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

WHEN: Wednesday, November 18, 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 October, 2026 Regular Meeting
b. * Review and accept unaudited financial statements for the period ending October 31, 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.

e. BOARD AGENDA REQUEST – POA Billing request (enclosure)

f. FINANCIAL MATTERS

a. * Review and approve the updated check register for the period ending November 18th, 2026

General	$8,538.73
Debt	$
Capital	$
Enterprise	$52,680.92
Total	$61,219.65

g. PUBLIC HEARING TO CONSIDER ADOPTION OF 2027 BUDGET

a. *Resolution No. 2026-11-18-01 – Consideration and adoption of the 2027 Budget.

b. *Resolution No. 2026-11-18-02 – Consideration and adoption of the Twelfth Amended and Restated Resolution of the Board of Directors of the Baca Grande Water and Sanitation District.

h. BOARD AND STAFF REPORTS

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

i. LEGAL MATTERS

j. EXECUTIVE SESSION

Consideration of an executive session pursuant to C.R.S. § 24-6-402(4)(b), for the purpose of receiving legal advice from the District's general counsel regarding specific legal questions concerning POA billing matters and the District's Water Service Agreement with the United States Fish and Wildlife Service (USFWS), including the current short-term amendment and potential long-term changes thereto; and pursuant to C.R.S. § 24-6-402(4)(e)(I), to determine positions relative to matters that may be subject to negotiations, develop strategy for negotiations, and instruct negotiators regarding these matters.

k. ADJOURN

**** Requires Board Action***

NEXT REGULAR MEETING IS SCHEDULED FOR
December 16, 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

October 21, 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	Marcus Lock, 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
	Justin DeBon
	Michael Scully

CALL TO ORDER
President Lawson called the meeting to order at 9:00 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. Justin DeBon, a local resident introduced himself.

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 SEPTEMBER, 2026 BOARD MEETING.
- APPROVE AND ACCEPT UNAUDITED FINANCIAL STATEMENTS FOR THE PERIOD ENDING AUGUST31ST, 2026 AND CURRENT SCHEDULE OF CASH POSITION.

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR HART, 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.*

Mr. Scully thanked Diego and Chad for the informative drought discussion at the previous meeting. He also noted that Law of the Rockies has maintained consistent charges and recalled his time on the Board during the transition between management firms.

FINANCIALS

* Review and approve the updated check register for the period ending October 21, 2026(enclosure)

General	$8,341.99
Debt	$
Capital	$
Enterprise	$68,189.12
Total	$76,513.11

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

Water Bulk Fill Station

The District Manager reported of the potential partnership with the POA, County, and Town of Crestone to complete the bulk fill station. Mr. Plotnick mentioned that the POA remains open to the partnership. Mr. Martinez mentioned that County Commissioner Mr. McCracken seems supportive of the project, but approval from the full Board of County Commissioners would be required.

Leak Detection

The District Manager reported on promising preliminary results from Asterra satellite leak detection technology, they identified 27 potential leaks in the water system and 32 in the sewer system. The technology uses multispectral imaging to identify potential leak locations. On-site investigations will be conducted to verify the findings and narrow down the areas of concern.

Drought Conditions Update: The District Manager reported that creek flows have increased significantly and well levels remain stable. The District will maintain the current drought level for another month and reassess conditions next month, with a potential reduction in restrictions.

2027 DRAFT Budget

The 2027 Draft Budget was presented to the Board. The public hearing and potential approval are scheduled for November 18, 2026, with public notice published in local newspapers. The Board discussed repair and maintenance expenses, audit firm proposals, and budgeting for the potential 2027 Board election.

LEGAL MATTERS

Public Hearing on Certification of Delinquent Accounts

No comments received from the public.

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR HART, SECONDED BY DIRECTOR PLOTNICK AND UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD ADOPTED RESOLUTION # 2026-10-21 CERTIFYING DELINQUENT ACCOUNTS TO SAGUACHE COUNTY TREASURER FOR COLLECTIONS.

EXECUTIVE SESSION

MOTION: UPON MOTION MADE BY DIRECTOR PLOTNICK, SECONDED BY DIRECTOR HART AND, UPON VOTE, THE BOARD ADJOURNED TO EXECUTIVE SESSION AT 10:02 AM TO DISCUSS THE WATER SERVICE AGREEMENT BETWEEN THE DISTRICT AND THE UNITED STATES FISH AND WILDLIFE SERVICE, THE CURRENT SHORT-TERM AMENDMENT THERETO, AND POTENTIAL LONG-TERM CHANGES THERETO (THE "SUBJECT MATTERS") PURSUANT TO C.R.S. SECTION 24-6-402(4)(B) FOR THE PURPOSE OF RECEIVING LEGAL ADVICE ON SPECIFIC LEGAL QUESTIONS FROM THE DISTRICT'S GENERAL COUNSEL ON THE SUBJECT MATTERS, AND C.R.S. SECTION 24-6-402 (4)(E)(I), TO DETERMINE POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND INSTRUCTING NEGOTIATORS WITH RESPECT TO THE SUBJECT MATTERS. EXECUTIVE SESSION WAS ADJOURNED AT 10:29 AM.

ADJOURNMENT:

THERE BEING NO FURTHER BUSINESS TO DISCUSS, UPON MOTION DULY MADE BY DIRECTOR LAWSON, SECONDED BY DIRECTOR HART AND UPON VOTE, UNANIMOUSLY CARRIED, THE MEETING WAS ADJOURNED AT 10:31AM.

THE NEXT REGULAR MEETING IS SCHEDULED FOR

November 18th, 2026

Drafted by

_____

Natalie DeBon

Respectfully submitted,

Diego Martinez

THESE MINUTES ARE APPROVED AS THE OFFICIAL MINUTES OF October 21, 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 October 21st , 2026 and it is my opinion that any portion of the executive session that was not recorded constituted attorney-client privileged communications.

Marcus Lock

General Counsel Baca Grande Water and Sanitation District

BACA GRANDE WATER & SANITATION DISTRICT

Financial Information

Month Ending October 31, 2026

UNAUDITED

CASH POSITION

BACA GRANDE WATER AND SANITATION DISTRICT

Schedule of Cash Position
October 31, 2026
UNAUDITED

FINANCIAL INSTITUTION	RATE	Balance
Xpress Deposit Account	n/a	$ 99,780.49
Alamosa State Bank- Operations Account	n/a	$ 1,781,154.68
ColoTrust - Bond Account		$ 89,209.33
ColoTrust - Investment Account		$ 4,235,810.52
Total Operating Cash		$ 6,205,955.02
Capital Account		
ColoTrust - Capital Project Account		$ 355.99
Total Capital Cash		$ 355.99
Total Cash		**$ 6,206,311.01**

COMBINED BALANCE SHEET

Baca Grande Water and Sanitation District

Combined Balance Sheet - All Fund Types

October 31, 2026

UNAUDITED

	GENERAL	ENTERPRISE	DEBT SERVICE (consolidated into GF)	TOTAL
ASSETS AND OTHER DEBITS				
CURRENT ASSETS				
CASH - COMBINED FUND	$ 792,974	$ 760,552	$ 269,815	$ 1,823,341
FIRST BANK LIQUID ASSET - MM	-	-	-	-
FIRST BANK LIQUID ASSET - DEBT SERVICE	-	-	-	-
XPRESS DEPOSIT ACCOUNT	-	67,596	-	67,596
COLOTRUST - INVESTMENT	1,994,426	2,009,069	232,316	4,235,811
COLOTRUST - BOND	-	-	89,209	89,209
COLOTRUST - PROJECT FUND	-	356	-	356
PROPERTY TAXES RECEIVABLE	811,558	-	308,877	1,120,435
PREPAID EXPENSES	-	22,258	-	22,258
ACCOUNTS RECEIVABLE - CUSTOMERS/MISC	-	305,845	-	305,845
ACCOUNTS RECEIVABLE - GOVERNMENTS	10,761	66,764	5,970	83,495
TOTAL CURRENT ASSETS	**$ 3,609,718**	**$ 3,232,439**	**$ 906,187**	**$ 7,748,345**
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		10,623		10,623
TOTAL NONCURRENT ASSETS	**$ -**	**$ 7,302,007**	**$ -**	**$ 7,302,007**
TOTAL ASSETS	**$ 3,609,718**	**$ 10,534,446**	**$ 906,187**	**$ 15,050,352**
LIABILITIES AND FUND BALANCE				
CURRENT LIABILITIES				
ACCOUNTS PAYABLE	$ -	$ 7,423	$ -	$ 7,423
ACCRUED INTEREST PAYABLE	-	-	-	-
DEFERRED PROPERTY TAXES	811,558	-	308,877	1,120,435
TOTAL CURRENT LIABILITIES	811,558	7,423	308,877	1,127,858
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	521,706	752,470	208,923	1,483,099
TOTAL FUND BALANCE	**2,798,160**	**9,867,090**	**597,310**	**13,262,561**
TOTAL LIABILITIES AND FUND BALANCE	**$ 3,609,718**	**$ 10,534,446**	**$ 906,187**	**$ 15,050,352**

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 October 31, 2026
UNAUDITED

	Actual YTD	Adopted 2026 Budget	Favorable (Unfavorable) Variance	YTD
REVENUE				
Property Taxes	$ 754,802	$ 811,558	$ (56,756)	93%
Interest on Property Taxes	3,740	3,000	740	125%
Specific Ownership Tax	117,306	100,000	17,306	117%
Interest/Miscellaneous Income	72,825	70,000	2,825	104%
Total Revenue	$ 948,672	$ 984,558	$ (35,886)	96%
EXPENDITURES				
County Treasurer's Fee	$ 32,854	$ 30,000	$ (2,854)	110%
Audit	13,475	15,000	1,525	90%
Legal	45,189	60,000	14,811	75%
Management/Administrative Payroll/Benefits	241,498	349,170	107,672	69%
Accounting	89,650	45,000	(44,650)	199%
Directors' Fees	4,300	12,000	7,700	36%
Emergency Reserve	-	31,560	31,560	0%
Total Expenditures	$ 426,966	$ 542,730	$ 115,764	79%
Excess Revenue Over (Under) Expenditures	$ 521,706	$ 441,828	$ 79,878	

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

	Actual YTD	Adopted 2026 Budget	Favorable (Unfavorable) Variance	YTD
REVENUE				
Water Usage Fees	$ 670,201	$ 756,448	$ (86,247)	89%
Sewer Usage Fees	469,023	538,847	(69,824)	87%
Usage Fees Penalties	16,856	16,000	856	105%
Transfer Fee	40,250	44,000	(3,750)	91%
Consolidation Fee	18,500	30,000	(11,500)	62%
Availability of Service Fees	228,735	275,055	(46,320)	83%
Pmts in Lieu of Taxes	32,627	32,000	627	102%
Tap Fee Installments	10,000	30,000	(20,000)	33%
Hook Up/Inspection Fees	31,993	40,000	(8,007)	80%
Line Extension Fees	-	20,000	(20,000)	0%
Rent	1,500	1,800	(300)	83%
Raw Water	-	-	-	0%
Miscellaneous Revenue/Subdivision Fee/Bulk	15,192	10,015	5,177	152%
Interest	59,596	45,000	14,596	132%
Grant/Loan Proceeds	37,594	2,079,000	(2,041,406)	2%
Total Revenue	$ 1,632,067	$ 3,918,165	$ (2,286,098)	42%
EXPENDITURES				
Operations				
Raw Water USFSWS	$ 18,000	$ 25,750	$ 7,750	70%
Testing/NPDES Permit Fees	11,301	15,450	4,149	73%
Insurance- Property CSDLP	22,258	46,350	24,092	48%
Bad Debt Expense	200	3,175	2,975	6%
Bank Charges	252	515	263	49%
Mileage Reimbursement	611	2,000	1,389	31%
Clothing Allowance	2,266	2,600	334	87%
Postage	1,862	3,090	1,228	60%
Copier Lease and Equipment	1,694	2,966	1,272	57%
Office Supplies	1,624	2,500	876	65%
Phone Answering Service	2,999	3,900	901	77%
Computers and Media	3,081	3,000	(81)	103%
Computer Support	2,235	4,635	2,400	48%
Software Maintenance	20,719	25,000	4,281	83%
Fire Extinguisher Service	681	1,030	349	66%
Utility Maintenance Tools	1,504	3,600	2,096	42%
Supplies	1,233	3,090	1,857	40%
Utility Billing	22,789	25,000	2,211	91%
Training and Education	15,608	20,600	4,992	76%
Advertising	656	2,678	2,022	24%
Memberships	4,002	5,665	1,663	71%
Locates	752	1,030	278	73%
Meals and Lodging	1,721	3,090	1,369	56%
Gas and Oil	8,317	15,450	7,133	54%
Vehicle-Repairs and Maint	13,449	37,100	23,651	36%

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

	Actual YTD	Adopted 2026 Budget	Favorable (Unfavorable) Variance	YTD
Diesel Fuel	5,459	9,270	3,811	59%
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	$ 173,734	$ 384,585	$ 210,851	45%
Repairs & Maintenance				
Repair & Maintenance - Equipment	$ -	$ -	$ -	0%
Repairs & Maint-Water Mains	16,148	50,000	33,852	32%
Repairs & Maint-Sewer	6,577	36,050	29,473	18%
Repairs & Maint-Well No. 18	2,277	20,600	18,323	11%
Repairs & Maint - Pump Houses	250	15,450	15,200	2%
Repair & Maint-Fire Hydrants	-	16,480	16,480	0%
Repair & Maint-Aspen TP	12,579	30,900	18,321	41%
Repair & Maint - Lift Stations	295	25,750	25,455	1%
Repair & Maint-Office	3,350	10,000	6,650	34%
Repair-Master Meters	24	20,600	20,576	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	10,851	14,420	3,569	75%
Waste Water Treatment Chemicals	18,092	27,570	9,478	66%
Retail Water Meter Parts	4,840	40,000	35,160	12%
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	45,274	100,000	54,726	45%
Collection System	-	50,000	50,000	0%
Treatment System	-	500,000	500,000	0%
Water Loss Prevention Project	-	-	-	0%
Total Repairs & Maintenance	$ 147,930	$ 2,929,490	$ 2,781,560	5%
Utilities				
South Crestone Filter Plant	$ (810)	$ 1,030	$ 1,840	0%
Shumei BS / Cottonwood Apt	2,809	4,635	1,826	61%
Casita Park Pumphouse-MHE Booster Station	1,225	6,180	4,955	20%
Well No. 18	28,200	36,050	7,850	78%
Golf Course Well	1,820	2,060	240	88%
Shop Pumphouse	1,143	1,030	(113)	111%
Moonlight Pumphouse	4,098	3,811	(287)	108%
Ridgeview Pumphouse	2,871	3,811	940	75%
Fallen Tree PH	2,431	3,090	659	79%
Pine Cone Pumphouse	1,409	2,266	857	62%

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

	Actual YTD	Adopted 2026 Budget	Favorable (Unfavorable) Variance	YTD
Aspen TP	16,328	21,630	5,302	75%
Aspen TP-Propane	2,835	7,725	4,890	37%
Wagon Wheel LS	2,780	3,090	310	90%
Mobile Home Estates LS	2,713	4,120	1,407	66%
Stables LS	(1,038)	2,266	3,304	0%
Shop, Office, Yard	2,395	5,150	2,755	47%
Shop, Yard, Office-Propane	1,312	3,605	2,293	36%
Office / Cell Phones	5,419	9,000	3,581	60%
Trash and Recycling Services	2,799	3,605	806	78%
Total Utilities	$ 80,740	$ 124,154	$ 43,414	65%
Payroll				
Payroll Expense	$ 1,919	$ 4,120	$ 2,201	47%
Payroll-Gross	286,393	396,550	110,157	72%
Payroll-Gross Summer Help	11,576	18,000	6,424	64%
Payroll Taxes	5,643	5,665	22	100%
PERA	47,079	47,380	301	99%
Health Insurance	112,352	209,889	97,537	54%
Worker's Compensation Insurance-Pinnacol	12,231	20,600	8,369	59%
Total Payroll	$ 477,193	$ 702,204	$ 225,011	68%
Total Operating Expenses	$ 879,597	$ 4,140,433	$ 3,260,836	21%
Excess Revenue Over (Under) Expenses	$ 752,470	$ (222,268)	$ 974,738	

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 October 31, 2026

	Actual YTD	Adopted 2026 Budget	Favorable (Unfavorable) Variance	YTD
REVENUE				
Property Taxes	$ 269,255	$ 308,877	$ (39,622)	87%
Interest on Property Taxes	1,050	1,100	(50)	95%
Specific Ownership Tax	20,770	32,000	(11,230)	65%
Interest/Miscellaneous Income	2,793	3,000	(207)	93%
Total Revenue	$ 293,868	$ 344,977	$ (51,109)	85%
EXPENDITURES				
GO Bond Principal	84,945	168,350	83,405	50%
GO Bond Interest	-	165,000	165,000	0%
Total Expenditures	$ 84,945	$ 333,350	$ 248,405	25%
Net Change in Fund Balance	$ 208,923	$ 11,627	$ 197,296	

Baca Grande Water And Sanitation District

AGENDA ITEM REQUEST FORM

This form must be completed and attached to all supporting documentation for items to be included in the Board of Director's agenda. One (1) form per agenda item.

Date: 11/9/2026

Submitted By: DONNA RUMPH - BACA GRANDE POA

Contact Phone # 702.408-5721

Email: MANAGER@BGPOA.ORG

Date of Board Meeting to consider this item: 11/18/26

Board of Directors Action Requested: ☒ for Action ☐ for Information

Summary of Information:

SEE ATTACHED

November 9, 2026

Baca Grande Water and Sanitization District

The POA formally requests the establishment of a dedicated Public Open Space & Institutional Irrigation Rate Class, or alternatively, a formal rate-cap agreement limiting large-scale public turf irrigation meters to Tier 2 pricing ($6.00 / 1,000 gal). As a non-profit entity providing vital community infrastructure (parks, green spaces, fire-mitigation buffers), the POA's current billing structure under commercial retail schedules is financially unsustainable and fundamentally disconnected from the district's actual cost of service.

2. Financial Justification & Cost of Service Analysis

Under Colorado Revised Statutes (C.R.S. § 32-1-1006), special district fees must be reasonably calculated to match the actual cost of providing the specific utility service. The current retail tier structure creates an indefensible margin on institutional irrigation:

- Raw Water Asset Costs: The district's current lease with the U.S. Fish and Wildlife Service sits at $75.00 per acre-foot or approximately 326,000 gallons which expires May 31, 2027 and will increase to $100.00 per acre-foot June 1, 2027. Currently, if our monthly usage is 400,000 gallons (1.23 acre-feet), BGWSD's current raw acquisition cost is approximately $92.25.
- The Current Premium: Under the Tier 5 commercial escalator ($11.75/k), our single-meter monthly bill escalates to $3,972.75. This represents a gross markup over the raw asset cost that heavily exceeds reasonable distribution and energy overhead.
- Treatment Discrepancy: The escalating tiers are designed to offset intensive water treatment plant operations. Because the POA utilizes this volume strictly for non-potable outdoor application, we are subsidizing drinking-water treatment processes that our end-use does not require or benefit from.

3. Proposed Resolution

To preserve the community's green spaces without impacting BGWSD's baseline revenue targets, we propose a compromise that ensures the district covers all operational, pumping, and capital overhead while providing the POA with predictable, survivable budgeting:

- Option A: Institute a permanent volumetric cap at Tier 2 ($6.00 per 1,000 gallons) for dedicated 2-inch community open space meters. This would adjust our monthly peak bill to ~$2,450.00, keeping $1,500.00+ per month within the community for park maintenance while still ensuring BGWSD generates a strong positive margin.
- Option B: Establish a flat "Irrigation Bulk Rate" of $5.00 per 1,000 gallons for non-profits and public entities, mirroring the open-space preservation strategies used by neighboring municipal water departments across the San Luis Valley.

Respectfully submitted,
Baca Grande Property Owners Association

City of Alamosa Water & Wastewater Department — $7.72 / 1,000 gallons in excess of 100,000 gallons - Institutional rates

Institutional water: Use by any governmental, institutional, or any private entity in a campus type setting that experiences large seasonal water demand due to irrigation or other use.

[redacted]

January 1, 2026 to December 31, 2026

Quantity Used	Charge per 1,000 Gallons or Fraction Thereof
0 to 8,000 Gallons	$2.34
8,001 to 50,000 Gallons	$2.94
50,001 to 100,000 Gallons	$4.66
In Excess of 100,000 Gallons	$7.72
Base Charge	$9.77

Alamosa Water Use Ordinance (12-2020) - exemption for water essential to preserve turf subject to heavy public use.

East Alamosa Water and Sanitation District — $3.00 / 1,000 gallons

WATER

$25.00 for 0-4,000 gallons
$2.00 per thousand for 4,000-10,000
$2.50 per thousand for 10,000-20,000
$3.00 per thousand for 20,000 - above

City of Monte Vista Public Works & Utilities — per 748 gallons - $7.90 / 1,000 gallons

Irrigation

	Rate
Irrigation Tier 1	$4.03
Irrigation Tier 2	$5.91

Town of Del Norte Utilites — $2.76 / 1,000 gallons

Commercial	$41.22	$2.76	Water availability for service fee $19.51 when water is off.

baca water pays $75 for approx. 326,000 gallons
may increase to $244

Base = 40.25

Cust No		Name	Date	Meter Size In.	Total Water Quantity Billed	Base k gal	$3 Tier-1	gal	$6 Tier-2	gal	$7.50 Tier-3	gal	$9.40 Tier-4	gal	$11.75 Tier-5	System Billed Amount	Correct Total Amount	Unbilled Difference	
440308.01		Baca Grande POA	6/30/26	2	352000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$1,903.50	**$1,695.60**	$3,408.75	$1,713.15	
440308.01		Baca Grande POA	7/31/26	2	422000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$2,726.00	**$1,777.85**	$4,231.25	$2,453.40	
440308.01		Baca Grande POA	8/31/26	2	585000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$4,641.25	**$1,969.38**	$6,146.50	$4,177.12	
440308.01		Baca Grande POA	9/30/26	2	574000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$4,512.00	**$1,956.45**	$6,017.25	$4,060.80	
																	TOTAL	$12,404.47	**Manual Billing 10/26**
		BALL FIELD																	5659.73
440316.01		Baca Grande POA	6/30/26	2	242000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$611.00	**$1,566.35**	$2,116.25	$549.90	
440316.01		Baca Grande POA	7/31/26	2	719000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$6,215.75	**$2,126.83**	$7,721.00	$5,594.17	
440316.01		Baca Grande POA	8/31/26	2	649000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$5,393.25	**$2,044.58**	$6,898.50	$4,853.92	
440316.01		Baca Grande POA	9/30/26	2	545000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$4,171.25	**$1,922.38**	$5,676.50	$3,754.12	
																	TOTAL	$14,752.11	**Manual Billing 10/26**
		CASITA PARK																	6730.89
440017.01		Baca Grande POA	5/31/26	2	358000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$1,974.00	**$1,702.65**	$3,479.25	$1,776.60	
440017.01		Baca Grande POA	6/30/26	2	450000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$3,055.00	**$1,810.75**	$4,560.25	$2,749.50	
440017.01		Baca Grande POA	7/31/26	2	475000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$3,348.75	**$1,840.13**	$4,854.00	$3,013.87	
440017.01		Baca Grande POA	8/31/26	2	363000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$2,032.75	**$1,708.53**	$3,538.00	$1,829.47	
440017.01		Baca Grande POA	9/30/26	2	574000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$4,512.00	**$1,956.45**	$6,017.25	$4,060.80	
																	TOTAL	$13,430.24	**Manual Billing 10/26**
												Grand Totals:			TOTALS	$24,077.93	$64,664.75	$40,586.82	6,127.74

TIER 2 @ $6.00/1000

CASITA PARK 6,127.74

BALL FIELD 6,730.89

S CRESTONE 5,659.73

$18,518.36

DUE FROM POA

(40,586.82)

$25,068.46

So Carolina

June Billing - May Usage **Level 6 billed uncorrectly** **162,000 gallons x11.75 = $1903.50** System Billed $190.35	Level 1: 16000 @ 0.025265625 = 404.25 Level 2: 64000 @ 0.003 = 192.00 Level 3: 20000 @ 0.006 = 120.00 Level 4: 30000 @ 0.0075 = 225.00 Level 5: 60000 @ 0.0094 = 564.00 Level 6: 162000 @ 0.001175 = 190.35 ~~350,000~~ @.006 972.00	
July's Billing - June's Usage **Level 6 billed uncorrectly** **232,000 gallons x 11.75 = $2,726.00** System Billed $272.60	Level 1: 16000 @ 0.025265625 = 404.25 Level 2: 64000 @ 0.003 = 192.00 Level 3: 20000 @ 0.006 = 120.00 Level 4: 30000 @ 0.0075 = 225.00 Level 5: 60000 @ 0.0094 = 564.00 Level 6: 232000 @ 0.001175 = 272.80	1,392.00
August Billing - July's Usage **Level 6 billed uncorrectly** **395,000 gallons x 11.75 = $4641.25** System Billed $464.12	Level 1: 16000 @ 0.025265625 = 404.25 Level 2: 64000 @ 0.003 = 192.00 Level 3: 20000 @ 0.006 = 120.00 Level 4: 30000 @ 0.0075 = 225.00 Level 5: 60000 @ 0.0094 = 564.00 Level 6: 395000 @ 0.001175 = 464.125	2,370.00
September Billing - August Usage **Level 6 billed uncorrectly** **395,000 gallons x 11.75 = $4641.25** System Billed $451.20	Level 1: 16000 @ 0.025265625 = 404.25 Level 2: 64000 @ 0.003 = 192.00 Level 3: 20000 @ 0.006 = 120.00 Level 4: 30000 @ 0.0075 = 225.00 Level 5: 60000 @ 0.0094 = 564.00 Level 6: 384000 @ 0.001175 = 451.20	2304.00
System Billed 1378.27		7066.00

- 1378.27

5659.73

BALL FIELD

TIER 2 @ $6.00

June Billing - May Usage
Level 6 billed uncorrectly
52,000 gallons x11.75 = $611.00
System Billed $61.10

Level 1: 16000 @ 0.025265625 = 404.25
Level 2: 64000 @ 0.003 = 192.00
Level 3: 20000 @ 0.006 = 120.00
Level 4: 30000 @ 0.0075 = 225.00
Level 5: 60000 @ 0.0094 = 564.00
Level 6: 52000 @ 0.001175 = 61.10

@ .006
312.00

July's Billing - June's Usage
Level 6 billed uncorrectly
529,000 gallons x 11.75 = $6215.75
System Billed $621.57

Level 1: 16000 @ 0.025265625 = 404.25
Level 2: 64000 @ 0.003 = 192.00
Level 3: 20000 @ 0.006 = 120.00
Level 4: 30000 @ 0.0075 = 225.00
Level 5: 60000 @ 0.0094 = 564.00
Level 6: 529000 @ 0.001175 = 621.575

3,174.00

August Billing - July's Usage
Level 6 billed uncorrectly
459,000 gallons x 11.75 = $5393.25
System Billed $539.32

Level 1: 16000 @ 0.025265625 = 404.25
Level 2: 64000 @ 0.003 = 192.00
Level 3: 20000 @ 0.006 = 120.00
Level 4: 30000 @ 0.0075 = 225.00
Level 5: 60000 @ 0.0094 = 564.00
Level 6: 459000 @ 0.001175 = 539.325

2754.00

September Billing - August Usage
Level 6 billed uncorrectly
355,000 gallons x 11.75 = $4171.25
System Billed $417.12

Level 1: 16000 @ 0.025265625 = 404.25
Level 2: 64000 @ 0.003 = 192.00
Level 3: 20000 @ 0.006 = 120.00
Level 4: 30000 @ 0.0075 = 225.00
Level 5: 60000 @ 0.0094 = 564.00
Level 6: 355000 @ 0.001175 = 417.125

2130.00

System Billed $1639.11

8370.00
- 1639.11
$ 6730.89

CASITA PARK

May Billing -April Usage
Level 6 billed uncorrectly
168,000 gallons x11.75 = $1974.00
System Billed $197.40

Level 1: 16000 @ 0.025265625 = 404.25
Level 2: 64000 @ 0.003 = 192.00
Level 3: 20000 @ 0.006 = 120.00
Level 4: 30000 @ 0.0075 = 225.00
Level 5: 60000 @ 0.0094 = 564.00
Level 6: 168000 @ 0.001175 = 197.40 ≈ .006 1,008.00

June's Billing - May Usage
Level 6 billed uncorrectly
260,000 gallons x 11.75 = $3055.00
System Billed $305.50

Level 1: 16000 @ 0.025265625 = 404.25
Level 2: 64000 @ 0.003 = 192.00
Level 3: 20000 @ 0.006 = 120.00
Level 4: 30000 @ 0.0075 = 225.00
Level 5: 60000 @ 0.0094 = 564.00
Level 6: 260000 @ 0.001175 = 305.50 1,560.00

July Billing - June Usage
Level 6 billed uncorrectly
285,000 gallons x 11.75 = $3348.75
System Billed $334.875

Level 1: 16000 @ 0.025265625 = 404.25
Level 2: 64000 @ 0.003 = 192.00
Level 3: 20000 @ 0.006 = 120.00
Level 4: 30000 @ 0.0075 = 225.00
Level 5: 60000 @ 0.0094 = 564.00
Level 6: 285000 @ 0.001175 = 334.875 1,710.00

August Billing - July Usage
Level 6 billed uncorrectly
173,000 gallons x 11.75 = $2032.75
System Billed $203.275

Level 1: 16000 @ 0.025265625 = 404.25
Level 2: 64000 @ 0.003 = 192.00
Level 3: 20000 @ 0.006 = 120.00
Level 4: 30000 @ 0.0075 = 225.00
Level 5: 60000 @ 0.0094 = 564.00
Level 6: 173000 @ 0.001175 = 203.275 1,038.00

September Billing - August Usage
Level 6 billed uncorrectly
384,000 gallons x 11.75 = $4512.00
System Billed $451.20

Level 1: 16000 @ 0.025265625 = 404.25
Level 2: 64000 @ 0.003 = 192.00
Level 3: 20000 @ 0.006 = 120.00
Level 4: 30000 @ 0.0075 = 225.00
Level 5: 60000 @ 0.0094 = 564.00
Level 6: 384000 @ 0.001175 = 451.20 2,304.00

7,620.00
System Billed $1492.26 − 1,492.26

$ 6,127.74

Cust No	Name	Date	Meter Size In.	Total Water Quantity Billed	Base k gal	$3 Tier-1	gal	$6 Tier-2	gal	$7.50 Tier-3	gal	$9.40 Tier-4	gal	$11.75 Tier-5	System Billed Amount	Correct Total Amount	Unbilled Difference	POA request A Base+ Total Water quanity Billed at $5.00/1000	POA request B to pay Tier 5 at $6.00/1000	
440008.01	Baca Grande POA	6/30/26	2	352000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$1,903.50	**$1,695.60**	**$3,408.75**	$1,713.15	$ 2,084.25	$ 972.00	
440008.01	Baca Grande POA	7/31/26	2	422000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$2,726.00	**$1,777.85**	**$4,231.25**	$2,453.40	$ 2,434.25	$ 1,392.00	
440008.01	Baca Grande POA	8/31/26	2	585000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$4,641.25	**$1,969.38**	**$6,146.50**	$4,177.12	$ 3,249.25	$ 2,370.00	
440008.01	Baca Grande POA	9/30/26	2	574000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$4,512.00	**$1,956.45**	**$6,017.25**	$4,060.80	$ 3,194.25	$ 2,304.00	
																TOTAL	$12,404.47	**$ 10,962.00**	**$ 5,659.73**	Total, less -1378.27 (already paid for Tier 5)
440016.01	Baca Grande POA	6/30/26	2	242000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$611.00	**$1,566.35**	**$2,116.25**	$549.90	$ 1,534.25	$ 312.00	
440016.01	Baca Grande POA	7/31/26	2	719000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$6,215.75	**$2,126.83**	**$7,721.00**	$5,594.17	$ 3,919.25	$ 3,174.00	
440016.01	Baca Grande POA	8/31/26	2	649000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$5,393.25	**$2,044.58**	**$6,898.50**	$4,853.92	$ 3,569.25	$ 2,754.00	
440016.01	Baca Grande POA	9/30/26	2	545000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$4,171.25	**$1,922.38**	**$5,676.50**	$3,754.12	$ 3,049.25	$ 2,130.00	
																TOTAL	$14,752.11	**$ 12,072.00**	**$ 6,730.89**	Total, less -1639.11 (already paid for Tier 5)
440017.01	Baca Grande POA	5/31/26	2	358000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$1,974.00	**$1,702.65**	**$3,479.25**	$1,776.60	$ 2,114.25	$ 1,008.00	
440017.01	Baca Grande POA	6/30/26	2	450000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$3,055.00	**$1,810.75**	**$4,560.25**	$2,749.50	$ 2,574.25	$ 1,560.00	
440017.01	Baca Grande POA	7/31/26	2	475000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$3,348.75	**$1,840.13**	**$4,854.00**	$3,013.87	$ 2,699.25	$ 1,710.00	
440017.01	Baca Grande POA	8/31/26	2	363000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$2,032.75	**$1,708.53**	**$3,538.00**	$1,829.47	$ 2,139.25	$ 1,038.00	
440017.01	Baca Grande POA	9/30/26	2	574000	16,000	$192	80,000	$120	100,000	$225.00	130,000	$564.00	190,000	$4,512.00	**$1,956.45**	**$6,017.25**	$4,060.80	$ 3,194.25	$ 2,304.00	
																	$13,430.24	**$ 12,721.25**	**$ 6,127.74**	Total, less -1492.26 (already paid for Tier 5)
													Grand Totals:		**$24,077.93**	**$64,664.75**	$40,586.82	$ 35,755.25	$ 18,518.36	**Total amount POA willing to pay**
																			$47,105.93	**Total Billing SUM**
																			$17,558.82	Difference between 2026 rates and POA request

System Generate Bill - Paid	$24,077.93	
Correct Amount	$64,664.75	
Difference	$40,586.82	
Amount Due	$40,586.82	
POA Request A	$ 35,755.25	$ 11,677.32
POA Request B	$47,105.93	$23,028.00

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

Check Issue Date	Payee	Invoice Number	Invoice GL Account	Account Title	Check Amount
94173					
11/18/2026	Amazon Capital Services, INC	16V1-T4VK-	4-500362	Clothing Allowance	15.99
11/18/2026	Amazon Capital Services, INC	16V1-T4VK-	4-500450	Utility Maintenance Tools	9.20-
11/18/2026	Amazon Capital Services, INC	16V1-T4VK-	4-500550	Meals and Lodging	24.99
11/18/2026	Amazon Capital Services, INC	16V1-T4VK-	4-503025	Repair & Maint-Office	21.92
11/18/2026	Amazon Capital Services, INC	16V1-T4VK-	4-500403	Office Supplies	27.99
11/18/2026	Amazon Capital Services, INC	16V1-T4VK-	4-500450	Utility Maintenance Tools	94.92
11/18/2026	Amazon Capital Services, INC	16V1-T4VK-	4-500550	Meals and Lodging	31.98
11/18/2026	Amazon Capital Services, INC	16V1-T4VK-	4-503019	Repair & Maint-Aspen TP	97.55
11/18/2026	Amazon Capital Services, INC	16V1-T4VK-	4-503331	Retail Water Meter Parts	86.95
11/18/2026	Amazon Capital Services, INC	16V1-T4VK-	4-500550	Meals and Lodging	1.70-
11/18/2026	Amazon Capital Services, INC	1GLM-YV3R-	4-500451	Supplies	179.54
11/18/2026	Amazon Capital Services, INC	1GLM-YV3R-	4-500550	Meals and Lodging	57.47
11/18/2026	Amazon Capital Services, INC	1WC1-VVHT-	4-500362	Clothing Allowance	97.93
11/18/2026	Amazon Capital Services, INC	1XQM-M3T9-	4-500362	Clothing Allowance	349.95
Total 94173:					1,076.28
94174					
11/18/2026	American Electric Company	0116-115500	4-503022	Repair & Maint-Lift Stations	699.08
Total 94174:					699.08
94175					
11/18/2026	Card Service Center	CC-26-11	4-505027	Office / Cell Phones	328.86
11/18/2026	Card Service Center	CC-26-11	4-505029	Trash and Recycling Services	161.53
11/18/2026	Card Service Center	CC-26-11	4-505029	Trash and Recycling Services	181.27
11/18/2026	Card Service Center	CC-26-11	4-505027	Office / Cell Phones	190.98
11/18/2026	Card Service Center	CC-26-11	4-500401	Postage	200.00
11/18/2026	Card Service Center	CC-26-11	4-420240	Rent	133.69
11/18/2026	Card Service Center	CC-26-11	4-503010	Repairs & Maint - Pump Houses	170.72
11/18/2026	Card Service Center	CC-26-11	4-500460	Utility Billing	6.50
11/18/2026	Card Service Center	CC-26-11	4-500250	Testing	80.64
11/18/2026	Card Service Center	CC-26-11	4-500500	Training and Education	50.00
11/18/2026	Card Service Center	CC-26-11	4-503022	Repair & Maint-Lift Stations	70.15
11/18/2026	Card Service Center	CC-26-11	4-420240	Rent	100.97
11/18/2026	Card Service Center	CC-26-11	4-500662	Vehicle-Repairs and Maint	1,005.39
11/18/2026	Card Service Center	CC-26-11	4-500250	Testing	50.88
Total 94175:					2,731.58
94176					
11/18/2026	CEBT	INV 0086954	4-530500	Health Insurance	12,545.85
Total 94176:					12,545.85
94177					
11/18/2026	Center Tire Store Inc.	16729	4-500662	Vehicle-Repairs and Maint	1,185.20
Total 94177:					1,185.20
94178					
11/18/2026	Centratel, LLC	26110220910	4-500406	Phone Answering Service	299.99
Total 94178:					299.99

Check Issue Date	Payee	Invoice Number	Invoice GL Account	Account Title	Check Amount
94179					
11/18/2026	Core & Main	Z922241	4-503010	Repairs & Maint - Pump Houses	1,871.36
11/18/2026	Core & Main	Z924371	4-503331	Retail Water Meter Parts	82.92
11/18/2026	Core & Main	Z924371	4-503001	Repairs & Maint-Water Mains	4,180.56
11/18/2026	Core & Main	Z924371	4-503028	Repair-Meters	198.00
11/18/2026	Core & Main	Z960113	4-503028	Repair-Meters	3,991.40
11/18/2026	Core & Main	Z960113	4-503331	Retail Water Meter Parts	8,325.44
Total 94179:					18,649.68
94180					
11/18/2026	Crestone Eagle Community Media	6508	4-500510	Advertising	195.00
Total 94180:					195.00
94181					
11/18/2026	DeBon, Nataliia	ND-26-11	4-505027	Office / Cell Phones	40.00
Total 94181:					40.00
94182					
11/18/2026	Deluca Gas Company, Inc.	I094336	4-505020	Aspen TP-Propane	60.00
Total 94182:					60.00
94183					
11/18/2026	Diesel Direct Central LLC	17703856	4-500661	Gas and Oil	1,439.87
Total 94183:					1,439.87
94184					
11/18/2026	Element Engineering	586896	4-516040	Water Distribution System	1,475.00
11/18/2026	Element Engineering	591506	4-516040	Water Distribution System	6,073.49
Total 94184:					7,548.49
94185					
11/18/2026	Elliott, Mark	ME-26-10	4-500362	Clothing Allowance	182.54
Total 94185:					182.54
94186					
11/18/2026	Freedom Mailing Services, INC	54192	4-500460	Utility Billing	603.26
Total 94186:					603.26
94187					
11/18/2026	Grainger	9122922702	4-503019	Repair & Maint-Aspen TP	169.33
11/18/2026	Grainger	9122922702	4-503019	Repair & Maint-Aspen TP	61.28
Total 94187:					230.61
94188					
11/18/2026	Great America Financial Svcs Cor	43409494	4-500402	Copier Lease and Equipment	137.91
Total 94188:					137.91

Check Issue Date	Payee	Invoice Number	Invoice GL Account	Account Title	Check Amount
94189					
11/18/2026	Haynies Inc	556274	4-500662	Vehicle-Repairs and Maint	177.17
11/18/2026	Haynies Inc	558283	4-500662	Vehicle-Repairs and Maint	47.94
Total 94189:					225.11
94190					
11/18/2026	Law of the Rockies	LOR-26-10	1-506030	Legal	5,038.73
Total 94190:					5,038.73
94191					
11/18/2026	Martinez, Diego	DM-26-11	4-505027	Office / Cell Phones	40.00
Total 94191:					40.00
94192					
11/18/2026	Northern Tool TreviPay	3002A0B9	4-503019	Repair & Maint-Aspen TP	734.37
Total 94192:					734.37
94193					
11/18/2026	Pitney Bowes Global Financial Se	3323430084	4-500401	Postage	80.01
Total 94193:					80.01
94194					
11/18/2026	Plante & Moran PLLC	10782085	1-506045	Accounting	3,500.00
Total 94194:					3,500.00
94195					
11/18/2026	Robinson, Shala	SR-26-09-17	4-503025	Repair & Maint-Office	50.00
11/18/2026	Robinson, Shala	SR-26-10-22	4-503025	Repair & Maint-Office	50.00
11/18/2026	Robinson, Shala	SR-26-10-29	4-420240	Rent	70.00
11/18/2026	Robinson, Shala	SR-26-11-05	4-503025	Repair & Maint-Office	50.00
Total 94195:					220.00
94196					
11/18/2026	Saguache Crescent	SC-26-10	4-500510	Advertising	68.25
Total 94196:					68.25
94197					
11/18/2026	Sangre De Cristo Lab, Inc.	25741	4-500250	Testing	168.00
Total 94197:					168.00
94198					
11/18/2026	Sherwin-Williams	66855141141	4-503008	Repairs & Maint-Well No. 18	50.94
11/18/2026	Sherwin-Williams	66855141141	4-503025	Repair & Maint-Office	39.10
11/18/2026	Sherwin-Williams	67465141141	4-503025	Repair & Maint-Office	137.66
Total 94198:					227.70

Check Issue Date	Payee	Invoice Number	Invoice GL Account	Account Title	Check Amount
94199					
11/18/2026	US Fish and Wildlife Service	USFW-26-11	4-500100	Raw Water USFSWS	1,275.00
Total 94199:					1,275.00
94200					
11/18/2026	USA BlueBook	INV0121210	4-503310	Waste Water Treat. Chem.	1,589.64
11/18/2026	USA BlueBook	INV0121419	4-503310	Waste Water Treat. Chem.	52.50
Total 94200:					1,642.14
94201					
11/18/2026	WSB Computer Services, Inc.	101947	4-500408	Computer Support	375.00
Total 94201:					375.00
Grand Totals:					61,219.65

BACA GRANDE WATER AND SANITATION DISTRICT

GENERAL FUND

PROPOSED 2027 BUDGET

	Actual 2024	Actual 2025	Adopted 2026	Actual YTD 31-Aug-26	Proposed 2027 Budget
REVENUE					
Property Taxes	$ 756,835	$ 767,145	$ 811,558	$762,271	**$ 308,310**
Backfill Taxes	50,579	-	-	-	**-**
Interest on Property Taxes	8,489	7,416	3,000	3,150	**3,000**
Specific Ownership Tax	111,778	117,409	100,000	100,355	**100,000**
Interest/Miscellaneous Income	79,797	86,930	70,000	57,514	**88,000**
Total Revenue	$ 1,007,478	$ 978,899	$ 984,558	$923,290	**$ 499,310**
EXPENDITURES					
County Treasurer's Fee	$ 28,694	$ 30,357	$ 30,000	$ 31,886	**$ 30,000**
Audit	11,300	11,650	15,000	13,475	**15,000**
Legal	43,645	43,750	60,000	39,728	**60,000**
Management/Administrative Payroll/Benefits	277,668	289,269	349,170	194,892	**312,500**
Accounting	52,957	47,649	45,000	78,300	**50,000**
Elections	-	10,322	-	-	**3,100**
Directors' Fees	6,673	6,093	12,000	3,800	**7,500**
Capital - Admin Remodel/Replace	44,251	135,114		-	
Total Expenditures	$ 465,188	$ 574,204	$ 511,170	$ 362,081	$ 478,100
Excess Revenue Over (Under) Expenditures	$ 542,290	$ 404,695	$ 473,388	$561,209	$ 21,210
OTHER FINANCING SOURCES (USES)					
Transfer to Capital Projects	$ (140,000)		$ (120,000)		
Required Emergency Reserve-TABOR			(31,560)		
Total Other Financing Sources (Uses)	$ (140,000)		$ (151,560)		
Net Change in Fund Balance	$ 402,290	$ 404,695	$ 321,828	$561,209	**$ 21,210**
FUND BALANCE - Beginning	$ 1,334,356	$ 1,736,646	$ 2,141,341	$ 2,463,169	**$ 3,024,378**
FUND BALANCE - Ending	$ 1,736,646	$ 2,141,341	$ 2,463,169	$ 3,024,378	**$ 3,045,588**

BACA GRANDE WATER AND SANITATION DISTRICT

DEBT SERVICE FUND - Governmental Fund (consolidated into General Fund)

PROPOSED 2027 BUDGET

	Actual 2024	Actual 2025	Adopted 2026	Actual YTD 31-Aug-26	Proposed 2027 Budget	
REVENUE						
Availability of Service Fees/Late Fees	$ 272,365		$ -	-		Moved to Enterprise Fund
Property Taxes	348,683	353,269	308,877	263,929	336,769	
Interest on Property Taxes	2,273		1,100	858	1,000	
Specific Ownership Tax	39,337	40,060	32,000	20,770	40,000	
Interest/Misc Income	4,533	3,654	3,000	2,207	3,000	
Total Revenue	$ 667,191	$ 396,983	$ 344,977	$ 287,764	$ 380,769	
EXPENDITURES						
Bad Debt Expense	$ 2,015		$ -			
Trustee/Paying Agent Fee	400		600		500	
CWRPDA Principal	85,847		-	-		Moved to Enterprise Fund
CWRPDA Interest	9,310		-	-		Moved to Enterprise Fund
GO Bond Principal	176,882	155,000	168,350	84,558	215,000	
GO Bond Interest	150,000	173,000	165,000		163,400	
Total Expenditures	$ 424,454	$ 328,000	$ 333,950	$ 84,558	$ 378,900	
Net Change in Fund Balance	$ 242,737	$ 68,983	$ 11,027	$ 203,206	$ 1,869	
FUND BALANCE - Beginning	$ 782,601	*$ 1,025,338*	*$ 1,094,321*	*$ 1,105,348*	*$ 1,308,554*	
FUND BALANCE - Ending	$ 1,025,338	$ 1,094,321	$ 1,105,348	$ 1,308,554	$ 1,310,422	

BACA GRANDE WATER AND SANITATION DISTRICT

ENTERPRISE FUND

PROPOSED 2027 BUDGET

	Actual 2024	Actual 2025	Adopted 2026	Actual YTD 31-Aug-26	Proposed 2027 Budget
REVENUE					
Water Usage Fees	$ 644,833	$ 662,481	$ 756,448	$ 486,814	**$ 758,000**
Sewer Usage Fees	494,965	489,117	538,847	373,065	**550,000**
Availability of Service Fees/Late Fees		*255,180*	*275,055*	*244,630*	***244,000***
Usage Fees Penalties	12,150	18,870	16,000	14,946	**18,000**
Transfer Fee	49,700	60,550	44,000	31,850	**40,000**
Consolidation Fee	29,500	40,500	30,000	17,500	**20,000**
Pmts in Lieu of Taxes	32,852	32,852	32,000	32,627	**32,000**
Tap Fee Installments	40,000	40,000	30,000	-	**20,000**
Hook Up/Inspection Fees	74,050	27,175	40,000	26,913	**30,000**
Line Extension Fees	10,000	-	20,000	-	**-**
Rent(Consolidated & Cottonwood)	1,800	1,650	1,800	1,200	**5,000**
Miscellaneous Revenue (includes bulk water sales)	14,036	10,440	10,000	12,544	**13,000**
Interest	68,985	74,537	45,000	47,067	**72,000**
Grant proceeds (DWRF, Safety and County)	7,275	3,039	6,000	37,594	**2,500**
Total Revenue	$ 1,480,146	$ 1,716,391	$1,845,150	$ 1,326,750	**$ 1,804,500**
EXPENDITURES					
Operations					
Raw Water USFSWS	$ 20,475	$ 22,275	$ 25,750	$ 15,450	**$ 30,000**
Testing/NPDES Permit Fees	18,112	9,025	15,450	7,623	**10,000**
Insurance- Property CSDLP	41,472	42,893	46,350	22,258	**50,000**
Misc		659		-	**-**
Bad Debt Expense	295	*(6,940)*	*3,175*	*40*	**-**
Bank Charges	500	729	515	232	**200**
Mileage Reimbursement	301	2,274	2,000	573	**2,000**
Clothing Allowance	1,968	1,918	2,600	1,704	**2,450**
Postage	2,475	2,679	3,090	762	**3,000**

BACA GRANDE WATER AND SANITATION DISTRICT

ENTERPRISE FUND

PROPOSED 2027 BUDGET

	Actual 2024	Actual 2025	Adopted 2026	Actual YTD 31-Aug-26	Proposed 2027 Budget
Copier Lease and Equipment	2,411	2,338	2,966	1,251	**2,500**
Office Supplies	1,773	3,332	2,500	1,520	**2,500**
Phone Answering Service	3,450	2,867	3,900	2,425	**3,300**
Computers and Media	1,282	4,187	3,000	1,441	**3,000**
Computer Support	2,892	4,353	4,635	1,675	**3,000**
Software Maintenance	15,089	16,741	25,000	20,719	**20,000**
Fire Extinguisher Service	820	736	1,030	-	**1,050**
Utility Maintenance Tools	89	3,124	3,600	1,043	**3,000**
Shop Supplies	1,745	2,488	3,090	999	**2,500**
Utility Billing	21,708	25,482	25,000	18,743	**26,500**
Training and Education	11,973	12,400	20,600	10,451	**20,000**
Advertising	1,245	1,522	2,678	536	**2,000**
Memberships	4,332	6,699	5,665	3,682	**5,700**
Locates	607	695	1,030	253	**1,000**
Meals and Lodging	1,117	2,269	3,090	1,415	**3,100**
Gas and Oil	10,247	10,577	15,450	4,267	**15,500**
Vehicle-Repairs and Maint (Including lease)	9,171	22,240	37,100	11,343	**37,100**
Diesel Fuel	4,641	6,307	9,270	2,266	**12,000**
Line Extension Expense	10,000	-	20,600		**-**
Professional Fees	23,061	11,061	15,000	320	**5,000**
Professional Fees / GIS	1,020	3,840	5,150	1,443	**5,000**
Total Operations	$ 214,271	$ 218,772	$ 309,284	$ 134,434	**$ 271,400**
Repairs & Maintenance					
Repair & Maintenance- Equipment(GL not in use)	$ 32,313	-	$ -	-	
Repairs & Maint-Water Mains	16,500	11,325	50,000	4,722	**25,000**
Repairs & Maint-Sewer	11,048	2,004	36,050	5,409	**20,000**
Repairs & Maint-Well No. 17 & 18	2,345	1,889	20,600	720	**25,000**
Repairs & Maint - Pump Houses	6,540	5,048	15,450	250	**10,000**

BACA GRANDE WATER AND SANITATION DISTRICT

ENTERPRISE FUND

PROPOSED 2027 BUDGET

	Actual 2024	Actual 2025	Adopted 2026	Actual YTD 31-Aug-26	Proposed 2027 Budget
Repair & Maint-Fire Hydrants	1,220	492	16,480	-	**10,000**
Repair & Maint-Aspen TP	21,781	18,633	30,900	8,540	**30,000**
Repair & Maint - Lift Stations	1,551	10,198	25,750	-	**20,000**
Repair & Maint-Office/Misc	2,390	3,273	10,000	2,792	**8,000**
Repair-Master Meters	9,080	9,834	20,600	-	**10,000**
Repair & Maint-Golf Course Well	-		3,090	-	**3,000**
Repairs & Maintenance-Water Tanks	-		51,500	-	**25,000**
Repair & Maintainence-SCADA	188		5,150	-	**5,500**
Water Treatment Chemicals	11,018	9,177	14,420	10,851	**14,500**
Waste Water Treatment Chemicals	15,502	19,948	25,750	17,629	**25,000**
Retail Water Meter Parts	53,136	56,493	40,000		**20,000**
Total Repairs & Maintenance	$ 184,612	$ 148,313	$ 365,740	$ 46,191	**$ 251,000**
Utilities					
South Crestone Filter Plant	$ 777	$ 882	$ 1,030	$ (901)	**$ 1,061**
Shumei BS / Cottonwood Apt	4,402	3,767	4,635	2,409	**$ 4,774**
Casita Park Pumphouse-MHE Booster Station	1,383	1,324	6,180	1,019	**$ 6,365**
Well No. 18	27,380	32,100	36,050	21,737	**$ 37,132**
Dharma Ocean Liftstation/Shop Pumphouse	1,046	1,260	1,030	936	**$ 1,061**
Golf Course	2,092	1,918	2,060	1,584	**$ 2,122**
Moonlight Pumphouse	3,845	4,379	3,811	3,197	**$ 3,925**
Ridgeview Pumphouse	2,998	2,923	3,811	2,378	**$ 3,925**
Fallen Tree PH	2,542	2,686	3,090	2,038	**$ 3,183**
Pine Cone Pumphouse	1,596	1,668	2,266	1,168	**$ 2,334**
Aspen TP	19,058	20,762	21,630	13,536	**$ 22,279**
Aspen TP-Propane	6,968	4,152	7,725	2,835	**$ 7,957**
Wagon Wheel LS	3,126	3,302	3,090	2,231	**$ 3,183**
Mobile Home Estates LS	2,484	3,125	4,120	2,223	**$ 4,244**
Stables LS	1,840	5,046	2,266	(1,368)	**$ 2,334**

BACA GRANDE WATER AND SANITATION DISTRICT

ENTERPRISE FUND

PROPOSED 2027 BUDGET

	Actual 2024	Actual 2025	Adopted 2026	Actual YTD 31-Aug-26	Proposed 2027 Budget
Shop, Office, Yard	3,942	3,440	5,150	2,113	**$ 5,305**
Shop, Yard, Office-Propane	2,295	1,947	3,605	1,312	**$ 3,713**
Office / Cell Phones	9,019	6,987	9,000	4,219	**$ 7,500**
Trash and Recycling Services	3,275	3,378	3,605	2,139	**$ 3,713**
Total Utilities	$ 100,068	$ 105,045	$ 124,154	$ 64,805	**$ 126,109**
Payroll					
Payroll Expense	$ 3,473	$ 2,619	$ 4,120	$ 1,651	**$ 4,000**
Payroll-Gross	296,336	347,112	396,550	225,088	**352,575**
Payroll-Gross Summer Help	8,073	9,180	18,000	11,576	**18,000**
Payroll Taxes	4,758	5,949	5,665	4,698	**7,000**
PERA	44,342	(34,719)	47,380	37,393	**50,000**
Health Insurance	59,606	126,747	209,889	90,740	**157,000**
Worker's Compensation Insurance-Pinnacol	13,724	12,245	20,600	10,819	**18,000**
Total Payroll	$ 430,312	$ 469,133	$ 702,204	$ 381,965	**$ 606,575**
Total Operating Expenses	$ 929,263	$ 941,263	$ 1,501,382	$ 1,954,145	**$ 1,255,084**
Debt Service					
Trustee/Paying Agent Fee		$ 400			**$ 400**
CWRPDA Principal2009	$ -	*89,333*	*89,333*	*2,590*	*89,333*
CWRPDA Interest2009	-	*5,968*	*5,968*	*4,108*	*5,968*
Total Expenses	$ 929,263	*$ 1,036,964*	*$ 1,596,683*	*$ 627,395*	*$ 1,350,785*
Excess Revenue Over (Under) Expenses	$ 550,883	*$ 679,427*	*$248,467*	*$ 699,355*	***$ 453,715***

BACA GRANDE WATER AND SANITATION DISTRICT

ENTERPRISE FUND

PROPOSED 2027 BUDGET

	Actual 2024	Actual 2025	Adopted 2026	Actual YTD 31-Aug-26	Proposed 2027 Budget
OTHER FINANCING SOURCES (USES)					
Transfer to Capital Projects Fund	$ (202,803)		$ (200,000)		**$ (453,715)**
Total Other Financing Sources (Uses)	$ (202,803)		$ (200,000)		
Net Change in Fund Balance	$ 348,080	$ 679,427	$48,467	$ 699,355	**$ 0**
FUND BALANCE - Beginning	$ 900,541	*$ 1,248,621*	*$ 1,928,048*	*$ 1,976,515*	***$ 2,675,870***
FUND BALANCE - Ending	$ 1,248,621	$ 1,928,048	$ 1,976,515	$ 2,675,870	**$ 2,675,870**

BACA GRANDE WATER & SANITATION DISTRICT

CAPITAL PROJECTS FUND

PROPOSED 2027 BUDGET

	Actual 2024	Actual 2025	Adopted 2026	Actual YTD 31-Aug	Proposed 2027 Budget
REVENUE					
Grant-ARPA/County	$ 122,863		$ -		
Grant/Loan-CWR&PDA/DWRF	7,572	86,696	-		
CRWPDA Grant/Loan			823,000		**748,000**
DOLA			750,000		**675,000**
Interest/Miscellaneous Income	17	10	15		**15**
Total Revenue	$ 130,452	$ 86,706	$ 1,573,015		**1,423,015**
EXPENDITURES					
Projects and Equipment					
Water Production System			1,841,330		**1,643,509**
Construction Management Fee					**133,730**
Water Distrubution System	58,000		100,000	$ 10,224	**150,000**
Collection System			50,000		**50,000**
Treatment System			500,000		**350,000**
Leak Detection & Repair		$ 12,000			
Water System Improvements Design	10,150	49,453			-
Master Plan/Reserve Study	2,625	8,975	50,000	27,374	**50,000**
Total Expenditures	$ 70,775	$ 70,428	2,541,330	$ 37,598	**2,377,239**
Excess Revenue Over (Under) Expenditures	$ 59,677	$ 16,279	$ (968,315)	$ (37,598)	**$ (954,224)**
OTHER FINANCING SOURCES					
Transfer from Other Funds/Reserves	$ 342,803		$ 320,000		**$ 954,224**
USDA Grant/Loan Proceeds	-		500,000		
	-				
Total Other Financing Sources	$ 342,803	$ -	$ 820,000	$ -	**$ 954,224**

Net Change in Fund Balance	$ 402,480	$ 16,279	$ (148,315)	$ (37,598)
FUND BALANCE - Beginning	$ 8,513	$ 8,513	$ 24,792	$ (123,524)
FUND BALANCE - Ending	$ 410,993	$ 24,792	$ (123,524)	$ (161,122)

BACA GRANDE WATER AND SANITATION DISTRICT
PROPOSED 2027 Budget
Assessed Value, Property Tax and Mill Levy Information

	2025 Preliminary AV	2025 Final AV	2026 Final AV	2027 Preliminary AV
Assessed Valuation	$ 20,881,807	$ 20,920,044	$ 24,225,617	$ 23,716,118
		0.18%	15.80%	-2.10%
Mill Levy				
General Fund	37.000	37.000	37.000	37.000
Debt Service Fund	17.000	17.000	17.000	17.000
Temporary Mill Levy Reduction			(3.500)	(24.000)
Refunds and Abatements			(4.250)	(2.800)
Total Mill Levy	54.000	54.000	46.250	27.200
Property Taxes				
General Fund	$ 772,627	$ 774,042	$ 896,348	$ 877,496
Debt Service Fund	$ 354,991	$ 355,641	$ 411,835	$ 403,174
Temporary Mill Levy Reduction			$ (84,790)	$ (569,187)
Refunds and Abatements			$ (102,959)	$ (66,405)
Property Taxes	$ 1,127,618	$ 1,129,682	$ 1,120,435	$ 645,078

BACA GRANDE WATER AND SANITATION DISTRICT
RESOLUTION NO. 2026-11-18-01

R E S O L U T I O N

A RESOLUTION SUMMARIZING REVENUE AND EXPENDITURES FOR EACH FUND, ADOPTING THE 2027 BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND CERTIFYING THE GENERAL FUND AND DEBT SERVICE FUND MILL LEVIES FOR THE BACA GRANDE WATER AND SANITATION DISTRICT, SAGUACHE COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2027, AND ENDING ON THE LAST DAY OF DECEMBER, 2027.

WHEREAS, the Board of Directors of the Baca Grande Water and Sanitation District has authorized the District Manager to prepare and submit a proposed budget to said governing body no later than October 15, 2026; and

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

WHEREAS, upon due and proper notice, posted in accordance with Colorado Law and published in a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at the District's offices, interested electors were given the opportunity to file or register any objections to said proposed budget; and a public hearing was held on November 18, 2026 at 57 Baca Grant Way South, P.O. Box 520, Crestone, Colorado, 81131; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of § 29-1-301, C.R.S., and Article X, § 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BACA GRANDE WATER AND SANITATION DISTRICT OF SAGUACHE COUNTY, COLORADO, AS FOLLOWS:

Section 1. 2027 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto as **Exhibit A**, are accepted and approved.

Section 2. 2027 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto as **Exhibit A**, are accepted and approved.

Section 3. Adoption of Budget for 2027. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted by the Board as the true and accurate budget of the Baca Grande Water and Sanitation District for fiscal year 2027.

Section 4. 2027 Levy of General Property Taxes.

A. Levy for General Operating and Debt Retirement Expense. That the foregoing budget indicates that the amount of money necessary to balance the General Fund budget for operating expenses is $478,100 and the amount of money necessary to balance the budget for the Debt Service Fund for the retirement of debt, bonds and interest thereon is $378,900, and that the 2026 valuation for assessment, as certified by the Saguache County Assessor, is $23,716. That, for the purposes of meeting the general operating expense of the District during the 2026 budget year, there is hereby levied a tax of 20 mills, which includes a temporary mill levy reduction of 24 mills upon each dollar of the total valuation of assessment within the District for the year 2027 and that for the purposes of meeting all debt service expenses of the District during the 2027 budget year, there is hereby levied a tax of 14.2 mills, which includes a temporary mill levy reduction of 2.8 mills, upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2027.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. The District's Manager is hereby authorized and directed to immediately certify to the Board of County Commissioners of Saguache County, the mill levies for the District hereinabove determined and set.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto as **Exhibit A**, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

ADOPTED AND APPROVED this 18th day of November 2026.

_____
Vivia Lawson, President

ATTEST:

_____
Mike Smith, Treasurer

STATE OF COLORADO)
)
COUNTY OF SAGUACHE COUNTY)ss.
)
BACA GRANDE WATER AND
SANITATION DISTRICT)

I, _____, Secretary to the Board of Directors of the Baca Grande Water and Sanitation District, Saguache County, Colorado, do hereby certify that the foregoing pages constitute a true and correct copy of the record of proceedings of the Board of said District, adopted at a meeting of the Board held at 57 Baca Grant Way South, Colorado, on November 18, 2026 at 9:00 a.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2027; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2027 Budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 18TH day of November 2026.

(S E A L)

_____
Secretary

ACKNOWLEDGEMENT OF NOTICE AND
APPROVAL OF RECORD OF PROCEEDINGS

We, the undersigned members of the Board of Directors of the Baca Grande Water and Sanitation District, Saguache County, Colorado, do hereby acknowledge receipt of proper notice of the meeting of the Board held Wednesday, November 18th at 9:00 a.m., at Baca Grande Water and Sanitation District, 57 Baca Grant Way South, Colorado, informing of the date, time and place of the meeting and the purpose for which it was called, and we do hereby approve said record of proceedings and the actions taken by the Board as stated therein.

_____

_____

_____

_____

_____

EXHIBIT A

BUDGET DOCUMENT

Resolution No. 2026-11-18-02

TWELFTH AMENDED AND RESTATED RESOLUTION OF THE BOARD OF DIRECTORS OF THE BACA GRANDE WATER AND SANITATION DISTRICT

CONCERNING THE IMPOSITION OF VARIOUS FEES, RATES, PENALTIES AND CHARGES FOR WATER AND SANITARY SEWER SERVICES AND FACILITIES

WHEREAS, the Baca Grande Water and Sanitation District (the "**District**") was formed pursuant to §§ 32-1-101, *et seq*., C.R.S., as amended (the "**Special District Act**"), by order of the District Court for Saguache County, Colorado, and after approval of the District's eligible electors at an election; 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, the Board has determined it to be in the best interests of the District, and the property owners, taxpayers, and residents of the District, to acquire, construct, operate and maintain certain amenities and facilities benefitting property and inhabitants within the District, which amenities and facilities generally include water and sanitary sewer improvements, facilities, appurtenances and rights-of-way (collectively, the "**Facilities**"); and

WHEREAS, the Board has determined it to be in the best interests of the District, and the property owners, taxpayers, and residents of the District, to provide certain water and sanitary sewer services to property and inhabitants within and without the boundaries of the District (collectively, the "**Services**"); 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 which, until such fees, rates, tolls, penalties and charges are paid, shall constitute a perpetual lien on and against the property served; and

WHEREAS, the District incurs certain direct and indirect costs associated with the acquisition, construction, installation, repair, replacement, improvement, reconstruction, operation and maintenance of the Facilities, as necessary, inclusive of the costs of utilities and capital replacement costs (collectively, the "**Facility Costs**") in order that the Facilities may be properly provided and maintained; and

WHEREAS, the District incurs certain direct and indirect costs associated with the provision of the Services in order that the Services may be properly provided, the property within

and without the District maintained, and the health, safety and welfare of the District, its users and its inhabitants may be safeguarded (collectively, the "**Service Costs**"); and

WHEREAS, the District incurs administrative and operational costs when property is transferred from one owner to another owner, or lots are consolidated or subdivided; and

WHEREAS, the establishment and continuation of fair and equitable fees and charges (collectively, the "**Fees and Charges**") to provide a source of funding to pay for the Facility Costs and the Service Costs, (collectively, the "**Costs**"), which Costs are generally attributable to the persons and/or properties subject to such Fees and Charges, is necessary to provide for the common good and for the prosperity and general welfare of the District and its inhabitants and for the orderly and uniform administration of the District's affairs; and

WHEREAS, pursuant to § 32-1-1006(1)(g), C.R.S., the District is empowered to fix and from time to time increase or decrease tap fees; and

WHEREAS, the establishment of a fair and equitable fee (the "**System Development Fee**" or "**Tap Fee**") to provide a source of funding to pay for the initial capital direct and indirect costs associated with the construction, installation and acquisition of the Facilities (the "**Capital Facilities Costs**"), which Capital Facilities Costs are generally attributable to each Lot and Commercial Lot (defined below), is necessary to provide for the common good and for the prosperity and general welfare of the District, its users and its inhabitants; and

WHEREAS, pursuant to §32-1-1001(2), C.R.S., the Board, as a governing body furnishing domestic water or sanitary sewer services directly to residents and property owners within or outside of the District, may fix or increase fees, rates, tolls, penalties or charges for domestic water or sanitary sewer services only after consideration of the action at a public meeting held at least thirty (30) days after providing notice stating that the action is being considered and stating the date, time and place of the meeting at which the action is being considered; and

WHEREAS, pursuant to § 32-1-1001(2)(a), C.R.S., the Board provided the required thirty (30) days' notice to the residents and property owners within and outside of the District; and

WHEREAS, the District finds that the Fees and Charges and Tap Fee (as defined below), as set forth in this Resolution, are reasonably related to the overall cost of providing the Facilities and Services and paying the Costs and Capital Facilities Costs, and that imposition thereof is necessary and appropriate; and

WHEREAS, onNovember 19th, 2025 , the Board adopted Resolution No. 2025-11-19 , the EleventhAmended and Restated Resolution of the Board of Directors of Baca Grande Water and Sanitation District Concerning the Imposition of Various Fees, Rates, Tolls, Penalties and Charges for Water and Sewer Services and Facilities (the "Prior Fee Resolution"); and

WHEREAS, the Board desires to adopt this Resolution to update the Prior Fee Resolution; and to amend and restate the Prior Fee Resolution in its entirety. Any fees, rates, tolls, penalties or charges due under the Prior Fee Resolution, to the extent outstanding and unpaid, shall remain in effect until fully paid and shall not be eliminated hereby.

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

1. DEFINITIONS. Except as otherwise expressly provided or where the context indicates otherwise, the following capitalized terms shall have the respective meanings set forth below:

"Consolidation" shall include every action by which two or more parcels of real property are combined into one parcel of real property.

"Subdivision" shall include every action by which one parcel of real property is divided into more than one parcel of real property.

"**District Boundaries***"* means the legal boundaries of the District, as the same are established and amended from time to time pursuant to §§32-1-101, *et seq*., C.R.S., as well as properties outside of the District's legal boundaries which receive service from the District, all as more particularly set forth in the map and legal description attached hereto as **Exhibit B** and incorporated herein by this reference.

"**Due Date**" means the date by which the Fees and Charges and Tap Fee are due, which Due Date is reflected on the Schedule of Fees.

"**Fee Schedule**" or "**Schedule of Fees and Charges**" means the schedule of fees set forth in **Exhibit A**, attached hereto and incorporated herein by this reference, until and unless otherwise amended and/or repealed.

"**Lot**" means each parcel of land established by a recorded final subdivision plat, or any other legally created parcel of land regardless of how created, and which is located within the District Boundaries.

"**Property Owner**" shall include all owners of real property, customers, users, residents, leaseholders and other recipients of District services.

"**Residential Unit**" means each residential dwelling unit (including, without limitation, condominiums, townhomes, and any other attached dwelling unit and detached single family dwelling units) located within the District Boundaries.

"**Transfer**" or "**Transferred**" shall include a sale, conveyance or transfer by deed, instrument, writing, lease or any other documents or other means by which real property is

sold, granted, let, assigned, transferred, exchanged or otherwise vested in a tenant, tenants, purchaser, or purchasers.

"**Vacant Lot**" means each parcel of land within the District established by a recorded final subdivision plat, but specifically excluding any parcel upon which one or more Residential Units are situated and specifically excluding any parcel owned by the District.

2. THE FEES AND CHARGES.

a. Service Fees and Charges. The Board has determined, and does hereby determine, that it is in the best interests of the District and its respective residents, users and property owners to impose, and does hereby impose the Fees and Charges set forth in the Schedule of Fees and Charges to fund the Costs. The Fees and Charges are hereby established and imposed in an amount as set forth by the District from time to time pursuant to an annual "Fee Schedule" and shall constitute the rate in effect until such schedule is amended or repealed. The current Fee Schedule is set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

b. Transfer Fee. The Fees shall include a separate payment imposed on any Transfer of a Lot (the "**Transfer Fee**"), except as set forth in section 2.e below.

c. Consolidation Fee. The Fees shall include a separate payment imposed on the Consolidation of lots (the "**Consolidation Fee**"). The Consolidation Fee shall be imposed on any and all Consolidations of a Lot by a Property Owner, except as set forth in section 2.e below.

d. Subdivision Fee. The Fees shall include a separate payment imposed on the Subdivision of a Lot (the "**Subdivision Fee**"). The Subdivision Fee shall be imposed on any and all Subdivisions of a Lot by a Property Owner, except as set forth in section 2.e below.

e. Exceptions. The following transactions shall be exempt from payment of the Transfer Fee, the Consolidation Fee, and the Subdivision Fee, except to the extent the District determines that the transaction is being undertaken for the purpose of improperly avoiding the Fees and Charges:

i. Any Transfer, Consolidation, or Subdivision wherein the United States, or any agency or instrumentality thereof, the State of Colorado, any county, city and county, municipality, district or other political subdivisions of this State, is a party.

ii. Any Transfer, Consolidation, or Subdivision by document, decree or agreement partitioning, terminating or evidencing termination of a joint tenancy, tenancy in common or other co-ownership; however, if additional consideration or

value is paid in connection with such partition or termination the applicable fees shall apply.

iii. Any Transfer, Consolidation, or Subdivision of title or change of interest in real property by reason of death, pursuant to a will, the law of descent and distribution, or otherwise.

iv. Any Transfer, Consolidation, or Subdivision made and delivered without consideration for the purpose of: confirming, correcting, modifying or supplementing a prior transaction; making minor boundary adjustments without creating any new Lot; removing clouds of title; or granting easements, rights-of-way or licenses.

v. Any Transfer, Consolidation or Subdivision made pursuant to any decree or order of a court of record quieting, determining, or declaring title, except for a decree of foreclosure.

vi. Transfers to secure a debt or other obligation, or releases other than by foreclosure, which is security for a debt or other obligation.

vii. Transfers pursuant to a decree or separation of divorce.

f. The Board has determined, and does hereby determine, that the Fees and Charges are reasonably related to the overall cost of providing the Facilities and Services, and are imposed on those who are reasonably likely to benefit from or use the Facilities and Services.

g. The revenues generated by the Fees and Charges will be accounted for separately from other revenues of the District, specifically *ad valorem* property tax revenues, if applicable. The revenue from Fees and Charges will be used solely for the purpose of paying Costs, and, if *ad valorem* property tax revenues are available, may not be used by the District to pay for general administrative costs of the District. This restriction on the use of the Fees and Charges revenue shall be absolute and without qualification.

h. The Board has determined, and does hereby determine, that the Fees and Charges are calculated to defray the cost of funding the Costs and to reasonably distribute the burden of defraying the Costs in a manner based on the benefits received by persons paying the fees and using the Facilities and Services.

3. WATER TAP FEE/SEWER TAP FEE. A one-time Water Tap Fee/Sewer Tap Fee is hereby established and imposed upon each Residential Unit within the District Boundaries in the amounts set forth in the Schedule of Fees and Charges. Should a Water Tap Fee/Sewer Tap Fee be

paid for a Residential Unit or Residential Units that are not actually built or are otherwise destroyed or demolished, credit for previously paid Water Tap Fee/Sewer Tap Fee will be applied. Changes in a Lot's equipment or service which result in a decrease in the service provided by the District shall not result in a reduction or refund of any previously paid fees, including where the decreased service is caused by Consolidation. Where a lot with a Water Tap Fee/Sewer Tap Fee credit is subject to subdivision, the previously paid Tap Fee stays with the lot designated by the District, and every other newly created lot pays the applicable Tap Fee.

4. LATE FEES AND INTEREST. Pursuant to § 29-1-1102(3), C.R.S., any Fees and Charges not paid in full within fifteen (15) days after the scheduled due date will be assessed a late fee in the amount of Twenty Dollars ($20.00). Monthly water & sewer fees are due on the last day of the month. AOS due is by June 30th of each year. . The District will also assess a fee of Thirty Dollars ($30.00) in the event of any returned check. Interest may also accrue on any outstanding Fees and Charges and Tap Fee, exclusive of assessed late fees, penalties, interest and any other costs of collection, specially including, but not limited, to attorney fees, at the rate of 12% per annum, pursuant to § 29-1-1102(7), C.R.S. The District may institute such remedies and collection procedures as authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien. The defaulting property owner shall pay all fees and costs, specifically including, but not limited to, attorneys' fees, court costs and costs associated with the collection of delinquent fees, incurred by the District and/or its consultants in connection with the foregoing. The District allows one time late fee adjustment per the lifetime of usage or vacant account.

5. PAYMENT. Payment for all fees, rates, tolls, penalties, charges, interest and attorneys' fees shall be made by check or equivalent form acceptable to the District, made payable to "Baca Grande Water and Sanitation District" and sent to the address indicated on the Fee Schedule. The District may change the payment address from time and time and such change shall not require an amendment to this Resolution.

6. LIEN. The fees imposed hereunder, together with any and all late fees, interest, penalties and costs of collection, shall, until paid, constitute a statutory, perpetual lien on and against the property served, and any such lien may be foreclosed in the manner provided by the laws of the State of Colorado for the foreclosure of mechanic's liens, pursuant to § 32-1-1001(1)(j)(I), C.R.S. Said lien may be foreclosed at such time as the District, in its sole discretion, may determine. The lien shall be perpetual in nature (as defined by the laws of the State of Colorado) on the property and shall run with the land. This Resolution shall be recorded in the offices of the Clerk and Recorder of Saguache County, Colorado.

7. CERTIFICATION OF ACCOUNT TO COUNTY TREASURER. Pursuant to §32-1-1101(1)(e), C.R.S., the Board may elect to certify any delinquent account and late fees satisfying the criteria established therein to the Saguache County Treasurer for collection with the District's *ad valorem* property taxes. The certification process may be in addition to or in lieu of any procedures set forth in this Resolution in the Board's sole discretion. The fees for the certification process shall be in accordance with Colorado law and Saguache County policy.

8. SHUT OFF OR DISCONTINUATION OF SERVICE. Pursuant to § 32-1-1006(1)(d), C.R.S., the Board may elect to shut off or discontinue water and/or sewer service for delinquencies. The shut off or discontinuation of service may be in addition to or in lieu of any procedures set forth in this Resolution in the Board's sole discretion. The fees associated with the shut off or discontinuation of service as set forth in the Schedule of Fees and Charges.

9. 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.

10. THE PROPERTY. This Resolution shall apply to all property within the District's boundaries, including, but not limited to, the property set forth in **Exhibit B**, attached hereto and incorporated herein by this reference, and any additional property included into the District after the date of this Resolution.

11. EFFECTIVE DATE. This Resolution shall become effective as of the Effective Date set forth on **Exhibit A**.

ADOPTED this 18th day of November, 2026.

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

_____
Officer of the District

ATTEST:

_____

APPROVED AS TO FORM:

LAW OF THE ROCKIES

General Counsel to the District

EXHIBIT A

BACA GRANDE WATER AND SANITATION DISTRICT
Schedule of Fees and Charges, Effective January 1st, 2027, unless otherwise indicated

WATER TAP FEE/SEWER TAP FEE

This fee is a one-time contribution per lot required of new Customers (or existing Customers having change of use) to be used for capital investment in regional facilities and District operations. This fee shall be due at the time of application for service. The Water Tap Fee /Sewer Tap Fee is subject to change at the discretion of the Board. The EQR determination and tap fee for both the water and sewer tap are based on the size of the water tap as set forth below.

Water Tap Size	Water Tap Fee	Sewer Tap Fee	Total Fee for both Water and Sewer Tap
¾"	$ 5,000	$ 5,000	$ 10,000
1"	$ 10,000	$ 10,000	$ 20,000
1 ½"	$ 25,000	$ 25,000	$ 50,000
2"	$ 40,000	$ 40,000	$ 80,000
3"	$ 80,000	$ 80,000	$ 160,000
4"	$ 180,000	$ 180,000	$ 360,000

Larger than 4" As Determined by District

NOTE: In low pressure areas (having a static pressure less than 40 psi) designed by the District Engineer, the Manager may permit the use of a 1" tap at the same fee as a ¾" tap.

CONNECTION FEE

This fee is intended to cover the cost of the equipment and installation of the water and sewer tap, curb stop valve and meter pit assembly required to connect new water and sewer service to the District's services. Connection fees include costs to inspect the backfill and final grade of the new service line. If repeat inspection services are required due to unacceptable installation or improper scheduling, then the District will charge additional re-inspection fees as stated herein, per occurrence.

All connection fees for all tap sizes will be the amount of the current costs for labor and materials. At the time of application, the District will provide an estimate of the current costs for labor and materials that must be paid by the Customer before the application will be processed by the District. Should the actual costs of labor and materials be more than the estimate, the Customer shall be responsible for the amount of actual costs over the estimate.

This fee will be equal to the total cost incurred by the District for labor and materials when a Customer suspends or disconnects from District water or sewer service. At the time of application, the District will provide an estimate of the current costs for labor and materials that the District will incur for labor and materials as a result of the suspension or disconnection of service. The Customer shall pay fifty percent (50%) of the estimate before the application will be processed by the District. The remaining balance of the actual costs incurred by the District in suspending or disconnecting the Customer's service will be billed to the Customer following completion of the work.

WATER-SEWER HOOKUP APPLICATION EXTENSION OF TIME
Extension fee $250.00 – for a 6 month extension
Cancellation fee $50.00
Adjustment fee: $25.00

POA GOLF COURSE IRRIATION (April-October)
Base usage – 0-10,000 gallons monthly base fee $208.00
$1.210 – per 1,000 gallons over $10,000

POA MOBILE METER
Monthly base rate – 0-1,000 gallons $50.00
Usage rate 1,000 - $25.00/1,000 gallons

BULKWATER PURCHASE
Base rate – 0-1,000 $50.00
1,000- $25.00/1,000

TOWN OF CRESTONE
Rate per 1,000 Gallons of Flow:$9.163/1,000 gallons
Rate per Pound of BOD: $1.155/pounds BOD

MONTHLY WATER& SEWER SERVICE CHARGES

Water Base Rate				
Tap Size	**2024**	**2025**	**2026**	**2027**
¾"	$48.13	$48.13	$50.54	$50.54
1"	$96.25	$96.25	$101.06	$101.06
1 ½"	$240.63	$240.63	$252.66	$252.66
2"	$385.00	$385.00	$404.25	$404.25
3"	$770.00	$770.00	$808.50	$808.50
4"	$1,732.00	$1,732.50	$1,819.13	$1,819.13

Water Volume Rate – January 1, 2027

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

Sewer Base Rate				
Meter Size	**2024**	**2025**	**2026**	**2027**
¾"	$40.73	$40.73	$44.80	$44.80
1"	$81.47	$81.47	$89.62	$89.62
1 ½"	$203.67	$203.67	$224.04	$224.04
2"	8	$325.86	$358.45	$358.45
3"	16	$651.73	$716.90	$716.90
4"	36	$1,466.39	$1,613.03	$1,613.03

REINSPECTION FEE OR RETURN VISIT FEE	$	150.00 / hour (2 hour minimum)
METER MAINTENANCE SERVICE FEE	$	40.00 / hour (1 hour minimum)
METER COST	Current cost to District	
WATER TURN ON/TURN OFF	$	25.00 each on/off (Customer Requested)
SEWER SERVICE	$	40.00 / hour (1 hour minimum)

MISCELLANEOUS FEES:

FORECLOSURE FEE Plus all costs of engineering and attorneys' fees	$	2,000.00 / incident
HEARING FEE - DISPUTES	$	250.00
CERTIFICATION OF DELIQUENT ACCOUNT FEE	$	200.00
RETURNED CHECK	$	30.00

INCLUSION FEES

Application Fee	$	500.00
Pre-Inclusion Fee	$	1,000.00
Initial Deposit	$	5,000.00 (refundable)
Incremental Refundable Deposits of	$	2,000.00

For actual time and expenses incurred over the $10,000 initial deposit, including but not limited to costs of publication of notices, management, and engineering and attorneys' fees.

EXCLUSION FEES

Application Fee	$	500.00

Pre-Exclusion Fee	$	1000.00
Initial Deposit	$	5,000.00 (refundable)
Incremental Refundable Deposit of	$	2,500.00

For actual time and expenses incurred over the $5,000 initial deposit, including but not limited to costs of publication of notices, management, and engineering and attorneys' fees.

APPLICATION FEES:

Line Extension Application	$	250.00
Additional Service Line Application	$	250.00

The fee listed under voluntary suspension/disconnection of services

PLAN REVIEW FEES

Actual Time and expenses incurred by District, and/or $40/hour for District staff

AVAILABILITY OF SERVICE FEES

Annual Fee per lot within 100 feet of District water and/or sewer lines.	$	200.00

TRANSFER, CONSOLIDATION, AND SUBDIVISION FEES

For transfer of ownership of property; per lot	$	350.00
For consolidation of property;	$	1000.00
For subdivision of property;	$	1000.00

WATER QUALITY SAMPLING FEES

Any property owner or customer requesting a contaminant testing shall pay the current laboratory fees for each of the requested tests, and pay the hourly rate for district personnel time for applicable pickup and delivery.

PENALTY FEES / FINES:

Excavation During Non-Excavation Period $ 5,000.00 (Insurance bond)
December 1 through March 31 of each year. The District may adjust the no-excavation period based on actual weather conditions. The bond is security for repairs which may be required due to damage to the District's existing facilities.

Installation of any non-metered device $ 1,000.00 / occurrence
Installation of any device (i.e., "jumper") to allow for circumvention of the District's monitoring or delivery systems shall constitute unauthorized tampering and the use of the

District water system shall be subject to a penalty fee. Such fines shall, until paid, constitute a lien upon the subject property, pursuant to Section 32-1-1001, C.R.S.

Failure to Possess Rules and Regulations $ 1,000.00 / occurrence
Failure to purchase and/or have a copy of the Baca Grande Water and Sanitation District Rules and Regulations, and updates, and approved construction plans on site during construction.

Failure to Possess Permit $ 500.00 / occurrence
Failure to obtain a permit and/or have permit on-site during construction.

Repair of Broken or Damaged Water Meters, PRV's, Meter Pits and Curb Stop Boxes 100% of current cost

Unauthorized Tampering with District systems or meters: $ 2,000.00 / incident
Plus actual cost of damage, expense, and loss.

Unauthorized Connection Fee $ 2 x the current then-current tap fee
Plus actual cost of damage, expense, and loss, legal fees, and any other costs incurred in the filing of criminal charges.

PAYMENTS:

We have a number of payment options:

Online: With an e-mail address, you can pay online
https://www.xpressbillpay.com/#/?org=bacagrande10319

By mail: Send your payment to:
Baca Grande Water and Sanitation Payment Processing Center
PO Box 397
Pleasant Grove, UT 84062

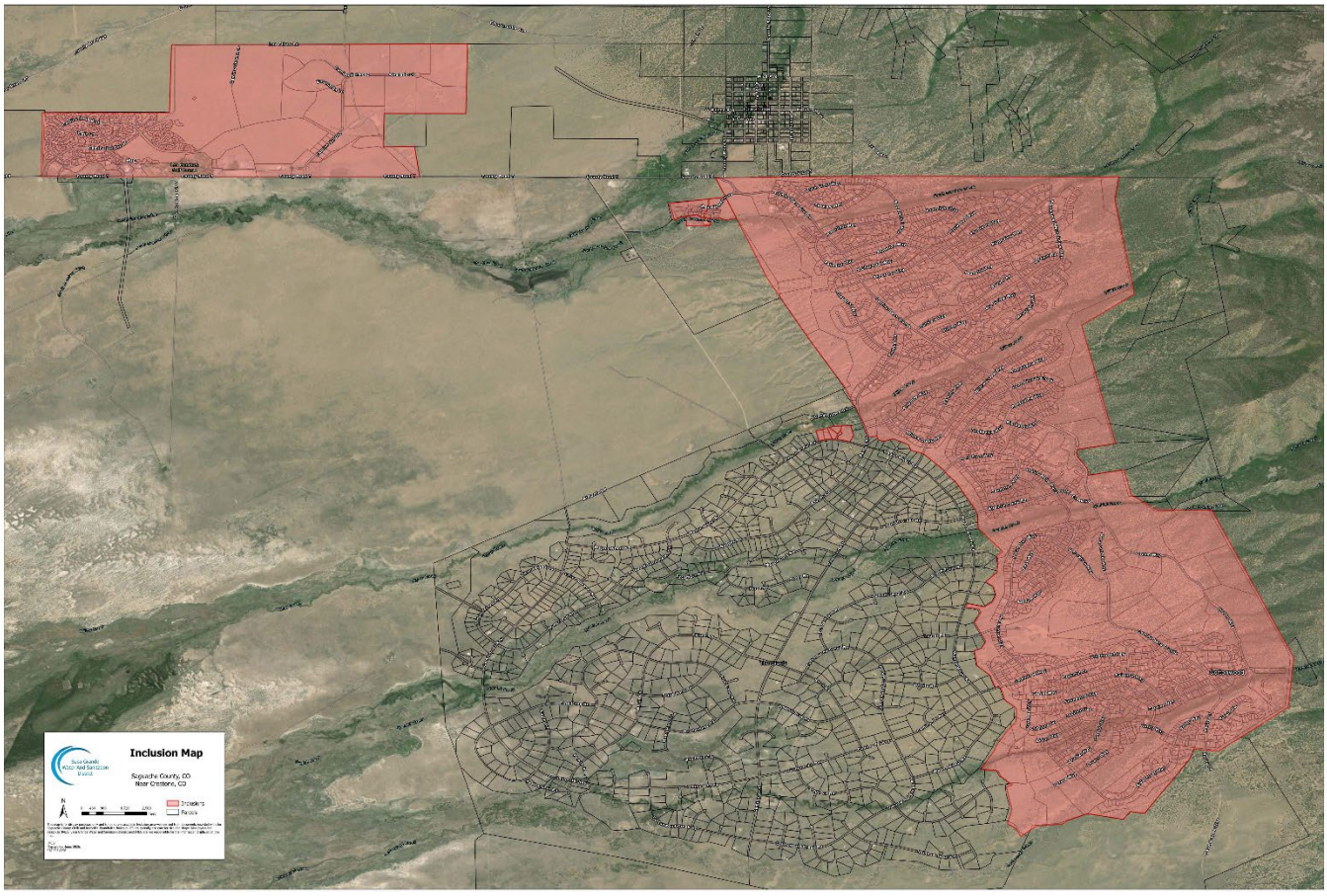
Overnight payment box: You can drop off your payment at the office anytime:
There is a drive-up payment box in the parking lot 57 Baca Grant Way S., in Crestone.

By Phone: Please call 800-720-6847 or 888-504-0548 for 24/7 IVR.
BGWSD Office 719-256-4310.

EXHIBIT B

BACA GRANDE WATER AND SANITATION DISTRICT

District Boundaries



The Baca Grande as shown on map recorded on May 12, 1971 as document number 199438 in the office of the Recorder of the County of Saguache, Colorado, which area includes Chalet lots 1 through 2420 inclusive, Mobile Home Estates lots 1 through 2620 inclusive, and Tracts A and B and Tracts G through R-R inclusive, all as shown on the aforementioned map.
EXCEPTING therefrom that portion thereof lying westerly and southwesterly of the following described line Beginning at Boundary Point 31 as shown on sheet T 2 of 2 of said map. Thence, Southeasterly in a direct line to the most northerly corner of Grant Number 1511 as shown on Sheet GR 22 or 22 of said map, Thence, Southerly along the generally easterly boundary of the Grants Unit One as shown on said Map to the most easterly corner of Grant number 927 as shown on Sheet GR 21 or 22 of said Map. Thence, Southerly in a direct line to boundary point 19 as shown on above mentioned Sheet T 2 of 2.

A part of THE LUIS MARIA BACA GRANT #4 as described in a patent dated February 20, 1900 from the United States to the heirs of Luis Maria Baca and recorded in Book 86 at Page 20 in the office of the Clerk and Recorder of Saquache County, Colorado, more particularly described as follows:

Commencing at Boundary Point #10 of THE BACA GRANDE CHALETS UNIT ONE as shown on Sheet T2 of 2 of the boundary map of said subdivision; Thence S22°03'07"E along the west boundary of said CHALETS UNIT ONE a distance of 793.19' to the TRUE POINT OF BEGINNING: Thence S22°03'07"E along said west boundary a distance of 926.67'; Thence S77°28'15"W a distance of 334.79'; Thence N66°30'50"W a distance of 242.19'; Thence S86°12'25"W a distance of 300.53'; Thence N80°20'45"W a distance of 174.19'; Thence N24°57'58"E a distance of 331.25'; Thence N3°23'11"E a distance of 449.86'; Thence N81°25'48"E a distance of 511.96' to the TRUE POINT OF BEGINNING, containing 14.124 acres more or less.

TOGETHER WITH:

A parcel of land, being a part of the LUIS MARIA BACA GRANT NO. 4 as described on patent, dated February 20, 1900, from the United States to the heirs of Luis Maria Baca, recorded in Book 86 at Page 20 of the records of the Clerk and Recorder, County of Saguache, State of Colorado, more particularly described as follows:

Commencing at Boundary Point 10 of THE BACA GRANDE CHALETS UNIT ONE as shown on sheet T2 of 2; thence S13°30'08"W a distance of 837.74 feet to the TRUE POINT OF BEGINNING on the west boundary of the District; then along said west boundary for the following four (4) courses: thence S3°30'17"W a distance of 301.20 feet; thence S26°35'45"W a distance of 291.65 feet; thence S4°22'02"W a distance of 188.05 feet; thence N80°20'45"W a distance of 91.92 feet; thence N57°09'40"W a distance of 191.49 feet; thence S78°40'20"W a distance of 325.43 feet; thence S86°20'50"W a distance of 177.97 feet; thence S50°25'50"W a distance of 241.29 feet; thence N13°30'00"W a distance of 709.78 feet; thence S89°59'15"E a distance of 144.88 feet; thence N81°25'48"E a distance of 1130.95 feet to the TRUE POINT OF BEGINNING, containing 692,455 square feet or 15.897 acres, more of less.

All bearings are based on a bearing of S22°03'07"E between boundary points 10 and 33 of said CHALETS UNIT ONE.

Total Perimeter = 3794.62 feet
Contiguous Perimeter = 872.83 feet

TOGETHER WITH:

Baca Grande Chalets, unit number two, as recorded with the County Clerk and Recorder of Saguache County, Colorado, as a final plat, as document number 200839, on February 14, 1972.

TOGETHER WITH:

A part of THE LUIS MARIA BACA GRANT #4 as described in a patent dated February 20, 1900 from the United States to the heirs of Luis Maria Baca and recorded in Book 86 at Page 20 in the office of the Clerk and Recorder of Saguache County, Colorado, more particularly described as follows:

Commencing at Boundary Point #10 of THE BACA GRANDE CHALETS UNIT ONE as shown on sheet T2 of 2 of the boundary map of said subdivision; Thence S16°11'31"W a distance of 1612.06' to the TRUE POINT OF BEGINNING; Thence S80°20'45"E a distance of 249.97'; Thence S12°51'15"E a distance of 244.31'; Thence S77°08'45"W a distance of 230.93'; Thence N12°51'15"W a distance of 340.00' to the TRUE POINT OF BEGINNING, containing 1.549 acres more or less.

All bearings are based on the bearings shown on the recorded plat of THE BACA GRANDE CHALETS UNIT ONE SUBDIVISION.

TOGETHER WITH:

A part of THE LUIS MARIA BACA GRANT #4 as described in a patent dated February 20, 1900 from the United States to the heirs of Luis Maria Baca and recorded in Book 86 at Page 20 in the office of the Clerk and Recorder of Saguache County, Colorado, more particularly described as follows:

Commencing at Boundary Point #10 of THE BACA GRANDE CHALETS UNIT ONE as shown on Sheet T2 of 2 of the boundary map of said subdivision; Thence S22°03'07"E along the west boundary of said CHALETS UNIT ONE a distance of 793.19' to the TRUE POINT OF BEGINNING: Thence S22°03'07"E along said west boundary a distance of 926.67'; Thence S77°28'15"W a distance of 334.79'; Thence N66°30'50"W a distance of 242.19'; Thence S86°12'25"W a distance of 300.53'; Thence N80°20'45"W a distance of 174.19'; Thence N24°57'58"E a distance of 331.25'; Thence N3°23'11"E a distance of 449.86'; Thence N81°25'48"E a distance of 511.96' to the TRUE POINT OF BEGINNING, containing 14.124 acres more or less.

TOGETHER WITH:

Lot 1512-C, Baca Grande, Grants Unit One, according to Resolution 2019-LU-49 and the Vacation Plat of Lot 1512-C as recorded in the real property records of Saguache County, Colorado at reception number 389115, County of Saguache, State of Colorado.

EXCEPTING THEREFROM:

General Development Area as shown and described on the plat of Dharma Ocean Tract survey, the plat of which was filed September 7, 2007 under Reception No. 359859 in the office of the Clerk and Recorder of Saguache County, Colorado,

Baca Grande
Water And Sanitation
District

District Manager Report – November, 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 in early July
- No response from USDA as of 9/16
- Meeting held on 10/29 – Additional information was requested
  - May require separate accounting for Water and Wastewater

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

Baca Grande Water And Sanitation District

    - 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
  - 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
- Property Owners Association reached out to discuss partnership ideas to complete the bulk fill station

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
- **USDA**
  - WWTF – upgrades $6M
  - Application still in process
  - Requested additional information on 10/29

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

Baca Grande Water And Sanitation District

- 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.

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
    - Requested updated financials on 10/19

Leak Detection

- Asterra Satellite
  - 27 potential leaks in the water system
  - 32 potential leaks in the sewer system
  - Onsite leak detection scheduled for first week of December

Drought Conditions

- As of 11/12 57% of the County is in Moderate Drought

Baca Grande
Water And Sanitation
District

Personnel

- District Manager performance evaluation

Administrative Monthly Report

November 18th 2026

Board of Directors Meeting

UTILITY BILLING ACTIVITY FOR THE MONTH OF OCTOBER 2026		
Customer Utility Billing		
Billing Category	**Number of Accts**	**Amount Billed**
Usage Customers Billed - SEWER	862	$48803.80
Usage Customers Billed - WATER	887	$112,077.06
ON/OFF Service	5	$150.00
LATE FEE	43	$880.00
TRANSFER	8	$2,800.00
CONSOLIDATIONS	0	$0.00
NSF	2	$60.00
Water & Sewer Hook UP	1	$3,100.00
Miscellaneous (disconnection appl.)	1	$1,550.00
Water & Sewer Tap	1	$10,000.00

OCTOBER - XPRESS BILL PAY TRANSACTION AND CHARGES ACTIVITY

PRODUCT / SERVICE DESCRIPTION	QTY	UNIT PRICE	LINE TOTAL
EFT Web Transactions	290	$0.74	$214.60
EFT Return Basic	1	$7.00	$7.00
Credit/Debit Card Web Transactions	421	$0.74	$311.54
Bank Bill Pay Transactions	19	$0.25	$4.75
Lock Box Service Transactions	116	$0.74	$85.84
Toll Free IVR Transactions	23	$1.25	$28.75
Notifications Service Monthly Fee	1	$0.00	$0.00
Maintenance & Support	1	$100.00	$100.00
		Subtotal	**$ 752.48**
		Tax	**$ 0.00**
		Total	**$ 752.48**

Town of Crestone Sewer 2026

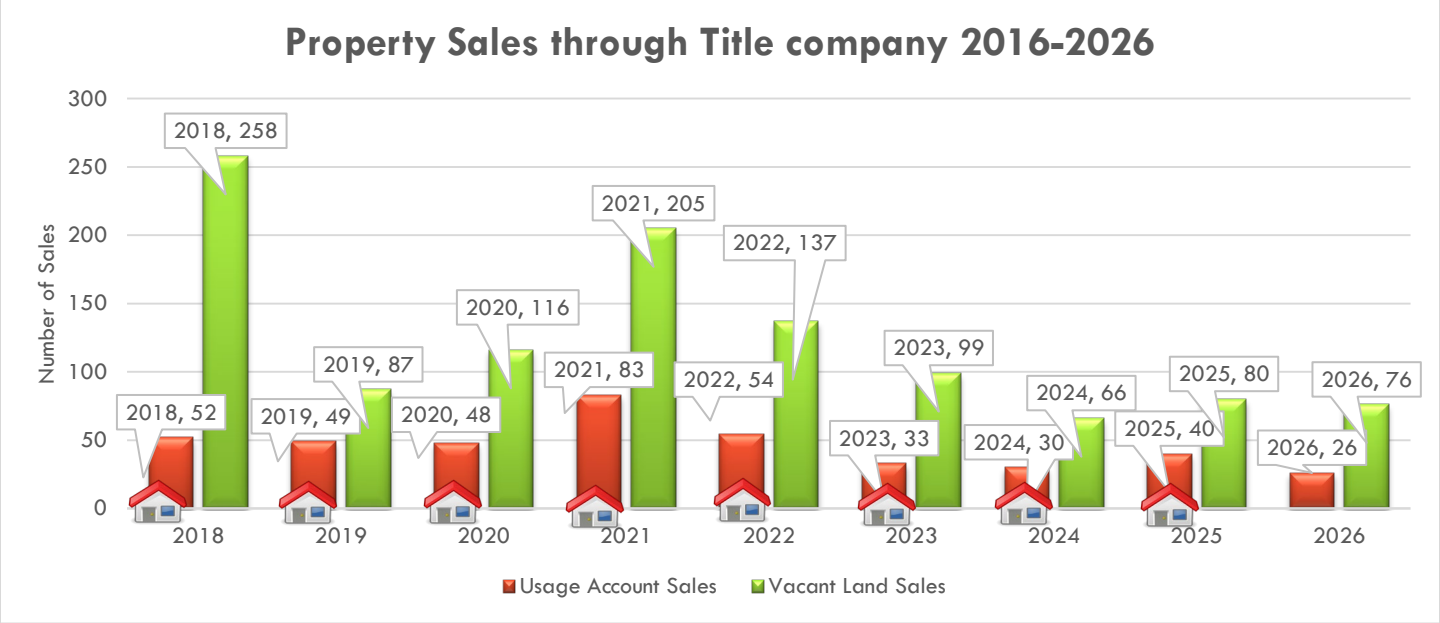
Town of Crestone Sewer Billing - 2026

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	$6325.67	$6,325.66-08/31/2026
August	467,374	4,282,547.96	$4282.55	85	2465	$2,847.08		7,129.63-09/30/2026
September	504,352	4,621,377.38	$4,621.38	44	1496	$1,727.88		$6,349.26-10/31/2026
								Late Fee - $20.0.
							$13,478.88	
October	559,011	5,122,217.79	$5,122.22	78	2340	$2702.70		$7,824.92 + $20.00 - 11/30/2026
November								
December								
2026 Totals	559,011	5,122,217.79	$41,181.61	565	16996	$19,630.38	**$58,298.48**	

2026 RATE – Effective January 1st:

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

October – 2026 - Property Sales: 2 – Homes 6 - Lots



October - 2026– Other Sales Statistic Including Name Changes Only

Type	Vacant Lot	House	Total Charges
WD,BAR, QCD, CD	4	5	$0.00(Name changes only)
TOTAL	**4**	**5**	**Total: $0.00**

Legend:

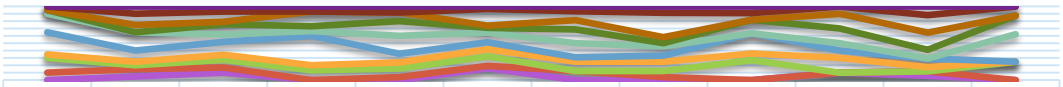
AOD	Affidavit of Death
BAR	Bargain and Sale Deed
CD	Confirmation Deed
PRD	Personal Representative's Deed
QCD	Quit Claim Deed
SD	Sheriff's Deed
SWD	Special Warranty Deed
TD	Treasurer's Deed
TED	Trustee Deed
WD	Warranty Deed
WD iLoF	WD in Lieu of Foreclosure

2017- 2026- Water and Sewer Hook up Applications

1 - Application (s) received in October, 1 - received in November

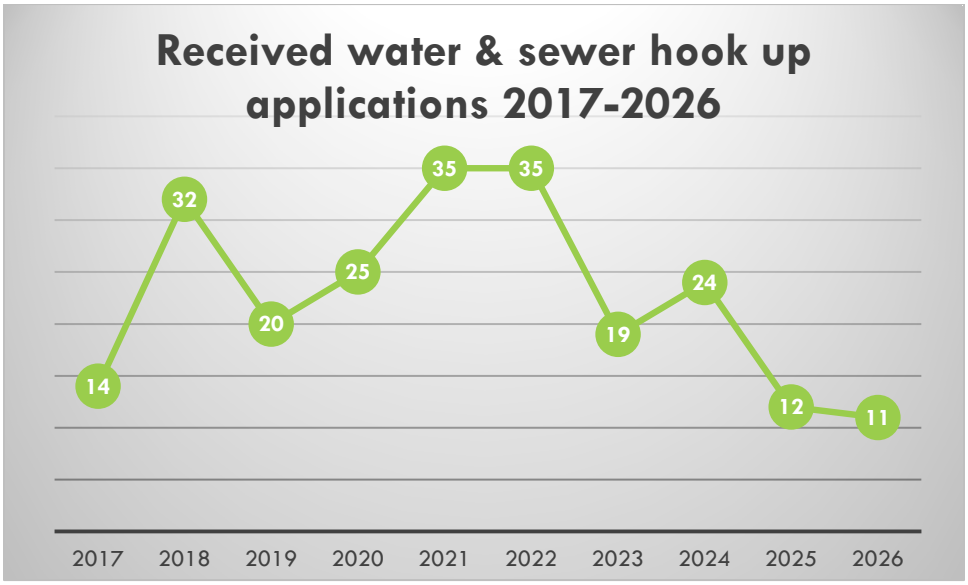
11 –Total application (s) received in 2026

Water-Sewer Hookups 2016-2026



	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= 11 applications	0	1	3	0	0	5	0	0	0	1	1	

2026= 11 applications 2025= 12 applications 2024 = 24 applications 2023=19 applications
2022=35 applications 2021=35 applications 2020=25 applications 2019 = 20 applications
2018= 32 applications 2017= 14 applications



2026 – 7 CONNECTED HOOK UP'S

CHALET I	CHALET II	CHALET III	MHE	GRANTS
LOT 1021	LOT 3809-C		LOT 303	LOT 1511 (INLUDED IN THE DISTRICT)
LOT 926				
LOT 464				
LOT 2058				

ADMINISTRATIVE UPDATES

Delinquent Accounts / Shut-Offs

- No water shut-offs occurred during the month of October.
- There are currently seven (7) 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.
- Installation of XBP Relay is scheduled for October 20th – **completed.**
- Schedule training for December 2026.

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.
- Customers informed of watering schedule change.
- Drought Rates updated in the system.
- The usage from September 14th to October 15th significantly dropped.

Consolidations

- 15 consolidation requests received in 2026 involving 44 lots.

November Billing message: Please see the back of your bill for the drought update and water tier rate increase reminder. The District office will be closed November 11th in observance of Veterans Day and November 26 for Thanksgiving. Payments can be made anytime through our IVR line at 888-504-0548.Wishing you and your family a safe and happy Thanksgiving!

October 2026 Drought Conditions Update

During the October 21, 2026, Board of Directors meeting, the District Manager reported that creek flows have increased significantly and well levels remain stable. The District will maintain the current drought level for another month and reassess conditions in November, with the possibility of reducing restrictions if conditions continue to improve.

DROUGHT WATER TIER RATE INCREASE REMINDER

As part of the District's approved Level 3 Drought Response, a 50% drought surcharge applies to Tier 2 water usage and above. The surcharge began with the mid-October meter reading and is reflected on your November bill for water usage from mid-September through mid-October.

Please note: For residential customers with a ¾-inch meter, the drought surcharge applies only to water usage exceeding 10,000 gallons per billing period.

2026 Water Volume Rate

Tap Meter 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 Meter 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" Residential	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

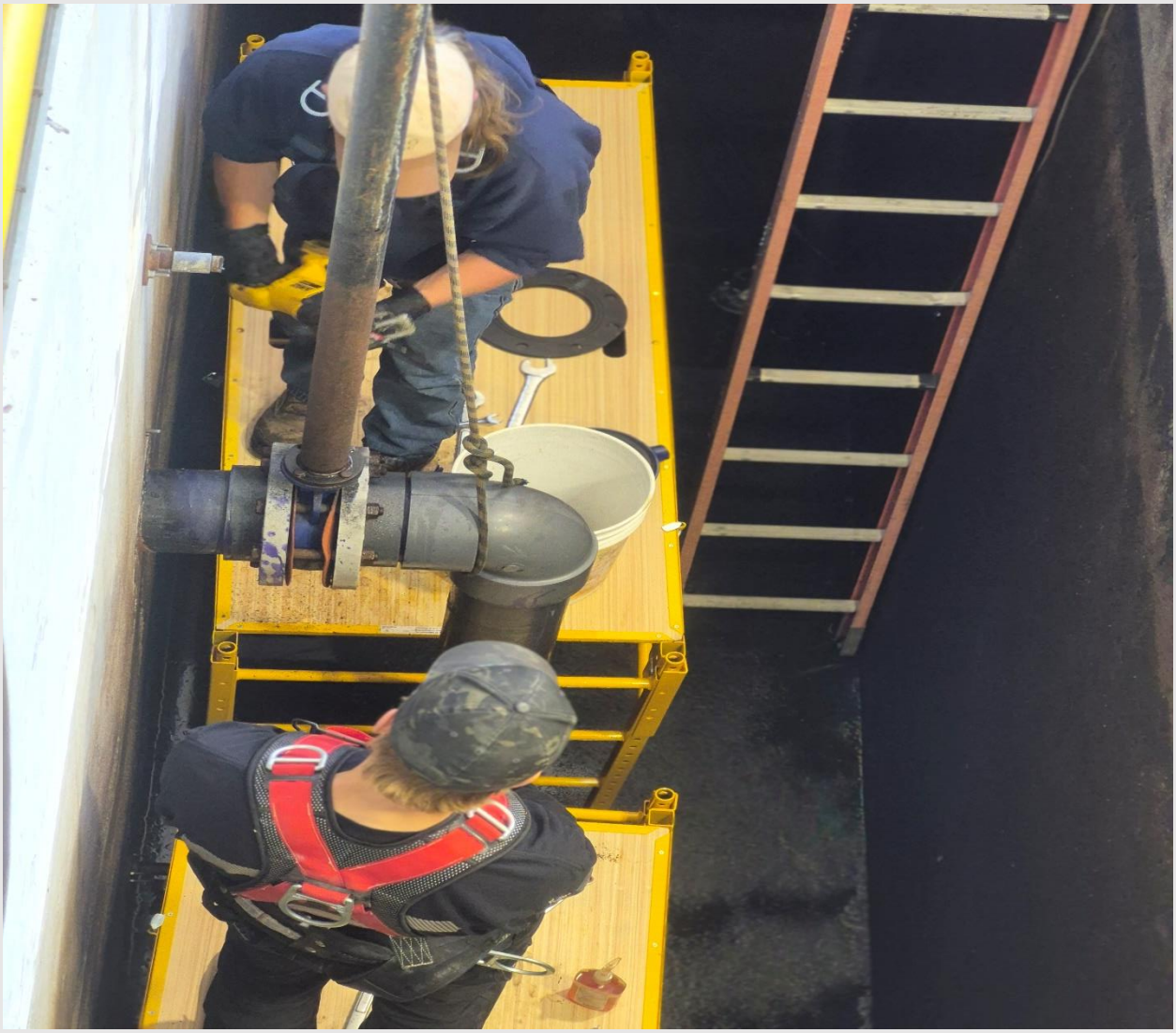
t: 719-256-4310 | |info@bacawater.com


In celebration of
Thanksgiving, the Baca
Grande Water & Sanitation
District office will be closed on
Thursday, November 26th 2026
and will reopen at 8 AM on
Monday, November 30th 2026.
Our answering service will be available
to take your calls during this time.
Happy Thanksgiving and
warm wishes from all of
us at BGWSD!

Baca Grande Water and Sanitation District

Monthly Operations Report

November 18th , 2026



Effluent Valve Replacement Aspen

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**
  -

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

Operations Updates

- **Leaks to report**
  - No Leaks found in October.
- **Failure to Monitor Or Timely Report Violation**
  - Operations sampled for our annual disinfection by products for compliance. The sample was refused by the lab due to temperature. Unfortunately the original sample was taken at the end of the monitoring period. There was not time to resample within the monitoring period. Operations has sampled again for our records but it won't count towards the compliance sample requirement.
- **Lone Pine Sewer Section Replacement**
  - We recently had an attempted tap on Lone pine way, we were unable to proceed with the connection due to a sever belly in the line. We were aware that this area had some bellies in the line, but not this severe. This section sees allot of flow and needs to be corrected as soon as possible. We are awaiting cost to replace this 260' of sewer line. Operations has approached 3 contractors for bids to complete this project. We are planning for this cost to be under $60,000.

- **Aspen WWTF**
  - The new Effluent valve has been installed and is operational. We are in the process of getting the plant adjusted to running at full capacity.

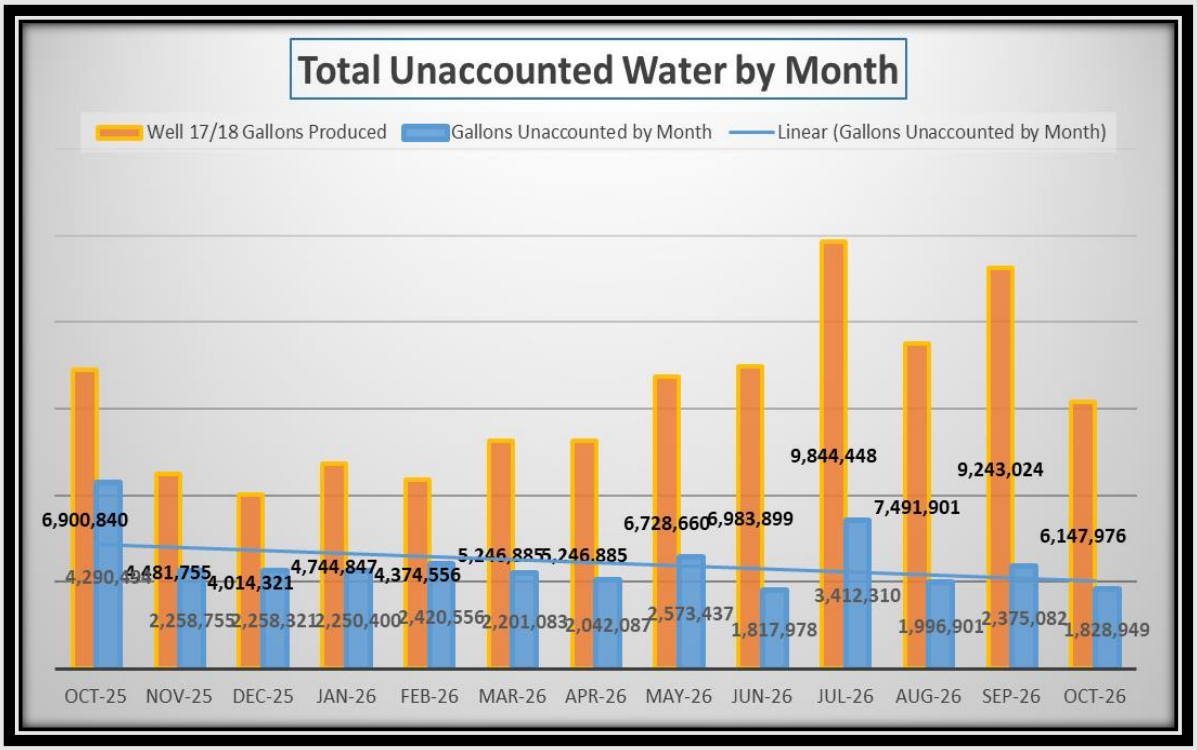
- **Projects**

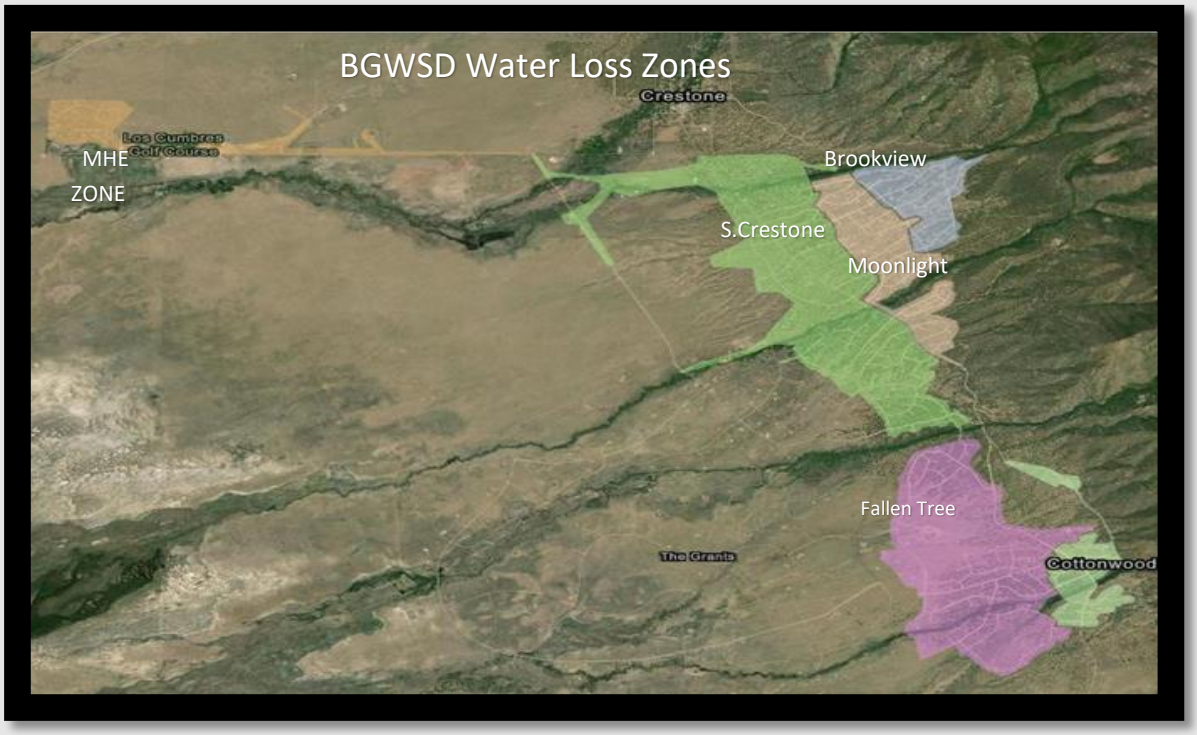
Summer Project List is Completed

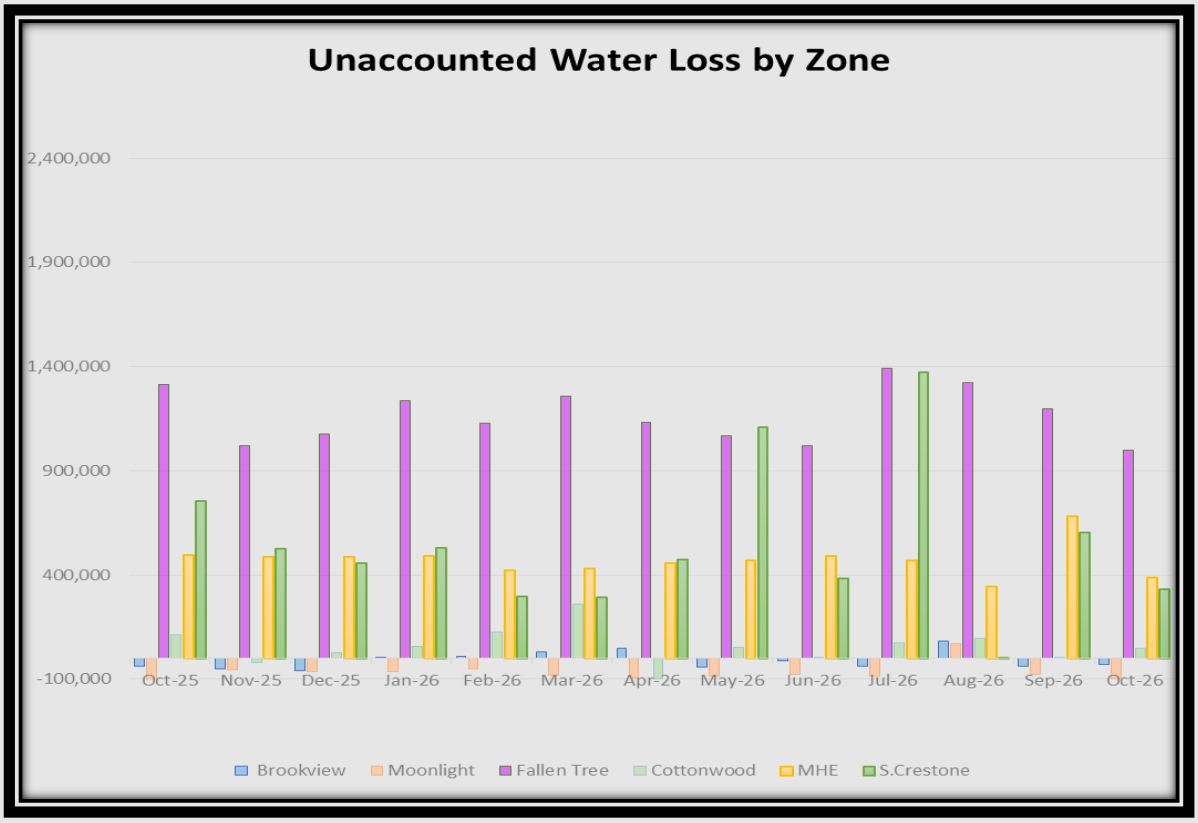
- Fire Hydrant Maintenance (completed for the season)
- Valve Maintenance (completed for the season)
- Collection system cleaning (completed for the season)
- Collection system inspections (Continues as Temps allow)
- Grounds Maintenance and weed control (completed for the season)
- Dig list (A variety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

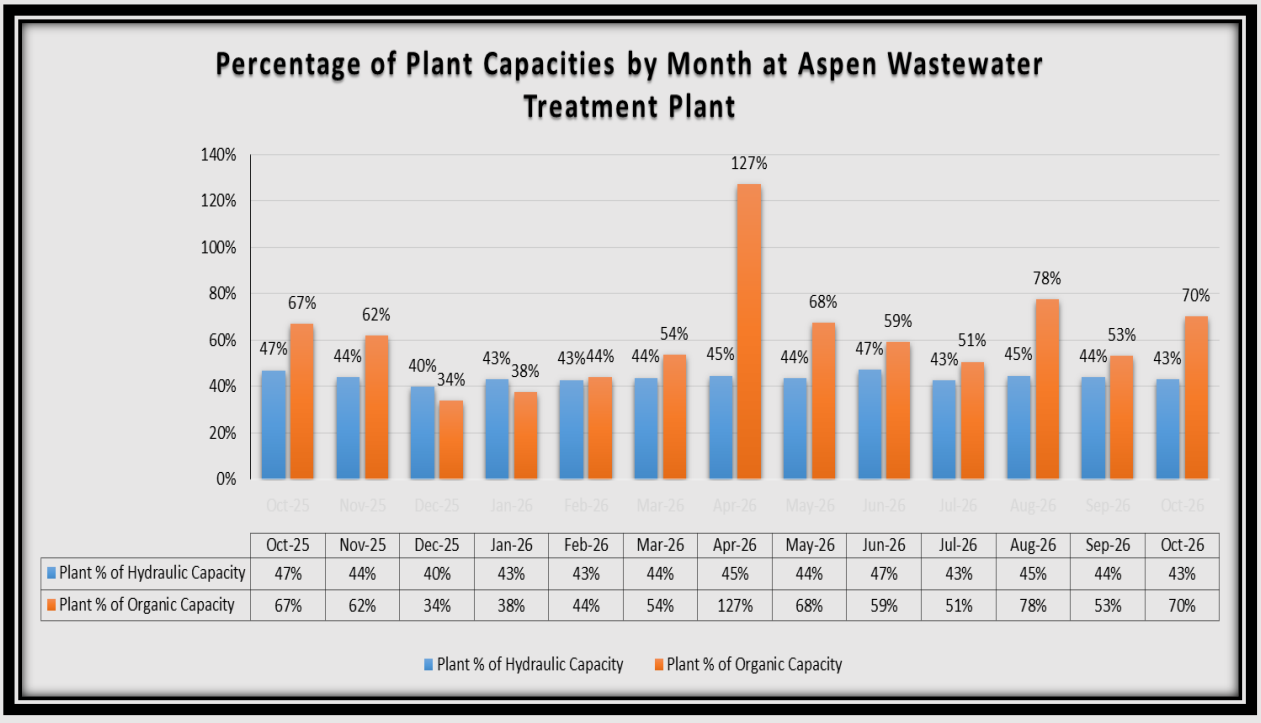
- **Unaccounted Water**
  - Wells 17 and 18 produced 6,147,976 gallons of water in the month of October.
  - The District sold its customers 3,685,000 gallons of water in the month of October, leaving 1,828,949 gallons unaccounted for.
  - 28% of the water produced is unaccounted for in the month of October.

- **Aspen WWTP and Town of Crestone Loading**
  - Aspen WWTP averaged 43% of hydraulic loading capacity in the month of October, the Town of Crestone contributed an average of 22% of the treatment plants hydraulic load.
  - Aspen WWTP averaged 70% of organic loading capacity in the month of October. The Town of Crestone contributed an average of 41% of the treatment plants organic load.

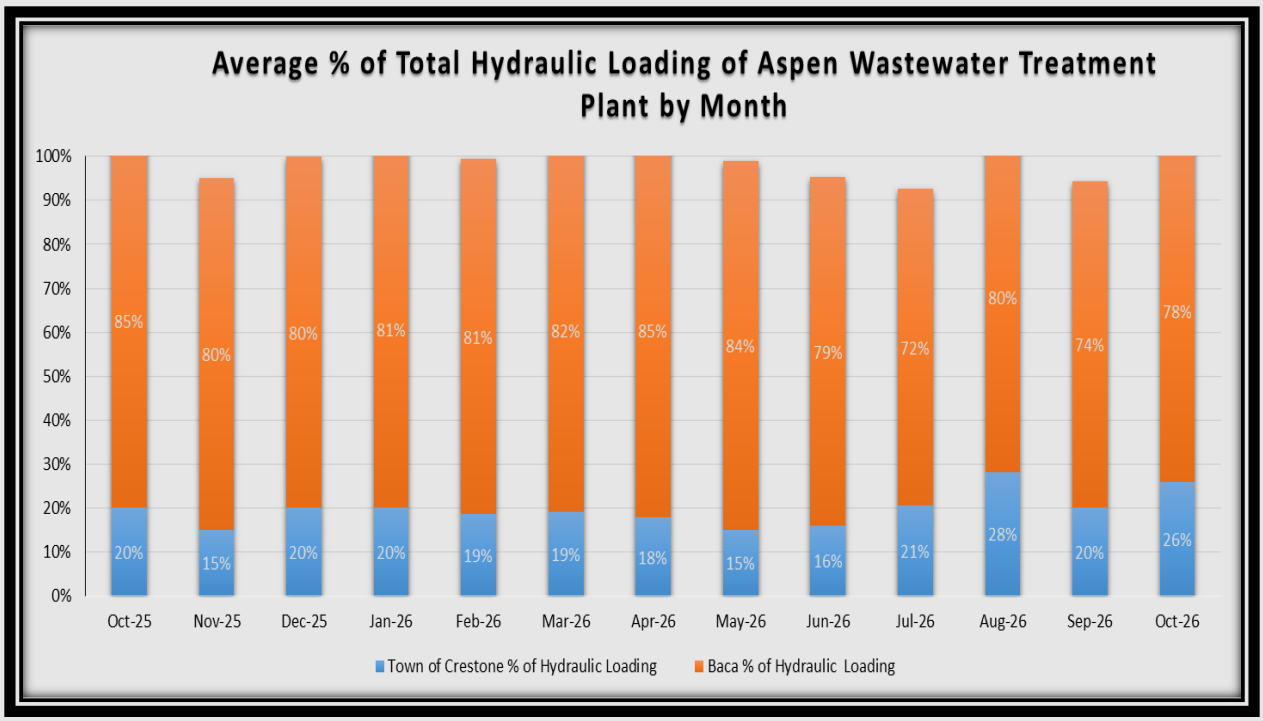


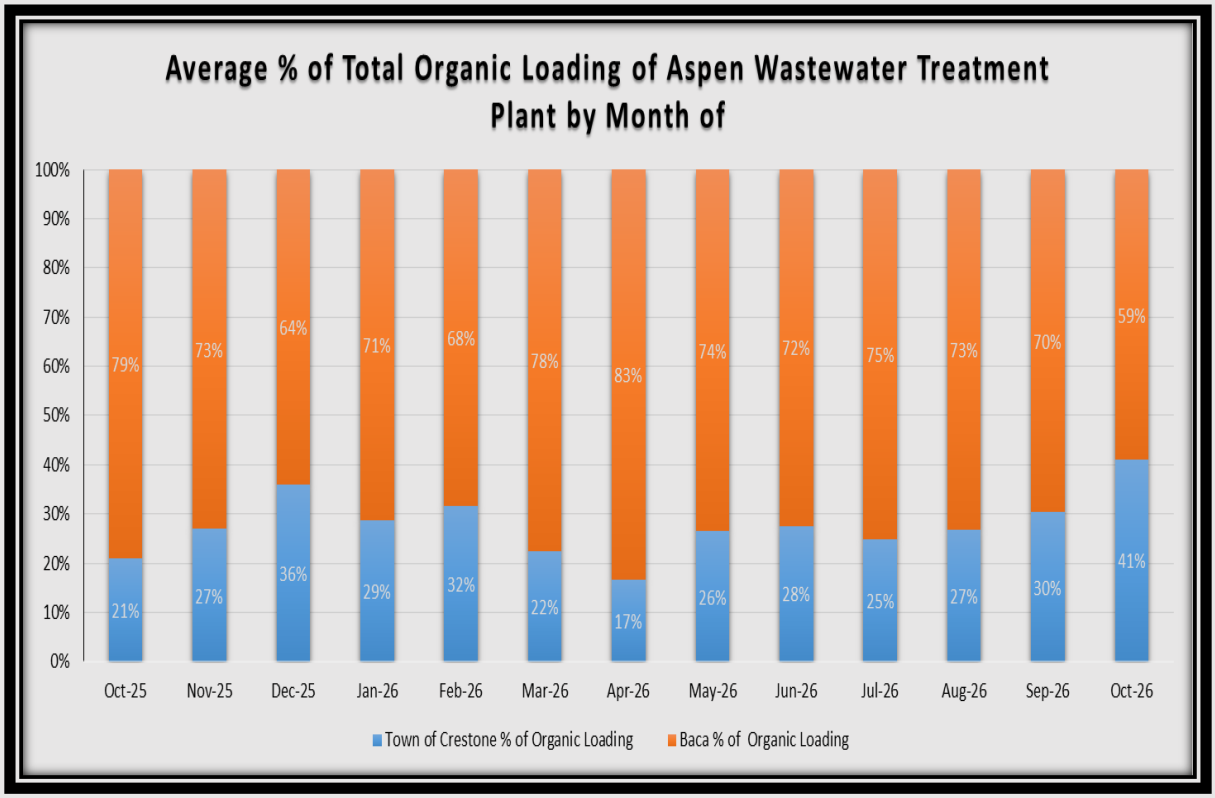

BGWSD Water Loss Zones
Crestone
Los Cumbres Golf Course
MHE ZONE
Brookview
S.Crestone
Moonlight
Fallen Tree
The Grants
Cottonwood





	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26
Plant % of Hydraulic Capacity	47%	44%	40%	43%	43%	44%	45%	44%	47%	43%	45%	44%	43%
Plant % of Organic Capacity	67%	62%	34%	38%	44%	54%	127%	68%	59%	51%	78%	53%	70%


Average % of Total Hydraulic Loading of Aspen Wastewater Treatment Plant by Month
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
85%
80%
80%
81%
81%
82%
85%
84%
79%
72%
80%
74%
78%
20%
15%
20%
20%
19%
19%
18%
15%
16%
21%
28%
20%
26%
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26
Jul-26
Aug-26
Sep-26
Oct-26
Town of Crestone % of Hydraulic Loading
Baca % of Hydraulic Loading


Average % of Total Organic Loading of Aspen Wastewater Treatment Plant by Month of
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
79%
73%
64%
71%
68%
78%
83%
74%
72%
75%
73%
70%
59%
21%
27%
36%
29%
32%
22%
17%
26%
28%
25%
27%
30%
41%
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26
Jul-26
Aug-26
Sep-26
Oct-26
Town of Crestone % of Organic Loading
Baca % of Organic Loading