.50	-	(5,383.07)
Bill	07/15/2019	45064	Bishop Brogden Associates, Inc		5,652.33	-	269.26
Bill	07/31/2019	30540	Petrock & Fendel, PC		3,327.50	-	3,596.76
Bill	07/31/2019	July 2019	Special District Management Services, Inc		210.00	-	3,806.76
Bill	07/31/2019	6052	White Bear Ankele Tanaka & Waldron		4,544.34	-	8,351.10
Bill	07/31/2019	1158	MMI Water Engineers, LLC	Engineering Services July 2019	569.45	-	8,920.55
Bill	08/15/2019	45132	Bishop Brogden Associates, Inc		3,035.25	-	11,955.80
Bill	08/31/2019	30637	Petrock & Fendel, PC		742.50	-	12,698.30
Bill	08/31/2019	6488	White Bear Ankele Tanaka & Waldron		1,117.25	-	13,815.55
Bill	08/31/2019	1170	MMI Water Engineers, LLC	Engineering Services July 2019	511.50	-	14,327.05
Bill	09/30/2019	6883	White Bear Ankele Tanaka & Waldron		521.73	-	14,848.78
Bill	10/15/2019	45446	Bishop Brogden Associates, Inc		2,110.50	-	16,959.28
Bill	10/31/2019	7459	White Bear Ankele Tanaka & Waldron		776.95	-	17,736.23
Bill	11/11/2019	1202	MMI Water Engineers, LLC	Engineering Services Aug 2019	124.00	-	17,860.23
Bill	11/15/2019	45591	Bishop Brogden Associates, Inc	Country Club Ranchettes Filing #2	2,441.17	-	20,301.40
Deposit	11/25/2019	1603	Premier Community Developments, LTD	Deposit	-	18,351.10	1,950.30
Bill	11/30/2019	7751	White Bear Ankele Tanaka & Waldron	Inclusion	627.81	-	2,578.11
Bill	12/31/2019	8284	White Bear Ankele Tanaka & Waldron	Country Club Ranchettes Inclusion	340.30	-	2,918.41
Bill	01/15/2020	45839	Bishop Brogden Associates, Inc	Water Rights - Country Club Ranchettes Filing #2	328.50	-	3,246.91
Bill	01/31/2020	8797	White Bear Ankele Tanaka & Waldron	Inclusion	2,586.59	-	5,833.50
Bill	01/31/2020	31141	Petrock & Fendel, PC	Country Club Ranchettes	3,450.00	-	9,283.50
Bill	02/15/2020	45963	Bishop Brogden Associates, Inc	Country Club Ranchettes Filing #2	2,808.00	-	12,091.50
Bill	02/17/2020	1250	MMI Water Engineers, LLC	Country Club Ranch #2	1,081.27	-	13,172.77
Bill	02/28/2020	31220	Petrock & Fendel, PC	Country Club Ranchettes	1,068.50	-	14,241.27
Bill	02/29/2020	9026	White Bear Ankele Tanaka & Waldron	Inclusion	392.06	-	14,633.33
Bill	03/15/2020	46090	Bishop Brogden Associates, Inc	Country Club Ranchettes	460.50	-	15,093.83
Bill	03/22/2020	1256	MMI Water Engineers, LLC	Country Club Ranch #2 Inclusion	241.79	-	15,335.62
Bill	03/31/2020	9578	White Bear Ankele Tanaka & Waldron	Inclusion	746.20	-	16,081.82
Bill	03/31/2020	31295	Petrock & Fendel, PC	Country Club Ranchettes	1,853.00	-	17,934.82
Deposit	04/21/2020	1914	Premier Community Developments Ltd	Deposit	-	22,000.00	(4,065.18)
Bill	04/24/2020	1278	MMI Water Engineers, LLC	Country Club Ranch #2 Inclusion	80.00	-	(3,985.18)
Bill	04/30/2020	04/30/20	White Bear Ankele Tanaka & Waldron	Inclusion	310.58	-	(3,674.60)
Bill	04/30/2020	2487606	CliftonLarsonAllen LLP	Inclusion Costs	215.00	-	(3,459.60)
Bill	07/31/2020	11472	White Bear Ankele Tanaka & Waldron	Inclusion Costs	261.38	-	(3,198.22)
Bill	07/31/2020	2583683	CliftonLarsonAllen LLP	Inclusion Costs	193.50	-	(3,004.72)
Bill	08/15/2020	46778	Bishop Brogden Associates, Inc	Inclusion Costs	307.50	-	(2,697.22)
Bill	08/31/2020	11909	White Bear Ankele Tanaka & Waldron	Inclusion Costs	945.05	-	(1,752.17)
Bill	08/31/2020	2609106	CliftonLarsonAllen LLP	Inclusion Costs	129.00	-	(1,623.17)
Bill	08/31/2020	31658	Petrock & Fendel, PC	Inclusion Costs	253.00	-	(1,370.17)
Bill	09/14/2020	1339	MMI Water Engineers, LLC	Inclusion Costs	416.00	-	(954.17)
Bill	09/15/2020	46934	Bishop Brogden Associates, Inc	Inclusion Costs	3,300.00	-	2,345.83
Bill	09/30/2020	31720	Petrock & Fendel, PC	Inclusion Costs	1,482.50	-	3,828.33
Bill	09/30/2020	12375	White Bear Ankele Tanaka & Waldron	Inclusion Costs	609.88	-	4,438.21
Bill	09/30/2020	2638016	CliftonLarsonAllen LLP	Inclusion Costs	731.00	-	5,169.21
Bill	10/15/2020	47018	Bishop Brogden Associates, Inc	Inclusion Costs	1,403.25	-	6,572.46
Bill	10/20/2020	1352	MMI Water Engineers, LLC	Inclusion Costs	480.00	-	7,052.46
Bill	11/15/2020	47179	Bishop Brogden Associates, Inc	Inclusion Costs	2,324.25	-	9,376.71
Bill	11/15/2020	1356	MMI Water Engineers, LLC	Inclusion Costs	576.00	-	9,952.71
Bill	11/30/2020	31859	Petrock & Fendel, PC	Inclusion Costs	1,610.00	-	11,562.71
Deposit	11/20/2020	1117	Premier Community Developments Ltd	Deposit	-	5,000.00	6,562.71
Deposit	11/20/2020	2275	CC Ranchettes	Deposit	-	5,000.00	1,562.71
Bill	11/30/2020	13218	White Bear Ankele Tanaka & Waldron	Inclusion Costs	1,503.68	-	3,066.39
Bill	11/30/2020	2692405	CliftonLarsonAllen LLP	Inclusion Costs	814.00	-	3,880.39

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Greatrock North Water and Sanitation District
Inclusion Detail Report
As of May 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	12/14/2020	1371	MMI Water Engineers, LLC	Inclusion Costs	480.00	-	4,360.39
Bill	12/15/2020	47322	Bishop Brogden Associates, Inc	Inclusion Costs	2,190.00	-	6,550.39
Bill	12/31/2020	13972	White Bear Ankele Tanaka & Waldron	Inclusion Costs	871.25	-	7,421.64
Bill	12/31/2021	2718232	CliftonLarsonAllen LLP	Inclusion Costs	242.00	-	7,663.64
Bill	12/31/2021	31914	Petrock & Fendel, PC	Inclusion Costs	4,035.50	-	11,699.14
Bill	01/15/2021	47450.0	Bishop Brogden Associates, Inc	Inclusion Costs	3,274.50	-	14,973.64
Bill	01/24/2021	1386	MMI Water Engineers, LLC	Inclusion Costs	512.00	-	15,485.64
Bill	01/31/2021	2739122	CliftonLarsonAllen LLP	Inclusion Costs	198.00	-	15,683.64
Bill	01/31/2021	14178	White Bear Ankele Tanaka & Waldron	Inclusion Costs	1,905.99	-	17,589.63
Bill	02/28/2021	2768623	CliftonLarsonAllen LLP	Inclusion Costs	88.00	-	17,677.63
Bill	02/28/2021	14638	White Bear Ankele Tanaka & Waldron	Inclusion Costs	87.13	-	17,764.76
Bill	02/28/2021	42233	Hayes Poznanovic	Inclusion Costs	1,344.00	-	19,108.76
Bill	03/31/2021	42389	Hayes Poznanovic	Inclusion Costs	552.00	-	19,660.76
Bill	03/31/2021	2814287	CliftonLarsonAllen LLP	Inclusion Costs	154.00	-	19,814.76
Bill	04/15/2021	47869	Bishop Brogden Associates, Inc	Inclusion Costs	1,332.00	-	21,146.76
Bill	04/25/2021	1444	MMI Water Engineers, LLC	Inclusion Costs	82.50	-	21,229.26
Bill	04/30/2021	15855	White Bear Ankele Tanaka & Waldron	Inclusion Costs	348.50	-	21,577.76
Bill	04/30/2021	22215	Ramey Environmental Compliance	Inclusion Costs	361.00	-	21,938.76
Bill	04/30/2021	2863725	CliftonLarsonAllen LLP	Inclusion Costs	286.00	-	22,224.76
Bill	05/04/2021	42389	Hayes Poznanovic	Inclusion Costs	360.00	-	22,584.76
Bill	05/15/2021	48025	Bishop Brogden Associates, Inc	Inclusion Costs	610.50	-	23,195.26
Deposit	05/21/2021	1141	CC Ranchettes	Deposit	-	24,814.76	(1,619.50)
Bill	05/31/2021	16198	White Bear Ankele Tanaka & Waldron	Inclusion Costs	87.13	-	(1,532.37)
Bill	05/31/2021	42711	Hayes Poznanovic	Inclusion Costs	72.00	-	(1,460.37)
Bill	05/31/2021	2909643	CliftonLarsonAllen LLP	Inclusion Costs	22.00	-	(1,438.37)
Bill	06/07/2021	1463	MMI Water Engineers, LLC	Inclusion Costs	231.00	-	(1,207.37)
Deposit	08/13/2021	1154	CC Ranchettes	Deposit	-	5,625.00	(6,832.37)
Deposit	08/18/2021	1157	CC Ranchettes	Deposit	-	5,000.00	(11,832.37)
Deposit	09/17/2021	1002	CC Ranchettes	Deposit	-	4,000.00	(15,832.37)
Reclass	12/31/2021		CCR#2 to Homestead Heights/CC#1	Reclass	14,625.00	-	(1,207.37)
Deposit	12/31/2021		CC Ranchettes	Deposit	-	2,500.00	(3,707.37)
Bill	01/31/2022	0007-01	Element Engineering, LLC	Inclusion Costs	150.00	-	(3,557.37)
Bill	01/31/2022	20220	White Bear Ankele Tanaka & Waldron	Inclusion Costs	1,748.66	-	(1,808.71)
Bill	01/31/2022	45246	Hayes Poznanovic	Inclusion Costs	269.50	-	(1,539.21)
Bill	01/31/2022	3144697	CliftonLarsonAllen LLP	Inclusion Costs	276.00	-	(1,263.21)
Bill	02/15/2022	49247	Bishop Brogden Associates, Inc	Inclusion Costs	306.25	-	(956.96)
Bill	02/28/2022	3173180	CliftonLarsonAllen LLP	Inclusion Costs	115.00	-	(841.96)
Bill	02/28/2022	20220	White Bear Ankele Tanaka & Waldron	Inclusion Costs	522.75	-	(319.21)
Deposit	03/31/2022	0486	CC Ranchettes	Deposit	-	5,000.00	(5,841.96)
Bill	03/31/2022	3218565	CliftonLarsonAllen LLP	Inclusion Costs	46.00	-	(5,795.96)
Bill	04/30/2022	0007-02	Element Engineering, LLC	Inclusion Costs	900.00	-	(4,895.96)
Bill	04/30/2022	45800	Hayes Poznanovic	Inclusion Costs	637.00	-	(4,258.96)
Bill	04/30/2022	3280967	CliftonLarsonAllen LLP	Inclusion Costs	851.00	-	(3,407.96)
Bill	05/15/2022	49740	Bishop Brogden Associates, Inc	Inclusion Costs	1,470.00	-	(1,937.96)
Bill	05/31/2022	22242	White Bear Ankele Tanaka & Waldron	Inclusion Costs	803.60	-	(1,134.36)
Bill	05/31/2022	45981	Hayes Poznanovic	Inclusion Costs	808.50	-	(325.86)
Bill	05/31/2022	3313384	CliftonLarsonAllen LLP	Inclusion Costs	276.00	-	(49.86)
Total 401255 - AR - Country Club Ranch #2 Inclusion					<u>107,763.75</u>	<u>107,290.86</u>	<u>472.89</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
Inclusion Detail Report
As of May 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
401256 - AR - Ridgeview Estates Inclusion							
Deposit	03/21/2019	0088252775	Ridgeview Properties	Ridgeview Estates - Deposit to Prepare Letter	-	3,500.00	(3,500.00)
Bill	03/30/2019	1103	MMI Water Engineers, LLC		31.00	-	(3,469.00)
Bill	04/29/2019	1114	MMI Water Engineers, LLC		511.50	-	(2,957.50)
Bill	05/01/2019	30225	Petrock & Fendel, PC		315.00	-	(2,642.50)
Bill	05/15/2019	44772	Bishop Brogden Associates, Inc		768.50	-	(1,874.00)
Bill	06/05/2019	1129	MMI Water Engineers, LLC		31.00	-	(1,843.00)
Bill	06/15/2019	44846	Bishop Brogden Associates, Inc		1,103.25	-	(739.75)
Bill	11/11/2019	1202	MMI Water Engineers, LLC	Engineering Services Aug 2019	775.00	-	35.25
Bill	11/30/2019	7751	White Bear Ankele Tanaka & Waldron	Inclusion	297.76	-	333.01
Bill	01/19/2020	1232	MMI Water Engineers, LLC	Inclusion Engineering	201.50	-	534.51
Bill	02/17/2020	1250	MMI Water Engineers, LLC	Ridgeview Estates	32.00	-	566.51
Bill	03/22/2020	1256	MMI Water Engineers, LLC	Ridgeview Estates Inclusion	923.45	-	1,489.96
Deposit	04/15/2020	1006	Ridgeview Properties		-	2,000.00	(510.04)
Bill	04/24/2020	1278	MMI Water Engineers, LLC	Ridgeview Estates Inclusion	208.00	-	(302.04)
Bill	05/25/2020	1292	MMI Water Engineers, LLC	Ridgeview Estates Inclusion	128.00	-	(174.04)
Bill	06/30/2020	1302	MMI Water Engineers, LLC		208.00	-	33.96
Bill	06/30/2020	10926	White Bear Ankele Tanaka & Waldron		217.81	-	251.77
Bill	06/30/2020	2550017	CliftonLarsonAllen LLP		64.50	-	316.27
Bill	08/19/2020	1325	MMI Water Engineers, LLC	Inclusion Costs	272.00	-	588.27
Deposit	08/21/2020	1007	Ridgeview Properties		-	3,000.00	(2,411.73)
Withdrawal	08/27/2020	1007	Ridgeview Properties		3,000.00	-	588.27
Bill	08/31/2020	2609106	CliftonLarsonAllen LLP	Inclusion Costs	43.00	-	631.27
Deposit	09/02/2020	WIRE	Ridgeview Properties		-	3,000.00	(2,368.73)
Bill	09/14/2020	1339	MMI Water Engineers, LLC	Inclusion Costs	304.00	-	(2,064.73)
Bill	10/20/2020	1352	MMI Water Engineers, LLC	Inclusion Costs	16.00	-	(2,048.73)
Bill	11/15/2020	1356	MMI Water Engineers, LLC	Inclusion Costs	576.98	-	(1,471.75)
Bill	11/30/2020	21539	Ramey Environmental Compliance	Inclusion Costs	217.50	-	(1,254.25)
Bill	11/30/2020	2692405	CliftonLarsonAllen LLP	Inclusion Costs	44.00	-	(1,210.25)
Bill	12/14/2020	1371	MMI Water Engineers, LLC	Inclusion Costs	1,269.95	-	59.70
Bill	01/24/2021	1386	MMI Water Engineers, LLC	Inclusion Costs	368.78	-	428.48
Bill	01/31/2021	21833	Ramey Environmental Compliance	Inclusion Costs	682.00	-	1,110.48
Bill	01/31/2021	1397	MMI Water Engineers, LLC	Inclusion Costs	66.00	-	1,176.48
Deposit	02/19/2021	1023	Ridgeview Properties	Deposit	-	3,000.00	(1,823.52)
Bill	02/28/2021	21972	Ramey Environmental Compliance	Inclusion Costs	975.00	-	(848.52)
Bill	03/25/2021	1428	MMI Water Engineers, LLC	Inclusion Costs	33.00	-	(815.52)
Bill	03/31/2021	22105	Ramey Environmental Compliance	Inclusion Costs	341.40	-	(474.12)
Bill	05/31/2021	16198	White Bear Ankele Tanaka & Waldron	Inclusion Costs	75.34	-	(398.78)
Bill	05/31/2021	2909643	CliftonLarsonAllen LLP	Inclusion Costs	44.00	-	(354.78)
Bill	06/07/2021	1463	MMI Water Engineers, LLC	Inclusion Costs	99.00	-	(255.78)
Bill	06/30/2021	2941068	CliftonLarsonAllen LLP	Inclusion Costs	110.00	-	(145.78)
Bill	08/31/2021	0004-01	Element Engineering, LLC	Inclusion Costs	1,425.00	-	1,279.22
Bill	08/31/2021	17663	White Bear Ankele Tanaka & Waldron	Inclusion Costs	130.69	-	1,409.91
Bill	08/31/2021	2998260	CliftonLarsonAllen LLP	Inclusion Costs	550.00	-	1,959.91
Deposit	09/28/2021	1054	Ridgeview Properties	Deposit	-	3,000.00	(1,040.09)
Bill	09/30/2021	0004-02	Element Engineering, LLC	Inclusion Costs	150.00	-	(890.09)
Bill	10/31/2021	0004-03	Element Engineering, LLC	Inclusion Costs	1,295.00	-	404.91
Bill	11/30/2021	0004-04	Element Engineering, LLC	Inclusion Costs	840.00	-	1,244.91
Bill	12/31/2021	0004-05	Element Engineering, LLC	Inclusion Costs	300.00	-	1,544.91
Total 401256 - AR - Ridgeview Estates Inclusion					<u>19,044.91</u>	<u>17,500.00</u>	<u>1,544.91</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
Inclusion Detail Report
As of May 31, 2022

Type	Date	Num	Name	Memo	Debit	Credit	Balance
401258 - AR - Homestead Heights/CC#1 Inclusion							
Bill	03/30/2019	1104	MMI Water Engineers, LLC		263.50	-	263.50
Bill	03/30/2019	1103	MMI Water Engineers, LLC		108.50	-	372.00
Bill	04/29/2019	1114	MMI Water Engineers, LLC		294.50	-	666.50
Bill	06/05/2019	1129	MMI Water Engineers, LLC		682.00	-	1,348.50
Bill	06/30/2019	1138	MMI Water Engineers, LLC	Engineering Services April 21 - May 18, 2019	201.50	-	1,550.00
Bill	07/31/2019	1158	MMI Water Engineers, LLC	Engineering Services July 2019	1,007.50	-	2,557.50
Bill	08/31/2019	1170	MMI Water Engineers, LLC	Engineering Services July 2019	62.00	-	2,619.50
Bill	09/30/2019	1182	MMI Water Engineers, LLC	Engineering Services Aug & Sept 2019	170.50	-	2,790.00
Bill	11/11/2019	1202	MMI Water Engineers, LLC	Engineering Services Aug 2019	77.50	-	2,867.50
Bill	12/16/2019	1217	MMI Water Engineers, LLC	Homestead Heights Inclusion	62.00	-	2,929.50
Bill	01/19/2020	1232	MMI Water Engineers, LLC	Inclusion Engineering	524.65	-	3,454.15
Bill	02/17/2020	1250	MMI Water Engineers, LLC	Homestead Heights	931.43	-	4,385.58
Bill	04/24/2020	1278	MMI Water Engineers, LLC	Homestead Heights	96.00	-	4,481.58
Bill	05/25/2020	1292	MMI Water Engineers, LLC	Homestead Heights	496.00	-	4,977.58
Bill	06/30/2020	1302	MMI Water Engineers, LLC	Homestead Heights	1,808.00	-	6,785.58
Bill	07/31/2020	1313	MMI Water Engineers, LLC	Homestead Heights	96.00	-	6,881.58
Deposit	08/07/2020	2103839	Greatrock North WSD	Homestead Heights	-	5,000.00	1,881.58
Bill	08/19/2020	1325	MMI Water Engineers, LLC	Inclusions Costs	272.00	-	2,153.58
Bill	09/14/2020	1339	MMI Water Engineers, LLC	Inclusion Costs	216.53	-	2,370.11
Bill	09/30/2020	2638016	CliftonLarsonAllen LLP	Inclusion Costs	107.50	-	2,477.61
Bill	10/20/2020	1352	MMI Water Engineers, LLC	Inclusion Costs	288.00	-	2,765.61
Bill	11/15/2020	1356	MMI Water Engineers, LLC	Inclusion Costs	256.20	-	3,021.81
Bill	12/14/2020	1371	MMI Water Engineers, LLC	Inclusion Costs	832.00	-	3,853.81
Bill	01/24/2021	1386	MMI Water Engineers, LLC	Inclusion Costs	32.00	-	3,885.81
Bill	01/31/2021	1397	MMI Water Engineers, LLC	Inclusion Costs	82.50	-	3,968.31
Bill	02/28/2021	2768623	CliftonLarsonAllen LLP	Inclusion Costs	44.00	-	4,012.31
Deposit	03/05/2021	2431	Premier Community Developments Ltd	Deposit	-	7,000.00	(2,987.69)
Bill	03/25/2021	1428	MMI Water Engineers, LLC	Inclusion Costs	851.80	-	(2,135.89)
Bill	03/31/2021	22105	Ramey Environmental Compliance	Inclusion Costs	110.00	-	(2,025.89)
Bill	03/31/2021	2814287	CliftonLarsonAllen LLP	Inclusion Costs	132.00	-	(1,893.89)
Bill	04/25/2021	1444	MMI Water Engineers, LLC	Inclusion Costs	293.68	-	(1,600.21)
Bill	05/31/2021	2909643	CliftonLarsonAllen LLP	Inclusion Costs	44.00	-	(1,556.21)
Bill	06/07/2021	1463	MMI Water Engineers, LLC	Inclusion Costs	132.00	-	(1,424.21)
Bill	06/30/2021	0005-01	Element Engineering, LLC	Inclusion Costs	2,100.00	-	675.79
Bill	06/30/2021	2941068	CliftonLarsonAllen LLP	Inclusion Costs	44.00	-	719.79
Bill	07/31/2021	0005-02	Element Engineering, LLC	Inclusion Costs	7,340.00	-	8,059.79
Bill	07/31/2021	2969902	CliftonLarsonAllen LLP	Inclusion Costs	176.00	-	8,235.79
Bill	08/31/2021	0005-03	Element Engineering, LLC	Inclusion Costs	6,760.00	-	14,995.79
Bill	08/31/2021	2998260	CliftonLarsonAllen LLP	Inclusion Costs	682.00	-	15,677.79
Bill	09/30/2021	0005-04	Element Engineering, LLC	Inclusion Costs	1,140.00	-	16,817.79
Bill	11/30/2021	0005-05	Element Engineering, LLC	Inclusion Costs	220.00	-	17,037.79
Reclass	12/31/2021		CCR#2 to Homestead Heights/CC#1	Reclass	-	14,625.00	2,412.79
Deposit	04/01/2022	5475	Three Sons Construction	Deposit	-	2,000.00	412.79
Total 401258 - AR - Homestead Heights/CC#1 Inclusion					<u>29,037.79</u>	<u>28,625.00</u>	<u>412.79</u>
401259 - AR - Epic Estates Inclusion							
Deposit	12/17/2021	2145	Western Engineering Consultants	Deposit	-	5,000.00	(5,000.00)
Bill	12/31/2021	0006-01	Element Engineering, LLC	Inclusion Costs	450.00	-	(4,550.00)
Bill	12/31/2021	19709	White Bear Ankele Tanaka & Waldron	Inclusion Costs	871.25	-	(3,678.75)
Bill	12/31/2021	45068	Hayes Poznanovic	Inclusion Costs	648.00	-	(3,030.75)
Total 401259 - AR - Epic Estates Inclusion					<u>1,969.25</u>	<u>5,000.00</u>	<u>(3,030.75)</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
Adams County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEARS ENDED DECEMBER 31, 2021 AND 2020

**GREATROCK NORTH WATER AND SANITATION DISTRICT
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YEAR ENDED DECEMBER 31, 2021**

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INSERT INDEPENDENT AUDITOR'S REPORT

**GREATROCK NORTH WATER AND SANITATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2021**

The management of Greatrock North Water and Sanitation District (the District) offers the readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the year ended December 31, 2021.

Financial Highlights

- Net position increased \$745,099 in 2021 (12.29%).
- Operating loss decreased from \$(325,136) in 2020 to \$(85,572) for 2021, due to a decrease in water operating expenses in 2021.
- Operating revenue increased \$157,523 (26.4%) from the prior year. This net increase is due to an increase in water consumption.
- Total operating expenses, exclusive of depreciation, decreased \$82,041 (12.5%) from 2020 to 2021.
- Funds available (current assets, less deferred inflow of resources, less current liabilities exclusive of the current portion of long-term obligations and unspent loan proceeds) increased from \$4,710,142 to \$4,958,981 at December 31, 2021, an increase of \$248,839 or 5%.

Overview of the Financial Statements

Management's discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The basic financial statements are comprised of financial statements and notes to financial statements. This report also contains other supplemental information and continuing disclosure annual financial information in addition to the basic financial statements themselves.

The financial statements of the District are presented as a special purpose government engaged only in business type activities - providing water utility services.

The statements of net position present information on all of the District's assets plus deferred outflows of resources and liabilities plus deferred inflows of resources with the difference between the two reported as net position. Over time, increases or decreases in the net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statements of revenues, expenses, and changes in net position present information that reflects how the District's net position changed during the past year. All changes in the net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenue and expenses are reported in the statement for some items that will only result in cash flows in future fiscal periods.

The statements of cash flows report the District's cash flows from operating, noncapital financing, capital, and investing activities.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2021**

Overview of the Financial Statements (Continued)

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

The supplementary information contained in this report provides a schedule of expenses, budget and actual information, debt service requirements and assessed valuation, mill levy and property tax information.

	December 31,		
	2021	2020	2019
Current Assets	\$ 6,359,566	\$ 5,753,405	\$ 5,614,262
Capital Assets, Net	8,317,969	8,019,666	7,754,748
Other Assets, Net	18,550	19,357	33,576
Deferred Outflows of Resources	71,507	72,294	111,594
Total Assets and Deferred Outflows of Resources	<u>14,767,592</u>	<u>13,864,722</u>	<u>13,514,180</u>
Current Liabilities	370,326	83,582	98,029
Long-Term Obligations	6,557,917	6,757,468	6,802,572
Deferred Inflows of Resources	1,030,259	959,681	928,348
Total Liabilities and Deferred Inflows of Resources	<u>7,958,502</u>	<u>7,800,731</u>	<u>7,828,949</u>
Net Position:			
Net Investment in Capital Assets	1,850,109	2,501,308	2,766,871
Restricted	68,592	99,224	45,208
Unrestricted	4,890,389	3,463,459	2,873,152
Total Net Position	<u>\$ 6,809,090</u>	<u>\$ 6,063,991</u>	<u>\$ 5,685,231</u>

Current assets increased by \$606,161 or 10% from 2020 to 2021. Mainly due to a positive change in net position. Additionally, property taxes receivable increased by \$67,349 due to a 7.0% increase in the District assessed valuation for taxes levied for 2021 collection.

Total liabilities increased \$101,744 from 2020 to 2021, primarily due to \$185,000 of principal payments made on the outstanding bonds along with by a \$286,744 increase in current liabilities. Total liabilities decreased \$59,551 from 2019 to 2020, primarily due to \$145,000 of principal payments made on the outstanding bonds offset by a \$14,447 decrease in current liabilities due to overall decreases in expenses in 2020.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2021**

Overview of the Financial Statements (Continued)

	December 31,		
	2021	2020	2019
REVENUES			
Operating Revenue:			
Charges for Services	\$ 738,466	\$ 568,125	\$ 490,466
Available for Service Fee	3,370	4,175	7,240
Irrigation Lease	7,500	7,500	7,500
Inspection Fees	515	2,532	6,889
Miscellaneous	5,229	15,225	4,776
Total Operating Revenues	<u>755,080</u>	<u>597,557</u>	<u>516,871</u>
NONOPERATING REVENUES			
Tax Revenue	1,032,222	997,850	849,347
Investment Income	3,048	33,966	100,769
CONTRIBUTIONS			
System Development Fees	5,000	63,900	276,900
Total Revenues	<u>1,795,350</u>	<u>1,693,273</u>	<u>1,743,887</u>
EXPENSES			
Operating Expenses:			
Water and Sewer Operations	360,711	401,560	360,546
Depreciation	267,145	267,145	243,434
General and Administrative	212,796	253,988	194,118
Total Operating Expenses	<u>840,652</u>	<u>922,693</u>	<u>798,098</u>
NONOPERATING EXPENSES			
Interest and Debt Related Charges	209,599	391,820	279,076
Total Expenses	<u>1,050,251</u>	<u>1,314,513</u>	<u>1,077,174</u>
Changes in Net Position	745,099	378,760	666,713
Net Position - Beginning of Year	<u>6,063,991</u>	<u>5,685,231</u>	<u>5,018,518</u>
Net Position - End of Year	<u>\$ 6,809,090</u>	<u>\$ 6,063,991</u>	<u>\$ 5,685,231</u>

The District's net position increased from 2020 to 2021 by \$732,142. Charges for services increased 29.9%, from 2020 to 2021. The District also collected \$58,900 less in system development fees in 2021 compared to 2020 as development in the Hayesmount Estates area slowed down. The District had decreased interest earnings due to the decline in interest rates. The Inspections Fees and Miscellaneous revenues decreased for the District from 2020 to 2021. Water and Sewer Operations decreased \$40,849 (10.2%) year over year.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2021**

Overview of the Financial Statements (Continued)

Budgetary Highlights

The budget was not amended in 2021. Total expenditures for 2021 were under budget \$2,986,745.

Capital Assets

The activity related to capital assets during 2021, 2020, and 2019 is as follows:

	December 31, 2019	Net Changes	December 31, 2020	Net Changes	December 31, 2021
Land	\$ 94,243	\$ -	\$ 94,243	\$ -	\$ 94,243
Water Rights	980,105	-	980,105	-	980,105
Easements	152,989	-	152,989	-	152,989
Construction in Progress	404,808	294,947	699,755	564,062	1,263,817
Water Distribution System	9,387,464	237,116	9,624,580	1,386	9,625,966
Total Assets	11,019,609	532,063	11,551,672	565,448	12,117,120
Accumulated Depreciation	(3,264,861)	(267,145)	(3,532,006)	(267,145)	(3,799,151)
Net Capital Assets	<u>\$ 7,754,748</u>	<u>\$ 264,918</u>	<u>\$ 8,019,666</u>	<u>\$ 298,303</u>	<u>\$ 8,317,969</u>

The District's capital assets at December 31, 2021, 2020, and 2019, amounted to \$8.3 million, \$8.02 million, and \$7.75 million (net of accumulated depreciation), respectively. This investment in capital assets includes water distribution infrastructure, water rights, easements, land, and on-going capital projects.

In 2021, the District additions were for meter upgrades and related construction related to the new concentrate ponds and reverse osmosis plant upgrades. In 2020, the District additions were for meter upgrades, pump replacement and related construction related to the new concentrate ponds and reverse osmosis plant upgrades

Additional information regarding the District's capital assets can be found in Note 4.

Debt Administration

In 2020, the District refunded the Series 2010 bonds with the issuance of the Series 2020 loan. All scheduled debt service payments were made timely during 2021, 2020, and 2019.

Additional detail on the District's debt is in Note 5 of this report.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2021**

Economic and Other Factors

For 2022, the District's property tax revenue is expected to increase by 7.0% due to higher assessed valuation. The total mills levied for the District's 2022 tax collections is 47.000, the same as 2021.

Total budgeted revenues for 2022 are \$2,024,307. Total appropriated expenditures for 2022 are \$6,235,930.

Request for Information

This report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to:

Greatrock North Water and Sanitation District
8390 East Crescent Parkway, Suite 300
Greenwood Village, Colorado 80111

BASIC FINANCIAL STATEMENTS

**GREATROCK NORTH WATER AND SANITATION DISTRICT
STATEMENTS OF NET POSITION
DECEMBER 31, 2021 AND 2020**

	2021	2020
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES		
CURRENT ASSETS		
Cash and Cash Equivalents	\$ 5,127,346	\$ 3,418,168
Cash and Cash Equivalents - Restricted	68,592	1,246,683
Accounts Receivable	119,924	113,543
Property Taxes Receivable	1,024,523	957,174
Prepaid Expenses	19,181	17,837
Total Current Assets	6,359,566	5,753,405
CAPITAL ASSETS		
Capital Assets, Not Being Depreciated	2,491,154	1,927,092
Capital Assets, Being Depreciated	9,625,966	9,624,580
	12,117,120	11,551,672
Less: Accumulated Depreciation	(3,799,151)	(3,532,006)
Total Capital Assets	8,317,969	8,019,666
OTHER ASSETS		
Prepaid Bond Insurance, Net	18,550	19,357
Total Other Assets	18,550	19,357
DEFERRED OUTFLOWS OF RESOURCES		
Loss on Debt Refunding, Net	71,507	72,294
Total Deferred Outflows of Resources	71,507	72,294
Total Assets and Deferred Outflows of Resources	\$ 14,767,592	\$ 13,864,722

See accompanying Notes to Basic Financial Statements.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
STATEMENTS OF NET POSITION (CONTINUED)
DECEMBER 31, 2021 AND 2020**

LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	<u>2021</u>	<u>2020</u>
CURRENT LIABILITIES		
Accounts Payable and Accrued Expenses	\$ 349,251	\$ 65,678
Interest Payable	20,225	17,054
Deposits	850	850
Total Current Liabilities	<u>370,326</u>	<u>83,582</u>
NONCURRENT LIABILITIES		
Bonds Payable:		
Due Within One Year	190,000	185,000
Due in More Than One Year	6,367,917	6,572,468
Total Noncurrent Liabilities	<u>6,557,917</u>	<u>6,757,468</u>
DEFERRED INFLOWS OF RESOURCES		
Property Tax Revenue	1,025,604	957,174
Unearned Service Fees	5,736	2,507
Total Deferred Inflows of Resources	<u>1,030,259</u>	<u>959,681</u>
NET POSITION		
Net Investment in Capital Assets	1,850,109	2,501,308
Restricted for Emergencies	20,300	17,100
Restricted for Debt Service	48,292	82,124
Unrestricted	4,890,389	3,463,459
Total Net Position	<u>6,809,090</u>	<u>6,063,991</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 14,767,592</u>	<u>\$ 13,864,722</u>

See accompanying Notes to Basic Financial Statements.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEARS ENDED DECEMBER 31, 2021 AND 2020**

	2021	2020
OPERATING REVENUE		
Service Charges - Greatrock	\$ 179,501	\$ 210,691
Service Charges - Rockinghorse Farms	134,944	141,731
Service Charges - Box Elder	194,865	196,633
Service Charges - Hayesmount	32,056	19,070
Available for Service Fees	3,370	4,175
Inspection Fees	515	2,532
Transfer Fees	1,922	7,700
SDF Ridgeview Estates	65,700	-
SDF - Country Club Ranchettes	131,400	-
Late Fees / Penalties	3,307	4,664
Irrigation Lease Revenue	7,500	7,500
Miscellaneous	-	2,861
Total Operating Revenue	755,080	597,557
OPERATING EXPENSES		
General and Administrative:		
Accounting	50,230	49,105
Audit	5,856	8,357
Director's Fees	6,100	6,700
District Management	87,148	91,865
Dues and Membership	1,228	
Elections	630	2,503
Insurance	17,837	18,791
Legal	36,055	68,512
Miscellaneous	7,391	7,510
Payroll Taxes	321	645
Operations:		
Depreciation	267,145	267,145
Customer Billing	42,164	34,924
Engineering	42,573	34,756
GIS	4,245	6,912
Maintenance and Repairs	69,182	110,611
Meter Reading	6,510	7,879
Operator Services	74,688	57,928
Plant Supplies	8,446	9,252
Testing and Reporting	10,115	7,885
Utilities	65,190	61,972
Water Rights Development	37,598	69,441
Total Operating Expenses	840,652	922,693
OPERATING LOSS	(85,572)	(325,136)

See accompanying Notes to Basic Financial Statements.

GREATROCK NORTH WATER AND SANITATION DISTRICT
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION (CONTINUED)
YEARS ENDED DECEMBER 31, 2021 AND 2020

	2021	2020
NONOPERATING REVENUES		
Property Taxes	\$ 954,818	\$ 929,721
Specific Ownership Taxes	77,404	68,129
Net Investment Income	3,048	33,966
Total Nonoperating Revenues	1,035,270	1,031,816
NONOPERATING EXPENSES		
Bond Interest Expense	207,819	247,889
County Treasurer's Fees	14,337	13,962
Paying Agent Fees	400	1,000
Bond Insurance cost amortization	(12,957)	14,219
Loan issue costs	-	114,750
Total Nonoperating Expenses	209,599	391,820
INCOME BEFORE CONTRIBUTIONS	740,099	314,860
CAPITAL CONTRIBUTIONS		
System Development Fees	5,000	63,900
Total Capital Contributions	5,000	63,900
CHANGE IN NET POSITION	745,099	378,760
Net Position - Beginning of Year	6,063,991	5,685,231
NET POSITION - END OF YEAR	\$ 6,809,090	\$ 6,063,991

See accompanying Notes to Basic Financial Statements.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
STATEMENTS OF CASH FLOWS
YEARS ENDED DECEMBER 31, 2021 AND 2020**

	<u>2021</u>	<u>2020</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from Customers	\$ 735,118	\$ 574,156
Payments to Suppliers	<u>(305,774)</u>	<u>(702,308)</u>
Net Cash Provided (Used) by Operating Activities	429,344	(128,152)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Property Tax Collections for Operations	954,818	929,721
Specific Ownership Taxes	97,126	48,567
County Treasurer's Fees	<u>(14,337)</u>	<u>(13,962)</u>
Net Cash Provided by Noncapital Financing Activities	1,037,607	964,326
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Capital Asset Purchases	(553,866)	(511,408)
System Development Fees	5,000	63,900
Interest on Debt	(204,646)	(234,721)
Loan Proceeds		1,970,000
Debt Principal Reduction	(185,000)	(145,000)
Paying Agent Fees and Other Debt Expenses	(400)	(1,000)
Loan Issue Costs	-	(114,750)
Payment to Refunding Agent	<u>-</u>	<u>(1,849,751)</u>
Net Cash Used by Capital and Related Financing Activities	(938,912)	(822,730)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest Received	<u>3,048</u>	<u>33,966</u>
Net Cash Provided by Investing Activities	<u>3,048</u>	<u>33,966</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	531,087	47,410
Cash and Cash Equivalents - Beginning of Year	<u>4,664,851</u>	<u>4,617,441</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 5,195,938</u>	<u>\$ 4,664,851</u>

See accompanying Notes to Basic Financial Statements.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
STATEMENTS OF CASH FLOWS (CONTINUED)
YEARS ENDED DECEMBER 31, 2021 AND 2020**

	2021	2020
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES		
Operating Income Loss	\$ (85,572)	\$ (325,136)
Adjustments to Reconcile Operating Loss to Net Cash Provided (Used) by Operating Activities:		
Depreciation	267,145	267,145
(Increase) Decrease in:		
Accounts Receivable	(23,191)	(25,908)
Prepaid Expenses	(1,344)	(17,437)
Increase (Decrease) in:		
Accounts Payable and Accrued Expenses	269,077	(29,323)
Unearned Service Fees	3,229	2,507
Net Cash Provided (Used) by Operating Activities	\$ 429,344	\$ (128,152)
 NONCASH TRANSACTIONS		
Assets Contributed by Developers	\$ -	\$ -

See accompanying Notes to Basic Financial Statements.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021 AND 2020**

NOTE 1 DEFINITION OF REPORTING ENTITY

Greatrock North Water and Sanitation District (the District), was organized on May 27, 1998, as a quasi-municipal corporation and political subdivision of the state of Colorado and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Adams County, Colorado. The District's purpose is to provide public water services and stormwater drainage and detention to the property owners and residents of the District. The District is governed by an elected Board of Directors.

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

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

The accounting policies of the District conform to generally accepted accounting principles as applicable to governmental units accounted for as a proprietary enterprise fund. The enterprise fund is used since the District's powers are related to those operated in a manner similar to a private utility system where net income and capital maintenance are appropriate determinations of accountability.

Basis of Accounting

The District's records are maintained on the accrual basis of accounting. Revenue is recognized when earned and expenses are recognized when the liability is incurred. Depreciation is computed and recorded as an operating expense. Expenditures for capital assets are shown as increases in assets. Redemptions of bonds and loans are recorded as a reduction in liabilities. Tap fees and contributed assets from developers are recorded as capital contributions when received or collectible.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021 AND 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Operating Revenues and Expenses

The District distinguishes *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an enterprise fund's principal ongoing operations. Operating revenues consist of charges to customers for service provided. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses or capital contributions.

Budgets

In accordance with the Local Government Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation, including the Enterprise, is at the total fund expenditures level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements.

The District has not amended its annual budget for the year ended December 31, 2021.

For financial statement presentation purposes, the District is reported as a single enterprise fund. For 2021 budgetary purposes, the District separately budgeted for specific components of this enterprise fund. These separate budgetary components of the District are the general fund, debt service fund and capital projects fund. For budgetary reporting purposes these components are combined into a single budgetary schedule.

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 30 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.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

Accounts Receivable

Accounts receivable consists of uncollected water service revenue. Due to the District's broad powers of collection, no allowance for uncollectible water service revenue receivables has been reported.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021 AND 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash Equivalents

For purposes of the statement of cash flows, the District considers cash deposits and highly liquid investments (including restricted assets) with a maturity of three months or less when purchased, to be cash equivalents

Capital Assets

Capital assets, which include land, water rights, buildings, distribution and collection systems and machinery and equipment are reported by the District. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation or at the developers' cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

Water Distribution System	20 to 40 Years
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Estimates

Management uses estimates and assumptions in preparing financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could vary from the estimates that were assumed in preparing the financial statements.

Tap Fees and Contributed Lines

Tap fees are recorded as capital contributions when received. Lines contributed to the District by developers are recorded as capital contributions and additions to the systems at estimated fair market value when received.

Bond Issue Costs, Original Issue Discount, Deferred Loss on Bond Refunding

Bond issuance costs are treated as a period cost and expensed in the year incurred. The deferred loss on bond refunding and bond insurance obtained at issuance of the bonds are being amortized over the life of the refunded bonds using the straight-line method. The original issue discount and premium are being amortized over the life of the bonds using the effective interest method.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021 AND 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Outflow/Inflow of Resources

In addition to assets, the statements of net position report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *cost of debt refunding*, is deferred and recognized as an outflow of resources in the period that the amount is incurred.

In addition to liabilities, the statements of net position report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Reclassifications

For comparability, certain 2020 amounts have been reclassified where appropriate to conform with the 2021 financial statement presentation.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2021 and 2020, are classified in the accompanying financial statements as follows:

	<u>2021</u>	<u>2020</u>
Statement of Net Position:		
Cash and Cash Equivalents	\$ 5,127,346	\$ 3,418,168
Cash and Cash Equivalents - Restricted	68,592	1,246,683
Total Cash and Investments	<u>\$ 5,195,938</u>	<u>\$ 4,664,851</u>

Cash and investments as of December 31, 2021 and 2020, consist of the following:

	<u>2021</u>	<u>2020</u>
Deposits with Financial Institutions	\$ 1,003,688	\$ 532,526
Investments	4,192,250	4,132,325
Total Cash and Investments	<u>\$ 5,195,938</u>	<u>\$ 4,664,851</u>

**GREATROCK NORTH WATER AND SANITATION DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021 AND 2020**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2021 and 2020, the District's cash deposits had a bank balance of \$1,002,180 and \$531,152, respectively; and a carrying balance of \$1,003,688 and \$532,526, respectively.

Investments

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- * Local government investment pools

**GREATROCK NORTH WATER AND SANITATION DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021 AND 2020**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

As of December 31, 2021 and 2020, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>2021</u>	<u>2020</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	<u>\$ 4,192,250</u>	<u>\$ 4,132,325</u>

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust) an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. treasury securities and repurchase agreements collateralized by U.S. treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and any security allowed under CRS 24-75-601. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

Restricted Cash and Investments

At December 31, 2021 and 2020, cash and investments in the amount of \$68,592 and \$1,246,683, respectively are restricted for debt service related to the Series 2017 Improvement Bonds and the Series 2020 General Obligation Refunding Loan.

GREATROCK NORTH WATER AND SANITATION DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021 AND 2020

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the years ended December 31, 2021 and 2020, follows:

	2021			Balance at December 31, 2021
	Balance at December 31, 2020	Increases	Decreases	
Capital Assets, Not Being Depreciated:				
Land	\$ 94,243	\$ -	\$ -	\$ 94,243
Water Rights	980,105	-	-	980,105
Easements	152,989	-	-	152,989
Construction in Progress	699,755	564,062	-	1,263,817
Total Capital Assets, Not Being Depreciated	1,927,092	564,062	-	2,491,154
Capital Assets, Being Depreciated:				
Water Distribution System	9,624,580	1,386	-	9,625,966
Total Capital Assets, Being Depreciated	9,624,580	1,386	-	9,625,966
Less Accumulated Depreciation for:				
Water Distribution System	3,532,006	267,145	-	3,799,151
Total Accumulated Depreciation	3,532,006	267,145	-	3,799,151
Total Capital Assets, Being Depreciated, Net	6,092,574	(265,759)	-	5,826,815
Capital Assets, Net	<u>\$ 8,019,666</u>	<u>\$ 298,303</u>	<u>\$ -</u>	<u>\$ 8,317,969</u>

**GREATROCK NORTH WATER AND SANITATION DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021 AND 2020**

NOTE 4 CAPITAL ASSETS (CONTINUED)

	2020			Balance at December 31, 2020
	Balance at December 31, 2019	Increases	Decreases	
Capital Assets, Not Being Depreciated:				
Land	\$ 94,243	\$ -	\$ -	\$ 94,243
Water Rights	980,105	-	-	980,105
Easements	152,989	-	-	152,989
Construction in Progress	404,808	294,947	-	699,755
Total Capital Assets, Not Being Depreciated	1,632,145	294,947	-	1,927,092
Capital Assets, Being Depreciated:				
Water Distribution System	9,387,464	237,116	-	9,624,580
Total Capital Assets, Being Depreciated	9,387,464	237,116	-	9,624,580
Less Accumulated Depreciation for:				
Water Distribution System	3,264,861	267,145	-	3,532,006
Total Accumulated Depreciation	3,264,861	267,145	-	3,532,006
Total Capital Assets, Being Depreciated, Net	6,122,603	(30,029)	-	6,092,574
Capital Assets, Net	<u>\$ 7,754,748</u>	<u>\$ 264,918</u>	<u>\$ -</u>	<u>\$ 8,019,666</u>

**GREATROCK NORTH WATER AND SANITATION DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021 AND 2020**

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2021:

	Balance December 31, 2020	Additions	Reductions	Balance December 31, 2021	Amounts Due Within One Year
Bonds Payable:					
2017 GO Refunding and Improvement Bonds	\$ 4,535,000	\$ -	\$ 75,000	\$ 4,460,000	\$ 85,000
Bond Premium	252,468	-	14,551	237,917	-
Subtotal Bonds Payable	<u>4,787,468</u>	<u>-</u>	<u>89,551</u>	<u>4,697,917</u>	<u>85,000</u>
Debt from Direct Borrowings and Direct Placements:					
2020 GO Refunding Loan	1,970,000	-	110,000	1,860,000	105,000
Subtotal Direct Debts	<u>1,970,000</u>	<u>-</u>	<u>110,000</u>	<u>1,860,000</u>	<u>105,000</u>
Total Long-Term Obligations	<u>\$ 6,757,468</u>	<u>\$ -</u>	<u>\$ 199,551</u>	<u>\$ 6,557,917</u>	<u>\$ 190,000</u>

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2020:

	Balance December 31, 2019	Additions	Reductions	Balance December 31, 2020	Amounts Due Within One Year
Bonds Payable:					
2010 GO Refunding and Improvement Bonds	\$ 1,880,000	\$ -	\$ 1,880,000	\$ -	\$ -
Bond Premium	50,375	-	50,375	-	-
2017 GO Refunding and Improvement Bonds	4,605,000	-	70,000	4,535,000	75,000
Bond Premium	267,197	-	14,729	252,468	-
Total Long-Term Obligations	<u>6,802,572</u>	<u>-</u>	<u>2,015,104</u>	<u>4,787,468</u>	<u>75,000</u>
Debt from Direct Borrowings and Direct Placements:					
2020 GO Refunding Loan	-	1,970,000	-	1,970,000	110,000
Subtotal Direct Debts	<u>-</u>	<u>1,970,000</u>	<u>-</u>	<u>1,970,000</u>	<u>110,000</u>
Total Long-Term Obligations	<u>\$ 6,802,572</u>	<u>\$ 1,970,000</u>	<u>\$ 2,015,104</u>	<u>\$ 6,757,468</u>	<u>\$ 185,000</u>

**GREATROCK NORTH WATER AND SANITATION DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021 AND 2020**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

The detail of the District's bonds payable is as follows:

General Obligation Refunding and Improvement Bonds, Series 2017

On November 7, 2017, the District authorized the issuance of General Obligation Refunding Bonds dated December 1, 2017. The bonds refunded the General Obligation Refunding and Improvement Bonds Series 2007 and provided additional funding to construct and install certain improvements to the District's water system. The bonds bear interest at rates between 2.00% and 5.00%, payable semiannually on each June 1 and December 1, commencing on June 1, 2018. The bonds maturing on and before December 1, 2022 are not subject to redemption prior to their respective maturity dates. The bonds maturing December 1, 2032 are subject to mandatory sinking fund redemption commencing on December 1, 2031 and each December thereafter. The Bonds maturing on and after December 1, 2032 are subject to redemption prior to maturity as a whole or in integral multiples of \$5,000, at the option of the District, on December 1, 2026, and any date thereafter, upon payment of par and accrued interest, without redemption premium.

General Obligation Refunding Loan, Series 2020

On September 1, 2020, the District authorized the issuance General Obligation Refunding Loan dated September 10, 2020. The loan refunded the General Obligation Refunding and Improvement Bonds Series 2010. The loan bears an interest rate of 1.32% payable semiannually on June 1 and December 1, commencing on December 1, 2020 with the principal payment commencing on December 1, 2021. The loan matures on December 1, 2030. The loan may not be prepaid, in whole or in part, on any date, without the prior written permission of the Bank.

The District reduced its aggregate debt service payments by \$295,954 over the next 10 years and obtained an economic gain (difference between the present values of the old and new debt payments) of \$278,547.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021 AND 2020**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

The occurrence or existence of any one or more of the following events shall be an Event of Default:

- (a) The District fails to pay the principal and interest on the Loan when due;
- (b) The District fails or refuses to impose the Required Mill Levy;
- (c) The District materially fails in the performance or observation of any of the covenants, agreements, or conditions on the part of the District and fails to remedy the same within 30 days after notice; or
- (d) The District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the Loan.

Acceleration shall not be an available remedy for the occurrence or continuation of an Event of Default unless the Bank has directed such acceleration.

The District's long-term obligations will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 190,000	\$ 200,196	\$ 390,196
2023	190,000	195,410	385,410
2024	210,000	192,902	402,902
2025	215,000	190,130	405,130
2026	215,000	187,292	402,292
2027-2031	1,165,000	891,976	2,056,976
2032-2036	1,350,000	709,218	2,059,218
2037-2041	1,640,000	408,168	2,048,168
2042-2044	1,145,000	77,963	1,222,963
Total Payments	<u>\$ 6,320,000</u>	<u>\$ 3,053,255</u>	<u>\$ 9,373,255</u>

Authorized Debt

At December 31, 2021 and 2020, the District had no authorized but unissued debt.

NOTE 6 INCLUSION AGREEMENTS

Homestead Heights, LLC

On November 21, 2006, the District entered into an inclusion agreement with Homestead Heights, LLC (Homestead) associated with property known as Homestead Heights, II. The agreement calls for Homestead to pay a system development fee in the amount of \$16,000 for the first fifteen units and the remaining system development fees will be due prior to the issuance of building permits. The agreement for inclusion is for approximately 56 residential lots. Homestead also agreed to post fees deposits in increments of \$10,000 as requested by the District to satisfy all District incurred costs from the start of the inclusion process to the completion of a final conveyance and acceptance agreement. Upon completion of the inclusion process, any remaining funds on deposit with the District shall be refunded to Homestead.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021 AND 2020**

NOTE 6 INCLUSION AGREEMENTS (CONTINUED)

Homestead Heights, LLC (Continued)

On January 24, 2008, the District amended the inclusion fee incremental refundable deposits to \$5,000 from \$10,000. On December 5, 2007, the District filed a statement of lien on the property owned by Homestead Heights, LLC in the amount of \$240,000 for the 15 system development fees that were to be prepaid by Homestead within 30 days of the execution of the agreement. On August 20, 2008, the District and Homestead entered into the first amendment to the inclusion agreement. In the amended agreement, the District agreed to remove the \$240,000 lien placed on the property. Additionally, the payment terms for the system development fees were modified such that Homestead is to remit the system development fees, at the District's then current system development fee rate, within certain periods following the issuance of building permits by the county. During 2021 and 2020 the District received \$-0- system development fees related to this inclusion agreement.

Hayesmount Properties, LLC

On August 23, 2007, the District entered into an inclusion agreement with Hayesmount Properties, LLC (Hayesmount) associated with property known as Hayesmount Estates. Under the agreement, Hayesmount must pay system development fees for the first five units either within 120 days of recordation of a final plat for the Hayesmount Estates development or prior to the start of construction, whichever occurs first. The system development fees on all remaining lots shall be due and owing prior to the issuance of building permits by the County. The agreement for inclusion is for approximately 21 single-family detached lots. Hayesmount also agreed to post fees deposits in increments of \$10,000 as requested by the District to satisfy all District incurred costs from the start of the inclusion process to the completion of a final conveyance and acceptance agreement. Upon completion of the inclusion process, any remaining funds on deposit with the District shall be refunded to the Hayesmount. On January 24, 2008, the District amended the inclusion fee incremental refundable deposits to \$5,000 from \$10,000. During 2021 and 2020 the District received \$5,000 and \$63,900, respectively, in system development fees related to this inclusion agreement.

Ridgeview Estates LLC

On July 24, 2008, the District entered into an inclusion agreement with Ridgeview Estates LLC (Ridgeview) associated with property known as the Ridgeview Estates Subdivision. Under the agreement, Ridgeview must provide adjudicated water rights associated with the 62.3-acre Ridgeview Estates Subdivision to the District through a Special Warranty Deed. Upon inclusion into the District, the District will provide water for 21 approximately 2.5 acre lots in the Ridgeview Estates Subdivision. Ridgeview is responsible for the construction of a single 8-inch looped water line (Water Improvements) in accordance with District specifications. Upon completion of the Water Improvements, Ridgeview shall convey the Water Improvements to the District. System development fees are to be collected on an equivalent residential unit basis on the properties within the Ridgeview Estates Subdivision. Ridgeview also agreed to post a fees deposit in increments of \$5,000 as requested by the District to satisfy all District incurred costs from the start of the inclusion process to the completion of a final conveyance and acceptance agreement. Upon completion of the inclusion process, any remaining funds on deposit with the District shall be refunded to the Ridgeview. During 2021 and 2020 the District received no system development fees related to this inclusion agreement.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021 AND 2020**

NOTE 7 WATER LEASE OPTION AGREEMENT

On January 23, 2007, the District entered into a water lease option agreement with Box Elder Creek Ranch Water Company (Box Elder). The agreement grants Box Elder an option to lease a portion of its Laramie-Fox Hills aquifer ground water available for specific uses. Each year this agreement is in effect, Box Elder shall pay to the District a reservation/lease fee of \$7,500 per year, regardless of use, on or before January 10. The reservation/lease fee shall increase by the Denver-Boulder Consumer Price Index plus 1% compounded, annually. Box Elder shall also reimburse the District for a proportional amount of the energy and administrative costs incurred by the District to pump the Laramie Water to the Box Elder stream bed for Box Elder's benefit. The District waived the CPI adjustments and collected lease revenue of \$7,500 in 2021 and \$7,500 in 2020 under this agreement.

On November 4, 2010, the agreement was amended to provide for the delivery of Laramie Water to Box Elder on a rolling three-year schedule and provisions related to the District's SCADA system. Box Elder may install and connect to the District's SCADA System in the future at its option. If Box Elder chooses this option, it shall be responsible for any hard and soft costs associated with the installation of the system at its pond and recharge pond.

Effective July 8, 2016, the District and Box Elder entered into an Amended and Restated Water Lease Option Agreement (Restated Agreement) which amended and restated the original agreement in its entirety. The District is entitled to withdraw an average annual amount of up to 105.2 acre-feet per year of Laramie-Fox Hills aquifer ground water. Pursuant to the Restated Agreement, the District granted to Box Elder an option to lease from the District up to 65 acre-feet of Laramie Water per year for augmentation purposes, as more particularly described in the Restated Agreement, subject to availability as determined solely by the District.

On an annual basis, Box Elder shall notify the District of the total amount of its anticipated need for the Reserved Laramie Water over a three (3)-year period and the District will notify Box Elder of the amount of Reserved Laramie Water available for lease. If Box Elder chooses not to exercise its option to lease the Reserved Laramie Water, in whole or in part, then the District may lease such Reserved Laramie Water not otherwise leased to Box Elder to a third party. Any lease entered into by the District with a third party shall expire on or before March 31 of the following year. If the District determines that it does not have at least thirty (30) acre-feet of Laramie Water available to lease to Box Elder during any year for the term of the Restated Agreement, the District shall notify Box Elder of that fact and shall not be required to lease or deliver any Laramie Water to Box Elder for that year and the fee paid for that year by Box Elder shall be refunded. However, Box Elder may, at its option, accept such lesser amount of Laramie Water in which case the fee paid will not be refunded.

On or before January 10 of each year the Restated Agreement is in effect, Box Elder shall pay to the District a reservation/lease fee in the amount of \$7,500 per year, regardless of use. To account for inflation, the fee shall increase by the Denver-Boulder Consumer Price Index, plus 1% annually. In the event that Box Elder doesn't pay the fee by dates specified in the Restated Agreement, the District shall be entitled to terminate the Restated Agreement.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021 AND 2020**

NOTE 7 WATER LEASE OPTION AGREEMENT (CONTINUED)

If Box Elder exercises its option to lease the Reserved Laramie Water, Box Elder shall also reimburse the District for a proportional amount of the operation, maintenance, administration, and energy costs, including, but not limited to, labor and mileage of District employees or independent contractors, all incurred by the District to pump the Laramie Water to Box Elder.

The Restated Agreement shall be in effect until May 16, 2032; provided, however, that the Restated Agreement shall automatically renew for an additional five (5)-year term unless otherwise terminated by either Party in writing at least thirty (30) days prior to the renewal date.

NOTE 8 NET POSITION

The District has net position consisting of three components – net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2021 and 2020, the District had net investment in capital assets, calculated as follows:

	<u>2021</u>	<u>2020</u>
Net Investment in Capital Assets:		
Capital Assets, Net	\$ 8,317,969	\$ 8,019,666
Unspent Bond Proceeds	-	1,147,459
Unamortized Bond Insurance, Net	18,550	19,357
Current Portion of Long-Term Obligations	(190,000)	(185,000)
Unamortized Loss on Debt Refunding, Net	71,507	72,294
Noncurrent Portion of Long-Term Obligations	<u>(6,367,917)</u>	<u>(6,572,468)</u>
Net Investment in Capital Assets	<u>\$ 1,850,109</u>	<u>\$ 2,501,308</u>

Restricted net position includes amounts that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2021 and 2020, as follows:

	<u>2021</u>	<u>2020</u>
Restricted Net Position:		
Emergencies	\$ 20,300	\$ 17,100
Debt Service	<u>48,292</u>	<u>82,124</u>
Total Restricted Net Position	<u>\$ 68,592</u>	<u>\$ 99,224</u>

The District's unrestricted net position as of December 31, 2021 and 2020, is \$4,890,389 and \$3,463,459 respectively.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021 AND 2020**

NOTE 9 RISK MANAGEMENT

Except as provided under the Colorado Governmental Immunity Act, as may be amended from time to time, the District may be exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God. The District maintains commercial insurance for all risks of loss. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations that apply to the state of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

Enterprises, defined as government-owned businesses authorized to issue revenue bonds and receiving less than 10% of annual revenue in grants from all state and local governments combined, are excluded from the provisions of TABOR. The District is of the opinion that its wateractivity enterprise, and all activities related thereto are carried on as an Enterprise within the meaning of TABOR and the Enterprise Act, C.R.S. 37-45.;1-01, et seq. The District's annual budget and financial statements are deemed by the District to be the annual budget and financial statements of the Enterprise.

**GREATROCK NORTH WATER AND SANITATION DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021 AND 2020**

NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and many of the provisions, including the calculation of fiscal year spending limits, growth factors, and qualification as an Enterprise, may require judicial interpretation.

On May 5, 1998, a majority of the District's voters approved the following ballot question: Shall Greatrock North Water and Sanitation District taxes be increased \$200,000 annually in the first full fiscal year by the imposition of a mill levy on all taxable property within the boundaries of the District, which mill levy shall generate not more than said annual amount in ad valorem property tax revenues for the District in the first full fiscal year for the purposes of the operation and maintenance of the District's services and facilities; and shall the revenues generated by such taxes in each year thereafter be approved as an increased levy without regard to the tax increase limitation contained in Section 29-1-301, Colorado Revised Statutes, or any other tax increase limitation under any other law; and shall the revenue changes caused by the collection and spending of such tax revenues in every year be approved, permitting such tax revenues and any investment earnings thereon be collected and spent by the District without limitation or condition, and without limiting the collection or spending of any other revenues or funds by the District under Article X, Section 20 of the Colorado Constitution or any other law?

On May 6, 2008, a majority of the District's voters approved the following ballot question: Shall Greatrock North Water and Sanitation District be authorized to retain all revenues generated by or from rates, fees, tolls, charges, specific ownership taxes, agreements with other local governments, grants from the state or from any local government, lottery distributions, and any other revenues generated or received by the District, including reduction in debt service, in 1998 and in all subsequent years (which amounts does not include revenues generated from ad valorem property taxes); and shall the District be authorized to spend such revenues and investment income thereon as a voter-approved revenue change and an exception to and spending limitations which might otherwise apply?

On May 6, 2008, a majority of the District's voters approved the following ballot question: Shall Greatrock North Water and Sanitation District taxes be increased \$300,000 annually (for collection in calendar year 2008) and by the additional amounts that are raised annually thereafter by the imposition of an ad valorem property tax levy of 35 mills for the purpose of paying the District's administration, operations and maintenance and other similar expenses, and shall the revenue from such taxes and any investment income thereon together with all revenue received prior to calendar year 2008 from imposition of the District's operations mill levy and any investment income thereon be collected, retained and spent by the District in each fiscal year prior to, through and including 2008 and thereafter as a voter-approved revenue changes without regard to any spending, revenue-raising, or other limitation contained within Articles X, Section 20 of the Colorado Constitution, the limits imposed on increased in property taxation by Section 29-1-301, C.R.S in any year, or any other law which purports to limit the District's revenues or expenditures as it currently exists or as it may be amended in the future, all without limiting in any year the amount of other revenues that may be collected, retained and spent by the District?

**GREATROCK NORTH WATER AND SANITATION DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021 AND 2020**

NOTE 11 ESTIMATED CLOSURE COSTS

The District utilizes two evaporation ponds (impoundments) as part of its water treatment waste management. The impoundments are classified as Type B and subject to the requirements of the Hazardous Material and Waste Management Division's (Division) Regulations Pertaining to Solid Waste Sites and Facilities (the Regulations). Section 9.3.4 (F) and Section 1.8 of the Regulations requires the District to estimate the closure costs if the impoundments owned and used by the District were to be closed.

The District's engineer has provided an estimate of the closure costs based on the closure plan presented in the *Engineering, Design, and Operation Plan dated May 2013, Revision 2* submitted to the Division in May 2013. The closure plan follows a clean-in-place closure thereby eliminating the need for environmental covenant and post-closure care and costs. The closure costs were gathered from suppliers, contractors, and an internal database of historical project costs for the area. The estimates include the cost of engineering oversight, soil disposal, testing, liner removal and disposal, site grading, seeding, piping abandonment, erosion control as well as a contingency. As of December 31, 2021, the estimated closure costs for the impoundments are \$400,170. As of the date of the audit report, the District has no plans or intentions nor has it been ordered to close the impoundments, therefore, no liability has been recorded on the financial statements of the District in connection with the estimated costs.

SUPPLEMENTARY INFORMATION

**GREATROCK NORTH WATER AND SANITATION DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN
FUNDS AVAILABLE –
BUDGET AND ACTUAL (BUDGETARY BASIS)
YEAR ENDED DECEMBER 31, 2021**

	Budget Original and Final	Actual Amounts	Variance with Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 957,174	\$ 954,818	\$ (2,356)
Specific Ownership Taxes	67,002	77,404	10,402
Interest Income	30,000	3,048	(26,952)
Service Charges - Greatrock	163,723	179,501	15,778
Service Charges - Rocking Horse	120,355	134,944	14,589
Service Charges - Box Elder	198,813	194,865	(3,948)
Service Charges - Hayesmount	25,676	32,056	6,380
Available of Service Fees	2,000	3,370	1,370
Inspection Fees	2,000	515	(1,485)
Transfer Fees	3,000	1,922	(1,078)
Water Meters	3,000	-	(3,000)
SDF Ridgeview Estates	-	65,700	65,700
SDF - Country Club Ranchettes	-	131,400	131,400
Inclusion - Epic Estates	-	5,000	5,000
Irrigation Lease Revenue	7,500	7,500	-
Late Fees / Penalties	9,000	3,307	(5,693)
Total Revenues	1,589,243	1,795,350	206,107
EXPENDITURES			
General and Administrative:			
Accounting	32,000	50,230	(18,230)
Audit	9,000	5,856	3,144
County Treasurer's Fee	14,358	14,337	21
Directors' Fees	6,000	6,100	(100)
District Management	62,000	87,148	(25,148)
Dues and Membership	-	1,228	(1,228)
Election	-	630	(630)
Insurance and Bonds	22,000	17,837	4,163
Legal	63,250	36,055	27,195
Miscellaneous	15,000	7,391	7,609
Payroll Taxes	460	321	139
Website	-	-	-
Operations:			
Customer Billing	25,000	42,164	(17,164)
Distribution System Mntc	42,223	2,318	39,905
Engineering - Administration	35,350	37,028	(1,678)
Engineering - Operations	33,320	5,545	27,775
Equipment and Tools	5,000	-	5,000
Facility Maintenance & Repair	15,800	28,829	(13,029)
Generator Preventative Mntc	12,600	7,188	5,412
GIS	8,000	4,245	3,755

**GREATROCK NORTH WATER AND SANITATION DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGE IN
FUNDS AVAILABLE –
BUDGET AND ACTUAL (BUDGETARY BASIS) (CONTINUED)
YEAR ENDED DECEMBER 31, 2021**

	Budget Final	Actual Amounts	Variance with Budget Positive (Negative)
EXPENDITURES (CONTINUED)			
Operations (Continued):			
Locates	\$ 5,000	\$ 5,185	\$ (185)
Meter Reading	3,000	6,510	(3,510)
Operator Services	64,800	74,688	(9,888)
Plant Supplies	11,500	8,446	3,054
Project Mgmt / Oper Admin	11,200	838	10,362
Rules and Regulations	1,500	-	1,500
Testing and Reporting	12,000	10,115	1,885
Treatment - Maintenance & Repair	44,000	18,768	25,232
Water Meters - Cap	1,000	1,784	(784)
Water Rights Dev - Eng.	32,000	29,243	2,757
Water Rights Dev-Legal	75,000	8,355	66,645
Well - Rehab & Repair	89,000	4,272	84,728
Utilities	50,000	65,190	(15,190)
Contingency	75,000		75,000
Debt Service:			
Bond Interest - 2010	-	-	-
Bond Interest - 2017	178,643	178,644	(1)
Loan Interest - 2020	24,552	29,175	(4,623)
Bond Principal - 2010	-	-	-
Bond Principal - 2017	75,000	75,000	-
Loan Principal - 2020	110,000	110,000	-
Loan Issue Costs	-	-	-
Paying Agent Fees	1,200	400	800
Capital Outlay:			
Alluvial Well	105,000	3,019	101,981
Concentrate Pond	1,010,000	76,747	933,253
Reverse Osmosis Unit Upgrade	2,152,500	484,296	1,668,204
Meter Upgrades	-	1,386	(1,386)
Capital Repair & Replacement	-	-	-
Contingency	-	-	-
Total Expenditures	<u>4,533,256</u>	<u>1,546,511</u>	<u>2,986,745</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(2,944,013)</u>	<u>248,839</u>	<u>3,192,852</u>
OTHER FINANCING SOURCES (USES)			
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUNDS AVAILABLE	<u>(2,944,013)</u>	<u>248,839</u>	<u>3,192,852</u>
Funds Available - Beginning of Year	<u>0</u>	<u>4,710,142</u>	<u>4,710,142</u>
FUNDS AVAILABLE - END OF YEAR	<u>\$ (2,944,013)</u>	<u>\$ 4,958,981</u>	<u>\$ 7,902,994</u>

**GREATROCK NORTH WATER AND SANITATION DISTRICT
RECONCILIATION OF BUDGETARY BASIS (ACTUAL) TO STATEMENTS OF
REVENUES, EXPENSES, AND CHANGE IN NET POSITION
YEAR ENDED DECEMBER 31, 2021**

	<u>Actual Amounts</u>
FUNDS AVAILABLE DEFINED AS FOLLOWS:	
Current Assets	\$ 6,359,566
Restricted Current Assets	
Less Current Liabilities	(370,326)
Less Deferred Inflow of Resources	(1,030,259)
Unearned Service Fees	
Plus Current Portion of Long-Term Obligations	-
Funds Available	<u>\$ 4,958,981</u>
 RECONCILIATION OF BUDGETARY BASIS (ACTUAL) TO STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION	
Revenues (Budgetary Basis)	<u>\$ 1,795,350</u>
Total Revenues per Statement of Revenues, Expenses, and Changes in Net Position	1,795,350
 Expenditures (Budgetary Basis)	 1,546,511
Depreciation	267,145
Capital Outlay	(565,448)
Bond Principal Payments	(185,000)
Total Expenses per Statement of Revenues, Expenses, and Changes in Net Position	<u>1,063,208</u>
Change in Net Assets per Statement of Revenues, Expenses, and Changes in Net Position	<u>\$ 732,142</u>

**GREATROCK NORTH WATER AND SANITATION DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2021**

Year Ending	\$4,730,000 General Obligation Refunding and Improvement Bonds - Series 2017 Dated November 14, 2017 Interest Rate - 2.00% - 5.00% Interest Due June 1 and December 1 Principal Due December 1			\$1,970,000 General Obligation Refunding Loan Series 2020 Dated December 1, 2020 Interest Rate - 1.32% Interest Due June 1 and December 1 Principal Due December 1		
	Principal	Interest	Total	Principal	Interest	Total
2022	\$ 85,000	\$ 175,644	\$ 260,644	\$ 105,000	\$ 24,552	\$ 129,552
2023	-	172,244	172,244	190,000	23,166	213,166
2024	-	172,244	172,244	210,000	20,658	230,658
2025	-	172,244	172,244	215,000	17,886	232,886
2026	-	172,244	172,244	215,000	15,048	230,048
2027	-	172,244	172,244	230,000	12,210	242,210
2028	-	172,244	172,244	225,000	9,174	234,174
2029	-	172,244	172,244	230,000	6,204	236,204
2030	-	172,244	172,244	240,000	3,168	243,168
2031	240,000	172,244	412,244	-	-	-
2032	250,000	162,644	412,644	-	-	-
2033	260,000	152,644	412,644	-	-	-
2034	270,000	142,243	412,243	-	-	-
2035	280,000	131,444	411,444	-	-	-
2036	290,000	120,243	410,243	-	-	-
2037	300,000	108,644	408,644	-	-	-
2038	315,000	96,643	411,643	-	-	-
2039	320,000	84,044	404,044	-	-	-
2040	345,000	68,043	413,043	-	-	-
2041	360,000	50,794	410,794	-	-	-
2042	370,000	38,644	408,644	-	-	-
2043	385,000	26,156	411,156	-	-	-
2044	390,000	13,163	403,163	-	-	-
Total	<u>\$ 4,460,000</u>	<u>\$ 2,921,189</u>	<u>\$ 7,381,189</u>	<u>\$ 1,860,000</u>	<u>\$ 132,066</u>	<u>\$ 1,992,066</u>

**GREATROCK NORTH WATER AND SANITATION DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)
DECEMBER 31, 2021**

Totals for General Obligation Refunding Loans
Series 2017 and 2020

Year Ending	Totals		
	Principal	Interest	Total
2022	\$ 190,000	\$ 200,196	\$ 390,196
2023	190,000	195,410	385,410
2024	210,000	192,902	402,902
2025	215,000	190,130	405,130
2026	215,000	187,292	402,292
2027	230,000	184,454	414,454
2028	225,000	181,418	406,418
2029	230,000	178,448	408,448
2030	240,000	175,412	415,412
2031	240,000	172,244	412,244
2032	250,000	162,644	412,644
2033	260,000	152,644	412,644
2034	270,000	142,243	412,243
2035	280,000	131,444	411,444
2036	290,000	120,243	410,243
2037	300,000	108,644	408,644
2038	315,000	96,643	411,643
2039	320,000	84,044	404,044
2040	345,000	68,043	413,043
2041	360,000	50,794	410,794
2042	370,000	38,644	408,644
2043	385,000	26,156	411,156
2044	390,000	13,163	403,163
Total	<u>\$ 6,320,000</u>	<u>\$ 3,053,255</u>	<u>\$ 9,373,255</u>

**GREATROCK NORTH WATER AND SANITATION DISTRICT
SUMMARY OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2021**

Levy/Collection Year	Assessed Valuation	Percent Change	Mills Levied			Total Property Taxes		Percentage Collected to Levied
			General	Debt	Total	Levied	Collected	
2013/2014	\$ 10,900,660	-3%	28.340	18.500	46.840	\$ 510,587	\$ 511,135	100.11%
2014/2015	10,921,110	0.19	28.340	18.500	46.840	511,545	511,545	100.00
2015/2016	12,615,550	15.52	28.340	18.500	46.840	590,913	590,549	99.94
2016/2017	12,985,840	2.94	28.340	18.500	46.840	608,257	608,257	100.00
2017/2018	14,882,390	14.60	24.167	27.250	51.417	765,208	765,208	100.00
2018/2019	15,246,500	2.45	25.882	25.650	51.532	785,683	785,678	100.00
2019/2020	19,752,080	29.55	26.750	20.250	47.000	928,348	929,721	100.15
2020/2021	20,365,420	3.11	30.500	16.500	47.000	957,174	954,818	99.75
Estimated for:								
2021/2022	\$ 21,798,370	7.04	30.500	16.500	47.000	\$ 1,024,523		

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy if delinquent taxes are collected.

**CONTINUING DISCLOSURE
ANNUAL FINANCIAL INFORMATION**

**GREATROCK NORTH WATER AND SANITATION DISTRICT
CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION
BUDGET TO ACTUAL (NON-GAAP) COMPARISON OF RESULTS OF OPERATIONS –
WATER ENTERPRISE
YEAR ENDED DECEMBER 31, 2021**

Assessed and Actual Valuation of Classes of Property in the District

Class	Assessed Valuation	Percent of Assessed Valuation	"Actual" Valuation	Percent of "Actual" Valuation
Residential	\$ 20,051,720	91.99%	\$ 280,437,850	97.92%
Commercial	1,530	0.01%	5,274	0.00%
Vacant Land	638,800	2.93%	2,202,556	0.77%
Personal Property	987,440	4.53%	3,404,938	1.19%
Oil and Gas	55,420	0.25%	134,222	0.05%
Agricultural	39,510	0.18%	136,191	0.05%
State Assessed	23,950	0.11%	82,590	0.03%
Total	<u>\$ 21,798,370</u>	<u>100.00%</u>	<u>\$ 286,403,621</u>	<u>100.00%</u>

Largest Taxpayers Within the District

Name	2021 Assessed Valuation	Percent of Total Assessed Valuation
United Power Inc	\$ 367,740	1.69%
Front Range Pipeline Company LLC	255,400	1.17%
Country Club Ranchettes LLC	172,580	0.79%
Public Service of Colorado (Xcel)	137,970	0.63%
Jeffrey Homes Inc	80,040	0.37%
Individual Homeowner	71,230	0.33%
Individual Homeowner	71,230	0.33%
Individual Homeowner	67,550	0.31%
Individual Homeowner	66,400	0.30%
Individual Homeowner	66,060	0.30%
Total	<u>\$ 1,356,200</u>	<u>6.22%</u>

**GREATROCK NORTH WATER AND SANITATION DISTRICT
CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION
BUDGET TO ACTUAL (NON-GAAP) COMPARISON OF RESULTS OF OPERATIONS –
WATER ENTERPRISE
YEAR ENDED DECEMBER 31, 2021**

	Year Ended December 31,				
	2016	2017	2018	2019	2020
G.O. Debt Outstanding	\$ 5,040,000	\$ 6,745,000	\$ 6,625,000	\$ 6,485,000	\$ 6,505,000
Estimated Population	1,050	1,050	1,050	1,050	1,050
Debt Per Capita	\$ 4,800	\$ 6,424	\$ 6,310	\$ 6,176	\$ 6,195
District Assessed Value	\$ 12,985,840	\$ 14,882,390	\$ 15,246,500	\$ 19,752,080	\$ 20,365,420
Ratio of Debt to Assessed Value	38.81%	45.32%	43.45%	32.83%	31.94%
Personal Income Per Capita (Adams County) Revised	\$ 38,378	\$ 41,321	\$ 43,544	\$ 45,481	\$ 48,115
	\$ 39,660	\$ 41,286	\$ 43,482	\$ 45,026	
Ratio of Debt Per Capita to Personal Income Per Capital (Adams County)	12.51%	15.55%	14.49%	13.58%	12.88%

ENGINEER'S PROGRESS REPORT

Date: July 5, 2022
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

Element Engineering recommended Moltz Construction be awarded the project. The board voted to award the project to Moltz at the district's April 4th Meeting. The notice of award and owner-contractor agreement have been signed by both the district and the contractor. Bonds and insurance (payment and performance bonds) have been received by Element. Hard copies will be provided to CLA. Element held a meeting with Moltz to discuss a schedule for the pre-construction meeting and notice to proceed. The pre-construction meeting is scheduled for the week of May 31st with the notice to proceed being issued shortly after. Moltz has already submitted documents for the septic system permit and is working on the building department permit. We expect submittals to begin arriving for review shortly.

A pre-construction meeting was held on June 10th. The Notice to Proceed has been fully executed by both parties. The following is a summary of the construction timeline:

Notice to Proceed:	June 14, 2021
Substantial Completion:	March 26, 2022 (285 days after NTP)
Punch List Complete:	May 10, 2022 (45 days after Substantial Completion)

Moltz Construction has started sending material and equipment submittals to Element for review.

During the building permit review process Adams County planning is requiring that a Major PUD Amendment process be completed. As it was our understanding that this would not be required, due to the proposed building being included in the last PUD amendment, Element reached out to Adams County to review this requirement. Adams County has indicated that as the building was included on the site plan, not the signed PUD amendment, a new amendment process would be required. The major amendment will require 2 hearings: one before the Planning Commission and one before the Board of County Commissioners. A neighborhood meeting will also be required. We have informed Moltz of this requirement and will keep them informed as to our

progress and how it may, or may not, affect their schedule. It is our hope that we can complete this process prior to Molt's planned onsite construction date, therefore causing no delays.

The required major PUD amendment mailer was sent out by certified mail. The public meeting is scheduled for August 3rd at 5:30 PM via Zoom (the same Zoom invitation as the district's board meeting). A meeting agenda has been provided to the board for review and is attached to this report.

The public meeting was held on August 3rd. The PUD application was submitted shortly after. We have received confirmation that the application has been received and assigned to a county planner. Element has reached out to our assigned project manager to see what the schedule for the PUD process will be. We have not yet received a response on that request.

Moltz Construction has requested to mobilize onsite with fencing, portlets, and other minor items. This request has been approved.

Element attended site visit meeting with Moltz and REC on September 16th to exchange building keys and discuss initial mobilization. The temporary construction fencing will be installed on or about Monday September 20th.

We have received comments from the Adams County planner assigned to our PUD amendment case. The comments provided by Adams County are attached to this report. Comments and Element responses are as follows:

- Staff has concerns with the visual and aesthetic compatibility of the proposed structure with the rest of Box Elder Creek Ranch PUD. Please provide more detail about the building material that will be used.

Element Response: Although this information was included with the original application, we will address this comment by including images of nearby and adjacent structures and showing that the proposed building features Hardie siding and wood trim. We will stress that the district is budgeting significant money to ensure that the building blends with adjacent structures.

- Provide a more detailed landscaping plan to show how many and what type of trees that will be planted. Please show all existing trees and vegetation that will remain after the structure is complete.

Element Response: We will provide a landscaping plan as requested. A draft of the landscaping plan is attached. All trees installed will be Austrian Pines.

- The secondary access will require a county access permit and review, etc.

Element Response: Element responded to this comment with an email requesting clarification on this item. This is technically not a "secondary" access used by the project. This is the primary access to what was originally a separate lot.

A response to all comments will be sent to Adams County by September 24th. A draft comment response letter will be provided to the district manager and board president and vice-president prior to submittal to Adams County.

Moltz has submitted Pay Application No. 1 which includes fees for mobilization. Element has reviewed this application and recommend it for approval. Moltz cannot begin work until the final building permit is issued. This requires the county to approve the Major PUD Amendment. Element has requested a schedule from the newly assigned Adams County project manager, and we are awaiting a response.

Dates for the planning commission and Board of County Commissioners meetings have been set for December 9th (6PM) and January 11th (9:30AM). Element will be present at these meetings. The district has approved Element to proceed with the removal of the water treatment plant sump design and to design a new gravity concentrate main from the water treatment plant site to the tie-in location at 162nd and Rayburn.

The planning commission has approved the major PUD amendment. The remaining task is to receive approval from the board of county commissioners at the January 11th meeting. Design on the Rayburn concentrate extension is ongoing. Element will be identifying locations for utility potholing to ensure we know the depth of utility crossings to avoid conflict.

The BOCC has approved the major PUD amendment and Moltz construction is working to obtain a building permit. The Rayburn concentrate line and the Field Order eliminating the WTP sump is 90% complete. Upon final completion Element will submit the Rayburn concentrate design to Adams County for a ROW utility permit. A proposal for potholing has been received and processed by the district. Diversified Underground will begin potholing upon execution of the potholing agreement. Moltz has submitted Pay Application No. 2 which includes payment for stored materials.

The building permit has been issued and Moltz is making good progress on the project. Element performed a reinforcing steel inspection on the southern half of the spread footer and stem wall. Remaining reinforcing steel inspections will be performed by Ground Engineering hired by Moltz. The first construction progress meeting was held on Thursday February 17th at 1:30 PM. Weekly meetings are being held via Microsoft Teams on the same day (Thursday) and time (1:30 PM). Element has issued Field Order No. 1 which includes elimination of the WTP sump and a new concentrate line down Rayburn Street to the intersection of 162nd. Initial discussions with Adams County have indicated that the area will be either overlaid or crack sealed in the near future. It is our intent to have this pipe installed prior to the work with Adams County, however, the county's schedule is unknown. A utility permit is required to install the infrastructure as designed. Element expects to submit this application to Adams County.

The utility permit has been submitted to Adams County for the concentrate line from the WTP site to the intersection of Rayburn and 162nd. Moltz is working to determine a final cost for the field order (sump elimination and construction of the concentrate line). Potholing for the utility crossings in the area has been completed and has been documented on the plans.

Element has received and reviewed Change Order No. 2 and No. 3 submitted by Moltz Construction. These are to be reviewed and discussed at the upcoming board meeting. Also, Pay Application No. 5 has been submitted and reviewed. Payment is recommended.

Element has received and reviewed Change Orders No. 4 and No. 5 submitted by Moltz Construction. Change Order No. 4 is a credit for an irrigation line tie-in change and Change Order No. 5 is for raising valve boxes as requested by the district. Also Pay Application No. 6 has been submitted and reviewed. Payment is recommended.

Adams County Planning has approved, in writing, our change from a metal scale roofing material to a asphalt shingle roofing material. John has approved the color of the shingles.

Construction is ongoing with the majority of the equipment having been installed. Interior and exterior piping have largely been completed. Also, the new concentrate piping down Rayburn to 162nd has been approved and scheduled by TLowell. A newly submitted pay application (Pay Application No. 7) is attached to this report. Approval of this pay application is recommended.

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 16th. 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 26th 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 4th 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 5th 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 30th.

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

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 12th. 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.

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 10th. An additional onboarding meeting with REC has been scheduled on June 30th 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.

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 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 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.

See attached monthly year over year comparison of electrical use (KWH) and electrical billing (\$). Element has assisted with mapping of water mains to determine the source of the distribution system leak on Haysemount.

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 5th or July 12th 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. Onsite construction work started on July 21st. 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. This letter was sent to the developer and we are awaiting a response and required items.

2. Country Club Ranchettes Filing No. 2

On Wednesday January 26th 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 comment.

No work this period.

3. Ridgeview Estates

Element has requested the developer that to notify us when all surface improvements have been completed. Upon completion of these improvements an initial acceptance walkthrough can be held, and a punch list generated. Upon completion of the punch list items (if any) initial acceptance will be recommended.

A punch list was generated and provided to the developer. We received a response that the punch list would be completed and that we would be notified when items are completed. Once complete we will do a final walkthrough.

The developer reported that the initial acceptance checklist was completed. A walkthrough was completed by Element on October 4th. There were minor items that need repair that were reported to the developer. A final inspection will be completed upon receiving word that the final remaining items have been completed.

Element performed the final initial acceptance walkthrough and have verified that all required items have been completed. The infrastructure in the development has been shot with the district's GIS system and we are working with the GIS platform to upload the data.

A list of items required for initial acceptance has been provided to the developer on December 20, 2021.

4. Epic Estates

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



**GREATROCK NWSD
REVERSE OSMOSIS WTP
PAYMENT APPLICATION**

PROJECT NO: 2125 92
PARTIAL PAYMENT EST NO. 7
PAGE 1 OF 2

OWNER:
Greatrock WSD

CONTRACTOR:
Moltz Construction, Inc.

PERIOD OF ESTIMATE:
FROM : June 1, 2022 to June 30, 2022

CONTRACT CHANGE ORDER SUMMARY			
CHANGE ORDER NO.	Agency Approval Date	AMOUNT	
		Additions	Deductions
1	3/3/2022		\$17,536.00
2	5/9/2022	\$10,973.00	
3	5/9/2022	\$371,222.00	
4	5/16/2022		\$5,002.00
5	5/16/2022	\$7,185.00	
TOTALS		\$389,380.00	\$22,538.00

ESTIMATE	
1. Original Contract	\$2,096,615.00
2. Change Orders	\$366,842.00
3. Revised Contract (1&2)	\$2,463,457.00
4. Work Completed *	\$1,381,521.24
5. Stored Materials*	\$0.00
6. Subtotal (4 & 5)	\$1,381,521.24
7. Retainage* (5%)	\$69,076.06
8. Previous Payments	\$939,631.01
9. Amount Due (6-7-8)	\$372,814.17

*Detailed breakdown attached -

CONTRACT TIME			
Original Calendar Days =	285	Start Date =	June 14, 2021
Revised Calendar Days =	446	Project Substantial Completion =	September 5, 2022
Remaining Calendar Days =	66	On Schedule:	X YES NO

CONTRACTOR'S CERTIFICATION:
The undersigned Contractor certifies that to the best of their knowledge, information and belief the work covered by this payment estimate has been completed in accordance with the contract documents, that all amounts have been paid by the contractor for work for which previous payment estimates was issued and payments received from the owner, and that current payment shown herein is now due

Contractor: Moltz Construction, Inc.
By _____ Date _____

ENGINEER'S APPROVAL:
The undersigned certifies that the work has been carefully inspected and to the best of their knowledge and belief, the quantities shown in this estimate are correct and the work has been performed in accordance with the contract documents.

Engineer: Element Engineering LLC
By Nicholaus P. Marcotte Date 6/28/2022

APPROVED BY OWNER:
Owner: Greatrock WSD
By _____ Date _____

APPLICATION FOR PAYMENT

APPLICATION NO.:

93

7

PERIOD
FROM
TO:

01-Jun-22
30-Jun-22

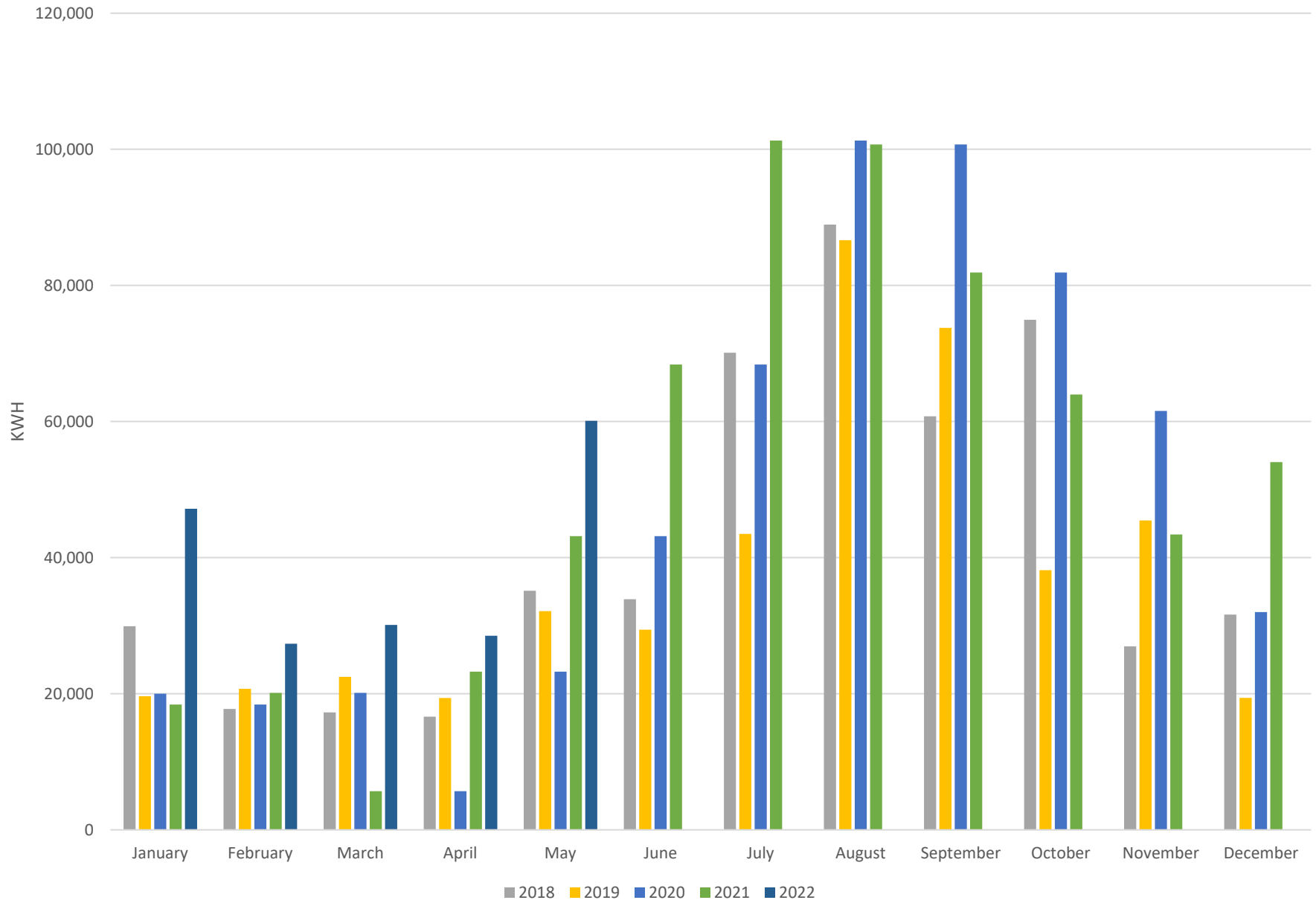
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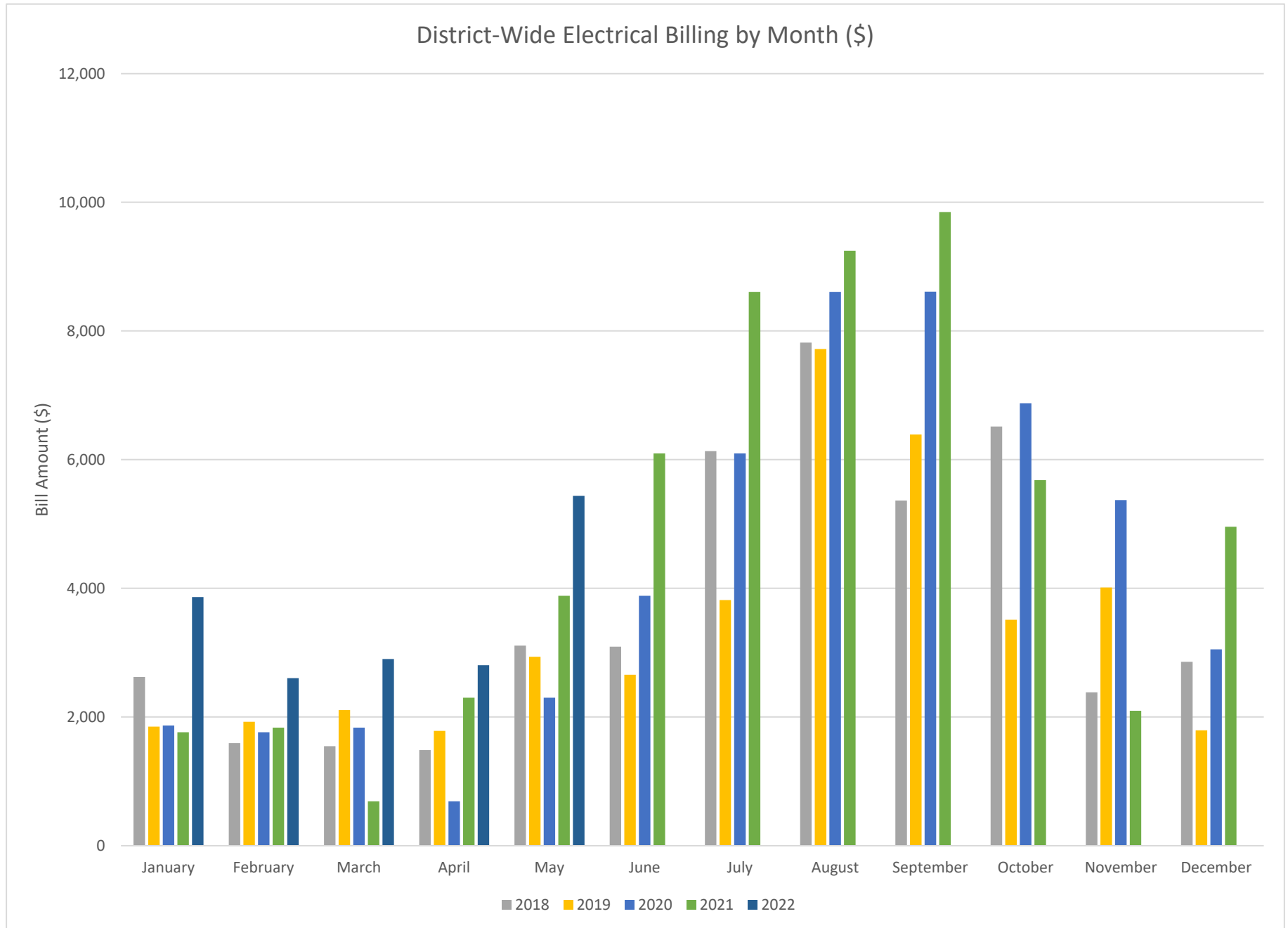
APPLICATION DATE:

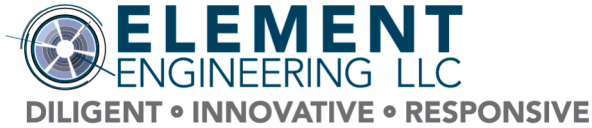
6/27/22

ITEM NO.	SUMMARY OF WORK	QNTY	UNIT	UNIT PRICE	EXTENDED AMOUNT	% WORK COMPLETE THIS PERIOD	DOLLAR AMOUNT THIS PERIOD	% WORK COMPLETE PREVIOUS PERIOD	DOLLAR AMOUNT PREVIOUS PERIOD	STORED MATERIAL TO DATE	QNTY OR UNIT PRICE ADJUST	TOTAL DOLLAR AMOUNT TO DATE	% TOTAL work complete and stored	% TOTAL WORK COMPLETE TO DATE
Schedule of Values														
1	Mob/Demob/Traffic Control	1	LS	\$247,573.00	\$247,573.00	8.00	\$19,805.84	76.00%	\$188,155.49			\$207,961.33	84.00%	84.00%
2	Erosion Control and Site Restoration	1	LS	\$81,760.00	\$81,760.00	5.00	\$4,088.00	85.00%	\$69,496.00			\$73,584.00	90.00%	90.00%
3	Yard Pipe 4in	40	LF	\$755.00	\$30,200.00			41.59%	\$12,560.62			\$12,560.62	41.59%	41.59%
4	Yard Pipe 6in	746	LF	\$111.00	\$82,806.00	33.00	\$27,325.98	41.20%	\$34,112.51			\$61,438.49	74.20%	74.20%
5	Yard Pipe 12in	405	LF	\$168.00	\$68,040.00	48.00	\$32,659.20	41.50%	\$28,237.71			\$60,896.91	89.50%	89.50%
6	Yard Pipe Concentrate	126	LF	\$117.00	\$14,742.00	90.00	\$13,267.80					\$13,267.80	90.00%	90.00%
7	Process Building Fdn & Slab	1	LS	\$189,773.00	\$189,773.00			100.00%	\$189,773.00			\$189,773.00	100.00%	100.00%
8	Pre-Engineered Metal Building	1	LS	\$934,865.00	\$934,865.00	25.00	\$233,716.25	43.17%	\$403,614.50			\$637,330.75	68.17%	68.17%
9	Install of Owner Procured Equip	1	LS	\$17,353.00	\$17,353.00	30.00	\$5,205.90					\$5,205.90	30.00%	30.00%
10	Sodium Hypochlorite Feed Sys	1	LS	\$29,083.00	\$29,083.00			82.66%	\$24,041.44			\$24,041.44	82.66%	82.66%
11	Interior Process Piping & Appurts	1	LS	\$112,734.00	\$112,734.00	50.00	\$56,367.00					\$56,367.00	50.00%	50.00%
12	Yard Electrical & Irrigation Piping	1	LS	\$107,153.00	\$107,153.00									
13	Demo of Existing WTP Interior Piping	1	LS	\$8,095.00	\$8,095.00									
14	CDOT Class 6 Road Base 6in Deep	63	CY	\$74.00	\$4,662.00									
15	Septic System and Leach Field	1	LS	\$23,036.00	\$23,036.00									
16	Process Instruments	1	LS	\$144,740.00	\$144,740.00			35.00%	\$50,659.00			\$50,659.00	35.00%	35.00%
	TOTAL				\$2,096,615.00		\$392,435.97		\$1,000,650.27			\$1,393,086.24	66.44%	66.44%
ITEMIZED CHANGE ORDERS														
	CO1 - Roofing Change	1	LS	-\$17,536.00	-\$17,536.00			100.00%	-17536			-\$17,536.00		
	CO2 - Schedule Update	1	LS	\$10,973.00	\$10,973.00			100.00%	10973			\$10,973.00		
	CO3 - Concentrate Pipeline	1	LS	\$371,222.00	\$371,222.00									
	CO4 - Irrigation Line	1	LS	-\$5,002.00	-\$5,002.00			100.00%	-5,002.00			-\$5,002.00		
	CO5 - Valve Box	1	LS	\$7,185.00	\$7,185.00									
	sub total			\$366,842.00	\$366,842.00				-\$11,565.00			-\$11,565.00		
	TOTAL				\$366,842.00				-\$11,565.00			-\$11,565.00		

District-Wide Energy Use by Month (KWH)







June 17, 2022

Jay Scolnick
Premier Community Homes LTD
1635 E Layton Drive
Englewood, CO 80113

RE: Country Club Ranchettes Filing 1– Initial Acceptance Punch List
EE Project Number: 0082.0005

Dear Jay:

On June 15, 2022, on behalf of Greatrock North Water and Sanitation District Element Engineering completed an initial acceptance walk-through on the above referenced project. As a result of this, the following items were found to need correction.

1. Tracer wire locate boxes located at hydrant stations 11+85, 16+85 and 24+70 need the locate box moved back from under hydrant for access.

a. Completed: Yes No

b. Response: _____

2. All locate boxes need to have the tracer wire attached to the locate box lid.

a. Completed: Yes No

b. Response: _____

3. Fire hydrant located at station 14+75, needs tracer wire test station installed.

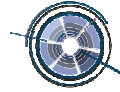
a. Completed: Yes No

b. Response: _____

4. Valve box located at station 16+80 is full of debris and need cleaned out.

a. Completed: Yes No

b. Response: _____



5. Provide both hard copy and electronic record drawings.
 - a. Completed: Yes No
 - b. Response: _____

6. Lot 12 has 2 water services. Has this lot been divided into 2 lots? If so, provide documentation and make sure this is identified on the asbuilts.

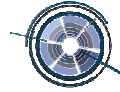
7. During construction only curb stops, and boxes were installed at the water service locations, meter pits will be installed during the construction of each home and both the curb stop and the meter pit will be inspected at that time, at the developer's expense.

8. All water lines passed pressure testing and bacterial testing requirements in April of 2021. Since the bacterial testing took place over a year ago, prior to service connection to homes the district ORC should be notified. Additional line flushing and testing may be required, at the developer's expense.

9. After record drawings are submitted the district will GPS all water services, hydrants, valves etc. and add the data to the district mapping system at the developer's expense.

Along with the above item's initial acceptance of the newly installed water utilities, the District Rules and Regulations (Section 3.7.2) require submittal and district approval of the following materials:

1. A brief description of the improvements to be accepted by the district (length of pipe, pipe size, number of hydrants, valves, meter pits, services, curb stops, etc.)
2. Copies of all invoices, statements, and evidence of payment thereof, including lien waivers from suppliers and subcontractors.
3. Evidence that any and all real property interests necessary to permit the district's use and occupancy of the improvements have been granted, or, if permitted solely in the discretion of the district, assurance acceptable to the district that the developer will execute or cause to be executed such instruments as shall satisfy this requirement.
4. A form bill of sale or other instrument of conveyance (in form and substance acceptable to the district in its reasonable discretion) by which the improvements are conveyed to the district. An exhibit showing the improvements shall accompany the bill of sale including pipe size, pipe length, location of valves, taps, meter pits, fire hydrants, and curb stops.
5. Assignment of any and all warranties with respect to the improvements or any components thereof.



6. Provide any and all operation and maintenance manuals for the improvements and any components thereof.

After site corrections and complete submittal of all required materials is reviewed and approved, initial acceptance will be voted on by the district board. An initial acceptance letter will be provided to you after board approval. The one-year warranty walk-through will take place approximately 11-months from the date of that letter.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

ELEMENT ENGINEERING

Nicholaus P. Marcotte, P.E.
President

Attachments:

- 1) Punch list exhibit.
- 2) Photos of required corrections.

Country Club Ranchettes Filing 1– Initial Acceptance Punch List Photos.

Locate box is under hydrant flange and can't be removed at stations 11+85, 16+85 and 24+70, move locate box back.



Tracer wire not connected to locate box lids, need connected at all hydrants.



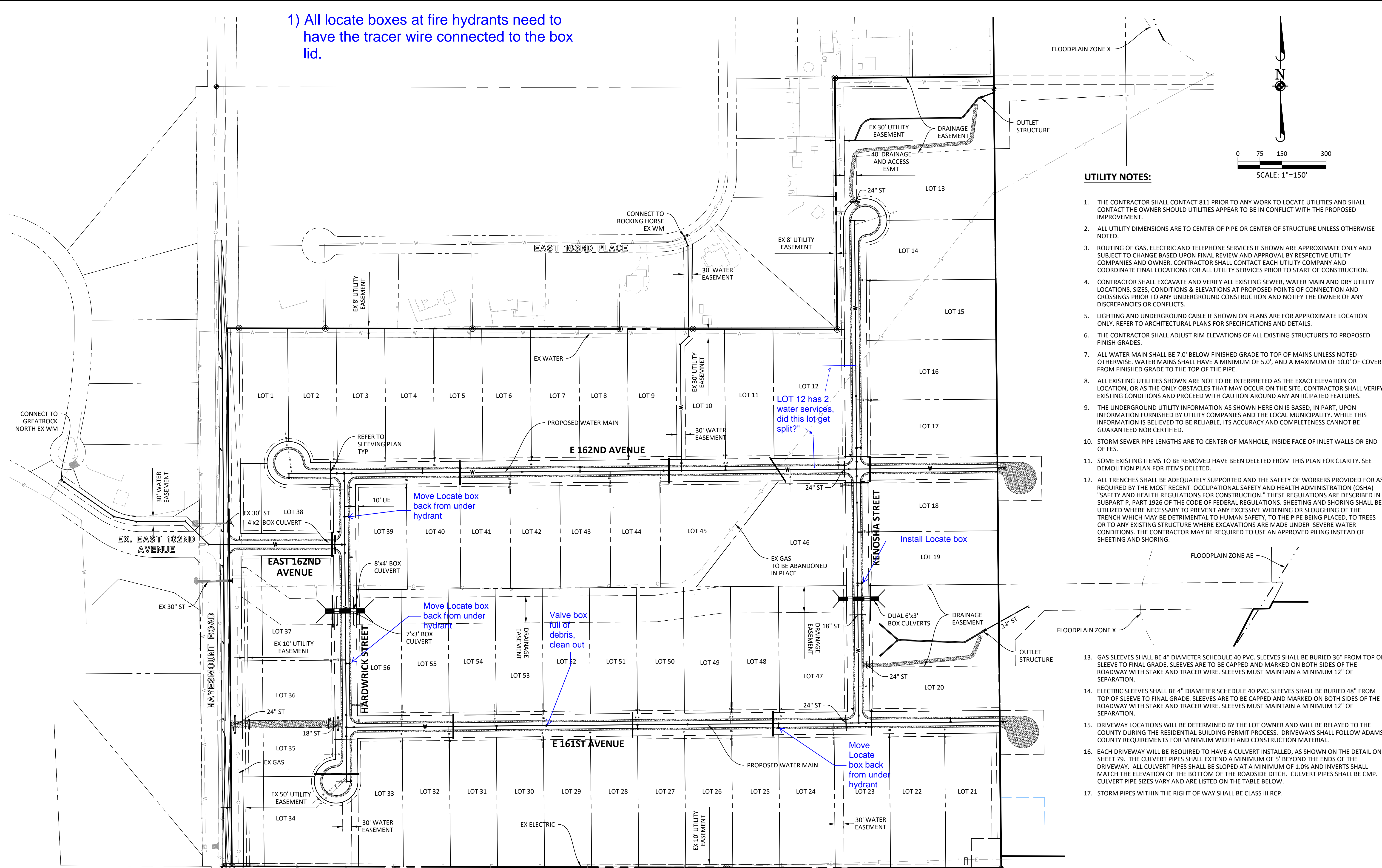
Valve box at station 16+80 is full of debris, needs cleaned out.



Fire hydrant located at station 14+75, needs tracer wire test station installed

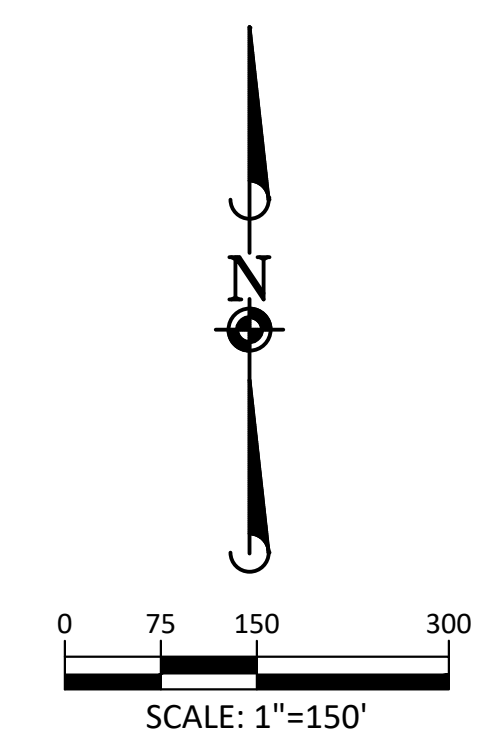


1) All locate boxes at fire hydrants need to have the tracer wire connected to the box lid.



UTILITY NOTES:

- THE CONTRACTOR SHALL CONTACT 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
- LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
- ALL WATER MAIN SHALL BE 7.0' BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE. WATER MAINS SHALL HAVE A MINIMUM OF 5.0', AND A MAXIMUM OF 10.0' OF COVER FROM FINISHED GRADE TO THE TOP OF THE PIPE.
- ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
- STORM SEWER PIPE LENGTHS ARE TO CENTER OF MANHOLE, INSIDE FACE OF INLET WALLS OR END OF FES.
- SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
- ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, TO TREES OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
- GAS SLEEVES SHALL BE 4" DIAMETER SCHEDULE 40 PVC. SLEEVES SHALL BE BURIED 36" FROM TOP OF SLEEVE TO FINAL GRADE. SLEEVES ARE TO BE CAPPED AND MARKED ON BOTH SIDES OF THE ROADWAY WITH STAKE AND TRACER WIRE. SLEEVES MUST MAINTAIN A MINIMUM 12" OF SEPARATION.
- ELECTRIC SLEEVES SHALL BE 4" DIAMETER SCHEDULE 40 PVC. SLEEVES SHALL BE BURIED 48" FROM TOP OF SLEEVE TO FINAL GRADE. SLEEVES ARE TO BE CAPPED AND MARKED ON BOTH SIDES OF THE ROADWAY WITH STAKE AND TRACER WIRE. SLEEVES MUST MAINTAIN A MINIMUM 12" OF SEPARATION.
- DRIVEWAY LOCATIONS WILL BE DETERMINED BY THE LOT OWNER AND WILL BE RELAYED TO THE COUNTY DURING THE RESIDENTIAL BUILDING PERMIT PROCESS. DRIVEWAYS SHALL FOLLOW ADAMS COUNTY REQUIREMENTS FOR MINIMUM WIDTH AND CONSTRUCTION MATERIAL.
- EACH DRIVEWAY WILL BE REQUIRED TO HAVE A CULVERT INSTALLED, AS SHOWN ON THE DETAIL ON SHEET 79. THE CULVERT PIPES SHALL EXTEND A MINIMUM OF 5' BEYOND THE ENDS OF THE DRIVEWAY. ALL CULVERT PIPES SHALL BE SLOPED AT A MINIMUM OF 1.0% AND INVERTS SHALL MATCH THE ELEVATION OF THE BOTTOM OF THE ROADSIDE DITCH. CULVERT PIPES SHALL BE CMP. CULVERT PIPE SIZES VARY AND ARE LISTED ON THE TABLE BELOW.
- STORM PIPES WITHIN THE RIGHT OF WAY SHALL BE CLASS III RCP.



DRIVEWAY CULVERT TABLE

LOT #	CULVERT DIAMETER
LOTS 1 - 5	18"
LOTS 6 - 14	24"
LOTS 15 - 23	18"
LOTS 24 - 29	24"
LOTS 30 - 56	18"

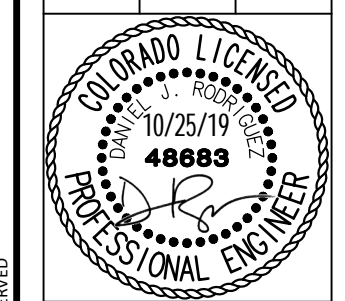
ALL WORK SHALL BE CONSTRUCTED TO THE GREATROCK NORTH WATER AND SANITATION DISTRICT RULES AND REGULATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE RULES AND REGULATIONS AND OTHER DISTRICT REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.

APPROVED BY: DANIEL J. RODRIGUEZ DATE: _____

DATE	
REVISIONS	

Manhard CONSULTING LTD.
 1828 E. Avenue B, Suite 100, Aurora, CO 80013
 303.733.8888
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers • Construction Managers • Environmental Scientists • Landscape Architects • Planners

COUNTRY CLUB RANCHETTES
ADAMS COUNTY, COLORADO
OVERALL UTILITY PLAN



PROJ. MGR.: DJR
 PROJ. ASSOC.: LMM
 DRAWN BY: TPS
 DATE: 10/22/19

SHEET
67 OF 84
 PCHACCO01

Plotted: 10/24/2019 12:02 PM. Dwg Name: P:\p\chacco01\Draws\Final Drawings\Plan_Sk\OVRALL UTILITY PLAN.dwg. Updated By: LMoran





**GREATROCK NWSD
REVERSE OSMOSIS WTP
PAYMENT APPLICATION**

PROJECT NO: 2125 104
PARTIAL PAYMENT EST NO. 7
PAGE 1 OF 2

OWNER:
Greatrock WSD

CONTRACTOR:
Moltz Construction, Inc.

PERIOD OF ESTIMATE:
FROM : June 1, 2022 to June 30, 2022

CONTRACT CHANGE ORDER SUMMARY			
CHANGE ORDER NO.	Agency Approval Date	AMOUNT	
		Additions	Deductions
1	3/3/2022		\$17,536.00
2	5/9/2022	\$10,973.00	
3	5/9/2022	\$371,222.00	
4	5/16/2022		\$5,002.00
5	5/16/2022	\$7,185.00	
TOTALS		\$389,380.00	\$22,538.00

ESTIMATE	
1. Original Contract	\$2,096,615.00
2. Change Orders	\$366,842.00
3. Revised Contract (1&2)	\$2,463,457.00
4. Work Completed *	\$1,381,521.24
5. Stored Materials*	\$0.00
6. Subtotal (4 & 5)	\$1,381,521.24
7. Retainage* (5%)	\$69,076.06
8. Previous Payments	\$939,631.01
9. Amount Due (6-7-8)	\$372,814.17

*Detailed breakdown attached -

CONTRACT TIME			
Original Calendar Days =	285	Start Date =	June 14, 2021
Revised Calendar Days =	446	Project Substantial Completion =	September 5, 2022
Remaining Calendar Days =	66	On Schedule:	X YES NO

CONTRACTOR'S CERTIFICATION:
The undersigned Contractor certifies that to the best of their knowledge, information and belief the work covered by this payment estimate has been completed in accordance with the contract documents, that all amounts have been paid by the contractor for work for which previous payment estimates was issued and payments received from the owner, and that current payment shown herein is now due

Contractor: Moltz Construction, Inc.
By _____ Date _____

ENGINEER'S APPROVAL:
The undersigned certifies that the work has been carefully inspected and to the best of their knowledge and belief, the quantities shown in this estimate are correct and the work has been performed in accordance with the contract documents.

Engineer: Element Engineering LLC
By Nicholaus P. Marcotte Date 6/28/2022

APPROVED BY OWNER:
Owner: Greatrock WSD
By _____ Date _____

APPLICATION FOR PAYMENT

APPLICATION NO.:

105

7

PERIOD
FROM
TO:

01-Jun-22
30-Jun-22

PROJECT: **Greatrock WSD RO WTP**

APPLICATION DATE:

6/27/22

ITEM NO.	SUMMARY OF WORK	QNTY	UNIT	UNIT PRICE	EXTENDED AMOUNT	% WORK COMPLETE THIS PERIOD	DOLLAR AMOUNT THIS PERIOD	% WORK COMPLETE PREVIOUS PERIOD	DOLLAR AMOUNT PREVIOUS PERIOD	STORED MATERIAL TO DATE	QNTY OR UNIT PRICE ADJUST	TOTAL DOLLAR AMOUNT TO DATE	% TOTAL work complete and stored	% TOTAL WORK COMPLETE TO DATE
Schedule of Values														
1	Mob/Demob/Traffic Control	1	LS	\$247,573.00	\$247,573.00	8.00	\$19,805.84	76.00%	\$188,155.49			\$207,961.33	84.00%	84.00%
2	Erosion Control and Site Restoration	1	LS	\$81,760.00	\$81,760.00	5.00	\$4,088.00	85.00%	\$69,496.00			\$73,584.00	90.00%	90.00%
3	Yard Pipe 4in	40	LF	\$755.00	\$30,200.00			41.59%	\$12,560.62			\$12,560.62	41.59%	41.59%
4	Yard Pipe 6in	746	LF	\$111.00	\$82,806.00	33.00	\$27,325.98	41.20%	\$34,112.51			\$61,438.49	74.20%	74.20%
5	Yard Pipe 12in	405	LF	\$168.00	\$68,040.00	48.00	\$32,659.20	41.50%	\$28,237.71			\$60,896.91	89.50%	89.50%
6	Yard Pipe Concentrate	126	LF	\$117.00	\$14,742.00	90.00	\$13,267.80					\$13,267.80	90.00%	90.00%
7	Process Building Fdn & Slab	1	LS	\$189,773.00	\$189,773.00			100.00%	\$189,773.00			\$189,773.00	100.00%	100.00%
8	Pre-Engineered Metal Building	1	LS	\$934,865.00	\$934,865.00	25.00	\$233,716.25	43.17%	\$403,614.50			\$637,330.75	68.17%	68.17%
9	Install of Owner Procured Equip	1	LS	\$17,353.00	\$17,353.00	30.00	\$5,205.90					\$5,205.90	30.00%	30.00%
10	Sodium Hypochlorite Feed Sys	1	LS	\$29,083.00	\$29,083.00			82.66%	\$24,041.44			\$24,041.44	82.66%	82.66%
11	Interior Process Piping & Appurts	1	LS	\$112,734.00	\$112,734.00	50.00	\$56,367.00					\$56,367.00	50.00%	50.00%
12	Yard Electrical & Irrigation Piping	1	LS	\$107,153.00	\$107,153.00									
13	Demo of Existing WTP Interior Piping	1	LS	\$8,095.00	\$8,095.00									
14	CDOT Class 6 Road Base 6in Deep	63	CY	\$74.00	\$4,662.00									
15	Septic System and Leach Field	1	LS	\$23,036.00	\$23,036.00									
16	Process Instruments	1	LS	\$144,740.00	\$144,740.00			35.00%	\$50,659.00			\$50,659.00	35.00%	35.00%
	TOTAL				\$2,096,615.00		\$392,435.97		\$1,000,650.27			\$1,393,086.24	66.44%	66.44%
ITEMIZED CHANGE ORDERS														
	CO1 - Roofing Change	1	LS	-\$17,536.00	-\$17,536.00			100.00%	-17536			-\$17,536.00		
	CO2 - Schedule Update	1	LS	\$10,973.00	\$10,973.00			100.00%	10973			\$10,973.00		
	CO3 - Concentrate Pipeline	1	LS	\$371,222.00	\$371,222.00									
	CO4 - Irrigation Line	1	LS	-\$5,002.00	-\$5,002.00			100.00%	-5,002.00			-\$5,002.00		
	CO5 - Valve Box	1	LS	\$7,185.00	\$7,185.00									
	sub total			\$366,842.00	\$366,842.00				-\$11,565.00			-\$11,565.00		
	TOTAL				\$366,842.00				-\$11,565.00			-\$11,565.00		

Change Order Item ~ 6 ~ Moltz Construction, Inc.



Project: Greatrock NWSO RO WTP

Date Prepared: June 9, 2022

Description of Change: Stud Changes for Interior Partition Types

Reference Documents: Field Order #2 - Stud Size and Gauge Revision (Attach WCD, PR or CO if relevant)

#	DESCRIPTION	Unit	Qty	LABOR				MATERIAL		SUBCONTRACT		EQUIPMENT		OTHER		TOTAL
				MH Unit	MH Cost	Total MH	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	
1	Price Increase for 43mil (18 Gauge) Studs	ls	1			0.00	\$0.00		\$0.00	7500	\$7,500.00		\$0.00		\$0.00	\$7,500.00
2						0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
3						0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
4						0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
5						0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
6						0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
7						0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
8						0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
9						0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
10						0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00
SUBTOTALS						0.00	\$0.00		\$0.00		\$7,500.00		\$0.00		\$0.00	\$7,500.00

NOTES:

LABOR BURDEN (Labor \$)	32%	\$0.00
COST OF WORK LESS SUBCONTRACTS (COWLS) ¹		\$0.00
MARKUP (COWLS)	10.00%	\$0.00
MARKUP (SUBCONTRACTS)	5.00%	\$375.00
TOTAL (COWLS + SUBCONTRACTS + MARK-UPS)		\$7,875.00
Bonds & Insurance	1.25%	\$98.44
Small Tools		\$0.00
GRAND TOTAL		\$7,973.44
NET CHANGE (ACTUAL)		\$7,973.44
NET CHANGE (ROUNDED)		\$7,974.00

1 - Cost of Work is the total cost of Labor, Material, Subcontracts, Equipment, Other, Labor Burden, Inland Marine, Per Diem and Small Tools

2 - Bond fee only applies if PCO is not covered under previously bonded funds

FIELD ORDER
GREATROCK NORTH WATER AND SANITATION DISTRICT

To: Moltz Construction
FROM: LOA Architecture
ORDER TITLE: **Field Order No. 2 – Stud size revision**

Field Order No. 2 changes the thickness of of the demising wall between the Admin and Processing areas. The thickness of the studs is to be 6" to achieve the height to the bottom of the roof. (The attached sheet changes the partiton type to Type 2). The lateral deflection is to be L/240 and 5 psf. The studs for the partition in Restroom 4 (tile on partiton) is to have a lateral deflection of L/360.

Referecne the chart [itools.clarkdietrich.com/iprostud.php](https://tools.clarkdietrich.com/iprostud.php)

By: Timothy Habben, NCARB, Project Architect

Attachments: A2.1 First Floor Plan dated 3-30/2022

NO.	REVISIONS	DESCRIPTION	DATE	BY
1	FOR CONSTRUCTION		12/2020	
2	ADDENDUM 1		3/26/2021	
3	FIELD ORDER NO. 2		3/30/2022	

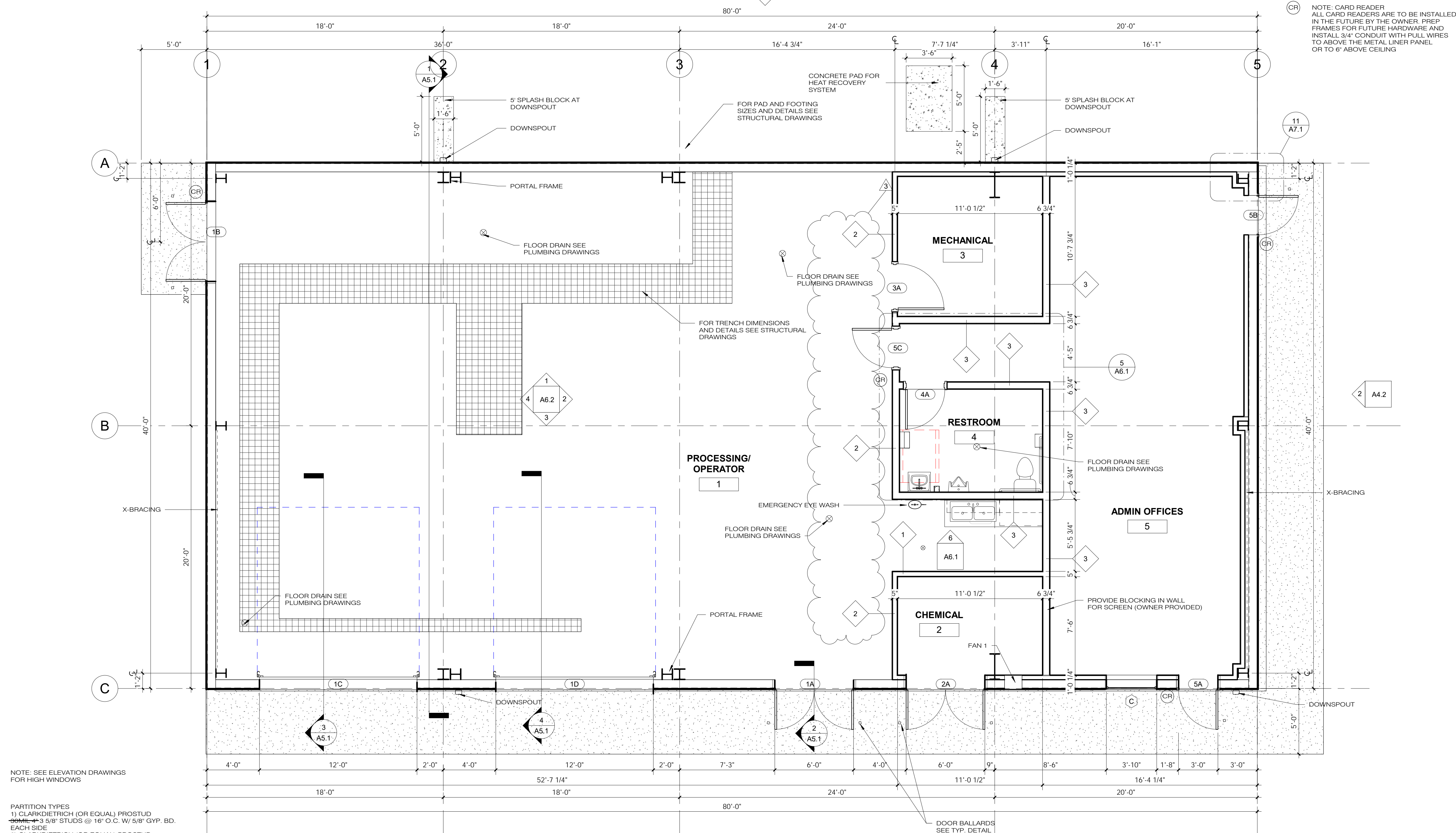
REVERSE OSMOSIS WATER TREATMENT PLANT
GREATROCK NORTH WATER AND SANITATION DISTRICT
16393 RAYBURN STREET
HUDSON, CO 80603

DATE	12/2020
PROJECT NO.	0082.0002
SCALE	
DESCRIPTION	FIRST FLOOR PLAN
NO.	A2.1

NOTE: SEE ELEVATION DRAWINGS FOR HIGH WINDOWS

PARTITION TYPES
 1) CLARKDIETRICH (OR EQUAL) PROSTUD
 3/8" STUDS @ 16" O.C. W/ 5/8" GYP. BD. EACH SIDE
 2) CLARKDIETRICH (OR EQUAL) PROSTUD
 3/8" STUDS @ 16" O.C. W/ 5/8" GYP. BD. EACH SIDE AND R-19 SOUND BATT INSULATION
 3) CLARKDIETRICH (OR EQUAL) PROSTUD
 3/8" STUDS @ 16" O.C. W/ 5/8" GYP. BD. EACH SIDE AND R-19 SOUND BATT INSULATION FULL HEIGHT, DRYWALL TO 6' ABOVE FINISHED CEILING HEIGHT, CONTRACTORS OPTION TO RUN DRYWALL OR CHICKENWIRE REST OF THE HEIGHT OF WALL TO ROOF ABOVE

FOR FINISHES SEE FINISH PLAN



1 FLOOR LEVEL
 A3.1 | A2.1 1/4" = 1'-0"



Greatrock North Water & Sewer District
ORC Report
July 5, 2022

Rocking Horse Farms Tank Fill Valve

The RHF Tank fill valve is experiencing on going issues with automatic control. REC and TLECC verified the issues are not electrical or SCADA control problem. Local CLA-Valve representative contacted to schedule site visit to inspect the valve to determine 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 plan to isolate valve for inspection. Presently there is no isolation valve with in the PRV pit and no valves indicated on plant drawings. Repair and/or replacement will need to take place during low demand season due to inability to fill tank while valve is out of service.

Update – Site walk through schedule 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 prior to replacement of RHF fill valve.

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

Laramie Fox Hills 3 Well

The VFD for the Laramie Fox Hills has failed and will need to be replaced. Operations responded to a well failure alarm and found the VFD screen unresponsive. REC ESD was called onsite to further troubleshoot and found the VFD had experienced electrical issue causing many of the internal components to be damaged. The VFD has been bypassed allowing LFH3 to be used at full speed for augmentation. REC ESD is presently working on pricing and availability for a replacement VFD and will submit and estimate once this information is received.

Update – VFD replacement was approved during previous months board meeting however REC ESD is sourced an alternative VFD due to long lead time of the original replacement. Updated quote has been forwarded for approval.

Update – VFD for LF3 is on order with an anticipated delivery of estimated delivery of July 2022.

Augmentation

On 6/6/22 BBA Water requested augmentation of 100 gpm, request completed on 6/6/22.

Additional Services

Investigating potential leak on water line at 162nd and Haysmount. Met with Element Engineering to determine location of district assets to water ponding. Investigation is ongoing prior to excavation.

Update – The water ponding at 162nd and Haysmount has receded, will continue to monitor for any potential signs of a leak.

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
June					718	321	689	298	693	302
May					691	277	762	313	743	308
April	1050	433	795	415	495	165	385	125	369	118
March					387	128	572	219	513	190
February	846	388	824	387	553	297	699	299	723	292
January					658	275	678	265	662	268
December					675	295	658	282	638	291
November	1087	451	1180	450	621	237	653	240	643	238
October					684	244	432	145	470	155
September					333	100	362	111	355	109
August	998	421	1208	547	713	315	617	261	639	272
July					654	275	615	278	648	280
June					869	394	860	383	888	390
Minumum	846	388	795	387	333	100	362	111	355	109
Maximum	1087	451	1208	547	869	394	860	383	888	390
Average	995	423	1002	450	619	256	614	248	614	247



June 17, 2022

Jay Scolnick
 Premier Community Homes LTD
 1635 E Layton Drive
 Englewood, CO 80113

RE: Country Club Ranchettes Filing 1– Initial Acceptance Punch List
 EE Project Number: 0082.0005

Dear Jay:

On June 15, 2022, on behalf of Greatrock North Water and Sanitation District Element Engineering completed an initial acceptance walk-through on the above referenced project. As a result of this, the following items were found to need correction.

1. Tracer wire locate boxes located at hydrant stations 11+85, 16+85 and 24+70 need the locate box moved back from under hydrant for access.

a. Completed: Yes No

b. Response: _____

2. All locate boxes need to have the tracer wire attached to the locate box lid.

a. Completed: Yes No

b. Response: _____

3. Fire hydrant located at station 14+75, needs tracer wire test station installed.

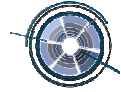
a. Completed: Yes No

b. Response: _____

4. Valve box located at station 16+80 is full of debris and need cleaned out.

a. Completed: Yes No

b. Response: _____



5. Provide both hard copy and electronic record drawings.
 - a. Completed: Yes No
 - b. Response: _____

6. Lot 12 has 2 water services. Has this lot been divided into 2 lots? If so, provide documentation and make sure this is identified on the asbuilts.

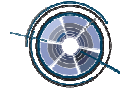
7. During construction only curb stops, and boxes were installed at the water service locations, meter pits will be installed during the construction of each home and both the curb stop and the meter pit will be inspected at that time, at the developer's expense.

8. All water lines passed pressure testing and bacterial testing requirements in April of 2021. Since the bacterial testing took place over a year ago, prior to service connection to homes the district ORC should be notified. Additional line flushing and testing may be required, at the developer's expense.

9. After record drawings are submitted the district will GPS all water services, hydrants, valves etc. and add the data to the district mapping system at the developer's expense.

Along with the above item's initial acceptance of the newly installed water utilities, the District Rules and Regulations (Section 3.7.2) require submittal and district approval of the following materials:

1. A brief description of the improvements to be accepted by the district (length of pipe, pipe size, number of hydrants, valves, meter pits, services, curb stops, etc.)
2. Copies of all invoices, statements, and evidence of payment thereof, including lien waivers from suppliers and subcontractors.
3. Evidence that any and all real property interests necessary to permit the district's use and occupancy of the improvements have been granted, or, if permitted solely in the discretion of the district, assurance acceptable to the district that the developer will execute or cause to be executed such instruments as shall satisfy this requirement.
4. A form bill of sale or other instrument of conveyance (in form and substance acceptable to the district in its reasonable discretion) by which the improvements are conveyed to the district. An exhibit showing the improvements shall accompany the bill of sale including pipe size, pipe length, location of valves, taps, meter pits, fire hydrants, and curb stops.
5. Assignment of any and all warranties with respect to the improvements or any components thereof.



6. Provide any and all operation and maintenance manuals for the improvements and any components thereof.

After site corrections and complete submittal of all required materials is reviewed and approved, initial acceptance will be voted on by the district board. An initial acceptance letter will be provided to you after board approval. The one-year warranty walk-through will take place approximately 11-months from the date of that letter.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

ELEMENT ENGINEERING

Nicholaus P. Marcotte, P.E.
President

Attachments:

- 1) Punch list exhibit.
- 2) Photos of required corrections.

Country Club Ranchettes Filing 1– Initial Acceptance Punch List Photos.

Locate box is under hydrant flange and can't be removed at stations 11+85, 16+85 and 24+70, move locate box back.



Tracer wire not connected to locate box lids, need connected at all hydrants.



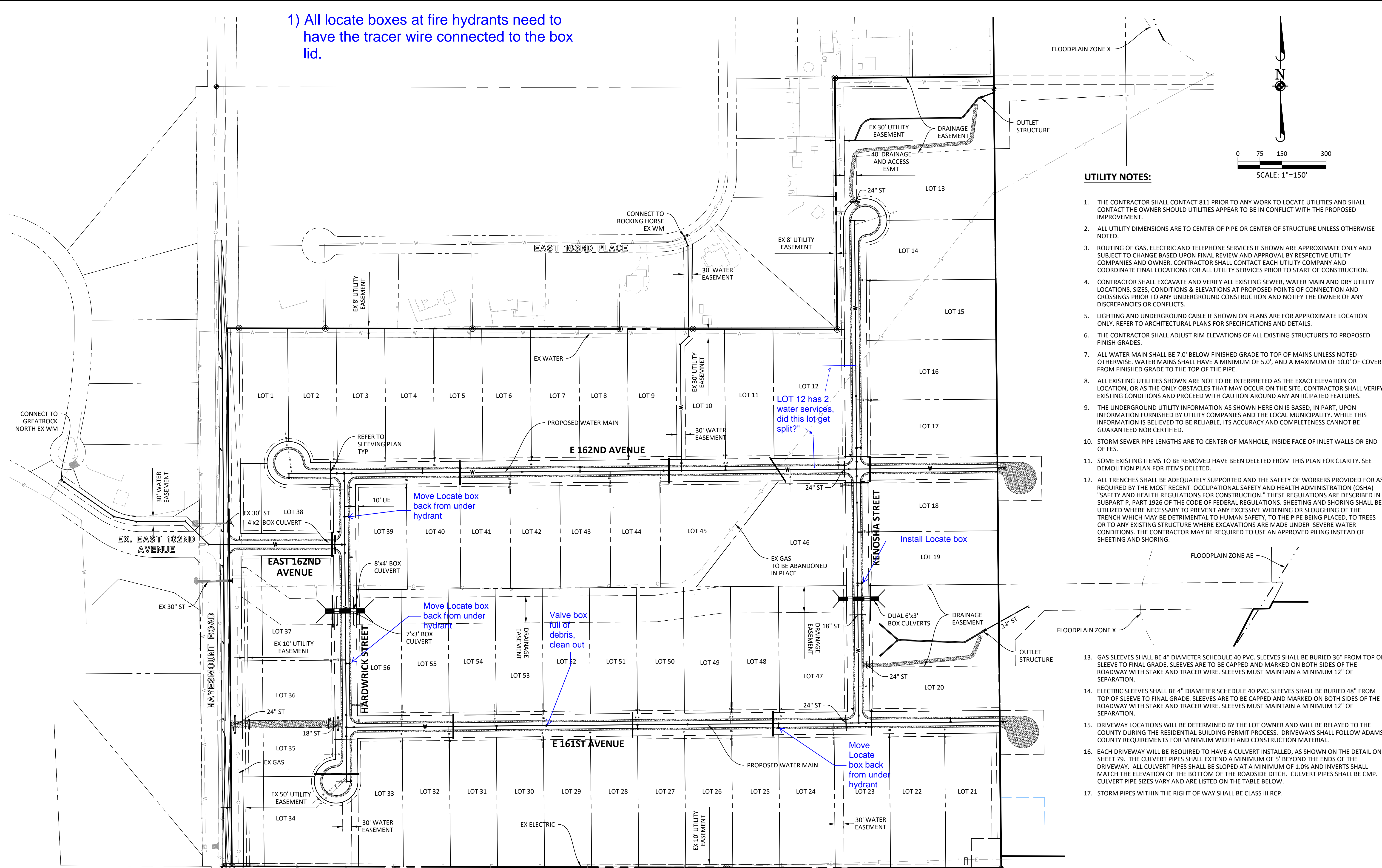
Valve box at station 16+80 is full of debris, needs cleaned out.



Fire hydrant located at station 14+75, needs tracer wire test station installed

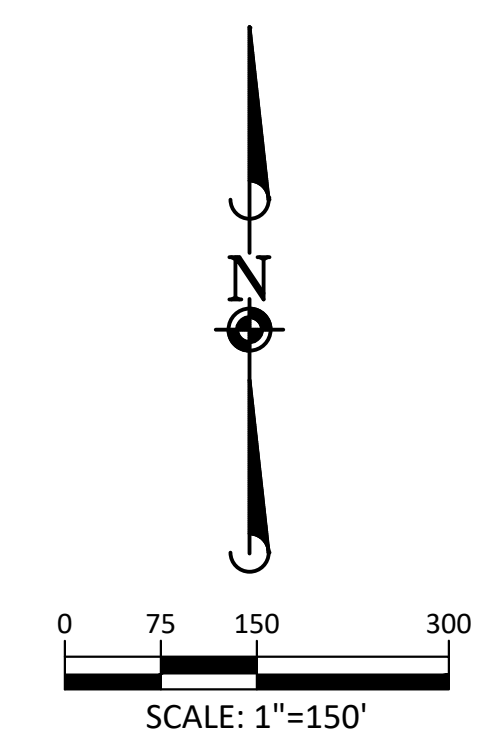


1) All locate boxes at fire hydrants need to have the tracer wire connected to the box lid.



UTILITY NOTES:

1. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
2. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
3. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
5. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
6. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
7. ALL WATER MAIN SHALL BE 7.0' BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE. WATER MAINS SHALL HAVE A MINIMUM OF 5.0', AND A MAXIMUM OF 10.0' OF COVER FROM FINISHED GRADE TO THE TOP OF THE PIPE.
8. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
9. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
10. STORM SEWER PIPE LENGTHS ARE TO CENTER OF MANHOLE, INSIDE FACE OF INLET WALLS OR END OF FES.
11. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
12. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, TO TREES OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
13. GAS SLEEVES SHALL BE 4" DIAMETER SCHEDULE 40 PVC. SLEEVES SHALL BE BURIED 36" FROM TOP OF SLEEVE TO FINAL GRADE. SLEEVES ARE TO BE CAPPED AND MARKED ON BOTH SIDES OF THE ROADWAY WITH STAKE AND TRACER WIRE. SLEEVES MUST MAINTAIN A MINIMUM 12" OF SEPARATION.
14. ELECTRIC SLEEVES SHALL BE 4" DIAMETER SCHEDULE 40 PVC. SLEEVES SHALL BE BURIED 48" FROM TOP OF SLEEVE TO FINAL GRADE. SLEEVES ARE TO BE CAPPED AND MARKED ON BOTH SIDES OF THE ROADWAY WITH STAKE AND TRACER WIRE. SLEEVES MUST MAINTAIN A MINIMUM 12" OF SEPARATION.
15. DRIVEWAY LOCATIONS WILL BE DETERMINED BY THE LOT OWNER AND WILL BE RELAYED TO THE COUNTY DURING THE RESIDENTIAL BUILDING PERMIT PROCESS. DRIVEWAYS SHALL FOLLOW ADAMS COUNTY REQUIREMENTS FOR MINIMUM WIDTH AND CONSTRUCTION MATERIAL.
16. EACH DRIVEWAY WILL BE REQUIRED TO HAVE A CULVERT INSTALLED, AS SHOWN ON THE DETAIL ON SHEET 79. THE CULVERT PIPES SHALL EXTEND A MINIMUM OF 5' BEYOND THE ENDS OF THE DRIVEWAY. ALL CULVERT PIPES SHALL BE SLOPED AT A MINIMUM OF 1.0% AND INVERTS SHALL MATCH THE ELEVATION OF THE BOTTOM OF THE ROADSIDE DITCH. CULVERT PIPES SHALL BE CMP. CULVERT PIPE SIZES VARY AND ARE LISTED ON THE TABLE BELOW.
17. STORM PIPES WITHIN THE RIGHT OF WAY SHALL BE CLASS III RCP.



DRIVEWAY CULVERT TABLE

LOT #	CULVERT DIAMETER
LOTS 1 - 5	18"
LOTS 6 - 14	24"
LOTS 15 - 23	18"
LOTS 24 - 29	24"
LOTS 30 - 56	18"

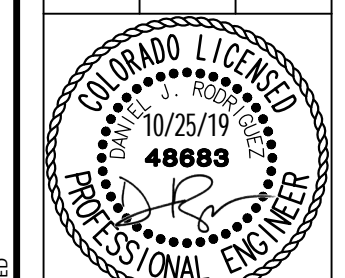
ALL WORK SHALL BE CONSTRUCTED TO THE GREATROCK NORTH WATER AND SANITATION DISTRICT RULES AND REGULATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE RULES AND REGULATIONS AND OTHER DISTRICT REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.

APPROVED BY: DANIEL J. RODRIGUEZ DATE: _____

DATE	
REVISIONS	

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COUNTRY CLUB RANCHETTES
ADAMS COUNTY, COLORADO
OVERALL UTILITY PLAN



PROJ. MGR.: DJR
 PROJ. ASSOC.: LMM
 DRAWN BY: TPS
 DATE: 10/22/19

SHEET
67 OF 84
 PCHACCO01

Plotted: 10/24/2019 12:02 PM. Dwg Name: P:\p\chacco01\Draws\Final Drawings\Plan_Sk\OVRALL UTILITY PLAN.dwg. Updated By: LMoran

