MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
BACA GRANDE WATER AND SANITATION DISTRICT

September 23, 2026 - 9:00 AM
District Office – 57 Baca Grant Way South
Crestone, Colorado 81131
Meeting held in person and via Zoom

ATTENDANCE

Directors in Attendance:	Also in Attendance:
Vivia Lawson	Alex San Filippo-Rosser , District Legal Counsel Law of the Rockies
Rick Hart	Diego Martinez, District Manager
Mike Smith	Chad Tate, Director of Utilities
Michael Plotnick	Natalie DeBon, Administrative Manager
David Karas	
	Community Members and Guests:
	Dan Gray
	Michael Scully

CALL TO ORDER
President Lawson called the meeting to order at 9:01 AM.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST
Members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting. ***No conflicts were disclosed.***

INTRODUCTIONS OF THE GUESTS:
Director Lawson welcomed guests.

AGENDA

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR HART, SECONDED BY DIRECTOR SMITH AND UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD APPROVED THE AGENDA.

CONSENT AGENDA
The Board considered the following consent agenda items:

- APPROVE MINUTES FROM THE AUGUST, 2026 BOARD MEETING.
- APPROVE AND ACCEPT UNAUDITED FINANCIAL STATEMENTS FOR THE PERIOD ENDING JULY 31ST, 2026 AND CURRENT SCHEDULE OF CASH POSITION.

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR PLOTNICK, SECONDED BY DIRECTOR SMITH AND UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD APPROVED THE CONSENT AGENDA.

PUBLIC COMMENT (ITEMS NOT ON THE AGENDA ONLY. NO ACTION MAY BE TAKEN). *In accordance with the Colorado Open Meetings Law, no Board action will take place until a later date, if necessary. Please limit your comments to three minutes or less.*

None.

FINANCIALS

* Review and approve the updated check register for the period ending September 23, 2026(enclosure)

General	$8,468.50
Debt	$400.00
Capital	$ 0
Enterprise	$50,164.75
Total	$59,033.25

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR HART, SECONDED BY DIRECTOR SMITH AND UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD APPROVED SEPTEMBER CHECK REGISTER AS PRESENTED.

STAFF REPORTS

The Board reviewed and discussed the staff reports included in the Board packet, which are attached to the minutes as supporting documents.

DROUGHT

Mr. Martinez presented the updated drought policy. The update includes the addition of three local drought indicators to better reflect the District's unique water sources and conditions.

The Board agreed to use drought level terminology consistent with the Drought Monitor and to retain the established names for the drought levels, including "Extreme" and "Exceptional."

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR LAWSON, SECONDED BY DIRECTOR HART AND UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD APPROVED THE UPDATED DROUGHT POLICY, WITH REQUEST TO NOT CHANGE DROUGHT LEVEL NAMES.

LEGAL MATTERS

USFWS

The Board discussed the ongoing USFWS negotiation process and consideration of different strategies for negotiations. The topic will be added to next month's agenda for discussion in executive session.

AFFORDABLE HOUSING

The Board continued its discussion regarding the potential waiver of certain District fees related to affordable housing.

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR LAWSON, SECONDED BY DIRECTOR SMITH AND UPON VOTE, WITH DIRECTOR HART OPPOSED AND ALL OTHER DIRECTORS IN FAVOR, THE BOARD APPROVED THE PROPOSED RESOLUTION, SUBJECT TO LEGAL COUNSEL UPDATING THE RESOLUTION, TO ESTABLISH THE AMI LEVEL AT 60% AND INCLUDE LANGUAGE STATING THE DISTRICTS POSITION IS THAT THE CURRENT $10,000 TAP FEES ARE CONSIDERED AFFORDABLE, AND THAT DEED RESTRICTIONS CAN RESULT IN UNREASONABLE BURDENS TO HOMEOWNERS, AND THAT THE BURDEN OF DEED RESTRICTIONS MAY OFFSET THE BENEFITS OF A TAP FEE WAIVER.

The District's legal counsel was instructed to revise the resolution accordingly. Mr. San Filippo-Rosser will prepare and distribute the revised resolution for execution.

ADJOURNMENT:

THERE BEING NO FURTHER BUSINESS TO DISCUSS, UPON MOTION DULY MADE BY DIRECTOR HART, SECONDED BY DIRECTOR SMITH AND UPON VOTE, UNANIMOUSLY CARRIED, THE MEETING WAS ADJOURNED AT 10:43AM.

THE NEXT REGULAR MEETING IS SCHEDULED FOR

October 21st, 2026

Drafted by

Natalie DeBon

Respectfully submitted,

Diego Martinez

THESE MINUTES ARE APPROVED AS THE OFFICIAL MINUTES OF September 23, 2026 THE BACA GRANDE WATER AND SANITATION DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Vivia Lawson Vivia Lawson

Rick Hart

Mike Smith

David Karas David Karas

Michael Plotnick Mike P

NOTICE OF REGULAR MEETING and AGENDA
BACA GRANDE WATER AND SANITATION DISTRICT BOARD of DIRECTORS

WHEN: Wednesday, September 23, 2026
TIME: 9:00 AM
WHERE: **57 Baca Grant Way S Crestone CO 81131 and via TELECONFERENCE VIA Zoom** Ctrl+click to join Zoom meeting (see below)

Board of Directors	Office	Term/Expiration
Viva Lawson	President	2025/May 2029
Rick Hart	Vice-President	2025/May 2029
Mike Smith	Treasurer	2023/May 2027
David Karas	Director	2023/May 2027
Michael Plotnick	Secretary	2025/May 2029

Requires Board Action

a. CALL TO ORDER
- Present disclosures and potential conflicts of interest
- Board Roll Call
- Welcome guests

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b. *APPROVE AGENDA

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c. *CONSENT AGENDA

These items are considered routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

a. * Approve Minutes from the August, 2026 Regular Meeting
b. * Review and accept unaudited financial statements for the period ending July 31st, 2026 and current schedule of cash position

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d. PUBLIC COMMENT (ITEMS NOT ON THE AGENDA ONLY. NO ACTION MAY BE TAKEN)

Per Colorado Open Meetings Law, no Board discussion or action will take place until a later date, if necessary. Speakers must identify themselves with their full name and address. Each speaker's comments are limited to three minutes or less.

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e. FINANCIAL MATTERS

a. * Review and approve the updated check register for the period ending September 23rd, 2026

General	$8,468.50
Debt	$400.00
Capital	$
Enterprise	$50,164.75
Total	$59,033.25

f. BOARD AND STAFF REPORTS

a. Board of Director Matters
b. District Manager Report (enclosure)
   - Updated Drought Procedures
c. Administrative Manager's Report (enclosure)
d. Director of Utilities Report (enclosure)

g. LEGAL MATTERS

a. US Fish & Wildlife Service – Water rights negotiation
b. Continue discussion on potential waiver of certain District fees related to affordable housing.

h. ADJOURN

**** Requires Board Action***

NEXT REGULAR MEETING IS SCHEDULED FOR
October 21, 2026

In person at 57 Baca Grant Way S. Crestone CO, 81131 or Join Zoom Meeting
https://us02web.zoom.us/j/87269124750?pwd=ZmZVcTd2Y0UycW0vRmFWNS9wTU5WQT09
Meeting ID: 872 6912 4750 -- Passcode: 638055 -- One tap mobile - Dial by your location +1 346 248 7799 US (Houston)

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
BACA GRANDE WATER AND SANITATION DISTRICT

August 19, 2026 - 9:00 AM
District Office – 57 Baca Grant Way South
Crestone, Colorado 81131
Meeting held in person and via Zoom

ATTENDANCE

Directors in Attendance:

Rick Hart
Mike Smith
Michael Plotnick
David Karas

Also in Attendance:
Marcus Lock, District Legal Counsel, Law of the Rockies
Diego Martinez, District Manager
Chad Tate, Director of Utilities
Natalie DeBon, Administrative Manager

Heather Prewitt, Fiscal Focus Partners, LLC
Britni McDole, District Accountant, Plante Moran
Kristin Berger, District Accountant, Plante Moran

Community Members and Guests:
Dan Gray
Lisa Cyriacks
Nick Nevares
Bill Peck
Michael Scully
Michael Miller

CALL TO ORDER
Director Hart called the meeting to order at 9:01 AM.
President Lawson has an excused absent.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST
Members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting. No conflicts were disclosed.

INTRODUCTIONS OF THE GUESTS:
Director Hart welcomed guests and requested guests to introduce themselves.
No comment was received from Michael Miller.

AGENDA

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR SMITH, SECONDED BY DIRECTOR PLOTNICK AND UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD APPROVED THE AGENDA.

CONSENT AGENDA
The Board considered the following consent agenda items:

- APPROVE MINUTES FROM THE JULY, 2026 BOARD MEETING.

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR PLOTNICK, SECONDED BY DIRECTOR SMITH AND UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD APPROVED THE CONSENT AGENDA.

PUBLIC COMMENT (ITEMS NOT ON THE AGENDA ONLY. NO ACTION MAY BE TAKEN). *In accordance with the Colorado Open Meetings Law, no Board action will take place until a later date, if necessary. Please limit your comments to three minutes or less.*

Nick Nevares expressed concerns regarding the potential reduction of water usage, with most recent base allowance reduction. He shared that many residents rely on growing their own food and maintaining green houses, and that increased water rates could make it more difficult for residents to afford their water bills. He recommended that if the increase is implemented temporarily, the District clearly define an end date or termination point. He thanked the Board and staff for their time and effort.

2025 FINANCIAL AUDIT

Heather Prewitt of Fiscal Focus Partners, LLC presented the District's 2025 audited financial statements. The District received an unmodified opinion, the highest level of assurance available. Ms. Prewitt reviewed the financial statements and noted that they were consistent with prior years, no new accounting policies were adopted during 2025. In order to better track debt obligations, the District segregated balances and transactions related to the General Obligation Bonds, Series 2017 into a Debt Service Fund. Cash balances increased, and overall financial activity was consistent with expectations and comparable to other water and sanitation districts. Ms. Prewitt shared the District staff maintaining excellent internal controls.

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR SMITH, SECONDED BY DIRECTOR PLOTNICK AND UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD APPROVED THE 2025 FINANCIAL AUDIT.

FINANCIALS

Britni McDole presented the monthly financial statements to the Board. She noted that the statements are unaudited and are primarily used to track the District's financial activity throughout the year. She reviewed the cash position, combined balance sheet, and individual funds.

* Review and approve the updated check register for the period ending August 19, 2026(enclosure)

General	$26,563.42
Capital	$ 70.00
Enterprise	$44,633.09
Total	$71,146.51

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR PLOTNICK, SECONDED BY DIRECTOR SMITH AND UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD APPROVED UNAUDITED FINANCIAL STATEMENTS DATED JUNE 30, 2026 AND AUGUST CHECK REGISTER AS PRESENTED.

STAFF REPORTS

The Board reviewed and discussed the staff reports included in the Board packet, which are attached to the minutes as supporting documents.

Harmony Herd LLC – Skid-Steer Lease Request

The Board discussed Harmony Herd LLC's request to lease the District's skid-steer and, after considering insurance, liability, equipment use, fairness to other potential users, and other factors the Board did not approve the request**.**

WATER SYSTEM IMPROVEMENTS PROJECT (ENCLOSURE)

The Board discussed the bids, contractor selection, engineering services, and the bulk water station and its potential use. It was determined that the bulk water station would be best excluded from this project as the cost exceeds available funding.

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR SMITH, SECONDED BY DIRECTOR PLOTNICK AND UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD AWARDED THE WATER SYSTEM IMPROVEMENTS BID TO COOLEY AND SONS EXCAVATING, LESS BID SCHEDULE C (BULK WATER FILL STATION), FOR A TOTAL CONTRACT PRICE OF $1,793,509; AUTHORIZED DIEGO MARTINEZ TO SIGN THE NOTICE OF AWARD, NOTICE TO PROCEED, AND CONTRACT; AND APPROVED THE PROPOSAL FROM BOWMAN ELEMENT ENGINEERING FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO CONSTRUCTION MANAGEMENT OF THE WATER SYSTEM IMPROVEMENTS PROJECT.

LEGAL MATTERS

DROUGHT

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR SMITH, SECONDED BY DIRECTOR PLOTNICK AND UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD OPENED THE PUBLIC HEARING AT 10:24 AM.

Mr. Martinez shared the current U.S. Drought Monitor conditions, noting that Saguache County is experiencing extreme drought, with approximately 40% of the county in exceptional drought.

The Board discussed the proposed drought related fee increase. The public was invited to provide comments.

Lisa Cyriacks asked whether rates would be reduced if drought conditions improve. Mr. Martinez and Mr. Lock explained that the drought level and associated fees would be reduced if lower drought conditions are maintained for 30 days.

Ms. Cyriacks also asked about water availability and expressed concern regarding water loss and leaks. She noted this had been an issue during her time on the Board and expressed appreciation for the District's efforts to address the water loss.

The Board discussed water conservation, water loss, system replacement costs, and additional monitoring measures. Staff shared that static well levels have remained relatively stable, with less than a half-foot change observed. The Board also discussed using historical static well levels to establish appropriate drought thresholds.

The Board discussed and agreed to add precipitation, ground and surface water levels, and static well levels as additional drought monitoring metrics.

Michael Scully asked about water conditions throughout the valley. Staff discussed sub districts, augmentation plans, agricultural irrigation demands. The District continues to monitor the situation through Rio Grande Water Conservation meetings.

Ms. Cyriacks shared that other areas are also implementing water restrictions and expressed appreciation for the District's efforts to carefully monitor conditions and take appropriate measures.

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR SMITH, SECONDED BY DIRECTOR PLOTNICK AND UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD CLOSED THE PUBLIC HEARING AT 10:53 AM.

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR HART, SECONDED BY DIRECTOR SMITH AND UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD APPROVED THE 50% RATE INCREASE TO WATER TIERS 2 AND ABOVE AS PART OF THE APPROVED DROUGHT LEVEL 3 PROCEDURES.

EXECUTIVE SESSION

MOTION: Upon motion Duly made by Director Plotnick, Seconded by Director Smith and, upon vote, unanimously carried, the Board entered executive session at 10:56 AM., to discuss the District Manager, pursuant to C.R.S. § 24-6-402(4)(b), (e)(I), and (f)(I), which respectively concern conferences with the District's general counsel for the purpose of receiving legal advice on specific legal questions, determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators, and personnel matters.
Executive session was adjourned at 11:12 AM.

ADJOURNMENT:

THERE BEING NO FURTHER BUSINESS TO DISCUSS, UPON MOTION DULY MADE BY DIRECTOR HART, SECONDED BY DIRECTOR SMITH AND UPON VOTE, UNANIMOUSLY CARRIED, THE MEETING WAS ADJOURNED AT 11:14AM.

THE NEXT REGULAR MEETING IS SCHEDULED FOR

September 23, 2026

Drafted by

Natalie DeBon

Respectfully submitted,

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Diego Martinez

THESE MINUTES ARE APPROVED AS THE OFFICIAL MINUTES OF AUGUST 19, 2026 THE BACA GRANDE WATER AND SANITATION DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Vivia Lawson

_____

Rick Hart

_____

Mike Smith

_____

David Karas

_____

Michael Plotnick

_____

ATTORNEY STATEMENT

Regarding Privileged Attorney-Client Communication Pursuant to §24-6-402(2) (d.5) (II)(B), C.R.S., I attest that, in my capacity as the attorney representing the Baca Grande Water and Sanitation District, I attended the executive session on August 19, 2026 and it is my opinion that any portion of the executive session that was not recorded constituted attorney-client privileged communications.

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Marcus Lock

General Counsel

Baca Grande Water and Sanitation District

BACA GRANDE WATER & SANITATION DISTRICT

Financial Information

Month Ending July 31, 2026

UNAUDITED

CASH POSITION

BACA GRANDE WATER AND SANITATION DISTRICT

Schedule of Cash Position
July 31, 2026
UNAUDITED

FINANCIAL INSTITUTION	RATE	Balance
First Bank - Operations Account	n/a	$ 251,821.65
Xpress Deposit Account	n/a	$ 92,417.43
Alamosa State Bank- Operations Account	n/a	$ 1,379,299.80
ColoTrust - Bond Account		$ 88,336.20
ColoTrust - Investment Account		$ 4,194,354.15
Total Operating Cash		$ 6,006,229.23
Capital Account		
ColoTrust - Capital Project Account		$ 352.39
Total Capital Cash		$ 352.39
Total Cash		**$ 6,006,581.62**

COMBINED BALANCE SHEET

Baca Grande Water and Sanitation District

Combined Balance Sheet - All Fund Types

July 31, 2026

UNAUDITED

	GENERAL	ENTERPRISE	DEBT SERVICE (consolidated into GF)	TOTAL
ASSETS AND OTHER DEBITS				
CURRENT ASSETS				
CASH - COMBINED FUND	$ 822,518	$ 590,656	$ 250,869	$ 1,664,043
FIRST BANK LIQUID ASSET - MM	-	-	-	-
FIRST BANK LIQUID ASSET - DEBT SERVICE	-	-	-	-
XPRESS DEPOSIT ACCOUNT	-	67,596	-	67,596
COLOTRUST - INVESTMENT	1,952,970	2,009,069	232,316	4,194,354
COLOTRUST - BOND	-	-	88,336	88,336
COLOTRUST - PROJECT FUND	-	352	-	352
PROPERTY TAXES RECEIVABLE	811,558	-	308,877	1,120,435
PREPAID EXPENSES	-	22,258	-	22,258
ACCOUNTS RECEIVABLE - CUSTOMERS/MISC	-	308,319	-	308,319
ACCOUNTS RECEIVABLE - GOVERNMENTS	47,417	96,799	7,438	151,653
TOTAL CURRENT ASSETS	**$ 3,634,462**	**$ 3,095,048**	**$ 887,836**	**$ 7,617,346**
NONCURRENT ASSETS				
LAND, WATER RIGHT, MASTER PLAN		$ 256,290		$ 256,290
SEWAGE PLANT		9,952,587		9,952,587
BUILDINGS AND IMPROVEMENTS		126,917		126,917
WATER PLANT		8,831,194		8,831,194
MACHINERY & EQUIPMENT		513,476		513,476
LEASED EQUIPMENT & VEHICLES		231,921		231,921
CONSTRUCTION IN PROCESS		560,102		560,102
ACCUMULATED DEPRECIATION - SEWAGE PLANT		(6,442,969)		(6,442,969)
ACCUMULATED DEPRECIATION - WATER PLANT		(6,325,203)		(6,325,203)
ACCUMULATED DEPRECIATION - MACHINERY & EQUIPMENT		(562,939)		(562,939)
PENSION - DEFERRED OUTFLOW		150,009		150,009
OPEB - DEFERRED OUTFLOW		10,625		10,625
TOTAL NONCURRENT ASSETS	**$ -**	**$ 7,302,009**	**$ -**	**$ 7,302,009**
TOTAL ASSETS	**$ 3,634,462**	**$ 10,397,057**	**$ 887,836**	**$ 14,919,355**
LIABILITIES AND FUND BALANCE				
CURRENT LIABILITIES				
ACCOUNTS PAYABLE	$ -	$ 9,662	$ -	$ 9,662
ACCRUED INTEREST PAYABLE	-	-	-	-
DEFERRED PROPERTY TAXES	811,558	-	308,877	1,120,435
TOTAL CURRENT LIABILITIES	811,558	9,662	308,877	1,130,097
NONCURRENT LIABILITIES				
CWPA LOAN	-	276,528	-	276,528
NET OPEB LIABILITY	-	20,627	-	20,627
NET PENSION LIABILITY	-	332,917	-	332,917
PENSION DEFERRED INFLOW	-	14,250	-	14,250
OPEB DEFERRED INFLOW	-	15,611	-	15,611
TOTAL NONCURRENT LIABILITIES	**-**	**659,933**	**-**	659,933
FUND BALANCE				
BEGINNING FUND BALANCE	2,276,454	9,114,620	388,387	11,779,462
NET CHANGE IN FUND BALANCE	546,449	612,842	190,572	1,349,863
TOTAL FUND BALANCE	**2,822,904**	**9,727,463**	**578,959**	**13,129,325**
TOTAL LIABILITIES AND FUND BALANCE	**$ 3,634,462**	**$ 10,397,057**	**$ 887,836**	**$ 14,919,355**

INDIVIDUAL FUNDS

General Fund
Enterprise Fund
Debt Service Fund

BACA GRANDE WATER AND SANITATION DISTRICT
GENERAL FUND
Statement of Revenue, Expenditures and Changes in Fund Balance - Budget to Actual
For the Month Ended July 31, 2026
UNAUDITED

	Actual YTD	Adopted 2026 Budget	Favorable (Unfavorable) Variance	YTD
REVENUE				
Property Taxes	$ 709,199	$ 811,558	$ (102,359)	87%
Interest on Property Taxes	1,250	3,000	(1,750)	42%
Specific Ownership Tax	90,055	100,000	(9,945)	90%
Interest/Miscellaneous Income	50,024	70,000	(19,976)	71%
Total Revenue	$ 850,528	$ 984,558	$ (134,030)	86%
EXPENDITURES				
County Treasurer's Fee	$ 24,166	$ 30,000	$ 5,834	81%
Audit	-	15,000	15,000	0%
Legal	37,340	60,000	22,660	62%
Management/Administrative Payroll/Benefits	171,572	349,170	177,598	49%
Accounting	67,600	45,000	(22,600)	150%
Directors' Fees	3,400	12,000	8,600	28%
Emergency Reserve	-	31,560	31,560	0%
Total Expenditures	$ 304,078	$ 542,730	$ 238,652	56%
Excess Revenue Over (Under) Expenditures	$ 546,449	$ 441,828	$ 104,621	

BACA GRANDE WATER AND SANITATION DISTRICT
ENTERPRISE FUND
Statement of Revenue, Expenditures and Changes in Fund Balance - Budget to Actual
For the Month Ended July 31, 2026

	Actual YTD	Adopted 2026 Budget	Favorable (Unfavorable) Variance	YTD
REVENUE				
Water Usage Fees	$ 421,193	$ 756,448	$ (335,255)	56%
Sewer Usage Fees	325,091	538,847	(213,756)	60%
Usage Fees Penalties	13,936	16,000	(2,064)	87%
Transfer Fee	26,950	44,000	(17,050)	61%
Consolidation Fee	17,500	30,000	(12,500)	58%
Availability of Service Fees	244,640	275,055	(30,415)	89%
Pmts in Lieu of Taxes	32,627	32,000	627	102%
Tap Fee Installments	-	30,000	(30,000)	0%
Hook Up/Inspection Fees	26,838	40,000	(13,162)	67%
Line Extension Fees	-	20,000	(20,000)	0%
Rent	1,050	1,800	(750)	58%
Raw Water	-	-	-	0%
Miscellaneous Revenue/Subdivision Fee/Bulk	11,612	10,015	1,597	116%
Interest	40,937	45,000	(4,063)	91%
Grant/Loan Proceeds	37,594	2,079,000	(2,041,406)	2%
Total Revenue	$ 1,199,968	$ 3,918,165	$ (2,718,197)	31%
EXPENDITURES				
Operations				
Raw Water USFSWS	$ 10,875	$ 25,750	$ 14,875	42%
Testing/NPDES Permit Fees	7,129	15,450	8,321	46%
Insurance- Property CSDLP	22,258	46,350	24,092	48%
Bad Debt Expense	40	3,175	3,135	1%
Bank Charges	222	515	293	43%
Mileage Reimbursement	540	2,000	1,460	27%
Clothing Allowance	1,604	2,600	996	62%
Postage	582	3,090	2,508	19%
Copier Lease and Equipment	1,113	2,966	1,853	38%
Office Supplies	1,363	2,500	1,137	55%
Phone Answering Service	1,983	3,900	1,917	51%
Computers and Media	1,441	3,000	1,559	48%
Computer Support	1,525	4,635	3,110	33%
Software Maintenance	19,531	25,000	5,469	78%
Fire Extinguisher Service	-	1,030	1,030	0%
Utility Maintenance Tools	1,043	3,600	2,557	29%
Supplies	813	3,090	2,277	26%
Utility Billing	15,695	25,000	9,305	63%
Training and Education	9,467	20,600	11,133	46%
Advertising	283	2,678	2,395	11%
Memberships	3,652	5,665	2,013	64%
Locates	251	1,030	779	24%
Meals and Lodging	1,320	3,090	1,770	43%
Gas and Oil	4,267	15,450	11,183	28%
Vehicle-Repairs and Maint	11,343	37,100	25,757	31%

BACA GRANDE WATER AND SANITATION DISTRICT
ENTERPRISE FUND
Statement of Revenue, Expenditures and Changes in Fund Balance - Budget to Actual
For the Month Ended July 31, 2026

	Actual YTD	Adopted 2026 Budget	Favorable (Unfavorable) Variance	YTD
Diesel Fuel	2,266	9,270	7,004	24%
Professional Fees	320	15,000	14,680	2%
Professional Fees / GIS	1,443	5,150	3,707	28%
Trustee / Paying Agent Fees	-	600	600	0%
2009 CWPA SRF Princ	2,590	89,333	86,743	3%
2009 CWPA SRF Interest	4,108	5,968	1,860	69%
Total Operations	$ 129,070	$ 384,585	$ 255,515	34%
Repairs & Maintenance				
Repair & Maintenance - Equipment	$ 125	$ -	$ (125)	0%
Repairs & Maint-Water Mains	-	50,000	50,000	0%
Repairs & Maint-Sewer	806	36,050	35,244	2%
Repairs & Maint-Well No. 18	-	20,600	20,600	0%
Repairs & Maint - Pump Houses	250	15,450	15,200	2%
Repair & Maint-Fire Hydrants	-	16,480	16,480	0%
Repair & Maint-Aspen TP	7,106	30,900	23,794	23%
Repair & Maint - Lift Stations	-	25,750	25,750	0%
Repair & Maint-Office	2,601	10,000	7,399	26%
Repair-Master Meters	-	20,600	20,600	0%
Repair & Maint-Golf Course Well	-	3,090	3,090	0%
Repairs & Maintenance-Water Tanks	-	51,500	51,500	0%
Repair & Maintainence-SCADA	-	5,150	5,150	0%
Chemicals Maintenance	7,104	14,420	7,316	49%
Waste Water Treatment Chemicals	16,832	27,570	10,738	61%
Retail Water Meter Parts	-	40,000	40,000	0%
Line Extension Review Expense	-	20,600	20,600	0%
Water Master Plan	27,374	50,000	22,626	55%
Water Production System	-	1,841,330	1,841,330	0%
Water Distribution System	-	100,000	100,000	0%
Collection System	-	50,000	50,000	0%
Treatment System	-	500,000	500,000	0%
Water Loss Prevention Project	10,224	-	(10,224)	0%
Total Repairs & Maintenance	$ 72,421	$ 2,929,490	$ 2,857,069	2%
Utilities				
South Crestone Filter Plant	$ (946)	$ 1,030	$ 1,976	0%
Shumei BS / Cottonwood Apt	2,207	4,635	2,428	48%
Casita Park Pumphouse-MHE Booster Station	883	6,180	5,297	14%
Well No. 18	17,914	36,050	18,136	50%
Golf Course Well	1,314	2,060	746	64%
Shop Pumphouse	837	1,030	193	81%
Moonlight Pumphouse	2,789	3,811	1,022	73%
Ridgeview Pumphouse	2,052	3,811	1,759	54%
Fallen Tree PH	1,817	3,090	1,273	59%
Pine Cone Pumphouse	1,049	2,266	1,217	46%

BACA GRANDE WATER AND SANITATION DISTRICT
ENTERPRISE FUND
Statement of Revenue, Expenditures and Changes in Fund Balance - Budget to Actual
For the Month Ended July 31, 2026

	Actual YTD	Adopted 2026 Budget	Favorable (Unfavorable) Variance	YTD
Aspen TP	11,998	21,630	9,632	55%
Aspen TP-Propane	2,835	7,725	4,890	37%
Wagon Wheel LS	1,968	3,090	1,122	64%
Mobile Home Estates LS	1,961	4,120	2,159	48%
Stables LS	(1,525)	2,266	3,791	0%
Shop, Office, Yard	1,960	5,150	3,190	38%
Shop, Yard, Office-Propane	1,312	3,605	2,293	36%
Office / Cell Phones	3,619	9,000	5,381	40%
Trash and Recycling Services	1,823	3,605	1,782	51%
Total Utilities	$ 55,868	$ 124,154	$ 68,286	45%
Payroll				
Payroll Expense	$ 1,651	$ 4,120	$ 2,469	40%
Payroll-Gross	193,942	396,550	202,608	49%
Payroll-Gross Summer Help	11,576	18,000	6,424	64%
Payroll Taxes	4,143	5,665	1,522	73%
PERA	32,472	47,380	14,908	69%
Health Insurance	78,030	209,889	131,859	37%
Worker's Compensation Insurance-Pinnacol	7,953	20,600	12,647	39%
Total Payroll	$ 329,766	$ 702,204	$ 372,438	47%
Total Operating Expenses	$ 587,125	$ 4,140,433	$ 3,553,308	14%
Excess Revenue Over (Under) Expenses	$ 612,842	$ (222,268)	$ 835,110	

BACA GRANDE WATER AND SANITATION DISTRICT

DEBT SERVICE FUND (consolidated into General Fund)

Statement of Revenue, Expenditures and Changes in Fund Balance - Budget to Actual

For the Month Ended July 31, 2026

	Actual YTD	Adopted 2026 Budget	Favorable (Unfavorable) Variance	YTD
REVENUE				
Property Taxes	$ 251,958	$ 308,877	$ (56,919)	82%
Interest on Property Taxes	480	1,100	(620)	44%
Specific Ownership Tax	20,770	32,000	(11,230)	65%
Interest/Miscellaneous Income	1,922	3,000	(1,078)	64%
Total Revenue	$ 275,130	$ 344,977	$ (69,847)	80%
EXPENDITURES				
GO Bond Principal	84,558	168,350	83,792	50%
GO Bond Interest	-	165,000	165,000	0%
Total Expenditures	$ 84,558	$ 333,350	$ 248,792	25%
Net Change in Fund Balance	$ 190,572	$ 11,627	$ 178,945	

Check Issue Date	Payee	Invoice Number	Invoice GL Account	Account Title	Check Amount
94116					
09/23/2026	Airgas USA, LLC	9174994203	4-503008	Repairs & Maint-Well No. 18	138.42
Total 94116:					138.42
94117					
09/23/2026	Amazon Capital Services, INC	13P7-TXD9-	4-500362	Clothing Allowance	229.90
09/23/2026	Amazon Capital Services, INC	1DJL-GNNG-	4-503025	Repair & Maint-Office	5.24
09/23/2026	Amazon Capital Services, INC	1DJL-GNNG-	4-500550	Meals and Lodging	76.49
09/23/2026	Amazon Capital Services, INC	1DJL-GNNG-	4-500450	Utility Maintenance Tools	141.79
09/23/2026	Amazon Capital Services, INC	1DJL-GNNG-	4-500403	Office Supplies	40.11
09/23/2026	Amazon Capital Services, INC	1DT6-KWPF-	4-503008	Repairs & Maint-Well No. 18	127.34
Total 94117:					620.87
94118					
09/23/2026	Card Service Center	CC-26-09	4-500500	Training and Education	1,248.00
09/23/2026	Card Service Center	CC-26-09	4-505027	Office / Cell Phones	328.70
09/23/2026	Card Service Center	CC-26-09	4-500401	Postage	300.00
09/23/2026	Card Service Center	CC-26-09	4-503001	Repairs & Maint-Water Mains	11.99
Total 94118:					1,888.69
94119					
09/23/2026	CDPHE	WU27118532	4-500250	Testing	3,225.00
Total 94119:					3,225.00
94120					
09/23/2026	CEBT	INV 0085898	4-530500	Health Insurance	12,545.85
Total 94120:					12,545.85
94121					
09/23/2026	Centratel, LLC	2609022091	4-500406	Phone Answering Service	288.43
Total 94121:					288.43
94122					
09/23/2026	CivicPlus, LLC	385601	4-500407	Computers and Media	600.00
Total 94122:					600.00
94123					
09/23/2026	Core & Main	Z481719	4-503331	Retail Water Meter Parts	4,840.00
Total 94123:					4,840.00
94124					
09/23/2026	DeBon, Nataliia	ND-26-09	4-500500	Training and Education	808.00
09/23/2026	DeBon, Nataliia	ND-26-09	4-500500	Training and Education	229.52
09/23/2026	DeBon, Nataliia	ND-26-09-14	4-505027	Office / Cell Phones	40.00
Total 94124:					1,077.52
94125					
09/23/2026	Diesel Direct Central LLC	17349986	4-500663	Diesel Fuel	600.72

Check Issue Date	Payee	Invoice Number	Invoice GL Account	Account Title	Check Amount
09/23/2026	Diesel Direct Central LLC	17349987	4-500661	Gas and Oil	1,046.61
09/23/2026	Diesel Direct Central LLC	17401333	4-500663	Diesel Fuel	788.47
09/23/2026	Diesel Direct Central LLC	17401334	4-500661	Gas and Oil	1,185.90
09/23/2026	Diesel Direct Central LLC	17513801	4-500663	Diesel Fuel	1,001.98
Total 94125:					4,623.68
94126					
09/23/2026	Element Engineering	581034	4-517275	Water System Improvements Des	180.00
Total 94126:					180.00
94127					
09/23/2026	Freedom Mailing Services, INC	53746	4-500460	Utility Billing	658.42
Total 94127:					658.42
94128					
09/23/2026	Great America Financial Svcs Cor	42910692	4-500402	Copier Lease and Equipment	239.92
Total 94128:					239.92
94129					
09/23/2026	John Deere Financial	I03094	4-500362	Clothing Allowance	147.96
Total 94129:					147.96
94130					
09/23/2026	Kody Pest Control	755	4-503025	Repair & Maint-Office	125.00
Total 94130:					125.00
94131					
09/23/2026	Law of the Rockies	LOR-26-08	1-506030	Legal	2,518.50
Total 94131:					2,518.50
94132					
09/23/2026	Martinez, Diego	DM-26-09	4-505027	Office / Cell Phones	40.00
Total 94132:					40.00
94133					
09/23/2026	Myers Bros Truck & Tractor	56118	4-500662	Vehicle-Repairs and Maint	1,184.95
Total 94133:					1,184.95
94134					
09/23/2026	Norfield Develop. Partners, LLC	3572	4-500530	Locates	489.04
Total 94134:					489.04
94135					
09/23/2026	Pinnacol Assurance	INV-2517046	4-530600	Worker's Compensation Insur	1,412.00
Total 94135:					1,412.00

Check Issue Date	Payee	Invoice Number	Invoice GL Account	Account Title	Check Amount
94136					
09/23/2026	Pipestone Equipment, LLC	142459	4-503001	Repairs & Maint-Water Mains	6,291.11
09/23/2026	Pipestone Equipment, LLC	142459	4-503001	Repairs & Maint-Water Mains	1,189.52
Total 94136:					7,480.63
94137					
09/23/2026	Plante & Moran PLLC	10746138	1-506045	Accounting	5,950.00
Total 94137:					5,950.00
94138					
09/23/2026	PNC Bank National Assn	PNC-26-08	4-505027	Office / Cell Phones	190.59
09/23/2026	PNC Bank National Assn	PNC-26-08	4-500401	Postage	800.00
09/23/2026	PNC Bank National Assn	PNC-26-08	4-500510	Advertising	120.00
09/23/2026	PNC Bank National Assn	PNC-26-08	4-500460	Utility Billing	6.00
09/23/2026	PNC Bank National Assn	PNC-26-08	4-500500	Training and Education	1,100.00
09/23/2026	PNC Bank National Assn	PNC-26-08	4-500451	Supplies	8.58
09/23/2026	PNC Bank National Assn	PNC-26-08	4-503001	Repairs & Maint-Water Mains	45.96
09/23/2026	PNC Bank National Assn	PNC-26-08	4-500500	Training and Education	602.76
09/23/2026	PNC Bank National Assn	PNC-26-08	4-505029	Trash and Recycling Services	173.59
09/23/2026	PNC Bank National Assn	PNC-26-08	4-505029	Trash and Recycling Services	154.69
09/23/2026	PNC Bank National Assn	PNC-26-08	4-420220	Miscellaneous Revenue	296.58-
Total 94138:					2,905.59
94139					
09/23/2026	Robinson, Shala	SR-26-08-13	4-503025	Repair & Maint-Office	50.00
09/23/2026	Robinson, Shala	SR-26-08-27	4-503025	Repair & Maint-Office	50.00
09/23/2026	Robinson, Shala	SR-26-09-10	4-503025	Repair & Maint-Office	50.00
Total 94139:					150.00
94140					
09/23/2026	Rocky Mountain Fire Extinguish, L	1-260827	4-500410	Fire Extinguisher Service	681.00
Total 94140:					681.00
94141					
09/23/2026	Sangre De Cristo Lab, Inc.	25670	4-500250	Testing	358.00
Total 94141:					358.00
94142					
09/23/2026	Tate, Chad	CT-26-09	4-500500	Training and Education	652.64
Total 94142:					652.64
94143					
09/23/2026	UMB Bank N.A.	1035847	2-552500	Trustee / Paying Agent Fees	400.00
Total 94143:					400.00
94144					
09/23/2026	UNCC	226081852	4-500530	Locates	8.75

Check Issue Date	Payee	Invoice Number	Invoice GL Account	Account Title	Check Amount
Total 94144:					8.75
94145					
09/23/2026	US Fish and Wildlife Service	USWF-26-9	4-500100	Raw Water USFSWS	2,025.00
Total 94145:					2,025.00
94146					
09/23/2026	USA BlueBook	INV01138903	4-503310	Waste Water Treat. Chem.	462.90
Total 94146:					462.90
94147					
09/23/2026	WSB Computer Services, Inc.	101186	4-500407	Computers and Media	1,039.49
09/23/2026	WSB Computer Services, Inc.	101286	4-500408	Computer Support	75.00
Total 94147:					1,114.49
Grand Totals:					59,033.25

Baca Grande
Water And Sanitation
District

District Manager Report – September, 2026

United States Fish and Wildlife Service (USFWS) – Water lease negotiations

- Short term extension complete
- Met with USFWS in Denver in 8/25
  - Next step - Determine value of the water rights through the US Appraisal and Valuation Services Office (AVSO). May take several months.
- Meeting scheduled for 2/18
  - Water appraisal due by 06/26
  - NEPA requires an Environmental Assessment which is expected to be completed by 6/26
  - Discuss short term lease extension
- Two year extension signed and complete
- Water rights valuation update – none
- Refuge Manager Ty Benally said they have a meeting to discuss the District on 9/23

Aspen Wastewater Treatment Facility (AWWTF)

- Element is reviewing pretreatment methods to determine effectiveness, compliance and cost.
  - Met with USDA to discuss loan/grant application – Jennifer Garcia
    - Recommended applying for current FY funding by 9/31/25
- USDA Loan application submitted on 9/10/25
- USDA is still reviewing the Preliminary Engineering Report as of February
- On 4/9 USDA requested additional documentation
  - Waiting on YTD balance sheet
  - Still in process
- Draft 2025 and 2026 YTD financials were provided – application in process

Water System Improvement Project

- Update and bring MHE Well Online, add capacity to Well 17 & 18, and add a bulk water fill station
- Funding has been secured
- Electrical issues at MHE have been fixed, water will be tested the week of 5/18
  - Tests were sent to the lab in late May and early June
  - One set of samples was lost in the mail. Will have to resubmit.
- Bid Schedule
  - Advertisement – weeks of 7/6 & 7/13 - Posted
  - Plans and specs available 7/10 at 4pm
  - Pre-bid meeting onsite- 7/23
  - Last day to request interpretation of documents – 7/28
  - Last day to issues addendum – 7/31
  - Bid opening via Zoom – 8/6

Baca Grande Water And Sanitation District

- Award bid at Board meeting - 8/19
- Held pre construction meeting with engineers and contractors on 9/15
  - Construction will begin on 10/5 at MHE Well
  - Progress meetings will be held weekly on Mondays

Grants

- **State Revolving Fund (SRF)**
  - Submitted on 6/4/25
  - Approved for $750,000
- **CWRPDA**
  - Approved for $823,000
    - Of which $530,353 can be forgiven
  - Loan documents have been finalized and signed
- **DOLA EIAF 2026**
  - Application was submitted on 2/09
  - Requested $60,000 for leak detection, will require a 1:1 match
    - If awarded, funds will be used to hire specialized leak detection contractors to inspect the distribution system
    - Onsite visit on 3/12

Financial & Accounting

- Accounting transition underway
  - Staff has been working with new accounting team daily to complete the turn over process
  - Plante Moran is currently closing out 2025 financials and completing reconcilements
    - The process has been delayed by slow fulfilment of information request
  - Caselle representatives are working to reconcile the system balances to actual.
    - Once complete the District will have to approve the additional journal entry
  - Finalizing system set up and preparing for 2025 audit
- Audit begin on the week of 6/22 - costs increased by $1,500 to $13,475 + expenses, to allow for auditor to compile financial statements
  - All requests for additional information have been fulfilled
  - Researching different audit firms for future use
- Banking change 1st Bank is becoming PNC
- An account at Alamosa State Bank has been opened and the majority of funds have been transferred. Some funds remain at PNC to allow outstanding checks to clear. Final transfer will occur in August.

Baca Grande
Water And Sanitation
District

2027 Budget

- Budget preparation in progress – draft to be presented next month
  - Initial budget committee meeting scheduled for October 8th
  - Assessed value has decreased by $509k from previous year

Engineering

- Water System Improvement Project
  - Element is finalizing the electrical design and bid package
  - CDPHE is reviewing the basis of design report, and has requested MHE Well testing information prior to permitting
    - Staff is working through electrical issues prior to running the well pump
    - Staff and engineers will respond to the request for information once sampling data has been received
  - CDPHE approved all aspects of the design, except MHE Well
    - Staff is working on a conditional approval to start the project without a water test
    - Waters tests have been submitted to lab and will be sent to CDPHE. Once tests are approved the project will be advertised for bid.

- Wastewater Treatment Plant Improvements
  - Waiting on USDA review
  - No response from USDA as of 9/16

Leak Detection

- Funding has been approved and a contractor has been chosen
  - GPRS Inc. will be onsite for three weeks beginning 7/13
    - Leak detection was completed on 9/14, only two potential leaks were identified
- Staff is still reviewing options for leak detection.
  - Asterra – Satellite imaging used to locate water up to 10 feet underground
    - Will be used next
  - K9 – dogs trained to detect the smell of chlorine when it contacts soil

Drought Conditions

- Most of Saguache County is in an Extreme Drought Condition
  - The District in in a Severe Drought condition area
  - POA total usage is 27af - 24af at golf course and 3af in treated water irrigation. The rest of the District used 25af. Total of 50af used at golf course this season.
- As of July 9th all of Saguache County including the District is in "Extreme Drought" conditions
- As of July 30th 37% of Saguache Count is in "Exceptional Drought" conditions (considered more severe than Extreme)

Baca Grande
Water And Sanitation
District

- As of September 17th 67% of Saguache County is in "Exceptional Drought"
- Water Conservation
  - Additional links have been added to the website
    - Colorado Division of Water Resources
    - Colorado Water Conservation Board
    - Colorado Decision Support System
    - Water Education Colorado
    - Water Savings Tips

DOLA Housing Limits

Saguache County

Income Limit	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
80%	$ 54,550	$ 62,350	$ 70,150	$ 77,900	$ 84,150	$ 90,400	$ 96,600	$ 102,850
60%	$ 40,920	$ 46,800	$ 52,620	$ 58,440	$ 63,120	$ 67,800	$ 72,480	$ 77,160
50%	$ 34,100	$ 39,000	$ 43,850	$ 48,700	$ 52,600	$ 56,500	$ 60,400	$ 64,300
40%	$ 27,280	$ 31,200	$ 35,080	$ 38,960	$ 42,080	$ 45,200	$ 48,320	$ 51,440
30%	$ 20,450	$ 23,400	$ 26,300	$ 29,200	$ 31,550	$ 33,900	$ 36,240	$ 38,550

Baca Grande Water and Sanitation District

Drought Procedures

Drought conditions will be defined according to the US Drought Monitor. (https://droughtmonitor.unl.edu/) The data for Saguache County will be used to determine the drought level impacting the District. The drought conditions on US Drought Monitor will be reviewed monthly. Saguache County is currently listed at Drought level 0 or "abnormally dry" as of 04/18/2023. Once Drought Level 2 "Severe Drought" is reached, and maintained for a period of two months, the District will implement this drought policy.

Drought Level 2 "Severe Drought"

- Notices sent to customers stating severe drought conditions
    - Recommend maximum water conservation & reduce irrigation as much as possible
    - Water conservation tips: Indoor/Outdoor
        - Check all plumbing for leaks and repair if necessary
        - Use full loads in your washing machine and dishwasher
        - Install aerators on faucets to reduce flow, and use low-flow shower heads
        - Use automatic timers for outdoor watering
        - Water at night time to reduce evaporation
        - Used drip irrigation and soaker hoses instead of sprinklers
        - Add mulch around plants and trees to retain moisture
        - Choose native plants and drought–resistant landscaping techniques that require less water.
        - Report water waste when you see it happening

Drought level 3 "Extreme Drought" Once Drought Level 3 "Extreme Drought" is reached, and maintained for a period of two months, the District will implement the following measures.

- Implement irrigation restrictions
    - Even number properties can only water on even days of the month
    - Odd number properties on odd days of the month
    - Limit commercial irrigation to 3x a week between hours of 9pm and 6am
        - POA – golf course, parks & Casita Park entrance
    - Increase the fee for Tier 2 water
        - *Implement a 50% drought increase
    - Monitor high usage accounts – Monthly High Usage Reports
        - Send notices to high users requesting water conservation

Drought Level 4 "Exceptional Drought" Once Drought Level 4 "Exceptional Drought" is reached, and maintained for a period of two months, the District will implement the following measures.

- Water use limited to indoor only
- No bulk water sales
- No commercial irrigation
    - POA – golf course, parks & Casita Park entrance
- Monitor high usage accounts – Monthly High Usage reports
    - Monitor for consistent (2 months +) high users

- Fines up to $50 per 1,000 gallons for Tier 2 water usage
- Potential disconnection

Mobile Home Estates (MHE) Well

Use in drought conditions

All actions from the above scenarios will apply to MHE, with the addition of the actions outlined below.

Drought Level 2 "Severe Drought"

- Use will be limited to Mobile Home Estates, camper village and POA Buildings

Drought level 3 "Extreme Drought"

- 50% of demand will come from Well 17&18

Drought Level 4 "Exceptional Drought"

- Switch to Well 17 & 18 for 100% of demand
- MHE will only be used if necessary
    - If volumetric limit is reached at Well 17 & 18 and/or level of wells are to low

Once the District's Drought Level increases, it will not be decreased until lower Drought Level conditions are maintained for a two-month period.

Baca Grande Water and Sanitation District

Drought Procedures

Drought conditions will be determined based on the U.S. Drought Monitor, precipitation levels, surface water conditions, and well levels. The data for Saguache County will be used to determine the drought level impacting the District. https://droughtmonitor.unl.edu/. Precipitation and snowpack conditions will be compared to the 20 year historical data using resources provided by the USDA Natural Resources Conservation Service (NRCS) https://www.nrcs.usda.gov/. Streamflow for San Isabel, North Crestone, South Crestone, Willow, Spanish, and Cottonwood Creeks will be compared to 20-year historical data using the Colorado Division of Water Resources (DWR) Stations system. The average of all six creeks will be used as the surface-water indicator: https://dwr.state.co.us/tools/stations. Static Well Water Levels will be compared to the previous four years of historical data.

The District will evaluate all four indicators monthly. With consideration given to these four factors, the District Manager, in their sole discretion, may change the drought level.

Drought Level 2 "Severe Drought" Once Drought Level 2 "Severe Drought" is reached the District will implement the following measures.

- Notices sent to customers stating severe drought conditions
    - Recommend maximum water conservation & reduce irrigation as much as possible
    - Water conservation tips: Indoor/Outdoor
        - Check all plumbing for leaks and repair if necessary
        - Use full loads in your washing machine and dishwasher
        - Install aerators on faucets to reduce flow, and use low-flow shower heads
        - Use automatic timers for outdoor watering
        - Water at night time to reduce evaporation
        - Used drip irrigation and soaker hoses instead of sprinklers
        - Add mulch around plants and trees to retain moisture
        - Choose native plants and drought–resistant landscaping techniques that require less water.
        - Report water waste when you see it happening

Drought level 3 "Expectional Drought" Once Drought Level 3 "Extreme Drought" is reached the District will implement the following measures.

Implement irrigation restrictions

- Residential Irrigation Restrictions:
    - Even number properties can only water on even days of the month
    - Odd number properties on odd days of the month
    - Increase the fee for Tier 2 and above water
        - *Implement a 50% drought increase
    - Monitor high usage accounts – Monthly High Usage Reports
        - Send notices to high users requesting water conservation
- Commercial Irrigation Restrictions:
    - Limit commercial irrigation to 3x a week between hours of 9pm and 6am

        - This includes POA, including the golf course, parks, and Casita Park entrance. Townhouse Irrigation, Colorado College Irrigation.
    - Increase the fee for Tier 2 and above water
        - *Implement a 50% drought increase
        - *Implement a 50% drought increase to the Golf Course Irrigation
    - Monitor high usage accounts – Monthly High Usage Reports
        - Send notices to high users requesting water conservation

Drought Level 4 "Extreme Drought" Once Drought Level 4 "Exceptional Drought" is reached the District will implement the following measures.

- Water use limited to indoor only
- No bulk water sales
- No commercial irrigation
    - POA – golf course, parks & Casita Park entrance
- Monitor high usage accounts – Monthly High Usage reports
    - Monitor for consistent (2 months +) high users
    - Fines up to $50 per 1,000 gallons for Tier 2 water usage
    - Potential disconnection

Mobile Home Estates (MHE) Well

Use in drought conditions

All actions from the above scenarios will apply to MHE, with the addition of the actions outlined below.

Drought Level 2 "Severe Drought"

- Use will be limited to Mobile Home Estates, camper village and POA Buildings

Drought level 3 "Exceptional Drought"

- 50% of demand will come from Well 17&18

Drought Level 4 "Extreme Drought"

- Switch to Well 17 & 18 for 100% of demand
- MHE will only be used if necessary
    - If volumetric limit is reached at Well 17 & 18 and/or level of wells are to low

_____ County Tax Entity Code

DOLA LGID/SID _____

CERTIFICATION OF VALUATION BY Saguache County COUNTY ASSESSOR

New Tax Entity? ☐ YES ☒ NO

Date 08/27/2026

NAME OF TAX ENTITY: BACA GRANDE WATER & SANITATION DISTRICT

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2026:

1.	PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1. $24,225,617
2.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2. $23,716,118
3.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3. $0
4.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4. $23,716,118
5.	NEW CONSTRUCTION: *	5. $377,969
6.	INCREASED PRODUCTION OF PRODUCING MINE: ≈	6. $0
7.	ANNEXATIONS/INCLUSIONS:	7. $0
8.	PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8. $0
9.	NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Φ	9. $0
10.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	10. $$0.00
11.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11. $$4,906.39

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution

* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.

Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE Saguache County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2026:

1.	CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1. $296,042,888
	ADDITIONS TO TAXABLE REAL PROPERTY	
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2. $6,175,990
3.	ANNEXATIONS/INCLUSIONS:	3. $0
4.	INCREASED MINING PRODUCTION: §	4. $0
5.	PREVIOUSLY EXEMPT PROPERTY:	5. $19,500
6.	OIL OR GAS PRODUCTION FROM A NEW WELL:	6. $0
7.	TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7. $$0.00
	DELETIONS FROM TAXABLE REAL PROPERTY	
8.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8. $139,168
9.	DISCONNECTIONS/EXCLUSIONS:	9. $0
10.	PREVIOUSLY TAXABLE PROPERTY:	10. $1,331,070

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY **$284,976,735**

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** $4,556

** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

USE FOR STATUTORY PROPERTY TAX LIMIT CALCULATION ("5.25%" LIMIT) 29-1-1703, C.R.S.

IN ACCORDANCE WITH §§ 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2026 :

1.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION:	1.	$23,716,118
2.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	2.	$0
3.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	3.	$23,716,118
4.	NEW CONSTRUCTION:	4.	$377,969
5.	ANNEXATIONS/INCLUSIONS:	5.	$0
6.	PREVIOUSLY EXEMPT PROPERTY:	6.	$19,500
7.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	7.	$$0.00
8.	INCREASED VALUTION FOR ASSESSMENT ATTRIBUTABLE TO A CHANGE IN LAW FOR A PROPERTY TAX CLASSIFICATION:	8.	$0
9.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	9.	$$4,906.39
10.	TOTAL PRODUCING MINES, OR PRIMARY OIL OR GAS PRODUCTION:	10.	$0
11.	REVENUE INCREASE FROM EXPIRED TIF:	11.	$0

Notes:
The property tax limit will apply to all property taxing entities with the exception of school districts, city and county, city, or town that has adopted a home rule charter (29-1-306(1)(b), C.R.S.). The revenue limit applies to any property taxing entities that have authority to exceed current 5.5% and the TABOR limit.

The Division of Local Government ("the Division") has developed technical assistance resources to assist taxing entities with the calculation of the property tax limit available online here (https://dlg.colorado.gov/budget-information-and-resources). Please understand that the Division has no statutory or administrative role in calculating or enforcing the property tax limit, and each taxing entity's revenue limits and voter approval history may be unique. The technical assistance resources provided by the Division with regard to the property tax limit are not definitive and not legal advice. Taxing entities may choose to calculate the property tax limit with a methodology that is different from the methodology presented in the Division's technical assistance resources. The Division always recommends that taxing entities consult with an attorney in order to understand and apply the various statutory and constitutional revenue limits that may apply to that taxing entity.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

Administrative Monthly Report

September 23rd 2026

Board of Directors Meeting

UTILITY BILLING ACTIVITY FOR THE MONTH OF AUGUST 2026		
Customer Utility Billing		
Billing Category	**Number of Accts**	**Amount Billed**
Usage Customers Billed - SEWER	863	$47,909.3
Usage Customers Billed - WATER	886	$65,685.56
ON/OFF Service	2	$75
LATE FEE	50	$1000
TRANSFER	14	$4,900
CONSOLIDATIONS	0	$0.00
NSF	0	$0.00
Water & Sewer Hook UP	0	$0.00
Miscellaneous(meter pats, additional line appl.)	3	$520.31

AUGUST - XPRESS BILL PAY TRANSACTION AND CHARGES ACTIVITY

PRODUCT / SERVICE DESCRIPTION	QTY	UNIT PRICE	LINE TOTAL
EFT Web Transactions	284	$0.74	$210.16
EFT Return Intermedite	1	$14.00	$14.00
Credit/Debit Card Web Transactions	439	$0.74	$324.86
Bank Bill Pay Transactions	17	$0.25	$4.25
Lock Box Service Transactions	116	$0.74	$85.84
Toll Free IVR Transactions	11	$1.25	$13.75
Notifications Service Monthly Fee	1	$0.00	$0.00
Email Notifications Per Message Fee	1212	$0.00	$0.00
Maintenance & Support	1	$100.00	$100.00
		Subtotal	**$ 752.86**

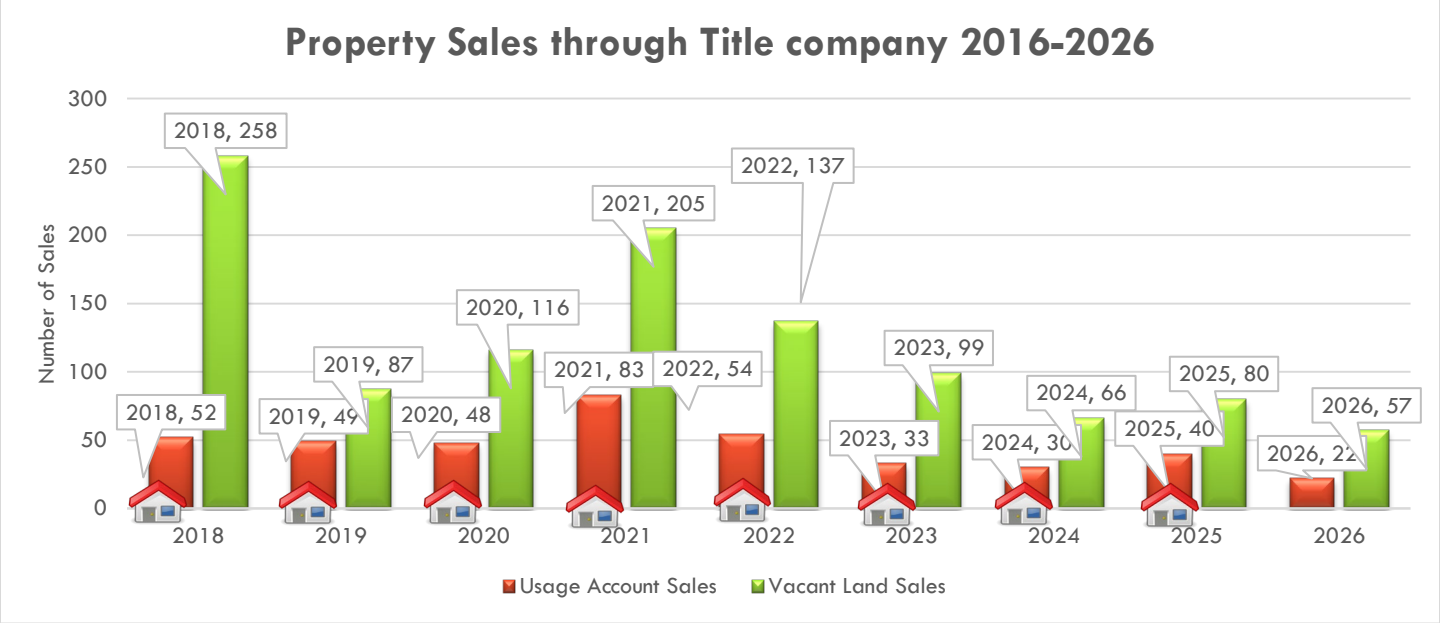
Town of Crestone Sewer Billing - 2026

Date	Monthly Total	Monthly Flow	Flow Charges	Average Daily BOD	Monthly BOD	BOD Charges	Paid	Balance Due
January	401,972	3,683,269.44	$3,683.27	37	1110	$1,282.05	$10,256.73	$4,965.32-02/28/2026 + past due of $5,291.41
February	334,680	3,066,672.84	$3,066.67	64	1792	$2,069.76	$5,156.43	$5,136.43-03/30/2026 + $20.00 Late Fee
March	409,212	3,749,609.56	$3,749.61	34	1088	$1,256.64	$5,006.25	$5,006.25-4/30/2026
April	370,916	3,398,703.31	$3,398.70	75	2325	$2,685.38	$6,084.08	$6,084.08-05/31/2026
May	344,106	3,153,043.28	$3,153.04	66	1782	$2058.21	$5,211.25	$5,211.25-06/30/2026
June	551,273	5,051,314.50	$5,051.31	44	1496	$1,727.88	$6,779.19	$6,779.19-07/31/2026
July	551,441	5,052,853.88	$5052.85	38	1102	$1,272.81		$6,325.66
August	467,374	4,282,547.96	$4282.55	85	2465	$2,847.08		08/31/2026-$7,129.63
September								
October								
November								
December								
2026 Totals	3,430,974		$31,438.01	443	13160	$15,199.80	**$38,493.93**	

2026 RATE – Effective January 1st:

$9.163 - per 1,000 gallons of flow
$1.155 per pound of Biochemical Oxygen Demand (BOD)

August – 2026 - Property Sales: 4 – Homes 8- Lots

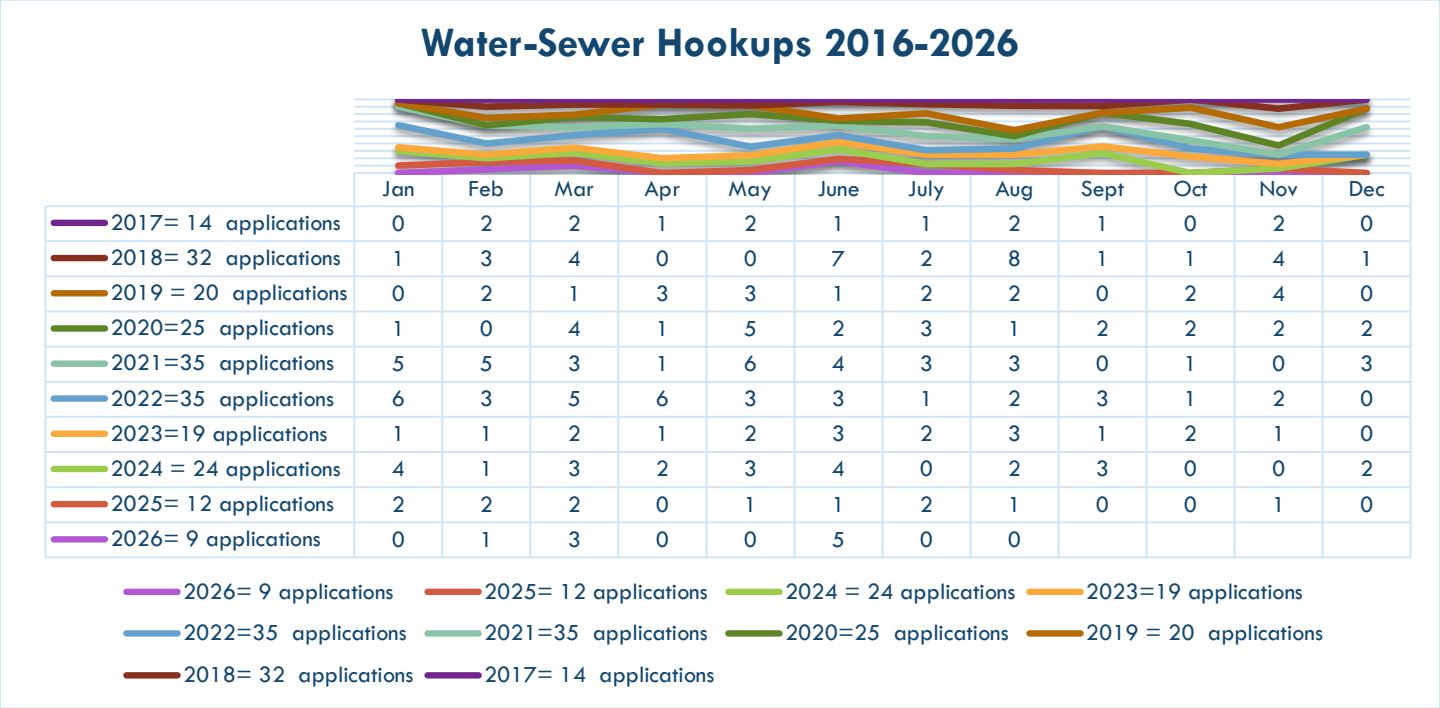


August - 2026– Other Sales Statistic Including Name Changes Only

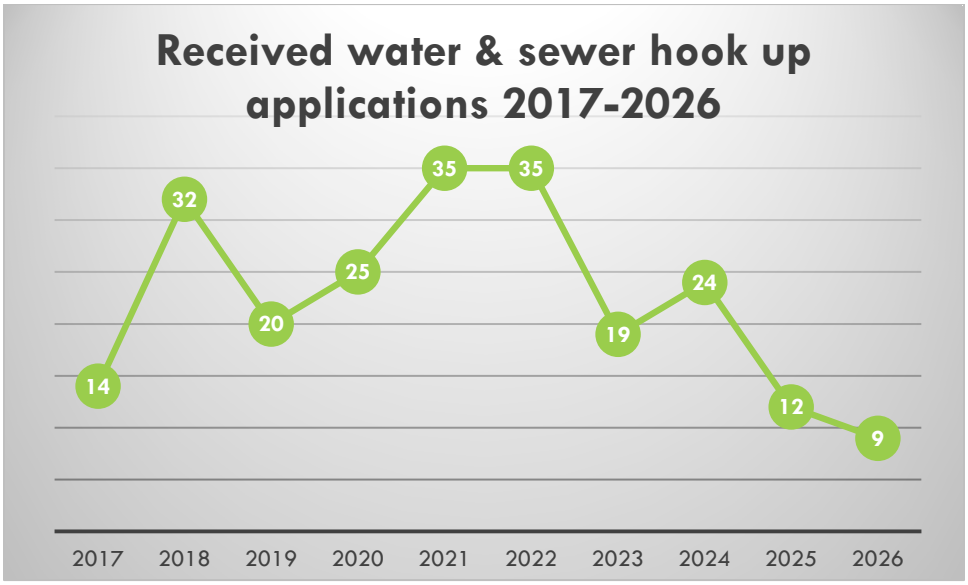
Type	Vacant Lot	House	Total Charges
Quit Claim Deeds	2	2	$750.00 + Name Changes
General Warranty Deed	1		$0.00(Name change only)
TOTAL	**3**	**2**	**Total: $750.00**

2017- 2026- Water and Sewer Hook up Applications

0 - Application (s) received in August, 9 –Total application (s) received in 2026

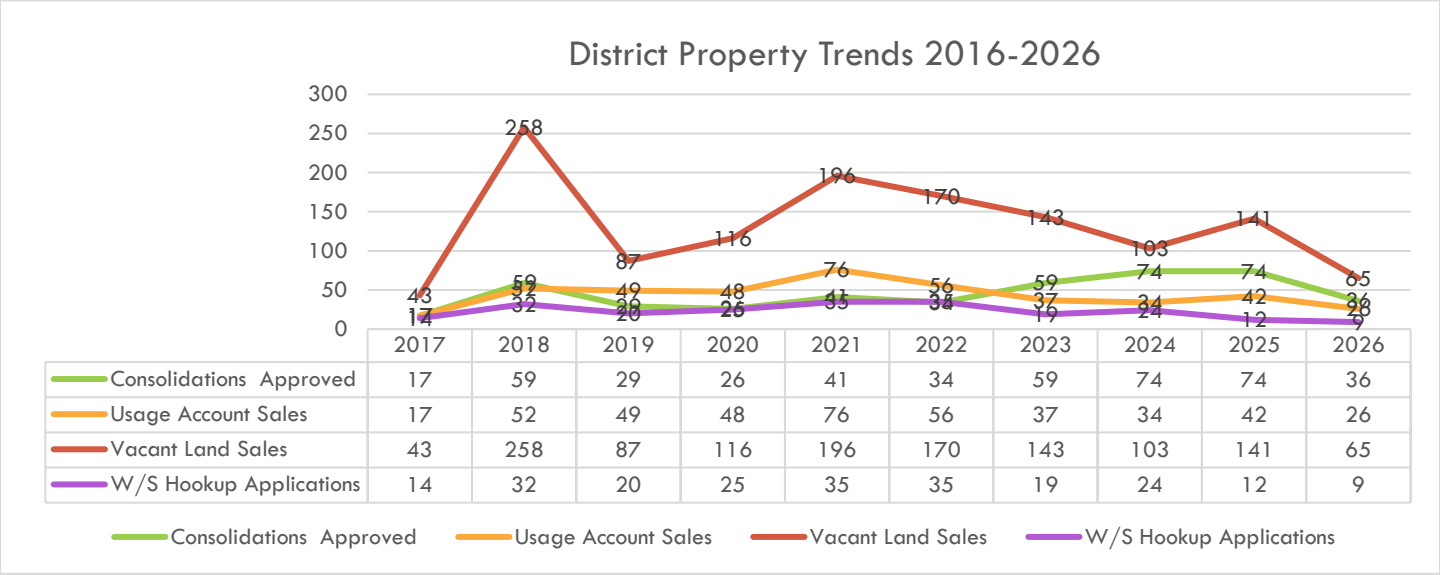


	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2017= 14 applications	0	2	2	1	2	1	1	2	1	0	2	0
2018= 32 applications	1	3	4	0	0	7	2	8	1	1	4	1
2019 = 20 applications	0	2	1	3	3	1	2	2	0	2	4	0
2020=25 applications	1	0	4	1	5	2	3	1	2	2	2	2
2021=35 applications	5	5	3	1	6	4	3	3	0	1	0	3
2022=35 applications	6	3	5	6	3	3	1	2	3	1	2	0
2023=19 applications	1	1	2	1	2	3	2	3	1	2	1	0
2024 = 24 applications	4	1	3	2	3	4	0	2	3	0	0	2
2025= 12 applications	2	2	2	0	1	1	2	1	0	0	1	0
2026= 9 applications	0	1	3	0	0	5	0	0				



2026 – 4 CONNECTED HOOK UP'S

CHALET I	CHALET II	CHALET III	MHE	GRANTS
LOT 1021				LOT 1511 (INLUDED IN THE DISTRICT)
LOT 926				
LOT 464				



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Consolidations Approved	17	59	29	26	41	34	59	74	74	36
Usage Account Sales	17	52	49	48	76	56	37	34	42	26
Vacant Land Sales	43	258	87	116	196	170	143	103	141	65
W/S Hookup Applications	14	32	20	25	35	35	19	24	12	9

ADMINISTRATIVE UPDATES

Delinquent Accounts / Shut-Offs

- No water shut-offs occurred during the month of August.
- There are currently five (5) active payment plans.

Certification process

- Pre certification process started
- Draft certification documents have been prepared.
- Data verification is currently underway.
- Draft completed
- Notices were mailed out on August 27th.
- Public Hearing scheduled for October 21st, 2026.
- Resolution with the list of identified delinquent accounts.
- November 2nd, 2026 PACKET GETS MAILED TO THE COUNTY TREASURER.
- Packet includes the Final list of delinquent accounts along with the 2026 Executed Resolution.
- November 2 through December 7, 2026: the Treasurer will accept changes/updates to the certification.

Xpress Bill Pay

- Caselle has announced the discontinuation of its integration with Xpress Bill Pay. No immediate changes are expected, and the transition will occur gradually.
- Caselle offers the Caselle Citizen Portal, an integrated platform for billing, payments, and customer services.
- Staff attended informational webinars presented by Xpress Bill Pay and Caselle to review available options.
- Staff attended Springbrook ERP platform demo.
- Staff also attended demo of the Caselle Citizen Portal.
- XBP is committed to provide its service without integration with Caselle. Introduced XBP Relay
- XBP is working on a faster installation process and plans to begin outreach in late September.
- No updates.

Special District Association (SDA)

- SDA Conference is scheduled for September 15th-17th.
- Natalie is registered to attend.

Drought

- A new webpage was created regarding drought conditions.
- The blog was updated with a new post regarding water conservation.
- Drought notices were sent to customers by email and mail.
- A drought notice is included with the monthly report.
- Phone calls and email inquiries increased, customers requesting more information about the drought conditions and drought surcharge.

Consolidations

- 12 consolidation requests received in 2026 involving 38 lots.

Vector Training:

- Vector training has been completed by all employees.
- The District will receive a 10% discount for next year through the Colorado Special District Property and Liability Pool (CSDPLP).

September Billing message:

The District office will be closed on Monday, September 7th, in observance of Labor Day. If you would like to pay your bill by phone, please call the 24/7 IVR line at 888-504-0548. At its public meeting on August 19, 2026, the BGWSD Board of Directors approved implementing Drought Level 3 - "Extreme Drought" restrictions and the corresponding rate increase. **For more details, see the water conservation notice included with your bill.**

Baca Grande Water and Sanitation District
P.O. Box 520 | 57 Baca Grant Way S
Crestone, CO 81131-0520
719-256-4310
www.bacawater.com

WATER CONSERVATION NOTICE

Drought Level 3 — Extreme Drought

Effective September 9, 2026

At its public meeting on August 19, 2026, the Baca Grande Water and Sanitation District Board of Directors approved the implementation of Drought Level 3 — "Extreme Drought" restrictions and the corresponding rate increase.

The District will continue to monitor drought conditions and will provide customers with updates if conditions improve before September 9th.

Residential Irrigation Restrictions

Property Address	Permitted Outdoor Watering Days
Even-numbered addresses	Even-numbered days of the month
Odd-numbered addresses	Odd-numbered days of the month

Commercial Irrigation Restrictions

- Commercial irrigation will be limited to three (3) times per week.
- Permitted irrigation hours are 9:00 p.m. to 6:00 a.m.
- This includes POA, including the golf course, parks, and Casita Park entrance. Townhouse Irrigation, Colorado College Irrigation.

Water Tier - Rate Increases

As part of the approved Drought Level 3 response, the District will implement a 50% drought surcharge on Tier 2 and above.

The increase will begin with the mid-September meter reading period and will be reflected on your November statement for water usage from mid-September through mid-October.

See the water rates on the next page

Baca Grande Water and Sanitation District
P.O. Box 520 | 57 Baca Grant Way S
Crestone, CO 81131-0520
719-256-4310
www.bacawater.com

2026 Water Volume Rate

Tap Size	Base Allowance	Tier 1 ($3.00/1,000)	Tier 2 ($6.00/1,000)	Tier 3 $7.50 $/1,000	Tier 4 ($9.40/1,000)	Tier 5 ($11.75/1,000)
¾"	2,000	>2,000	>10,000	>30,000	>60,000	>120,000
1"	4,000	>4,000	>20,000	>40,000	>70,000	>130,000
1 ½"	10,000	>10,000	>50,000	>70,000	>80,000	>140,000
2"	16,000	>16,000	>80,000	>100,000	>130,000	>190,000
3"	32,000	>32,000	>160,000	>180,000	>210,000	>270,000
4"	72,000	>72,000	>360,000	>380,000	>410,000	>470,000

2026 Drought Level 3 – Extreme Drought – 50 % Increase Rate

Tap Size	Base Allowance	Tier 1 ($3.00/1,000)	Tier 2 ($9.00/1,000)	Tier 3 $11.25 $/1,000	Tier 4 ($14.10/1,000)	Tier 5 ($17.62/1,000)
¾"	2,000	>2,000	>10,000	>30,000	>60,000	>120,000
1"	4,000	>4,000	>20,000	>40,000	>70,000	>130,000
1 ½"	10,000	>10,000	>50,000	>70,000	>80,000	>140,000
2"	16,000	>16,000	>80,000	>100,000	>130,000	>190,000
3"	32,000	>32,000	>160,000	>180,000	>210,000	>270,000
4"	72,000	>72,000	>360,000	>380,000	>410,000	>470,000

For more information and conservation tips, please visit: https://bacawater.specialdistrict.org/drought

Thank You for Helping Protect Our Water Supply

Baca Grande Water and Sanitation District

Monthly Operations Report

September 23rd, 2026



Leak on Crestview Ol

Facilities and Staff Updates

In Service	Repaired last month	Out of Service

Water Facilities											
Well 18		Moonlight Transfer Station		Ridgeview Transfer Station		Fallen Tree Transfer Station		Pinecone Booster Station		Shumei Booster Station	
Pump 1	Pump 2	Pump 1	Pump 2	Pump 1	Pump 2	Pump 1	Pump 2	Pump 1	Pump 2	Pump 1	Pump 2

Wastewater Facilities									
Aspen WWTP		Stables Lift Station		Wagon Wheel Lift Station		MHE Lift Station		Dharma Ocean Lift Station	
Pump 1	Pump 2	Pump 1	Pump 2	Pump 1	Pump 2	Pump 1	Pump 2	Pump 1	Pump 2

Service Vehicles				
Truck 1	Truck 2	Truck 3	Truck 4	Truck 5

Equipment				
Vactor Truck	Dump Truck	Backhoe	Skid steer	Excavator

- **Equipment failures or vehicle failures to report**
  - Pump one at Dharma lift station has failed.

- **Accidents**
  - No accidents to report.

Operations Updates

- **Leaks to report**
  - There was a Point of Interest from the leak detection survey that staff repaired. There was also a leak on Camino Real.

- **GPRS Leak Detection Services**
  - GPRS has completed and submitted their final report.

- **Aspen WWTF**
  - The Wastewater plant is operating at half capacity, it is meeting effluent permit limits. Still awaiting replacement valve.

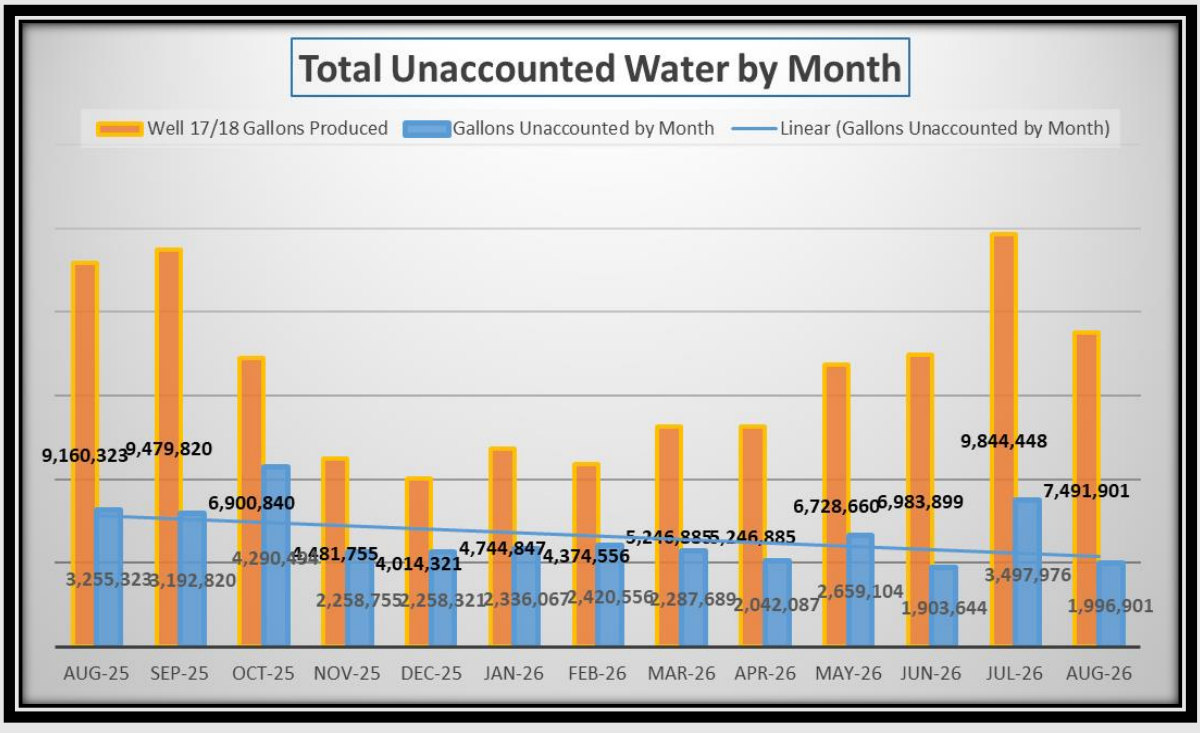
- **Projects**

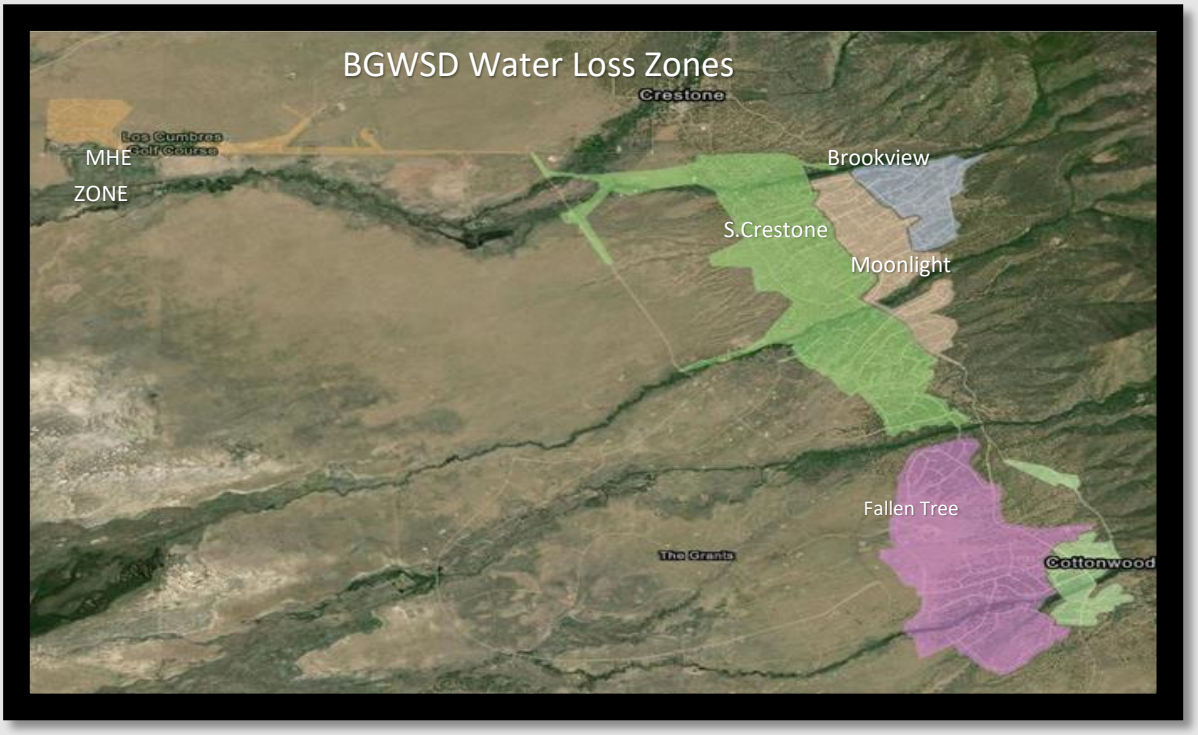
  Summer Project List

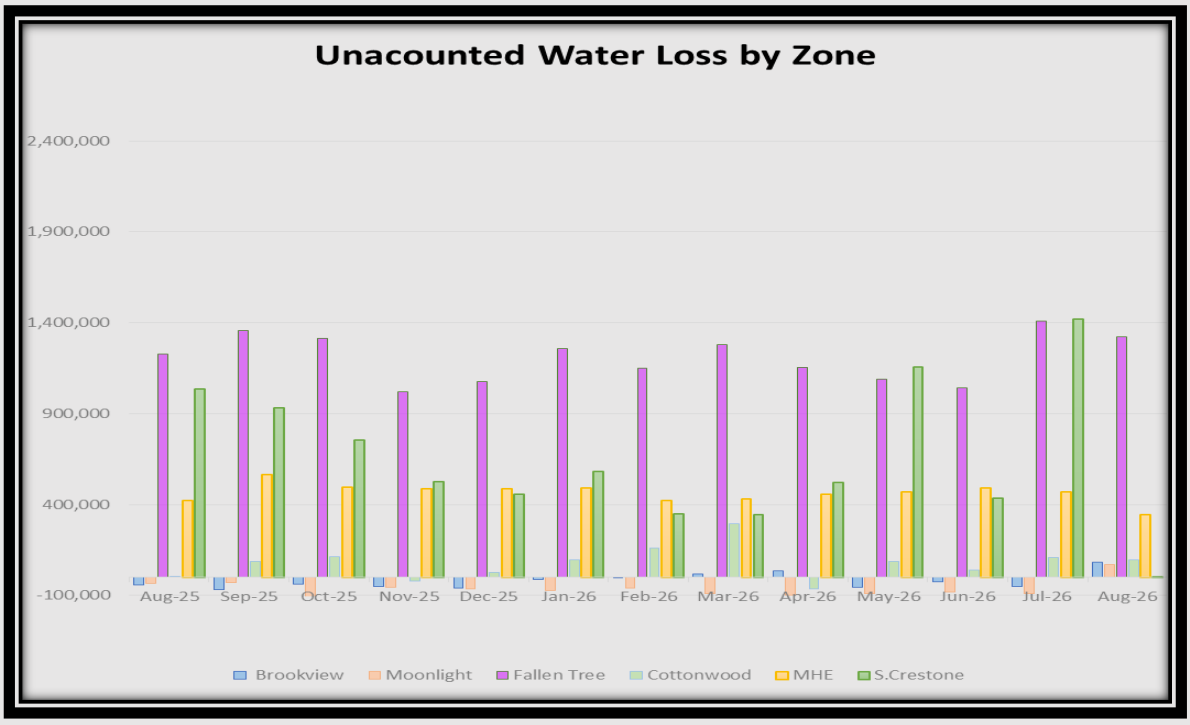
  - Fire Hydrant Maintenance (completed for the season)
  - Valve Maintenance (In Process)
  - Collection system cleaning (In Process)
  - Collection system inspections (completed for the season)
  - Grounds Maintenance and weed control (In Process)
  - Dig list (A variety of excavation projects)
  - Leak Detection (On Going)

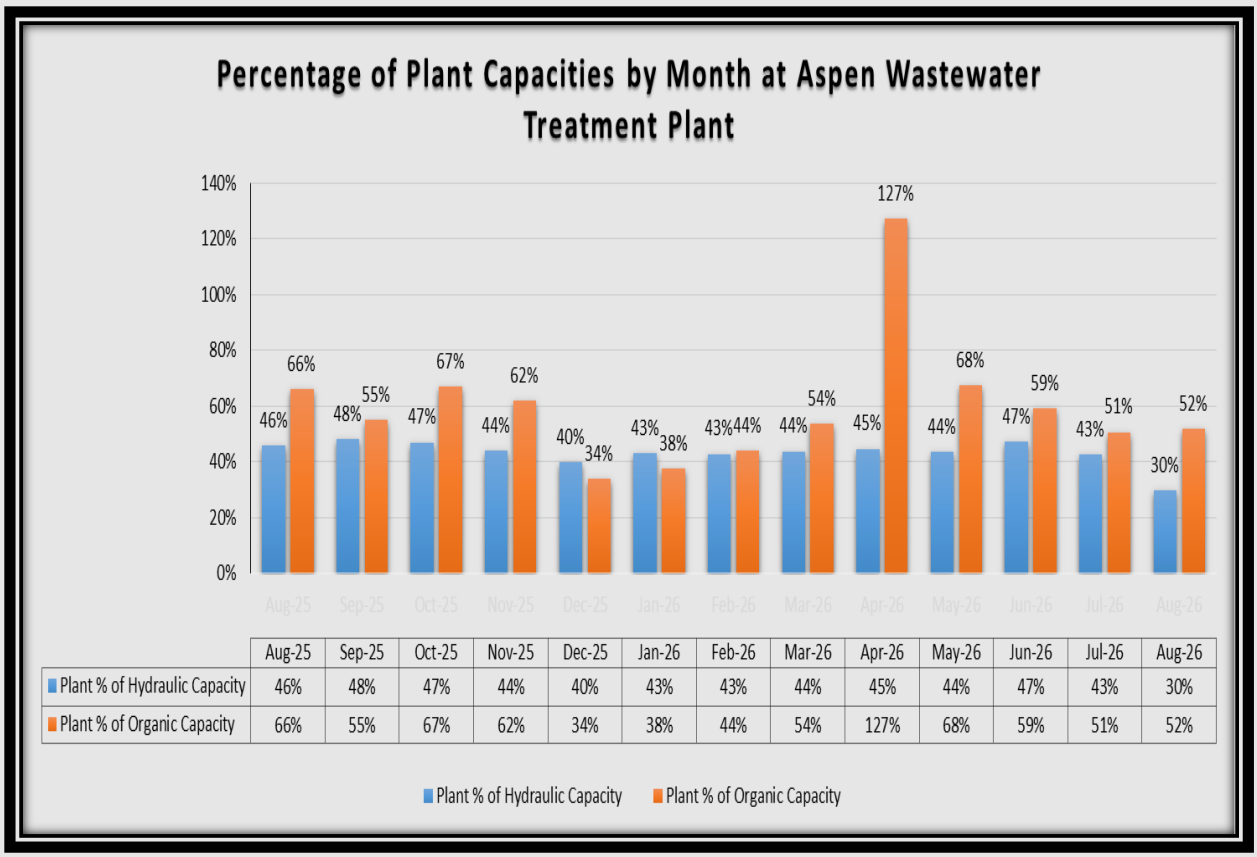
- **Unaccounted Water**
  - Wells 17 and 18 produced 7,491,901 gallons of water in the month of August.
  - The District sold its customers 5,495,000 gallons of water in the month of August, leaving 1,996,901 gallons unaccounted for.
  - 27% of the water produced is unaccounted for in the month of August.

- **Aspen WWTP and Town of Crestone Loading**
  - Aspen WWTP averaged 45% of hydraulic loading capacity in the month of August, the Town of Crestone contributed an average of 20% of the treatment plants hydraulic load.
  - Aspen WWTP averaged 52% of organic loading capacity in the month of August. The Town of Crestone contributed an average of 27% of the treatment plants organic load.

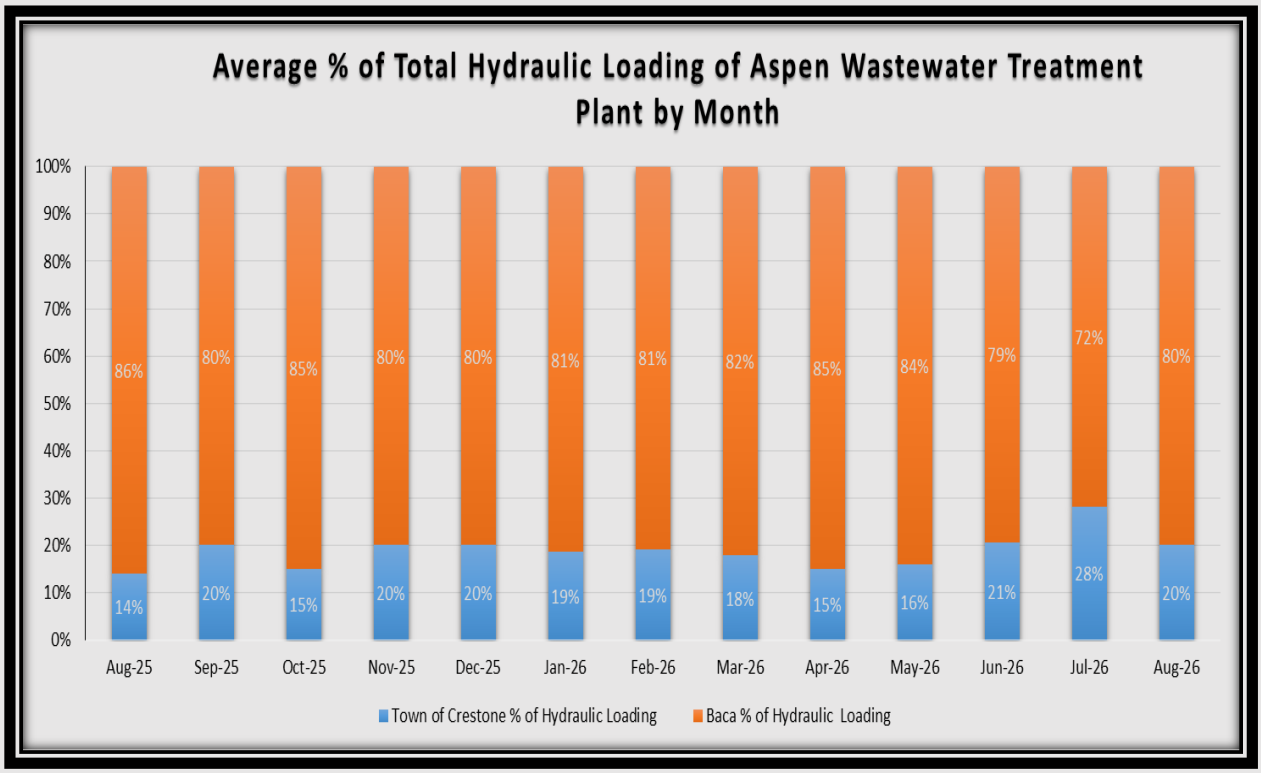


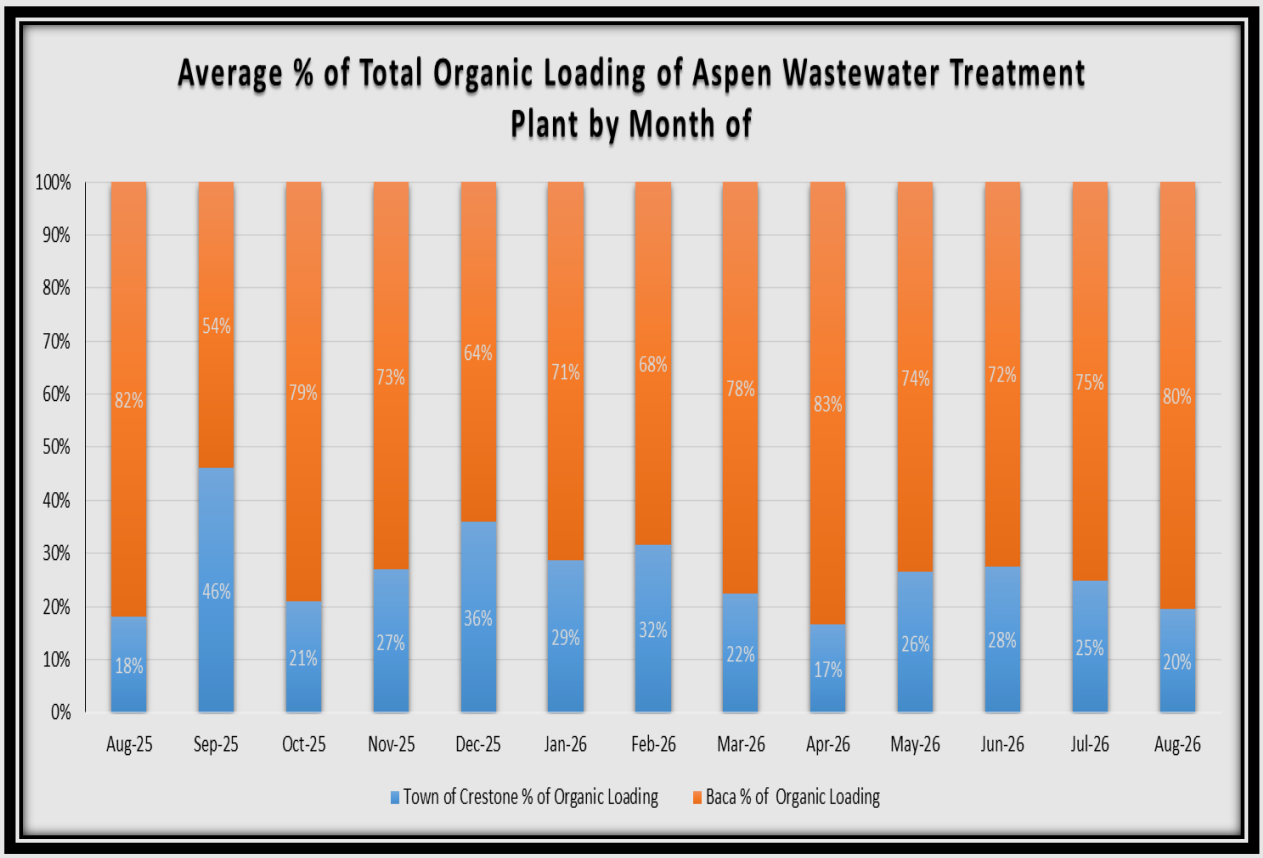

BGWSD Water Loss Zones
Crestone
Los Cumbres
Golf Course
MHE
ZONE
Brookview
S.Crestone
Moonlight
Fallen Tree
The Granb
Cottonwood


Unacounted Water Loss by Zone
2,400,000
1,900,000
1,400,000
900,000
400,000
-100,000
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26
Jul-26
Aug-26
Brookview
Moonlight
Fallen Tree
Cottonwood
MHE
S.Crestone



	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26
Plant % of Hydraulic Capacity	46%	48%	47%	44%	40%	43%	43%	44%	45%	44%	47%	43%	30%
Plant % of Organic Capacity	66%	55%	67%	62%	34%	38%	44%	54%	127%	68%	59%	51%	52%




Average % of Total Organic Loading of Aspen Wastewater Treatment Plant by Month of
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
82%
54%
79%
73%
64%
71%
68%
78%
83%
74%
72%
75%
80%
18%
46%
21%
27%
36%
29%
32%
22%
17%
26%
28%
25%
20%
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26
Jul-26
Aug-26
Town of Crestone % of Organic Loading
Baca % of Organic Loading

Resolution No. 2026-09-23

RESOLUTION
OF THE BOARD OF DIRECTORS OF THE BACA GRANDE WATER AND SANITATION DISTRICT

REGARDING TAP FEES FOR AFFORDABLE HOUSING LOTS

WHEREAS, the Baca Grande Water and Sanitation District (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the "Board") shall have the management, control, and supervision of all the business and affairs of the District; and

WHEREAS, pursuant to § 32-1-1001(1)(j)(I), C.R.S., the District is authorized to fix and impose fees, rates, tolls, penalties, and charges for services or facilities furnished by the District; and

WHEREAS, pursuant to § 32-1-1001(1)(j)(II), C.R.S., the Board may waive or amortize all or part of the tap fees and connection fees or extend the time period for paying all or part of such fees for property within the District in order to facilitate the construction, ownership, and operation of affordable housing on such property, as such affordable housing is defined by resolution adopted by the Board; and

WHEREAS, pursuant to § 32-1-1001(1)(j)(II), C.R.S., the Board may condition such waivers upon the recordation against the property of a deed restriction, lien, or other lawful instrument requiring the payment of such fees in the event that the property's use as affordable housing is discontinued or no longer meets the definition of affordable housing as established by the Board; and

WHEREAS, it is the position of the Board that the current tap fee of Ten Thousand and 00/100ths Dollars ($10,000.00) is affordable and that deed restrictions can result in unreasonable burdens to homeowners, and that the administrative burden of affordable housing may offset the benefits of affordable housing; and

WHEREAS, the Board desires to continue encouraging the development of affordable housing to address the ongoing shortage of available housing units within the District;

NOW, THEREFORE, be it resolved by the Board as follows:

1. DEFINITION OF AFFORDABLE HOUSING. For the purposes of this Resolution, "affordable housing" shall mean housing which is restricted to occupancy by households which earn less than Sixty Percent (60%) of the Area Median Income ("AMI") of Saguache County, as annually provided by the U.S. Department of Housing and Urban Development

or the Colorado Housing and Finance Authority.

2. WAIVER OF TAP FEES. Pursuant to § 32-1-1001(1)(j)(II), C.R.S., the Board may grant a full or partial waiver of the Water Tap Fee and/or Sewer Tap Fee set forth in Appendix A to the Rules and Regulations of the Baca Grande Water and Sanitation District if the subject lot meets the definition of affordable housing as established by the Board in this Resolution.

3. CONDITIONAL WAIVER. Any full or partial waiver of a fee by the Board under this Resolution may be conditioned upon the recordation against the subject lot of a deed restriction, lien, or other lawful instrument requiring the payment of such waived amount in the event that the property's use as affordable housing is discontinued or no longer meets the definition of affordable housing as established by the Board in this Resolution.

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

ADOPTED this 23rd day of September, 2026.

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

Vivia Lawson
Officer of the District

ATTEST:

APPROVED AS TO FORM:

LAW OF THE ROCKIES

General Counsel to the District