



Perry Park Water and Sanitation District
5676 West Red Rock Drive
Larkspur, Colorado 80118
303-681-2050
perryparkwsd.colorado.gov

Regular Board Meeting
Wednesday, June 18, 2025 – 2:00pm
Location: 5676 Red Rock Drive, Larkspur, Colorado or via Zoom:

<https://us02web.zoom.us/j/81066624096?pwd=VtWQqAk9Du0R8vTqORDDIbU3mlhcbq.1>

Meeting ID: 810 6662 4096
Passcode: 773218

• +1 719 359 4580 US
• +1 669 900 6833 US (San Jose)

Agenda

Disclaimer - This packet is provided for informational purposes only and is subject to change. Some documents may have been unavailable at the time this agenda was prepared. For additional information, contact the District Manager.

Time	Topic
2:00-2:01pm	Call to Order
	A. Approval of/ Additions to/ Deletions from/ the Agenda
2:02-5:00pm	New Business
	A. Elect Board Officers
	B. Approve Minutes of the May 21, 2025, Regular Board Meeting
	C. Disbursements
	D. 2024 Audit – Fiscal Focus Partners will be in attendance
	E. Financing – Andrew Wheeler with DA Davidson will be in attendance
	F. Board Meeting Structure and Owl
	G. Water Meters
	H. District Systems Report
	I. District Staff Report
	J. Audience Participation
	K. Board Member Discussion Items
	Adjourn Meeting



Perry Park Water and Sanitation District
5676 West Red Rock Drive
Larkspur, Colorado 80118
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Regular Meeting and Public Meeting to Consider Increase in Rates, Fees and Other Charges May 21, 2025

Board Members Present

Gary Peterson
Brian Arthurs
Tony Lucas
Julia McCusker
James Maras

Staff / Consultants in Attendance

Diana Miller – District Manager
Will Parker – President, Semocor, Inc.
Melissa Keathley – Admin. Asst.

Guests

Chris Warren
Lloyd Riddle
Lori Dumler
John Baumchen
Victoria Sheverda
John Lucas
Aric Franzmeier
Kirk Mulbach
Bill Page
Stephanie Demeter
Robert Dinsmore

Doug Duvigneaud
Shasta Thompson
Steve Dumler
Greg Ochs
Jessica Dinsmore
Jenna Sewell
Matt Flavin
Bryan Witt
John Graboski
Lynn Greene

1.0 Call To Order

The Regular Board Meeting was called to order at 2pm.

Director Peterson requested that the Water Meter Agenda item be moved before the Water Rates Agenda item. No Board Members opposed the change.

2.0 New Business, Open Items and Operational Status

- 2.1 Meeting Minutes – A motion was made and seconded; (RESOLUTION 25-034) TO APPROVE THE MINUTES OF THE APRIL 16, 2025, REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS AMENDED. The motion passed unanimously.

Director Arthurs request that the minutes reflect his opposition to the Proposal for Water System Valve Exercising Program referenced on page 3, section 2.6.

- 2.2 Disbursements – A motion was made and seconded; (RESOLUTION 25-035) TO APPROVE ELECTRONIC PAYMENTS DATED APRIL 7, 2025 IN THE AMOUNT OF \$9,859.00 AND ELECTRONIC PAYMENTS DATED APRIL 22, 2025 IN THE AMOUNT OF \$639.65 AND ELECTRONIC PAYMENTS DATED MAY 12, 2025 IN THE AMOUNT OF \$12,607.51 AND ELECTRONIC PAYMENTS DATED MAY 13, 2025 IN THE AMOUNT OF \$448.86 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-036) TO APPROVE CHECKS 14477 THRU 14500 IN THE AMOUNT OF \$198,088.45 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

In reference to check 14480, Director Lucas requested clarification on the check's description "SRII Meters". The District Manager explained that this is the name of the meters that the District is currently utilizing.

In reference to check 14482, Director Lucas requested clarification on the services provided by Curtis, Justus, & Zahedi, LLC. The District Manager explained that this expense was related to the Poncho Road property easement and that the conflict of interest had been resolved.

A motion was made and seconded; (RESOLUTION 25-037) TO RATIFY CONSENT AGENDA ITEMS DATED APRIL 25, 2025, IN THE AMOUNT OF \$8,096.13 AND CONSENT AGENDA ITEMS DATED MAY 9, 2025, IN THE AMOUNT OF \$7,557.88 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 Water Rates - Director Peterson reviewed the mission of the water district and added that the proposed rate increase was in direct alignment with upholding said mission. Director Arthurs continued by explaining that the not-for-profit district is overseen by a board of 5 directors serving 4-year terms and were required to be residents of the district. Director Lucas cited that the \$100 compensation the board receives per meeting is subject to income tax and social security withholding. Further explanation of the responsibilities of the board members was offered, followed by historical information about the district and its near brush with bankruptcy when the district was initially established. Some of the issues the district currently faces include repair and replacement of aging equipment and infrastructure, as well as compliance with the increasing demands of state requirements. Director Peterson highlighted the district's investment in renewable water rights which also contributed to the district's need to re-establish financial resources and reserves.

An audience member asked if some of the equipment failures were due to a lack of maintenance. The Operations Manager, Mr. Parker, reported that for many decades, all equipment owned by the district has received maintenance according to the manufacturer's recommendations. He added that a replacement and repair study is being conducted on all equipment with the goal to set a replacement schedule, as opposed to the current practice of replacement upon failure.

An audience member asked how many customers there are in the district. Director Peterson responded that there are approximately 1600 customers. Director Lucas added that the customer base is low considering the significant geographical area covered, as a result, there are fewer customers to share costs. Director Lucas offered information regarding the average amount of pipe per customer, which also results in higher rates and fees in comparison to more densely populated districts. The threat of wildfires within the district is another contributing factor to higher costs as the district is responsible for providing water to the fire department. This responsibility includes the maintenance and replacement of fire hydrants, as well as water tanks holding reserves should a wildfire occur.

Director Lucas displayed several charts to illustrate cash flow, operating expenses, revenue and capital improvement expenditures. He cited the shortage of capital improvement revenue, which has led the district to the undesired practice of allocating operating revenue to capital improvement projects.

Director Peterson announced that the district is not increasing water usage rates at this time, however, an increase could be forthcoming upon the completion of a 3rd party, state-required rate study. The study is expected to be finalized in a couple of months. For now, increases are proposed for the Capital Improvement Fee and the cost of Construction Water. Additionally, a special assessment fee, Radium Mitigation, is proposed. The Capital Improvement Fee would increase from \$71.78 per billing cycle to \$86.14. It was again noted that for several years, revenue from capital fees, have not covered capital expenditures. Usage of construction water will increase by 20%. The new fee that is proposed is intended to cover the costs of radium removal from the Sageport Water Treatment Plant (WTP). The radium removal effort is a response to the radium testing results from fall of 2024. Director Peterson reminded attendees that testing results led to a violation of state standards, health concerns in the community and unfavorable publicity for the area. The district immediately sought out long-term capital improvement solutions and remediation options to combat future radium detection in the water system. It was determined that the best option would be to construct a new process at the Sageport WTP which would cost the district between \$2.5 and \$3 million and would span over a 3 year period of time. The proposed Radium WTP Upgrade Fee is \$92 per bimonthly billing cycle and the necessity of the fee would be re-considered after the completion of construction.

Audience members asked if the Radium WTP Upgrade costs would be assessed to new construction via tap fees. Director Peterson responded that increased tap fees were currently being considered, however the board is hesitant to create more barriers for potential new customers. Directors Arthurs and Maras agreed that customer growth from Local Improvement Districts (LIDs) is unlikely soon due to funding limits. Another audience member asked if the bimonthly billing fee could be reduced by extending the project longer than 3 years. Director Peterson responded that there's a sense of urgency in the community to mitigate radium exposure as quickly as possible. He also added that additional regulations could be forthcoming from the state on the sewer side of operations, which could require additional capital funding.

An audience member asked why he should be expected to pay full Capital Improvement Fees when he only uses water service, and not sewer. Director Peterson responded that when water is being treated for customer use, it creates backwash, which must go through the sewer treatment before being released to downstream users. The District Manager added that water treatment and sewer treatment are entwined and cannot function alone.

A motion was made and seconded; (RESOLUTION 25-038) TO ADD A \$92.00 BIMONTHLY RADIUM WATER TREATMENT PLANT UPGRADE FEE FOR BOTH RESIDENTIAL AND COMMERCIAL TAPS OVER A THREE-YEAR DURATION, EFFECTIVE JULY 1ST, 2025. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-039) TO INCREASE THE FEE FOR CONSTRUCTION WATER TO \$31.20 PER 1,000 GALLONS EFFECTIVE JULY 1, 2025. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-040) TO INCREASE THE PRICE FOR STANDARD WATER METER SETS TO \$1,000.00 EFFECTIVE JULY 1, 2025. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-041) TO INCREASE THE CAPITAL IMPROVEMENT FEE TO \$86.14 (BIMONTHLY) FOR RESIDENTIAL CUSTOMERS AND \$68.99 (MONTHLY) FOR COMMERCIAL CUSTOMERS EFFECTIVE JULY 1, 2025. The motion passed unanimously.

- 2.4 Water Meters – The District Manager provided an update regarding the status of the effort to upgrade the water meters in the District. Director Peterson informed attendees that information regarding the project would be added to the website.
- 2.5 District Office Access Road – Speeding and Dogs off Leash – The District Manager reported that the new owners of Perry Park Ranch were displeased with the excessive speeds on the road leading to the District Office, as well as the presence of an off-leash dog. Director Peterson requested that the District Manager distribute an email to all customers to inform them of the speed limit requirements when using the private road that leads to the District Office.
- 2.6 CORE Utility Easement – Poncho Well – The District Manager informed board members that the agreement for the final easement to provide electricity to the Poncho Well had been finalized. A motion was made and seconded; (RESOLUTION 25-042) TO EXECUTE THE CORE ELECTRIC EASEMENT AGREEMENT TO BRING ELECTRICITY TO THE PONCHO WELL. The motion passed unanimously.
- 2.7 Echo Hills Updates – Robert Dinsmore – The members of the board received project updates from property owner, Robert Dinsmore, regarding the vacant land referred to as Echo Hills.
- 2.8 Cell Tower Options – Chris Stryker – Chris Stryker was not present, therefore there was no discussion on this topic.
- 2.9 Water Lease – Pleasant Park Ditch – The board reviewed the Water Lease agreement between the District and Wiens Ranch Company and elected to execute the agreement.
- 2.10 Sageport Water Treatment Plant – Road Improvements – The board reviewed the proposal from KA Trucking to improve the road leading to the Sageport WTP. It was noted that the improvements would be helpful immediately but will be essential when future construction for radium removal ensues. A motion was made and seconded; (RESOLUTION 25-043) TO ACCEPT THE BID FOR ROAD IMPROVEMENTS TO THE SAGEPORT WATER TREATMENT PLANT NOT TO EXCEED A TOTAL OF \$24,350.00. The motion passed unanimously.
- 2.11 District Systems Report – The members of the board reviewed the District Systems Report that was presented by Mr. Parker. Mr. Parker advised that a radium sample was taken the previous Friday for the 2nd quarterly test as required by the state. He also reported that the annual hydrant maintenance and flushing is now complete with 6 hydrants needing significant repair and a few needing minor repair. The Red Rock Lift Station had a seal pump leak, which is now repaired. And a 7-year-old pump at the Bannock Lift Station was replaced. Director Peterson asked about the inorganic TIN report. Director Maras expressed concern regarding the traffic on Poncho Road and the security of the Pondo Well. Mr. Parker informed the board that protective fencing was forthcoming and already in the budget.

- 2.12 District Staff Report – The members of the board reviewed the Monthly Staff Report that was presented by the District Manager.
- 2.13 Audience Participation – A member of the audience asked if the water was safe to drink or if customers were still being advised to drink bottled water. Director Peterson clarified that the District had never issued an advisement to drink bottled water. Director Peterson added that the state violation had been rescinded and the water is safe to drink.

A member of the audience reported that they had been following the meeting via zoom, however, midway through they decided to log off and attend in person, due to the difficulty in following the visuals that were unavailable via zoom. They were also interested in the board packet that the board members were reviewing throughout the meeting. Director Peterson reported that the board packet would be made available via the website for future board meetings.

- 2.14 Board Member Discussion Items – There was not any board member discussion items.

3.0 Adjournment - A motion was made and seconded; (RESOLUTION 25-044) TO ADJOURN THE REGULAR MEETING AND PUBLIC MEETING TO CONSIDER INCREASE IN RATES, FEES AND OTHER CHARGES. The motion passed unanimously. The meeting was adjourned at 4:50pm.

ATTEST:

Tony Lucas, Vice President



Perry Park Water and Sanitation District
5676 West Red Rock Drive
Larkspur, Colorado 80118
303-681-2050
perryparkwsd.colorado.gov

Payment Resolutions – June 18, 2025

Resolution: To approve electronic payments dated 05/29/2025 in the amount of \$15,837.92 that were previously disbursed from 1st Bank.

Note to check signers: The auditor recommends that the 1st Bank and Wells Fargo Credit Card statements be signed as well as the check.

Resolution: To approve checks 14501 through 14524 in the amount of \$141,800.45 to be disbursed from 1st Bank. (Green: To be reimbursed, Yellow: Capital Improvement Project)

Resolution: To ratify consent agenda items dated 05/23/2025 in the amount of \$7,557.88 and consent agenda items dated 6/6/2025 in the amount of \$8,096.13 which were previously disbursed from Wells Fargo Bank.



Perry Park Water and Sanitation District - Electronic Payments

Check Summary for Date: 5/29/2025

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				Invoice	
Vendor	Vendor Name	Description	Amount	Check #	
13	CORE Electric Cooperative*	4/8 - 5/8 Electric, Dakota #1	113.13	2723	
Check #: 2723		CORE Electric Cooperative*	5/29/2025	\$ 113.13	
13	CORE Electric Cooperative*	4/8 - 5/8 Electric, Hog John Pump Sta.	782.35	2724	
Check #: 2724		CORE Electric Cooperative*	5/29/2025	\$ 782.35	
13	CORE Electric Cooperative*	4/8 - 5/8 Electric, District Office	160.95	2725	
Check #: 2725		CORE Electric Cooperative*	5/29/2025	\$ 160.95	
13	CORE Electric Cooperative*	4/8 - 5/8 Electric, Glen Grove Well	216.14	2726	
Check #: 2726		CORE Electric Cooperative*	5/29/2025	\$ 216.14	
13	CORE Electric Cooperative*	4/8 - 5/8 Electric, 6221 Perry Park Blvd.	28.92	2727	
Check #: 2727		CORE Electric Cooperative*	5/29/2025	\$ 28.92	
13	CORE Electric Cooperative*	4/8 - 5/8 Electric, Glen Grove WTP	970.35	2728	
Check #: 2728		CORE Electric Cooperative*	5/29/2025	\$ 970.35	
13	CORE Electric Cooperative*	4/8 - 5/8 Electric, Waucondah WWTP	2,957.03	2729	
Check #: 2729		CORE Electric Cooperative*	5/29/2025	\$ 2,957.03	
13	CORE Electric Cooperative*	4/8 - 5/8 Electric, 5121 Country Club Dr.	26.45	2730	
Check #: 2730		CORE Electric Cooperative*	5/29/2025	\$ 26.45	
13	CORE Electric Cooperative*	4/8 - 5/8 Electric, Echo Hills Tank	34.12	2731	
Check #: 2731		CORE Electric Cooperative*	5/29/2025	\$ 34.12	
13	CORE Electric Cooperative*	4/8 - 5/8 Electric, WP Well	47.77	2732	
Check #: 2732		CORE Electric Cooperative*	5/29/2025	\$ 47.77	
13	CORE Electric Cooperative*	4/8 - 5/8 Electric, E/W PRV Vault	27.33	2733	
Check #: 2733		CORE Electric Cooperative*	5/29/2025	\$ 27.33	
13	CORE Electric Cooperative*	4/8 - 5/8 Electric, Grant Ditch Well	39.45	2734	
Check #: 2734		CORE Electric Cooperative*	5/29/2025	\$ 39.45	
13	CORE Electric Cooperative*	4/8 - 5/8 Electric, Lift Station #1	329.87	2735	
Check #: 2735		CORE Electric Cooperative*	5/29/2025	\$ 329.87	
13	CORE Electric Cooperative*	4/8 - 5/8 Electric, Lift Station #2	533.32	2736	
Check #: 2736		CORE Electric Cooperative*	5/29/2025	\$ 533.32	
13	CORE Electric Cooperative*	4/16 - 5/19 Electric, 7010 Boreas Rd/Pump	155.45	2737	
Check #: 2737		CORE Electric Cooperative*	5/29/2025	\$ 155.45	
13	CORE Electric Cooperative*	4/16 - 5/19 Electric, Sageport WTP	4,200.60	2738	

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Vendor	Vendor Name	Description	Invoice Amount	Check #
Check #:	2738	CORE Electric Cooperative*	5/29/2025	\$ 4,200.60
13	CORE Electric Cooperative*	4/16 - 5/19 Electric, Sageport WWTP	1,834.10	2739
Check #:	2739	CORE Electric Cooperative*	5/29/2025	\$ 1,834.10
13	CORE Electric Cooperative*	4/16 - 5/19 Electric, Arapahoe Well #4	3,380.59	2740
Check #:	2740	CORE Electric Cooperative*	5/29/2025	\$ 3,380.59
Grand Total:			\$15,837.92	



Perry Park Water and Sanitation District

Check Summary for Date: 6/18/2025

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				Invoice	
Vendor	Vendor Name	Description	Amount	Check #	
635	Alpine Civil Construction*	A2 Troubleshooting	360.00	14501	
Check #: 14501 Alpine Civil Construction* 6/18/2025			\$ 360.00		
65	CEBT*	Medical Premiums - July 2025	2,053.39	14502	
Check #: 14502 CEBT* 6/18/2025			\$ 2,053.39		
35	Colorado Community Media*	!Public Notice - Advertisement for Bids	146.76	14503	
Check #: 14503 Colorado Community Media* 6/18/2025			\$ 146.76		
617	Curtis, Justus, & Zahedi, LLC*	Water Court Resume, Water Demand Study	3,475.00	14504	
Check #: 14504 Curtis, Justus, & Zahedi, LLC* 6/18/2025			\$ 3,475.00		
125	DRC Construction Services Inc.*	Cleaning & CCTV - Perry Park East/West	31,417.37	14505	
Check #: 14505 DRC Construction Services Inc.* 6/18/2025			\$ 31,417.37		
544	Denali Water Solutions LLC*	Sludge Removal - Waucondah 5/14/25	4,344.00	14506	
544	Denali Water Solutions LLC*	Sludge Removal - Sageport 5/14/25	2,172.00	14506	
Check #: 14506 Denali Water Solutions LLC* 6/18/2025			\$ 6,516.00		
592	FirstBank*	Office Supplies, Gas, Landscape Maint., etc.	2,159.13	14507	
Check #: 14507 FirstBank* 6/18/2025			\$ 2,159.13		
468	Fiscal Focus Partners, LLC*	2024 Independent Audit	8,606.30	14508	
Check #: 14508 Fiscal Focus Partners, LLC* 6/18/2025			\$ 8,606.30		
546	Frontier Communications Corporation	Copier Maint./Srv Agreement- 5/26 - 6/25/25	150.69	14509	
Check #: 14509 Frontier Communications Corporation* 6/18/2025			\$ 150.69		
497	Frontier Precision*	!GPS Software	1,995.00	14510	
Check #: 14510 Frontier Precision* 6/18/2025			\$ 1,995.00		
531	Gen-Tech of Colorado, LLC*	Generator Rental - 5/16 - 6/12 -Red Rock L.S	4,662.32	14511	
531	Gen-Tech of Colorado, LLC*	Generator Maintenance - Red Rock L.S.	366.45	14511	
531	Gen-Tech of Colorado, LLC*	Generator Maintenance - Bannock L.S.	366.45	14511	
531	Gen-Tech of Colorado, LLC*	Generator Maintenance - Glen Grove	818.73	14511	
531	Gen-Tech of Colorado, LLC*	Generator Maintenance - Sageport WWTP	800.73	14511	
531	Gen-Tech of Colorado, LLC*	Generator Maintenance - Tenderfoot	800.73	14511	
531	Gen-Tech of Colorado, LLC*	Generator Maintenance - Tenderfoot	1,804.48	14511	
531	Gen-Tech of Colorado, LLC*	Generator Rental - 5/16 - 6/5 - Tenderfoot	3,117.12	14511	
531	Gen-Tech of Colorado, LLC*	Red Rock Lift Station	8.20	14511	
Check #: 14511 Gen-Tech of Colorado, LLC* 6/18/2025			\$ 12,745.21		
1001	Guardian Pest Management*	Regular Pest Control, 5121 Country Club Dr.	69.00	14512	

Vendor	Vendor Name	Description	Invoice Amount	Check #
1001	Guardian Pest Management*	Regular Pest Control, District Office	120.00	14512
Check #:	14512	Guardian Pest Management*	6/18/2025	\$ 189.00
626	Haven Rock Productions, LLC*	Ind. Contractor Agreement - 5/16 - 6/11/25	2,175.50	14513
Check #:	14513	Haven Rock Productions, LLC*	6/18/2025	\$ 2,175.50
352	Iron Mountain*	Confidential Shredding Services	16.95	14514
Check #:	14514	Iron Mountain*	6/18/2025	\$ 16.95
636	Land Title Guarantee Co.*	File#70865872/Refund of payment after close	1,032.26	14515
Check #:	14515	Land Title Guarantee Co.*	6/18/2025	\$ 1,032.26
558	Level Engineering & Inspection*	!Poncho Well	5,226.64	14516
558	Level Engineering & Inspection*	Dakota Well - Phase II	87.50	14516
558	Level Engineering & Inspection*	General Consultation 2025	1,195.00	14516
Check #:	14516	Level Engineering & Inspection*	6/18/2025	\$ 6,509.14
628	Moore Engineering, Inc.*	General Hydrologic Services 2025	555.10	14517
628	Moore Engineering, Inc.*	Water Accounting, Dakota Well Testing	3,057.30	14517
Check #:	14517	Moore Engineering, Inc.*	6/18/2025	\$ 3,612.40
615	PVS DX, Inc.*	Chlorine Cylinder Rental	50.00	14518
Check #:	14518	PVS DX, Inc.*	6/18/2025	\$ 50.00
526	Principle Electric, LLC*	Attached PVC conduit to well box-Dakota Well	1,250.00	14519
Check #:	14519	Principle Electric, LLC*	6/18/2025	\$ 1,250.00
89	Professional Answering Service, Inc.	Answering Service Fee, June 2025	89.30	14520
Check #:	14520	Professional Answering Service, Inc.*	6/18/2025	\$ 89.30
1000	Semocor, Inc.*	Monthly Contract - June 2025	36,524.00	14521
1000	Semocor, Inc.*	WW Samples, TTHMS & HAA5 tests, VOCs test	4,402.90	14521
Check #:	14521	Semocor, Inc.*	6/18/2025	\$ 40,926.90
901	Sigler Communications, Inc.*	Consumer Confidence Report	315.00	14522
Check #:	14522	Sigler Communications, Inc.*	6/18/2025	\$ 315.00
279	TST Infrastructure, LLC*	Prepare shape file for District valves	157.50	14523
279	TST Infrastructure, LLC*	Plat for District Access Road	95.00	14523
279	TST Infrastructure, LLC*	!Sageport WTP Radium Removal-Approvals	5,145.00	14523
279	TST Infrastructure, LLC*	!Sageport WTP Radium Removal-Design	10,150.00	14523
279	TST Infrastructure, LLC*	!Water Meter Planning	395.00	14523
Check #:	14523	TST Infrastructure, LLC*	6/18/2025	\$ 15,942.50
57	Utility Notification Center of Colorado	Utility Locate Transmission Reports	66.65	14524
Check #:	14524	Utility Notification Center of Colorado*	6/18/2025	\$ 66.65

Invoice

Vendor	Vendor Name	Description	Amount	Check #
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Grand Total:	\$141,800.45
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DRAFT 3/24/2025
SUBJECT TO REVISION

**PERRY PARK
WATER AND SANITATION DISTRICT
Douglas County, Colorado**

**FINANCIAL STATEMENTS
DECEMBER 31, 2024 AND 2023**

DRAFT 3/24/2025

SUBJECT TO REVISION

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**PERRY PARK WATER AND SANITATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
Years Ended December 31, 2024 and 2023**

Our discussion and analysis of the Perry Park Water and Sanitation District's (District) financial performance provides an overview of the District's financial activities for the fiscal year ended December 31, 2024 and 2023. Please read it in conjunction with the District's basic financial statements which begin on page 1.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. Required statements for proprietary funds are: 1) Statement of Net Position, 2) Statement of Revenues, Expenses and Changes in Fund Net Position, and 3) Statement of Cash Flows. The Statement of Net Position and the Statement of Revenues, Expenses and Changes in Fund Net Position are prepared using the economic resource measurement focus and the accrual basis of accounting.

The *Statement of Net Position* presents information on all of the District's assets, liabilities, and deferred inflows of resources, with the difference between them reported as net position. This statement provides useful information regarding the financial position of the District. Over time, increases and decreases in net position can serve as a useful indicator of whether the financial position of the District is improving or deteriorating. Non-financial factors should also be considered to assess the overall financial position of the District.

The *Statement of Revenues, Expenses and Changes in Fund Net Position* reports the changes that have occurred during the year to the District's net position. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Revenues and expenses are reported for some items that will only result in cash flows in the subsequent years.

The *Statement of Cash Flows*, as its name implies, is concerned solely with flows of cash and cash equivalents. Only transactions that affect the District's cash position are reflected in this statement. Transactions are segregated into four sections on the statement: 1) cash flows from operating activities, 2) cash flows from capital financing activities, 3) cash flows from noncapital financing activities, and 4) cash flows from investing activities.

FINANCIAL SUMMARY AND ANALYSIS

Net Position

2024

As noted earlier, net position may serve as a useful indicator of the District's financial position. As noted in the table below, in 2024 the District's assets exceeded its liabilities and deferred inflows of resources by \$27,512,081. By far the largest component of net position is the District's investment in capital assets of \$22,662,019, which represents 82.4% of total net position. Current assets decreased by \$410,917 or 6.2%. Most of this decrease was in cash and cash equivalents which decreased due to ongoing capital assets additions/improvements. Net capital assets increased by \$2,532,755 due to the District's ongoing capital improvement projects. Current liabilities increased modestly from 2023 to 2024 by \$558,465 or 154.7% due to ongoing capital projects as of the end of 2024. The long-term lease liability decreased due to the lease payments made during 2024.

**PERRY PARK WATER AND SANITATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
Years Ended December 31, 2024 and 2023**

See the Capital Asset and Debt Administration section below for more information on capital assets and long-term obligations.

2023

As noted in the table below, in 2023 the District's assets exceeded its liabilities and deferred inflows of resources by \$25,767,977. By far the largest component of net position is the District's investment in capital assets of \$19,961,764, which represents 77.5% of total net position. Current assets increased by \$259,017 or 4.0%. A large portion of this increase was in property taxes receivable, which increased by 35.9% due to an increase in the assessed valuation for property taxes levied for collection in 2024. Additionally, net accounts receivable increased by \$182,912, or 76.7% due to higher amounts receivable from developers for reimbursable costs incurred by the District. These increases were offset by a \$107,178 decrease in cash and cash equivalents. Although there was a positive change in net position, there was also significant capital outlay in 2023, which decreased cash and cash equivalents. Net capital assets increased by \$168,656 or .8%, due to the 2023 capital asset additions partially offset by 2023 depreciation expense. Current liabilities decreased modestly from 2022 to 2023 by \$14,162 or 3.8%. The long-term lease liability decreased due to the lease payments made during 2023.

See the Capital Asset and Debt Administration section below for more information on capital assets and long-term obligations.

NET POSITION

	December 31,		
	2024	2023	2022
ASSETS			
Current assets	\$ 6,275,975	\$ 6,686,892	\$ 6,427,875
Capital assets, net	24,214,019	21,681,264	21,512,608
Total assets	<u>30,489,994</u>	<u>28,368,156</u>	<u>27,940,483</u>
LIABILITIES			
Current liabilities	919,523	361,058	375,220
Long-term lease liability	1,379,000	1,552,000	1,719,500
Total liabilities	<u>2,298,523</u>	<u>1,913,058</u>	<u>2,094,720</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows of resources	679,390	687,121	505,777
Total deferred inflows of resources	<u>679,390</u>	<u>687,121</u>	<u>505,777</u>
NET POSITION			
Net investment in capital assets	22,662,019	19,961,764	19,630,608
Restricted	26,800	22,300	19,400
Unrestricted	4,823,262	5,783,913	5,689,978
Total net position	<u>\$ 27,512,081</u>	<u>\$ 25,767,977</u>	<u>\$ 25,339,986</u>

Change in Net Position

2024

As noted in the table below, the District's net position for 2024 increased by \$1,744,104. Overall revenue increased by \$928,243, or 24.5%. Charges for services increased by \$302,878, or 14.9% as a result of rate increases that went into effect January 1, 2024. Capital grants and

PERRY PARK WATER AND SANITATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
Years Ended December 31, 2024 and 2023

contributions increased by \$275,724 or 36.9% due mainly to higher water and sewer tap and development fees. Capital improvement fees were \$68,935, or 11.4% higher than 2023 due to a bi-monthly rate increase which also went into effect January 1, 2024. Property taxes increased \$171,837, or 34.0%, due to an increase in the District's assessed valuation upon which the property taxes are levied. Miscellaneous income decreased by \$232,334, or 83.8% from 2023 due primarily to a decrease in reimbursed expenses related to feasibility studies in progress and ongoing development related costs that are reimbursable from developers. During 2024, the District sold a parcel of land recognizing a net gain on sale of capital assets of \$422,787.

Direct water and sewer expenses decreased by \$262,396, or 9.5%, from 2023 to 2024. There was a decrease in reimbursable expenses due to lower development related engineering and legal costs which were reimbursable from developers. Also, there was a decrease in repairs and maintenance expenses as the focus for 2024 was on capital improvements, and that significant repairs and maintenance had been done in 2023. General and administrative expenses were \$98,672, or 18.8%, lower than 2023 due to less legal and miscellaneous expenses.

2023

As noted in the table below, the District's net position for 2023 increased by \$427,991. Overall revenue increased by \$637,750, or 20.2%. Charges for services increased by \$303,771, or 17.4% as a result of rate increases that went into effect January 1, 2023. Capital grants and contributions increased modestly by \$32,131 or 4.5%. Water and sewer tap fees and development fees were lower than 2022, by a combined \$187,938 (56.5%) due to less development activity in 2023 than 2022. Capital improvement fees were \$220,069, or 57.5% higher than in 2022 due to a bi-monthly rate increase. Property taxes decreased 2.0% from 2022 to 2023 due to a decrease in the District's assessed valuation upon which the property taxes are levied. Net investment income increased by \$107,549, or 179.9% due to continued increases in investment yield rates throughout 2023 when compared to 2022. Miscellaneous income increased by \$203,212, or 274.2% from 2022 due primarily to an increase in reimbursed expenses related to feasibility studies in progress and ongoing development related costs that are reimbursable from developers.

Direct water and sewer expenses increased by \$215,576, or 8.5%, from 2022 to 2023. There was an increase in reimbursable expenses due to higher development related engineering and legal costs which were reimbursable from developers. Also, there was an increase in miscellaneous expenses due to higher risk mitigation costs and updates to the rules and regulations.

**PERRY PARK WATER AND SANITATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
Years Ended December 31, 2024 and 2023**

CHANGES IN NET POSITION

	Years Ended December 31,		
	2024	2023	2022
REVENUES			
Program revenues:			
Charges for services	\$ 2,352,746	\$ 2,049,868	\$ 1,746,097
Capital grants and contributions	1,023,162	747,438	715,307
General revenues:			
Property and specific ownership taxes	728,530	552,128	561,041
Net investment income	150,123	167,337	59,788
Gain on sale of capital assets	422,787	-	-
Miscellaneous	45,000	277,334	74,122
Total revenues	<u>4,722,348</u>	<u>3,794,105</u>	<u>3,156,355</u>
EXPENSES			
Direct water and sewer	2,486,902	2,749,298	2,533,722
General and administrative	425,738	524,410	350,543
Nonoperating	65,604	92,406	73,586
Total expenses	<u>2,978,244</u>	<u>3,366,114</u>	<u>2,957,851</u>
CHANGE IN NET POSITION	<u>1,744,104</u>	<u>427,991</u>	<u>198,504</u>
NET POSITION - BEGINNING OF YEAR	<u>25,767,977</u>	<u>25,339,986</u>	<u>25,141,482</u>
NET POSITION - END OF YEAR	<u><u>\$ 27,512,081</u></u>	<u><u>\$ 25,767,977</u></u>	<u><u>\$ 25,339,986</u></u>

BUDGETARY HIGHLIGHTS

For the year ended December 31, 2024, the District's budget was not amended. The actual revenues were \$4,722,348, or \$11,802,990 less than budgeted. The actual expenditures were \$5,678,499, or \$8,007,902 less than budgeted. These variances were due to the 2024 budget anticipated the issuance of certificates of participation (an other revenue source for budgetary purposes) in the amount of \$12,700,000 and significant capital outlay from these proceeds. Additionally, 1) the District sold land for a net \$422,787, which hadn't been anticipated in the 2024 budget; 2) water and sewer tap fees were over budget by \$47,946; 3) water and sewer development fees were \$103,493 more than budgeted; and 4) water service fees, sewer service fees and capital improvement fees all exceeded the amount budgeted. For 2024, the District had anticipated the issuance of certificates of participation, incurring costs of issuance of \$213,000, additional interest expense of \$524,494, and significant capital outlay, however since the certificates of participation were not issued, these additional expenditures were not incurred. Additional information regarding the revenue and expenditure variances are available on page 16 of the financial statements.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The District's changes in capital assets for the years ended December 31, 2024, 2023 and 2022 are as follows:

**PERRY PARK WATER AND SANITATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
Years Ended December 31, 2024 and 2023**

	CAPITAL ASSETS (net of accumulated depreciation)				
	2022	Change	2023	Change	2024
Land	\$ 832,867	\$ 253,570	\$ 1,086,437	\$ -	\$ 1,086,437
Water rights	3,792,721	-	3,792,721	-	3,792,721
Construction in progress	1,743,977	657,726	2,401,703	1,730,695	4,132,398
Water system	8,826,877	(434,528)	8,392,349	1,118,436	9,510,785
Sewer system	6,132,950	(292,502)	5,840,448	(303,152)	5,537,296
Buildings	180,830	(13,224)	167,606	(13,224)	154,382
Vehicles	2,386	(2,386)	-	-	-
Total	<u>\$ 21,512,608</u>	<u>\$ 168,656</u>	<u>\$ 21,681,264</u>	<u>\$ 2,532,755</u>	<u>\$ 24,214,019</u>

2024

During 2024, the District continued its investment in capital assets. The significant additions were: Wauconda wastewater treatment plant improvements (\$247,021), water system SCADA/automation (\$160,640), well capacity improvements – Pancho well (\$2,353,504), Dakota well replacement (\$103,618), Gove ditch (\$166,115), other well improvements (\$277,373) and various other improvements (\$110,999).

2023

During 2023, the District continued its investment in capital assets. The significant additions were: Wauconda wastewater treatment plant improvements (\$267,948), water system SCADA/automation (\$101,224), well capacity improvements (\$308,886), Dakota well replacement (\$169,360), Gove ditch (\$140,086) and various other improvements (\$100,964).

Additional information on the District's capital assets can be found in Note 4 of this report.

Long-Term Obligations

The District's long-term obligations as of December 31, 2023, 2022 and 2021 are as follows:

	LONG-TERM OBLIGATIONS				
	2022	Change	2023	Change	2024
Lease payable	\$ 1,882,000	\$ (162,500)	\$ 1,719,500	\$ (167,500)	\$ 1,552,000
Total	<u>\$ 2,191,000</u>	<u>\$ (162,500)</u>	<u>\$ 2,039,000</u>	<u>\$ (167,500)</u>	<u>\$ 1,552,000</u>

2024

During 2024, the District made the scheduled Lease Agreement payments. There was no other long-term obligation activity during 2024.

2023

During 2023, the District made the scheduled Lease Agreement payments. There was no other long-term obligation activity during 2023.

Additional information on the District's long-term obligations can be found in Note 5 of this report.

**PERRY PARK WATER AND SANITATION DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
Years Ended December 31, 2024 and 2023**

ECONOMIC FACTORS NEXT YEAR'S BUDGET AND RATES

For 2025, the District levied property taxes at a rate of 5.614 mills. The mill levy rate remained consistent with 2024 and there was a slight decrease in the assessed valuation, therefore the 2025 property tax revenue is expected to decrease slightly from 2024's collections. For 2025 revenues are budgeted at \$16,901,163, including \$12,700,000 of proceeds from the issuance of certificates of participation, and expenditures are budgeted at \$13,703,231, including \$10,270,000 of capital expenditures, with the net result being a budgeted increase in funds available of \$3,197,932. The most significant capital projects slated for 2025 are: 1) water meter upgrades costing (\$1,000,000); 2) Sageport Wastewater Treatment Plant upgrades costing (\$4,200,000); and 3) Waucondah Wastewater Treatment Plant upgrades costing (\$3,500,000). The District also budgeted a \$1,000,000 capital outlay contingency.

REQUESTS FOR INFORMATION

The financial report is designed to provide a general overview of the Perry Park Water and Sanitation District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the District Manager, 5676 West Red Rock Drive, Larkspur, CO 80118.

DRAFT 3/24/2025
SUBJECT TO REVISION

BASIC FINANCIAL STATEMENTS

DRAFT 3/24/2025
PERRY PARK WATER AND SANITATION DISTRICT
STATEMENTS OF NET POSITION
December 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents - Unrestricted	\$ 5,161,513	\$ 5,542,400
Cash and cash equivalents - Restricted	26,800	22,300
Accounts receivable, net	383,636	421,259
Receivable - County Treasurer	4,585	2,773
Property taxes receivable	679,390	687,121
Prepaid expenses	20,051	11,039
Total current assets	<u>6,275,975</u>	<u>6,686,892</u>
CAPITAL ASSETS		
Capital assets, not being depreciated	9,011,556	7,280,861
Capital assets, being depreciated	36,532,960	34,844,385
	<u>45,544,516</u>	<u>42,125,246</u>
Less accumulated depreciation	(21,330,497)	(20,443,982)
Total capital assets, net	<u>24,214,019</u>	<u>21,681,264</u>
TOTAL ASSETS	<u><u>\$ 30,489,994</u></u>	<u><u>\$ 28,368,156</u></u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION		
CURRENT LIABILITIES		
Accounts payable and accrued expenses	\$ 699,983	\$ 160,827
Accrued wages, benefits, and compensated absences	30,271	16,729
Deposits	12,066	11,345
Interest payable	4,203	4,657
Lease payable - current	173,000	167,500
Total current liabilities	<u>919,523</u>	<u>361,058</u>
NONCURRENT LIABILITIES		
Lease payable - noncurrent	1,379,000	1,552,000
Total noncurrent liabilities	<u>1,379,000</u>	<u>1,552,000</u>
Total liabilities	<u>2,298,523</u>	<u>1,913,058</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred property tax revenue	679,390	687,121
Total deferred inflows of resources	<u>679,390</u>	<u>687,121</u>
NET POSITION		
Investment in capital assets	22,662,019	19,961,764
Restricted for emergencies	26,800	22,300
Unrestricted	4,823,262	5,783,913
Total net position	<u>27,512,081</u>	<u>25,767,977</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	<u><u>\$ 30,489,994</u></u>	<u><u>\$ 28,368,156</u></u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

PERRY PARK WATER AND SANITATION DISTRICT
STATEMENTS OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
Years Ended December 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>
WATER AND SEWER OPERATIONS		
Water and sewer income	\$ 2,352,746	\$ 2,049,868
Direct water and sewer expenses	(2,486,902)	(2,749,298)
GROSS LOSS FROM OPERATIONS	<u>(134,156)</u>	<u>(699,430)</u>
GENERAL AND ADMINISTRATIVE EXPENSES	<u>(425,738)</u>	<u>(524,410)</u>
OPERATING LOSS	<u>(559,894)</u>	<u>(1,223,840)</u>
NONOPERATING REVENUES		
Property taxes	677,062	505,225
Specific ownership taxes	51,468	46,903
Net investment income	150,123	167,337
Miscellaneous	45,000	277,334
Gain on sale of capital assets	422,787	-
Total nonoperating revenues	<u>1,346,440</u>	<u>996,799</u>
NONOPERATING EXPENSES		
County Treasurer's fees	(10,174)	(7,589)
Loss on abandoned/disposed capital assets	-	(24,092)
Lease interest	(55,430)	(60,725)
Total nonoperating expenses	<u>(65,604)</u>	<u>(92,406)</u>
LOSS BEFORE CAPITAL CONTRIBUTIONS	<u>720,942</u>	<u>(319,447)</u>
CAPITAL CONTRIBUTIONS		
Water and sewer tap and development fees	351,439	144,650
Capital improvement fees	671,723	602,788
Total capital contributions	<u>1,023,162</u>	<u>747,438</u>
CHANGE IN NET POSITION	1,744,104	427,991
NET POSITION - BEGINNING OF YEAR	<u>25,767,977</u>	<u>25,339,986</u>
NET POSITION - END OF YEAR	<u><u>\$ 27,512,081</u></u>	<u><u>\$ 25,767,977</u></u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

DRAFT 3/24/2025
SUBJECT: FINANCIAL DIVISION

PERRY PARK WATER AND SANITATION DISTRICT

STATEMENTS OF CASH FLOWS

Years Ended December 31, 2024 and 2023

	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	\$ 2,299,730	\$ 1,969,405
Payments to suppliers	(1,697,843)	(2,196,072)
Payments to employees and related expenses	(250,596)	(245,572)
Net cash provided (required) by operating activities	<u>351,291</u>	<u>(472,239)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Property tax collections	677,062	505,225
Specific ownership taxes	49,656	47,402
Reimbursed expenses	119,114	137,984
Miscellaneous income	17,246	23,876
County Treasurer's fees	(10,174)	(7,589)
Net cash provided by noncapital financing activities	<u>852,904</u>	<u>706,898</u>
CASH FLOWS FROM CAPITAL FINANCING ACTIVITIES		
Water and sewer tap and development fees	351,439	144,650
Capital improvement fees	671,723	602,788
Acquisition of property, plant and equipment	(2,953,270)	(1,030,047)
Lease principal paid	(167,500)	(162,500)
Lease interest paid	(55,884)	(61,165)
Net cash required by capital financing activities	<u>(1,730,705)</u>	<u>(506,274)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	150,123	167,337
Net cash provided by investing activities	<u>150,123</u>	<u>167,337</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS	(376,387)	(104,278)
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	<u>5,564,700</u>	<u>5,668,978</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u><u>\$ 5,188,313</u></u>	<u><u>\$ 5,564,700</u></u>
RECONCILIATION OF OPERATING LOSS TO CASH FLOWS PROVIDED BY OPERATING ACTIVITIES		
Operating loss	\$ (559,894)	\$ (1,223,840)
Adjustments to reconcile operating loss to net cash provided by operating activities:		
Depreciation	886,515	895,720
Effects of changes in operating assets and liabilities:		
Accounts receivable	(53,737)	(59,093)
Prepaid expenses	(9,012)	462
Accounts payable and accrued expenses	73,156	(67,063)
Accrued compensated absences	13,542	2,945
Deposits	721	(21,370)
Net cash required by operating activities	<u><u>\$ 351,291</u></u>	<u><u>\$ (472,239)</u></u>
NONCASH CAPITAL FINANCING ACTIVITIES		
Loss on abandoned/disposed capital assets	<u><u>\$ -</u></u>	<u><u>\$ (24,092)</u></u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

DRAFT - NO ASSURANCE PROVIDED ON THESE FINANCIAL STATEMENTS

PERRY PARK WATER AND SANITATION DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2024 and 2023

NOTE 1 – DEFINITION OF REPORTING ENTITY

Perry Park Water and Sanitation District (District), a quasi-municipal corporation, was organized in 1969, and is governed pursuant to provisions of the Colorado Special District Act. The District exists to provide water and sanitary sewer facilities and services to the Perry Park area of Douglas County, Colorado. A portion of the District is included in the Town of Larkspur.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

The District has no authorized but unissued debt and no service plan limitations regarding debt.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

The accounting policies of the District conform to generally accepted accounting principles as applicable to governmental units accounted for as a proprietary enterprise fund. The enterprise fund is used since the District's powers are related to those operated similar to a private utility system where net income and capital maintenance are appropriate determinations of accountability.

Basis of Accounting

The District's records are maintained on the accrual basis of accounting. Revenue is recognized when earned and expenses are recognized when the liability is incurred. Depreciation is computed and recorded as an operating expense. Expenditures for capital assets are shown as increases in assets, and redemption of bonds and loans are recorded as a reduction in liabilities. Tap and expansion fees, capital improvement fees and contributed assets from developers are recorded as capital contributions when received.

Operating Revenues and Expenses

The District distinguishes *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an enterprise fund's principal ongoing operations.

PERRY PARK WATER AND SANITATION DISTRICT
NOTES TO THE FINANCIAL STATEMENTS**December 31, 2024 and 2023**

Operating revenues consist of charges to customers for services provided. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses or capital contributions.

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements.

Cash Equivalents

For purposes of the statement of cash flows, the District considers cash deposits and highly liquid investments (including restricted assets) with a maturity of three months or less when purchased, to be cash equivalents.

Property Taxes

Property taxes are levied by the District Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April 30 or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows of resources in the year they are levied and measurable. The deferred property tax revenues are recorded as revenue in the year they are available or collected.

Accounts Receivable

Accounts receivable are shown net of an allowance for uncollectible accounts. Accounts receivable are expensed as bad debts at the time they are determined to be uncollectible. Due to the District's powers of collection, no allowance for uncollectible accounts has been deemed necessary.

Capital Assets

Capital assets, which include land, water rights, buildings, distribution and collection systems and machinery and equipment, are reported by the District. Capital assets are defined by the District as capital assets with an initial, individual cost of more than \$5,000. Such assets are

PERRY PARK WATER AND SANITATION DISTRICT NOTES TO THE FINANCIAL STATEMENTS

December 31, 2024 and 2023

recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation or at the developer's cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable. Depreciation and amortization expense has been computed using the straight-line method over the estimated economic useful lives:

Water and sewer distribution and collection systems	10-35 years
Buildings	35 years
Equipment	5 years
Vehicles	5 years

Tap and Development Fees, Capital Improvement Fees and Capital Contributions

Tap and development fees and capital improvement fees are recorded as capital contributions when received. Water and sewer lines contributed to the District by developers are recorded as capital contributions and additions to the systems at the developer's cost or at estimated fair value when received. The District records the contributions at the time the lines are conveyed to the District for preliminary acceptance.

Water Rights

The cost of water rights includes acquisition cost, legal and engineering costs related to the development and augmentation of those rights. Since the rights have a perpetual life, they are not amortized. All other costs, including costs incurred for the protection of those rights, are expensed.

Compensated Absences

The District's employees are entitled to certain compensated absences based on their length of employment. Compensated absences are accrued when incurred in the financial statements. The District has accrued for future payment of this earned leave.

Restricted Resources

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

NOTE 3 - CASH AND INVESTMENTS

Cash and investments as of December 31, 2024 and 2023, are classified in the accompanying financial statements as follows:

PERRY PARK WATER AND SANITATION DISTRICT NOTES TO THE FINANCIAL STATEMENTS

December 31, 2024 and 2023

	2024	2023
Cash and Cash Equivalents - Unrestricted	\$ 5,161,513	\$ 5,542,400
Cash and Cash Equivalents - Restricted	26,800	22,300
Total cash and investments	<u>\$ 5,188,313</u>	<u>\$ 5,564,700</u>

Cash and investments as of December 31, 2024 and 2023, consist of the following:

	2024	2023
Deposits with financial institutions	\$ 3,203,495	\$ 2,441,150
Investments	1,984,818	3,123,550
Total cash and investments	<u>\$ 5,188,313</u>	<u>\$ 5,564,700</u>

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by Statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

As of December 31, 2024 and 2023, the District's cash deposits had a bank balance of \$3,224,716 and \$2,489,715, respectively, and a carrying balance of \$3,203,495 and \$2,441,150, respectively.

Investments

The District has not adopted a formal investment policy, however, the District follows Colorado State statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk; minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk disclosure requirements or subject to investment custodial credit risk for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

PERRY PARK WATER AND SANITATION DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2024 and 2023

- . Obligations of the United States and certain U.S. government agency securities and the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Certain reverse repurchase agreements
- . Certain securities lending agreements
- . Certain corporate bonds
- . Written repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- . Local government investment pools

As of December 31, 2024 and 2023, the District had the following investments:

Investment	Maturity	Carrying Value at NAV	
		2024	2023
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted average under 60 days	\$ 134,323	\$ 127,475
COLOTRUST Prime	Weighted average under 60 days	1,850,495	2,996,075
		<u>\$ 1,984,818</u>	<u>\$ 3,123,550</u>

COLOTRUST

As of December 31, 2024 and 2023, the District has invested in the Colorado Local Government Liquid Asset Trust (the Trust or COLOTRUST), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund. The Trust offers shares in three portfolios, COLOTRUST Prime (Prime), COLOTRUST Plus+ (Plus+) and COLOTRUST Edge (Edge). All portfolios may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies and instrumentalities, and repurchase agreements collateralized with certain U.S. government agencies or instrumentalities. COLOTRUST Plus+ and COLOTRUST Edge may also invest in the highest rated commercial paper. The Prime and Plus+ portfolios are restricted to a weighted average maturity (WAM) of 60 days or less while the Edge portfolio incorporates longer-dated securities with a WAM of 60 days or more. Both Prime and Plus+ portfolios are rated AAAM by Standard and Poor's and the EDGE portfolio is rated AAAs/S1 by Fitch Ratings. Information related to COLOTRUST, including the annual audited financial statements, can be found at the COLOTRUST website at www.colotrust.com.

CSAFE

As of December 31, 2024 and 2023, the District has invested in the Colorado Surplus Asset Fund Trust (CSAFE), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the CSAFE. CSAFE operates similarly to a money market fund. CSAFE primarily invests in U.S. Treasury securities, agencies, repurchase agreements, bank

**PERRY PARK WATER AND SANITATION DISTRICT
NOTES TO THE FINANCIAL STATEMENTS****December 31, 2024 and 2023**

deposits, AAAM rated SEC registered money-market funds and highly-rated commercial paper. CSAFE is rated AAmmf by Fitch Ratings.

Investment Valuation

Certain investments are measured at fair value on a recurring basis are categorized within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The District's investments are not required to be categorized within the fair value hierarchy. These investments are measured at amortized cost or in certain circumstances the value is calculated using the net asset value (NAV) per share, or its equivalent of the investment. These investments include 2a7-like external investment pools and money market investments. The District held investments in COLOTRUST and CSAFE at year-end for which the investment valuations were determined as follows.

COLOTRUST records its investments at fair value and the District records its investments in COLOTRUST at a net asset value as determined by fair value. Each share of Prime and Plus is equal in value to \$1.00 and the redemption frequency is daily with no redemption notice period. Edge's net asset value is managed to approximate a \$10.00 transactional share price, and the redemption frequency is five business days. The principal value of an Edge investment may fluctuate and could be greater or less than \$10.00 per share at time of purchase, prior to redemption, and at the time of redemption. There are no unfunded commitments.

CSAFE calculates the NAV as of the conclusion of each business day. The NAV is calculated by determining total assets, subtracting total liabilities from total assets, then dividing the result by the number of outstanding shares. Liabilities include all accrued expenses and fees, which are accrued daily. The NAV is calculated on an amortized cost basis as provided for by GASB Statement 79. CSAFE does not place any known limitations or restrictions such as notice periods or maximum transaction amounts on withdrawals. It is the goal of CSAFE to maintain a NAV of \$1.00 per share, however changes in interest rates may affect the fair value of the securities held by CSAFE and there can be no assurance that the NAV will not vary from \$1.00 per share.

Restricted Cash and Investments

A portion of the District's cash and investments are restricted for Emergency Reserves as required by Article X, Section 20 of the Constitution of the State of Colorado. As of December 31, 2024 and 2023, the restricted cash and investments amounted to \$26,800 and \$22,300, respectively (see Note 9).

PERRY PARK WATER AND SANITATION DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2024 and 2023

NOTE 4 - CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2024 follows:

	Balance December 31, 2023	Additions	Disposals/ Retirements	Balance December 31, 2024
Capital assets, not being depreciated:				
Land	\$ 1,086,437	\$ -	\$ -	\$ 1,086,437
Water rights	3,792,721	-	-	3,792,721
Construction in progress	2,401,703	3,419,270	(1,688,575)	4,132,398
Total capital assets, not being depreciated	7,280,861	3,419,270	(1,688,575)	9,011,556
Capital assets, being depreciated:				
Water system	19,646,807	1,635,926	-	21,282,733
Sewer system	14,506,551	52,649	-	14,559,200
Buildings	469,033	-	-	469,033
Equipment	198,138	-	-	198,138
Vehicles	23,856	-	-	23,856
Total capital assets being depreciated	34,844,385	1,688,575	-	36,532,960
Less accumulated depreciation for:				
Water system	(11,254,458)	(517,490)	-	(11,771,948)
Sewer system	(8,666,103)	(355,801)	-	(9,021,904)
Buildings	(301,427)	(13,224)	-	(314,651)
Equipment	(198,138)	-	-	(198,138)
Vehicles	(23,856)	-	-	(23,856)
Total accumulated depreciation	(20,443,982)	(886,515)	-	(21,330,497)
Total capital assets being depreciated, net	14,400,403	802,060	-	15,202,463
Total capital assets, net	<u>\$ 21,681,264</u>	<u>\$ 4,221,330</u>	<u>\$ (1,688,575)</u>	<u>\$ 24,214,019</u>

PERRY PARK WATER AND SANITATION DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2024 and 2023

An analysis of the changes in capital assets for the year ended December 31, 2023 follows:

	Balance December 31, 2022	Additions	Disposals/ Retirements	Balance December 31, 2023
Capital assets, not being depreciated:				
Land	\$ 832,867	\$ 253,570	\$ -	\$ 1,086,437
Water rights	3,792,721	-	-	3,792,721
Construction in progress	1,743,977	1,088,468	(430,742)	2,401,703
Total capital assets, not being depreciated	6,369,565	1,342,038	(430,742)	7,280,861
Capital assets, being depreciated:				
Water system	19,570,267	76,540	-	19,646,807
Sewer system	14,430,011	76,540	-	14,506,551
Buildings	469,033	-	-	469,033
Equipment	198,138	-	-	198,138
Vehicles	23,856	-	-	23,856
Total capital assets being depreciated	34,691,305	153,080	-	34,844,385
Less accumulated depreciation for:				
Water system	(10,743,390)	(511,068)	-	(11,254,458)
Sewer system	(8,297,061)	(369,042)	-	(8,666,103)
Buildings	(288,203)	(13,224)	-	(301,427)
Equipment	(198,138)	-	-	(198,138)
Vehicles	(21,470)	(2,386)	-	(23,856)
Total accumulated depreciation	(19,548,262)	(895,720)	-	(20,443,982)
Total capital assets being depreciated, net	15,143,043	(742,640)	-	14,400,403
Total capital assets, net	<u>\$ 21,512,608</u>	<u>\$ 599,398</u>	<u>\$ (430,742)</u>	<u>\$ 21,681,264</u>

Depreciation expense for the years ended December 31, 2024 and 2023, were charged as follows:

	2024	2023
Water	\$ 517,490	\$ 511,068
Sewer	355,801	369,042
General and administration	13,224	15,610
	<u>\$ 886,515</u>	<u>\$ 895,720</u>

PERRY PARK WATER AND SANITATION DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2024 and 2023

NOTE 5 – LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2024.

	Balance December 31, 2023	Additions	Reductions	Balance December 31, 2024	Due Within One Year
Branch Banking and Trust Company					
Lease Agreement	\$ 1,719,500	\$ -	\$ (167,500)	\$ 1,552,000	\$ 173,000
Total long-term obligations	<u>\$ 1,719,500</u>	<u>\$ -</u>	<u>\$ (167,500)</u>	<u>\$ 1,552,000</u>	<u>\$ 173,000</u>

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2023.

	Balance December 31, 2022	Additions	Reductions	Balance December 31, 2023	Due Within One Year
Branch Banking and Trust Company					
Lease Agreement	\$ 1,882,000	\$ -	\$ (162,500)	\$ 1,719,500	\$ 167,500
Total long-term obligations	<u>\$ 1,882,000</u>	<u>\$ -</u>	<u>\$ (162,500)</u>	<u>\$ 1,719,500</u>	<u>\$ 167,500</u>

Lease Agreement

On April 10, 2018, the District entered into a Lease Agreement in the amount of \$2,650,000. The initial lease term expired on December 31, 2018, however, may be extended at the option of the District for no more than 14 additional terms. The proceeds were used for improvements to the District's water and wastewater treatment plant, water line loop, the District's lift stations, together with the construction of a water storage tank. The lease requires semi-annual principal and interest payments on June 1 and December 1 beginning on June 1, 2018 at an interest rate of 3.25% and annual principal payments are due on December 1 beginning December 1, 2018. The District has the option to prepay the principal due in whole on any payment date subject to a 1% prepayment fee. The lease is also subject to extraordinary prepayment, in whole, at the option of the District under certain circumstances.

The District's lease obligation requires the following payments:

Year Ending December 31,	Principal	Interest	Total
2025	\$ 173,000	\$ 50,440	\$ 223,440
2026	178,500	44,817	223,317
2027	184,500	39,016	223,516
2028	190,500	33,020	223,520
2029	196,500	26,829	223,329
2030-2032	629,000	41,324	670,324
	<u>\$ 1,552,000</u>	<u>\$ 235,446</u>	<u>\$ 1,787,446</u>

PERRY PARK WATER AND SANITATION DISTRICT
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2024 and 2023

NOTE 6 - NET POSITION

The District has net position consisting of three components – net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and if applicable reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2024 and 2023 the District had a net investment in capital assets of \$22,662,019 and \$19,961,764, respectively.

Restricted net position includes amounts that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a net position restricted for the Emergencies (see Note 9) of \$26,800 and \$22,300 as of December 31, 2024 and 2023, respectively.

NOTE 7 - PENSION AND BENEFIT PLANS**Deferred Compensation Plan - Assets in Trust**

The District has a deferred compensation plan created in accordance with Internal Revenue Code Section 457. This plan is administered by Lincoln National Life. Participation in the plan is optional for all employees. The plan allows the employees to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement or death or unforeseen emergencies. The District matches the employee's contribution up to a percentage of compensation as follows: 0-2 years of employment 2%; 2 years of employment 3%; 3 years of employment 4%; and 5 or more years of employment 5%. The District's contributions for the years ended December 31, 2024 and 2023 were \$8,551 and \$8,355, respectively.

NOTE 8 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees, or acts of God. The District maintains commercial insurance for most risks of loss. There were no significant changes in insurance coverage from the prior year and the amount of claims have not exceeded coverage for the last three years.

NOTE 9 - TAX, SPENDING AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments.

**PERRY PARK WATER AND SANITATION DISTRICT
NOTES TO THE FINANCIAL STATEMENTS****December 31, 2024 and 2023**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls or salary or benefit increases.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits and Enterprise qualification will require judicial interpretation.

On November 7, 2006, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all revenues it has received in the past and expects to receive thereafter without regard to any limitations under TABOR.

The November 7, 2006 election question reads as follows:

Shall Perry Park Water and Sanitation District (without increasing existing tax rates or imposing a new tax) be authorized to collect, retain and spend all revenues from whatever source beginning in 2000 and in each year thereafter as a voter approved revenue change and exception to the limits which would otherwise apply under Article X, Section 20 of the Colorado Constitution, the 5.5% property tax revenue limit of Section 29 1 301, C.R.S. or any other law?

This information is an integral part of the accompanying financial statements.

DRAFT 3/24/2025
SUBJECT TO REVISION

SUPPLEMENTARY INFORMATION

PERRY PARK WATER AND SANITATION DISTRICT SUBJECT TO REVISION SCHEDULES OF EXPENSES

Years Ended December 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>
DIRECT WATER AND SEWER EXPENSES		
Salaries	\$ 127,900	\$ 119,758
Payroll taxes and employee benefits	29,360	25,784
Engineering/consultants	137,571	45,202
Outside operations labor	429,696	417,230
Repairs and maintenance	32,103	159,629
Sewage treatment	324,346	450,750
Utilities	285,748	264,618
Water services	195,195	221,579
Reimbursed services provided	51,692	164,638
Depreciation	873,291	880,110
Total direct water and sewer expenses	<u>\$ 2,486,902</u>	<u>\$ 2,749,298</u>
GENERAL AND ADMINISTRATIVE EXPENSES		
Accounting and audit	\$ 10,759	\$ 10,419
Auto expenditures	2,202	1,590
Contract labor	8,374	-
Directors' fees	8,600	7,800
Dues and subscriptions	6,011	5,354
Election costs	-	14,204
Insurance	59,700	49,950
Bank charges	2,311	2,556
Legal	42,839	102,395
Miscellaneous	72,206	116,252
Office expenses	38,735	49,405
Outside services	2,403	10,547
Public information	26,550	15,063
Repairs and maintenance	16,117	13,387
Salaries	76,691	75,781
Payroll taxes and employee benefits	21,587	19,394
Travel, training and meetings	-	550
Utilities	17,429	14,153
Depreciation	13,224	15,610
Total general and administrative expenses	<u>\$ 425,738</u>	<u>\$ 524,410</u>
NONOPERATING EXPENSES		
County Treasurer's fees	\$ 10,174	\$ 7,589
Loss on abandoned/disposed capital assets	-	24,092
Lease interest	55,430	60,725
Total nonoperating expenses	<u>\$ 65,604</u>	<u>\$ 92,406</u>

PERRY PARK WATER AND SANITATION DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUNDS AVAILABLE - BUDGET AND ACTUAL (BUDGETARY BASIS)
Year Ended December 31, 2024

	Original and Final Budgeted Amounts	Actual	Variance with Final Budget
REVENUES			
Water service fees	\$ 1,145,000	\$ 1,268,233	\$ 123,233
Sewer service fees	876,451	1,062,713	186,262
Administrative fees	11,500	3,750	(7,750)
Connection and inspection charges	14,350	18,050	3,700
Miscellaneous income	14,000	17,246	3,246
Proceeds from sale of capital assets	-	422,787	422,787
Property taxes	687,121	677,062	(10,059)
Specific ownership taxes	40,000	51,468	11,468
Reimbursements	50,000	27,754	(22,246)
Net investment income	168,273	150,123	(18,150)
Water and sewer tap fees	100,000	147,946	47,946
Water and sewer development fees	100,000	203,493	103,493
Capital improvement fees	618,643	671,723	53,080
Capital contributions for line extension	-	-	-
Certificates of participation proceeds	12,700,000	-	(12,700,000)
Total revenues	<u>16,525,338</u>	<u>4,722,348</u>	<u>(11,802,990)</u>
EXPENDITURES			
Direct water and sewer expenditures	1,834,543	1,613,611	220,932
General and administrative expenditures	523,480	412,514	110,966
County Treasurer's fees	7,500	10,174	(2,674)
Debt service:			
Lease interest	580,378	55,430	524,948
Lease principal	167,500	167,500	-
Debt issuance costs	213,000	-	213,000
Capital outlay	10,360,000	3,419,270	6,940,730
Total expenditures	<u>13,686,401</u>	<u>5,678,499</u>	<u>8,007,902</u>
REVENUES OVER (UNDER)			
EXPENDITURES	2,838,937	(956,151)	(3,795,088)
FUNDS AVAILABLE - BEGINNING			
OF YEAR	5,560,496	5,806,213	245,717
FUNDS AVAILABLE - END OF YEAR	<u>\$ 8,399,433</u>	<u>\$ 4,850,062</u>	<u>\$ (3,549,371)</u>

Funds available is computed as follows:

Current assets	\$ 6,275,975
Current liabilities	(919,523)
Add back current portion of lease payable	173,000
Deferred inflows of resources	(679,390)
	<u>\$ 4,850,062</u>

PERRY PARK WATER AND SANITATION DISTRICT
RECONCILIATION OF BUDGETARY BASIS TO STATEMENT OF
REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
Year Ended December 31, 2024

Revenue (budgetary basis)	<u>\$ 4,722,348</u>
Revenues per Statement of Revenues, Expenses and	
Changes in Fund Net Position	<u>4,722,348</u>
 Expenditures (budgetary basis)	 5,678,499
Depreciation	886,515
Lease principal	(167,500)
Capital outlay	<u>(3,419,270)</u>
Expenses per Statement of Revenues, Expenses and	
Changes in Fund Net Position	<u>2,978,244</u>
 Change in net position per Statement of Revenues, Expenses	
and Changes in Fund Net Position	<u><u>\$ 1,744,104</u></u>

PERRY PARK WATER AND SANITATION DISTRICT
SUBCOMMISSION
SUMMARY OF ASSESSED VALUATION,
MILL LEVY AND PROPERTY TAXES COLLECTED
Year Ended December 31, 2024

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied	Property Taxes		Percent Collected to Levied
			Levied	Collected	
2010	\$ 75,049,000	5.614	\$ 421,325	\$ 420,958	99.9%
2011	\$ 75,646,980	5.614	\$ 424,682	\$ 420,516	99.0%
2012	\$ 62,809,860	5.614	\$ 352,615	\$ 352,195	99.9%
2013	\$ 63,139,770	5.614	\$ 354,467	\$ 352,742	99.5%
2014	\$ 58,441,420	5.614	\$ 328,090	\$ 326,653	99.6%
2015	\$ 58,306,220	5.614	\$ 327,331	\$ 327,093	99.9%
2016	\$ 64,594,490	5.614	\$ 362,633	\$ 359,348	99.1%
2017	\$ 65,387,040	5.614	\$ 367,083	\$ 364,831	99.4%
2018	\$ 67,714,110	5.614	\$ 380,147	\$ 379,802	99.9%
2019	\$ 68,338,540	5.614	\$ 383,653	\$ 382,789	99.8%
2020	\$ 78,975,450	5.614	\$ 443,368	\$ 443,120	99.9%
2021	\$ 79,961,810	5.614	\$ 448,906	\$ 448,910	100.0%
2022	\$ 91,813,190	5.614	\$ 515,439	\$ 515,461	100.0%
2023	\$ 90,092,110	5.614	\$ 505,777	\$ 505,225	99.9%
2024	\$ 122,394,160	5.614	\$ 687,121	\$ 677,062	98.5%

Estimated for
the year ending
December 31,
2025

\$ 121,017,020 5.614 \$ 679,390

NOTES:

Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years. Information received from the County Treasurer does not permit identification of specific year of assessment.

PHYSICAL IMPROVEMENTS COST ESTIMATE WORKSHEET

SOURCE OF ESTIMATE: GMS, Inc., Consulting Engineers DATE OF ESTIMATE: Update June 10, 2025

PROJECT COST ESTIMATE

WAUCONDAH WASTEWATER TREATMENT FACILITY IMPROVEMENTS PHASE 2 PERRY PARK WATER AND SANITATION DISTRICT

Item	Description	Quantity	Unit Cost	Total Cost
1.	Process Tanks and Equipment			
	a. Concrete tanks	1 LS	1,340,000	1,340,000
	b. Tank covers	1 LS	450,000	450,000
	c. Diffused aeration systems	1 LS	175,000	175,000
	d. Aeration piping	1 LS	155,000	155,000
	e. Sludge process piping	1 LS	174,750	174,750
	f. Decant assemblies	1 LS	125,000	125,000
	g. Sludge transfer pumps	1 LS	45,000	45,000
	h. Access walkways/platforms	1 LS	45,000	45,000
	i. Electrical and lighting	1 LS	45,000	45,000
	j. HVAC	1 LS	15,000	15,000
	k. Process instrumentation	1 LS	80,000	80,000
	Subtotal			\$2,649,750
2.	Site Work			
	a. Demolish existing digester tanks and building	1 LS	70,000	70,000
	b. New access road	1 LS	100,000	100,000
	c. Earthwork, grading and erosion control	1 LS	30,000	30,000
	Subtotal			\$200,000
3.	Yard Piping and Structures			
	a. WAS pump station and controls	1 LS	160,000	160,000
	b. Primary sludge pump modifications	1 LS	50,000	50,000
	c. Sludge piping and valves	1 LS	45,000	45,000
	d. Decant piping	1 LS	15,000	15,000
	e. Air piping	1 LS	50,000	50,000
	f. Water line relocation	1 LS	15,000	15,000
	Subtotal			\$335,000
4.	Blower Building			
	a. Building structure	1 LS	300,000	300,000
	b. Blower equipment and control panels	1 LS	200,000	200,000
	c. Air process piping	1 LS	70,000	70,000
	d. Electrical, VFDs, PHFs, lighting	1 LS	180,000	180,000
	Subtotal			\$750,000
5.	Instrumentation and Controls			
	a. Process instrumentation	1 LS	75,000	80,000
	b. PLC, control panels	1 LS	65,000	75,000
	c. Programming and integration	1 LS	90,000	80,000
	Subtotal			\$235,000
6.	Ultraviolet Disinfection System			
	a. UV system, s.s channels and chambers	1 LS	225,000	225,000
	b. Instrumentation and control panels	1 LS	85,000	85,000
	c. Process piping, valving and equipment	1 LS	85,000	85,000
	d. Install equipment and materials	1 LS	65,000	65,000
	e. Electrical	1 LS	75,000	75,000
	Subtotal			\$535,000
7.	Generator and Electrical			
	a. Diesel generator, enclosure and install	1 LS	230,000	230,000
	b. Transfer switch gear	1 LS	70,000	70,000
	c. Duct banks and yard structures	1 LS	60,000	60,000
	d. Switchgear and CORE service upgrades	1 LS	160,000	160,000
	e. Install equipment and materials	1 LS	95,000	95,000
	f. Lightning protection on tanks and blower building	1 LS	80,000	80,000
	Subtotal			\$695,000
Subtotal preliminary cost for facility improvements				\$5,399,750
Project contingencies @ 25%				\$1,349,938
Total Construction Cost Estimate				\$6,749,688

COST ESTIMATE UPDATED JUNE 13, 2025
SAGEPORT WASTEWATER TREATMENT FACILITY
CAPACITY EXPANSION ALTERNATIVE - SBR TREATMENT SYSTEM IMPROVEMENTS

Item	Description	Quantity		Unit Cost	Total Cost
1	Excavation	8,920	CY	\$12	\$107,040
2	Backfill	3,500	CY	\$17	\$59,500
3	GESC and surface restoration	1	LS	\$70,000	\$70,000
4	Cast-in-place concrete	900	CY	\$1,800	\$1,620,000
5	Process building	1	LS	\$525,000	\$525,000
6	Electrical power distribution equipment	1	LS	\$200,000	\$200,000
7	Building HVAC and plumbing	1	LS	\$175,000	\$175,000
8	SBR and effluent filter equipment package	1	LS	\$2,950,000	\$2,950,000
9	Process piping	1	LS	\$250,000	\$250,000
10	Equalization basin pumps	2	EA	\$25,000	\$50,000
11	Carbon addition system	1	LS	\$100,000	\$100,000
12	Alkalinity addition system	1	LS	\$80,000	\$80,000
13	Diffused aeration system (digesters)	1	LS	\$75,000	\$75,000
14	10" yard piping	100	LF	\$130	\$13,000
15	8" yard piping	700	LF	\$110	\$77,000
16	4" yard piping	350	LF	\$90	\$31,500
17	Manholes	7	EA	\$12,500	\$87,500
18	SBR splitter structure	1	LS	\$125,000	\$125,000
19	WAS pump vault	1	LS	\$160,000	\$160,000
20	Influent flume replacement	1	LS	\$85,000	\$85,000
21	UV System controls	1	LS	\$75,000	\$75,000
22	Backup generator and transfer switches	1	LS	\$350,000	\$350,000
23	Site electrical	1	LS	\$550,000	\$550,000
24	Instrumentation and controls	1	LS	\$300,000	\$300,000
25	Dewatering	1	LS	\$100,000	\$100,000
26	Demolition	1	LS	\$75,000	\$75,000
27	Flatwork	1,000	SF	\$30	\$30,000
28	Basin walkways and access	1	LS	\$300,000	\$300,000
29	Seeding	3	AC	\$7,500	\$22,500
Preliminary Estimated Construction Cost					\$8,643,040
Contingencies (20%)					\$1,729,400
Engineering Design/Contract Administration					\$510,000
Construction Observation 500 days full time					\$495,000
Other Engineering Related Fees ¹⁾					\$275,000
Administrative Expenses ²⁾					\$41,000
Total Preliminary Project Cost Estimate					\$11,693,440

1) Other engineering include: CDPHE Submittals, Geotechnical, Site Location Approval Application, Process Design Report, O&M Manual, Reproduction, Building Permits and Startup Assistance

2) Administrative expenses include: Legal expenses, WQCD Site Location Approval Application Fee, WQCD Design and Plan Review Fee.

Perry Park Water & Sanitation District Systems Report

May 2025

Presented by:
Semocor, Inc.
3995 Castlewood Canyon Rd.
Castle Rock CO, 80104

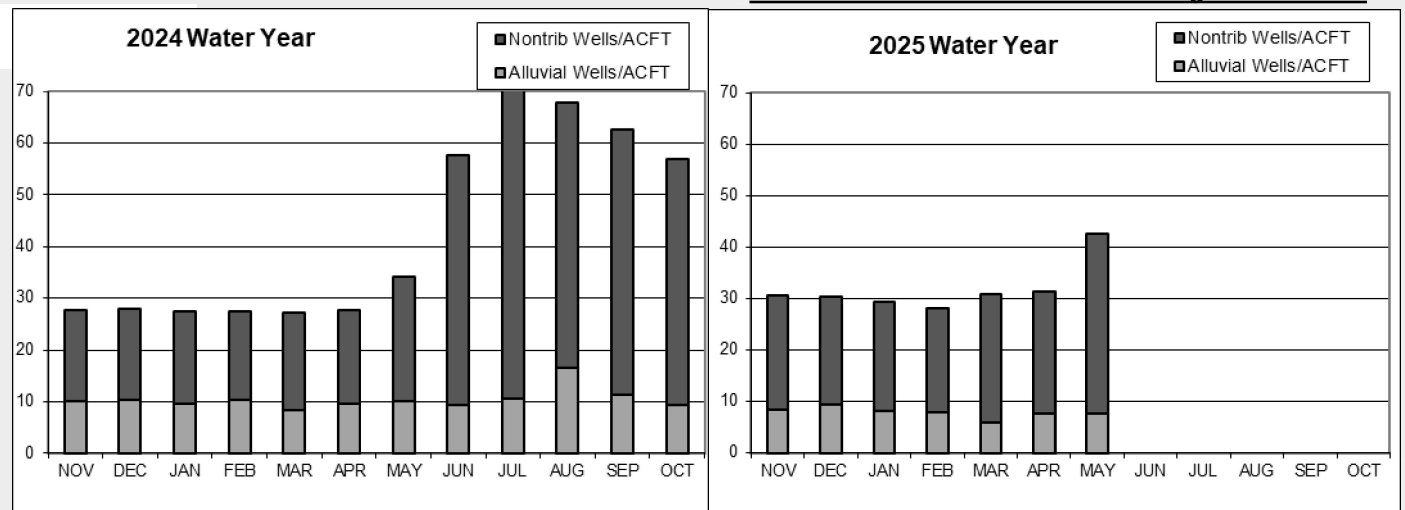
Water Treatment

		May.2024	May.2025	
Arapahoe	1	0.000	0.000	Emergency use only
Arapahoe	2	0.607	0.515	Normal Operation
Arapahoe	3	0.000	4.703	Normal Operation
Arapahoe	4	4.460	3.906	Normal Operation
Denver	4	2.736	2.308	Normal Operation
Grant Ditch	1	0.000	0.000	Normal Operation
W. Plum	1	0.000	0.000	Normal Operation
W. Plum	2	0.000	0.000	Normal Operation
Glengrove	1	3.336	2.475	Normal Operation
Dakota	1	0.000	0.000	Emergency use only
Dakota	2	<u>0.000</u>	<u>0.000</u>	Normal Operation
Total MG/Month		11.139	13.907	
Gallons/day		359,323	448,613	219.64

Monthly Precipitation **1.49** **3.35** **(PPWSD Reservoir Storage = 24 acre/feet)**

Water YTD Precipitation **7.27** **9.60**
Total MG/Water Year *64.697* *63.014*

Water Year is from 11-1-2024 through 10-31-2025



YTD 30% Renewable

YTD 18% Renewable

Glengrove Water Plant – 2,628,000 gallons/month and the Daily Avg. = 28%, maximum day demand = 29% of capacity.

Sageport Water Plant – 11,432,000 gallons/month and the Daily Avg. = 29%, maximum day demand = 60% of capacity.

Distribution System- May. 2025

All Water Samples in May are good.

Sageport water plant Radium sampling will be completed no results yet.

Hog john Pump Station – Normal Operation

East/West Pipeline – Transferred 4.588 MG in May normal Operation.

(2025 water YTD transfer is 20.718 MG to the west side.)

Water Tanks – Normal Operation

Tenderfoot PRV – Normal Operation

Silverheels PRV – Normal Operation

Poncha PRV – Normal Operation

N. Pike PRV – Normal Operation

Quartz Mountain PRV – Normal Operation

Independence PRV – Normal Operation

Remuda PRV – Normal Operation

Meter Readings – Submitted 5-30-2025.

Fire Hydrants – 2 hydrant repairs under way parts needed out of 6. Normal Operation

Water Mains – Normal Operation

Miscellaneous

Generators – Normal Operation

Locates – 39

Work Orders – 24

Failed Inspections – 0

Emergency call outs - 0

Non-payment shut off - 0.

Tag hangings (normal work orders) – 0.

Turn off and turn on (normal work orders) – 0.

Final and meter Re-reads – 10

Short notice inspection – 0

Curb-stop valves/meter pit repairs – 2.

Meter test – 0

Extra work-installing the new Zenner meters

Wastewater Systems

Sewage Treatment— May. 2025

Sageport Plant,	Results	Effluent Limits % capacity.	
Flow	.079 MGD	.100 MGD	79.0%
BOD	0 mg/L	30 mg/l	
TSS	7 mg/L	30 mg/l	
pH	7.1 – 7.5	6.5 – 9.0	
Phosphorous	0.14 mg/l	1.0 mg/l	
E-Coli	19/100 ml	419/100 ml	
Ammonia	5.63 mg/l	14 mg/l	
Total Inorganic Nitrogen	10.7 mg/l	23 mg/l	
Sludge hauled	13,000 gallons	NA	
Operation –			

Waucondah Plant,	Results	Effluent Limits % capacity.	
Flow	.169 MGD	.320 MGD	52.8%
BOD	0 mg/L	30 mg/l	
TSS	5 mg/L	30 mg/l	
pH	7.0 -7.4	6.5 - 9.0	
Phosphorous	0.09 mg/l	1.0 mg/l	
E-Coli	0/100 ml	224/100 ml	
Ammonia	0.14 mg/l	12.6 mg/l	
Sludge hauled	24,000 gallons	NA	

Operation-

Collection System

Red Rock Lift Station – Fence repair under way Normal Operation

Bannock Lift Station – Fence repair under way Normal Operation

Boreas Lift Station – Normal Operation

Sewer Mains – Normal Operation

May-25

<u>Taps</u>	West Side: 887		East Side: 687	
	<u>Water & Septic</u>	<u>Water & Sewer</u>	<u>Water & Septic</u>	<u>Water & Sewer</u>
New	0	0	0	1
Total	33	854	264	423

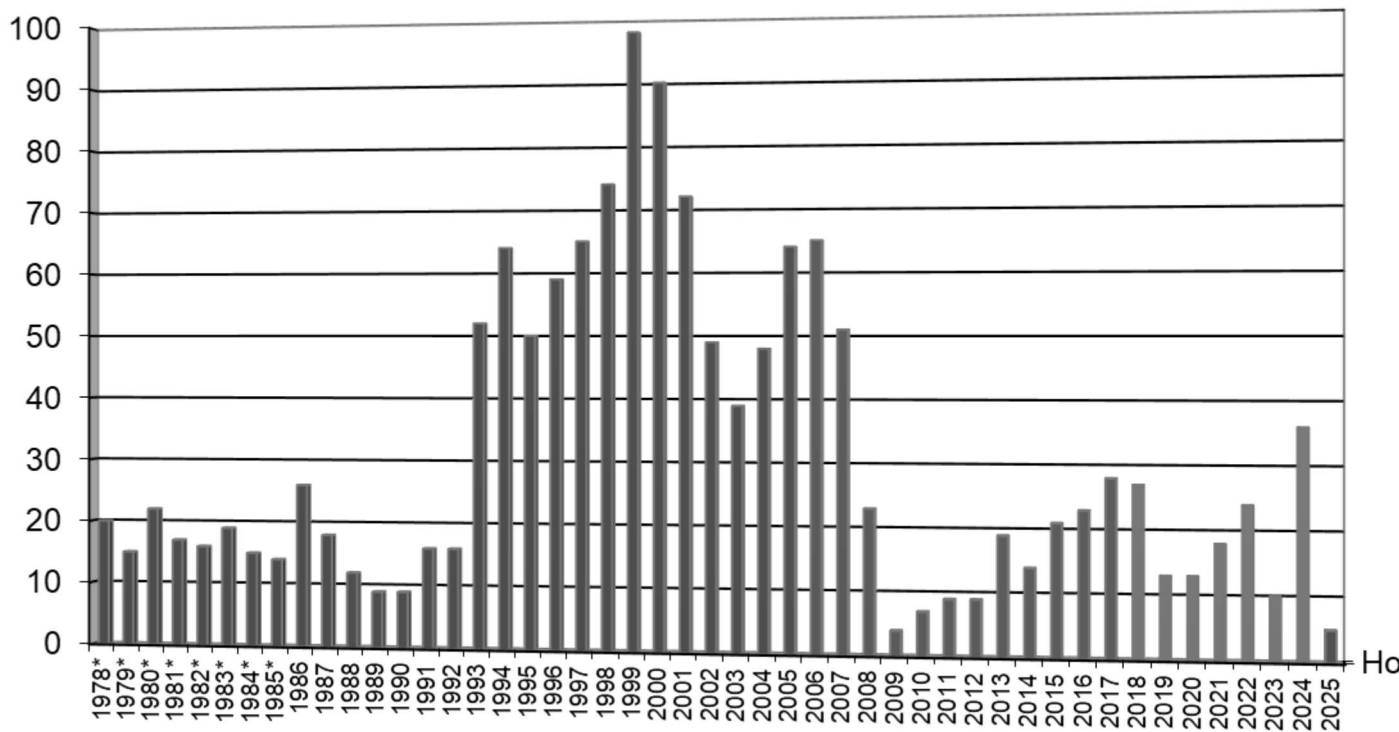
Total Water Taps **1574**

Total Sewer Taps 1277

Total Septic Systems 297

YTD Homes thru 5-30-2025

Homes Permitted 1978 - 2005 / Homes tapped in 2006 - 2025





Perry Park Water and Sanitation District
5676 West Red Rock Drive
Larkspur, Colorado 80118
perryparkwsd.colorado.gov

Monthly Staff Report – June 18, 2025

For Your Information:

There were no new permits for the Permit Applications report.

Attached is the Monthly Residential and Commercial Customer Consumption report.

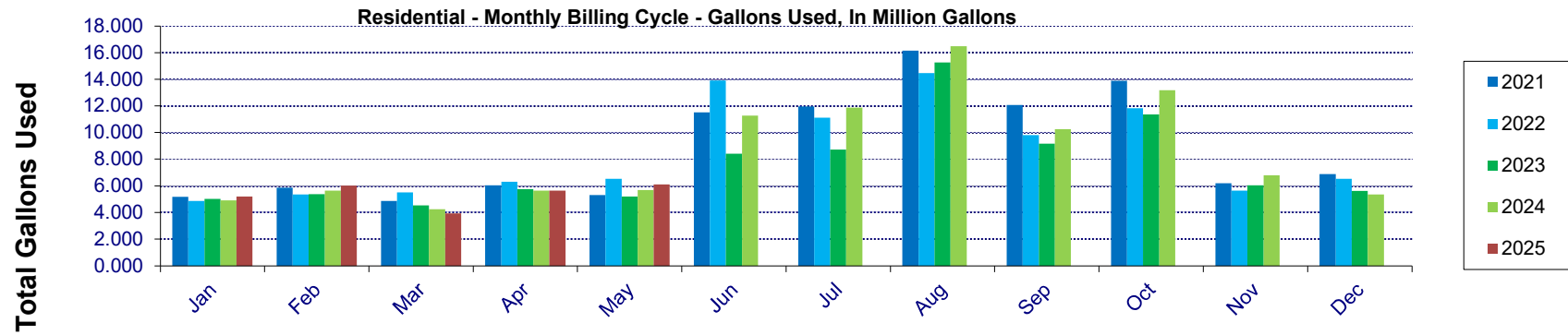
Attached is the Waucondah Wastewater Treatment Plant – Electrical/Odor Related Expenses Summary Report for 2020, 2021, 2022, 2023, 2024 and 2025.

Attached is the Month End Cash Balances report.

Attached is the Capital Improvement Projects report.

Attached is the YTD Revenue Budget report.

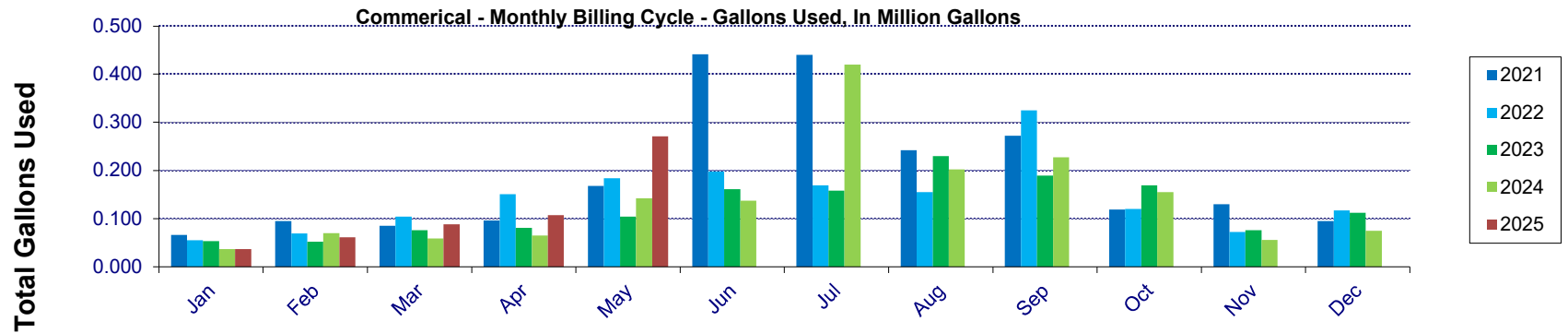
Attached is the YTD Expense Budget report.



Residential-MGD	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
Average Usage	0.007	0.007	0.006	0.007	0.009	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total Usage	5.185	6.023	3.924	5.648	6.095	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Residential Customers in Rate Ranges

Gallons	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
0 - 10000	568	713	637	725	525							
10001 - 33000	135	139	63	121	172							
33001 - 66000	1	4	3	1	5							
66001 - 133000	1	1		2	1							
133001 - 9999999					1							



Commercial-MGD	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
Average Usage	0.010	0.006	0.009	0.011	0.027	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total Usage	0.037	0.061	0.088	0.107	0.271	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Customers in Rate Ranges

Gallons	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
0 - 9000	6	7	6	6	4							
9001 - 45000	4	3	4	4	6							
45001 - 100000												
100001 - 200000												
200001 - 9999999												

Perry Park Water and Sanitation District
Waucondah Wastewater Treatment Plant - Electrical/Odor Related Expenses

Category	Task	Amount
Summary of 2020 Expenses		
	Engineering - Analysis and Evaluation Costs to Date	\$89,154.71
	Power Related Equipment Replacement Costs to Date	\$18,650.53
	Electrical Equipment Maintenance Costs to Date	\$13,351.00
	Other Equipment Maintenance Costs to Date	\$23,576.69
	Odor Control Costs to Date	\$12,372.80
	Total Expenses 2020	\$157,105.73
Summary of 2021 Expenses		
	Engineering - Analysis and Evaluation Costs to Date	\$20,612.00
	Power Related Equipment Replacement Costs to Date	\$4,028.78
	Electrical Equipment Maintenance Costs to Date	\$9,651.89
	Other Equipment Maintenance Costs to Date	\$2,094.00
	Odor Control Costs to Date	\$8,645.24
	Immediate Needs Plant Improvements	\$174,895.65
	Long Term Design - Engineering	\$677.20
	Total Expenses 2021	\$220,604.76
Summary of 2022 Expenses		
	Electrical Equipment Maintenance Costs to Date	\$6,455.00
	Other Equipment Maintenance Costs to Date	\$2,845.90
	Odor Control Costs to Date	\$0.00
	Immediate Needs Plant Improvements	\$145,341.78
	Long Term Design - Engineering	\$59,766.89
	Total Expenses 2022	\$214,409.57

Perry Park Water and Sanitation District
Waucondah Wastewater Treatment Plant - Electrical/Odor Related Expenses

Summary of 2023 Expenses		
	Electrical Equipment Maintenance Costs to Date	\$4,395.00
	Other Equipment Maintenance Costs to Date	\$131,022.51
	Long Term Design - Engineering	\$190,886.60
	Total Expenses 2023	\$326,304.11
Summary of 2024 Expenses		
	Long Term Design - Engineering & Associated Expenses	\$162,206.12
	Total Expenses 2024	\$162,206.12
Summary of 2025 Expenses		
	Electrical Equipment Maintenance Costs to Date	\$9,291.88
	Long Term Design - Engineering & Associated Expenses	\$134,468.40
	Total Expenses 2025	\$143,760.28
	Total 2020 2021 2022 2023 2024 and 2025 Expenses	\$1,224,390.57



Perry Park Water and Sanitation District
May Month End Cash Balances

Page: 1

Date Printed: 6/10/2025

	Beginning Balance	Month to Date Deposits	Month to Date Withdrawals	Ending Balance
1st Bank - Checking Account	\$4,953.15	\$5,000.00	\$4,882.78	\$5,070.37
1st Bank - Checking AutoTeller	\$116,186.89	\$213,451.74	\$244,962.00	\$84,676.63
Wells Fargo Checking-Gen Fund	\$1,384,777.16	\$75,615.54	\$15,162.54	\$1,445,230.16
COLOTRUST - Savings-Gen Fund	\$2,986,409.47	\$161,733.23	\$50,000.00	\$3,098,142.70
CSAFE - Investment Pool	\$136,283.42	\$501.83	\$0.00	\$136,785.25
CommBank-PublicFunds MoneyMkt	\$261,130.04	\$587.72	\$0.00	\$261,717.76
CommBank-PublicFunds Savings	\$20.27	\$0.00	\$0.00	\$20.27
	\$4,889,760.40	\$456,890.06	\$315,007.32	\$5,031,643.14



**Perry Park Water and Sanitation District
May Capital Improvement Projects**

Page: 1

Date Printed: 6/10/2025

	Beginning Balance	Month to Date Expenditures	Ending Balance
Waucondah WWTP Improvements	\$955,178.83	\$5,162.20	\$960,341.03
Sageport WWTP Improvements	\$132,882.10	\$0.00	\$132,882.10
Sageport WWTP Imprv-2018-2019	\$6,494.10	\$0.00	\$6,494.10
Sageport WTP Improv-2018-2025	\$5,146.00	\$0.00	\$5,146.00
Sageport WTP Media Replacement	\$7,922.50	\$0.00	\$7,922.50
Sageport WTP - Radium Removal	\$10,450.00	\$30,772.50	\$41,222.50
GIS - 2017	\$8,185.00	\$0.00	\$8,185.00
GIS - 2018 - 2019 - 2020	\$99,122.91	\$0.00	\$99,122.91
Well Rehabilitation-2017&2025	\$14,464.56	\$0.00	\$14,464.56
Well Electrical Improvements	\$90,892.78	\$0.00	\$90,892.78
Water System SCADA/Automation	\$309,831.20	\$0.00	\$309,831.20
Well Capacity-Poncho Well	\$2,616,380.79	\$6,086.00	\$2,622,466.79
Water Meter - Smart Meter	\$6,531.40	\$615.00	\$7,146.40
Well Improvements/Replacement	\$295,822.00	\$0.00	\$295,822.00
Dakota Well Replacement	\$874,598.57	\$0.00	\$874,598.57



**Perry Park Water and Sanitation District
May Capital Improvement Projects**

Page: 2

Date Printed: 6/10/2025

	Beginning Balance	Month to Date Expenditures	Ending Balance
Glen Grove WTP Upgrades	\$137,835.89	\$0.00	\$137,835.89
Glen Grove WTP Clear Well-2013	\$10,247.73	\$0.00	\$10,247.73
Gove Ditch Weir	\$442,661.24	\$0.00	\$442,661.24
<hr/>			
	\$6,024,647.60	\$42,635.70	\$6,067,283.30



**Perry Park Water and Sanitation District
May YTD Revenue Budget**

Page: 1

Date Printed: 6/10/2025

Revenue

	2025 Monthly Revenue	2024 Monthly Revenue	2025 YTD Budget	2025 YTD Revenue	2025 Actuals vs. Budget	Annual Adopted Budget
Property Tax	\$148,891	\$129,107	\$428,016	\$432,375	\$4,360	\$679,390
Specific Ownership Tax	\$3,990	\$4,253	\$18,800	\$21,800	\$3,000	\$47,000
Water Service Fees	\$75,814	\$71,272	\$352,000	\$367,422	\$15,422	\$1,100,000
Sewer Service Fees	\$97,415	\$96,806	\$413,000	\$458,661	\$45,661	\$1,000,000
Capital Improvement Fee	\$51,203	\$51,028	\$248,000	\$277,000	\$29,000	\$620,000
Service Calls	\$250	\$650	\$2,940	\$1,350	(\$1,590)	\$7,000
Construction Water Sales	\$4,066	\$6,291	\$57,500	\$4,509	(\$52,991)	\$115,000
Leased Water Sales	\$0	\$0	\$2,500	\$0	(\$2,500)	\$2,500
Water Meter Sales	\$0	\$750	\$6,750	\$2,500	(\$4,250)	\$15,000
Water Stub Out Fee	\$0	\$0	\$700	\$0	(\$700)	\$2,250
Sewer Stub Out Fee	\$0	\$0	\$700	\$0	(\$700)	\$2,250
Sewer Lift Station Fee	\$0	\$0	\$1,000	\$0	(\$1,000)	\$1,000
Water Tap Fee	\$0	\$0	\$30,000	\$18,031	(\$11,969)	\$55,000
Sewer Tap Fee	\$0	\$0	\$40,000	\$7,586	(\$32,414)	\$100,000
Water Development/Core Fee	\$0	\$11,525	\$51,750	\$25,122	(\$26,628)	\$115,000
Sewer Development/Core Fee	\$0	\$0	\$43,000	\$8,346	(\$34,654)	\$100,000
Permit Fees	\$0	\$450	\$1,500	\$1,050	(\$450)	\$4,000
Other Income	\$0	\$0	\$6,400	\$3,000	(\$3,400)	\$13,000
Proceeds From Sale Cap Asset	\$0	\$0	\$0	\$0	\$0	\$0
Services Provided Reimburse	\$0	\$0	\$40,000	\$0	(\$40,000)	\$40,000
Interest Earned	\$12,174	\$15,306	\$72,357	\$55,270	(\$17,088)	\$168,273
Total Revenue	\$393,803	\$387,439	\$1,816,913	\$1,684,023	(\$132,890)	\$4,186,663



**Perry Park Water and Sanitation District
May YTD Expense Budget**

Page: 1

Date Printed: 6/10/2025

Expenses

	2025 Monthly Expenses	2024 Monthly Expenses	2025 YTD Budget	2025 YTD Expenses	2025 Budget vs. Actuals	Annual Adopted Budget
Audit	\$0	\$0	\$0	\$0	\$0	\$12,000
Bank Charges	\$299	\$168	\$1,512	\$1,393	\$119	\$4,200
Community Relations	\$2,164	\$0	\$1,000	\$3,870	(\$2,870)	\$3,000
Perry Park Water News Letter	\$0	\$0	\$5,000	\$3,806	\$1,194	\$10,000
Professional Communications	\$2,870	\$0	\$10,000	\$8,689	\$1,311	\$10,000
PPWSD Website Maint&Security	\$0	\$0	\$5,000	\$160	\$4,840	\$10,000
Consultants	\$6,097	\$11,336	\$52,000	\$27,754	\$24,246	\$100,000
Contract Labor	\$2,318	\$0	\$22,000	\$16,160	\$5,841	\$50,000
Director's Fees	\$0	\$900	\$4,300	\$2,800	\$1,500	\$10,000
Dues and Subscriptions	\$0	\$0	\$9,500	\$4,916	\$4,584	\$10,000
Election Expense	\$0	\$0	\$10,000	\$2,837	\$7,163	\$20,000
Insurance	\$0	\$0	\$65,000	\$72,049	(\$7,049)	\$65,000
Legal Fees	\$1,325	\$1,911	\$23,500	\$32,321	(\$8,821)	\$50,000
Miscellaneous Expense	\$13	\$1,578	\$1,850	\$254	\$1,596	\$5,000
Office Supplies and Postage	\$1,372	\$685	\$8,190	\$9,081	(\$891)	\$21,000
Payroll - Administrative	\$4,310	\$7,001	\$28,650	\$23,663	\$4,987	\$65,000
Payroll Tax & Benefits-Admin.	\$1,541	\$3,032	\$24,314	\$8,245	\$16,069	\$57,890
Repair & Maintenance, Misc.	\$500	\$1,757	\$6,600	\$4,988	\$1,612	\$20,000
Travel and Education	\$80	\$0	\$1,000	\$400	\$600	\$1,000



Perry Park Water and Sanitation District
May YTD Expense Budget

Page: 2

Date Printed: 6/10/2025

Expenses

	2025 Monthly Expenses	2024 Monthly Expenses	2025 YTD Budget	2025 YTD Expenses	2025 Budget vs. Actuals	Annual Adopted Budget
Treasurers' Fees-Douglas Cnty	\$2,232	\$1,935	\$4,675	\$6,484	(\$1,809)	\$7,500
Lease Purchase Interest Paymnt	\$0	\$0	\$0	\$0	\$0	\$50,440
Lease Purchase Principal Pymnt	\$0	\$0	\$0	\$0	\$0	\$173,000
Utilities - Office	\$1,598	\$1,772	\$7,040	\$8,130	(\$1,090)	\$16,000
Capital Improvements Plan	\$16,000	\$0	\$50,000	\$77,336	(\$27,336)	\$50,000
Chemical Expense - Water	\$4,018	\$30	\$7,350	\$4,208	\$3,142	\$21,000
Chemical Expense - Sewer	\$12,455	\$2,283	\$14,800	\$22,865	(\$8,065)	\$37,000
Computer Software & Support	\$0	\$0	\$1,800	\$3,709	(\$1,909)	\$20,000
Development / Core Fee Rebate	\$0	\$0	\$5,900	\$5,900	\$0	\$17,700
Generator & Cathodic Maint.	\$11,761	\$0	\$6,210	\$80,475	(\$74,265)	\$23,000
Hydrant Replacement	\$0	\$0	\$0	\$0	\$0	\$26,000
Operations Additional Services	\$0	\$1,148	\$3,120	\$765	\$2,355	\$12,000
Operations Contractor	\$36,524	\$35,808	\$182,620	\$182,620	\$0	\$438,291
Parts & Minor Equip Exp-Water	\$137	\$0	\$6,600	\$5,333	\$1,267	\$20,000
Parts & Minor Equipment-Sewer	\$4,502	\$220	\$13,400	\$8,882	\$4,518	\$20,000
Payroll - Operations	\$9,108	\$8,930	\$52,360	\$50,006	\$2,354	\$119,000
Payroll Tax & Benefits - Ops.	\$2,210	\$3,475	\$12,338	\$11,737	\$601	\$27,417
Permits	\$0	\$0	\$0	\$0	\$0	\$7,300
Repair & Maint.-Infras.-Water	\$200	\$5,450	\$23,100	\$19,512	\$3,588	\$110,000



**Perry Park Water and Sanitation District
May YTD Expense Budget**

Page: 3

Date Printed: 6/10/2025

Expenses

	2025 Monthly Expenses	2024 Monthly Expenses	2025 YTD Budget	2025 YTD Expenses	2025 Budget vs. Actuals	Annual Adopted Budget
Repair & Maint - Infrass. Sewer	\$32,048	\$405	\$34,000	\$43,723	(\$9,723)	\$100,000
Risk Mitigation	\$0	\$0	\$25,000	\$0	\$25,000	\$50,000
Rules and Regulations	\$0	\$6,117	\$30,000	\$0	\$30,000	\$30,000
Utility Locates	\$67	\$77	\$340	\$9,661	(\$9,321)	\$2,000
Services Provided	\$0	\$4,457	\$11,500	\$4,915	\$6,585	\$50,000
Sewer Cleaning	\$0	\$0	\$40,000	\$0	\$40,000	\$40,000
Sludge Disposal	\$13,032	\$13,541	\$68,000	\$73,724	(\$5,724)	\$170,000
Testing - Water	\$96	\$520	\$8,640	\$3,617	\$5,023	\$18,000
Testing - Sewer	\$547	\$520	\$3,330	\$5,267	(\$1,937)	\$9,000
Unscheduled/Emergency Repairs	\$5,545	\$8,821	\$82,000	\$17,950	\$64,050	\$200,000
Utilities - Water	\$19,402	\$3,909	\$68,400	\$61,841	\$6,559	\$190,000
Utilities - Sewer	\$9,960	\$4,521	\$28,700	\$37,824	(\$9,124)	\$70,000
Vehicle Expense	\$67	\$93	\$1,400	\$356	\$1,044	\$5,000
Water Meter, PRV, Yokes, Rem.	\$4,574	\$0	\$6,400	\$7,005	(\$605)	\$20,000
Clearing Account	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$208,971	\$132,399	\$1,078,438	\$977,232	\$101,207	\$2,673,738