Green Mountain Water & Sanitation District

Board of Directors Regular Meeting
September 8, 2026

13919 W Utah Avenue
Lakewood, CO 80228
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NOTICE OF REGULAR MEETING
GREEN MOUNTAIN WATER AND SANITATION DISTRICT
Tuesday, September 8, 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, September 8, 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. **Approval of Minutes**
    a. Action item- August 11th regular meeting pg 4

6. **Financial Matters** pg 9
    a. Daily/Monthly Operating Expenses & Capital Expenditures pg 10
    b. Unaudited Financial & Investment Report pg 15

7. **District Reports**
    a. Maintenance Report
    b. District Manager Report pg 29
        i. Development Review
        ii. Infrastructure Replacement Projects

8. **Director's Matters**
    a. Action item- Authority for minor change orders – Pink Tank Project
    b. Action item- DIRP #4 Change Order for DIP installation
    c. Action item- Discuss amended Denver Water drought restrictions
    d. Action item- Discuss and authorize letter to Lakewood planning commission regarding Indigo at Red Rocks

9. **Legal Matters** (Dylan Woods, Title 32 Attorney for the District)

10. **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:
    a. Lakewood re-zoning trial
    b. Lakewood Ravine trial

11. **Legal Matters – Any actions resulting from executive session**

12. **New Business**

13. **Adjourn**

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

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

August 11, 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 Tuesday, August 11, 2026.

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

Attendance:	A regular meeting of the District was scheduled in compliance with the laws of the State of Colorado, with the following directors in attendance: Karen Morgan, President Roger Wendell, Vice President/Secretary Philip Hardinger, Treasurer David Wiechman, Director Arthur Martinez, Director (remote) Also present were: Dylan Woods, Title 32 Attorney Josh Stanley, District Manager, GMWSD Sam R. McKay, GMWSD Jesse Daveport, GMWSD Doug Pavlich, GMWSD Dave Garner Ludmila Other Guests
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:	The procedural changes for special meetings to be presented by Director Martinez will not be on this meeting's agenda, as the proposal will be run by legal first. (1:14)

	Director Wendell **MOVED** to add to the agenda discussion of the notice regarding pink tank approvement. Director Morgan seconded, following discussion and upon vote the motion **PASSED** unanimously. (2:43)
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 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. Dave Garner: Commented on seeing social media posts disbelieving of the drought and critical toward water districts. Mr. Garner also brought to the Board's attention an announcement from the FBI regarding intrusion of water service providers across multiple states that have been traced back to hackers. He encouraged the Board to reach out to the FBI and discuss how to respond to the situation. Ludmila: Expressed disappointment in Board behavior exhibited at the previous meeting during a variance request hearing.
Approval of Minutes:	a. July 14th, 2026, Meeting Minutes Director Wendell briefly reviewed the minutes. (11:45) Director Wendell **MOVED** to accept the July 14th regular meeting minutes. Director Hardinger seconded, following discussion and upon vote the motion **PASSED** unanimously. (12:30)
Financial Matters:	The Board reviewed the July 2026 Daily/Monthly Operating Expenses & Capital Expenditures. (13:03) Director Hardinger **MOVED** to approve the operating expenses and expenditures, as well as the unaudited financial statements for the period ending July 31, 2026. Director Wendell seconded, following discussion and upon vote the motion **PASSED** unanimously. (13:40)
District Reports:	a. Maintenance Report Mr. Stanley reported 1 main break in July. (14:08) Mr. Stanley reported that the pink tank bid opened on August 7th and requested that the Board approve award recommendation during this meeting if possible. The Board will discuss this later in Director's Matters. (15:40)

	b. District Manager Report Sewer capacity supplemental information for the hotel at 12476 W Bayaud Ave was provided to the Board, which will be discussed during Director's Matters. (17:34) Grace Covenant Church at 10101 W Mississippi Ave is proposing a new 12-unit building to be used as transitional space for youth aging out of foster care. There are capacity constraints downstream of their project, but a flow study will be conducted to confirm and explore options. (18:29) A church at 822 S Simms St has subdivided the property to create space for one single-family home and they have asked for water and sewer availability. Capacity will depend on where the project ties in and is yet to be determined. (21:34) There is a proposal to turn an office building at 555 Zang St into a school, with a pre-design meeting set up in the coming weeks. The Board will be requesting flow studies for this and all the other proposed development review projects. (22:38) Mr. Stanley presented progress of District Infrastructure Replacement Projects (DIRPs), noting that DIRP #2 is almost complete and DIRP #3 will commence soon. (26:25) Mr. Stanley has a meeting set up with the design engineers, contractor, and City of Lakewood teams to discuss the Union Blvd traffic island, with things to be put in motion in the next week or two. (27:11) Price per liner for DIRP #5 has gone down, and Board approval will be requested soon. (29:10) Regarding the issue of hackers brought up during public comment, Mr. Stanley expanded on the situation and explained that they have already met with the FBI for a debrief and have been discussing the situation with the District's security team. The Board discussed the situation, including concerns and potential risks, what is being done currently, and what preventative actions should be taken. (29:53)
Director's Matters:	a. Action item - Review supplemental engineering information for 12476 W Bayaud Ave approval Mr. Stanley reviewed the supplemental engineering information for the hotel at 12476 W Bayaud Ave. The proposal is to replace a current

	segment of pipe with a larger one, which will increase the capacity of one line and alleviate flow from another. (38:49) The Board clarified that this is a new, larger pipe being added and discussed how this may affect other areas. (45:55) Director Hardinger **MOVED** to approve this section of the project to add the alternate line. Director Wendell seconded. (48:33) Mr. Stanley summarized and clarified the project, noting those behind the project provided funds for the study and are proposing to pay for the addition. (49:18) Returning to the motion to approve engineering supplement, upon vote the motion **PASSED** unanimously. (54:18) b. Action Item - Review submitted proposals and decision matrix for workforce assessment Director Morgan and Director Wendell reviewed the proposals for candidates and the reasoning behind their selection. (54:33) Director Morgan **MOVED** to accept the bid from 65th North Group and execute the contract following review by council when it's all written up. Director Wendell seconded, following discussion and upon vote the motion **PASSED** unanimously. (56:32) c. Action item - DIRP #5 award recommendation The Board reviewed DIRP #5 and the contractors who bid on the project. (58:54) Director Wendell **MOVED** to accept the bid from McCullen Pacific. Director Wiechman seconded, following discussion and upon vote the motion **PASSED** unanimously. (1:03:54) d. Pink tank discussion Mr. Stanley reviewed with the Board the project with the pink zone tank and the information that just came in. He clarified the bid and what is being recommended. (1:04:26) Director Wendell **MOVED** to accept Miller & Associates' suggestion for advanced special contracting on this project. Director Wiechman seconded. (1:09:30)

	The Board discussed the addendums on the bid, as well as concerns regarding the recommendation and accepting the bid without more review. Director Morgan requested more thorough evaluation of bids in the future. (1:10:28) Returning to the motion, the motion to accept the bid **PASSED** unanimously. (1:14:26)
Legal Matters:	Mr. Woods provided a general legal update, noting no need for executive session this meeting. The Timmins' lawsuit in state court is waiting for an opinion from the court of appeals, which will likely come out in October. (1:14:46) Mr. Woods will investigate whether the District has any legal obligation toward the proposed development of 105 acres on Rooney Rd in relation to the Big Sky lawsuit. (1:15:34) Mr. Woods noted that Timmins has a parallel federal lawsuit that has been going on for a number of years that was dismissed, but the federal court of appeals reversed the appeal. The District has an attorney representing them but there is nothing of note at the moment. (1:17:22) Mr. Woods noted that the Ravine trial is set for September 16th, 17th, and 18th, to be held at the Taj Mahal in Jefferson County. The Rezoning lawsuit is set for mediation October 7th. (1:18:34) Mr. Woods announced that the Special District Association Conference will be held in Keystone on September 15th, 16th, and 17th. He also reminded the Board that the first draft of the budget will be provided in October. (1:20:40)
Executive Session:	None.
Legal Matters – Action Resulting from Executive Session	None.
New Business:	None.
Other Matters:	There were no other matters to come before the Board.
Adjourn:	The meeting was adjourned at 7:53 p.m.

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Roger J Wendell, Vice President/Secretary

Memorandum

TO: BOARD OF DIRECTORS

FROM: DOUG PAVLICH, FINANCIAL SPECIALIST

SUBJECT: FINANCIAL MATTERS

DATE: September 8, 2026

a) August 2026 Expenditures

a. August/September 2026 monthly & daily operating expenses in the amount of $2,222,196.45 a list of which is attached.
b. August/September 2026 Capital Expenditures in the amount of $213,057.59 a list of which is attached.

b) August 2026 Unaudited Interim Financial Reports

a. Investment Reports
b. Financial Reports

c) Maturing Investments

a. The district has 2 investments with BOK Financial that are due to mature on 11/19/2026. Total invested is $1,000,000. The third investment with BOK Financial is due to mature 1/27/2027 totaling $2,000,000. More information and recommendations will be presented at the 10/13/2026 board meeting to help determine how these funds will be handled.

1st Bank Monthly Activity
August/September 2026

Account	CK#/Type	Date	Vendor/Recipient	Description	Amount	Total
2026 Sewer Rehabilitation	*EFT*	09/10/26	RG and Associates, LLC	DIRP #5 through 8/31	14,428.00	14,428.00
2026 Water IRP	**18010**	09/08/26	Diaz Construction Group, LLC	DIRP#2 Pay Application #5	85,785.00	
	EFT	09/10/26	RG and Associates, LLC	DIRP #1/#2/#3/#4 through 8/31	20,512.80	106,297.80
2027 Design	*EFT*	09/10/26	RG and Associates, LLC	DIRP #1/#2/#3	33,705.79	33,705.79
A/R	**1773**	08/25/26	Customer	Credit Balance Refund - Corrected system error that caused over billing on commercial account	7,732.96	
	1774	09/01/26	Customer	Credit Final Refund	45.00	7,777.96
Auto Expense	**1780**	09/04/26	Dawson Infrastructure Solutions	Air Valve Repair - Unit 21	59.54	
	17997	09/08/26	City of Lakewood	Fuel for July	4,265.98	
	18003	09/08/26	MHC Kenworth	Troubleshoot/Diagnosis/Repair/ 10 Codes - Unit 20/Replaced Airline - Unit 8	27,760.37	32,085.89
Capital Office Equipment	**18006***	09/08/26	Sanity Solutions, Inc	DELL PE R570 x2 - SCADA System	58,626.00	58,626.00
Contract Labor	**1776**	09/04/26	Centennial Consulting Group	July 14 Meeting Minutes	437.50	
	17994	09/08/26	A-Fast Patch Paving	Main Break Patch 12.5'x61'x7" - 370 Van Gordon/Main Break Patch 22'x16'x6" - 766 S Queen/Main Break Patch 8'x10' - 2228 S Xenophon	7,410.00	
	17995	09/08/26	BNC	Remote Support - Review Current Tools/Hardware/Software/Processes/VPN Plan/SCADA Remote Support	1,935.00	
	17996	09/08/26	Chavez Services LLC	Concrete Repair - Main Break 440 S Oak St	3,600.00	
	18001	09/08/26	DK Solutions LLC	Rebuild 8" Pump Control Valve & Installed New Machined S.S Parts	13,908.86	
	18005	09/08/26	IT Consultants	Secure FortiGate/OT Environment/Cloudflare Support/vCISO Sync	6,499.60	33,790.96
Cost of Water Sold	*EFT*	09/30/26	Denver Water Department	August Cost of Water	1,145,507.28	1,145,507.28
Employee - Salaries, Taxes, Benefits	*EFT*	08/19/26	PERA	401A Contributions; $5,812.70 Employee Paid, GMWSD Paid $10,204.51, Life Insurance $15.50	16,032.71	
	EFT	08/19/26	Paychex	Employee SS & Medicare $4,903.67 Employer SS & Medicare $4,903.66 Employee Fed Income Tax $4,780.90, Employee State Income Tax $2,309.00, Employer State Unemployment $8.56, Garnishment $243.22, Net Pay $43,422.06, Paychex Processing Fee $1,488.69, Paychex Flex Perks $1,365.00	63,424.76	
	EFT	09/01/26	Humana	Dental Insurance	2,501.41	
	EFT	09/01/26	CEBT	Medical/Vision/LTD/Life	36,093.61	
	EFT	09/02/26	PERA	401A Contributions; $5,724.52 Employee Paid, $10,049.72 GMWSD Paid, Life Insurance $15.50	15,789.74	
	EFT	09/02/26	Paychex	Employee SS & Medicare $4,813.43 Employer SS & Medicare $4,813.45, Employee Fed Income Tax $4,986.96, Employee State Income Tax $2,216.00, Employer State Unemployment $4.58, Garnishment $243.22, Net Pay $42,600.82, Paychex Processing Fee $1,424.40, Paychex Flex Perks $978.01	62,080.87	195,923.10
Engineering	**18004**	09/08/26	Olsson	Water/Wastewater Master Plan/Hydraulic Modeling - through 8/24	44,755.50	44,755.50

Legal	1784	09/04/26	Holsinger Law, LLC	Water Law Legal Services - August	753.00	
	17998	09/08/26	Coaty and Woods, P.C.	Legal Fees - August	50,010.05	50,763.05
Lobbyist	18009	09/08/26	Weaver Strategies, LLC	Lobbying Services - September & October	7,500.00	7,500.00
Office & Grounds	1772	08/28/26	Galaxy Concrete Coatings	Concrete Sealing - Outbuilding Roof	3,909.00	
	1781	09/04/26	Double A Security	Door Lock Repair - Red PS	582.00	
	1782	09/04/26	Four Seasons Heating, Inc	HVAC Repair - Rear Office Unit	408.00	
	EFT	09/01/26	Clean Freaks	Monthly Office Cleaning	520.00	
	18000	09/08/26	Designscapes Colorado	Monthly Landscaping - Office & Red PS/Irrigation Repairs	3,907.56	9,326.56
Office Expense	1778	09/04/26	CivicPlus	Website Hosting - September/DocAccess Essentials	664.61	
	1787	09/04/26	Safe Systems Inc	Quarterly Security Monitoring - Office	543.45	
	EFT	08/20/26	Rocky Mountain Reserve	FSA/HRA Administration	134.90	
	EFT	09/06/26	PEAC	Lease/Equipment Protection 8/06-9/05	483.23	
	17999	09/08/26	Continental Utility Solutions	Credit Card Processing Fees - July	25,554.96	
	18002	09/08/26	Frontier Business Products	EncompassIT Server/Desktop/Infrastructure/Firewall/Cloud Backup/Third Wall/Sentinal One	4,531.00	
	18006*	09/08/26	Sanity Solutions, Inc	Ubiquiti G3 Pro Card Reader/Ubiquiti Lock Cable/Adapter x2/Card Reader x2/Indoor Reader x1/Microsoft Office 365 Business/Sharepoint Management x37/Fortinet Cotermed License/Ethernet Switch - SCADA	3,534.47	35,446.62
Payroll Liabilities	*EFT*	08/19/26	PERA	Employee Paid Contributions to 401K Retirement Accounts 08/19 PR	817.65	
	EFT	08/19/26	PERA	Employee Paid Contributions to 457 Retirement Accounts 08/19 PR	264.33	
	EFT	08/31/26	Rocky Mountain Reserve	FSA Claims - August	54.71	
	EFT	09/01/26	Aflac	Supplemental Insurance	104.06	
	EFT	09/02/26	PERA	Employee Paid Contributions to 401K Retirement Accounts 09/02 PR	864.68	
	EFT	09/02/26	PERA	Employee Paid Contributions to 457 Retirement Accounts 09/02 PR	311.36	2,416.79
Reimbursable	1785	09/04/26	Miller & Associates	W Bayaud Development Reviews	150.00	150.00
Repair Department	1775	09/04/26	Ace Hardwre	Flat File/O-Ring x3/5 Gal Bucket/ x2/Red Spray Paint x5/Wasp Spray x4	103.44	
	1777	09/04/26	Certified Laboratories	Wasp Spray x1 Case/Clean Stop Aerosol x1 Case/Glass Cleaner x1 Case/Brake Cleaner x1 Case	926.00	
	1779	09/04/26	Colorado Barricade Co	Fence Rental - Union Ridge LS	84.00	
	1783	09/04/26	Front Range Occupational Medicine	DOT Drug Screen x2	60.00	
	1786	09/04/26	Oxford Recycling Inc	Asphalt Recycling x2	130.00	
	EFT	08/31/26	Core & Main	Fire Hydrant Assembly x1/8"x25" Repair Clamp x1/8" Hymax x2/6" Hymax x1/12"x12" Repair Clamp/6"x15" Repair Clamp x2/3/4" Ball Corp	3,728.98	
	18007	09/08/26	SiteOne Landscape Supply, LLC	Roadbase Refill x99.65 TN	3,169.50	8,201.92
Sewer Treatment Cost	*EFT*	09/15/26	Metro Water Recovery	3rd Quarter Installment	604,545.25	604,545.25
UNCC Locates	18008	09/08/26	Utility Notification Center of Colorado	UNCC Locates - August	1,088.93	1,088.93

Utilities	*EFT*	08/13/26	Xcel Energy	Gas/Electric - Jun/July	8,200.84	
	EFT	08/23/26	Sound Telecom	Answering Service - August	570.33	
	EFT	09/16/26	Comcast	P2 Internet Services - August	134.85	
	EFT	09/20/26	T-Mobile	Cell Phone/Tablet/GPS Tracking -07/21-08/20. iPhone Purchase x25	6,849.71	
	EFT	09/21/26	SunShare	Solar Garden Allocation - July	12,665.57	
	EFT	09/21/26	Greenbacker CSG II LLC	Solar Garden Allocation (DIA) - July	5,371.38	
	EFT	09/21/26	Greenbacker CSG II LLC	Solar Garden Allocation (Linnebur) - July	3,661.95	37,454.63
VISA	*EFT*	08/20/26	VISA	Auto Expense $15.13. Office Expense $3,331.11. Office & Grounds $1,107.94. Repairs & Maintenance $1,007.83	5,462.01	5,462.01
				Subtotal of All Expenditures	2,435,254.04	2,435,254.04
				Subtract Capital Expenditures	213,057.59	213,057.59
				Total Monthly Operating Expenses	**$2,222,196.45**	**$2,222,196.45**

1st Bank Daily Operating

1st Bank Monthly Operating

*** Multiple Expense Accounts Paid with 1 Check**

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

Accrual Basis

Date	Name	Memo	Account	Debit	Credit
Jun 26					
06/25/2026	Sanity Solutions, Inc	Synology 8 Bay RackStation RS1221RP+/4TB Enterprise Ser...	8003 · Capital Office Equipment	6,013.20	
06/30/2026	RG and Associates, LLC	2026 DIRP #1 Engineering through 6/30	8112 · 2026 Water IRP	5,620.20	
06/30/2026	RG and Associates, LLC	2026 DIRP #2 Engineering through 6/30	8112 · 2026 Water IRP	12,134.50	
06/30/2026	RG and Associates, LLC	2026 DIRP #3 Engineering through 6/30	8112 · 2026 Water IRP	7,750.36	
06/30/2026	RG and Associates, LLC	2026 DIRP #4 Engineering through 6/30	8112 · 2026 Water IRP	12,711.00	
06/30/2026	Diaz Construction Group, LLC	2026 Water IRP DIRP#2 - Pay Application #3 Retainage	8112 · 2026 Water IRP	21,261.00	
06/30/2026	Diaz Construction Group, LLC	2026 Water IRP DIRP#2 - Pay Application #3	8112 · 2026 Water IRP	403,959.00	
06/30/2026	RG and Associates, LLC	2026 DIRP #5 Engineering through 6/30	8114 · 2026 Sewer Rehabilitation	13,299.50	
06/30/2026	RG and Associates, LLC	2027 DIRP #1 Design Engineering through 6/30	8116 · 2027 Design	13,117.75	
06/30/2026	RG and Associates, LLC	2027 DIRP #2 Design Engineering through 6/30	8116 · 2027 Design	5,357.25	
06/30/2026	RG and Associates, LLC	2027 DIRP #3 Design Engineering through 6/30	8116 · 2027 Design	61,592.50	
Jun 26				562,816.26	0.00
Jul 26					
07/21/2026	Colorado Community Media	Bid Ad - Pink Tank Painting	8115 · 2026 Tank Improvements	53.62	
07/30/2026	Miller & Associates	Pink Tank Renovation Engineering through July	8115 · 2026 Tank Improvements	9,269.35	
07/31/2026	Intermountain Sales of Denver	Nut Removal Pro City Kit - Unit 30	8001 · Capital Field Equipment	8,750.00	
07/31/2026	Diaz Construction Group, LLC	2026 Water IRP DIRP#2 - Pay Estimate #4 Retainage	8112 · 2026 Water IRP	19,322.50	
07/31/2026	Diaz Construction Group, LLC	2026 Water IRP DIRP#2 - Pay Estimate #4	8112 · 2026 Water IRP	367,127.50	
07/31/2026	RG and Associates, LLC	2026 Water IRP - DIRP #1 Engineering through 7/31	8112 · 2026 Water IRP	14,359.70	
07/31/2026	RG and Associates, LLC	2026 Water IRP - DIRP #2 Engineering through 7/31	8112 · 2026 Water IRP	23,365.89	
07/31/2026	RG and Associates, LLC	2026 Water IRP - DIRP #3 Engineering through 7/31	8112 · 2026 Water IRP	16,384.74	
07/31/2026	RG and Associates, LLC	2026 Water IRP - DIRP #4 Engineering through 7/31	8112 · 2026 Water IRP	26,560.96	
07/31/2026	RG and Associates, LLC	2026 Sewer Rehabilitation - Engineering through 7/31	8114 · 2026 Sewer Rehabilitation	14,564.96	
07/31/2026	RG and Associates, LLC	2027 Water IRP - DIRP #1 Engineering through 7/31	8116 · 2027 Design	29,029.25	
07/31/2026	RG and Associates, LLC	2027 Water IRP - DIRP #2 Engineering through 7/31	8116 · 2027 Design	16,284.35	
07/31/2026	RG and Associates, LLC	2027 Water IRP - DIRP #3 Engineering through 7/31	8116 · 2027 Design	12,223.20	
Jul 26				557,296.02	0.00
Aug 26					
08/10/2026	Sanity Solutions, Inc	DELL PE R570 x2 - SCADA System	8003 · Capital Office Equipment	58,626.00	
08/31/2026	Diaz Construction Group, LLC	2026 Water IRP DIRP 2 - Pay Application #5 Retainage	8112 · 2026 Water IRP	4,515.00	
08/31/2026	Diaz Construction Group, LLC	2026 Water IRP DIRP 2 - Pay Application #5	8112 · 2026 Water IRP	85,785.00	
08/31/2026	RG and Associates, LLC	2026 Water IRP DIRP#1 Engineering - August	8112 · 2026 Water IRP	1,525.25	
08/31/2026	RG and Associates, LLC	2026 Water IRP DIRP#2 Engineering - August	8112 · 2026 Water IRP	6,997.50	
08/31/2026	RG and Associates, LLC	2026 Water IRP DIRP#3 Engineering - August	8112 · 2026 Water IRP	4,427.65	
08/31/2026	RG and Associates, LLC	2026 Water IRP DIRP#4 Engineering - August	8112 · 2026 Water IRP	7,562.40	
08/31/2026	RG and Associates, LLC	2026 Sewer Rehab DIRP#5 Engineering - August	8114 · 2026 Sewer Rehabilitation	14,428.00	
08/31/2026	RG and Associates, LLC	2027 Water IRP DIRP#1 Engineering - August	8116 · 2027 Design	18,296.30	
08/31/2026	RG and Associates, LLC	2027 Water IRP DIRP#2 Engineering - August	8116 · 2027 Design	11,652.99	
08/31/2026	RG and Associates, LLC	2027 Water IRP DIRP#3 Engineering - August	8116 · 2027 Design	3,756.50	
Aug 26				217,572.59	0.00
TOTAL				**1,337,684.87**	**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*	*2,057,585*	*2,276,812*	*2,941,330*	*2,699,214*	*2,103,753*	*1,129,474*			
2020 Sewer Improvements									100,000	100,000	50,000		0	250,000	450,000
2025 Water IRP	323												323	323	0
2026 Water IRP	107,070	74,442	57,947	258,485	318,436	463,436	467,121	110,813	750,000	1,000,000	1,300,000	750,000	1,857,750	5,657,750	9,450,000
2026 Tank Improvements							9,323		90,000	125,000	75,000	677	9,323	300,000	300,000
2026 Sewer Rehabilitation					2,243	13,300	14,565	14,428	100,000	135,000	100,000	50,000	44,536	429,536	510,000
2026 Capital Contingency												1,111,000	0	1,111,000	1,111,000
2027 Design				3,723	51,816	80,068	57,537	33,706	75,000	75,000	6,856		226,850	383,706	400,000
Vehicles	24,452			221,580									246,032	246,032	252,700
Field Equipment			44,862	482			8,750					55,000	54,094	109,094	145,000
Office and Grounds	23,690		23,690	7,765									55,145	55,145	50,000
Office Equipment						6,013		58,626			150,000	23,987	64,639	238,626	180,000
Total Expense	**155,535**	**74,442**	**126,499**	**492,035**	**372,495**	**562,817**	**557,296**	**217,573**	**1,115,000**	**1,435,000**	**1,681,856**	**1,990,664**	**2,558,692**	**8,781,212**	**12,848,700**

Capital Revenues	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total 2026 YTD Actual	Total 2026 Projected	Total 2026 Budgeted
Cap Reserve	225,853	231,937	227,522	245,912	246,904	333,041	395,962	470,617	530,671	469,377	365,364	265,876	2,377,748	4,009,036	4,136,918
Infrastructure Replacement Fee	267,581	295,766	269,314	295,682	267,547	295,890	267,650	295,722	265,250	293,200	265,250	293,200	2,255,152	3,372,052	3,350,700
Interest Income	107,173	97,442	109,048	105,951	109,164	108,481	112,711	115,552	76,763	76,762	76,763	76,762	865,522	1,172,572	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	1,600	2,400	2,400
Total Revenue	**600,807**	**625,345**	**606,084**	**647,745**	**623,815**	**737,612**	**776,523**	**882,091**	**872,884**	**839,539**	**707,577**	**636,038**	**5,500,022**	**8,556,060**	**8,411,168**

Income (Loss) Non-Operating	445,272	996,175	1,475,760	1,631,470	1,882,790	2,057,585	2,276,812	2,941,330	2,699,214	2,103,753	1,129,474	225,152

Green Mountain Water & Sanitation District-Investment Report
Cash Account Balances as of August 31, 2026

Cash Accounts

Bank Description	Accounts Payable	Current Balance	Interest Rate
Petty Cash		$1,202.99	
PNC - Daily		($11,967.31)	
PNC - Monthly Operating		($39,397.97)	
PNC - Money Market		$55,651.00	
PNC - Sweep	$2,222,196.45	$9,077,824.66	3.350%
	$213,057.59		
Csafe CASH (*Variable Daily Rate*)		$3,172,871.23	3.830%
Csafe CORE (*Variable Daily Rate*)		$16,518,810.83	3.920%
ColoTrust Plus *(Variable Daily Rate)*		$4,637,925.18	3.847%
Total Cash		***$33,412,920.61***	

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	821,584.69	3.999%
BOK Financial - 2-Year Public Fund CD 77586	11/19/2026	200,000.00	205,396.17	3.999%
BOK Financial - 2-Year Public Fund CD 12741	1/27/2027	2,000,000.00	2,053,305.07	4.030%
Total Certificates of Deposit			***$3,080,285.93***	
Total Cash and Cash Equivalents			$36,493,206.54	

Investment Report
As of 8/31/2026

PRIORITY = SAFETY, LIQUIDITY, DIVERSITY, AND YIELD

Term	Definition	Instruments and Guidelines	Account Name	Maturity Dates	8/31/2026 Balances	Total $ per Term	% per Term	% of Current Year's Budget per Term
Immediate Liquidity	*Minimum = 25% of current year's budget.* *Maximum = none.* *Optimize at 25% of current year's budget, but could go higher if short- and long-term yields are not favorable.*	*Checking = least practical balance.* *Insured Money Market Fund and Tresuries = up to 100%* *Pools that are specifically approved by Green Mountain Board of Directors = up to 100%* *NO MORE THAN 50% OF IMMEDIATE-TERM FUNDS IN ANY SINGLE-ENTITY INSTRUMENT. ** *Availability < 8 HOURS*	Petty Cash PNC Sweep Account Csafe CASH ColoTrust Plus		1,202.99 9,082,110.38 3,172,871.23 4,637,925.18	16,894,109.78	46.29%	57.75%
Short	*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.*	*Above, plus: none* *NO MORE THAN 50% OF SHORT-TERM FUNDS IN ANY SINGLE-ENTITY INSTRUMENT. ** *8 HOURS < Availability ≤ 1 YEAR*	Csafe CORE		16,518,810.83	16,518,810.83	45.27%	56.47%
Long	*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.* *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.*	*Above, plus: approved long-term instruments.* *1 YEAR < Availability ≤ 5 YEARS*	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	821,584.69 205,396.17 2,053,305.07	3,080,285.93	8.44%	10.53%
						$36,493,206.54		

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

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

Accrual Basis

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1019 · PNC Money Market 1797	55,651.00
1018 · PNC Daily 1121	-11,967.31
1017 · PNC Sweep 8266	9,077,824.66
1016 · PNC Monthly Operating 8994	22,682.90
1015 · BOK Financial CD 12741	2,053,305.07
1014 · BOK Financial CD 77586	205,396.17
1013 · BOK Financial CD 68234	821,584.69
1012 · CSafe CORE	16,518,810.83
1011 · CSafe Cash	3,172,871.23
1000 · Imprest Cash Account	1,202.99
1113 · Colotrust Plus-Capital Reserve	4,637,925.18
Total Checking/Savings	36,555,287.41
Accounts Receivable	
1250 · Other Receivables	349,090.90
1201 · Unbilled AR	3,093,630.38
1200 · A/R-Water	2,587,861.86
Total Accounts Receivable	6,030,583.14
Other Current Assets	
1450 · Reimbursable	88,877.00
Total Other Current Assets	88,877.00
Total Current Assets	42,674,747.55
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	186,331.11
Total Other Assets	1,804,303.43
TOTAL ASSETS	80,154,535.12

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

Accrual Basis

	Aug 31, 26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2104 · Accrued AP	15,009.14
2000 · Accounts Payable	2,618,556.12
Total Accounts Payable	2,633,565.26
Credit Cards	
2001 · PNC VISA	12,657.21
Total Credit Cards	12,657.21
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	5,704.50
2300 · Big Sky Deposit	30,000.00
2100 · Accrued Payroll	65,570.23
2101 · Accrued Vacation Payable	56,364.54
2102 · Deposits Payable	33,400.00
2200 · Payroll Liabilities	2,746.64
Total Other Current Liabilities	1,653,922.16
Total Current Liabilities	4,300,144.63
Long Term Liabilities	
2800 · Subscription Liability	10,244.00
Total Long Term Liabilities	10,244.00
Total Liabilities	4,310,388.63
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	2,447,787.84
Total Equity	75,844,146.49
TOTAL LIABILITIES & EQUITY	80,154,535.12

Green Mountain Water and Sanitation District

Profit & Loss Budget vs. Actual

Accrual Basis August 31, 2026

Revenues	YTD Budget	YTD Actual	Act vs Budget
Operating Revenue	10,532,100.85	10,596,997.20	64,896.35
Non-Operating Revenue	5,355,130.60	5,500,021.40	144,890.80
Total Income	15,887,231.45	16,097,018.60	209,787.15

Explanation of Variance

***1 - For Jan-Aug 2026, the District used 67,111,000 less gallons (6.85% less) compared to Jan-Aug 2025. Water use is 11.06% less than budgeted for in 2026. Water used in August is not billed to customers until September and October.

***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	11,408,457.16	11,090,540.60	-317,916.56
Non-Operating Expense	7,307,700.00	2,558,690.16	-4,749,009.84
Total Expense	18,716,157.16	13,649,230.76	-5,066,926.40

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 - The Jet truck has had needed repairs to essential functions that have been well above normal expenses incurred.

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

***8 - Design for 2027 projects began earlier than projected. This will allow projects to go to bid earlier next year.

***9 - Our billing company discovered they were calculating our credit card processing fee incorrrectly. We were being charge significantly less. This was corrected and we are seeing higher than budgeted charges.

Income/Loss	YTD Budget	YTD Actual	Act vs Budget
Income/Loss Operating	-876,356.31	-493,543.40	382,812.91
Income/Loss Non-Operating	-1,952,569.40	2,941,331.24	4,893,900.64
Net Income	-2,828,925.71	2,447,787.84	5,276,713.55

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

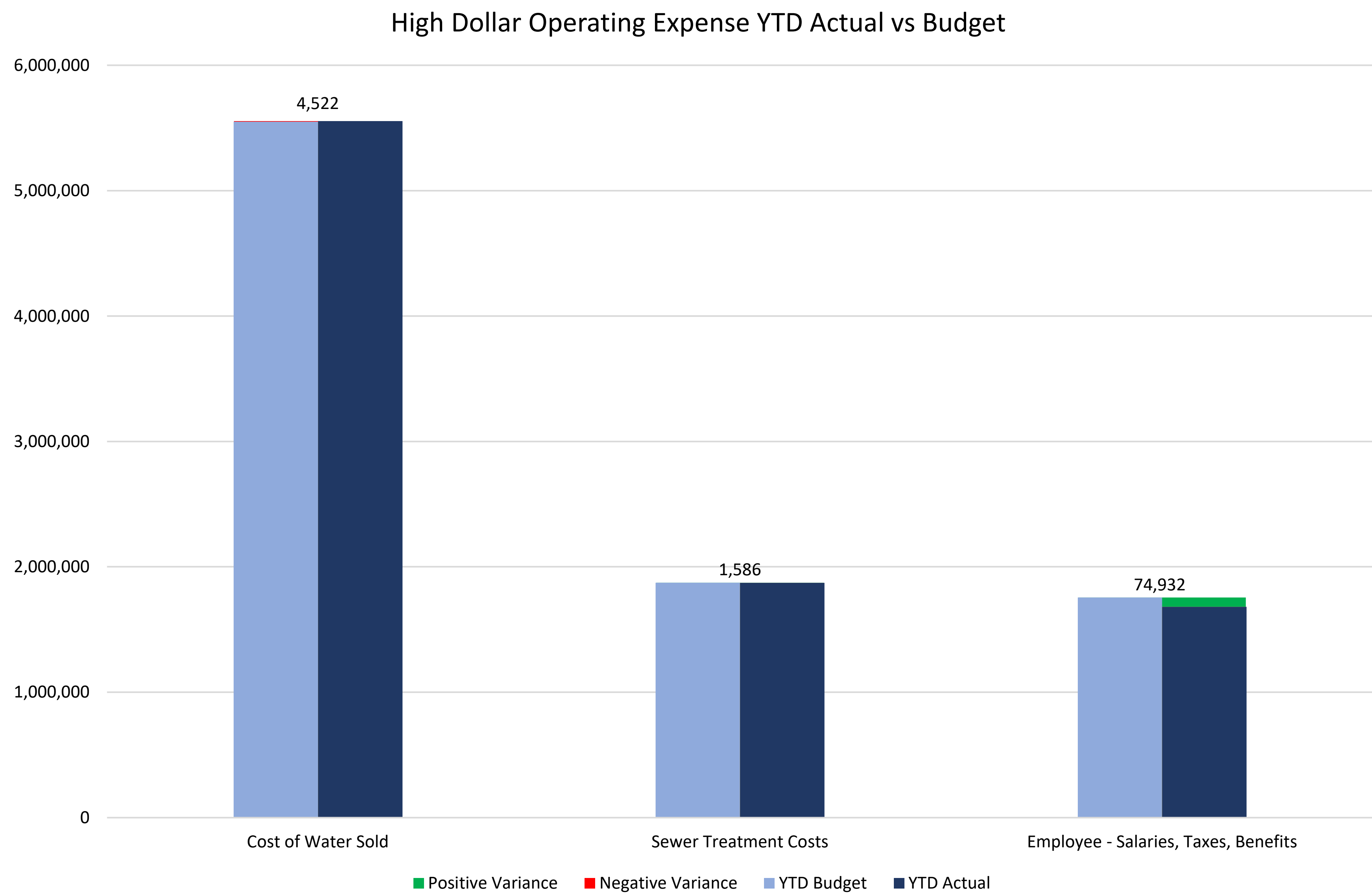
Accrual Basis

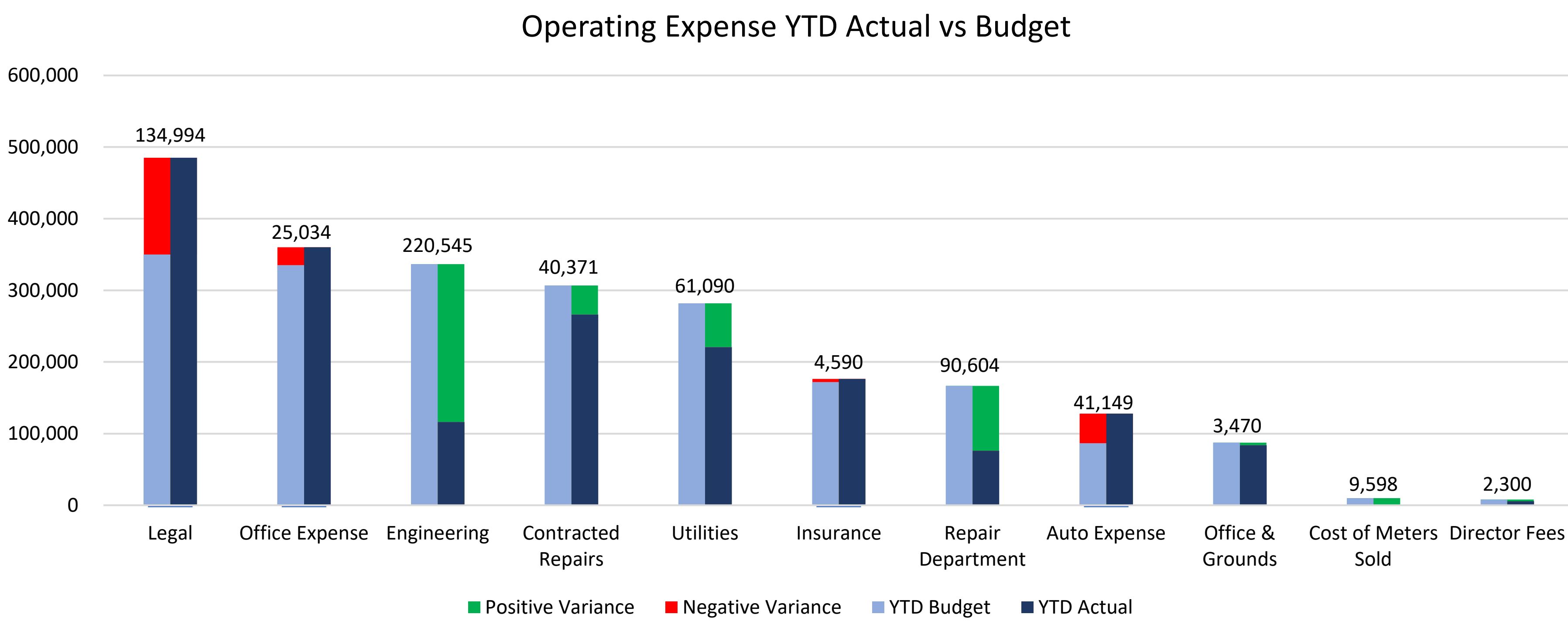
		2026 Budget	YTD Budget	YTD Actual	Act vs. Budget	% of YTD Budget	
	Operating Revenue						
1	**Delinquent Charges**	**92,500.00**	52,533.42	58,034.45	5,501.03	110.47%	***2
2	**Inspection Fees**	**0.00**	0.00	0.00	0.00	0.00%	
3	**Insurance Claim Revenue**	**0.00**	0.00	1,020.32	1,020.32	100.00%	
4	**Meter Sales**	**0.00**	0.00	0.00	0.00	0.00%	
5	**Miscellaneous Income**	**12,000.00**	8,366.64	65,175.75	56,809.11	779.00%	***4
6	**Service Fee**	**5,221,733.00**	3,454,530.94	3,458,281.91	3,750.97	100.11%	
7	**Sewer User Charges**	**3,404,348.00**	2,258,292.54	2,284,684.79	26,392.25	101.17%	
8	**Short Check Fees**	**1,000.00**	680.00	1,020.00	340.00	150.00%	
9	**Shut Off Charges**	**5,500.00**	3,300.00	5,250.00	1,950.00	159.09%	***2
10	**Transfer Fees**	**18,000.00**	12,420.00	11,475.00	-945.00	92.39%	
11	**Water Sales**	**8,280,969.00**	4,741,977.31	4,712,054.98	-29,922.33	99.37%	***1
12	**Total Operating Revenue**	**17,036,050.00**	10,532,100.85	10,596,997.20	64,896.35	100.62%	
	Operating Expense						
13	**Accounting/Audit**	**16,500.00**	16,500.00	17,600.00	1,100.00	106.67%	
14	**Auto Expense**	**130,149.00**	86,767.96	127,917.37	41,149.41	147.43%	***6
15	**Contracted Repairs**	**449,000.00**	306,833.44	266,462.16	-40,371.28	86.84%	
16	**Cost of Meters Sold**	**15,000.00**	10,000.00	401.65	-9,598.35	4.02%	
17	**Cost of Water Sold**	**7,937,265.00**	5,549,821.14	5,554,343.19	4,522.05	100.08%	***1
18	**Director Fees**	**12,000.00**	8,000.00	5,700.00	-2,300.00	71.25%	
19	**Employee - Salaries, Taxes, Benefits**	**2,683,767.00**	1,755,778.86	1,680,846.42	-74,932.44	95.73%	
20	**Engineering**	**505,000.00**	336,666.68	116,121.52	-220,545.16	34.49%	***5
21	**Insurance**	**257,888.00**	171,925.36	176,515.76	4,590.40	102.67%	
22	**Interest Expense**	**2,500.00**	1,666.68	512.00	-1,154.68	30.72%	
23	**Legal**	**525,000.00**	350,000.00	484,994.16	134,994.16	138.57%	***7
24	**Lobbyist**	**90,000.00**	60,000.00	37,500.00	-22,500.00	62.50%	
25	**Office & Grounds**	**131,000.00**	87,340.04	83,869.76	-3,470.28	96.03%	
26	**Office Expense**	**481,200.00**	334,973.08	360,006.67	25,033.59	107.47%	***9
27	**Repair Department**	**264,500.00**	166,666.80	76,062.80	-90,604.00	45.64%	***6
28	**Sewer Treatment Costs**	**2,478,180.00**	1,873,635.75	1,872,049.29	-1,586.46	99.92%	
29	**UNCC Locates**	**15,000.00**	10,000.00	8,846.46	-1,153.54	88.47%	
30	**Utilities**	**411,400.00**	281,881.37	220,791.39	-61,089.98	78.33%	
31	**Total Operating Expense**	**16,405,349.00**	11,408,457.16	11,090,540.60	-317,916.56	**97.21%**	
32	**Income (Loss) Operating**	**630,701.00**	**-876,356.31**	**-493,543.40**	**382,812.91**	**56.32%**	

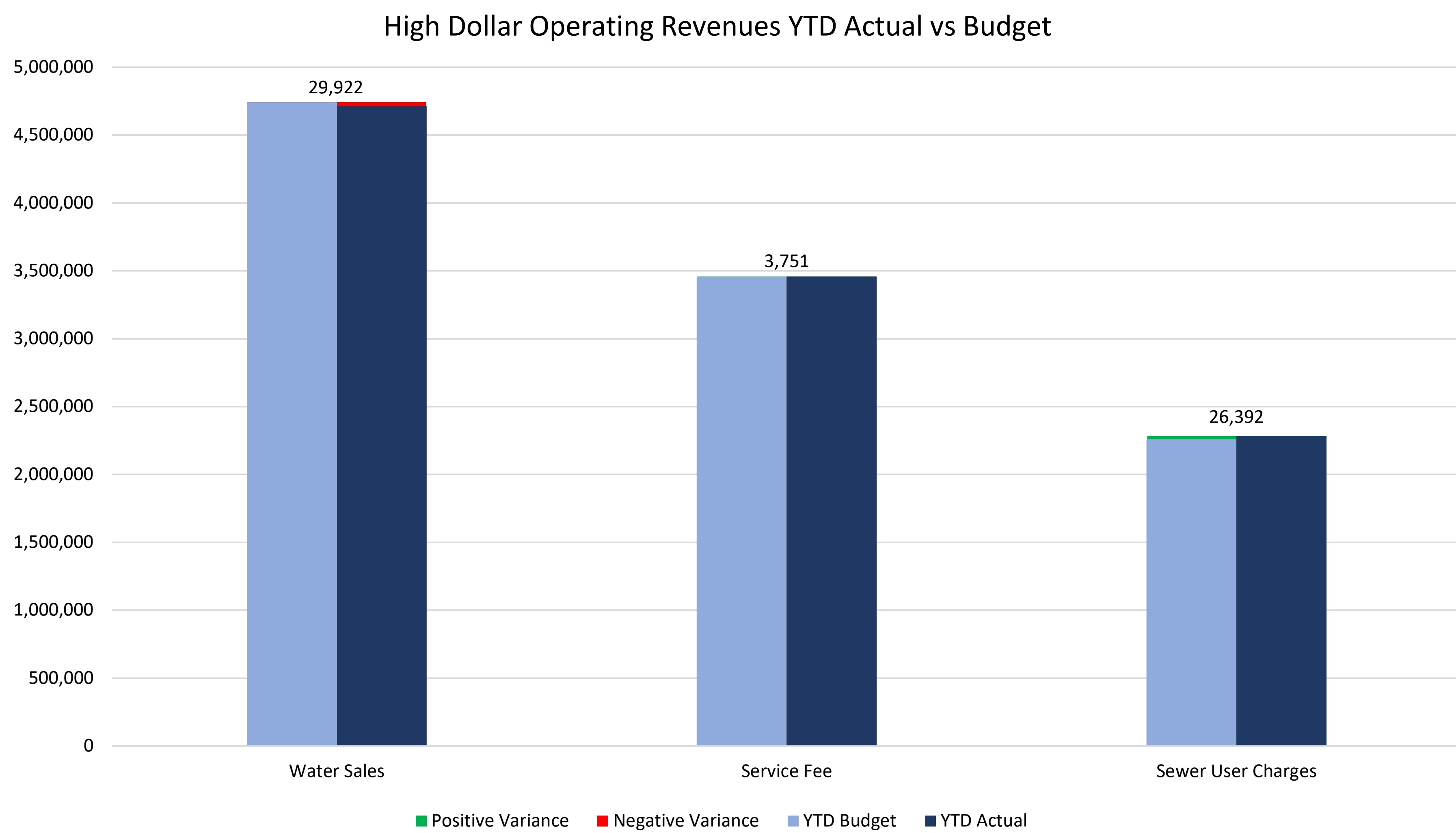
Accrual Basis

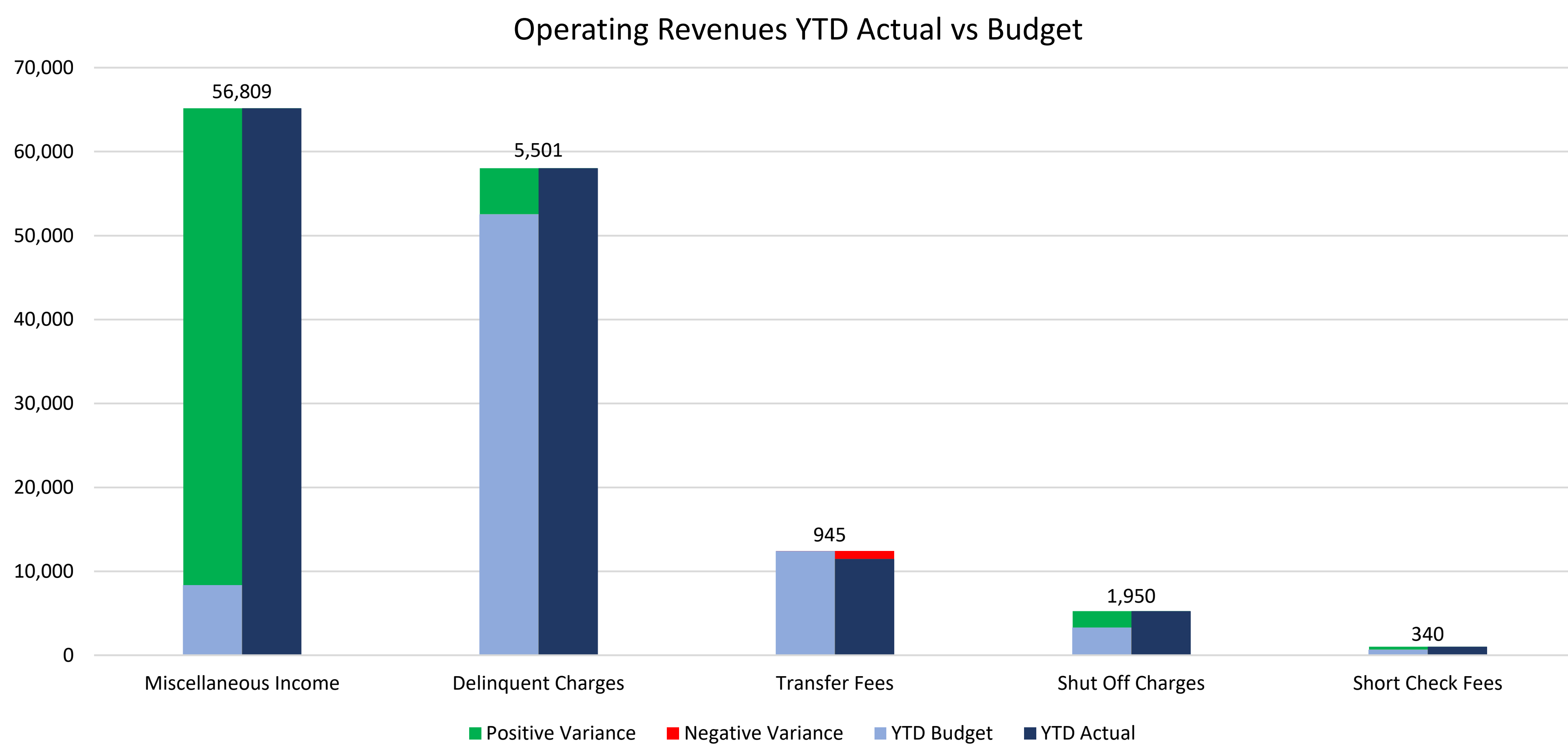
Green Mountain Water and Sanitation District
Profit & Loss vs. Actual
August 31, 2026

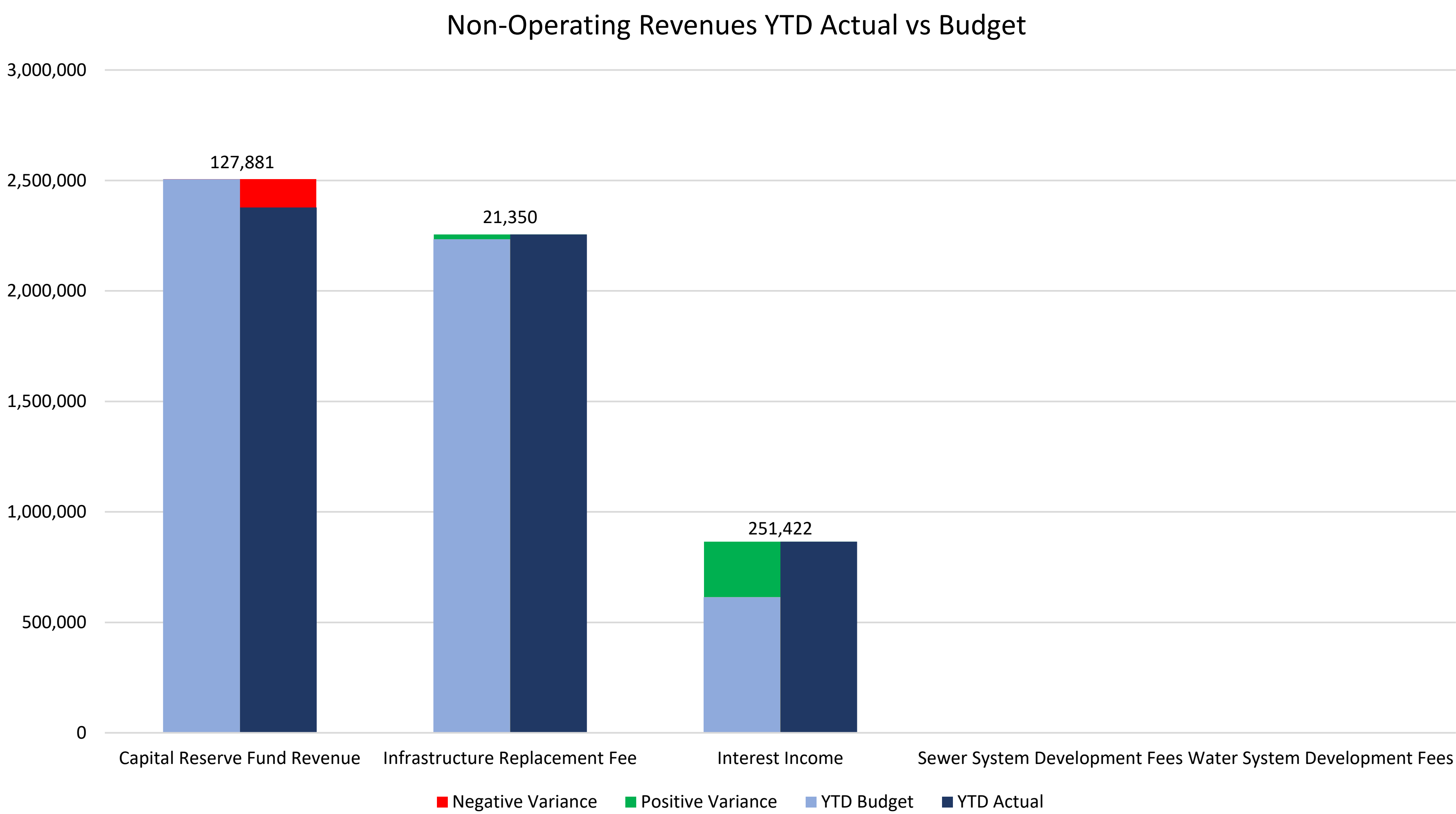
		2026 Budget	YTD Budget	YTD Actual	Act vs. Budget	% of YTD Budget	
	Non-Operating Revenue						
1	**Capital Reserve Fund Revenue**	**4,136,918.00**	2,505,630.60	2,377,749.60	-127,881.00	94.9%	***1
2	**Infrastructure Replacement Fee**	**3,350,700.00**	2,233,800.00	2,255,150.00	21,350.00	100.96%	
3	**Interest Income**	**921,150.00**	614,100.00	865,521.80	251,421.80	140.94%	***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**	1,600.00	1,600.00	0.00	100.0%	
7	**Total Non-Operating Revenue**	**8,411,168.00**	5,355,130.60	5,500,021.40	144,890.80	**102.71%**	
	Non-Operating Expenditures						
8	**2020 Sewer System Improvements**	**450,000.00**	200,000.00	0.00	-200,000.00	0.00%	
9	**2025 Water IRP**	**0.00**	0.00	323.00	323.00	100.00%	
10	**2026 Water IRP**	**9,450,000.00**	5,650,000.00	1,857,750.17	-3,792,249.83	32.88%	
11	**2026 Tank Improvements**	**300,000.00**	300,000.00	9,322.97	-290,677.03	3.11%	
12	**2026 Sewer Rehabilitation**	**510,000.00**	510,000.00	44,534.96	-465,465.04	8.73%	
13	**2026 Field Equipment**	**145,000.00**	90,000.00	54,093.63	-35,906.37	60.10%	
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**	150,000.00	64,639.20	-85,360.80	43.09%	
16	**2026 Vehicles**	**252,700.00**	252,700.00	246,031.94	-6,668.06	97.36%	
17	**2027 Design**	**400,000.00**	105,000.00	226,848.95	121,848.95	216.05%	***8
18	**Capital Contingency**	**1,111,000.00**	0.00	0.00	0.00	0.00%	
19	**Total Non-Operating Expenditures**	**12,848,700.00**	7,307,700.00	2,558,690.16	-4,749,009.84	**35.01%**	
20	**Income (Loss) Non-Operating**	**-4,437,532.00**	**-1,952,569.40**	**2,941,331.24**	**4,893,900.64**	**-150.64%**	
21	**Net Income**	**-3,806,831.00**	**-2,828,925.71**	**2,447,787.84**	**5,276,713.55**	**-86.53%**	


High Dollar Operating Expense YTD Actual vs Budget
6,000,000
5,000,000
4,000,000
3,000,000
2,000,000
1,000,000
0
4,522
1,586
74,932
Cost of Water Sold
Sewer Treatment Costs
Employee - Salaries, Taxes, Benefits
Positive Variance
Negative Variance
YTD Budget
YTD Actual

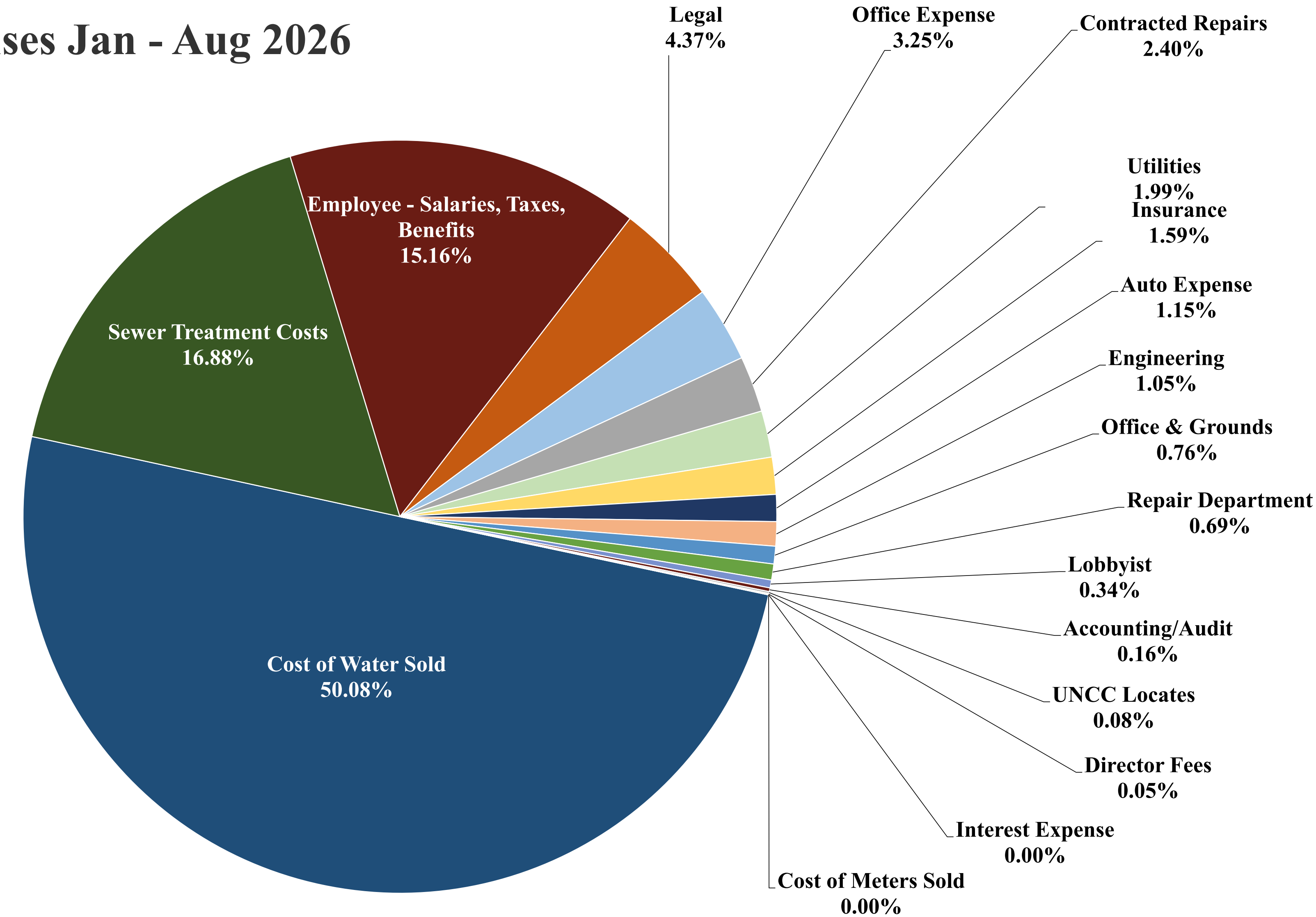

Operating Expense YTD Actual vs Budget
600,000
500,000
400,000
300,000
200,000
100,000
0
134,994
25,034
220,545
40,371
61,090
4,590
90,604
41,149
3,470
9,598
2,300
Legal
Office Expense
Engineering
Contracted Repairs
Utilities
Insurance
Repair Department
Auto Expense
Office & Grounds
Cost of Meters Sold
Director Fees
Positive Variance
Negative Variance
YTD Budget
YTD Actual


High Dollar Operating Revenues YTD Actual vs Budget
5,000,000
4,500,000
4,000,000
3,500,000
3,000,000
2,500,000
2,000,000
1,500,000
1,000,000
500,000
0
29,922
3,751
26,392
Water Sales
Service Fee
Sewer User Charges
Positive Variance
Negative Variance
YTD Budget
YTD Actual

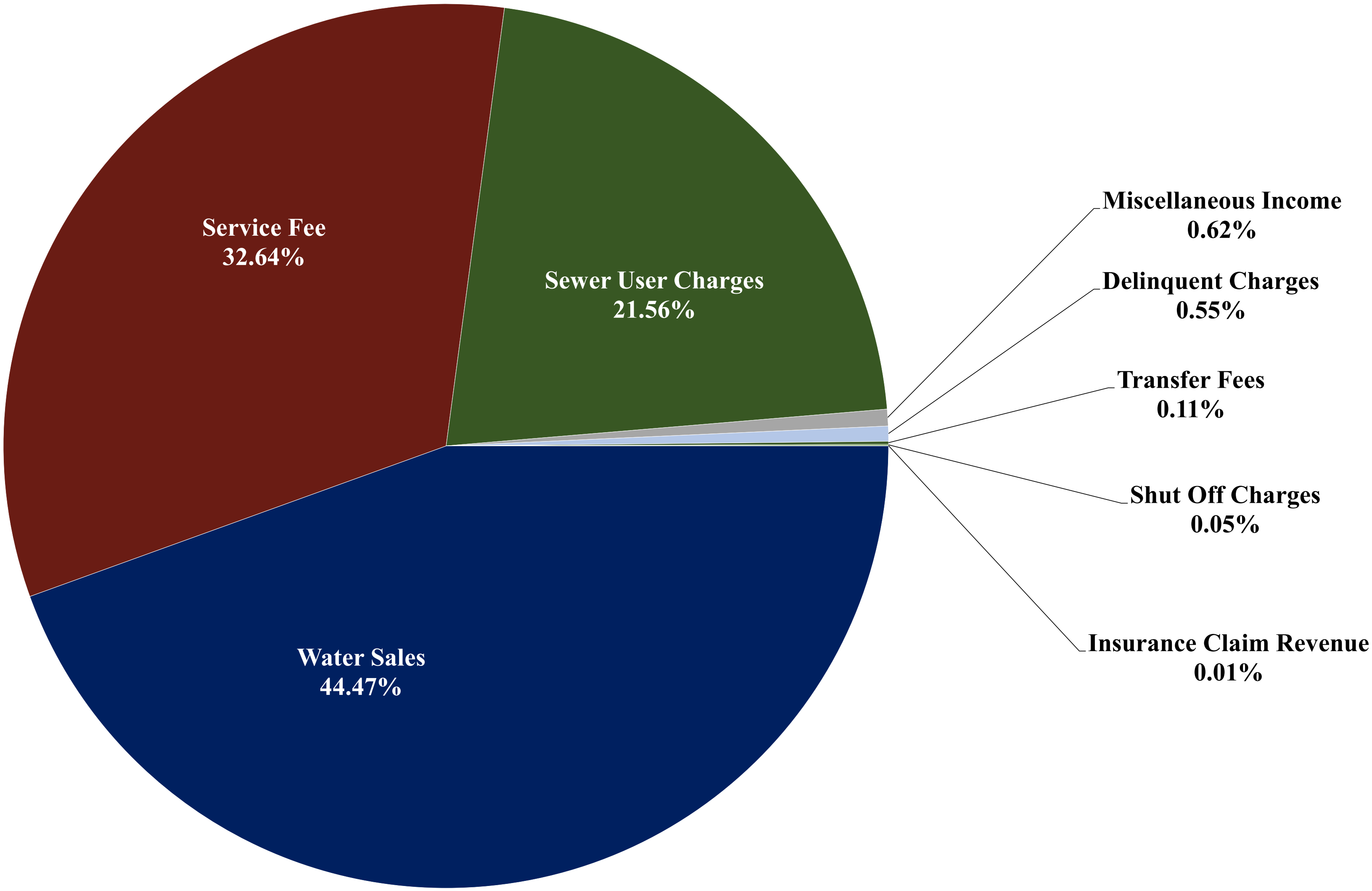

Operating Revenues YTD Actual vs Budget
70,000
60,000
50,000
40,000
30,000
20,000
10,000
0
56,809
5,501
945
1,950
340
Miscellaneous Income
Delinquent Charges
Transfer Fees
Shut Off Charges
Short Check Fees
Positive Variance
Negative Variance
YTD Budget
YTD Actual


Non-Operating Revenues YTD Actual vs Budget
3,000,000
2,500,000
2,000,000
1,500,000
1,000,000
500,000
0
127,881
21,350
251,422
Capital Reserve Fund Revenue
Infrastructure Replacement Fee
Interest Income
Sewer System Development Fees
Water System Development Fees
Negative Variance
Positive Variance
YTD Budget
YTD Actual

Operating Expenses Jan - Aug 2026



Operating Revenues Jan - Aug 2026



GREEN MOUNTAIN WATER AND SANITATION DISTRICT

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BOARD MEMORANDUM

To: Board of Directors
From: Josh Stanley, District Manager
Date: September 2026
Subject: District Manager and Operations Update

A. Maintenance Report

1. Maintenance Update:

District maintenance staff responded to four main line breaks in August:

- 440 S. Oak Street – 4" CIP installed in 1956. A small hole developed in the pipe wall due to corrosion and was repaired.
- 12111 W. Dakota Drive – 12" inch CIP installed in 1960. A beam break was identified and repaired.
- 766 S. Queen Way - 6-inch cast iron water main installed in 1960. A beam break was identified and repaired.
- 2228 S. Xenophon Street - 4-inch cast iron water main installed in 1973. A small hole developed in the pipe wall due to corrosion and was repaired.

These breaks continue to reflect the challenges associated with the District's aging cast iron infrastructure and all but Xenophon St are part of the 10-year IRP.

B. District Manager Report:

1. Employee Update:

The District is currently recruiting to fill two Maintenance Technician vacancies following recent employee departures. Both employees cited compensation as a primary factor in their decision to pursue other opportunities. Management is actively recruiting qualified candidates and assessing strategies to improve employee retention while maintaining routine and emergency operations.

2. Drought Update:

Denver Water recently amended its Stage 1 Drought Declaration due to worsening drought conditions, historically low streamflow, and below-average reservoir storage. Effective October 1, 2026, watering of grass will be prohibited except under limited approved exceptions. The District is reviewing implementation requirements and will continue customer outreach and enforcement efforts consistent with Denver Water's drought response measures.

3. Tamarisk Vandalism:

Staff recently documented vandalism at the Tamarisk lift station. Damage has been assessed and repairs are being coordinated. Management is evaluating additional measures to discourage future incidents.

4. Federal Center Update:

We are continuing to evaluate the implications of the recent exclusion of the northwestern portion of Planning Area II from the Denver Federal Center service area. Under the existing capacity agreements, the exclusion creates an opportunity for the District to reclaim the water and sewer capacity associated with the removed area. In addition, the District is evaluating the potential recovery of the remaining capacity reserved for Planning Area II and, if applicable under the agreement terms, the Future Development Area (Area III). Reclaiming this capacity will support long-term infrastructure planning efforts. We will continue to review and provide recommendations to the Board as additional information becomes available.

C. Infrastructure Replacement Projects

1. Union Boulevard Traffic Update:

The City of Lakewood has approved my request for an extended daily work window for DIRP No. 1 on Union Boulevard it will require daily setup and removal of traffic control devices. We will continue coordinating with the City and the contractor to minimize impacts to the traveling public and adjacent residents while maintaining project progress. The revised traffic control requirements are expected to result in significant cost savings to the District by allowing more efficient construction operations. If work proceeds as anticipated, the changes should substantially reduce, and potentially eliminate the need for the previously identified approximately $2.5 million traffic control-related change order.

2. Pink Tank Project:

I am requesting Board authorization to approve minor change orders associated with the Pink Tank Project, provided all changes remain within the approved project budget and are reported to the Board at the next meeting. This authority will allow timely field decisions and help avoid unnecessary construction delays.

3. DIRP No. 4 Change Order:

Staff requests Board consideration of Change Order No. 4 associated with the District Infrastructure Replacement Program for ductile iron pipe installation. The proposed change order addresses conditions encountered during Denver Water review and is necessary to facilitate completion of the project. Staff and the project engineer have reviewed the proposed change order and recommend proceeding with the project. I have included a memo outlining the change.

D. Development Review:

1. 12364 W Alameda Pkwy (multi-family) is currently in the design review comment process for the site and for the system upgrades needed for the project.
2. 12476 W Bayaud Ave (small hotel) is currently in the design review comment process for the site related work.
3. Milestone project (48 single-family homes) call to request tap fees, so this may come up in a future meeting.
4. There is a request for an ADU and a single-family home.