



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

Regular Board Meeting
Wednesday, July 16, 2025 – 2:00pm
Location: 5676 Red Rock Drive, Larkspur, Colorado or via Zoom:

<https://us02web.zoom.us/j/83581261290?pwd=kbJ9JuybptEQRgOOMPWCXm9l4XgAZ.1>

Meeting ID: 835 8126 1290
Passcode: 029311

Dial by your location
• +1 719 359 4580 US

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
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2:00-2:01pm	Call to Order
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	A. Approval of/ Additions to/ Deletions from/ the Agenda
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2:02-4:00pm	New Business
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- | | |
|--|---|
| | A. Approve Minutes of the June 18, 2025, Regular Board Meeting |
| | B. Disbursements |
| | C. Waucondah Bid Tabulations |
| | D. Options for Cancelling Engineering Contracts for Waucondah WWTP, Sageport WWTP and Poncho Well |
| | E. Water Meter Install Update |
| | F. Radium Surcharge with New Taps |
| | G. LID Updates |
| | H. Spring Canyon LID – possible lift station locations |
| | I. Poncho Well Startup |
| | J. Project Funding |
| | K. District Systems Report |
| | L. District Staff Report |
| | M. Audience Participation (limit 5 minutes per speaker) |
| | N. Board Member Discussion Items |

Adjourn Meeting



Perry Park Water and Sanitation District
5676 West Red Rock Drive
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Regular Meeting – June 18, 2025

Board Members Present

Gary Peterson
Brian Arthurs
Tony Lucas
Julia McCusker
James Maras

Staff / Consultants in Attendance

Andrew Wheeler – DA Davidson
Diana Miller – District Manager
Will Parker – President, Semocor, Inc.
Heather Prewitt – Fiscal Focus Partners
Melissa Keathley – Administrative Assistant

1.0 Call To Order

The Regular Board Meeting was called to order at 14:03.

The District Manager requested that the execution of the agreement with Core Electric for the easements related to the Poncho Well be added to the agenda. No Board Members opposed the addition.

Director Arthurs requested that a consideration request from Michael Barden at 6073 S. Pike Drive be added to the agenda. No Board Members opposed the addition.

2.0 New Business, Open Items and Operational Status

- 2.1 Elect Board Officers – Director Peterson opened the meeting for nominations to the board. Director Lucas nominated and made a motion to appoint Gary Peterson President of the Board. The motion passed unanimously. (RESOLUTION 25-045) TO APPOINT GARY PETERSON PRESIDENT OF THE BOARD OF THE PERRY PARK WATER AND SANITATION DISTRICT. Director Peterson nominated and made a motion to appoint Tony Lucas Vice President of the board. The motion passed unanimously. (RESOLUTION 25-046) TO APPOINT ANTHONY LUCAS VICE PRESIDENT OF THE BOARD OF THE PERRY PARK WATER AND SANITATION DISTRICT. Director Peterson nominated and made a motion to appoint Brian Arthurs Treasurer of the Board. The motion passed unanimously. (RESOLUTION 25-047) TO APPOINT BRIAN ARTHURS TREASURER OF THE

PERRY PARK WATER AND SANITATION DISTRICT. Director Peterson nominated and made a motion to appoint Jim Maras Secretary of the Board. The motion passed unanimously. (RESOLUTION 25-048) TO APPOINT JAMES MARAS SECRETARY OF THE PERRY PARK WATER AND SANITATION DISTRICT. Director Peterson nominated and made a motion to appoint Julia McCusker Board Member at Large. The motion passed unanimously. (RESOLUTION 25-049) TO APPOINT JULIA MCCUSKER BOARD MEMBER AT LARGE OF THE PERRY PARK WATER AND SANITATION DISTRICT

- 2.2 Meeting Minutes – A motion was made and seconded; (RESOLUTION 25-050) TO APPROVE THE MINUTES OF THE MAY 21, 2025, REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS AMENDED. The motion passed unanimously. The following amendment was added; "Director Peterson emphasized that the District invests a considerable amount of financial and human resources to aid and support fire protection efforts for customers in the District."
- 2.3 Disbursements – A motion was made and seconded; (RESOLUTION 25-051) TO APPROVE ELECTRONIC PAYMENTS DATED MAY 29, 2025, IN THE AMOUNT OF \$15,837.92 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-052) TO APPROVE CHECKS 14501 THRU 14524 IN THE AMOUNT OF \$141,800.45 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

In reference to check 14511, issued to Gen Tech, Director Maras requested additional information on use of rented generators. Mr. Parker advised that the generators were used during the significant lift station maintenance conducted earlier in the month.

A motion was made and seconded; (RESOLUTION 25-053) TO APPROVE CHECKS 14525 THRU 14531 IN THE AMOUNT OF \$35,136.03 THAT WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

Director Peterson asked for clarification of check 14529 payable to Raftelis. The District Manager explained that the check was only partial payment for the rate study currently in progress.

A motion was made and seconded; (RESOLUTION 25-054) TO RATIFY CONSENT AGENDA ITEMS DATED MAY 23, 2025, IN THE AMOUNT OF \$7,557.88 AND CONSENT AGENDA ITEMS DATED JUNE 6, 2025, IN THE AMOUNT OF \$8,096.13 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.4 2024 Audit – Ms. Heather Prewitt with Fiscal Focus Partners LLC, attended the Board Meeting to present the 2024 Financial Statements and the results of the 2024 Audit. Ms. Prewitt noted that Schilling & Company, Inc., performs the audit preparation, as well as the financial statement preparation for the District. Ms. Prewitt noted that there were no adjustments to the financial statements necessary. Ms. Prewitt advised the Board that Fiscal Focus Partners LLC would be issuing an

Independent Auditors' Report, signifying that the financial statements are free of material misstatements and in accordance with GAAP (Generally Accepted Accounting Principles).

Ms. Prewitt highlighted the key components of the financial statements. Ms. Prewitt noted that "all documentation requested was available and provided". Ms. Prewitt noted that as is typical for the District, the audit went smoothly. Ms. Prewitt encouraged the Board to remain diligent in their financial oversight.

Director McCusker had multiple questions regarding the report including clarification on the labor reserve, the absence of the radium mitigation project and the draft date of the report. Ms. Prewitt stated that updates would be forthcoming. Director Arthurs asked for clarification regarding the sale of a District owned piece of land. He also asked if the board was asked for their input prior to the completion of the audit. Ms. Prewitt responded that she was not aware of any conversations that Fiscal Focus had with board members during the 2024 audit. Director Maras asked about the increase in the Treasurers Fee.

A motion was made and seconded; (RESOLUTION 24-055) TO ACCEPT THE 2024 AUDIT AS AMENDED AND TO AUTHORIZE THE DISTRICT MANAGER TO FACILITATE THE FINAL VERSION OF THE AUDIT AND SUBMIT IT TO THE STATE. The motion passed unanimously.

- 2.5 Financing – Andrew Wheeler of DA Davidson consulted with the Board on loan options for proceeding with Phase 2 of the Waucondah Wastewater Treatment Facility Improvements, as well as the Capacity Expansion Alternative – Sequencing Batch Reactor (SBR) Treatment System Improvements at the Sageport Wastewater Treatment Facility. The discussion included topics related to cost estimates, debt service and timing strategies. Director Maras proposed that the Sageport project be delayed and that the Board schedule a Special Meeting to further discuss hard costs once the bid submittals are received for Phase 2 of the Waucondah project. Director Peterson added that the Raftelis rate study might impact the decision for moving forward with the two projects. The District Manager agreed to set up a Special Meeting in the near future.
- 2.6 Board Meeting Structure and Owl – Board members discussed options to improve the structure of future board meetings and upgrade the virtual experience for online participants. The District Manager agreed to research the functionality of the current camera system to determine if it was able to detect and rotate toward various speakers in the audience. Board members also discussed the possibility of borrowing an Owl Audio/Visual System from the Perry Park County Club to determine if it's worth the \$1,000+ investment. For future meetings, all Board members agreed that audience participation should be limited to 5 minutes.
- 2.7 Water Meters – The District Manager provided an update regarding the status of the effort to upgrade the water meters in the District. Nine of the ten test meters have been installed. Zenner, the meter manufacturer, will install a mini-mesh system during the first week of July, which will allow the data from the meters to be accessible by the District.

- 2.8 Core Easement Agreement – The District Manager advised the Board that two additional easements were requested by Core for electric utilities at the Sageport plant location. The District Manager advised that Mr. Parker had validated that there would be no conflict between the proposed Core easements and the District's infrastructure. A motion was made and seconded; (RESOLUTION 24-056) TO EXECUTE THE EASEMENT AGREEMENTS FOR ELECTRIC UTILITIES WITH CORE. The motion was passed unanimously.
- 2.9 District Systems Report – The members of the board reviewed the District Systems Report that was presented by Mr. Parker. Board members expressed continued concern regarding the reported unaccounted for water usage and voiced hopes that the current water meter test may shed some light on the discrepancy.
- 2.9 Barden Consideration Request – Director Arthurs provided board members with an account of the excessive water usage billed to customer Michael Barden. Barden's water heater recently failed, resulting in excessive usage. As common practice for this type of unintentional usage and first-time request, the board agreed to accommodate. The Board agreed to adjust the customers bill to not exceed the 2nd lowest tier in the usage billing schedule.
- 2.10 District Staff Report – The members of the board reviewed the Monthly Staff Report that was presented by the District Manager. Discussion followed regarding the lowered revenue due to the unseasonably low number of permits being filed and construction water being purchased. Director McCusker asked when quarterly financial statements will be made available for board member review. The District Manager offered that a draft of the 1st quarter statement has been created and that the final version will be available 2 months after the quarter ends.
- 2.11 Audience Participation – There was not any audience participation.
- 2.12 Board Member Discussion Items – Director Peterson requested input from the District's legal counsel regarding the impact Douglas County's Home Rule status would have on the water district if voters pass it into governance. The District Manager agreed to seek the counsel and provide when available.

Director Arthurs requested a continued discussion regarding camping at nearby Sandstone Ranch Open Space. He reiterated his concern that the Glen Grove Well could be in harms way should a wildfire occur due to careless campers. He noted that the county should be made aware of the presence of primitive artifacts when considering allowing camping in the Open Space.

Director Maras reported that Douglas County has secured a loan commitment for the full scope of the development of the Spring Canyon infrastructure. The design contract has already been approved, and construction is slated to commence in 2027.

- 3.0 Adjournment** - A motion was made and seconded: (RESOLUTION 24-057) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting was adjourned at 16:17.

Jim Maras, Secretary



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Payment Resolutions – July 16, 2025

Resolution: To approve electronic payments dated 06/23/2025 in the amount of \$23,394.00 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 14532 through 14554 in the amount of \$156,673.11 to be disbursed from 1st Bank. (Green: To be reimbursed, Yellow: Capital Improvement Project)

Resolution: To ratify consent agenda items dated 6/20/2025 in the amount of \$7,557.88 and consent agenda items dated 7/4/2025 in the amount of \$8,096.13 and consent agenda items dated 7/18/2025 in the amount of \$7,557.88 which were previously disbursed from Wells Fargo Bank.



Perry Park Water and Sanitation District - Electronic Payments

Check Summary for Date: 6/23/2025

Page 1 of 2

				Invoice	Check #
Vendor	Vendor Name	Description	Amount		
6	WM Corporate Services, Inc.*	Trash Service, District Office, 6/1 - 8/31/25	204.24		2741
Check #: 2741		WM Corporate Services, Inc.*	6/23/2025	\$ 204.24	
6	WM Corporate Services, Inc.*	6 Yard Frontload, 5121 CC Dr., 6/1 - 6/30/25	755.28		2742
Check #: 2742		WM Corporate Services, Inc.*	6/23/2025	\$ 755.28	
6	WM Corporate Services, Inc.*	6 Yd Frontload, 501 Tenderfoot, 6/1 - 6/30/25	830.12		2743
Check #: 2743		WM Corporate Services, Inc.*	6/23/2025	\$ 830.12	
176	Comcast*	Business Internet, 6/11 - 7/10/25	448.21		2744
Check #: 2744		Comcast*	6/23/2025	\$ 448.21	
13	CORE Electric Cooperative*	4/30 - 6/2 Electric, Arapahoe Well #1	62.61		2745
Check #: 2745		CORE Electric Cooperative*	6/23/2025	\$ 62.61	
13	CORE Electric Cooperative*	4/30 - 6/2 Electric, Arapahoe Well #2	1,160.61		2746
Check #: 2746		CORE Electric Cooperative*	6/23/2025	\$ 1,160.61	
13	CORE Electric Cooperative*	4/30 - 6/2 Electric, Arapahoe Well #3	3,162.67		2747
Check #: 2747		CORE Electric Cooperative*	6/23/2025	\$ 3,162.67	
13	CORE Electric Cooperative*	5/8 - 6/9 Electric, Dakota #1	750.67		2748
Check #: 2748		CORE Electric Cooperative*	6/23/2025	\$ 750.67	
13	CORE Electric Cooperative*	5/8 - 6/9 Electric, Hog John Pump Sta.	740.28		2749
Check #: 2749		CORE Electric Cooperative*	6/23/2025	\$ 740.28	
13	CORE Electric Cooperative*	5/8 - 6/9 Electric, District Office	138.94		2750
Check #: 2750		CORE Electric Cooperative*	6/23/2025	\$ 138.94	
13	CORE Electric Cooperative*	5/8 - 6/9 Electric, Glen Grove Well	226.40		2751
Check #: 2751		CORE Electric Cooperative*	6/23/2025	\$ 226.40	
13	CORE Electric Cooperative*	5/8 - 6/9 Electric, 6221 Perry Park Blvd.	29.14		2752
Check #: 2752		CORE Electric Cooperative*	6/23/2025	\$ 29.14	
13	CORE Electric Cooperative*	5/8 - 6/9 Electric, Glen Grove WTP	1,047.71		2753
Check #: 2753		CORE Electric Cooperative*	6/23/2025	\$ 1,047.71	
13	CORE Electric Cooperative*	5/8 - 6/9 Electric, Waucondah WWTP	2,965.58		2754
Check #: 2754		CORE Electric Cooperative*	6/23/2025	\$ 2,965.58	
13	CORE Electric Cooperative*	5/8 - 6/9 Electric, 5121 Country Club Dr.	26.45		2755
Check #: 2755		CORE Electric Cooperative*	6/23/2025	\$ 26.45	
13	CORE Electric Cooperative*	5/8 - 6/9 Electric, Echo Hills Tank	34.84		2756

Vendor Vendor Name		Description	Invoice Amount	Check #
Check #: 2756		CORE Electric Cooperative*	6/23/2025	\$ 34.84
13	CORE Electric Cooperative*	5/8 - 6/9 Electric, WP Well	46.97	2757
Check #: 2757		CORE Electric Cooperative*	6/23/2025	\$ 46.97
13	CORE Electric Cooperative*	5/8 - 6/9 Electric, E/W PRV Vault	27.33	2758
Check #: 2758		CORE Electric Cooperative*	6/23/2025	\$ 27.33
13	CORE Electric Cooperative*	5/8 - 6/9 Electric, Grant Ditch Well	39.45	2759
Check #: 2759		CORE Electric Cooperative*	6/23/2025	\$ 39.45
13	CORE Electric Cooperative*	5/8 - 6/9 Electric, Lift Station #1	370.00	2760
Check #: 2760		CORE Electric Cooperative*	6/23/2025	\$ 370.00
13	CORE Electric Cooperative*	5/8 - 6/9 Electric, Lift Station #2	351.65	2761
Check #: 2761		CORE Electric Cooperative*	6/23/2025	\$ 351.65
13	CORE Electric Cooperative*	5/19 - 6/17 Electric, Arapahoe Well #4	3,217.36	2762
Check #: 2762		CORE Electric Cooperative*	6/23/2025	\$ 3,217.36
13	CORE Electric Cooperative*	5/19 - 6/17 Electric, Sageport WTP	5,181.47	2763
Check #: 2763		CORE Electric Cooperative*	6/23/2025	\$ 5,181.47
13	CORE Electric Cooperative*	5/19 - 6/17 Electric, Sageport WWTP	1,470.29	2764
Check #: 2764		CORE Electric Cooperative*	6/23/2025	\$ 1,470.29
13	CORE Electric Cooperative*	5/19 - 6/17 Electric, 7010 Boreas Rd/Pump	105.73	2765
Check #: 2765		CORE Electric Cooperative*	6/23/2025	\$ 105.73
Grand Total:			\$23,394.00	



Perry Park Water and Sanitation District

Check Summary for Date: 7/16/2025

Page 1 of 2

				Invoice	Check #
Vendor	Vendor Name	Description	Amount		
1	1st Bank of Douglas County*	Visa Card	984.75		14532
Check #: 14532 1st Bank of Douglas County* 7/16/2025				\$ 984.75	
635	Alpine Civil Construction*	West Side Filter Troubleshooting & CL2 Pump	1,800.00		14533
Check #: 14533 Alpine Civil Construction* 7/16/2025				\$ 1,800.00	
1109	Aqua Smart, Inc.*	Sequest	5,743.68		14534
Check #: 14534 Aqua Smart, Inc.* 7/16/2025				\$ 5,743.68	
65	CEBT*	Medical Premiums - August 2025	2,053.39		14535
Check #: 14535 CEBT* 7/16/2025				\$ 2,053.39	
657	Coberly Web Creations*	Website Creation and Maintenance	160.00		14536
Check #: 14536 Coberly Web Creations* 7/16/2025				\$ 160.00	
629	Core & Main LP*	Meter Sets	14,589.20		14537
Check #: 14537 Core & Main LP* 7/16/2025				\$ 14,589.20	
617	Curtis, Justus, & Zahedi, LLC*	Finalize water demand resolution	3,990.00		14538
Check #: 14538 Curtis, Justus, & Zahedi, LLC* 7/16/2025				\$ 3,990.00	
544	Denali Water Solutions LLC*	Sludge Removal - Sageport 6/25/25	2,172.00		14539
544	Denali Water Solutions LLC*	Sludge Removal - Waucondah 6/25/25	4,344.00		14539
Check #: 14539 Denali Water Solutions LLC* 7/16/2025				\$ 6,516.00	
441	Distribution System Resources, Ltd.*	Hydrant Repair	11,230.63		14540
Check #: 14540 Distribution System Resources, Ltd.* 7/16/2025				\$ 11,230.63	
141	Fischer Enterprises, Inc.*	Curb Box Repair	4,250.70		14541
141	Fischer Enterprises, Inc.*	Culvert Cleanout	337.85		14541
Check #: 14541 Fischer Enterprises, Inc.* 7/16/2025				\$ 4,588.55	
546	Frontier Communications Corporation	Copier Maint./Srv Agreement-6/26 - 7/25/25	150.69		14542
Check #: 14542 Frontier Communications Corporation* 7/16/2025				\$ 150.69	
531	Gen-Tech of Colorado, LLC*	Generator Rental - 6/13 - 7/10-Red Rock L.S.	4,662.32		14543
531	Gen-Tech of Colorado, LLC*	Generator Maintenance - Glen Grove	2,178.29		14543
Check #: 14543 Gen-Tech of Colorado, LLC* 7/16/2025				\$ 6,840.61	
626	Haven Rock Productions, LLC*	Independent Contractor	2,152.50		14544
Check #: 14544 Haven Rock Productions, LLC* 7/16/2025				\$ 2,152.50	
352	Iron Mountain*	Confidential Shredding Services	277.60		14545
Check #: 14545 Iron Mountain* 7/16/2025				\$ 277.60	

Vendor	Vendor Name	Description	Invoice Amount	Check #
558	Level Engineering & Inspection*	PPWSD General Services 2025	10,353.82	14546

Check #:	14546	Level Engineering & Inspection*	7/16/2025	\$ 10,353.82
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28	Moore Engineering, Inc.*	WQ Samples	1,338.30	14547
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Check #:	14547	Moore Engineering, Inc.*	7/16/2025	\$ 1,338.30
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615	PVS DX, Inc.*	Chlorine Cylinder Rental	50.00	14548
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Check #:	14548	PVS DX, Inc.*	7/16/2025	\$ 50.00
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526	Principle Electric, LLC*	Dakota WII VFD Adjustment/Programming	525.00	14549
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Check #:	14549	Principle Electric, LLC*	7/16/2025	\$ 525.00
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89	Professional Answering Service, Inc.*	Answering Service Fee, July 2025	97.00	14550
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Check #:	14550	Professional Answering Service, Inc.*	7/16/2025	\$ 97.00
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637	PumpMan Holdings, LLC*	Glen Grove Well Rehab	18,425.00	14551
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Check #:	14551	PumpMan Holdings, LLC*	7/16/2025	\$ 18,425.00
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1000	Semocor, Inc.*	Monthly Contract	36,524.00	14552
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1000	Semocor, Inc.*	June 2025 Extra Work	7,733.34	14552
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Check #:	14552	Semocor, Inc.*	7/16/2025	\$ 44,257.34
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279	TST Infrastructure, LLC*	PPWSD GIS - 2025	140.00	14553
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279	TST Infrastructure, LLC*	DC Water Supply Survey	1,850.00	14553
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279	TST Infrastructure, LLC*	!Sageport WTP Radium Removal-Approvals	4,545.00	14553
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279	TST Infrastructure, LLC*	!Sageport WTP Radium Removal-Utility Invest.	647.50	14553
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279	TST Infrastructure, LLC*	!Sageport WTP Radium Removal-Design	12,811.20	14553
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279	TST Infrastructure, LLC*	!Water Meter Planning	110.00	14553
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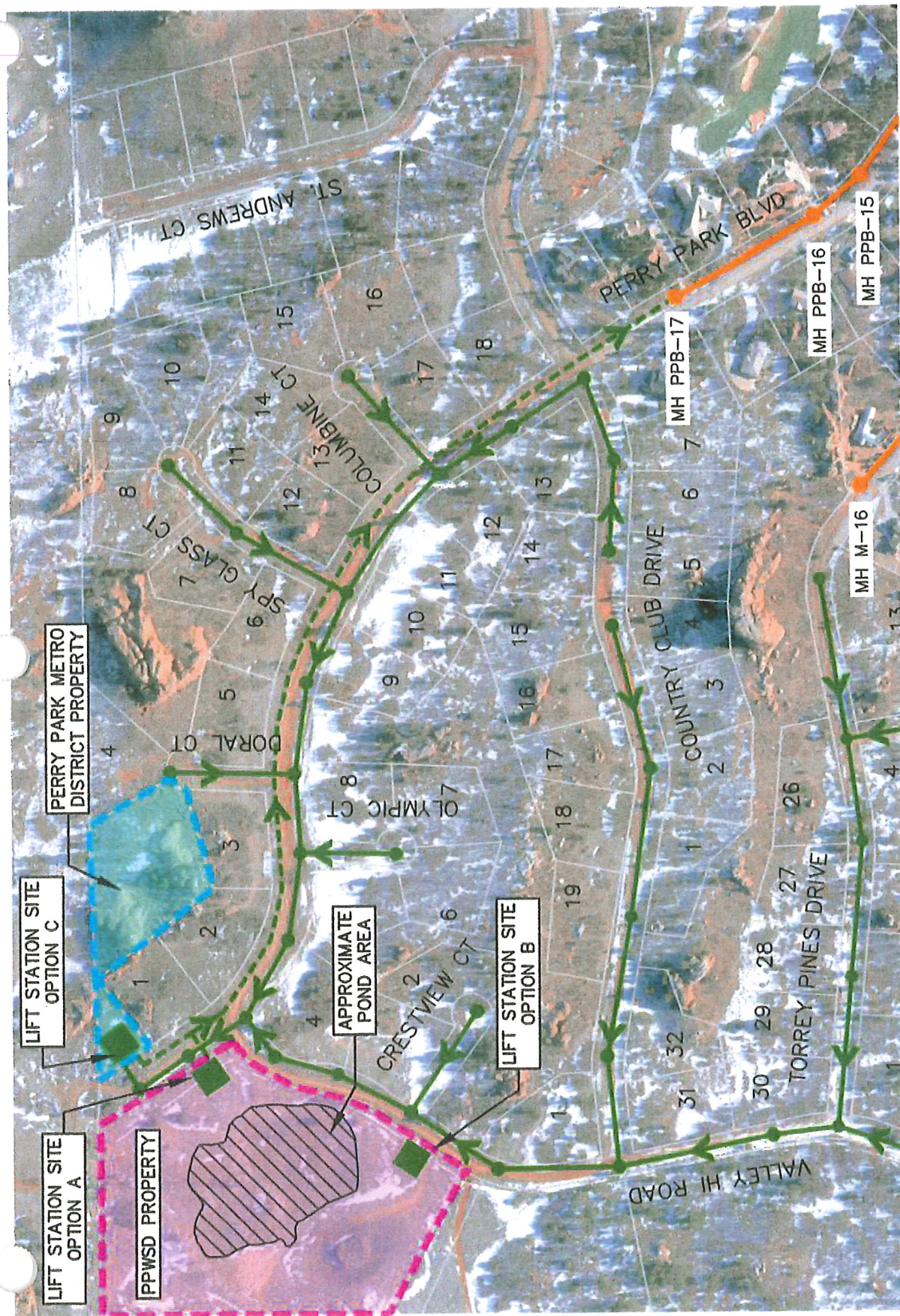
279	TST Infrastructure, LLC*	!Bear Ridge Construction	378.70	14553
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Check #:	14553	TST Infrastructure, LLC*	7/16/2025	\$ 20,482.40
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57	Utility Notification Center of Colorado	Utility Locate Transmission Reports	66.65	14554
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Check #:	14554	Utility Notification Center of Colorado*	7/16/2025	\$ 66.65
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Grand Total:	\$156,673.11
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DOUGLAS COUNTY

SPRING CANYON LID

SPRING CANYON LIFT STATION LOCATION VICINITY

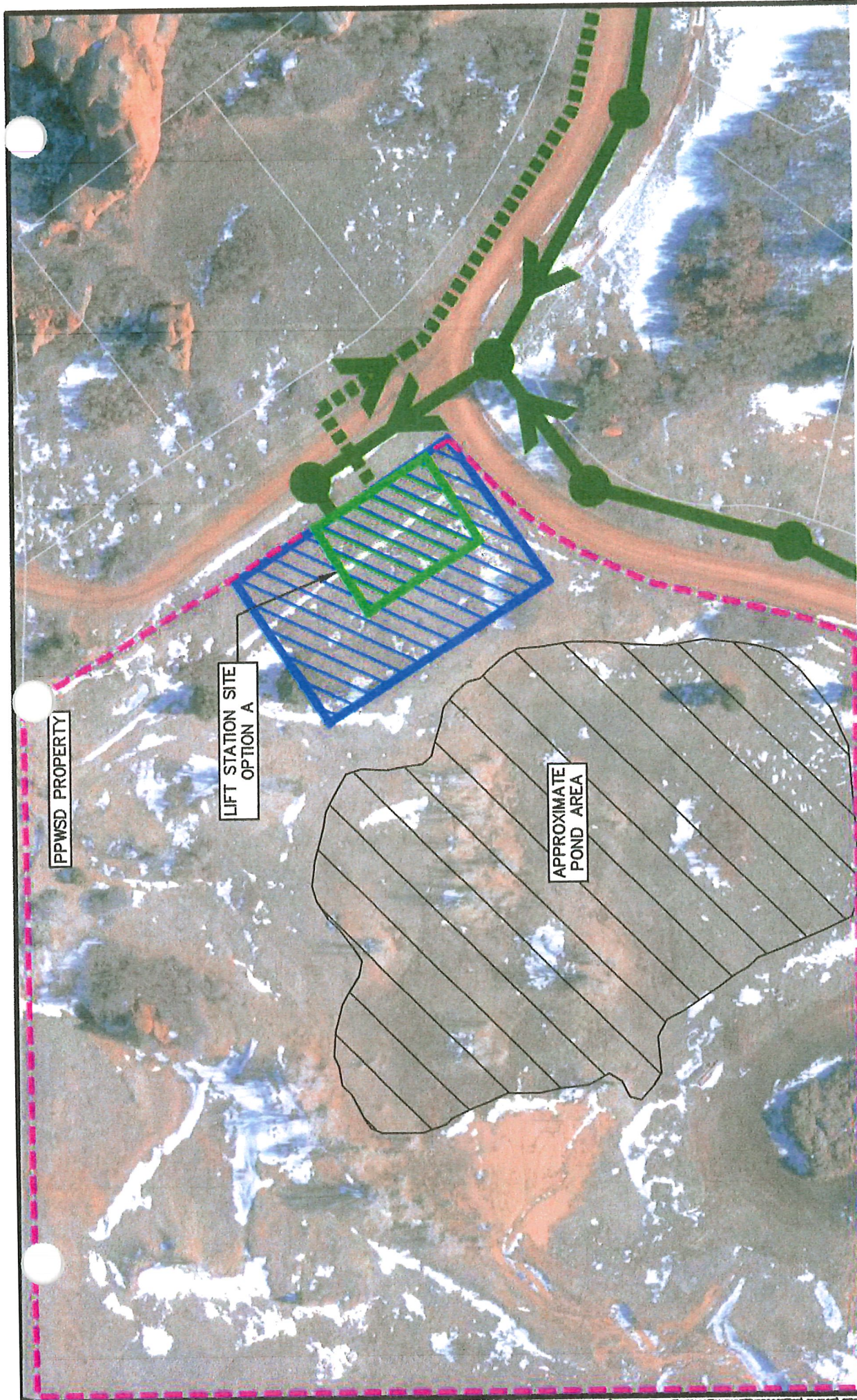
JOB NO. 038.011.20

DATE

JUNE 16, 2025

TST

TST INFRASTRUCTURE, LLC
Consulting Engineers



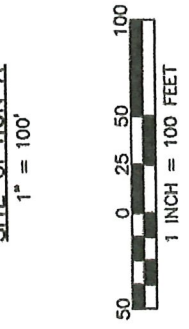
PPWS PROPERTY

LIFT STATION SITE
OPTION A

APPROXIMATE
POND AREA

NOTES:
1. PROPERTY LINES AND LOT NUMBERS SHOWN
BASED ON PROVIDED DOUGLAS COUNTY GIS
DATA.

SPRING CANYON LIFT STATION
SITE OPTION A
1" = 100'



- LEGEND**
- EXISTING PARCEL BOUNDARY
 - PPWS PROPERTY
 - EXISTING SEWER MAIN
 - EXISTING MANHOLE
 - PROPOSED SEWER
 - DIRECTION OF FLOW
 - PERMANENT EASEMENT REQUIRED
 - CONSTRUCTION EASEMENT
 - PROPOSED FORCEMAIN

DOUGLAS COUNTY

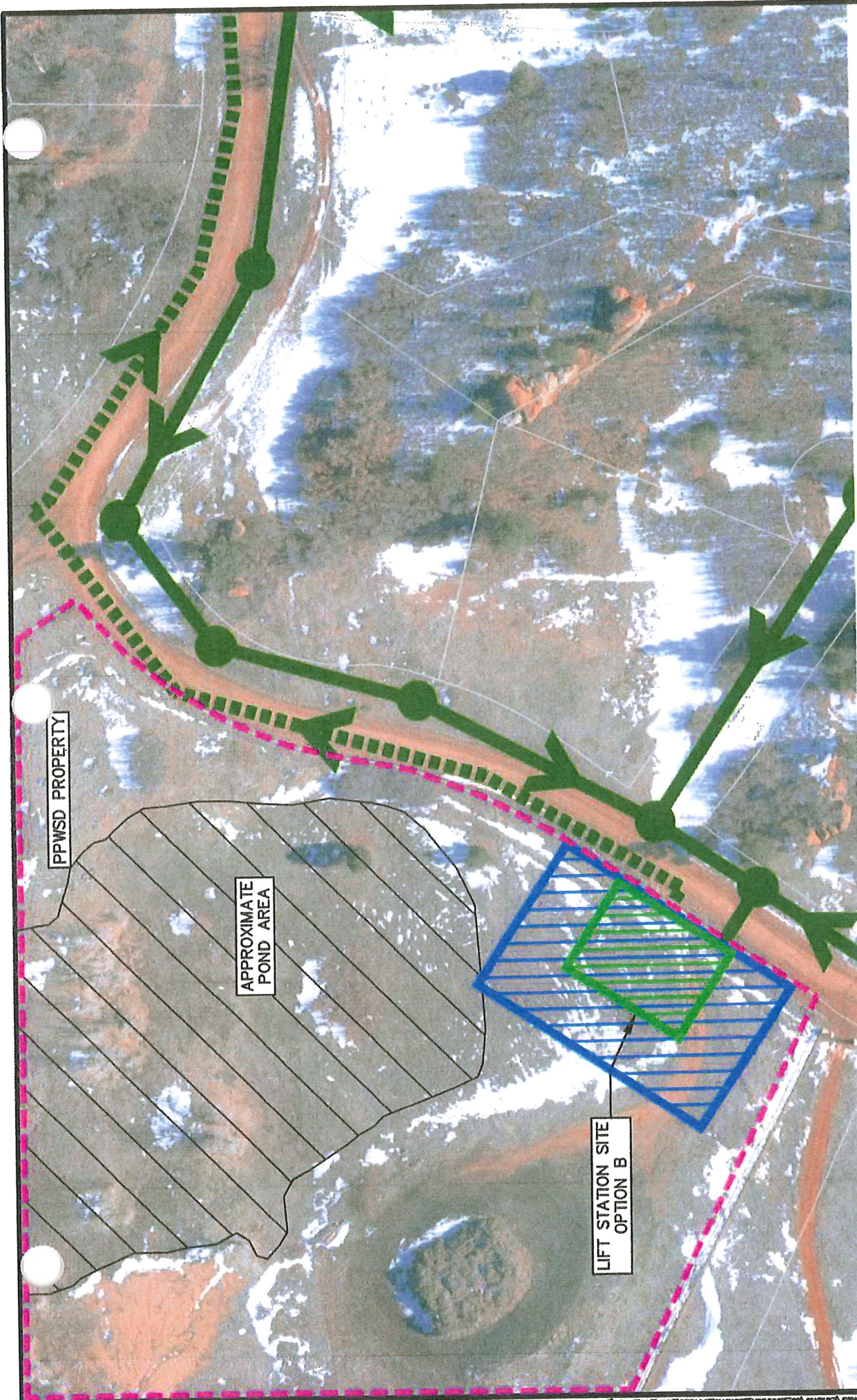
SPRING CANYON LID

SPRING CANYON LIFT STATION SITE OPTION A

JOB NO. 032.080.00 DATE JUNE 16, 2025

TST

TST INFRASTRUCTURE, LLC
Consulting Engineers



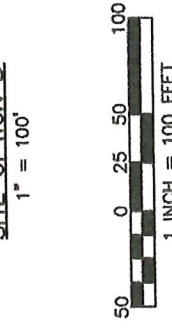
PPWS PROPERTY

APPROXIMATE
POND AREA

LIFT STATION SITE
OPTION B

NOTES:
1. PROPERTY LINES AND LOT NUMBERS SHOWN
BASED ON PROVIDED DOUGLAS COUNTY GIS
DATA.

SPRING CANYON LIFT STATION
SITE OPTION B
1" = 100'



- LEGEND**
- EXISTING PARCEL BOUNDARY
 - PPWS PROPERTY
 - EXISTING SEWER MAIN
 - EXISTING MANHOLE
 - PROPOSED SEWER
 - DIRECTION OF FLOW
 - PERMANENT EASEMENT REQUIRED
 - CONSTRUCTION EASEMENT
 - PROPOSED FORCEMAIN

DOUGLAS COUNTY

SPRING CANYON LID

SPRING CANYON LIFT STATION SITE OPTION B

JOB NO. 032.080.00 DATE JUNE 16, 2025

TST

TST INFRASTRUCTURE, LLC
Consulting Engineers

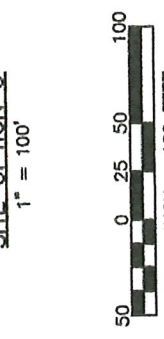
PERRY PARK METRO DISTRICT PROPERTY

LIFT STATION SITE OPTION C

APPROXIMATE POND AREA

NOTES:
1. PROPERTY LINES AND LOT NUMBERS SHOWN BASED ON PROVIDED DOUGLAS COUNTY GIS DATA.

SPRING CANYON LIFT STATION
SITE OPTION C
1" = 100'



- LEGEND**
- EXISTING PARCEL BOUNDARY
 - PPMD PROPERTY
 - EXISTING SEWER MAIN
 - EXISTING MANHOLE
 - PROPOSED SEWER
 - DIRECTION OF FLOW
 - REQUIRED PERMANENT EASEMENT
 - CONSTRUCTION EASEMENT
 - PROPOSED FORCEMAIN

DOUGLAS COUNTY

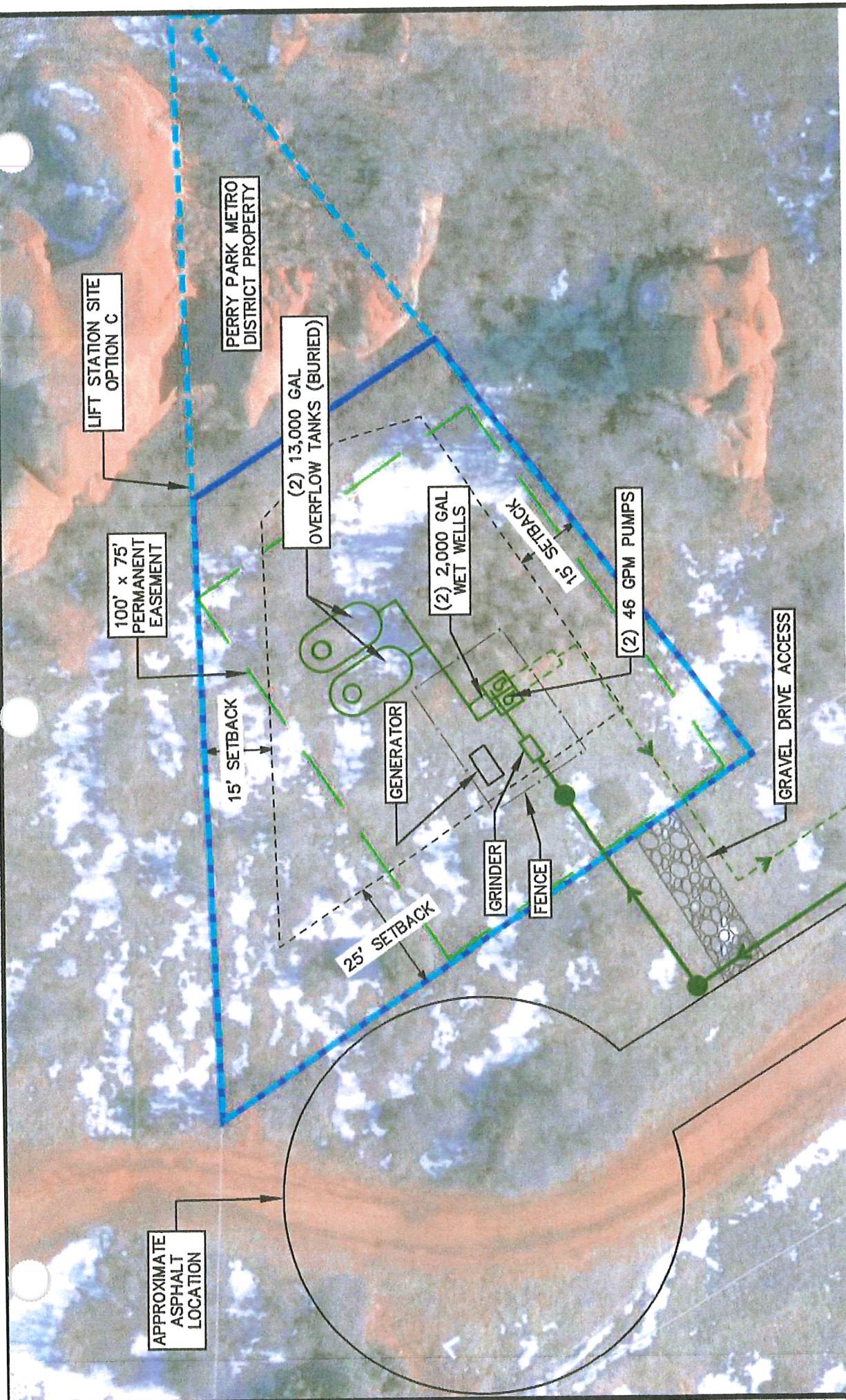
SPRING CANYON LID

SPRING CANYON LIFT STATION OPTION C

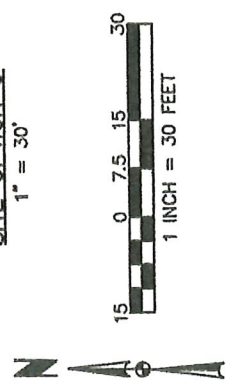
JOB NO. 032.080.00 DATE JUNE 16, 2025



TST INFRASTRUCTURE, LLC
Consulting Engineers




SPRING CANYON LIFT STATION
SITE OPTION C
1" = 30'



- LEGEND**
- | | |
|---|-----------------------------|
|  | EXISTING PARCEL BOUNDARY |
|  | PPMD PROPERTY |
|  | PROPOSED SEWER |
|  | DIRECTION OF FLOW |
|  | PROPOSED FORCEMAIN |
|  | REQUIRED PERMANENT EASEMENT |
|  | CONSTRUCTION EASEMENT |

NOTES:
1. PROPERTY LINES AND LOT NUMBERS SHOWN
BASED ON PROVIDED DOUGLAS COUNTY GIS
DATA.

DOUGLAS COUNTY	
 TST INFRASTRUCTURE, LLC Consulting Engineers	SPRING CANYON LID
	SPRING CANYON LIFT STATION OPTION C
	JOB NO. 032.080.00 DATE JULY 1, 2025

Perry Park Water & Sanitation District Systems Report

June 2025

Presented by:

Semocor, Inc.

3995 Castlewood Canyon Rd.

Castle Rock CO, 80104

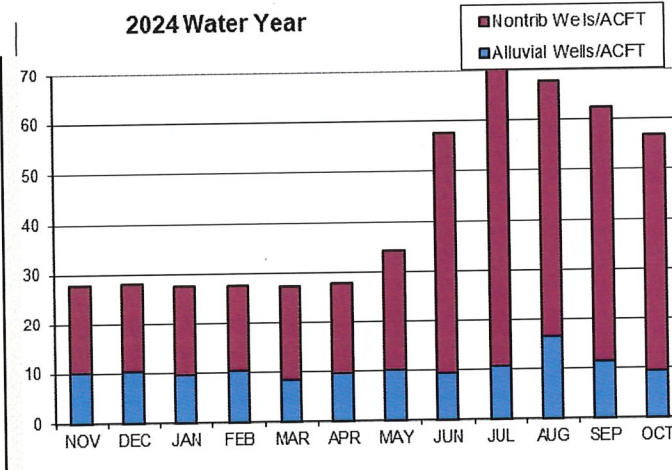
Water Treatment

		June.2024	June.2025	
Arapahoe	1	0.000	0.000	Emergency use only
Arapahoe	2	1.635	1.438	Normal Operation
Arapahoe	3	0.088	5.382	Normal Operation
Arapahoe	4	3.772	4.183	Normal Operation
Denver	4	10.253	2.271	Normal Operation
Grant Ditch	1	0.000	0.455	Normal Operation
W. Plum	1	0.000	0.000	Normal Operation
W. Plum	2	0.000	0.000	Normal Operation
Glengrove	1	3.027	2.466	Normal Operation
Dakota	1	0.000	0.000	Emergency use only
Dakota	2	0.000	1.080	Normal Operation
Total MG/Month		18.775	17.275	
Gallons/day		625,833	575,833	366.77

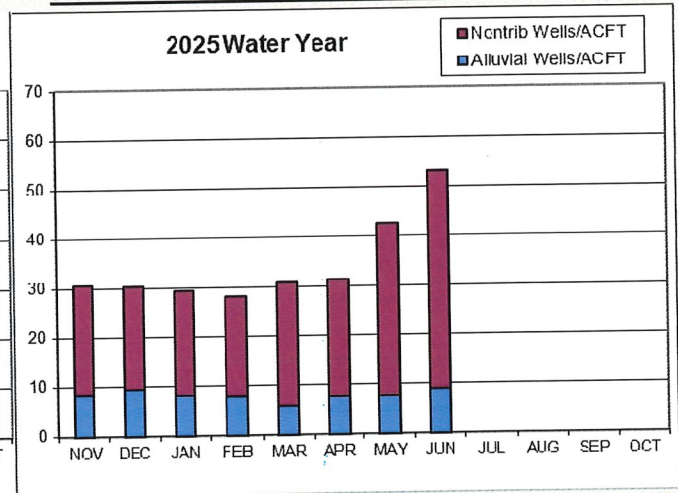
Monthly Precipitation 0.21 2.4 (PPWSD Reservoir Storage = 46 acre/feet)

Water YTD Precipitation 7.48 12.00
 Total MG/Water Year 83.756 80.289

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



YTD 16% Renewable



YTD 17% Renewable

Glengrove Water Plant – 3,069,000 gallons/month and the Daily Avg. = 32.2%, maximum day demand = 50.3% of capacity.

Sageport Water Plant – 12,858,000 gallons/month and the Daily Avg. = 45.7%, maximum day demand = 70.8% of capacity.

Distribution System- June. 2025

All Water Samples in June are good.

Sageport water plant Radium sampling completed and returned.

Hog john Pump Station – Normal Operation

East/West Pipeline – Transferred 4.293 MG in June normal Operation.

(2025 water YTD transfer is 25.011 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 6-30-2025.

Fire Hydrants – Normal Operation

Water Mains – Normal Operation

Miscellaneous

Generators – Normal Operation

Locates – 27

Work Orders – 21

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 – 8

Short notice inspection – 0

Curb-stop valves/meter pit repairs – 1.

Meter test – 1

Extra work- Completed installing the new Zenner meters.

Wastewater Systems

Sewage Treatment – June, 2025

Sageport Plant,	Results	Effluent Limits % capacity.	
Flow	.081 MGD	.100 MGD	81.0%
BOD	0 mg/L	30 mg/l	
TSS	0 mg/L	30 mg/l	
pH	7.0 – 7.4	6.5 – 9.0	
Phosphorous	0.12 mg/l	1.0 mg/l	
E-Coli	2/100 ml	419/100 ml	
Ammonia	3.43 mg/l	14 mg/l	
Total Inorganic Nitrogen	7.85mg/l	23 mg/l	
Sludge hauled	13,000 gallons	NA	
Operation –			

Waucondah Plant,	Results	Effluent Limits % capacity.	
Flow	.170 MGD	.320 MGD	53.1%
BOD	0 mg/L	30 mg/l	
TSS	8 mg/L	30 mg/l	
pH	6.8 -7.0	6.5 - 9.0	
Phosphorous	0.22 mg/l	1.0 mg/l	
E-Coli	0/100 ml	224/100 ml	
Ammonia	0.30 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

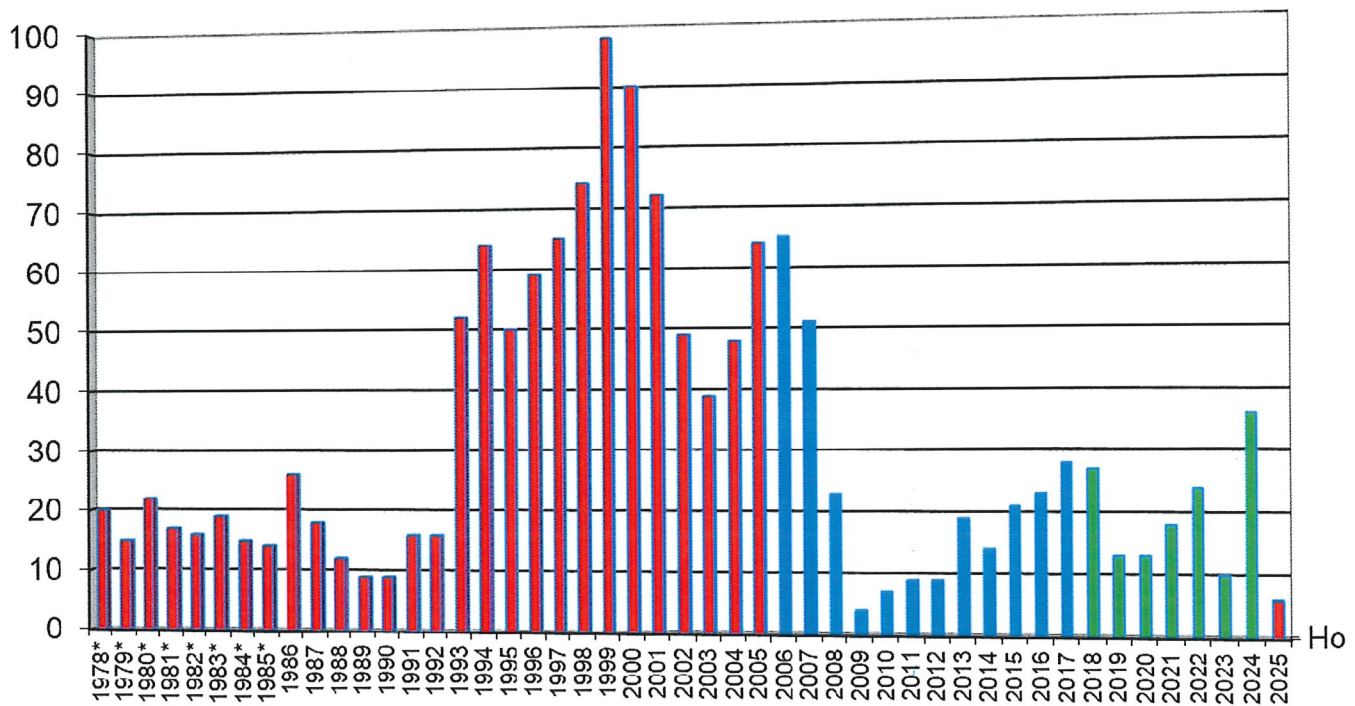
Boreas Lift Station – Normal Operation

Sewer Mains – Normal Operation

Jun-25

<u>Taps</u>	West Side: 887		East Side: 688	
	<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	424
Total Water Taps 1575				
Total Sewer Taps 1278				
Total Septic Systems 297				
YTD Homes thru 6-30-2025				

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 – July 16, 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.

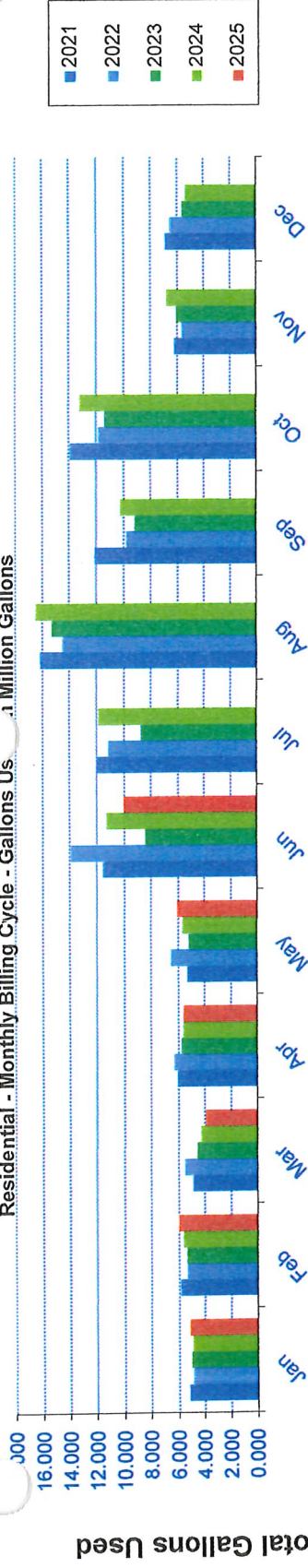
Attached is the Month End Cash Balances report.

Attached is the Capital Improvement Projects report.

Attached is the YTD Revenue Budget report.

Attached is the YTD Expense Budget report.

Residential - Monthly Billing Cycle - Gallons Used, In Million Gallons

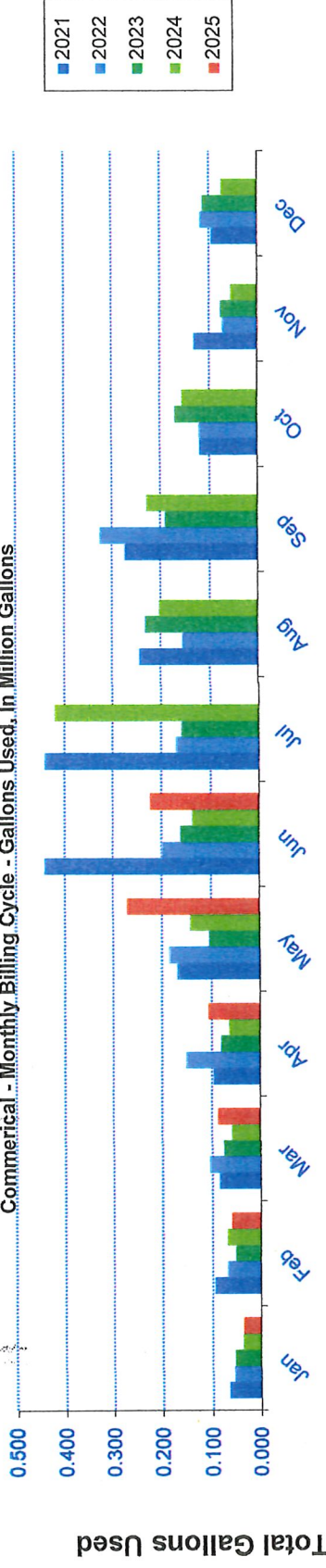


Residential-MGD		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
Average Usage		0.007	0.007	0.006	0.007	0.009	0.012	0.000	0.000	0.000	0.000	0.000	0.000
Total Usage		5.185	6.023	3.924	5.648	6.095	10.047	0.000	0.000	0.000	0.000	0.000	0.000

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	500						
10001 - 33000	135	139	63	121	172	314						
33001 - 66000	1	4	3	1	5	40						
66001 - 133000	1	1		2	1	5						
133001 - 99999999					1							

Commercial - Monthly Billing Cycle - Gallons Used, In Million Gallons



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	0.015	0.000	0.000	0.000	0.000	0.000	0.000
Total Usage		0.037	0.061	0.088	0.107	0.271	0.223	0.000	0.000	0.000	0.000	0.000	0.000

Commercial 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	5						
9001 - 45000	4	3	4	4	6	4						
45001 - 100000						1						
100001 - 200000												
200001 - 99999999												

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	\$134,615.16
	Total Expenses 2025	\$143,907.04
	Total 2020 2021 2022 2023 2024 and 2025 Expenses	\$1,224,537.33



Perry Park Water and Sanitation District
June Month End Cash Balances

F D 1

Date Printed: 7/9/2025

	Beginning Balance	Month to Date Deposits	Month to Date Withdrawals	Ending Balance
1st Bank - Checking Account	\$5,070.37	\$0.00	\$3,738.04	\$1,332.33
1st Bank - Checking AutoTeller	\$84,676.63	\$231,703.71	\$234,537.88	\$81,842.46
Wells Fargo Checking-Gen Fund	\$1,445,230.16	\$77,333.85	\$15,687.93	\$1,506,876.08
COLOTRUST - Savings-Gen Fund	\$3,098,142.70	\$44,523.22	\$50,000.00	\$3,092,665.92
CSAFE - Investment Pool	\$136,785.25	\$485.56	\$0.00	\$137,270.81
CommBank-PublicFunds MoneyMkt	\$261,717.76	\$570.04	\$0.00	\$262,287.80
	\$5,031,622.87	\$354,616.38	\$303,963.85	\$5,082,275.40



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

Page: 1

Date Printed: 7/9/2025

	Beginning Balance	Month to Date Expenditures	Ending Balance
Waucondah WWTP Improvements	\$1,045,155.98	\$146.76	\$1,045,302.74
Sageport WWTP Improvements	\$132,231.10	\$0.00	\$132,231.10
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	\$43,017.50	\$32,075.00	\$75,092.50
GIS - 2018 - 2019 - 2020	\$1,290.00	\$1,995.00	\$3,285.00
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	\$580.00	\$0.00	\$580.00
Well Capacity-Poncho Well	\$2,763,891.62	\$5,226.64	\$2,769,118.26
Water Meter - Smart Meter	\$9,332.80	\$395.00	\$9,727.80
Well Improvements/Replacement	\$573,195.00	\$0.00	\$573,195.00
Dakota Well Replacement	\$747.50	\$0.00	\$747.50
Glen Grove WTP Upgrades	\$137,835.89	\$0.00	\$137,835.89



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

Page: 2

Date Printed: 7/9/2025

	Beginning Balance	Month to Date Expenditures	Ending Balance
Glen Grove WTP Clear Well-2013	\$20,495.46	\$0.00	\$20,495.46
	\$4,852,692.79	\$39,838.40	\$4,892,531.19



Perry Park Water and Sanitation District
June YTD Revenue Budget

Page: 1

Date Printed: 7/9/2025

Revenue

	2025 Monthly Revenue	2024 Monthly Revenue	2025 YTD Budget	2025 YTD Revenue	2025 Actuals vs. Budget	Annual Adopted Budget
Property Tax	\$29,866	\$40,860	\$468,779	\$462,242	(\$6,538)	\$679,390
Specific Ownership Tax	\$4,252	\$4,100	\$23,030	\$26,052	\$3,022	\$47,000
Water Service Fees	\$109,540	\$116,203	\$462,000	\$477,135	\$15,135	\$1,100,000
Sewer Service Fees	\$84,683	\$83,609	\$497,000	\$543,674	\$46,674	\$1,000,000
Capital Improvement Fee	\$62,235	\$61,577	\$303,800	\$339,401	\$35,601	\$620,000
Service Calls	\$200	\$450	\$3,710	\$1,700	(\$2,010)	\$7,000
Construction Water Sales	\$5,964	\$480	\$57,500	\$10,473	(\$47,027)	\$115,000
Leased Water Sales	\$0	\$0	\$2,500	\$0	(\$2,500)	\$2,500
Water Meter Sales	\$750	\$1,500	\$8,850	\$3,250	(\$5,600)	\$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	\$11,729	\$18,906	\$30,000	\$29,760	(\$240)	\$55,000
Sewer Tap Fee	\$0	\$7,586	\$60,000	\$7,586	(\$52,414)	\$100,000
Water Development/Core Fee	\$8,374	\$25,122	\$69,000	\$33,496	(\$35,504)	\$115,000
Sewer Development/Core Fee	\$0	\$4,173	\$55,000	\$8,346	(\$46,654)	\$100,000
Permit Fees	\$0	\$300	\$1,800	\$1,050	(\$750)	\$4,000
Other Income	\$0	\$1,100	\$6,700	\$3,000	(\$3,700)	\$13,000
Proceeds From Sale Cap Asset	\$0	\$0	\$0	\$0	\$0	\$0
Feasibility Study Deposits	\$0	\$0	\$10,000	\$0	(\$10,000)	\$10,000
Services Provided Reimburse	\$0	\$14,167	\$40,000	\$0	(\$40,000)	\$40,000
Interest Earned	\$11,910	\$13,955	\$87,502	\$67,180	(\$20,322)	\$168,273
Total Revenue	\$329,504	\$394,088	\$2,189,571	\$2,014,344	(\$175,227)	\$4,196,663



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

Date Printed: 7/9/2025

Expenses	2025 Monthly Expenses	2024 Monthly Expenses	2025 YTD Budget	2025 YTD Expenses	2025 Budget vs. Actuals	Annual Adopted Budget
Audit	\$8,606	\$10,759	\$12,000	\$8,606	\$3,394	\$12,000
Bank Charges	\$270	\$154	\$1,764	\$1,662	\$102	\$4,200
Community Relations	\$0	\$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	\$315	\$0	\$10,000	\$9,004	\$996	\$10,000
PPWSD Website Maint&Security	\$0	\$0	\$5,000	\$160	\$4,840	\$10,000
Consultants	\$5,147	\$2,054	\$61,000	\$32,902	\$28,099	\$100,000
Contract Labor	\$2,176	\$0	\$26,000	\$18,335	\$7,665	\$50,000
Depreciation Expense	\$0	\$0	\$0	\$0	\$0	\$0
Depreciation-Gen & Admin	\$0	\$0	\$0	\$0	\$0	\$0
Director's Fees	\$500	\$0	\$4,700	\$3,300	\$1,400	\$10,000
Dues and Subscriptions	\$0	\$0	\$9,500	\$4,916	\$4,584	\$10,000
Election Expense	\$352	\$0	\$20,000	\$3,189	\$16,811	\$20,000
Insurance	\$0	\$0	\$65,000	\$72,049	(\$7,049)	\$65,000
Legal Fees	\$3,475	\$1,725	\$28,000	\$35,796	(\$7,796)	\$50,000
Miscellaneous Expense	\$2,097	\$0	\$1,850	\$2,351	(\$501)	\$5,000
Office Supplies and Postage	\$374	\$380	\$9,030	\$9,455	(\$425)	\$21,000
Payroll - Administrative	\$4,310	\$6,026	\$33,850	\$27,974	\$5,876	\$65,000
Payroll Tax & Benefits-Admin.	\$1,579	\$1,557	\$28,945	\$9,823	\$19,122	\$57,890

Perry Park Water and Sanitation District June YTD Expense Budget

Date Printed: 7/9/2025

Expenses	2025 Monthly Expenses	2024 Monthly Expenses	2025 YTD Budget	2025 YTD Expenses	2025 Budget vs. Actuals	Annual Adopted Budget
Rate Study	\$2,770	\$0	\$0	\$2,770	(\$2,770)	\$0
Repair & Maintenance, Misc.	\$1,023	\$2,177	\$8,400	\$6,011	\$2,389	\$20,000
Travel and Education	\$0	\$0	\$1,000	\$400	\$600	\$1,000
Treasurers' Fees-Douglas Cnty	\$449	\$616	\$5,125	\$6,934	(\$1,809)	\$7,500
Lease Purchase Interest Paymnt	\$25,220	\$27,942	\$25,220	\$25,220	\$0	\$50,440
Utilities - Office	\$1,567	\$1,627	\$8,320	\$9,697	(\$1,377)	\$16,000
Capital Improvements Plan	\$0	\$0	\$50,000	\$77,336	(\$27,336)	\$50,000
Chemical Expense - Water	\$2,068	\$1,693	\$8,190	\$6,276	\$1,914	\$21,000
Chemical Expense - Sewer	\$0	\$0	\$19,610	\$22,865	(\$3,255)	\$37,000
Computer Software & Support	\$0	\$365	\$2,000	\$3,709	(\$1,709)	\$20,000
Development / Core Fee Rebate	\$0	\$0	\$5,900	\$17,700	(\$11,800)	\$17,700
Generator & Cathodic Maint.	\$18,735	\$845	\$8,970	\$99,210	(\$90,240)	\$23,000
Hydrant Replacement	\$0	\$0	\$26,000	\$0	\$26,000	\$26,000
Operations Additional Services	\$0	\$765	\$3,720	\$765	\$2,955	\$12,000
Operations Contractor	\$36,524	\$35,808	\$219,144	\$219,144	\$0	\$438,291
Parts & Minor Equip Exp-Water	\$0	\$208	\$7,600	\$5,333	\$2,267	\$20,000
Parts & Minor Equipment-Sewer	\$399	\$181	\$13,600	\$9,280	\$4,320	\$20,000
Payroll - Operations	\$9,108	\$8,930	\$60,690	\$59,114	\$1,576	\$119,000
Payroll Tax & Benefits - Ops.	\$2,210	\$2,076	\$14,257	\$13,947	\$310	\$27,417



Perry Park Water and Sanitation District
June YTD Expense Budget

Date Printed: 7/9/2025

Expenses

	2025 Monthly Expenses	2024 Monthly Expenses	2025 YTD Budget	2025 YTD Expenses	2025 Budget vs. Actuals	Annual Adopted Budget
Permits	\$0	\$0	\$0	\$0	\$0	\$7,300
Repair & Maint.-Infras.-Water	\$2,765	\$4,230	\$39,600	\$22,277	\$17,323	\$110,000
Repair & Maint - Infras. Sewer	\$3,716	\$5,611	\$45,000	\$47,439	(\$2,439)	\$100,000
Risk Mitigation	\$0	\$0	\$25,000	\$0	\$25,000	\$50,000
Rules and Regulations	\$0	\$0	\$30,000	\$0	\$30,000	\$30,000
Utility Locates	\$67	\$106	\$1,340	\$9,728	(\$8,388)	\$2,000
Services Provided	\$0	\$10,238	\$16,500	\$4,915	\$11,585	\$50,000
Sewer Cleaning	\$31,417	\$0	\$40,000	\$31,417	\$8,583	\$40,000
Sludge Disposal	\$13,032	\$20,631	\$86,700	\$86,756	(\$56)	\$170,000
Testing - Water	\$686	\$246	\$9,540	\$4,303	\$5,237	\$18,000
Testing - Sewer	\$520	\$547	\$3,960	\$5,787	(\$1,827)	\$9,000
Unscheduled/Emergency Repairs	\$0	\$6,498	\$88,000	\$17,950	\$70,050	\$200,000
Utilities - Water	\$16,115	\$9,663	\$76,000	\$77,956	(\$1,956)	\$190,000
Utilities - Sewer	\$7,444	\$3,185	\$32,200	\$45,268	(\$13,068)	\$70,000
Vehicle Expense	\$105	\$47	\$1,450	\$461	\$989	\$5,000
Water Meter, PRV, Yokes, Rem.	\$0	\$0	\$8,000	\$7,005	\$995	\$20,000
Clearing Account	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$205,141	\$166,889	\$1,313,675	\$1,194,173	\$119,502	\$2,500,738