



GREEN MOUNTAIN WATER & SANITATION DISTRICT

**Board of Directors Regular Meeting
June 09, 2026**

13919 W Utah Avenue
Lakewood, CO 80228
(P) 303-985-1581
(F) 303-985-0680

E-Mail: customerservice@greenmountainwater.org

NOTICE OF REGULAR MEETING
GREEN MOUNTAIN WATER AND SANITATION DISTRICT
Tuesday, June 9, 2026

NOTICE IS HEREBY GIVEN that the Board of Directors of the GREEN MOUNTAIN WATER AND SANITATION DISTRICT, of the County of Jefferson, State of Colorado, will hold a regular meeting at 6:30 p.m., Tuesday, June 9, 2026, at 13919 W. Utah Ave., Lakewood, Colorado 80228. This meeting will be held for the purpose of conducting such business as may come before the Board. This meeting is open to the public.

Virtual Meeting Options:

For those who may not be able to attend in person, the district offers 2 options for participating virtually:

- To join the meeting using Zoom on your computer or smart phone, use the following link: <https://greenmountainwater-org.zoom.us/j/81489465906>
- To join the meeting by phone call, dial **(719) 359-4580** and enter the **Meeting ID: 814 8946 5906**.
When joining via phone call, press *9 to raise hand and *6 to unmute.

To troubleshoot issues with connection at the time of the meeting, please follow this link <https://support.zoom.us/hc/en-us/sections/200305593-Troubleshooting>. If you still experience issues, email customerservice@greenmountainwater.org and our IT (Information Technology) staff will assist you as soon as possible.

The District does not discriminate on the basis of race, age, national origin, color, creed, religion, sex, sexual orientation, or disability in the provision of services. People with disabilities needing reasonable accommodation to attend or participate in a District Board meeting can call (303) 985-1581 or email customerservice@greenmountainwater.org for assistance. Please give notice as far in advance as possible so we can accommodate your request.

Board Members:

- **Karen Morgan** - President - May 2027
- **Roger J Wendell** - Vice President/Secretary - May 2029
- **Philip Hardinger** - Treasurer - May 2027
- **David Wiechman** - May 2029
- **Arthur Martinez** - May 2029

Agenda Items:

1. **Call to Order/Declaration of Quorum**
2. **Pledge of Allegiance**
3. **Approval of/ Additions to/Deletions from the Agenda**
4. **Public Comment (limit 5 minutes per person)**

Per passed Motion of the GMWSD Board of Directors, May 11, 2021: Members of the public wishing to address the board during the public comment period are asked to keep the comments civil and related to the items in the agenda, or to the conduct of the district business. Members of the public wishing to address the Board will be recognized by the board to maintain proper decorum.

Since the Green Mountain Water and Sanitation District board values your input, we always offer additional opportunities for the public to provide comments by using the district's email system or by phoning into customer service in the event they do not get on during the meeting during the period set aside for the public comment.

5. **Amending 2026 Rates and Fees** [pg 4](#)
 - a. Establish penalties for non-compliance with Denver Water Stage 1 watering restrictions
6. **Approval of Minutes**
 - a. May 12th regular meeting [pg 5](#)
 - b. May 19th rate hearing [pg 11](#)
7. **Financial Matters** [pg 16](#)
 - a. Daily/Monthly Operating Expenses & Capital Expenditures [pg 17](#)
 - b. Unaudited Financial & Investment Report [pg 23](#)
8. **District Reports** [pg 37](#)
 - a. Maintenance Report
 - b. District Manager Report
 - i. Development Review
 - ii. Infrastructure Replacement Projects
9. **Director's Matters**
 - a. Lobbyist legislative review
 - b. Scada presentation
 - c. Review RFP- Workforce Assessment and Efficiency Study [pg 41](#)
10. **Legal Matters** (Dylan Woods, Title 32 Attorney for the District)
11. **Executive Session** Executive Session pursuant to §24-6-402(4)(b) and/or §24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice regarding:
12. **Legal Matters – Any actions resulting from executive session**
13. **New Business**
14. **Adjourn**

**BY ORDER OF THE BOARD OF DIRECTORS:
GREEN MOUNTAIN WATER AND SANITATION DISTRICT**

Outdoor Water Use: Stage 1 Drought

The Denver Board of Water Commissioners has declared a Stage 1 drought due to record-low snowpack and below-average reservoir levels. Green Mountain Water and Sanitation District follow Denver Water's restrictions.

Stage 1 Drought: Key Restrictions

- Reduce total water use (indoor and outdoor) by at least 20% to help maintain reservoir levels.
- Hand-water trees and shrubs as needed.
- Follow assigned watering days:
 - **Even-numbered addresses (including those ending in 0): Sunday and Thursday**
 - **Odd-numbered addresses: Wednesday and Saturday**
 - **Multifamily and commercial: Tuesday and Friday**
- Water lawns no more than twice a week, only before 10 a.m. or after 6 p.m.
- Restrictions are in place through April 2027.
- Violations may lead to enforcement action.
- Avoid pooling water in gutters, streets, and alleys.
- Prevent water waste on concrete and asphalt.
- Fix leaking sprinklers within 10 days.
- Do not water during rain or high winds.

Use a hose nozzle with a shut-off valve for car washing.

Indoor water-saving tips

- Check for leaks throughout the house. Especially toilets and faucets.
- Turn off the water while brushing your teeth or washing your face and hands.
- Limit showers to 5 minutes (or try to shorten them by 1-2 minutes).
- Only run your dishwasher and washing machine with a full load.
- Turn off the kitchen faucet when handwashing dishes.
- Catch every drop – capture water in a bucket or watering can while waiting for hot or cold water to come out of the faucet or shower. Then use it to water potted plants or flush the toilet.

customerservice@greenmountainwater.org
www.greenmountainwater.org
(303) 985-1581



MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
GREEN MOUNTAIN WATER AND SANITATION DISTRICT

May 12, 2026

A Regular Meeting of the Board of Directors (the “Board”) of the Green Mountain Water and Sanitation District, (the “District”) was held at 6:30 p.m. on May 12, 2026.

The recording of this meeting is available on the District’s website.

Attendance:	<p>A regular meeting of the District was scheduled in compliance with the laws of the State of Colorado, with the following directors in attendance:</p> <p>Karen Morgan, President Roger Wendell, Vice President/Secretary Philip Hardinger, Treasurer (remote) David Wiechman, Director (Late – Arrived at 6:53 p.m. (22:54)) Arthur Martinez, Director</p> <p>Also present were:</p> <p>Dylan Woods, Title 32 Attorney Josh Stanley, District Manager, GMWSD Sam R. McKay, GMWSD Jesse Daveport, GMWSD</p> <p>Dave Garner Ludmila Other Guests</p>
Call to Order / Declaration of Quorum:	Noting a quorum of the Board, Director Morgan called to order the Regular Meeting of the Board of the Green Mountain Water and Sanitation District at 6:30 p.m.
Pledge of Allegiance	The Board stood and recited the pledge of allegiance.
Directors & Disclosure Matters:	None.
Approval of/Deletions from the Agenda:	None.
Public Comment:	Members of the public wishing to address the board during the public comment period are asked to indicate the agenda item number or public

	<p>comment period next to their name on the sign-in sheet. Members of the public will then be recognized by the Board as each agenda item is undertaken.</p> <p>Dave Garner: Requested the Board review the current 2026 budget with intent of reducing total expenditures and explained the reasoning behind the request. He also asked the Board to post documents regarding the drought and agreement with Denver Water to the District website.</p> <p>Ludmila: Greeted the Board and commented on various agenda items, including legal matters, and on upcoming meetings.</p>
Approval of Minutes:	<p>a. April 14th Regular Meeting Minutes</p> <p>The Board discussed the April 14th meeting minutes, double checking the clarity of a section in the maintenance report. (9:24)</p> <p>Director Wendell MOVED to accept the April 14th meeting minutes. Director Martinez seconded, following discussion and upon vote the motion PASSED unanimously. (11:17)</p>
Financial Matters:	<p>Director Hardinger MOVED to approve the operating expenses and expenditure, as well as the unaudited financial statements for the period ending April 30, 2026. Director Hardinger reviewed the April 2026 Daily/Monthly Operating Expenses & Capital Expenditures. (11:41)</p> <p>Director Martinez seconded the motion, following discussion and upon vote the motion PASSED unanimously. (12:39)</p>
District Reports:	<p>a. Maintenance Report</p> <p>Mr. Stanley reported no main breaks in April. He also reported that they bought hydrant meters to collect data on surcharged water for various district procedures, which will be sent to Denver Water to receive credit and lessen the impact of the surcharge. (13:03)</p> <p>Mr. Stanley stated they are updating the emergency response plan to include cyber security policies, the draft of which will likely be ready for Board review by the first week of June. He also said he will add an agenda item to the next regular meeting to discuss bringing the SCADA network back in-house fully. (15:00)</p> <p>Mr. Stanley noted that the pink zone steel tank is offline for maintenance. (19:09)</p>

	<p>Director Morgan requested Mr. Stanley investigate if the District’s property in Glennon Heights needs maintenance for fire prevention. (19:58)</p> <p>b. District Manager Report</p> <p>12476 W Bayaud Ave submitted plans for fire hydrants and sewer improvements, which Mr. Stanley will present to the Board for review once the packet is complete. (21:48)</p> <p>Mr. Stanley reported interest in the Milestone property at the southeast corner of Alameda and Kipling. (23:57)</p> <p>Mr. Stanley reported that DIRP #2 is well underway. DIRP #1 was delayed due to late permit application, but the permit was approved and they will likely be starting within the next week. They will deploy additional crews to make up for lost time. DIRP #5 is in design. (25:13)</p> <p>Mr. Stanley presented what has been completed for the 10-year DIRP plan and projected 100% completion by 2034. He also reviewed pipe types and what type is replacing the old infrastructure. (27:45)</p>
<p>Directors Matters:</p>	<p>a. Discuss potential surcharge fee for 2026 drought declared by Denver Water</p> <ul style="list-style-type: none"> i. Motion: To promote constructive community engagement and reduce divisiveness, neighbor complaints will not be used as a basis for enforcement. ii. Motion: To uphold principles of transparency and due process, complaints must include identifying information, and anonymous submissions will not be recorded. iii. Motion: Penalties may be appealed to the manager and then to the board <p>The Board discussed the drought declaration, penalties, and fees. They reviewed spreading surcharge fees equality throughout the District, with Mr. Stanley and Director Morgan to compile pros and cons of equal fee distribution. (31:10)</p> <p>The Board expanded upon the discussion of penalties, specifically considering the three motions listed above. They discussed how to handle penalties, how to work as a community, and how to reduce divisiveness. (34:12)</p> <p>The Board debated whether to forgo using neighborhood complaints altogether, how to utilize technology for monitoring water usage and as</p>

a basis for enforcement, whether to require identification for neighborhood complaints, and how to ensure penalties are appealable. (37:06)

Mr. Woods provided his perspective on collecting identification for complaints. The Board further examined whether they could avoid involving neighbors and avoid conflict, and whether to act on neighbor complaints. (41:29)

The Board discussed how Denver Water handles enforcement, noting they rely on people reporting. They considered following the lead of Denver Water or referring to other districts and governing bodies for a baseline as guidance. (49:26)

b. Discuss mailer for drought notification

As the mailer would include the new fees, the Board tabled discussion of the mailer until the next regular meeting. (53:32)

c. Discuss policy acknowledging limited water supply

Mr. Woods presented information on a draft resolution to amend the Rules and Regulations Section 5.5, which would document engineering threshold restrictions and supply side restrictions. A contract engineer will provide the specific numerical threshold. (54:07)

d. Proposal: Approve initiating a Request for Proposals to commission a Workforce Assessment and Efficiency Study. Main points outlined in separate Board document.

Director Morgan proposed a workforce assessment and efficiency study to get a better understanding of the baseline of employee related expenditure, especially related to contract work and salaried vs hourly wage structures. (1:01:29)

Director Wendell **MOVED** to move forward and look for a proposal to have somebody take a look at the entire structure. Director Morgan seconded the Motion. (1:05:53)

Mr. Stanley provided his input, stating that it could be beneficial to investigate industry standards and costs of contract vs in-house work. The Board also discussed potential contractors for the study. (1:06:32)

	<p>Returning to the motion on the floor, upon vote the motion PASSED with four in favor and Director Wiechman not voting due to lost connection. (1:21:21)</p> <p>Director Morgan asked for Mr. Stanley’s suggestions for cleaning up the language for the RFP and he stated he will aim to have it advertised by the next regular meeting. (1:13:08)</p> <p>e. Review informational summit development. Potential working lunch kickoff meeting 5/28 at noon</p> <p>The Board reviewed the status of the informational summit preparation and discussed holding a public kickoff meeting with the lobbyists. The Board decided to call a kickoff meeting on May 28th at 12 p.m. (1:14:13)</p>
Legal Matters:	<p>Mr. Woods provided a general legal update. The opening brief for the Timmins’ appeal has been submitted and they are waiting for the response brief. For the rezoning case, they have moved to amend the complaint to reflect the outcome of the election. Additionally, the Ravine case is set for mediation at the end of the month. (1:19:57)</p> <p>Mr. Woods reported that the campaign finance complaint was completely resolved on paper, with the hearing officer finding there was no campaign finance violation. It was determined that there was no need for an executive session for the campaign finance complaint. (1:20:38)</p>
Executive Session:	<p>At 7:54 p.m., Director Morgan MOVED to go into Executive Session. Director Wendell seconded the motion. The motion PASSED by unanimous consent. (1:22:44)</p> <p>The Executive Session held pursuant to §24-6-402(4)(b) and/or §24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice regarding the Ravine lawsuit. (1:23:08)</p> <p>The Board concluded the Executive Session at 8:49 p.m. (1:23:27)</p>
Legal Matters – Action Resulting from Executive Session	None.
New Business:	The Board discussed hosting the lobbyists at the June meeting so they can do a wrap up of the legislative session. They also talked about posting a summary of surcharge fees and implications on the website so that people can read it for the hearing. (1:23:54)

	The Board also considered the building code that passed in 2024 that requires sprinkler systems in new buildings, noting that investigation of the water pressure needed for sprinklers will be a part of the master study. (1:25:12)
Other Matters:	There were no other matters to come before the Board.
Adjourn:	The meeting was adjourned at 8:55 p.m.

Roger J Wendell, Vice President/Secretary

MINUTES OF THE SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF
GREEN MOUNTAIN WATER AND SANITATION DISTRICT

May 19, 2026

A Special Meeting of the Board of Directors (the “Board”) of the Green Mountain Water and Sanitation District, (the “District”) was held at 6:30 p.m. on Tuesday, May 19, 2026.

The recording of this meeting is available on the District’s website.

Attendance:	<p>A special meeting of the District was scheduled in compliance with the laws of the State of Colorado, with the following directors in attendance:</p> <p>Karen Morgan, President Roger Wendell, Vice President/Secretary Philip Hardinger, Treasurer David Wiechman, Director (remote) Arthur Martinez, Director</p> <p>Also present were:</p> <p>Dylan Woods, Title 32 Attorney Josh Stanley, District Manager, GMWSD Sam R. McKay, GMWSD Jesse Daveport, GMWSD Doug Pavlich, GMWSD</p> <p>Lossi Trader Ludmila Other Guests</p>
Call to Order / Declaration of Quorum:	Noting a quorum of the Board, Director Morgan called to order the Special Meeting of the Board of the Green Mountain Water and Sanitation District at 6:31 p.m.
Pledge of Allegiance	The Board stood and recited the pledge of allegiance.
Directors & Disclosure Matters:	None.
Approval of/Deletions from the Agenda:	None.

<p>Public Comment:</p>	<p>Members of the public wishing to address the board during the public comment period are asked to indicate the agenda item number or public comment period next to their name on the sign-in sheet. Members of the public will then be recognized by the Board as each agenda item is undertaken.</p> <p>Lossi: Raised a question about aging piping and infrastructure replacement fees and asked for clarification on how fees are determined and adjusted.</p> <p>Holt: Submitted an email comment for the May 12th meeting that was read during this meeting. He expressed concern over the costs of recent water bills and requested the Board address: usage markup; fixed vs variable costs; senior hardship relief; and legal and administrative spending.</p>
<p>Amending 2026 Rates and Fees</p>	<p>a. Adopt new 2026 rates and fees due to the Denver Water drought surcharge</p> <p>The Board discussed the surcharge from Denver Water that the District will be assessed, with Mr. Pavlich providing an explanation of the four drought scenarios. Scenarios one and two include a fee that fluctuates based on user consumption while three and four are fixed. Scenarios two and four involve the District contributing reserve funds to reduce costs for constituents. (16:45)</p> <p>Mr. Pavlich described the estimated drop in reserves that may result from scenarios two and four. (24:01)</p> <p>Mr. Pavlich confirmed that costs are related to the current drought situation and that restrictions and the surcharge will continue until next April, although the situation could change. (25:52)</p> <p>Director Morgan presented generalized graphs to provide a visual aide to the explanation of the surcharge in relation to Denver Water and the District. (27:19)</p> <p>Director Morgan presented a table of fiscal and conservation policies for equal application vs pay by use application. The Board discussed how to best apply the fee since everyone will have to pay something regardless. (35:11)</p> <p>The Board briefly considered using District reserve funds to cover the costs entirely for this year, with brief public comment adding to the discussion. (39:49)</p>

Director Martinez **MOVED** to adopt the scenario four fee structure. Director Hardinger seconded. (43:39)

The Board briefly discussed the potential for changes in the future and clarified scenario four and the projected fee amount. They also discussed the reasons for using the reserves, what factors may influence how much is taken from reserves, and whether rebuilding lost reserves would be difficult. (45:22)

Mr. Stanley suggested assessing a fixed number for the customer and the remaining amount paid from the reserves would fluctuate based on water usage. (55:53)

Director Martinez **WITHDREW** his previous motion and **MOVED** to apply a new drought surcharge fee of \$6.53 per SFRE per month and to make up any other surcharge amount to Denver Water out of the reserves, all of which aligns with scenario four. (57:53)

The Board took a 15-minute break at 7:35 p.m. so that Mr. Pavlich could double-check the fixed fee amount to be assessed per month. (1:04:08)

Reconvening at 7:50 p.m., The Board confirmed that the fee should be \$6.53 per month per SFRE. (1:04:40)

Returning to Director Martinez's motion, the Board confirmed the motion as: to approve \$6.53 per SFRE per month for all multifamily residential users, this aligning with scenario four, and all other fees to be paid to Denver Water to be paid by reserve funds. Director Wendell seconded, following discussion and upon vote the motion **PASSED** with Director Wiechman against. (1:05:35)

- i. Motion: To promote constructive community engagement and reduce divisiveness, neighbor complaints will not be used as a basis for enforcement.
- ii. Motion: To uphold principles of transparency and due process, complaints must include identifying information, and anonymous submissions will not be recorded.
- iii. Motion: Penalties may be appealed to the manager and then to the board

The Board evaluated how to handle enforcement, reviewing the above motions and discussing whether to utilize neighbor reporting for information or for enforcement. (1:07:14)

The Board further debated assessing fines based on called in reports, using ‘Eye on Water’ to verify claims, and starting enforcement based on water usage monitoring. (1:11:51)

The Board expanded on the discussion of staff taking action based on neighbor reports. Mr. Stanely mentioned the type of calls the District has received recently, noting that most people are calling to confirm their watering days or to ask how they can do their part during the drought. (1:18:06)

Director Wendell **MOVED** to allow anybody to have the ability to report to the District when somebody believes there is an abuse of water restrictions, and District personnel would bring it to the attention of the property owner after looking at ‘Eye on Water’ or using other tools for verification. Director Hardinger seconded. (1:22:55)

The Board clarified the motion and deliberated various aspects, including acceptance of verbal communication only, timing of assessing penalties, and current vs potential use of ‘Eye on Water’ monitoring. (1:25:20)

Audience member **Trader** provided brief public comment, pointing out that an increase in water usage does not necessarily mean people are watering their grass as there could be increased water usage within the home due to extenuating circumstances. (1:32:59)

Mr. Stanely clarified that proactive calls made by the District are made when flow is detected for every hour of a 24-hour period and are not just based on water usage. (1:34:32)

After restating the motion on the table, upon vote the motion **FAILED**, with Director Morgan, Director Wiechman, and Director Hardinger against. (1:37:45)

The Board discussed appeals of penalties, specific penalties for watering outside of designated day, and whether adopting the Denver penalty structure is too strict. They will wait to discuss more later once they have more information. (1:41:22)

b. Discuss mailer for drought notification

The Board considered whether to send the mailer before or after deciding on a penalty structure. They decided to continue this rate and fee hearing later to confirm a penalty structure, but they will send out the mailer with “penalties may be assessed” for now. (1:48:29)

	<p>The Board confirmed the information to be included in the mailer, including the surcharge, watering rules, suggestions for indoor water conservation, and links to ‘Eye on Water’ and the District website. (1:51:26)</p> <p>The Board reiterated that people can still call in as they have been able to before now; however, reports will just be used for informational purposes and will not be used as a basis for enforcement. (1:53:15)</p> <p>Director Morgan MOVED to continue the rate and fee hearing to the June regular meeting specifically to discuss penalties. Director Martinez seconded and upon vote the motion PASSED unanimously. (1:55:34)</p> <p>The Board deliberated what form of communication to use for the mailer – full postcard, bill insert, or email – and whether to split it based on communication preferences. (1:56:54)</p> <p>Director Martinez MOVED to send out a full postcard mailer. Director Hardinger seconded, following discussion and upon vote the motion PASSED unanimously. (2:00:00)</p>
New Business:	None.
Other Matters:	There were no other matters to come before the Board.
Adjourn:	The meeting was adjourned at 8:47 p.m.

Roger J Wendell, Vice President/Secretary

Memorandum

TO: BOARD OF DIRECTORS
FROM: DOUG PAVLICH, FINANCIAL SPECIALIST
SUBJECT: FINANCIAL MATTERS
DATE: June 09, 2026

a) May 2026 Expenditures

- a. May/June 2026 monthly & daily operating expenses in the amount of \$1,571,850.59 a list of which is attached.
- b. May/June 2026 Capital Expenditures in the amount of \$359,616.23 a list of which is attached.

b) May 2026 Unaudited Interim Financial Reports

- a. Investment Reports
- b. Financial Reports

1st Bank Monthly Activity
May/June 2026

Account	CK#/Type	Date	Vendor/Recipient	Description	Amount	Total
2026 Water IRP	17936	06/09/26	Diaz Construction Group, LLC	2026 Water IRP DIRP#2 - Pay Application #2	268,204.00	
	EFT	06/10/26	RG & Associates, LLC	2026 Water IRP DIRP#1/DIRP #2/DIRP #3/DIRP #4/DIRP #5 - Engineering - May	39,596.12	307,800.12
2027 Water IRP	EFT	06/10/26	RG & Associates, LLC	2027 Water IRP DIRP#1/DIRP #2/DIRP #3 - Engineering - May	51,816.11	51,816.11
Auto Expense	1726	06/05/26	Safelite Fulfillment Inc	Windshield Replacement - Unit 18	302.39	
	17932	06/09/26	City of Lakewood	Fuel for April	3,816.30	
	17937	06/09/26	Faris Machinery Company	Rebuilt Warthog Nozzle - Unit 20	1,228.26	5,346.95
Contract Labor	1720	06/05/26	Centennial Consulting Group	5/12 & 5/19 Meeting Minutes	543.75	
	EFT	06/01/26	Browns Hill Engineering & Controls	vSaaS - June	1,464.00	
	17930	06/09/26	AWP Safety	Traffic Control - 885 S Miller St Main Break	2,625.75	
	17931	06/09/26	Browns Hill Engineering & Controls	Testing New Connection to Comcast - SCADA/Test Starlink Failover/Pink A-Valve Diagnosis	1,118.48	
	17940	06/09/26	IT Consultants	IR Plan Templates/vCISO Sync/Cloudflare Service/CUSI & Streamline Risk Assessment	6,618.40	12,370.38
Cost of Water Sold	EFT	06/15/26	Denver Water Department	May Cost of Water	658,453.43	658,453.43
Employee - Salaries, Taxes, Benefits	EFT	05/13/26	PERA	401A Contributions; \$5,697.81 Employee Paid, GMWSD Paid \$10,002.83, Life Insurance \$15.50	15,716.14	
	EFT	05/13/26	Paychex	Employee SS & Medicare \$4,754.06 Employer SS & Medicare \$4,754.12 Employee Fed Income Tax \$4,767.76, Employee State Income Tax \$2,184.00, Employer State Unemployment \$66.33, Garnishment \$251.53, Net Pay \$39,887.17, Paychex Processing Fee \$1,450.11, Paychex Flex Perks \$3,301.90	61,416.98	
	EFT	05/26/26	Paychex	SUTA Taxes	968.91	
	EFT	05/27/26	PERA	401A Contributions; \$5,995.39 Employee Paid, \$10,525.25 GMWSD Paid, Life Insurance \$15.50	16,536.14	
	EFT	05/27/26	Paychex	Employee SS & Medicare \$5,066.00 Employer SS & Medicare \$5,065.99, Employee Fed Income Tax \$5,279.82, Employee State Income Tax \$2,459.00, Employer State Unemployment \$58.21, Garnishment \$251.53, Net Pay \$42,382.04, Paychex Processing Fee \$1,486.11, Paychex Flex Perks \$3,521.90	65,570.60	
	EFT	06/01/26	Humana	Dental Insurance	2,493.61	
	EFT	06/01/26	CEBT	Medical/Life/LTD/Vision/Voluntary Life Insurance- Employer Paid \$30,628.89, Employee Paid \$8,001.93	38,630.82	201,333.20
Insurance	1721	06/05/26	Colorado Special Distr Prop & Liab Pool	Addition of Dry Pump & Light Trailer	715.00	715.00
Legal	1723	06/05/26	Holsinger Law, LLC	Water Legal - May	70.00	
	17933	06/09/26	Coaty and Woods, P.C.	Legal Fees - May	10,089.00	10,159.00
Lobbyist	17943	06/09/26	Wagner Morgan Strategies LLC	Lobbying Services - June	2,500.00	2,500.00
Office & Grounds	1722	06/05/26	Double A Security Inc	Re-Keyed Front Door and Security Door - Office	481.55	
	EFT	06/02/26	Clean Freaks	Monthly Office Cleaning	520.00	
	17935	06/09/26	Designscapes Colorado	Monthly Landscaping - Office & Red Pump Station	3,261.25	4,262.80
Office Expense	1725	06/05/26	Safe Systems Inc	Quarterly Security Monitoring - Office	543.45	
	EFT	05/20/26	Rocky Mountain Reserve	FSA/HRA Administration	139.80	
	EFT	05/20/26	Paychex	Timekeeping	183.44	

	<i>EFT</i>	06/06/26	PEAC	Lease/Equipment Protection 05/05-06/04	483.23	
	17934	06/09/26	Continental Utility Solutions	Credit Card Processing Fees - April	17,595.06	
	17938	06/09/26	Frontier Business Products	EncompassIT Server/Desktop/Infrastructure/Firewall/Cloud Backup/Third Wall/Sentinal One	4,531.00	
	17941	06/09/26	Sanity Solutions, Inc	Ubiquiti G3 Reader/Microsoft SharePoint Advanced Management - April/Microsoft Office 365 Business x37	1,330.16	24,806.14
Payroll Liabilities	<i>EFT</i>	05/13/26	PERA	Employee Paid Contributions to 401K Retirement Accounts 05/13 PR	836.88	
	<i>EFT</i>	05/13/26	PERA	Employee Paid Contributions to 457 Retirement Accounts 05/13 PR	283.56	
	<i>EFT</i>	05/27/26	PERA	Employee Paid Contributions to 401K Retirement Accounts 5/27 PR	819.53	
	<i>EFT</i>	05/27/26	PERA	Employee Paid Contributions to 457 Retirement Accounts 05/27 PR	266.21	
	<i>EFT</i>	05/31/26	Rocky Mountain Reserve	FSA Claims through 5/31	2,780.74	
	<i>EFT</i>	06/01/26	Aflac	Supplemental Insurance	104.06	5,090.98
Reimbursable	17939	06/09/26	Olsson	12795 W Alameda Pkwy Development Reviews	1,073.00	1,073.00
Repair Department	1719	06/05/26	Ace Hardware	Fastners x1/Impact Insert Bit Set x2/Battery x4/1/4" Ball Valve/Nipple - PS Maintenance/5 Gal Buckets and Lids	231.40	
	1724	06/05/26	Morrison BackFlow Testing	x2/Lithium Battery x1/Door Access Panel/Clampon Backflow Testing x8	680.00	
	<i>EFT</i>	06/03/26	Core & Main	3/4" Adapter x4	132.36	1,043.76
Sewer Treatment Costs	<i>EFT</i>	06/15/26	Metro Water Recovery	2nd Quarter Installment	604,545.25	604,545.25
UNCC Locates	17942	06/09/26	UNNC	UNCC Locates - May	1,116.93	1,116.93
Utilities	<i>EFT</i>	05/18/26	Xcel Energy	Gas/Electric Mar/Apr	4,287.87	
	<i>EFT</i>	05/23/26	Sound Telecom	Answering Service - May	367.14	
	<i>EFT</i>	06/16/26	Comcast	P2 Internet Service 05/21-06/20	134.85	
	<i>EFT</i>	06/19/26	T-Mobile	Cell Phone/Tablet/GPS Tracking/04/21-05/20	1,987.84	
	<i>EFT</i>	06/20/26	SunShare	Solar Garden Allocation - April	10,672.95	
	<i>EFT</i>	06/21/26	Greenbacker CSG II LLC	Solar Garden Allocation (DIA) - April	3,770.13	
	<i>EFT</i>	06/21/26	Greenbacker CSG II LLC	Solar Garden Allocation (Linnebur) - April	3,301.16	24,521.94
VISA - AP	<i>EFT</i>	05/27/26	VISA	Auto Expense \$908.12, Office Expense \$11,058.00, Office & Grounds \$1,125.89, Repairs & Maintenance \$1,419.82	14,511.83	14,511.83
				Subtotal of All Expenditures	1,931,466.82	1,931,466.82
				Subtract Capital Expenditures	359,616.23	359,616.23
				Total Monthly Operating Expenses	\$1,571,850.59	\$1,571,850.59

1st Bank Daily Operating
1st Bank Monthly Operating
* Multiple Expense Accounts Paid with 1 Check

Date	Name	Memo	Amount
AUTO EXPENSE			
Unit 8-2008 T800 Kenworth			
04/30/2026	FleetPride	Pump Control Aut - Unit 8	331.73
Unit 10-Utility/Svc F350 2022			
04/21/2026	Advance Auto Parts	Battery - Unit 10	344.68
04/21/2026	Advance Auto Parts	Battery Core Refund - Unit 10	-44.00
Unit 28-2017 F350 Ford Truck			
05/18/2026	Advance Auto Parts	Wiper Arm - Unit 28	28.17
Gasoline			
05/21/2026	Conoco Inc	Fuel - Unit 3	80.00
Tools/Misc Expense			
04/28/2026	Advance Auto Parts	Tire Cleaner/Car Wash Soap/Brushes/Microfiber Towels	107.96
05/04/2026	Advance Auto Parts	Oil for Snow Plow	59.58
			<i>Auto Expense Total</i>
OFFICE EXPENSE			
Computer/Printer Repairs-Parts			
04/22/2026	Amazon.Com	Lenovo Webcam	55.99
04/23/2026	Amazon.Com	USB-C Cable	99.00
04/27/2026	Amazon.Com	Bluetooth Adapter	11.97
04/30/2026	Amazon.Com	Bluetooth Adapter x3	35.91
05/04/2026	Best Buy	Air Pods x1	199.99
05/07/2026	Amazon.Com	Plotter Ink x5	269.95
05/07/2026	Amazon.Com	USB Male Adapter/USB C Data Cable/Head Lamp LED	47.56
05/14/2026	Best Buy	Apple Pencil x1	79.00
Dues			
05/12/2026	Register.com	Domain Renewal	21.99
Maintenance Agreements			
04/30/2026	X West Inc	Printing Charges - April	70.20
05/01/2026	Streamline	Website Hosting - May	587.00
05/08/2026	Streamline	DocAccess Essentials 5/08-6/08	60.00
05/14/2026	Ubiquiti	UniFi Identity Enterprise - May	60.00
Mandatory Empl Test Expense			
05/04/2026	Colorado Certified Water Professionals	Collection 2 Exam Fee	50.00
05/07/2026	First Advantage	Annual Enrollment x2 - Random Testing	93.64
05/20/2026	SCL Health System	DOT Exam x3/Random Drug Screen x6	650.00

\$908.12

Miscellaneous Expenses	04/28/2026	Amazon.Com	Sunscreen Lotion	94.99	
	05/07/2026	Amazon.Com	Office Chair/No-Draft Speak Thru Window Set x2	856.62	
	05/13/2026	Amazon.Com	Coffee x20lbs	218.67	
	05/13/2026	King Soopers	Kitchen Supplies	62.32	
	05/14/2026	Amazon.Com	Centerpull Paper Towels x4 Cases	230.60	
	05/15/2026	Costco	Kitchen/Bathroom/Cleaning Supplies	2,015.73	
	05/15/2026	Amazon.Com	Hand Sanitizer x12	23.64	
Utilities - Offices	05/01/2026	Comcast	Office Internet - May	856.92	
	05/17/2026	Starlink	Backup Internet Service	55.00	
Postage	05/06/2026	USPS	Stamps x400	312.00	
Software	05/07/2026	Adobe.com	Acrobat Pro x7/Creative Cloud x1	3,311.49	
	04/25/2026	My Postage Rate Saver	Monthly CASS Updates	66.67	
	05/01/2026	SendGrid	Email Gateway - May	169.54	
	05/05/2026	1password.com	Company Password Vault	233.16	
	05/11/2026	Intuit Software	QuickBooks Online	118.45	
	05/13/2026	Zoom Video Communications Inc.	Video Cloud Recording 5/13-6/12	40.00	
			<i>Office Expense Total</i>		<i>\$11,058.00</i>
OFFICE & GROUNDS	05/05/2026	Waste Management	Office Trash & Recycling Services - May	820.33	
	05/05/2026	Waste Management	P2 Trash Services - May	305.56	
			<i>Office & Grounds Total</i>		<i>\$1,125.89</i>
REPAIR DEPARTMENT					
Miscellaneous Tools/Supplies	04/22/2026	Denver Industrial Sales & Service CO. Inc	Cold Patch Asphalt x10	231.50	
	04/24/2026	Home Depot	57gal Tote x5	174.90	
	04/24/2026	Denver Industrial Sales & Service CO. Inc	Asphalt Cold Patch x8	135.60	
	04/27/2026	Denver Industrial Sales & Service CO. Inc	Cold Patch Asphalt x40	678.00	
	05/20/2026	General Air	Welding Tank Rental	27.42	
	05/21/2026	CPS Distributors	Sprinkler Repair Parts	16.40	
Water	04/23/2026	City Of Lakewood	Street Cut Permit - 3011 S Indiana St & 13192 W Florida Dr	104.00	
	05/04/2026	City Of Lakewood	Street Cut Permit - 2294 S Youngfield Ct	52.00	
			<i>Repair Department Total</i>		<i>\$1,419.82</i>
Monthly Credit Card Total				\$14,511.83	<i>\$14,511.83</i>

Green Mountain Water and Sanitation District
Capital Expenditures
As of May 31, 2026

Accrual Basis

Date	Name	Memo	Account	Debit	Credit
Mar 26					
03/19/2026	EON Office Products	Office Furniture - Final Payment	8002 - Capital Office & Grounds	23,690.17	
03/20/2026	Vectors, Inc.	Trimble R980 GNSS Receiver	8001 - Capital Field Equipment	44,861.45	
03/31/2026	RG and Associates, LLC	2026 Water IRP #2 - Engineering through 3/31	8112 - 2026 Water IRP	9,990.02	
03/31/2026	RG and Associates, LLC	2026 Water IRP #3 - Engineering through 3/31	8112 - 2026 Water IRP	11,803.05	
03/31/2026	RG and Associates, LLC	2026 Water IRP #4 - Engineering through 3/31	8112 - 2026 Water IRP	19,426.55	
03/31/2026	RG and Associates, LLC	2026 Water IRP #1 - Engineering through 3/31	8112 - 2026 Water IRP	16,727.19	
				126,498.43	0.00
Apr 26					
04/02/2026	MHC Kenworth	2027 KW T880 - Replacement for Unit 8	8004 - Capital Vehicles	221,125.00	
04/15/2026	Amazon.Com	Seat Covers - T880	8004 - Capital Vehicles	159.94	
04/16/2026	Archer Sign and Design	Dump Truck Graphics/Logos - Unit 8	8004 - Capital Vehicles	295.00	
04/22/2026	EON Office Products	5 Drawer Lateral Filing Cabinet x8	8002 - Capital Office & Grounds	7,765.00	
04/22/2026	Vectors, Inc.	GPS Rod x2/12' Pole Extension	8001 - Capital Field Equipment	482.18	
04/30/2026	RG and Associates, LLC	2026 DIRP #4 - Design	8112 - 2026 Water IRP	17,463.50	
04/30/2026	RG and Associates, LLC	2026 DIRP #3 - Design	8112 - 2026 Water IRP	13,825.15	
04/30/2026	RG and Associates, LLC	2026 DIRP #2 - Design	8112 - 2026 Water IRP	11,323.88	
04/30/2026	RG and Associates, LLC	2026 DIRP #1 - Engineering through 4/30	8112 - 2026 Water IRP	10,872.95	
04/30/2026	Diaz Construction Group, LLC	2026 Water DIRP #2 - Pay Application #1 Retainage	8112 - 2026 Water IRP	10,250.00	
04/30/2026	Diaz Construction Group, LLC	2026 Water DIRP #2 - Pay Application #1	8112 - 2026 Water IRP	194,750.00	
04/30/2026	RG and Associates, LLC	2027 DIRP #3 - Design	8116 - 2027 Design	247.50	
04/30/2026	RG and Associates, LLC	2027 DIRP #2 - Design	8116 - 2027 Design	857.00	
04/30/2026	RG and Associates, LLC	2027 DIRP #1 - Design	8116 - 2027 Design	2,618.25	
				492,035.35	0.00
May 26					
05/29/2026	Diaz Construction Group, LLC	2026 DIRP#2 Pay Application #2 - Retainage	8112 - 2026 Water IRP	14,116.00	
05/29/2026	Diaz Construction Group, LLC	2026 DIRP#2 Pay Application #2	8112 - 2026 Water IRP	268,204.00	
05/31/2026	RG and Associates, LLC	2026 DIRP #1 Engineering through May 31	8112 - 2026 Water IRP	10,137.96	
05/31/2026	RG and Associates, LLC	2026 DIRP #2 Engineering through May 31	8112 - 2026 Water IRP	6,624.86	
05/31/2026	RG and Associates, LLC	2026 DIRP #3 Engineering through May 31	8112 - 2026 Water IRP	5,417.60	
05/31/2026	RG and Associates, LLC	2026 DIRP #4 Engineering through May 31	8112 - 2026 Water IRP	13,935.70	
05/31/2026	RG and Associates, LLC	2026 DIRP #5 Sewer through May 31	8114 - 2026 Sewer Rehabilitation	2,242.50	
05/31/2026	RG and Associates, LLC	2027 DIRP #3 Design through May 31	8116 - 2027 Design	3,894.67	
05/31/2026	RG and Associates, LLC	2027 DIRP #1 Design through May 31	8116 - 2027 Design	28,503.72	
05/31/2026	RG and Associates, LLC	2027 DIRP #2 Design through May 31	8116 - 2027 Design	19,417.72	
				372,494.73	0.00
TOTAL				991,028.51	0.00

**Capital Expenditures vs Capital Revenue
2026 Timeline**

Capital Expenditures	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total 2026 YTD Actual	Total 2026 Projected	Total 2026 Budgeted
		0	445,272	996,175	1,475,760	1,631,470	1,882,790	1,617,540	239,298	192,888	255,004	590,465	1,307,888		
2020 Sewer Improvements						50,000	50,000	100,000	100,000	100,000	50,000		0	450,000	450,000
2025 Water IRP	323												323	323	0
2026 Water IRP	107,070	74,442	57,947	258,485	318,436	750,000	1,500,000	1,000,000	750,000	1,000,000	1,300,000	750,000	816,380	7,866,380	9,450,000
2026 Tank Improvements						75,000	100,000	125,000					0	300,000	300,000
2026 Sewer Rehabilitation					2,243	100,000	300,000	50,000	10,000				2,243	462,243	510,000
2026 Capital Contingency												1,111,000	0	1,111,000	1,111,000
2027 Design				3,723	51,816		50,000	50,000	75,000	75,000	75,000	70,000	55,539	450,539	400,000
Vehicles	24,452			221,580									246,032	246,032	252,700
Field Equipment			44,862	482								55,000	45,344	100,344	145,000
Office and Grounds	23,690		23,690	7,765									55,145	55,145	50,000
Office Equipment							150,000					30,000	0	180,000	180,000
Total Expense	155,535	74,442	126,499	492,035	372,495	975,000	2,150,000	1,325,000	935,000	1,175,000	1,425,000	2,016,000	1,221,006	11,222,006	12,848,700

Capital Revenues													Total 2026 YTD Actual	Total 2026 Projected	Total 2026 Budgeted
	Cap Reserve	225,853	231,937	227,522	245,912	246,904	339,588	429,545	522,652	530,671	469,377	365,364	265,876	1,178,128	4,101,201
Infrastructure Replacement Fee	267,581	295,766	269,314	295,682	267,547	293,200	265,250	293,200	265,250	293,200	265,250	293,200	1,395,890	3,364,440	3,350,700
Interest Income	107,173	97,442	109,048	105,951	109,164	76,762	76,763	76,762	76,763	76,762	76,763	76,762	528,778	1,066,115	921,150
Sewer System Development Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water System Development Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lease Income	200	200	200	200	200	200	200	200	200	200	200	200	1,000	2,400	2,400
Total Revenue	600,807	625,345	606,084	647,745	623,815	709,750	771,758	892,814	872,884	839,539	707,577	636,038	3,103,796	8,534,156	8,411,168

Income (Loss) Non-Operating	445,272	996,175	1,475,760	1,631,470	1,882,790	1,617,540	239,298	192,888	255,004	590,465	1,307,888	2,687,850
------------------------------------	----------------	----------------	------------------	------------------	------------------	------------------	----------------	----------------	----------------	----------------	------------------	------------------

Green Mountain Water & Sanitation District-Investment Report

Cash Account Balances as of May 31, 2026

Cash Accounts

Bank Description	Accounts Payable	Current Balance	Interest Rate
Petty Cash		\$1,659.51	
1ST Bank - Daily Operating Account 2		(\$3,350.25)	
1ST Bank - Monthly Operating Account		\$36,020.29	
1ST Bank - Money Market		\$32,000.00	
1ST Bank - Liquid Asset/Operating Funds	\$1,571,850.59	\$8,318,088.31	3.290%
1ST Bank - Liquid Asset/Capital Funds	\$359,616.23		
Csafe CASH (<i>Variable Daily Rate</i>)		\$3,142,845.16	3.750%
Csafe CORE (<i>Variable Daily Rate</i>)		\$16,359,178.37	3.810%
ColoTrust Plus (<i>Variable Daily Rate</i>)		\$4,593,970.92	3.744%
<i>Total Cash</i>		<i>\$32,480,412.31</i>	

Certificates of Deposit

CD Description	Expiration Date	Face Amount	Amoritized Amount	Interest Rate
BOK Financial - 2-Year Public Fund CD 68234	11/19/2026	800,000.00	813,345.01	3.999%
BOK Financial - 2-Year Public Fund CD 77586	11/19/2026	200,000.00	203,336.26	3.999%
BOK Financial - 2-Year Public Fund CD 12741	1/27/2027	2,000,000.00	2,032,958.58	4.030%
<i>Total Certificates of Deposit</i>			<i>\$3,049,639.85</i>	
Total Cash and Cash Equivalents			<u>\$35,530,052.16</u>	

Investment Report As of 5/31/2026

PRIORITY = SAFETY, LIQUIDITY, DIVERSITY, AND YIELD

Term	Definition	Instruments and Guidelines	Account Name	Maturity Dates	5/31/2026 Balances	Total \$ per Term	% per Term	% of Current Year's Budget per Term
Immediate Liquidity	<p><i>Minimum = 25% of current year's budget.</i></p> <p><i>Maximum = none.</i></p> <p><i>Optimize at 25% of current year's budget, but could go higher if short- and long-term yields are not favorable.</i></p>	<p><i>Checking = least practical balance.</i></p> <p><i>Insured Money Market Fund and Treasuries = up to 100%</i></p> <p><i>Pools that are specifically approved by Green Mountain Board of Directors = up to 100%</i></p> <p>NO MORE THAN 50% OF IMMEDIATE-TERM FUNDS IN ANY SINGLE-ENTITY INSTRUMENT. *</p> <p><i>Availability < 8 HOURS</i></p>	Petty Cash 1st Bank Sweep Account Csafe CASH ColoTrust Plus		1,659.51 8,382,758.35 3,142,845.16 4,593,970.92	16,121,233.94	45.37%	55.11%
Short	<p><i>Funds available in excess of 25% of current year's budget, up to 50% of current year's budget, but could go higher if long-term yields are not favorable.</i></p>	<p><i>Above, plus: none</i></p> <p>NO MORE THAN 50% OF SHORT-TERM FUNDS IN ANY SINGLE-ENTITY INSTRUMENT. *</p> <p><i>8 HOURS < Availability ≤ 1 YEAR</i></p>	Csafe CORE		16,359,178.37	16,359,178.37	46.04%	55.92%
Long	<p><i>Funds available in excess of 50% of current year's budget. If long-term yields are not favorable, invest in short-term or liquid instruments.</i></p> <p><i>Funds should be invested in a laddered fashion such that 25% of the fund balance that is in excess of 50% of the current year's budget is available within each one of years 2-5, and within each year, funds are laddered quarterly.</i></p>	<p><i>Above, plus: approved long-term instruments.</i></p> <p><i>1 YEAR < Availability ≤ 5 YEARS</i></p>	BOK Financial 2-Year Public Fund CD 68234 BOK Financial 2-Year Public Fund CD 77586 BOK Financial 2-Year Public Fund CD 12741	11/19/26 11/19/26 1/27/27	813,345.01 203,336.26 2,032,958.58	3,049,639.85	8.58%	10.42%

* Limitation not applicable to State of Colorado approved pools such as CSAFE and COLOTRUST, since by nature, these funds are diversified.

\$35,530,052.16

Green Mountain Water and Sanitation District
Balance Sheet
As of May 31, 2026

Accrual Basis

	May 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1015 · BOK Financial CD 12741	2,032,958.58
1014 · BOK Financial CD 77586	203,336.26
1013 · BOK Financial CD 68234	813,345.01
1001-01 · 1st Bank-Daily Operating 2	-3,350.25
1012 · CSAFE CORE	16,359,178.37
1011 · CSAFE Cash	3,142,845.16
1000 · Imprest Cash Account	1,659.51
1002 · 1st Bank-Operating	36,020.29
1003 · 1st Bank-Money Market	32,000.00
1004 · 1st Bank-Sweep Account	8,318,088.31
1113 · Colotrust Plus-Capital Reserve	4,593,970.92
Total Checking/Savings	35,530,052.16
Accounts Receivable	
1250 · Other Receivables	349,090.90
1201 · Unbilled AR	3,093,630.38
1200 · A/R-Water	1,681,323.21
Total Accounts Receivable	5,124,044.49
Other Current Assets	
1450 · Reimbursable	88,877.00
Total Other Current Assets	88,877.00
Total Current Assets	40,742,973.65
Fixed Assets	
1455 · HRA Deposit	82,141.46
1500 · Acc Dep-Office & Grounds	-953,681.21
1510 · Acc Dep-Office Equipment	-513,706.48
1520 · Acc Dep-Repairs & mtn	-569,518.69
1530 · Acc Dep-Sewer System	-9,155,332.41
1540 · Acc Dep-Vehicles	-1,254,218.21
1550 · Acc Dep-Water System	-21,637,415.70
1600 · Land	271,261.04
1610 · Office & Grounds-Capital	1,484,307.87
1620 · Office Equipment Capital	537,110.21
1630 · Repairs & Mtn Capital	708,013.38
1640 · Sewer Lines & Mechanical	18,480,461.53
1650 · Vehicles Capital	1,901,713.96
1660 · Water Lines & Mechanical	46,294,347.39
Total Fixed Assets	35,675,484.14
Other Assets	
1890 · Amortization ROU Asset	-67,228.00
1800 · Subscription ROU Asset	93,744.00
1900 · Def Outflows if Res. - OPEB	21,442.00
1901 · Def Outflows of Res. - Pension	745,015.00
1700 · Construction in Progress	824,999.32
1720 · Prepaid Expense	239,584.87
Total Other Assets	1,857,557.19
TOTAL ASSETS	78,276,014.98

Green Mountain Water and Sanitation District
Balance Sheet
As of May 31, 2026

Accrual Basis

	May 31, 26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2104 · Accrued AP	15,009.14
2000 · Accounts Payable	1,726,593.76
Total Accounts Payable	1,741,602.90
Credit Cards	
2001 · 1st Bank VISA	2,338.02
Total Credit Cards	2,338.02
Other Current Liabilities	
1031 S Union Blvd Deposit	3,725.00
2307 · Xenon Way Deposit	687.00
2305 · Solterra LLC Deposit	1,500.00
2303 · 12364 W Alameda Pkwy	4,785.25
2600 · Def Inflows of Res. - OPEB	45,618.00
2602 · Def Inflows of Res. - Pension	27,406.00
2604 · Net OPEB Liability	98,104.00
2606 · Net Pension Liability	1,278,161.00
2301 · 11968 W Jewell Reimb. Deposit	150.00
2302 · 12476 W Bayaud Reimb. Deposit	5,854.50
2300 · Big Sky Deposit	30,000.00
2100 · Accrued Payroll	65,570.23
2101 · Accrued Vacation Payable	56,364.54
2102 · Deposits Payable	29,600.00
2200 · Payroll Liabilities	2,156.28
Total Other Current Liabilities	1,649,681.80
Total Current Liabilities	3,393,622.72
Long Term Liabilities	
2800 · Subscription Liability	14,444.00
Total Long Term Liabilities	14,444.00
Total Liabilities	3,408,066.72
Equity	
3700 · Acc Dep-Contrib Capital-Sewer	-2,817,919.24
3600 · Acc Dep-Contrib Capital-Water	-2,716,164.78
3701 · Developer Contribution-Sewer	6,588,952.06
3601 · Developer Contribution-Water	6,063,902.70
3702 · System Development Fees-Sewer	7,408,848.10
3602 · System Development Fees-Water	10,125,027.66
3000 · Opening Bal Equity	391,294.18
3900 · Retained Earnings	48,352,417.97
Net Income	1,471,589.61
Total Equity	74,867,948.26
TOTAL LIABILITIES & EQUITY	78,276,014.98

Green Mountain Water and Sanitation District

Profit & Loss Budget vs. Actual

Accrual Basis

May 31, 2026

Revenues	YTD Budget	YTD Actual	Act vs Budget
Operating Revenue	5,443,876.05	5,416,277.38	-27,598.67
Non-Operating Revenue	2,980,809.12	3,103,795.79	122,986.67
Total Income	8,424,685.17	8,520,073.17	95,388.00

Explanation of Variance

***1 - For Jan-May1 2026, the District used 26,111,000 more gallons (7.09% more) compared to Jan-May 2025. Water use is 2.23% less than budgeted for in 2026. Water used in May is not billed to customers until June and July.

***2 - Delinquent Charges/Shut Off Charges are higher than projected.

***3 - Above budgeted due to interest rates holding steady rather than decreasing as projected.

***4 - Applied for and was awarded a safety grant from our insurance company for the purchase of a snow plow and light tower. Total reimbursement was \$12,126.08.

Expenses	YTD Budget	YTD Actual	Act vs Budget
Operating Expense	5,982,339.93	5,827,478.27	-154,861.66
Non-Operating Expense	2,897,700.00	1,221,005.29	-1,676,694.71
Total Expense	8,880,039.93	7,048,483.56	-1,831,556.37

Explanation of Variance

***5 - Invoices for engineering are typically received a month in arrears. Master planning has started, we will begin seeing more substantial invoices as work progresses.

***6 - Have not replenished replacement inventory year to date, however, will be replenishing stock soon.

***7 - Received legal writ of garnishment for current litigation.

Income/Loss	YTD Budget	YTD Actual	Act vs Budget
Income/Loss Operating	-538,463.88	-411,200.89	127,262.99
Income/Loss Non-Operating	83,109.12	1,882,790.50	1,799,681.38
Net Income	-455,354.76	1,471,589.61	1,926,944.37

Green Mountain Water and Sanitation District
Profit & Loss vs. Actual
May 31, 2026

Accrual Basis

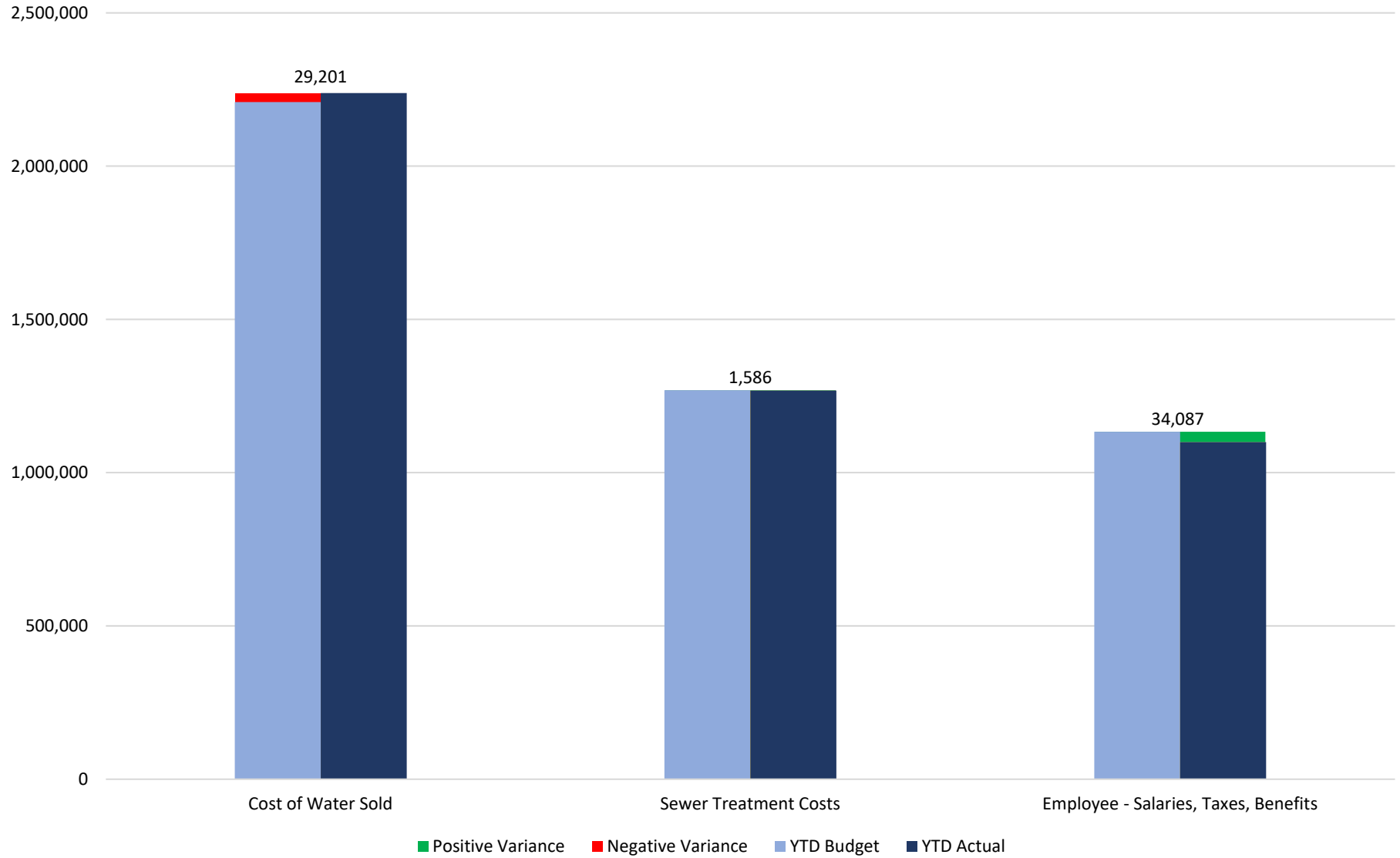
	2026 Budget	YTD Budget	YTD Actual	Act vs. Budget	% of YTD Budget
Operating Revenue					
1 Delinquent Charges	92,500.00	28,515.34	41,172.35	12,657.01	144.39% ***2
2 Inspection Fees	0.00	0.00	0.00	0.00	0.00%
3 Insurance Claim Revenue	0.00	0.00	1,020.32	1,020.32	100.00%
4 Meter Sales	0.00	0.00	0.00	0.00	0.00%
5 Miscellaneous Income	12,000.00	5,216.65	28,952.85	23,736.20	555.01% ***4
6 Service Fee	5,221,733.00	2,128,081.17	2,130,942.14	2,860.97	100.13%
7 Sewer User Charges	3,404,348.00	1,395,168.79	1,384,639.96	-10,528.83	99.25%
8 Short Check Fees	1,000.00	400.00	540.00	140.00	135.00%
9 Shut Off Charges	5,500.00	1,750.00	2,900.00	1,150.00	165.71% ***2
10 Transfer Fees	18,000.00	7,110.00	6,750.00	-360.00	94.94%
11 Water Sales	8,280,969.00	1,877,634.10	1,819,359.76	-58,274.34	96.90% ***1
12 Total Operating Revenue	17,036,050.00	5,443,876.05	5,416,277.38	-27,598.67	99.49%
Operating Expense					
13 Accounting/Audit	16,500.00	10,000.00	14,000.00	4,000.00	140.00%
14 Auto Expense	130,149.00	54,230.14	53,633.69	-596.45	98.90%
15 Contracted Repairs	449,000.00	177,708.43	180,814.09	3,105.66	101.75% ***6
16 Cost of Meters Sold	15,000.00	6,250.00	401.65	-5,848.35	6.43%
17 Cost of Water Sold	7,937,265.00	2,209,434.40	2,238,635.35	29,200.95	101.32% ***1
18 Director Fees	12,000.00	5,000.00	3,500.00	-1,500.00	70.00%
19 Employee - Salaries, Taxes, Benefits	2,683,767.00	1,133,435.10	1,099,347.84	-34,087.26	96.99%
20 Engineering	505,000.00	210,416.69	40,040.20	-170,376.49	19.03% ***5
21 Insurance	257,888.00	107,453.35	111,448.00	3,994.65	103.72%
22 Interest Expense	2,500.00	1,041.69	320.00	-721.69	30.72%
23 Legal	525,000.00	218,750.00	350,159.36	131,409.36	160.07% ***7
24 Lobbyist	90,000.00	37,500.00	25,000.00	-12,500.00	66.67%
25 Office & Grounds	131,000.00	51,761.69	51,771.69	10.00	100.02%
26 Office Expense	481,200.00	211,474.60	210,925.45	-549.15	99.74%
27 Repair Department	264,500.00	106,541.81	36,813.32	-69,728.49	34.55% ***6
28 Sewer Treatment Costs	2,478,180.00	1,269,090.50	1,267,504.04	-1,586.46	99.88%
29 UNCC Locates	15,000.00	6,250.00	5,513.17	-736.83	88.21%
30 Utilities	411,400.00	166,001.53	137,650.42	-28,351.11	82.92%
31 Total Operating Expense	16,405,349.00	5,982,339.93	5,827,478.27	-154,861.66	97.41%
32 Income (Loss) Operating	630,701.00	-538,463.88	-411,200.89	127,262.99	76.37%

Green Mountain Water and Sanitation District
Profit & Loss vs. Actual
May 31, 2026

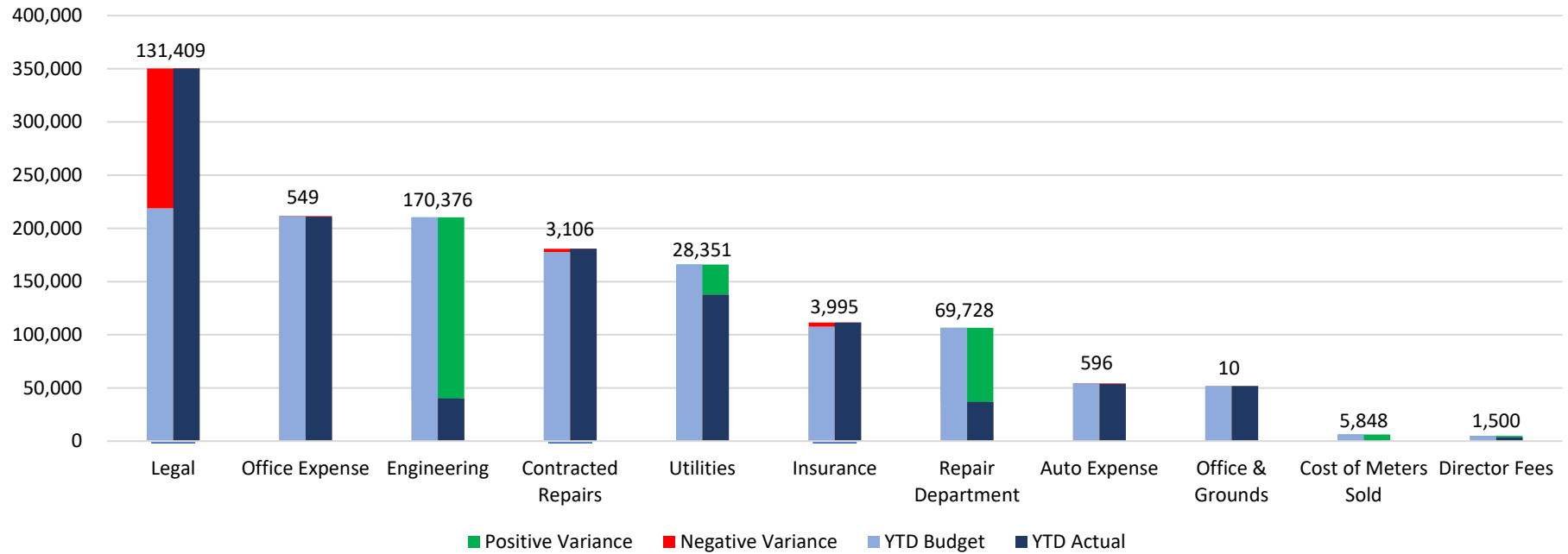
Accrual Basis

	2026 Budget	YTD Budget	YTD Actual	Act vs. Budget	% of YTD Budget	
Non-Operating Revenue						
1	Capital Reserve Fund Revenue	4,136,918.00	1,213,846.20	1,178,128.80	-35,717.40	97.06% ***1
2	Infrastructure Replacement Fee	3,350,700.00	1,382,150.42	1,395,889.00	13,738.58	100.99%
3	Interest Income	921,150.00	383,812.50	528,777.99	144,965.49	137.77% ***3
4	Sewer System Development Fees	0.00	0.00	0.00	0.00	0.0%
5	Water System Development Fees	0.00	0.00	0.00	0.00	0.0%
6	Lease Income	2,400.00	1,000.00	1,000.00	0.00	100.0%
7	Total Non-Operating Revenue	8,411,168.00	2,980,809.12	3,103,795.79	122,986.67	104.13%
Non-Operating Expenditures						
8	2020 Sewer System Improvements	450,000.00	0.00	0.00	0.00	0.00%
9	2025 Water IRP	0.00	0.00	323.00	323.00	100.00%
10	2026 Water IRP	9,450,000.00	2,400,000.00	816,380.02	-1,583,619.98	34.02%
11	2026 Tank Improvements	300,000.00	0.00	0.00	0.00	0.00%
12	2026 Sewer Rehabilitation	510,000.00	100,000.00	2,242.50	-97,757.50	2.24%
13	2026 Field Equipment	145,000.00	90,000.00	45,343.63	-44,656.37	50.38%
14	2026 Office & Grounds	50,000.00	50,000.00	55,145.34	5,145.34	110.29%
15	2026 Office Equipment	180,000.00	0.00	0.00	0.00	0.00%
16	2026 Vehicles	252,700.00	252,700.00	246,031.94	-6,668.06	97.36%
17	2027 Design	400,000.00	5,000.00	55,538.86	50,538.86	1110.78%
18	Capital Contingency	1,111,000.00	0.00	0.00	0.00	0.00%
19	Total Non-Operating Expenditures	12,848,700.00	2,897,700.00	1,221,005.29	-1,676,694.71	42.14%
20	Income (Loss) Non-Operating	-4,437,532.00	83,109.12	1,882,790.50	1,799,681.38	2265.44%
21	Net Income	-3,806,831.00	-455,354.76	1,471,589.61	1,926,944.37	-323.17%

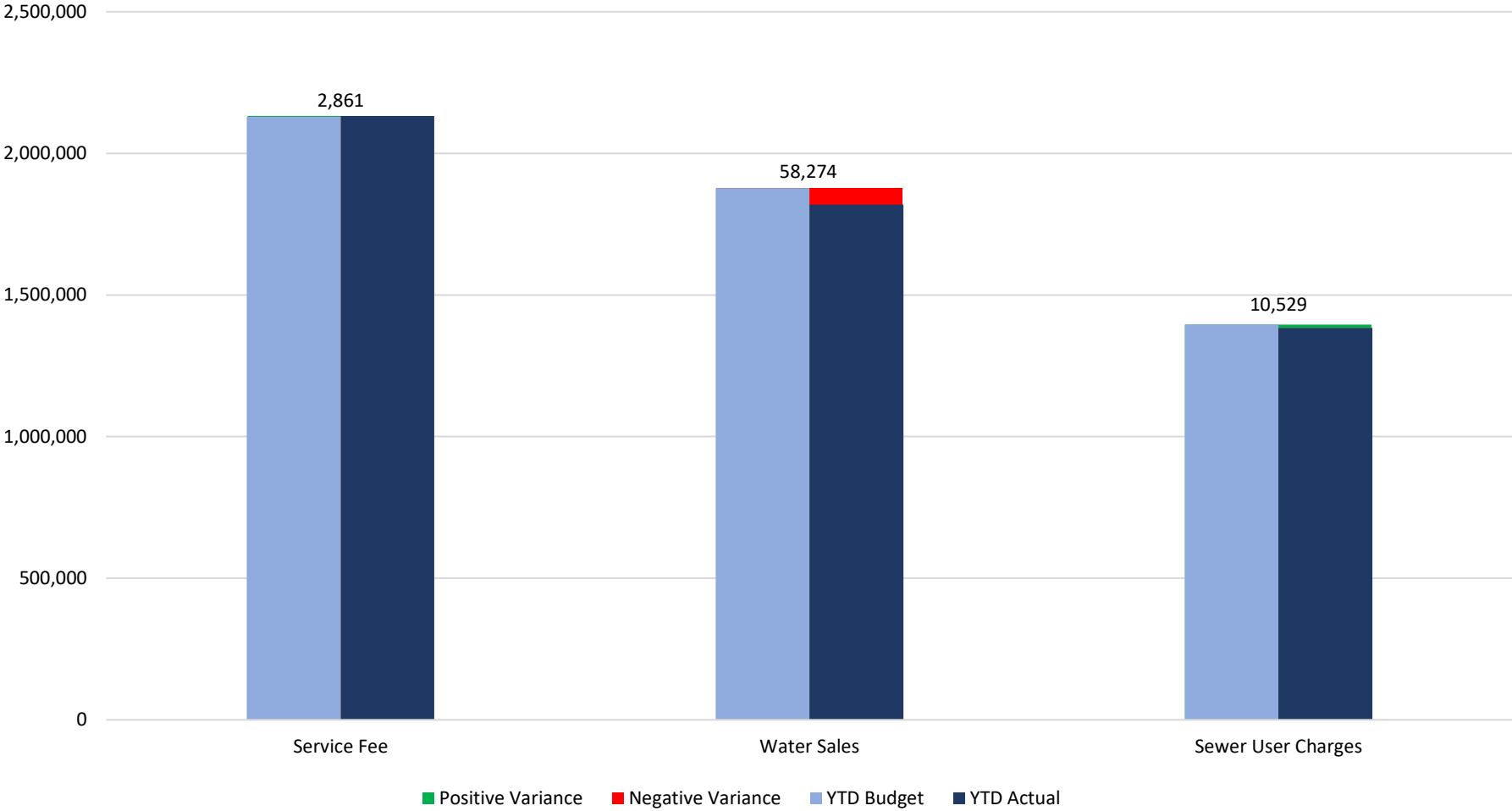
High Dollar Operating Expense YTD Actual vs Budget



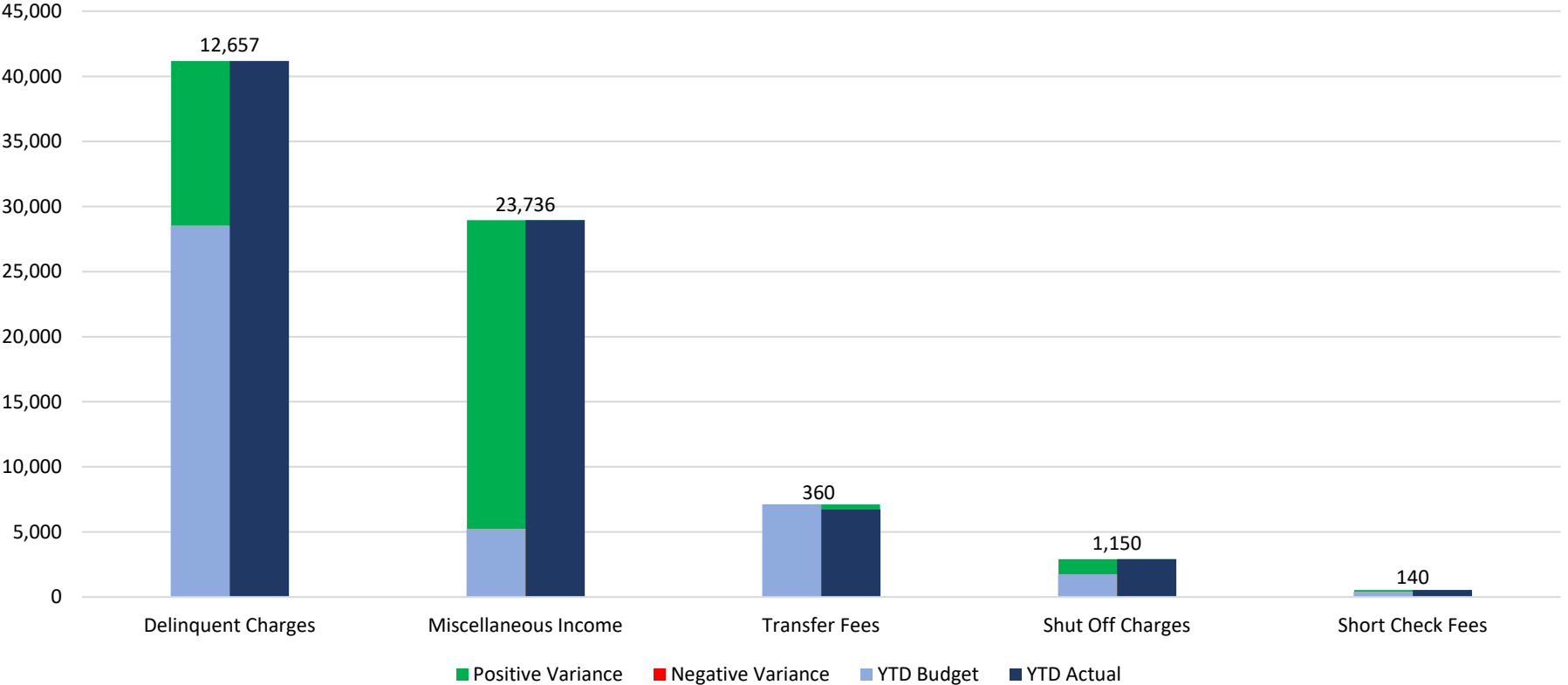
Operating Expense YTD Actual vs Budget



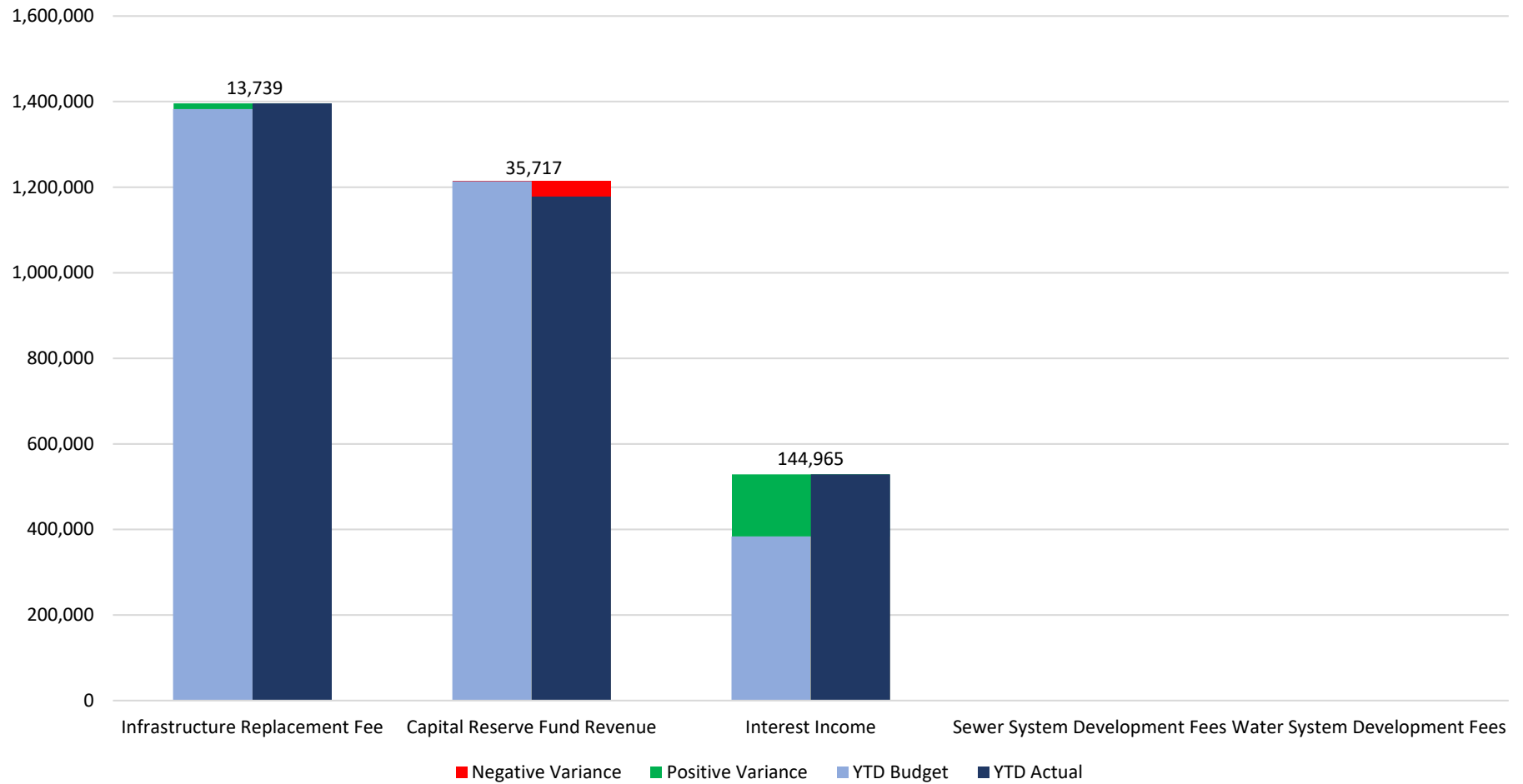
High Dollar Operating Revenues YTD Actual vs Budget



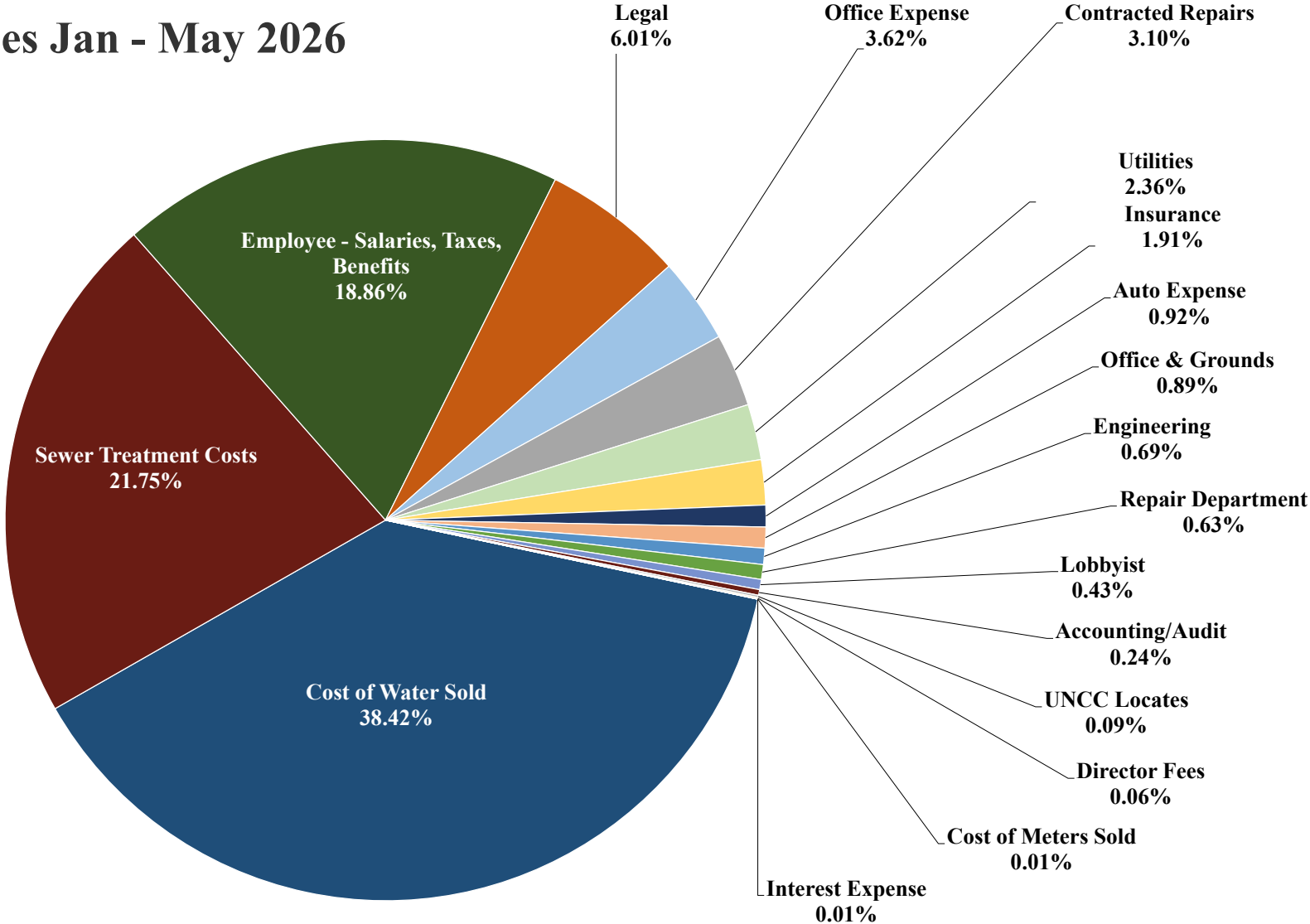
Operating Revenues YTD Actual vs Budget



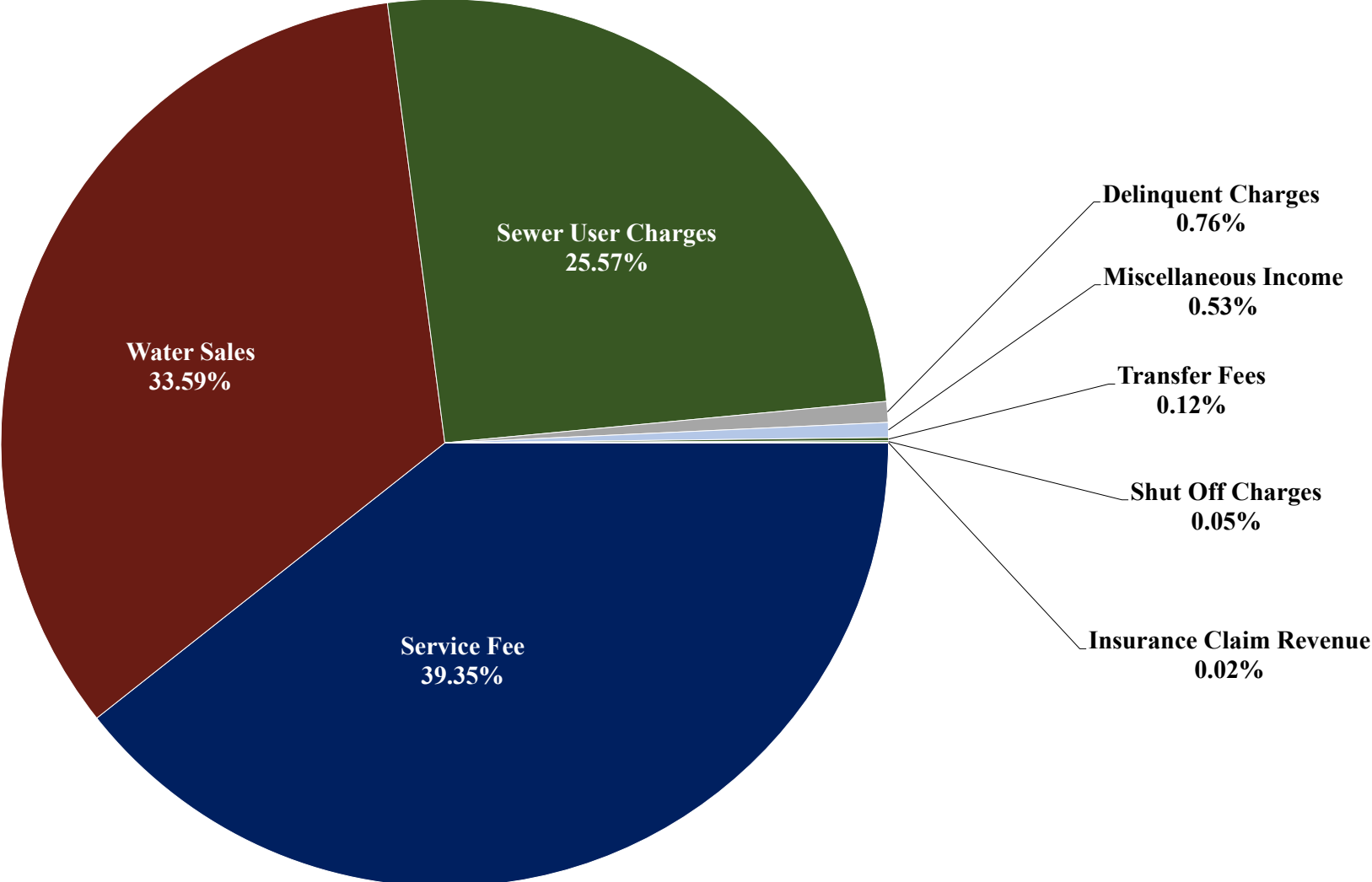
Non-Operating Revenues YTD Actual vs Budget



Operating Expenses Jan - May 2026



Operating Revenues Jan - May 2026



DISTRICT STATUS REPORT

JUNE 9TH, 2026



OPERATIONS AND MAINTENANCE REPORT

- No main breaks to report for May, 6 total for the year
- Ongoing maintenance and replacements on water and wastewater assets
- Pink tank is in process of assessment for repainting
- Easement for old tank site, Glennon Heights visit



DEVELOPMENT REVIEWS

- PLAN REVIEW FOR 12476 W BAYAUD AVE IS IN PROCESS INCLUDING IMPROVEMENTS TO THE COLLECTION SYSTEM IN ORDER TO SERVE THE PROPERTY
- 12795 W ALAMEDA PKWY HAS REQUESTED A MEETING TO DISCUSS CAPACITY
- 13121 W ALAMEDA PKWY HAS REQUESTED A MEETING TO DISCUSS CAPACITY



INFRASTRUCTURE REPLACEMENT PROJECTS

2026 DIRP

- 2026 DIRP #2 IS IN PROGRESS
- DIRP #1 IS STILL DELAYED, LAKEWOOD IS REQUIRING ADDITIONAL TRAFFIC CONTROL REQUIREMENTS
- WE WILL HAVE THE SCHEDULE UPDATED REGULARLY ON THE WEBSITE
- DIRP #5 (SEWER LINING) IS IN DESIGN





REQUEST FOR PROPOSALS (RFP)

Workforce Assessment & Operational Efficiency Study Green Mountain Water & Sanitation District (GMWSD)

Introduction:

Green Mountain Water & Sanitation District (GMWSD) is seeking qualified consulting firms to conduct a comprehensive Workforce Assessment and Operational Efficiency Study. The purpose of this effort is to evaluate workforce structure, identify critical skill needs, optimize staffing models, and evaluate the areas for outsourcing or operational improvements over the next five (5) years.

Project Objectives:

The selected consultant will support GMWSD in:

- Defining mission-critical skills and knowledge
- Identifying optimal workforce structure and job functions
- Evaluating in-house vs. outsourced service delivery models
- Determining gaps in workforce capabilities
- Benchmarking best practices from peer water and sanitation districts
- Providing actionable recommendations to improve efficiency, resiliency, and service delivery

Scope of Work:

The consultant will, at minimum, perform the following tasks:

A. Workforce Analysis

Evaluate staffing structure, including:

- Leadership vs. non-leadership ratios
- Salaried vs. hourly workforce
- Generalists vs. specialists
- Assess adequacy of staffing following recent reorganization
- Identify mission-critical roles and redundancy levels

B. Service Delivery Assessment

[Type here]

Identify functions suitable for:

- Continued in-house delivery
- Potential for partial outsourcing
- Potential for full outsourcing

Analyze:

- Cost comparisons (internal vs. contracted services)
- Service quality and customer satisfaction impacts

Evaluate reliance on contractors across:

- Maintenance
- Engineering
- Accounting
- Customer service
- IT services

C. Benchmarking & Best Practices

Compare GMWSD to:

- Nearby Lakewood-area districts
- Regional and national water/sanitation utilities
- Workforce models and contracting strategies used by peer agencies

D. Organizational & Performance Evaluation

Assess:

- Employee engagement and satisfaction
- Performance management systems
- Recruitment and retention strategies
- Alignment of staff performance with Board goals

Determine whether current systems promote accountability and success

E. Future Workforce Planning

Identify workforce needs tied to:

- Anticipated population growth
- Increasing service demands
- Recommend new job functions or capabilities needed over next five years

F. Equipment & Operational Efficiency

Identify opportunities for:

- Equipment efficiencies
- Increased contract service support tied to capital or operational improvements

G. Research Requirements

The study must address:

- Emergency vs. routine maintenance workforce scheduling
- Workforce-to-contractor ratios
- Customer satisfaction comparisons (internal vs. external services)
- Skill gaps and training adequacy
- Workforce adaptability and resilience

H. Approach & Methodology

Proposals must include a clear work plan outlining:

- Key research questions
- Data collection and cost analysis methods
- Interview strategy, including:
 - a) GMWSD employees
 - b) Board members
 - c) Contractors
 - d) Peer agencies

Minimum expectations:

- Conduct 3–5 interviews per stakeholder group
- Use both qualitative and quantitative analysis methods
- Provide defensible benchmarking data

I. Deliverables

The selected consultant will provide:

- Project Work Plan & Schedule (within 2 weeks of kickoff)
- Interim Findings Summary
- Final Report, including:
 - a) Workforce analysis
 - b) Benchmark comparisons
 - c) Gap analysis
 - d) Outsourcing recommendations
 - e) Cost-benefit analysis

[Type here]

- f) Risk assessment
 - g) Prioritized Action Plan
- Presentation to Board of Directors

J. Proposal Requirements

Proposals must include:

- Firm Qualifications
- Relevant experience with:
 - a) Water/sanitation utilities
 - b) Workforce assessments
 - c) Public sector operations
- Project Team
 - a) Key personnel and roles
 - b) Experience with similar projects
 - c) Technical Approach
 - d) Methodology and tools
 - e) Benchmarking approach
 - f) Data collection strategy
 - g) Project Schedule
- Cost Proposal
 - a) Lump sum and/or detailed cost breakdown
 - b) Hourly rates (if applicable)
- References
 - a) Minimum of three (3) similar projects

K. Evaluation Criteria

Proposals will be evaluated based on:

- Relevant experience and qualifications
- Strength of methodology and approach
- Understanding of water utility operations
- Ability to provide actionable recommendations
- Cost and value
- Optional value-add (equipment efficiency insights)

L. Submission Instructions

Submit proposals electronically to:

Josh Stanley
District Manager

[Type here]

Green Mountain Water & Sanitation District
jstanley@greenmountainwater.org

Karen Morgan
Board President
karen.morgan@greenmountainwater.org

RFP Released: TBD
Proposals Due: TBD
Consultant Selection: TBD
Project Start: TBD
Project Duration: Approximately 2 months from kickoff
Deadline: TBD

M. General Conditions

- GMWSD reserves the right to reject any or all proposals
- Interviews may be conducted with top-ranked firms
- Final scope may be refined during contract negotiation

N. Point of Contact

All questions regarding this RFP must be directed to:

Josh Stanley
District Manager
Green Mountain Water & Sanitation District
jstanley@greenmountainwater.org

Karen Morgan
Board President
karen.morgan@greenmountainwater.org