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COLORADO WATER RESOURCES
&
POWER DEVELOPMENT AUTHORITY

PROJECT FINANCE COMMITTEE
MEETING AGENDA

November 25, 2026
Committee meeting at 9:00 a.m.

Via Zoom Conference Call

Project Finance Committee Members: Bruce Whitehead (Chair), Chris Treese, Eric Wilkinson, Karen Wogsland, and Mike Fabbre (ex-officio)

Authority Staff: Keith McLaughlin, Jim Griffiths, Heather Newton, Danica Rowe, Wesley Williams, Ian Loffert, Kevin Carpenter, Giorgi Gazashvili, Daniel Lockard, and Emma Tucker

Others present: Alex Hawley, Aly Ulibarri, James Wheatley, Cynthia Thayer, Victor Chen, and Peter Dieterich

AGENDA

1. **WPCRF Loan Applications:**

   - Boulder County Eldorado Springs Local Improvement District No. 3 (Base) – Direct Loan Request – Gio **(Board Action)**
   - Holly Hills Water and Sanitation District (Base) – Direct Loan Request – Daniel **(Board Action – Staff recommends consent agenda)**
   - Mountain Water and Sanitation District (Base) – Direct Loan Request – Emma **(Board Action)**
   - Three Lakes Water and Sanitation District (Base) – Supplemental Direct Loan Request – Daniel **(Board Action – Staff recommends consent agenda)**

Note: A Zoom conference call has been scheduled for **Wednesday, 9:00 a.m. November 25, 2026**. The link to join via online is: https://us06web.zoom.us/j/87272256870?pwd=iZklVotibxUL0yCx2LVxanxyEKzlg1.1 If you prefer to dial in, the call-in number is: **1-719-359-4580**, and the Meeting ID is **872 7225 6870**. The passcode is: **764058**.

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COLORADO WATER RESOURCES &
POWER DEVELOPMENT AUTHORITY
The Amp - Suite 820, 1580 N Logan Street, Denver, Colorado 80203-1939
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M E M O R A N D U M
November 25, 2026

TO: Project Finance Committee and Karl Ohlsen

FROM: Wesley Williams, Finance Director
Giorgi Gazashvili, Financial Analyst II
Daniel Lockard, Financial Analyst I
Emma Tucker, Financial Analyst I

RE: Review of the Boulder County Eldorado Springs Local Improvement District No. 3, Holly Hills Water and Sanitation District, Mountain Water and Sanitation District, and Three Lakes Water and Sanitation District Supplemental Loan Request
Water Pollution Control Revolving Fund ("WPCRF")

The Division of Local Government has forwarded to the WPCRF Committee its analyses of the above-listed projects. The WPCRF Committee, composed of representatives from the Division of Local Government, the Water Quality Control Division, and the Authority, has reviewed the technical and financial aspects of the proposed projects and agreed to forward the requests to the Colorado Water Resources and Power Development Authority's ("Authority") Project Finance Committee with the following recommendations:

Boulder County Eldorado Springs Local Improvement District No. 3
The Boulder County Eldorado Springs Local Improvement District No. 3 (the "District"), located in Boulder County, is seeking a direct loan through the WPCRF loan program in the amount of *$1,000,000. The project consists of upgrades to the Eldorado Springs Wastewater Treatment Facility ("WWTF") in order to protect South Boulder Creek from discharges in excess of permit limits, ultimately preventing enforcement action. The upgrades will improve sampling accuracy, eliminate faulty readings, improve process performance and denitrification, and improve the electrical controls. In addition, a backup generator will be installed to improve resiliency. The District's project was authorized by SJR 24-004.

Recommendation
Based on the attached credit report, staff recommends that the Project Finance Committee forward to the Board a recommendation authorizing staff to begin negotiating a WPCRF Base direct loan with the District in the amount of *$1,000,000, subject to the District increasing property assessments, as necessary, to take on the debt. The loan will be for a term of 20 years, at an interest rate of 3.25%. The Board will consider this request on December 4, 2026.

Holly Hills Water and Sanitation District
The Holly Hills Water and Sanitation District (the "District"), located in Arapahoe and Denver Counties, is seeking a direct loan through the WPCRF loan program in the amount of *$2,000,000. The project consists of upgrading the sanitary sewer system to include replacing collection lines, manholes, and service connections. The District's project was authorized by HJR 19-1005.

Recommendation
Based on the attached credit report, staff recommends that the Project Finance Committee forward to the Board a recommendation authorizing staff to begin negotiating a WPCRF Base direct loan with the District in the amount of *$2,000,000. The loan will be for a term of 30 years, at an interest rate of 3.50%. The Board will consider this request on December 4, 2026.

Mountain Water and Sanitation District
The Mountain Water and Sanitation District (the "District"), located in Jefferson County, is seeking a direct loan through the WPCRF loan program in the amount of *$3,279,252. This project consists of collection system improvements, including cured-in-place pipe lining and manhole rehabilitation. The District's project was authorized by SJR 12-003.

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During staff negotiations with the District to execute the loan, the District expressed interest in paying for this loan with property tax revenue. The District has not yet secured voter approval to take on the proposed debt, and plans on putting forth the ballot question to approve additional debt to the residents of the District in the May 2027 election. Doing so would increase total revenue by $291,135, making a rate increase no longer necessary.

Recommendation

Based on the attached credit report, staff recommends that the Project Finance Committee forward to the Board a recommendation authorizing staff to begin negotiating a WPCRF Base direct loan with the District in the amount of *$3,279,252, subject to the District receiving voter approval and increasing rates, as necessary, to take on additional debt. The loan will be for a term of 25 years, at an interest rate of 3.50%. The Board will consider this request on December 4, 2026.

Three Lakes Water and Sanitation District

The Three Lakes Water and Sanitation District (the "District"), located in Grand County, is seeking a supplemental Base direct loan through the WPCRF loan program in the amount of *$1,538,400. The District previously received WPCRF funding for this project as a $1,774,639 direct loan with a 20-year term at an interest rate of 3.25%. The loan was executed on May 5, 2026. Due to changing market conditions and an adjusted project scope, the total project cost has increased, and additional funding is needed to complete the project. The project consists of improvements to the sewage collection system, including retrofitting the collection system with inpipe heating cables around Grand Lake and installing additional manholes for system maintenance. The project has an estimated useful life exceeding 20 years. The District's project was authorized by SJR 10-004.

Recommendation

Based on the attached credit report update, staff recommends that the Project Finance Committee forward to the Board a recommendation authorizing staff to begin negotiating a supplemental Base direct loan with the District in the amount of *$1,538,400. The loan will be for a term of 20 years, at an interest rate of 3.25%. The Board will consider this request on December 4, 2026.

* - Estimated PF and direct loan amounts through the IIJA/BIL and/or Base programs. The exact amount may be different at the time of loan execution. While no significant differences are anticipated, any significant differences needed to comply with the proportional allocation requirements of the IIJA/BIL will be discussed with the Finance Director and Executive Director to determine if additional Authority Board approval is needed.

Note: A Zoom conference call has been scheduled for **Wednesday, 9:00 a.m. November 25, 2026**. The link to join via online is:
https://us06web.zoom.us/j/87272256870?pwd=iZklVotibxUL0yCx2LVxanxyEKzlg1.1
If you prefer to dial in, the call-in number is: **1-719-359-4580**, and the Meeting ID is **872 7225 6870**. The passcode is: **764058**.

Attachment: Boulder County Eldorado Springs Local Improvement District No. 3 2026 WPCRF Credit Report
Holly Hills Water and Sanitation District 2026 WPCRF Credit Report
Mountain Water and Sanitation District 2026 WPCRF Credit Report
Three Lakes Water and Sanitation District 2026 WPCRF Credit Report Update and 2026 WPCRF Credit Report

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WPCRF LOAN CREDIT REPORT (2026)

Boulder County Eldorado Springs Local Improvement District No. 3 ("The LID"), Boulder County

Recommendation:	**APPROVAL**
Loan Request:	$1,000,000
Interest Rate & Term:	3.25%, 20 years
Annual Debt Service:	$68,389
Pledge:	Special Assessment Revenue
Current Rate:	$106.14
Est. Special Assessment:	Est. $775.55/property/year

Project Budget

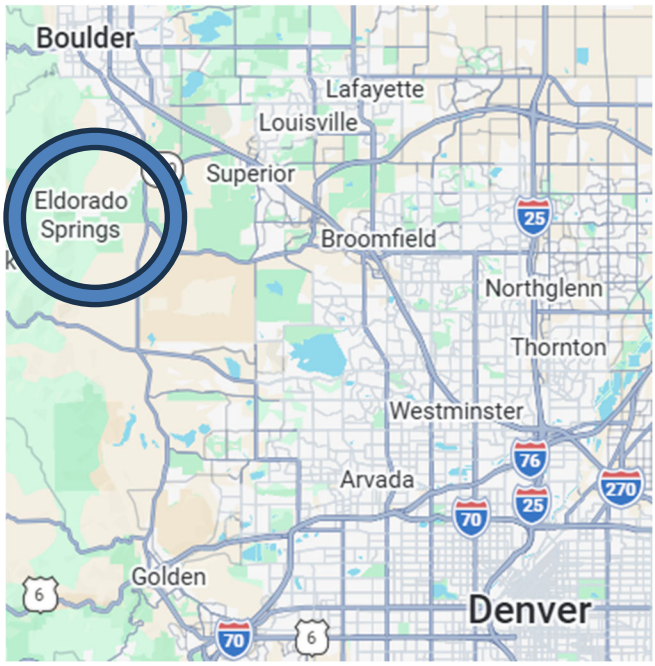
WPCRF Loan:	$1,000,000
Total:	$1,000,000

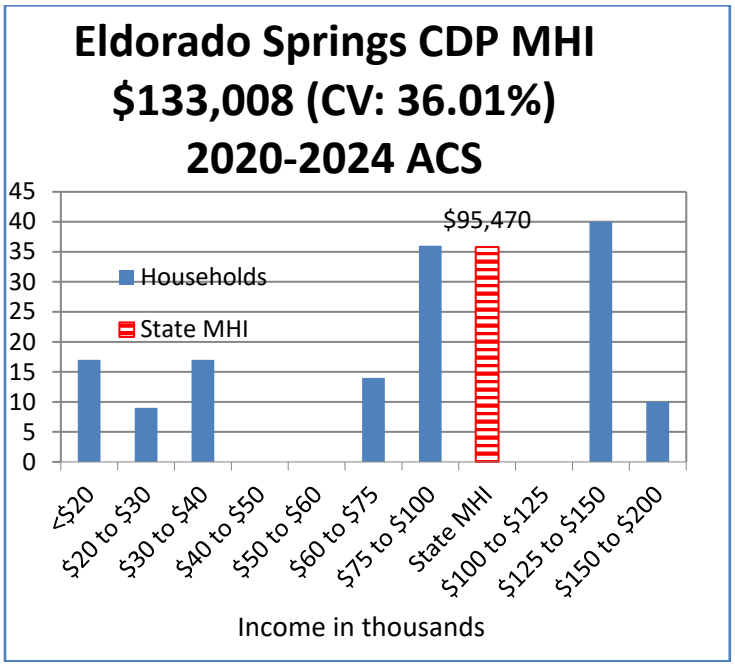
PROJECT DESCRIPTION: Boulder County Eldorado Springs Local Improvement District No. 3 ("the LID"), is upgrading the Eldorado Springs Wastewater Treatment Facility (WWTF) in order to protect South Boulder Creek from discharges in excess of permit limits, ultimately preventing enforcement action. The upgrades will improve sampling accuracy, eliminate faulty readings, improve process performance and denitrification, and improve the electrical controls. In addition, a backup generator will be installed to improve resiliency.

COMMUNITY PROFILE: Eldorado Springs LID #3	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**Avg. Annual Change**
District Population			238	238	243	243	243	0.52%
Boulder County Population	330,951	327,135	328,029	328,337	329,996			-0.07%
Boulder County Jobs	219,186	227,216	234,346	237,266	235,177			1.78%
Number of Sewer Taps			95	95	97	97	97	0.52%
Assessed Value ($000)*						6,770	6,777	0.10%
Actual Value ($000)						90,522	86,683	-4.24%

*Assessed values not provided by Assessor before 2025

BORROWER BRIEF: The Boulder County Eldorado Springs Public Improvement District ("the PID") serves a small community and operates a wastewater treatment system in the unincorporated community of Eldorado Springs. PID residents voted 99 to 23 to create Eldorado Springs Local Improvement District No. 3 ("the LID") to take on the debt for this proposed project and to also provide a repayment source from special property assessments. Both the PID and the LID, which share boundaries, are located approximately eight miles southwest of the City of Boulder just east of Eldorado Canyon State Park.





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RECOMMENDATION: The PID provides wastewater services to a small community in Boulder County. PID voters approved a ballot measure creating the Local Improvement District No. 3 ("the LID") under the PID, and the LID will be the borrower for the life of the proposed loan. The ballot measure also authorized special property assessments to repay the loan. This proposed loan is necessary to prevent violations and exceeding discharge limits. The PID serves a small number of taps and has not covered expenses consistently with revenues. However, voters approved the creation of the LID to provide special assessment revenue specifically for this proposed loan and project. We therefore recommend the WPCRF Committee approve a $1,000,000 loan to the Boulder County Eldorado Springs Local Improvement District No. 3.

PROJECT SUMMARY:

System summary: Eldorado Springs is a small, unincorporated community of approximately 243 residents, located in Boulder County along CO State Highway 93 and adjacent to Eldorado Canyon State Park. The WWTF is a Sequencing Batch Reactor package plant discharging to South Boulder Creek. It is permitted for 32,000 gallons per day, with typical flows around 15,000–20,000 gallons per day.

Reason/need: In 2008, the community worked with Boulder County to replace its numerous dated and failing Onsite Wastewater Treatment Systems (OWTS) with a central WWTF and a pressurized collection system. The packaged plant was considered a cost-effective system when it was installed in 2008; however, the system is missing aspects of a traditional wastewater treatment facility that limit its performance. During various reporting periods between 2020 and 2025, the WWTF exceeded effluent limitations for ammonia, nitrogen, E. coli, and suspended solids. Additionally, the facility has exceeded organic loading capacity on several occasions. Because of the resulting CDPHE Notice of Violation, the County completed a detailed engineering study that identified necessary plant upgrades to protect water quality in Boulder Creek.

System Compliance: Boulder County (Permit No. CO0047651, effective April 1, 2017, was modified October 1, 2021, and has been administratively continued since March 31, 2022) received violations on September 11, 2025, for failure to comply with permit effluent limitations (Ammonia, TIN, and E. coli), failure to monitor and properly report, and failure to comply with expansion requirements. In response to the Notice of Violation, Boulder County submitted a plan and timeline for interim and long-term measures to address the issues identified above by the end of 2027, which WQCD approved. The project is intended to return the system to compliance.

Project Delivery Method: Design/Bid/Build.

Contingency: 22% of the total project cost is included as contingency.

CURRENT INDICATORS:	2023	2024	2025		Weak		Average		Strong
Total Debt per Capita ($):	900	448	0		>$2,000		$1,000 - 2,000	X	<$1,000
Total + New Debt/Capita ($):			4,124	X	>$2,000		$1,000 - 2,000		<$1,000
Total Debt/Tap ($):	2,249	1,120	0		>$5,000		$2,500 - 5,000	X	<$2,500
Total Debt + New Debt/Tap ($):			10,309	X	>$5,000		$2,500 - 5,000		<$2,500
Current Sewer Debt/Tap ($):	2,249	1,120	0		>$2,000		$1,000 - 2,000	X	<$1,000
Current Sewer + New Sewer Debt/Tap ($):			10,309	X	>$2,000		$1,000 - 2,000		<$1,000
Total Debt/Assessed Value:	N/A	N/A	0.00%		>50%		25-50%	X	<25%
Total Debt + New Sewer Debt/Assessed Value:			15%		>50%		25-50%	X	<25%
Total Debt/Actual Value:	N/A	N/A	0.00%		>10%		5-10%	X	<5%
Total Debt + New Sewer Debt/Actual Value:			1.10%		>10%		5-10%	X	<5%
Curr. Sewer Debt + New Debt/Tap/MHI:			7.75%		>20%		10-20%	X	<10%
Sewer Fund Current Ratio (CA/CL):	251%	175%	182%		<100%	X	100-200%		>200%
Sewer Fund Reserves/Current Expense:	77%	37%	13%	X	<50%		50-100%		>100%
Sewer Operating Ratio (OR/OE):	73%	74%	72%	X	<100%		100-120%		>120%
Coverage Ratio (TR-OE)/DS:	-11%	-28%	-51%	X	<110%		110-125%		>125%
Coverage Ratio (TR-OE)/DS Excluding Tap Fees:	-29%	-28%	-51%	X	<110%		110-125%		>125%
Coverage Ratio with New Loan:			-32%	X	<110%		110-125%		>125%
Coverage Ratio with New Loan Excluding Tap Fees:			-32%	X	<110%		110-125%		>125%
Current Annual Sewer Rates/MHI:			0.64%		>3.0%		1.5-3.0%	X	<1.5%
Current Sewer Rates + New Sewer Debt Service/MHI:			1.17%		>3.0%		1.5-3.0%	X	<1.5%
Operation and Maintenance Reserve:			19%	X	<25%		25-50%		>50%
			Total:	**10**		**1**		**10**	

FINANCIAL ANALYSIS: The financials presented in this credit report reflect the Boulder County Eldorado Springs Local Improvement District that was created to finance the sewer system project associated with the previous WPCRF loan. After the previous SRF loan was paid off in 2025, the LID associated with that loan was dissolved per statute. The financials and indicators are presented for

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illustration only. In the November 3, 2026 election, PID voters approved $1,000,000 in new debt to finance this proposed project and authorized creating a new LID to repay the loan through special property assessments. Of the twenty-one current indicators calculated, 10 are rated strong, one is average, and 10 are considered weak. Overall, the indicators illustrate a small system with a weak operating ratio. The strong indicators show that the debt is relatively affordable when compared to assessed and actual values. The weak indicators reflect increasing operating expenses. However, the PID increased rates by $34.67 in 2026. Furthermore, these financials and indicators do not represent the new LID which will be created for the sole purpose of financing this proposed project with special property assessments.

- Based on 2025 financial information from the now-dissolved LID and removing debt service on the previous WPCRF loan, which was paid off in 2025, coverage with the proposed loan is -84%.
- However, voters authorized the PID to create a new LID to service the loan. Based on 97 taps and estimated annual debt service of $68,389, the required special property assessment is estimated at $775.55 annually per tap to meet the 110% coverage ratio requirement.
- Special assessments will be collected by the Boulder County Treasurer using the annual property tax notice. Assessments may be paid in full in the first year or can be paid in installments over the life of the loan. The assessment will be due in full upon receipt and constitute a perpetual lien assessed on each property and shall have priority over all other liens excepting general tax liens. Property owners that choose to pay the assessment in installments will pay the annual portion plus interest for a period of up to twenty years. The installment payments will be assessed using the annual property tax notice and are payable in the same manner as property taxes.
- Annual property taxes and special improvement assessments are payable either in two installments, the first due by the last day of February and the last due by June 15th, or in a single payment on or before the last day of April.
- Projections submitted by the PID show operating expenses and operating revenues from rates increasing by approximately 2% annually.

DESCRIPTION OF THE LOAN:
A $1,000,000 loan with a twenty-year term, two payments annually at an interest rate of 3.25% will cost the LID approximately $68,389 in debt service annually.

ECONOMIC ANALYSIS: Based on the State Demographer's estimate of 2.5 people per tap, the LID has a 2026 population estimated at 243 and has grown at an average annual rate of 0.52% since 2020. Boulder County has experienced a decrease of 0.07% in population since 2020. The state population increased at an average annual rate estimated at 0.73%.

Boulder County's economy is dominated by professional and business services, followed by government and health services.

The area's largest employers consist of Eldorado Natural Spring Water with 38 employees and Rocky Mountain Fire District with 12 employees.

Eldorado Natural Spring Water accounts for 8.89% of system usage and revenues.

ORGANIZATIONAL ANALYSIS:
Bond Rating
The PID's debt has not been rated by Fitch, Moody's, or Standard & Poor's in the last five years.

Section 37-60-126(2) C.R.S. (Water Conservation Planning)
The PID does not sell more than 2,000 acre-feet of water per year.

Organizational Structure
The wastewater system is owned, operated, and maintained by the Boulder County Eldorado Springs Public Improvement District (PID), which was formed by resolution of the Boulder County Board of County Commissioners in 2024 to operate and manage the wastewater system in the Eldorado Springs community. The County created the PID in anticipation of the 2005 LID dissolution that was associated with the previous WPCRF loan, which was repaid in 2025. A LID is a financing mechanism created by a county or a county PID to finance the cost of a public improvement through special assessments. At the November 3, 2026, election PID voters approved forming a LID under Section 30-20-512.5 C.R.S. (which allows PIDs to form LIDs) for the purpose of collecting special assessment revenue for this proposed loan. Approximately 0.5 full-time employees staff the sewer utility. The sewer utility is overseen by the contracted ORC who reports to the PID.

- The County has generally been in compliance with Colorado statutory budgeting and auditing requirements for the past five years.
- The County maintains property insurance and liability insurance through Ironshore Specialty Insurance and Obsidian Specialty Insurance.
- There are currently no pending lawsuits against the PID or LID.

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- There have been no recall elections in the last ten years.

Capital Improvement Plan
As part of the application process, the PID submitted its capital improvement plan, which comprises the wastewater treatment facility improvements for this proposed project. The PID intends to develop a multi-year capital improvement and asset replacement plan following completion of the proposed project.

Intergovernmental
In 2026, an intergovernmental agreement was executed between Boulder County and the PID to assign contracts, the wastewater permit, management, and operations previously associated with the LID under the County's previous WPCRF loan to the PID. The County and the PID agreed to enter into a 25-year agreement for the property where the wastewater treatment facility is located, leasing it to the PID for $1 per year. The County will appropriate a budget in the County PID Fund based on the approval of a loan/advance from the County General Fund for the purpose of starting this proposed project. The County agreed to provide staff resources for PID operations, including a liaison to the Advisory Committee, limited engineering support, limited legal support, limited risk management support, and limited budgeting and financial analysis support. The term of the agreement expires on December 31, 2051, unless the parties terminate it earlier by mutual agreement.

REVENUE ANALYSIS:

The PID will pay for the proposed loan with the new LID which will impose special assessments on properties based on equivalent residential units (EQRs) that are relative to the number of bathrooms in a property. The below financial trends represent the now-dissolved LID, which was associated with the previous WPCRF loan, and are presented for illustration only. Neither the PID (formed in 2025) nor the new LID have audited financials for analysis or presentation in this credit report.

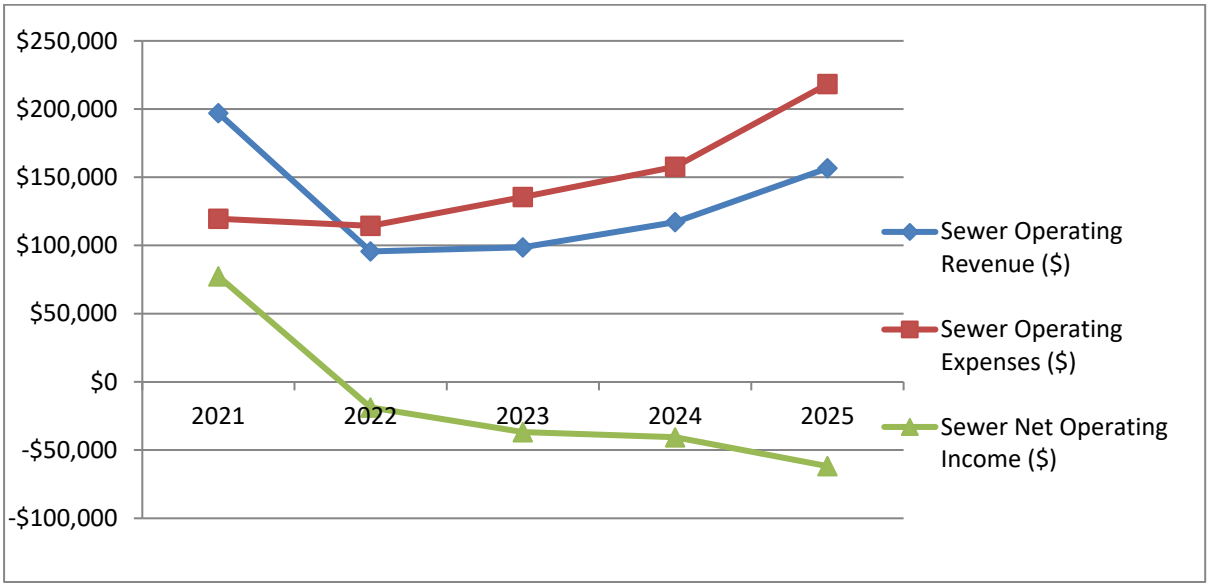
Operating revenues have not covered operating expenses for the wastewater system due to substantial increases in operating costs. Additional operator cost, chemical cost, and additional replacement grinder pumps have all contributed to increasing operating expenses. Addressing the facility's regulatory violations have also increased operating expenses. In response, the County raised rates twice recently in 2024 and 2026. The most recent rate increase was $34.67 in 2026. Based on 97 taps this should generate approximately $40,336 in additional annual revenues to help cover expenses. Furthermore, the County's ongoing work plan has established an annual budget and rate evaluation to review expenses, revenues, capital needs, and reserves. This will allow the County (and the PID and LID) to identify potential shortfalls earlier and adjust rates as necessary to maintain financial sustainability. County oversight of the PID has recently been transferred to the Business Operations Division to establish more consistent budget monitoring.

TRENDS	2021	2022	2023	2024	2025	2026
Monthly Sewer Rate ($)		38.29	38.29	71.47	71.47	106.14
Residential Sewer Tap Fee ($)		13,875	13,875	13,875	13,875	13,875
Total Sewer Revenue ($)	210,819	114,253	122,839	126,191	161,245	
Tap/Development Fees ($)	13,067	18,029	20,281	0	0	
Sewer Operating Revenue ($)	196,941	95,611	98,645	117,095	156,642	
Sewer Operating Expenses ($)	119,579	114,417	135,508	157,695	218,366	
Sewer Net Operating Income ($)	77,362	-18,806	-36,863	-40,600	-61,724	
Sewer Debt ($)	413,126	315,111	213,666	108,671	0	
Total Debt ($)	413,126	315,111	213,666	108,671	0	
Sewer Debt Service ($)	112,474	112,474	112,474	112,474	112,474	
Sewer Debt Service/Tap/Month ($)		98.66	98.66	96.63	96.63	
Sewer Fund Reserves ($)	248,930	234,299	191,799	98,760	41,639	

Ratios	2021	2022	2023	2024	2025	Average
Operating Revenue as % of Total Revenue	93%	84%	80%	93%	97%	88%
Operating Revenue as % of Expenses	165%	84%	73%	74%	72%	99%
Tap Fee Revenue as % of Total Revenue	6.20%	16%	17%	0.00%	0.00%	9.6%

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Recent Rate Increases
The PID's most recent rate increase of $34.67 was implemented on April 1, 2026.

User Charges & System Utilization
The PID's current estimated average monthly residential sewer rate is $106.14 compared to the 2024 estimated state median of $44.65. Users pay a quarterly operating fee based on the EQR. For each EQR, users are billed a quarterly rate of $319.42. Most customers of the system are between 1 and 1.5 EQR.

Contributed Capital
Revenue from tap fees has ranged from zero to $20,281 and has averaged 10% of total sewer revenue during the last five years. The PID's most recent sewer tap fee rate increase occurred in 2021.

- Residential sewer tap fees are $13,875 per equivalency (EQR). Commercial sewer tap fees will have EQR assigned to the new construction or use on a case-by-case basis. Direct costs applicable to the connection of a property to the wastewater system are also paid for by the property owner.

Current System Utilization			**Current Fee Summary**	
	Usage	Revenue	Tap size	Sewer user/tap fees
Residential	91.1%	91.1%	¾"	$106.14/$13,875
Non-residential (per EQR)	8.9%	8.9%	¾"	Case by case determination

DEBT as of December 31, 2025
Neither the PID nor the LID has any debt as of December 31, 2025.

LOAN COVENANTS: The District will have to meet the Authority's 110% rate covenant, 3-month operations and maintenance reserve fund covenant, and the 110% additional bonds test (if applicable) on an annual basis.

The District has no current debt with the Authority, including the SRF programs.

Prepared by: Victor Chen
Date: November 10, 2026

Project # 240011W-B
Cost Categories: Secondary Treatment (Category 1): 100%

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November 10, 2026

WPCRF Credit Report
Eldorado Springs Local Improvement District, Boulder County, CO
Using most recent data available
(Census, audits, local records)

Estimated Population - 2024	**243**
Number of Sewer Taps/Customers - 2025	**97**
Total Assessed Valuation - 2025	**$6,770,000**
Actual Value of All Real Property - 2025	**$90,522,000**
Median Household Income (MHI) - 2024	**$133,008**
Monthly Sewer Rate - 2025	**$71.47**
Sewer Operating Revenue - 2025	**$156,642**
Sewer Total Revenue - 2025 **[May include non-operating revenue, such as contributed capital, tap & system development fees, interest income, S.O. tax and property tax. Excludes one-time capital grants.]**	**$161,245**
Sewer Tap and System Development Fee Revenue - 2025	**$0**
Sewer Operating Expense - 2025	**$218,366**
Sewer Current Expense - 2025	**$330,840**
Sewer Debt - 2025	**$0**
Total Debt - 2025	**$0**
Sewer Fund Reserves - 2025	**$41,639**
Sewer Debt Service - 2025	**$112,474**
New Sewer Debt [Requested WPCRF loan amount.]	**$1,000,000**
Requested WPCRF Loan Term	**20**
Requested WPCRF Loan Interest Rate	**3.25%**
New Loan's Annual Sewer Debt Service (two payments annually)	**$68,389**

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Current Indicators (2025)

Boulder County Eldorado Springs Local Improvement District

(Sewer Only)

1	Total Debt	$0	÷	Population	243	=	$0
	New Debt	$1,000,000	÷	Population	243	=	$4,124
	Total Debt + New Debt	$1,000,000	÷	Population	243	=	$4,124
2	Total Debt	$0	÷	Number of Taps	97	=	$0
	New Debt	$1,000,000	÷	Number of Taps	97	=	$10,309
	Total Debt + New Debt	$1,000,000	÷	Number of Taps	97	=	$10,309
3	Total Debt	$0	÷	Assessed Value	$6,770,000	=	0.00%
	New Debt	$1,000,000	÷	Assessed Value	$6,770,000	=	14.77%
	Total Debt + New Debt	$1,000,000	÷	Assessed Value	$6,770,000	=	14.77%
4	Total Debt	$0	÷	Actual Value	$90,522,000	=	0.00%
	New Debt	$1,000,000	÷	Actual Value	$90,522,000	=	1.10%
	Total Debt + New Debt	$1,000,000	÷	Actual Value	$90,522,000	=	1.10%
5	Current Sewer Debt	$0	÷	Number of Taps	97	=	$0
	(Current Sewer Debt + New Sewer Debt) / Number of Taps	$10,309	÷	MHI	$133,008	=	7.75%
6	Current Ratio (CA / CL)						
	Current Assets	$92,374	÷	Current Liabilities	$50,735	=	182%
7	Reserve/Expense Ratio						
	Reserves	$41,639	÷	Current Expenses	$330,840	=	13%
8	Operating Ratio (OR / OE)						
	Operating Revenues	$156,642	÷	Operating Expenses	$218,366	=	72%
9	Coverage Ratio [(TR - OE) / DS]						
	Total Revenues	$161,245	-				
	Minus Operating Expenses	$218,366					
	=	-$57,121	÷	Current Debt Service	$112,474	=	-51%
10	Coverage Ratio Excluding Tap and Development Fee Revenue	-$57,121					
	Minus Tap and Development Fee Revenu	$0					
	=	-$57,121	÷	Current Debt Service	$112,474	=	-51%
11	Projected Coverage Ratio						
	Total Revenues	$161,245					
	Minus Operating Expenses	$218,366					
	=	-$57,121		Total Debt Service (with new loan)	$180,863	=	-32%
12	Projected Coverage Excluding Tap and Development Fee Revenue	-$57,121					
	Minus Tap and Development Fee Revenu	$0					
	=	-$57,121	÷	Total Debt Service (with new loan)	$180,863	=	-32%
13	Current Debt Service	$112,474	÷	Number of Taps	97	=	$1,159.53
	Annual New Sewer Debt Service	$68,389	÷	Number of Taps	97	=	$705.05
14	2025 Annual Sewer Rate (Monthly Rate x 12)	$857.64	÷	MHI	$133,008	=	0.64%
	2025 Annual Sewer Rate + New Annual Debt Service Per Tap	$1,562.69	÷	MHI	$133,008	=	1.17%
15	Current 2025 Monthly User Charge						$71.47
	(Debt Service on WPCRF Loan / 2025 Taps / Month)						$58.75
	Total						$130.22
16	Operation and Maintenance Reserve						
	Reserves	$41,639	÷	Operating Expenses	$218,366	=	19%

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WPCRF LOAN CREDIT REPORT (2026)

Holly Hills Water and Sanitation District ("The District"), Arapahoe and Denver Counties

Recommendation:	**APPROVAL**
Loan Request:	$2,000,000
Interest Rate & Term:	3.50% & 30 years
Annual Debt Service:	$108,213
Pledge:	Sewer System Revenue
Current Rate:	$43.85
Estimated Rate Increase:	$0.00

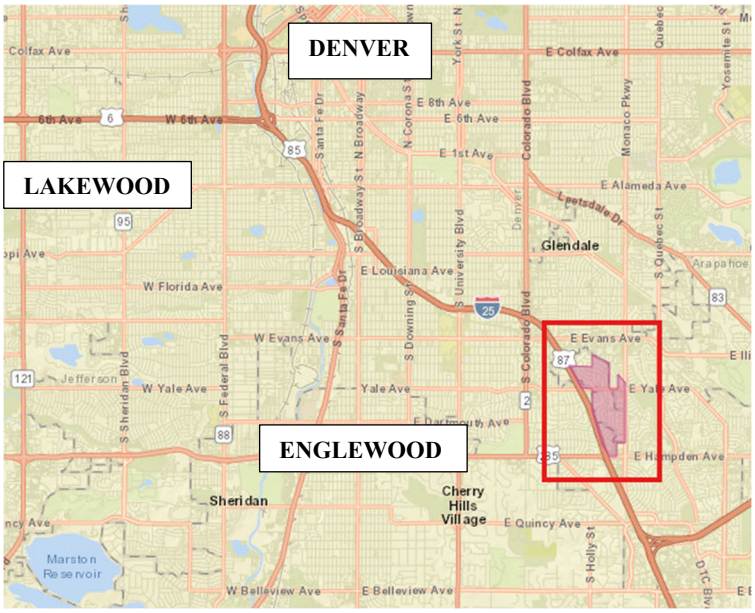
Project Budget

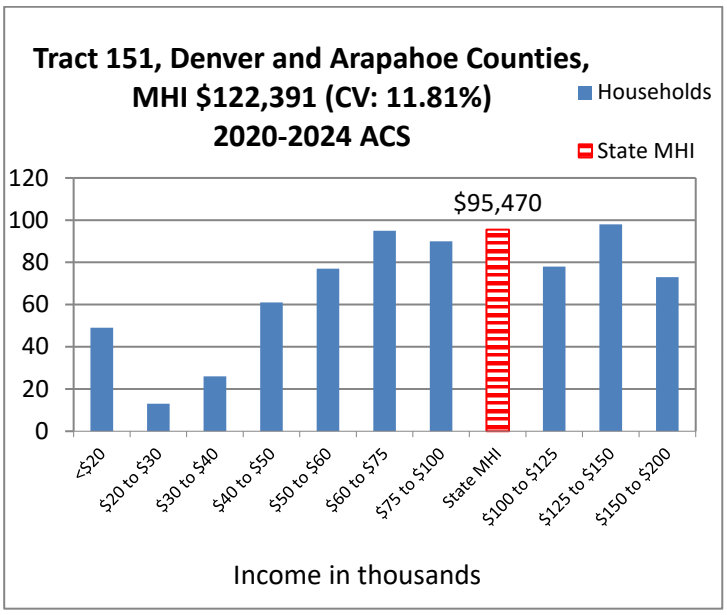
WPCRF Loan:	$2,000,000
Reserves:	$1,186,700
Total:	$3,186,700

PROJECT DESCRIPTION: The project involves upgrading the sanitary sewer system to include replacing collection lines, manholes, and service connections.

COMMUNITY PROFILE: Holly Hills Water & Sanitation District	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**Avg. Annual Change**
District Population			2,435	2,435	2,435	2,435	2,435	0.00%
Arapahoe County Population	655,288	656,858	658,069	661,564	666,557			0.43%
Denver County Population	717,626	711,487	714,747	720,885	728,309			0.37%
Arapahoe County Jobs	384,063	395,160	404,763	413,989	413,617			1.87%
Denver County Jobs	566,503	594,880	634,112	651,859	647,941			3.41%
Number of Sewer Taps			974	974	974	974	974	0.00%
Assessed Value ($000)			67,650	66,058	76,597	76,892	75,076	2.64%
Actual Value ($000)			756,074	768,106	982,857	983,283	969,440	6.41%

BORROWER BRIEF: The District is located in the south-central portion of the Denver metropolitan area in north-central Arapahoe County, directly adjacent to the southeastern border of the City and County of Denver. It lies approximately eight miles southeast of downtown Denver.





RECOMMENDATION: The District serves a metropolitan community in Arapahoe and Denver Counties. This proposed loan is necessary to modernize the current collection system. The District is in a strong financial position to take on the proposed loan, and no rate increase is projected to be necessary. We therefore recommend the WPCRF Committee approve a $2,000,000 loan to the Holly Hills Water and Sanitation District.

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PROJECT SUMMARY:

System summary: The District serves the Holly Hills neighborhood in southern Denver. This infrastructure encompasses approximately 54,000 linear feet of sanitary sewer collection lines and 230 manholes. The wastewater is conveyed through two metering vaults and flows into Metro Water Recovery interceptors for treatment.

The collection system relies on gravity flow and operates without any lift stations. Constructed primarily during the 1950s, the system features a variety of pipe materials including clay, concrete, PVC, CIPP, and slip-lined pipe. The majority of manholes consist of brick, though select structures have been replaced with precast concrete.

Reason/need: This project will modernize the collection system, meet design standards for pipe size and slope, and eliminate the occurrence of multiple drop manholes.

System Compliance: The District is in compliance. The project is primarily intended to maintain compliance and increase system resiliency.

Project Delivery Method: Design/Bid/Build

Contingency: 10% of the total project cost is included as contingency

CURRENT INDICATORS:	2023	2024	2025		Weak		Average		Strong
Total Debt per Capita ($):	0	0	0		>$2,000		$1,000 - 2,000	X	<$1,000
Total + New Debt/Capita ($):			821		>$2,000		$1,000 - 2,000	X	<$1,000
Total Debt/Tap ($):	0	0	0		>$5,000		$2,500 - 5,000	X	<$2,500
Total Debt + New Debt/Tap ($):			2,053		>$5,000		$2,500 - 5,000	X	<$2,500
Current Sewer Debt/Tap ($):	0	0	0		>$2,000		$1,000 - 2,000	X	<$1,000
Current Sewer + New Sewer Debt/Tap ($):			2,053	X	>$2,000		$1,000 - 2,000		<$1,000
Total Debt/Assessed Value:	0.00%	0.00%	0.00%		>50%		25-50%	X	<25%
Total Debt + New Sewer Debt/Assessed Value:			2.60%		>50%		25-50%	X	<25%
Total Debt/Actual Value:	0.00%	0.00%	0.00%		>10%		5-10%	X	<5%
Total Debt + New Sewer Debt/Actual Value:			0.20%		>10%		5-10%	X	<5%
Curr. Sewer Debt + New Debt/Tap/MHI:			0.00%		>20%		10-20%	X	<10%
Sewer Fund Current Ratio (CA/CL):	553%	536%	888%		<100%		100-200%	X	>200%
Sewer Fund Reserves/Current Expense:	213%	267%	358%		<50%		50-100%	X	>100%
Sewer Operating Ratio (OR/OE):	99%	100%	96%	X	<100%		100-120%		>120%
Coverage Ratio (TR-OE)/DS:	N/A	N/A	N/A		<110%		110-125%	X	>125%
Coverage Ratio (TR-OE)/DS Excluding Tap Fees:	N/A	N/A	N/A		<110%		110-125%	X	>125%
Coverage Ratio with New Loan:			527%		<110%		110-125%	X	>125%
Coverage Ratio with New Loan Excluding Tap Fees:			245%		<110%		110-125%	X	>125%
Current Annual Sewer Rates/MHI:			0.41%		>3.0%		1.5-3.0%	X	<1.5%
Current Sewer Rates + New Sewer Debt Service/MHI:			0.50%		>3.0%		1.5-3.0%	X	<1.5%
Operation and Maintenance Reserve:			358%		<25%		25-50%	X	>50%
			Total:	**2**		**0**		**19**	

FINANCIAL ANALYSIS: Of the twenty-one current indicators calculated, nineteen are rated strong, none are average and two are considered weak. Overall, the indicators illustrate a system with no current debt and exceptionally strong liquidity and coverage metrics. The strong indicators show zero existing debt, robust cash reserves, high fund ratios, and strong coverage capability, confirming the District can easily absorb the proposed debt without raising rates to meet loan covenants. The weak indicators reflect that operating expenses have recently exceeded operating revenues (although the District uses property tax to cover operations), and the proposed debt presents some burden on a per-tap basis.

- The operating ratio has been decreasing in the years examined as operating expenses have exceeded operating revenues. The District has property tax as part of its fund that is not considered in this calculation. If property tax were to be included as revenue in this calculation, the operating ratio would increase to 135% for the 2025 year, which would place the District under the “strong” category. Main drivers in increases in operating expenses are increases in sewage system costs and infrastructure repairs, replacements, and improvements.
- Based on 2025 financial information, coverage with the proposed loan is 527% with tap fee revenue and 245% without tap fee revenue. No additional revenue is projected to be needed to meet coverage ratio requirements.

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- The District has made strong capital contributions in the years examined in preparation for the proposed project. The increase in the District's fund reserves-to-current expense ratio from 213% in 2023 to 358% in 2025 demonstrates excellent liquidity and financial positioning to support project demands. Moreover, even in the event of emergency repairs or unexpected cost increases, the District can fully absorb these expenses by using these funds without drawing on net operating revenues, which are available to continue debt service payments.

DESCRIPTION OF THE LOAN:
A $2,000,000 loan with a thirty-year term, two payments annually at an interest rate of 3.50% will cost the District approximately $108,213 in debt service annually.

ECONOMIC ANALYSIS: Based on the State Demographer's estimate of 2.5 people per tap, The District has a 2026 population estimated at 2,435 and has remained consistent since 2022. Denver County has experienced an increase of 0.37% in population since 2020. The state population increased at an average annual rate estimated at 0.73%.

The region's economy is dominated by professional, scientific, and technical services; health care and social assistance; retail trade; accommodation and food services; and local government services. The area's largest employers consist of Safeway Stores, with 125 employees; Highpointe Assisted Living, with 75 employees; Holly Ridge Elementary School, with 55 employees; Holly Hills Elementary School, with 55 employees; and Colorado Athletic Club, with 50 employees.

The District does have customers who account for more than 3% of the system's total revenue. These are: Veranda High Point apartment complex, with 14% of the system's total revenue; and Plaza de Monaco Condominiums, with 5.4%.

ORGANIZATIONAL ANALYSIS:
Bond Rating
The District's debt has not been rated by Fitch, Moody's, or Standard & Poor's in the last five years.

Section 37-60-126(2) C.R.S. (Water Conservation Planning)
The District does not sell more than 2,000 acre-feet of water per year.

Organizational Structure
The District is a Title 32, Article 1 special district governed by a five-member board of directors and was organized in 1952. The District provides water and wastewater services. The utility does not have any full-time employees as all District functions are outsourced to third-party consultants. The sewer utility is overseen by an Operator in Responsible Charge (ORC) and an engineer, who then reports to the board of directors, with coordination of the district manager.

- The District has generally been in compliance with Colorado statutory budgeting and auditing requirements for the past five years.
- The District maintains general liability insurance coverage through the Colorado Special District Property Liability Pool.
- There are currently no pending lawsuits against the District.
- There have been no recall elections in the last ten years.

Capital Improvement Plan
As part of the application process, the District submitted a capital improvement schedule through 2060, which anticipates capital outlay of $10,153,600 for a sanitary sewer replacement project, annual repairs, manhole replacements, and clay and pipe collection system replacements to be funded from reserves and loans.

Intergovernmental
The District maintains two agreements with the Metro Wastewater Reclamation District ("MWRD" or "Metro"), and one with the Denver Water Board (DWB):

- Metro Wastewater Reclamation District ("MWRD" or "Metro"):
    - The Special Connectors Agreement, originally dated December 20, 1983 (and amended through January 1, 2007), provides that MWRD will receive, treat, and dispose of sewage delivered by the District. Under this agreement, the District pays annual estimated charges assessed through a predetermined formula with final adjustments based on meter flows, content, and actual costs billed or credited over the two succeeding years. Additionally, the District collects MWRD tap connection fees for new connections and remits them directly to MWRD, while retaining title and responsibility for all sewer line maintenance and future construction costs within its boundaries. The agreement

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is effective for 45 years from the contract date or until January 1 following the final payment of the last outstanding bond or note issued by MWRD, whichever is later, and continues on a year-to-year basis thereafter.

- The Agreement for the Delegation of Pretreatment/Industrial Waste Control Program Responsibilities, dated April 1, 2005, delegates responsibility to MWRD for conducting the District's Pretreatment Program obligations. This agreement is perpetual.

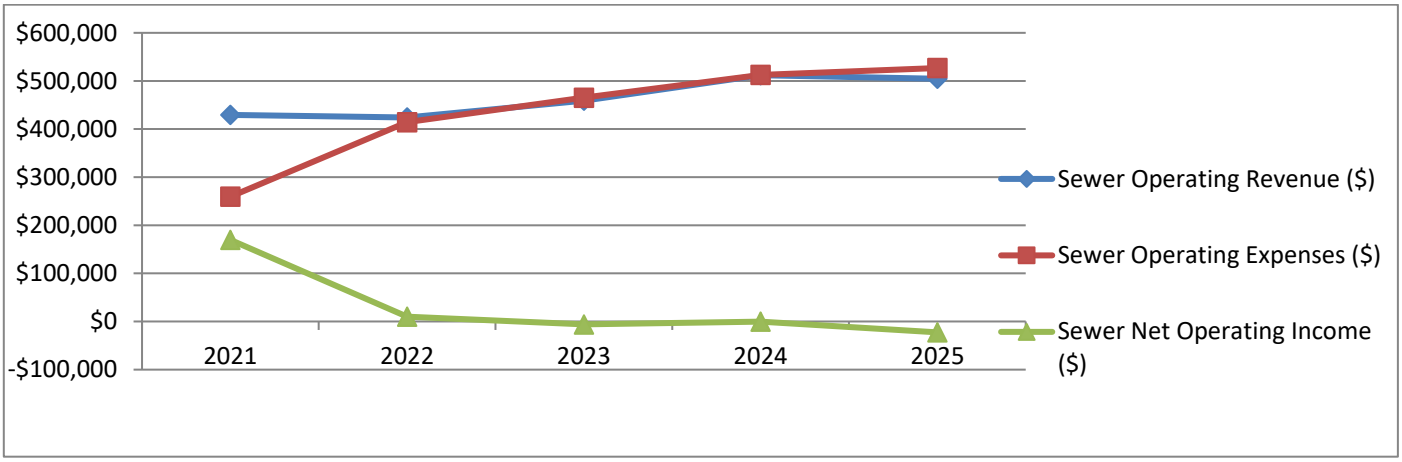
- Denver Water Board ("DWB"): The District entered into a Water Service Agreement in 1997 with DWB for the distribution of potable water within the District's contract service area. Under this agreement, DWB provides complete water services to the District's citizens, including meter reading, billing and collections, and line maintenance. The term terminates upon mutual agreement of the parties.

REVENUE ANALYSIS:

From 2023 to 2025, the District had negative net operating income. However, the District supports operations through property and specific ownership taxes, which are not included in the net operating income calculation. Operating expenses have been increasing in the years examined. The District states that these increases are mainly due to the increase in overall cost in treatment and infrastructure replacement, repairs and improvements due to the ageing of the system. In 2021, the District authorized a resolution adopting a facilities renovation fee in the amount of $100 per single family residential (payable at the rate of $25 per quarter) to defray the cost of renovating, replacing, and to the extent necessary, operating the District's sanitary sewer system, which led to an overall increase in revenue. In 2025, tap and development fees increased again due to the Hills Elementary School being remodeled and added on, which required a larger tap. Reserves have increased, which the District mindfully did in order to fund the proposed project. Overall, total operating revenue is on a positive trend and has increased each year in the five years examined.

TRENDS	2021	2022	2023	2024	2025	2026
Monthly Sewer Rate ($)	38.25	38.25	40.15	41.75	41.75	43.85
Residential Sewer Tap Fee ($)	8,680	9,420	10,240	11,040	11,820	12,140
Mill Levy	2.716	2.719	2.716	2.716	2.716	
Total Sewer Revenue ($)	515,514	794,120	863,225	964,990	1,097,612	
Tap/Development Fees ($)	86,115	170,385	170,734	172,280	305,711	
Property Tax	0	180,524	178,587	206,870	206,394	
S.O. Tax	0	9,974	10,732	11,004	10,716	
Sewer Operating Revenue ($)	429,398	424,205	459,024	512,134	504,599	
Sewer Operating Expenses ($)	259,606	414,279	465,119	512,532	527,062	
Sewer Net Operating Income ($)	169,792	9,926	-6,095	-398	-22,463	
Sewer Debt ($)	0	0	0	0	0	
Total Debt ($)	0	0	0	0	0	
Sewer Debt Service ($)	0	0	0	0	0	
Sewer Debt Service/Tap/Month ($)	0	0	0	0	0	
Sewer Fund Reserves ($)	283,348	757,300	992,802	1,366,860	1,884,966	

Ratios	2021	2022	2023	2024	2025	Average
Operating Revenue as % of Total Revenue	83%	53%	53%	53%	46%	61%
Operating Revenue as % of Expenses	165%	102%	99%	100%	96%	117%
Tap Fee Revenue as % of Total Revenue	17%	21%	20%	18%	28%	19%



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Recent Rate Increases
The District's most recent rate increase of $2.10 was implemented in January 2026.

User Charges & System Utilization
The District's current estimated average monthly residential sewer rate is $43.85 compared to the 2024 estimated state median of $44.65. The District utilizes a quarterly billing system. Users pay a minimum quarterly charge of $43.85, which covers the first 7,500 gallons of consumption, or the sum of the property's actual winter usage (December, January, February) multiplied by $5.85 per 1,000 gallons rate if it exceeds the minimum 7,5000 gallons of consumption. Both residential and commercial users follow this same structure.

Users are also billed a quarterly $25 facilities renovation fee in addition to those charges detailed above.

Contributed Capital
Revenue from tap fees has ranged from $86,115 to $305,711 and has averaged 19% of total sewer revenue during the last five years. The District's most recent sewer tap fee rate increase occurred in January 2026. Users in the District must also pay an equal-in-cost charge connection fee to Metro Wastewater Reclamation District.

- Residential sewer tap fees are a total cost of $12,140.
- Commercial sewer tap fees start at total cost of $24,280 for a ¾'' tap and increases with size. Taps which are 6'' or larger are determined by Metro Wastewater District formula (which is based on approved domestic meter sizes and flow/strength parameters).

Current System Utilization		
	Usage	Revenue
Residential	65%	60%
Non-residential (per EQR)	35%	40%

Current Fee Summary	
Tap size	Sewer user/tap fees
¾"	$43.85/$12,140
¾"	$43.85/$24,280

DEBT as of December 31, 2025
The District has no current existing debt.

LOAN COVENANTS: The District will have to meet the Authority's 110% rate covenant, 3-month operations and maintenance reserve fund covenant, and the 110% additional bonds test (if applicable) on an annual basis.

The District has no current debt with the Authority, including the SRF programs.

Project #190361W-H
Cost Categories: Sewer System Rehabilitation: 100%

Prepared by: Monica Munoz-Revelo
Date: November 10, 2026

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November 10, 2026

WPCRF Credit Report
Holly Hills Water and Sanitation District, Denver County, CO
Using most recent data available
(Census, audits, local records)

Estimated Population - 2024	**2,435**
Number of Sewer Taps/Customers - 2025	**974**
Total Assessed Valuation - 2025	**$76,892,000**
Actual Value of All Real Property - 2025	**$983,283,000**
Median Household Income (MHI) - 2024	**$122,391**
Monthly Sewer Rate - 2025	**$41.75**
Sewer Operating Revenue - 2025	**$504,599**
Sewer Total Revenue - 2025 **[May include non-operating revenue, such as contributed capital, tap & system development fees, interest income, S.O. tax and property tax. Excludes one-time capital grants.]**	**$1,097,612**
Sewer Tap and System Development Fee Revenue - 2025	**$305,711**
Sewer Operating Expense - 2025	**$527,062**
Sewer Current Expense - 2025	**$527,062**
Sewer Debt - 2025	**$0**
Total Debt - 2025	**$0**
Sewer Fund Reserves - 2025	**$1,884,966**
Sewer Debt Service - 2025	**$0**
New Sewer Debt [Requested WPCRF loan amount.]	**$2,000,000**
Requested WPCRF Loan Term	**30**
Requested WPCRF Loan Interest Rate	**3.50%**
New Loan's Annual Sewer Debt Service (two payments annually)	**$108,213**

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Current Indicators (2025)

Holly Hills Water and Sanitation District

(Water & Sanitation)

1	Total Debt	$0	÷	Population	2,435	=	$0
	New Debt	$2,000,000	÷	Population	2,435	=	$821
	Total Debt + New Debt	$2,000,000	÷	Population	2,435	=	$821
2	Total Debt	$0	÷	Number of Taps	974	=	$0
	New Debt	$2,000,000	÷	Number of Taps	974	=	$2,053
	Total Debt + New Debt	$2,000,000	÷	Number of Taps	974	=	$2,053
3	Total Debt	$0	÷	Assessed Value	$76,892,000	=	0.00%
	New Debt	$2,000,000	÷	Assessed Value	$76,892,000	=	2.60%
	Total Debt + New Debt	$2,000,000	÷	Assessed Value	$76,892,000	=	2.60%
4	Total Debt	$0	÷	Actual Value	$983,283,000	=	0.00%
	New Debt	$2,000,000	÷	Actual Value	$983,283,000	=	0.20%
	Total Debt + New Debt	$2,000,000	÷	Actual Value	$983,283,000	=	0.20%
5	Current Sewer Debt	$0	÷	Number of Taps	974	=	$0
	(Current Sewer Debt + New Sewer Debt) / Number of Taps	$2,053	÷	MHI	$122,391	=	1.68%
6	Current Ratio (CA / CL)						
	Current Assets	$2,124,234	÷	Current Liabilities	$239,268	=	888%
7	Reserve/Expense Ratio						
	Reserves	$1,884,966	÷	Current Expenses	$527,062	=	358%
8	Operating Ratio (OR / OE)						
	Operating Revenues	$504,599	÷	Operating Expenses	$527,062	=	96%
9	Coverage Ratio [(TR - OE) / DS]						
	Total Revenues	$1,097,612	-				
	Minus Operating Expenses	$527,062					
	=	$570,550	÷	Current Debt Service	$0	=	#DIV/0!
10	Coverage Ratio Excluding Tap and Development Fee Revenue	$570,550					
	Minus Tap and Development Fee Revenu	$305,711					
	=	$264,839	÷	Current Debt Service	$0	=	#DIV/0!
11	Projected Coverage Ratio						
	Total Revenues	$1,097,612					
	Minus Operating Expenses	$527,062					
	=	$570,550	÷	Total Debt Service (with new loan)	$108,213	=	527%
12	Projected Coverage Excluding Tap and Development Fee Revenue	$570,550					
	Minus Tap and Development Fee Revenu	$305,711					
	=	$264,839	÷	Total Debt Service (with new loan)	$108,213	=	245%
13	Current Debt Service	$0	÷	Number of Taps	974	=	$0.00
	Annual New Sewer Debt Service	$108,213	÷	Number of Taps	974	=	$111.10
14	2025 Annual Sewer Rate (Monthly Rate x 12)	$501.00	÷	MHI	$122,391	=	0.41%
	2025 Annual Sewer Rate + New Annual Debt Service Per Tap	$612.10	÷	MHI	$122,391	=	0.50%
15	Current 2025 Monthly User Charge						$41.75
	(Debt Service on WPCRF Loan / 2025 Taps / Month)						$9.26
	Total						$51.01
16	Operation and Maintenance Reserve						
	Reserves	$1,884,966	÷	Operating Expenses	$527,062	=	358%

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WPCRF LOAN CREDIT REPORT (2026)

Mountain Water and Sanitation District ("The District"), Jefferson County

Recommendation:	**CONDITIONAL APPROVAL**
Loan Request:	$3,279,252
Interest Rate & Term:	3.50% & 25 years
Annual Debt Service:	$197,896
Pledge:	Water and Sewer Revenues, General Obligation
Current Rate:	$97.96 (W&S)
Estimated Rate Increase:	$10.47

Project Budget

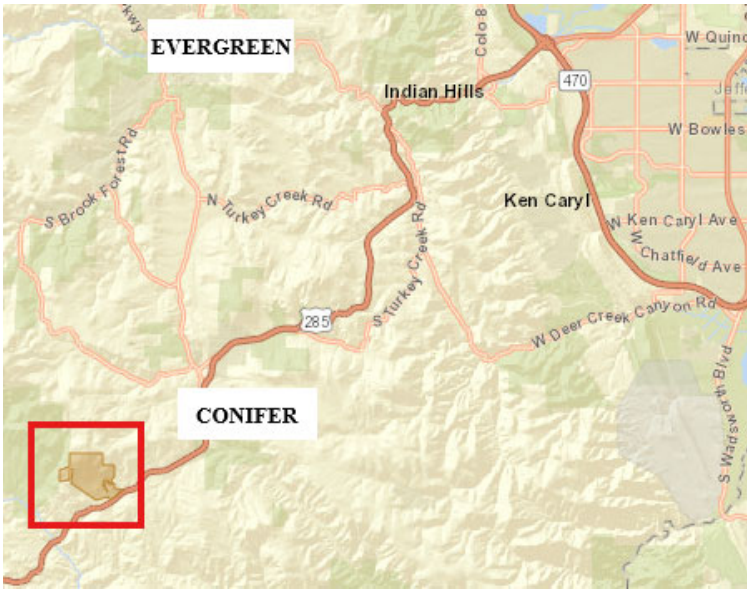
WPCRF Loan:	$3,279,252
Total:	$3,279,252

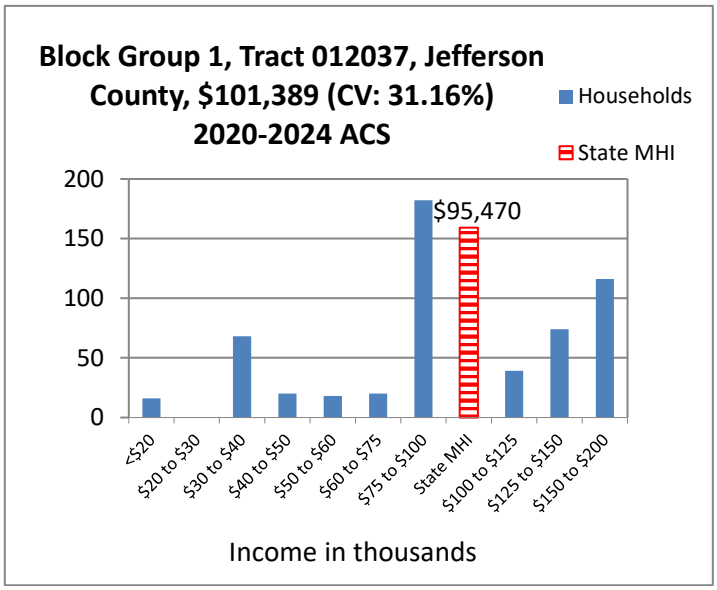
PROJECT DESCRIPTION: This project consists of collection system improvements, including cured-in-place pipe lining and manhole rehabilitation.

COMMUNITY PROFILE:

Mountain Water and Sanitation District	2020	2021	2022	2023	2024	2025	2026	Avg. Annual Change
District Population			973	973	973	973	973	0.00%
Jefferson County Population	583,138	580,840	576,580	577,599	578,437			-0.20%
Jefferson County Jobs	289,900	296,102	303,115	309,185	309,778			1.67%
Number of Sewer Taps			389	389	389	389	389	0.00%
Number of Water Taps			389	389	389	389	389	0.00%
Assessed Value ($000)			16,328	15,902	19,386	19,380	18,703	3.45%
Actual Value ($000)			203,663	203,661	256,167	277,375	261,555	6.45%

BORROWER BRIEF: The District is located in the foothills of the Front Range in southwestern Jefferson County, serving the Kings Valley community along U.S. Highway 285, approximately 32 miles southwest of the City of Denver and three miles southwest of central Conifer.





RECOMMENDATION: The District serves a small, residential-mountain community in Jefferson County. This proposed loan is necessary to upgrade the aging wastewater collection system to prevent heavy seasonal groundwater leaks, enhance system dependability, and lessen emergency maintenance. The addition of the proposed debt will burden ratepayers, and rate increases will be necessary to meet rate covenants. However, the District continuously increased rates in a yearly manner. We therefore recommend the WPCRF Committee approve a $3,279,252 WPCRF base direct loan to the Mountain Water and Sanitation District on the conditions that rates are increased to meet the 110% coverage ratio and that voters approve the proposed loan.

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PROJECT SUMMARY:

System summary: The District is located approximately three miles southeast of Conifer in Jefferson County and spans approximately 640 acres. The District provides potable water and wastewater treatment services to approximately 389 taps. Water and wastewater consumers within the District are predominantly single-family residences that discharge domestic sewage to the wastewater treatment plant (WWTP). Elevations within the district area vary approximately 1,000 feet with the WWTP located near the lowest elevation. A gravity collection system conveys sewage from the users to the WWTP. The facility discharges to an unnamed tributary that ultimately flows to Gooseberry Gulch.

Reason/need: The collection system is approximately 40 years old and has reached the end of its useful life. The system experiences significant inflow and infiltration (I&I). The WWTP experiences higher flows in the spring months, indicating that runoff is infiltrating the system. Improvements to the collection system will reduce I&I, improve the reliability of the system, and limit the amount of emergency repairs needed.

System Compliance: The District is in compliance with the conditions of its discharge permit, and the project is primarily intended to maintain compliance.

Project Delivery Method: Design/Bid/Build.

Contingency: 0% of the total project cost is included as contingency. This project consists of collection system pipe relining and manhole rehabilitation and the scope will be reduced to accommodate cost if needed.

CURRENT INDICATORS:	2023	2024	2025		Weak		Average		Strong
Total Debt per Capita ($):	1,362	1,208	1,054		>$2,000	X	$1,000 - 2,000		<$1,000
Total + New Debt/Capita ($):			4,426	X	>$2,000		$1,000 - 2,000		<$1,000
Total Debt/Tap ($):	3,406	3,021	2,635		>$5,000	X	$2,500 - 5,000		<$2,500
Total Debt + New Debt/Tap ($):			11,065	X	>$5,000		$2,500 - 5,000		<$2,500
Current Sewer Debt/Tap ($):	3,406	3,021	2,635	X	>$2,000		$1,000 - 2,000		<$1,000
Current Sewer + New Sewer Debt/Tap ($):			11,065	X	>$2,000		$1,000 - 2,000		<$1,000
Total Debt/Assessed Value:	8.33%	6.06%	5.29%		>50%		25-50%	X	<25%
Total Debt + New Sewer Debt/Assessed Value:			22%		>50%		25-50%	X	<25%
Total Debt/Actual Value:	0.65%	0.46%	0.37%		>10%		5-10%	X	<5%
Total Debt + New Sewer Debt/Actual Value:			1.55%		>10%		5-10%	X	<5%
Curr. Sewer Debt + New Debt/Tap/MHI:			11%		>20%	X	10-20%		<10%
Sewer Fund Current Ratio (CA/CL):	316%	260%	229%		<100%		100-200%	X	>200%
Sewer Fund Reserves/Current Expense:	79%	89%	77%		<50%	X	50-100%		>100%
Sewer Operating Ratio (OR/OE):	71%	95%	97%	X	<100%		100-120%		>120%
Coverage Ratio (TR-OE)/DS:	55%	123%	210%		<110%		110-125%	X	>125%
Coverage Ratio (TR-OE)/DS Excluding Tap Fees:	55%	123%	210%		<110%		110-125%	X	>125%
Coverage Ratio with New Loan:			91%	X	<110%		110-125%		>125%
Coverage Ratio with New Loan Excluding Tap Fees:			91%	X	<110%		110-125%		>125%
Current Annual Sewer Rates/MHI:			1.11%		>3.0%		1.5-3.0%	X	<1.5%
Current Sewer Rates + New Sewer Debt Service/MHI:			1.61%		>3.0%	X	1.5-3.0%		<1.5%
Operation and Maintenance Reserve:			93%		<25%		25-50%	X	>50%
			Total:	**7**		**5**		**9**	

FINANCIAL ANALYSIS: Of the twenty-one current indicators calculated, nine are rated strong, five are average and seven are considered weak. Overall, the indicators illustrate a financially solid entity with manageable existing debt and low-rate burden, but one that will be burdened by proposed loan. The strong indicators show low existing debt relative to property values, strong liquidity, healthy O&M reserves, and favorable rate affordability relative to Median Household Income (MHI) even with the addition of the proposed debt. The weak indicators reflect the high burden of the proposed project debt in a per tap and per capita basis, and the need to increase revenues to meet coverage ratio requirements.

- The operating ratio has increased in the years examined but remains in the weak category (97%) as operating expenses have exceeded operating revenues. The District uses property tax revenue, which is not considered in the operating ratio calculation, to support operations. If property tax were included in this calculation, the operating ratio would increase to 138% for the 2025 year, which would place the District under the "strong" category.
- Based on 2025 financial information, coverage with the proposed loan is 91%. Additional annual revenue of about $67,554, or $14.47 per tap per month, would increase the coverage ratio to the required 110%.

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- Due to ongoing drought conditions, the District adopted a resolution which restructured its tiered rates in July 2026. This increased volume charges for a total of $4 for typical residential consumption. With this adjustment, the projected rate increase drops to $10.47.
- The District presents an operations and maintenance reserve of 93% based on their 2025 financials, which is strong.

DESCRIPTION OF THE LOAN:
A $3,279,252 loan with a thirty-year term, two payments annually at an interest rate of 3.50% will cost the District approximately $177,430 in debt service annually.

ECONOMIC ANALYSIS: Based on the State Demographer's estimate of 2.5 people per tap, the District has a 2026 population estimated at 973 and has remained consistent since 2022. Jefferson County has experienced a decrease of 0.20% in population since 2020. The state population increased at an average annual rate estimated at 0.73%.

The region's economy is dominated by professional, scientific, and technical services; health care and social assistance; retail trade; accommodation and food services; and construction. The area's largest employers consist of Kings Valley Marketplace, with twenty employees; and Kum & Go LLC, with five employees.

ORGANIZATIONAL ANALYSIS:

Bond Rating
The District's debt has not been rated by Fitch, Moody's, or Standard & Poor's in the last five years.

Section 37-60-126(2) C.R.S. (Water Conservation Planning)
The District does not sell more than 2,000 acre-feet of water per year.

Organizational Structure
The District is a Title 32 Article 1 special district governed by a 5-member board of directors and was organized in 1963. The District only provides domestic water and sewer services. Approximately two full-time employees staff the sewer utility. The sewer utility is overseen by the ORC and district manager, who reports to the board of directors.

- The District has generally been in compliance with Colorado statutory budgeting and auditing requirements for the past five years.
- The District maintains general liability insurance coverage through the Colorado Special Districts Property and Liability Pool.
- There are currently no pending lawsuits against the District.
- There have been no recall elections in the last ten years.

Capital Improvement Plan
As part of the application process, the District submitted a capital improvement schedule through 2028, which anticipates capital outlay of $3,279,251 for collection line upgrades and manhole upgrades to be funded from approved debt.

REVENUE ANALYSIS:
The District had negative net operating income over the five years examined. However, the District supports operations through property and specific ownership taxes, which are not included in the net operating income calculation. The mill levy has fluctuated as it is adjusted as needed to generate the revenue needed to make required payments on its outstanding loans, which also depends on the District's assessed valuation for any given year. In 2024, the levy was temporarily reduced to provide a TABOR mill levy refund for 2020 through 2023. Total revenues were sufficient to cover operating costs and debt service in four of the last five years. Total revenue increased in 2022 because higher tap-in development fees were collected from new construction completed in 2022. Operating expenses increased in the years examined, with the District noting that they fluctuate year to year based on the maintenance, operations, and projects performed in any given year. In 2023, this number spiked due to a change in operational needs, and more maintenance projects were incurred. Reserves have decreased in the five years examined. This is largely due to higher accounts payable from increased professional services (e.g., consulting, sludge disposal), chemicals used for operations, repairs, payroll taxes, and insurance.

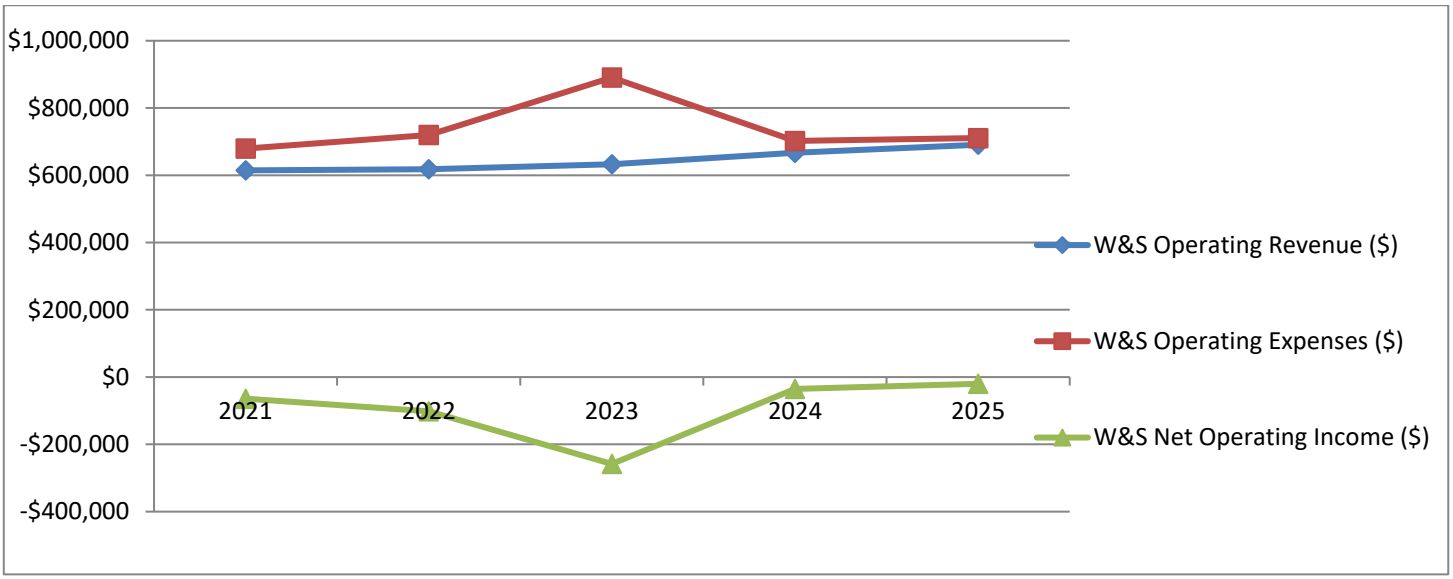
TRENDS	2021	2022	2023	2024	2025	2026
Monthly Water and Sewer Rate ($)	82.04	85.33	88.74	93.96	93.96	97.96
Residential Sewer Tap Fee ($)	14,500	14,500	14,500	14,500	14,500	14,500
Residential Water Tap Fee ($)	14,500	14,500	14,500	14,500	14,500	14,500
Mill Levy	20.167	18.069	17.292	8.910	14.900	14.900
Total Revenue ($)	934,582	991,778	973,997	887,156	1,025,693	
Tap/Development Fees ($)	0	43,500	0	0	0	
Property Tax	269,123	295,040	274,870	180,210	291,135	

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S.O. Tax	21,237	20,233	19,763	11,197	19,750
W&S Operating Revenue ($)	614,849	617,971	632,869	666,834	690,941
W&S Operating Expenses ($)	679,301	719,756	890,895	702,097	710,562
W&S Net Operating Income ($)	-64,452	-101,785	-258,026	-35,263	-19,621
W&S Debt ($)	1,625,000	1,475,000	1,325,000	1,175,000	1,025,000
Total Debt ($)	1,625,000	1,475,000	1,325,000	1,175,000	1,025,000
W&S Debt Service ($)	150,000	150,000	150,000	150,000	150,000
W&S Debt Service/Tap/Month ($)	32.13	32.13	32.13	32.13	32.13
W&S Fund Reserves ($)	1,004,610	1,026,370	818,700	760,884	664,094

Ratios	2021	2022	2023	2024	2025	Average
Operating Revenue as % of Total Revenue	66%	62%	65%	75%	67%	67%
Operating Revenue as % of Expenses	91%	86%	71%	95%	97%	86%
Tap Fee Revenue as % of Total Revenue	0.00%	4.39%	0.00%	0.00%	0.00%	1.10%



Recent Rate Increases
The District's most recent rate increase of $4 was implemented in June 2026.

User Charges & System Utilization
The District's current estimated average monthly water and sewer residential rate is $97.96 compared to the 2024 estimated state median of $44.65. The District's average monthly rate is based on typical residential consumption of 2,238 gallons per month. The District charges a combined water and sewer rate based on total volume consumed and a base charge for service. While the District utilizes a tiered structure in which volumetric rates increase as usage goes up, the water and sewer costs are presented as a single combined rate on ratepayers' bills. All customers pay a base minimum charge of $54.23, with tiered volumetric charges applied in addition to the base charge. Tier 1, for consumption between 1,000–2,000 gallons, is charged at $32.09 per 1,000 gallons ($16.37 water/$15.72 sewer). Tier 2, for consumption between 2,001–4,000 gallons, is charged at $48.92 per 1,000 gallons ($24.95 water/$23.97 sewer). Tier 3, for consumption between 4,001–6,000 gallons, is charged at $75.00 per 1,000 gallons ($38.25 water/$36.75 sewer). Finally, Tier 4, for consumption from 6,001 gallons and above, is charged at $100.00 per 1,000 gallons ($51.00 water/$49.00 sewer).

Both residential and commercial users follow the same structure.

Users can also be charged $25 per 1,000 gallons of consumption in addition to those charges stated above if the District is required to purchase water from contracted suppliers due to drought or other emergency situations or conditions.

Contributed Capital
Revenue from tap fees has ranged from $0 to $43,500 and has averaged 1.10% of total water and sewer revenue during the last five years. The District's most recent sewer tap fee rate increase occurred in 2014.

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Residential users pay a combined rate for water and sewer services with the addition of a capital improvement fee. In total, new users pay a total of $43,500 ($14,500 for sewer, $14,500 for water, and $14,500 for the capital improvement fee). Commercial tap fees are determined individually based on square footage, usage, and system impact relative to a single-family equivalent, with a mandatory minimum charge of $43,500.

Current System Utilization		
	Usage	Revenue
Residential	95.96%	96.01%
Non-residential (per EQR)	4.04%	3.99%

Current Fee Summary	
Tap size	Water and Sewer user/tap fees
¾"	$97.96/$43,500
¾"	$97.96/$43,500

Property Tax

The District proposes to pay for the loan with property tax revenues. The District's 2025 water and sewer fund revenues were from user charges, property tax, specific ownership tax, and interest earnings. The District has not yet secured voter approval to take on the proposed debt, and plans on putting forth the ballot question to approve additional debt to the residents of the District in the May 2027 election. In 2025, the District's mill levy was 14.900 compared to the state average of 5.024 for water and sewer districts.

Property Tax Analysis	2021	2022	2023	2024	2025
Mill levy	20.167	18.069	17.292	8.910	14.900
Assessed Value (000)	13,344	16,328	15,902	19,386	19,380
Property tax revenue	269,123	295,040	274,870	180,210	291,135
% Property tax revenue/total revenue	29%	30%	28%	20%	28%

DEBT as of December 31, 2025

Executed	Lender	Term End	Pledge	Outstanding	Interest Rate	Annual payment
2011	CWRPDA-DWRF	2031	General Obligation	$275,000	0%	$50,000
2012	CWRPDA-WPCRF	2032	General Obligation	$750,000	0%	$100,000

LOAN COVENANTS: The City will have to meet the Authority's 110% rate covenant, 3-month operations and maintenance reserve fund covenant and the 110% additional bonds test (if applicable) on an annual basis.

The City has met the Loan Covenants on their DWRF direct loan dated 2011 and WPCRF loan dated 2012 with the Authority. The City has also had no debt service payment issues.

Prepared by: Monica Munoz-Revelo
Date: November 10, 2026

Project #141081W-Q
Cost Categories:
- Infiltration/Inflow (Category IIIA): 80%
- Sewer System Rehabilitation (Category IIIB): 20%

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November 10, 2026

WPCRF Credit Report
Mountain Water and Sanitation District, Jefferson County, CO
Using most recent data available
(Census, audits, local records)

Estimated Population - 2024	**973**
Number of Sewer Taps/Customers - 2025	**389**
Total Assessed Valuation - 2025	**$19,380,000**
Actual Value of All Real Property - 2025	**$277,375,000**
Median Household Income (MHI) - 2024	**$101,389**
Monthly Water and Sewer Rate - 2025	**$93.96**
Water and Sewer Operating Revenue - 2025	**$690,941**
Water and Sewer Total Revenue - 2025 [May include non-operating revenue, such as contributed capital, tap & system development fees, interest income, S.O. tax and property tax. Excludes one-time capital grants.]	**$1,025,693**
Water and Sewer Tap and System Development Fee Revenue - 2025	**$0**
Water and Sewer Operating Expense - 2025	**$710,562**
Water and Sewer Current Expense - 2025	**$860,562**
Water and Sewer Debt - 2025	**$1,025,000**
Total Debt - 2025	**$1,025,000**
Water and Sewer Fund Reserves - 2025	**$664,094**
Water and Sewer Debt Service - 2025	**$150,000**
New Water and Sewer Debt [Requested WPCRF loan amount.]	**$3,279,252**
Requested WPCRF Loan Term	**25**
Requested WPCRF Loan Interest Rate	**3.50%**
New Loan's Annual Sewer Debt Service (two payments annually)	**$197,896**

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Current Indicators (2025)
Mountain Water and Sanitation District
(Water and Sewer)

1	Total Debt	$1,025,000	÷	Population	973	=	$1,054
	New Debt	$3,279,252	÷	Population	973	=	$3,372
	Total Debt + New Debt	$4,304,252	÷	Population	973	=	$4,426
2	Total Debt	$1,025,000	÷	Number of Taps	389	=	$2,635
	New Debt	$3,279,252	÷	Number of Taps	389	=	$8,430
	Total Debt + New Debt	$4,304,252	÷	Number of Taps	389	=	$11,065
3	Total Debt	$1,025,000	÷	Assessed Value	$19,380,000	=	5.29%
	New Debt	$3,279,252	÷	Assessed Value	$19,380,000	=	16.92%
	Total Debt + New Debt	$4,304,252	÷	Assessed Value	$19,380,000	=	22.21%
4	Total Debt	$1,025,000	÷	Actual Value	$277,375,000	=	0.37%
	New Debt	$3,279,252	÷	Actual Value	$277,375,000	=	1.18%
	Total Debt + New Debt	$4,304,252	÷	Actual Value	$277,375,000	=	1.55%
5	Current Water and Sewer Debt	$1,025,000	÷	Number of Taps	389	=	$2,635
	(Current Water and Sewer Debt + New Water and Sewer Debt) / Number of Taps	$11,065	÷	MHI	$101,389	=	10.91%
6	Current Ratio (CA / CL)						
	Current Assets	$1,177,803	÷	Current Liabilities	$513,709	=	229%
7	Reserve/Expense Ratio						
	Reserves	$664,094	÷	Current Expenses	$860,562	=	77%
8	Operating Ratio (OR / OE)						
	Operating Revenues	$690,941	÷	Operating Expenses	$710,562	=	97%
9	Coverage Ratio [(TR - OE) / DS]						
	Total Revenues	$1,025,693	-				
	Minus Operating Expenses	$710,562					
	=	$315,131	÷	Current Debt Service	$150,000	=	210%
10	Coverage Ratio Excluding Tap and Development Fee Revenue	$315,131					
	Minus Tap and Development Fee Revenu	$0					
	=	$315,131	÷	Current Debt Service	$150,000	=	210%
11	Projected Coverage Ratio						
	Total Revenues	$1,025,693					
	Minus Operating Expenses	$710,562					
	=	$315,131		Total Debt Service (with new loan)	$347,896	=	91%
12	Projected Coverage Excluding Tap and Development Fee Revenue	$315,131					
	Minus Tap and Development Fee Revenu	$0					
	=	$315,131	÷	Total Debt Service (with new loan)	$347,896	=	91%
13	Current Debt Service	$150,000	÷	Number of Taps	389	=	$385.60
	Annual New Water and Sewer Debt Serv	$197,896	÷	Number of Taps	389	=	$508.73
14	2025 Annual Water and Sewer Rate (Monthly Rate x 12)	$1,127.49	÷	MHI	$101,389	=	1.11%
	2025 Annual Water and Sewer Rate + New Annual Debt Service Per Tap	$1,636.22	÷	MHI	$101,389	=	1.61%
15	Current 2025 Monthly User Charge						$93.96
	(Debt Service on WPCRF Loan / 2025 Taps / Month)						$42.39
	Total						$136.35
16	Operation and Maintenance Reserve						
	Reserves	$664,094	÷	Operating Expenses	$710,562	=	93%

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COLORADO
Department of Local Affairs
Division of Local Government

TO: Wesley Williams and Members of the Board of the CWRPDA
FROM: Peter Dieterich, DLG
SUBJECT: Three Lakes Water and Sanitation District ("the District")
WPCRF Credit Report Update
DATE: November 10, 2026

Project Budget	
WPCRF Supp. Base Loan:	$1,538,400
2026 WPCRF Base Loan:	$1,774,639
Reserves:	$227,990
TOTAL:	$3,541,029

The project consists of improvements to the sewage collection system, including retrofitting the collection system with in-pipe heating cables around Grand Lake and installing additional manholes for system maintenance. The project has an estimated useful life exceeding 20 years.

The District previously received WPCRF funding for this project in the amount of $1,774,639 as a WPCRF base loan with a 20-year term, at an interest rate of 3.25%. However, initial bidding yielded no results, and subsequent bids received were twice the original estimate due to scope adjustments and market conditions. To complete the full scope of the heat tracing project and avoid raw wastewater discharges into Grand Lake, the District is requesting a supplemental WPCRF loan of $1,538,400 (13.17% of the total project cost is included as contingency).

When compared to the original 2026 credit report (which used 2024 financials), the District's 2025 financials show an improved operating position, with net operating income increasing and cash reserves rising. Evaluating the proposed $1,538,400 supplemental loan against 2025 finances show that, while the combined debt service increases to $389,709 annually, it remains a manageable debt burden and maintains an exceptional coverage ratio of 318% excluding tap fees. With monthly user rates increasing $4.25 since 2024, no further rate increases are projected to be required. We therefore recommend the WPCRF Committee approve a $1,538,400 supplemental WPCRF base direct loan with the same terms as the original loan, to the Three Lakes Water and Sanitation District.

CURRENT INDICATORS:	**2023**	**2024**	**2025**	**Weak**		**Average**		**Strong**	
Total Debt per Capita ($):	356	339	323		>$2,000		$1,000 - 2,000	X	<$1,000
Total + New Debt/Capita ($):			459		>$2,000		$1,000 - 2,000	X	<$1,000
Total Debt/Tap ($):	890	848	803		>$5,000		$2,500 - 5,000	X	<$2,500
Total Debt + New Debt/Tap ($):			1,140		>$5,000		$2,500 - 5,000	X	<$2,500
Current Sewer Debt/Tap ($):	890	848	803		>$2,000		$1,000 - 2,000	X	<$1,000
Current Sewer + New Sewer Debt/Tap ($):			1,140		>$2,000	X	$1,000 - 2,000		<$1,000
Total Debt/Assessed Value:	2.03%	1.32%	1.24%		>50%		25-50%	X	<25%
Total Debt + New Sewer Debt/Assessed Value:			1.76%		>50%		25-50%	X	<25%
Total Debt/Actual Value:	0.17%	0.11%	0.10%		>10%		5-10%	X	<5%
Total Debt + New Sewer Debt/Actual Value:			0.15%		>10%		5-10%	X	<5%
Curr. Sewer Debt + New Debt/Tap/MHI:			1.23%		>20%		10-20%	X	<10%
Sewer Fund Current Ratio (CA/CL):	1,487%	1,573%	1,818%		<100%		100-200%	X	>200%
Sewer Fund Reserves/Current Expense:	351%	366%	401%		<50%		50-100%	X	>100%
Sewer Operating Ratio (OR/OE):	166%	145%	151%		<100%		100-120%	X	>120%
Coverage Ratio (TR-OE)/DS:	567%	630%	554%		<110%		110-125%	X	>125%
Coverage Ratio (TR-OE)/DS Excluding Tap Fees:	482%	438%	463%		<110%		110-125%	X	>125%
Coverage Ratio with New Loan:			398%		<110%		110-125%	X	>125%
Coverage Ratio with New Loan Excluding Tap Fees:			332%		<110%		110-125%	X	>125%
Current Annual Sewer Rates/MHI:			0.58%		>3.0%		1.5-3.0%	X	<1.5%
Current Sewer Rates + New Sewer Debt Service/MHI:			0.61%		>3.0%		1.5-3.0%	X	<1.5%
Operation and Maintenance Reserve:			462%		<25%		25-50%	X	>50%
			Total:	**0**		**1**		**20**	

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COLORADO
Department of Local Affairs
Division of Local Government

Financial Analysis

Based on 2025 financial information for this supplemental loan, of the twenty-one current indicators calculated, twenty were rated strong and one was considered average (Current Sewer + New Sewer Debt/Tap). Overall, the indicators illustrate a manageable debt burden for users, accompanied by a strong operating ratio and high reserves that enable the District to pay for the project. The strong indicators show an ability to meet near- and long-term obligations, while the average indicator reflects moderate debt.

When factoring in the original 2026 loan debt and the proposed supplemental loan with 2025 finances, nineteen indicators are strong, while two are considered average. Only one indicator changed from the original 2026 credit report (using 2024 financials) when assuming the new loan package: Current Sewer Debt/Tap shifted from strong to average.

- Based on 2025 financials alone, the coverage ratio for this $1,538,400 WPCRF supplemental loan is 398% with tap fee revenue, and no rate increase is projected to be necessary to meet the 110% coverage ratio.
- When considering the full $121,416 annual payment for the original 2026 $1,774,639 WPCRF loan with the 2025 financials, the coverage ratio with the proposed loan drops to 300% with tap fee revenue, but a rate increase is still not projected to meet the 110% coverage ratio.
- While the two average indicators reflect incremental debt addition, the strong indicators confirm that the debt is affordable for the community based on the District's assessed value, actual value, tap count, and MHI. Additionally, the District continues to maintain strong reserves as well as current and coverage ratios.
- The District has proactively adjusted rates, increasing monthly sewer fees to $45.00 in 2025 and $47.25 in 2026. No further increase is projected to be necessary.

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November 10, 2026

WPCRF Credit Report
Three Lakes WSD, Grand County, CO
Using most recent data available
(Census, audits, local records)

Estimated Population - 2024	**11,310**
Number of Sewer Taps/Customers - 2025	**4,555**
Total Assessed Valuation - 2025	**$294,558,000**
Actual Value of All Real Property - 2025	**$3,533,471,000**
Median Household Income (MHI) - 2024	**$93,009**
Monthly Sewer Rate - 2025	**$45.00**
Sewer Operating Revenue - 2025	**$2,642,663**
Sewer Total Revenue - 2025 **[May include non-operating revenue, such as contributed capital, tap & system development fees, interest income, S.O. tax and property tax. Excludes one-time capital grants.]**	**$3,241,863**
Sewer Tap and System Development Fee Revenue - 2025	**$245,063**
Sewer Operating Expense - 2025	**$1,755,288**
Sewer Current Expense - 2025	**$2,023,581**
Sewer Debt - 2025	**$3,656,342**
Total Debt - 2025	**$3,656,342**
Sewer Fund Reserves - 2025	**$8,108,574**
Sewer Debt Service - 2025	**$268,293**
New Sewer Debt [Requested WPCRF loan amount.]	**$1,538,400**
Requested WPCRF Loan Term	**20**
Requested WPCRF Loan Interest Rate	**3.25%**
New Loan's Annual Sewer Debt Service (two payments annually)	**$105,210**

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Current Indicators (2025)

Three Lakes WSD

(Sewer Only)

1	Total Debt	$3,656,342	÷	Population	11,310	=	$323
	New Debt	$1,538,400	÷	Population	11,310	=	$136
	Total Debt + New Debt	$5,194,742	÷	Population	11,310	=	$459
2	Total Debt	$3,656,342	÷	Number of Taps	4,555	=	$803
	New Debt	$1,538,400	÷	Number of Taps	4,555	=	$338
	Total Debt + New Debt	$5,194,742	÷	Number of Taps	4,555	=	$1,140
3	Total Debt	$3,656,342	÷	Assessed Value	$294,558,000	=	1.24%
	New Debt	$1,538,400	÷	Assessed Value	$294,558,000	=	0.52%
	Total Debt + New Debt	$5,194,742	÷	Assessed Value	$294,558,000	=	1.76%
4	Total Debt	$3,656,342	÷	Actual Value	$3,533,471,000	=	0.10%
	New Debt	$1,538,400	÷	Actual Value	$3,533,471,000	=	0.04%
	Total Debt + New Debt	$5,194,742	÷	Actual Value	$3,533,471,000	=	0.15%
5	Current Sewer Debt	$3,656,342	÷	Number of Taps	4,555	=	$803
	(Current Sewer Debt + New Sewer Debt) / Number of Taps	$1,140	÷	MHI	$93,009	=	1.23%
6	Current Ratio (CA / CL)						
	Current Assets	$8,580,450	÷	Current Liabilities	$471,876	=	1818%
7	Reserve/Expense Ratio						
	Reserves	$8,108,574	÷	Current Expenses	$2,023,581	=	401%
8	Operating Ratio (OR / OE)						
	Operating Revenues	$2,642,663	÷	Operating Expenses	$1,755,288	=	151%
9	Coverage Ratio [(TR - OE) / DS]						
	Total Revenues	$3,241,863	-				
	Minus Operating Expenses	$1,755,288					
	=	$1,486,575	÷	Current Debt Service	$268,293	=	554%
10	Coverage Ratio Excluding Tap and Development Fee Revenue	$1,486,575					
	Minus Tap and Development Fee Revenu	$245,063					
	=	$1,241,512	÷	Current Debt Service	$268,293	=	463%
11	Projected Coverage Ratio						
	Total Revenues	$3,241,863					
	Minus Operating Expenses	$1,755,288					
	=	$1,486,575		Total Debt Service (with new loan)	$373,503	=	398%
12	Projected Coverage Excluding Tap and Development Fee Revenue	$1,486,575					
	Minus Tap and Development Fee Revenu	$245,063					
	=	$1,241,512	÷	Total Debt Service (with new loan)	$373,503	=	332%
13	Current Debt Service	$268,293	÷	Number of Taps	4555	=	$58.90
	Annual New Sewer Debt Service	$105,210	÷	Number of Taps	4555	=	$23.10
14	2025 Annual Sewer Rate (Monthly Rate x 12)	$540.00	÷	MHI	$93,009	=	0.58%
	2025 Annual Sewer Rate + New Annual Debt Service Per Tap	$563.10	÷	MHI	$93,009	=	0.61%
15	Current 2025 Monthly User Charge						$45.00
	(Debt Service on WPCRF Loan / 2025 Taps / Month)						$1.92
	Total						$46.92
16	Operation and Maintenance Reserve						
	Reserves	$8,108,574	÷	Operating Expenses	$1,755,288	=	462%

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Principal Forgiveness and Priority Point Scoring

Applicant: Three Lakes WSD
DWRF or WPCRF: WPCRF

Is applicant receiving funds from BASE program, BIL program, or BOTH? BASE

BIL Principal Forgiveness

Eligible for BIL principal forgiveness? No

Eligible BIL principal forgiveness percentage: No

Amount of principal forgiveness awarded (accounting for any applicable cap/max: $0.00

Priority Point Scoring

Total WQCD Score:	5
DOLA Affordability Score:	5
Total Score:	10

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2026 IUP WPCRF Priority Point Calculations

Entity Name:	Three Lakes WSD
Date of Scoring	11/10/2026
SRF Phase:	Loan app
DOLA Score:	5
DAC:	Not DAC

Benchmarks

$95,470 2020-2024 State MHI estimate

P1	**MHI**		$93,009	97%
	<50% of state MHI	35		
	Between 51% and 80% of state MHI	20		
	Between 81% and 100% of state MHI	5		
	>100% state MHI	0		
S5a	**User Fees (current SEWER rate at 110%/tap/MHI)**		0.25%	
	Rates are > 1.14%	45		
	Rates are between 0.80% and 1.14%	25		
	Rates are < 0.80%	0		
	OR			
S5a	**User Fees for a combined water & sewer fund**			
	Rates are > 2.70%	45		
	Rates are between 2.03% and 2.70%	25		
	Rates are < 2.03%	0		
S4a	**Current SEWER debt per tap compared to MHV**		0.05%	
	Debt is > 0.53%	45		
	Debt is between 0.15% and 0.53%	25		
	Debt is < 0.15%	0		
	OR			
S4a	**Current water & sewer debt (for combined systems)**			
	Debt is > 1.26%	45		
	Debt is between 0.57% and 1.26%	25		
	Debt is < 0.57%	0		
	Population served		11,310	
	Less than 500	35		
	Between 500 and 1,000	25		
	Between 1,000 and 2,000	20		
	Between 2,000 and 5,000	15		
	Betweeen 5,000 and 10,000	5		
	>10,000	0		
S3	**Assessed Value/Household**		92,396	
	AV per household is < $12,722	35		
	AV per household is between $12,272 and $24,337	20		
	AV per household is between $24,337 and $46,151	10		
	AV per household is greater than $46,151	0		

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Previously approved
For reference

WPCRF LOAN CREDIT REPORT (2026)

Three Lakes Water and Sanitation District ("The District"), Grand County

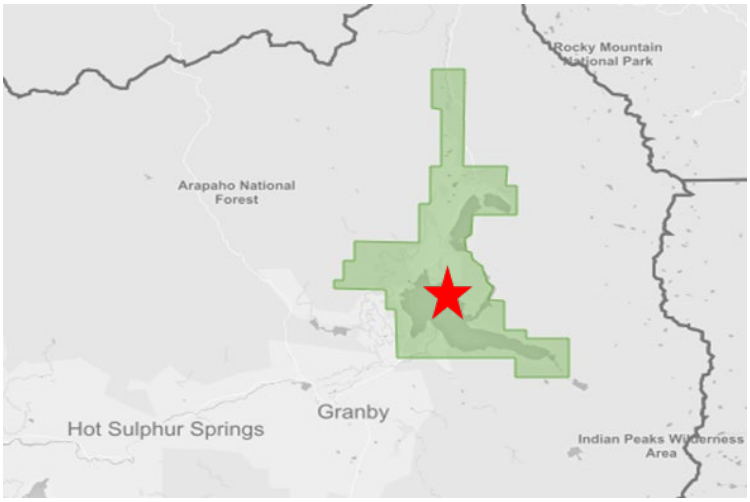
Recommendation:	**APPROVAL**
Loan Request:	$1,774,639
Interest Rate & Term:	3.25%, 20 years
Annual Debt Service:	$121,367
Pledge:	Sewer System Revenue
Current Rate:	$47.25
Estimated Rate Increase:	$0.00

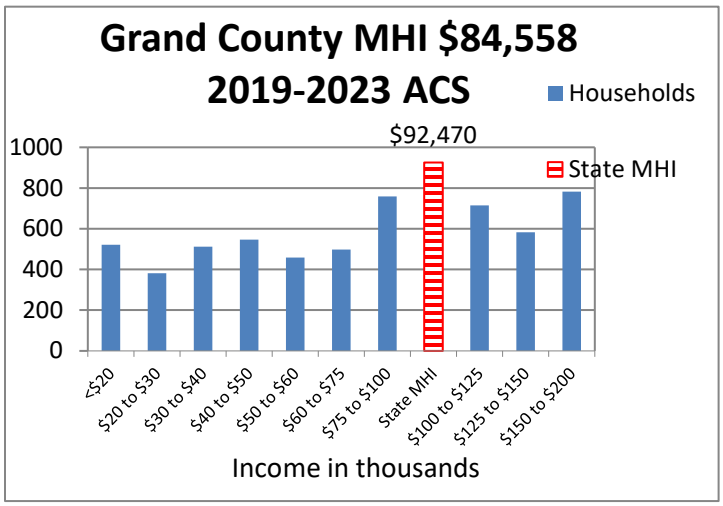
Project Budget	
WPCRF Base Direct Loan:	$1,774,639
Sewer Fund Reserves:	$227,990
Total:	$2,002,629

PROJECT DESCRIPTION: The project consists of improvements to the collection system, including retrofitting the collection system with in-pipe heating cables and installing additional manholes for system maintenance.

COMMUNITY PROFILE: Three Lakes WSD	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**Avg. Annual Change**
District Population		11,083	11,155	11,265	11,310	11,388	0.68%
Grand County Population	15,750	15,863	15,759	16,000	16,202		0.71%
Grand County Jobs	8,872	9,446	9,747	10,007	10,286		3.77%
Number of Sewer Taps		4,433	4,462	4,506	4,524	4,555	0.68%
Assessed Value ($000)		171,412	199,055	197,385	290,930	294,558	14.49%
Actual Value ($000)		1,939,905	2,310,903	2,356,256	3,456,261	3,533,471	16.17%

BORROWER BRIEF: The District is located about 5 miles northeast of the Town of Granby in the northeastern portion of Grand County and encompasses Grand Lake, Shadow Mountain Lake, and Granby Lake.





RECOMMENDATION: The District is comprised mostly of second homes and serves a resort community in Grand County. This proposed loan is necessary to reduce maintenance costs and prevent the direct discharge of raw wastewater to Grand Lake by replacing the heat tracing system. The District maintains strong reserves, the operating ratio is consistently strong, and a rate increase is not required to cover the debt service. We therefore recommend the WPCRF Committee approve a $1,774,639 WPCRF base direct loan to the Three Lakes Water and Sanitation District.

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PROJECT SUMMARY:

System summary: The District serves the community around Grand Lake and the surrounding area in northeastern Grand County. The District operates and maintains their sewage collection, transmission, and wastewater treatment systems. The District provides sanitary sewer services to more than 3,000 residential and 140 commercial properties across approximately 59 square miles. The district does not provide drinking water. The system includes a 2.0 MGD treatment plant, 115 lift stations, and an extensive collection system.

Reason/need: The current in-pipe heat tracing system is failing in the sewage collection system around Grand Lake. The failure is increasing periodic maintenance due to freezing and emergency clearing of wastewater mains adjacent to Grand Lake. Given the sewage collection system location, this could result in the direct discharge of raw wastewater to Grand Lake if the heat tracing system is not replaced.

System Compliance: The District is following the conditions of its discharge permit, and the project is primarily intended to maintain compliance.

Project Delivery Method: Design/Bid/Build.

Contingency: 13.17% of the total project cost is included as contingency.

CURRENT INDICATORS:	2022	2023	2024	Weak		Average		Strong	
Total Debt per Capita ($):	375	356	339		>$2,000		$1,000 - 2,000	X	<$1,000
Total + New Debt/Capita ($):			496		>$2,000		$1,000 - 2,000	X	<$1,000
Total Debt/Tap ($):	937	890	848		>$5,000		$2,500 - 5,000	X	<$2,500
Total Debt + New Debt/Tap ($):			1,240		>$5,000		$2,500 - 5,000	X	<$2,500
Current Sewer Debt/Tap ($):	937	890	848		>$2,000		$1,000 - 2,000	X	<$1,000
Current Sewer + New Sewer Debt/Tap ($):			1,240		>$2,000	X	$1,000 - 2,000		<$1,000
Total Debt/Assessed Value:	2.10%	2.03%	1.32%		>50%		25-50%	X	<25%
Total Debt + New Sewer Debt/Assessed Value:			1.76%		>50%		25-50%	X	<25%
Total Debt/Actual Value:	0.18%	0.17%	0.11%		>10%		5-10%	X	<5%
Total Debt + New Sewer Debt/Actual Value:			0.15%		>10%		5-10%	X	<5%
Curr. Sewer Debt + New Debt/Tap/MHI:			1.34%		>20%		10-20%	X	<10%
Sewer Fund Current Ratio (CA/CL):	1,256%	1,487%	1,573%		<100%		100-200%	X	>200%
Sewer Fund Reserves/Current Expense:	308%	351%	366%		<50%		50-100%	X	>100%
Sewer Operating Ratio (OR/OE):	170%	166%	145%		<100%		100-120%	X	>120%
Coverage Ratio (TR-OE)/DS:	491%	567%	630%		<110%		110-125%	X	>125%
Coverage Ratio (TR-OE)/DS Excluding Tap Fees:	390%	482%	438%		<110%		110-125%	X	>125%
Coverage Ratio with New Loan:			475%		<110%		110-125%	X	>125%
Coverage Ratio with New Loan Excluding Tap Fees:			330%		<110%		110-125%	X	>125%
Current Annual Sewer Rates/MHI:			0.61%		>3.0%		1.5-3.0%	X	<1.5%
Current Sewer Rates + New Sewer Debt Service/MHI:			0.63%		>3.0%		1.5-3.0%	X	<1.5%
Operation and Maintenance Reserve:			422%		<25%		25-50%	X	>50%
			Total:	**0**		**1**		**20**	

FINANCIAL ANALYSIS: Of the twenty-one current indicators calculated, twenty are rated strong and one is average. Overall, the indicators illustrate the District is well-equipped to take on the proposed debt without burdening its customers. The strong indicators show a reasonable amount of current and proposed debt relative to community size and resources, ample revenue to pay short and long-term obligations, and strong reserves.

- Based on 2024 financial information, coverage with the proposed loan is 433% with tap fee revenue and 301% without tap fee revenue. No additional annual revenue is estimated to be needed to meet the 110% debt coverage ratio.
- The District is pledging $227,990 in reserves. The District currently holds an operation and maintenance reserve of 422% totaling $2,034,107. The District maintains sufficient resources for this pledge.
- The District's operating ratio is consistently strong, meaning operating revenue exceeds operating expenses. However, it has declined in each of the last three years as expenses have risen.

Additional Project Financing

The District is using $227,990 in sewer reserves for this project.

DESCRIPTION OF THE LOAN:

An estimated $1,774,639 loan with a twenty-year term with two payments annually at an interest rate of 3.25% will cost the District approximately $121, 367 in debt service annually.

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ECONOMIC ANALYSIS: The District has a 2024 population estimated at 11,310 and has grown at an average annual rate of 0.68% since 2020. Grand County has also experienced an increase of 0.71% in population since 2020. The state population increased at an average annual rate estimated at 0.95%.

The District's location on the west side of Rocky Mountain National Park means that tourism and recreation dominate the region's economy. Tourism alone makes up over 50% of the region's economic base. The County's largest industries are resort tourism, second home tourism, and retirees well behind. The County's top employment sectors in 2024 were accommodation and food services; local government; arts, entertainment and recreation; construction; and retail.

The District believes the area's largest employers are the Town of Grand Lake, the US Forest Service, The National Parks Service, Northern Water Conservancy District, and Sagebrush BBQ & Grill. However, the District does not have access to data from local employers. There are no customers that account for more than 3% utilization.

ORGANIZATIONAL ANALYSIS:

Bond Rating

The District's debt has not been rated by Fitch, Moody's, or Standard & Poor's in the last five years.

Section 37-60-126(2) C.R.S. (Water Conservation Planning)

The District does not sell more than 2,000 acre-feet of water per year.

Organizational Structure

The District is a Title 32 Article 1 special district organized in 1989. The District is governed by a five-member board of directors. Approximately seven full-time employees staff the sewer utility. There are five operators and two administrative staff. The sewer utility is overseen by the superintendent, who reports to the district manager.

- The District has generally been in compliance with Colorado statutory budgeting and auditing requirements for the past five years.
- The District maintains general liability insurance coverage through Colorado Special Districts and Liability Pool.
- There are currently no pending lawsuits against the District.
- There have been no recall elections in the last ten years.

Capital Improvement Plan

As part of the application process, the District submitted a thirty-year capital improvement schedule, beginning in 2017, which anticipates capital outlay of $33,510,000 for lift station and collection system improvements, and updating their rate study for 2026. These projects are to be funded by user fees. The District budgets for the completion of several projects each year and adjusts accordingly based on District priorities. The District is also working on building a reserve for emergencies.

Intergovernmental

The District has agreements in place with the Columbine Lake Water District (signed 1990, revised 1994), North Shore Water District (signed 1996, revised 2018), and the Grand Lake Metropolitan Recreation District (signed 2006). The Columbine Lake and North Shore agreements authorize the Three Lakes District to provide operation, maintenance, and administrative services, and the Grand Lake agreement authorizes operator-in-charge services only to a small water system. The Columbine Lake and Grand Lake agreements allow for unilateral termination upon 30 days' notice. The North Shore agreement requires 90-day notice, except in the occurrence of malfeasance. These agreements were all renewed in 2024.

An IGA was signed July 28, 2018 with the Town of Grand Lake. Pursuant to this agreement, the District exchanges no charge sanitary services to the Town for equivalent no charge water services for the District. The agreement also provides for mutual assistance, including manpower and equipment, as needed for emergency repairs and occasional maintenance. The agreement will be automatically renewed on each anniversary of the execution date and may be cancelled with 90 days' written notice. This agreement was renewed in 2024.

REVENUE ANALYSIS:

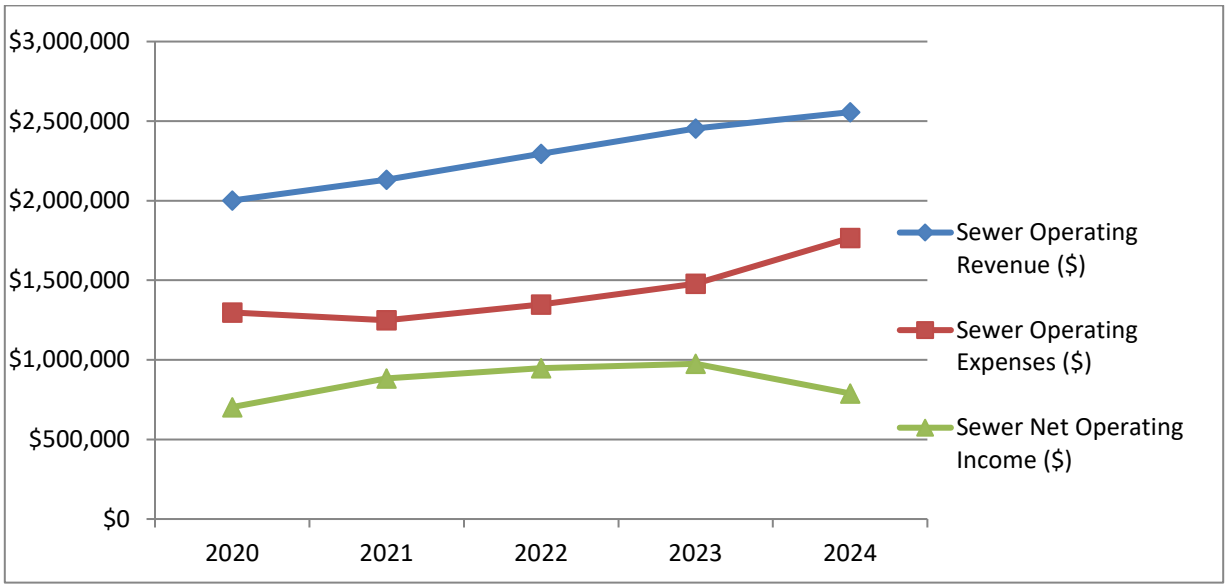
Revenue has steadily and consistently increased as a result of consistent annual rate increases of $2.00-$2.25. Expenses mostly followed the same trends, apart from a significant increase of 2023 and 2024 attributed to unexpected projects and rising costs. For example, the District's sludge hauling costs and volume increased 25%; chemicals, utilities, material, and constructions costs rose 10%, and unexpected repairs to the office building cost $60,000. The District is experiencing steady growth from home building and commercial development and is projecting continued growth of approximately ten taps per year for the foreseeable future.

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TRENDS	2020	2021	2022	2023	2024	2025	2026
Monthly Sewer Rate ($)			39.00	41.00	43.00	45.00	47.25
Residential Sewer Tap Fee ($)			10,500	10,500	10,500	10,500	10,500
Total Sewer Revenue ($)	2,258,825	2,509,1892	2,659,974	2,995,134	3,451,624		
Tap/Development Fees ($)	231,245	333,700	270,900	226,525	514,031		
Sewer Operating Revenue ($)	2,001,347	2,132,238	2,295,724	2,454,353	2,556,526		
Sewer Operating Expenses ($)	1,297,842	1,248,876	1,347,946	1,479,113	1,766,689		
Sewer Net Operating Income ($)	703,505	883,362	947,778	975,240	789,837		
Sewer Debt ($)	4,229,400	4,349,210	4,181,677	4,010,411	3,835,328		
Total Debt ($)	4,229,400	4,349,210	4,181,677	4,010,411	3,835,328		
Sewer Debt Service ($)	215,745	267,057	267,167	267,432	267,418		
Sewer Debt Service/Tap/Month ($)	4.09	5.02	4.99	4.95	4.93		
Sewer Fund Reserves ($)	3,195,397	4,010,567	4,968,176	6,136,453	7,447,166		

Ratios	2020	2021	2022	2023	2024	Average
Operating Revenue as % of Total Revenue	89%	85%	86%	82%	74%	83%
Operating Revenue as % of Expenses	154%	171%	170%	166%	145%	161%
Tap Fee Revenue as % of Total Revenue	10%	13%	10%	8%	15%	11%



Recent Rate Increases

The District's most recent rate increase of $2.25 was implemented on January 1, 2026.

User Charges & System Utilization

The District's current monthly sewer rate is a flat $47.25 per SFE compared to the 2024 estimated state median of $44.65. Fees are collected quarterly and are based on SFEs.

Contributed Capital

Revenue from tap fees has ranged from $226,525 to $514,031 and has averaged 10% of total sewer revenue during the last five years. The District's most recent sewer tap fee rate increase occurred in 2020.

- Residential and commercial sewer tap fees are $10,500.

Current System Utilization		
	Usage	Revenue
Residential	97%	86%
Non-residential (per EQR)	3%	14%

Current Fee Summary	
Tap size	Sewer user/tap fees
¾"	$47.25/$10,500
¾"	$47.25/$10,500

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DEBT as of December 31, 2024

Executed	Lender	Term End	Pledge	Outstanding	Interest Rate	Annual payment
2014	CWRPDA-WPCRF	2035	Sewer Revenue	$1,067,516	2%	$123,942
2020	CWRPDA-WPCRF	2049	Sewer Revenue	$2,588,825	2.5%	$144,098

LOAN COVENANTS: The District will have to meet the Authority's 110% rate covenant, 3-month operations and maintenance reserve fund covenant, and the 110% additional bonds test (if applicable) on an annual basis

The District has met its loan covenants on their WPCRF loans from 2014 and 2020 and have had no debt service payment issues.

Prepared by: Peter Dieterich
Date: February 10, 2026

Project # 141512W-H

Cost Categories:
Sewer System Rehabilitation (Category IIIB) – 100%

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February 18, 2026

WPCRF Credit Report
Three Lakes WSD, Grand County, CO
Using most recent data available
(Census, audits, local records)

Estimated Population - 2024	**11,310**
Number of Sewer Taps/Customers - 2024	**4,524**
Total Assessed Valuation (in thousands) - 2024	**$290,930**
Actual Value of All Real Property (in thousands) - 2024	**$3,456,261**
Median Household Income (MHI) - 2023	**$84,558**
Monthly Sewer Rate - 2024	**$43.00**
Sewer Operating Revenue - 2024	**$2,556,526**
Sewer Total Revenue - 2024 **[May include non-operating revenue, such as contributed capital, tap & system development fees, interest income, S.O. tax and property tax. Excludes one-time capital grants.]**	**$3,451,624**
Sewer Tap and System Development Fee Revenue - 2024	**$514,031**
Sewer Operating Expense - 2024	**$1,766,689**
Sewer Current Expense - 2024	**$2,034,107**
Sewer Debt - 2024	**$3,835,328**
Total Debt - 2024	**$3,835,328**
Sewer Fund Reserves - 2024	**$7,447,166**
Sewer Debt Service - 2024	**$267,418**
New Sewer Debt [Requested WPCRF loan amount.]	**$1,774,639**
Requested WPCRF Loan Term	**20**
Requested WPCRF Loan Interest Rate	**3.25%**
New Loan's Annual Sewer Debt Service (two payments annually)	**$121,367**

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Current Indicators (2024)

Three Lakes WSD

(Sewer Only)

1	Total Debt	$3,835,328	÷	Population	11,310	=	$339
	New Debt	$1,774,639	÷	Population	11,310	=	$157
	Total Debt + New Debt	$5,609,967	÷	Population	11,310	=	$496
2	Total Debt	$3,835,328	÷	Number of Taps	4,524	=	$848
	New Debt	$1,774,639	÷	Number of Taps	4,524	=	$392
	Total Debt + New Debt	$5,609,967	÷	Number of Taps	4,524	=	$1,240
3	Total Debt	$3,835,328	÷	Assessed Value	$290,930,000	=	1.32%
	New Debt	$1,774,639	÷	Assessed Value	$290,930,000	=	0.61%
	Total Debt + New Debt	$5,609,967	÷	Assessed Value	$290,930,000	=	1.93%
4	Total Debt	$3,835,328	÷	Actual Value	$3,456,261,000	=	0.11%
	New Debt	$1,774,639	÷	Actual Value	$3,456,261,000	=	0.05%
	Total Debt + New Debt	$5,609,967	÷	Actual Value	$3,456,261,000	=	0.16%
5	Current Sewer Debt	$3,835,328	÷	Number of Taps	4,524	=	$848
	(Current Sewer Debt + New Sewer Debt) / Number of Taps	$1,240	÷	MHI	$84,558	=	1.47%
6	Current Ratio (CA / CL)						
	Current Assets	$7,952,592	÷	Current Liabilities	$505,426	=	1573%
7	Reserve/Expense Ratio						
	Reserves	$7,447,166	÷	Current Expenses	$2,034,107	=	366%
8	Operating Ratio (OR / OE)						
	Operating Revenues	$2,556,526	÷	Operating Expenses	$1,766,689	=	145%
9	Coverage Ratio [(TR - OE) / DS]						
	Total Revenues	$3,451,624	-				
	Minus Operating Expenses	$1,766,689					
	=	$1,684,935	÷	Current Debt Service	$267,418	=	630%
10	Coverage Ratio Excluding Tap and Development Fee Revenue	$1,684,935					
	Minus Tap and Development Fee Revenu	$514,031					
	=	$1,170,904	÷	Current Debt Service	$267,418	=	438%
11	Projected Coverage Ratio						
	Total Revenues	$3,451,624					
	Minus Operating Expenses	$1,766,689					
	=	$1,684,935		Total Debt Service (with new loan)	$388,785	=	433%
12	Projected Coverage Excluding Tap and Development Fee Revenue	$1,684,935					
	Minus Tap and Development Fee Revenu	$514,031					
	=	$1,170,904	÷	Total Debt Service (with new loan)	$388,785	=	301%
13	Current Debt Service	$267,418	÷	Number of Taps	4524	=	$59.11
	Annual New Sewer Debt Service	$121,367	÷	Number of Taps	4524	=	$26.83
14	2024 Annual Sewer Rate (Monthly Rate x 12)	$516.00	÷	MHI	$84,558	=	0.61%
	2024 Annual Sewer Rate + New Annual Debt Service Per Tap	$542.83	÷	MHI	$84,558	=	0.64%
15	Current 2024 Monthly User Charge						$43.00
	(Debt Service on WPCRF Loan / 2024 Taps / Month)						$2.24
	Total						$45.24
16	Operation and Maintenance Reserve						
	Reserves	$7,447,166	÷	Operating Expenses	$1,766,689	=	422%

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Principal Forgiveness and Priority Point Scoring

Applicant: Three Lakes WSD
DWRF or WPCRF: WPCRF

Is applicant receiving funds from BASE program, BIL program, or BOTH? Base

BIL Principal Forgiveness

Eligible for BIL principal forgiveness? No

Eligible BIL principal forgiveness percentage: 0%

Amount of principal forgiveness awarded (accounting for any applicable cap/max: $0.00

Priority Point Scoring

Total WQCD Score:	5
DOLA Affordability Score:	5
Total Score:	10

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2025 IUP WPCRF Priority Point Calculations

Entity Name:	Three Lakes Water and Sanitation District
Date of Scoring	2/18/2026
SRF Phase:	Loan app
DOLA Score:	5
DAC:	Not DAC

Benchmarks

$92,470 2019-2023 State MHI estimate

P1	**MHI**		$84,558	91%
	<50% of state MHI	35		
	Between 51% and 80% of state MHI	20		
	Between 81% and 100% of state MHI	5		
	>100% state MHI	0		
S5a	**User Fees (current SEWER rate at 110%/tap/MHI)**		0.68%	
	Rates are > 1.17%	45		
	Rates are between 0.84% and 1.17%	25		
	Rates are < 1.17%	0		
	OR			
S5a	**User Fees for a combined water & sewer fund**			
	Rates are > 2.98%	45		
	Rates are between 2.12% and 2.98%	25		
	Rates are < 2.12%	0		
S4a	**Current SEWER debt per tap compared to MHV**		0.14%	
	Debt is > 0.67%	45		
	Debt is between 0.16% and 0.67%	25		
	Debt is < 0.16%	0		
	OR			
S4a	**Current water & sewer debt (for combined systems)**			
	Debt is > 1.49%	45		
	Debt is between 0.64% and 1.49%	25		
	Debt is < 0.64%	0		
	Population served		11,310	
	Less than 500	35		
	Between 500 and 1,000	25		
	Between 1,000 and 2,000	20		
	Between 2,000 and 5,000	15		
	Betweeen 5,000 and 10,000	5		
	>10,000	0		
S3	**Assessed Value/Household**		91,001	
	AV per household is < $12,721	35		
	AV per household is between $12,271 and $24,308	20		
	AV per household is between $24,308 and $46,143	10		
	AV per household is greater than $46,143	0		

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