



Perry Park Water and Sanitation District  
5676 West Red Rock Drive  
Larkspur, Colorado 80118  
303-681-2050  
[perryparkwsd.colorado.gov](http://perryparkwsd.colorado.gov)

**Regular Board Meeting**  
**Wednesday, September 17, 2025 – 2:00pm**  
**Location: 5676 Red Rock Drive, Larkspur, Colorado or via Zoom:**

<https://us02web.zoom.us/j/85781923826?pwd=1WWiZ4OW6Djad8sCkaziVGPRvS6K7O.1>

Meeting ID: 857 8192 3826  
Passcode: 261289

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**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
2:02-4:00pm	New Business
	A. Approve August 20, 2025 Board Meeting Minutes
	B. Disbursements
	C. Waucondah Wastewater Treatment Plant Funding Update
	D. Smart Meters
	E. Sageport Radium Removal Update
	F. Poncho Well Update
	G. Capital Improvement Plan Update
	H. Right of Way Vacation Tenderfoot Drive
	I. 2026 Budget
	J. District Systems Report – Postponed Until Next Meeting
	K. District Staff Report
	L. Audience Participation (limit 5 minutes per speaker)
	M. Board Member Discussion Items

Adjourn Meeting



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## Regular Meeting – August 20, 2025

### Board Members Present

Brian Arthurs  
Tony Lucas  
Julia McCusker  
James Maras  
Gary Peterson

### Audience

Melissa Reed  
Aaron Mathewson  
Carsley Bowman  
Tony Caterina  
Tyler

### Staff / Consultants in Attendance

Diana Miller – District Manager  
Will Parker – President, Semocor, Inc.  
Melissa Keathley – Utility Assistant  
Mark Morton – GMS, Inc,

### 1.0 Call To Order

The Regular Board Meeting was called to order at 14:00.

### 2.0 New Business, Open Items and Operational Status

- 2.1 Meeting Minutes – A motion was made and seconded; (RESOLUTION 25-066) TO APPROVE THE MINUTES OF THE JULY 9, 2025, WORK SESSION OF THE PERRY PARK WATER AND SANITATION DISTRICT. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-067) TO APPROVE THE MINUTES OF THE JULY 19, 2025, REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT. The motion passed unanimously.

- 2.2 Disbursements – A motion was made and seconded; (RESOLUTION 25-068) TO APPROVE ELECTRONIC PAYMENTS DATED JULY 21, 2025, IN THE AMOUNT OF \$13,389.55 AND ELECTRONIC PAYMENTS DATED JULY 22, 2025, IN THE AMOUNT OF \$267.75 AND ELECTRONIC PAYMENTS DATED AUGUST 6, 2025, IN THE AMOUNT OF \$12,525.89 WHICH WERE PREVIOUSLY DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-069) TO APPROVE CHECKS 14555 THRU 14560 IN THE AMOUNT OF \$20,477.83 TO BE DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

In reference to check 14557, issued to Fischer Enterprises, Inc, Director Maras requested additional information regarding the description associated with the check. Mr. Parker advised that the drying beds at the Sageport Wastewater Treatment Plant needed rehabilitation and this expense was related to that dewatering effort.

A motion was made and seconded; (RESOLUTION 25-070) TO APPROVE CHECKS 14561 THRU 14588 IN THE AMOUNT OF \$124,972.07 TO BE DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

In reference to check 14561, issued to Alpine Civil Construction, Director Maras requested additional information regarding the description associated with the check. Mr. Parker advised that the enclosure/control panel was for the Dakota well and the west side filter integration was integrating the old side and new side filtration systems at the Sageport Water Treatment Plant.

In reference to check 14578, issued to Margaret Maldonado, Director Peterson requested additional information regarding the description associated with the check. The District Manager advised that the property, unknown to the District, had changed ownership. Once the ownership change had been determined, the District refunded the payments made past the ownership change to the original owner Ms. Maldonado, and charged the correct owner.

In reference to check 14567 issued to Distribution System Resources, Director Maras requested additional information regarding the description associated with the check. Mr. Parker advised that this is final payment for the valve exercising agreement and that 244 valves had been inspected and exercised on the West side of the District. Mr. Parker offered that the project was within the agreed amount and the District would be provided with a list of recommended repairs/replacements.

A motion was made and seconded; (RESOLUTION 25-071) TO RATIFY CONSENT AGENDA ITEMS DATED AUGUST 1, 2025, IN THE AMOUNT OF \$8,634.38 AND CONSENT AGENDA ITEMS DATED AUGUST 15, 2025, IN THE AMOUNT OF \$7,557.88 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 PPWSD Reservoir Property and Spring Canyon Gravel Pit Property – Local Realtor, Tony Caterina, offered information regarding the valuations of the Perry Park Water and Sanitation District (PPWSD) reservoir property and the Spring Canyon gravel pit property as well as his expert opinion regarding the attributes and challenges associated with the sale of the properties.

Director Peterson summarized that the District would like to get a better understanding of the potential revenue that the District could receive by selling these properties. Director Peterson suggested the revenue would be designated to reduce the debt issuance for necessary capital improvement projects.

Mr. Caterina advised the board that he would like to move forward in assisting the District in the sale of the two properties. He requested that the board decide on the services they would like provided, then he will prepare a contract of engagement that meets the District's needs.

- 2.4 Waucondah Wastewater Treatment Plant Funding – The board discussed options for funding the Waucondah Wastewater Treatment Improvements project and deliberated on rescinding the contract with the lowest bidders for the project. Debt issuance calculations from DA Davidson were reviewed.

Director Peterson reminded board members that the low bid for the project was just over \$7.0 million. Funding the upgrades to the Waucondah Wastewater Treatment Plant would require debt issuance, however it would be advantageous to exhaust all potential revenue streams available to minimize the amount of debt required to fund the project. In addition to the sale of real estate properties, the board also discussed other options including offering a tap presale option for land owners located within newly-formed LID (Local Improvement District) areas of the District and installing smart meters to capture revenue being lost to unaccounted for water consumption. Increasing rates were also discussed as a source of revenue. Director Maras made a motion to increase the rates by \$75 per bimonthly billing cycle for all sewer customers. The motion was not seconded and therefore failed.

The board discussed the pros and cons of moving forward with the Waucondah Wastewater Treatment Plant. Director Maras emphasized that the associated debt required to move forward with the project would hamstring the District, unless rates were raised drastically. Director Peterson pointed out the liabilities associated with neglecting the 50-year-old equipment that the District relies on. The board requested Mr. Parker's position on the subject. Mr. Parker responded that state regulations were very unpredictable and that he was unable to comment with certainty. The board also requested feedback from Mark Morton, the engineer for the project. Mr. Morton offered potential ramifications of putting the project on hold and the associated costs. Director McCusker voiced that the project was not in a crisis state and that increasing the rates so quickly after the adoption of the radium mitigation fee would overwhelm many of the District's customers. The board discussed the feasibility of merging with another water district. Director Arthurs reminded the board that they made a commitment to customers to improve conditions at the Waucondah Wastewater Treatment Plant and it was imperative that the District upholds its promise. He urged the board to continue to consider revenue streams to offset the cost of the project.

A motion was made and seconded: (RESOLUTION 25-072) TO ACCEPT THE LOW BID ON THE WAUCONDAH WASTEWATER TREATMENT PLANT. The motion passed with a 3-2 vote.

- 2.5 Water Rights Valuation – The board reviewed the Water Rights Portfolio Estimated Valuation and Consumptive Use/Senior Ditch Rights Projections document. Director Maras highlighted senior water rights have recently been purchased in the \$40,000 to \$50,000 range.
- 2.6 Right of Way Vacation Tenderfoot Drive – The board reviewed the Presubmittal Review, provided by the Douglas County Department of Community Development, for the Public Right of Way Vacation request in Sage Port Filing 2. Director Maras advised the Board that the potential right of way vacation would impact the District, Jellystone Campground and himself as the current owner of the adjacent property. The Board did not make any commitments but because Director Maras the adjacent property owner is on the board, the board directed the District Manager to request



advice from the District's legal counsel to ensure that the Board is making a determination that is in the best interests of the entire District.

- 2.7 Smart Meters – The District Manager provided the Board with preliminary meter reading results for six of the ten test meters. The results for the six test meters provided a comparison of the consumption for June through July 2024 versus the same period this year. The District Manager offered that the training and support staff from Zenner were very knowledgeable and had been very good to work with. The District Manager offered that installation for all of the meters would take at least a year, adding that the number of meters inside of homes take much longer to schedule and install and are much more costly. Directors Maras and McCusker vehemently disagreed with the installation and suggested four months should be the target.
- 2.8 Water Development Fees – As a follow up to the discussion regarding sharing the cost of radium related capital improvements with undeveloped lots the following resolution was made and seconded;

#### **RESOLUTION 2025-08-001**

#### **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PERRY PARK WATER AND SANITATION DISTRICT; ADJUSTING WATER DEVELOPMENT FEES**

WHEREAS, at a Public Meeting on May 21, 2025, the Board of Directors of the Perry Park Water and Sanitation District discussed the necessary improvements for the Sageport Water Treatment Plant (WTP) to reduce the naturally occurring combined Radium in raw water entering the Sageport Water Treatment Plant;

WHEREAS, the Board adopted (RESOLUTION 25-038) to assess a fee to fund the improvements required to reduce the combined Radium leaving the Sageport Water Treatment Plant;

WHEREAS, the Board has considered information from consultants and citizens regarding the adjustment of the Customer rates to fund the Radium WTP Upgrade Fee and agreed that the amount of \$1,656.00 would be assessed to fund the Sageport WTP Radium removal improvements;

WHEREAS, the Board discussed assessing the same fee to undeveloped lots in the District;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PERRY PARK WATER AND SANITATION DISTRICT, THAT ALL WATER CORE/DEVELOPMENT FEES BE INCREASED BY THE AMOUNT OF ONE THOUSAND SIX HUNDRED FIFTY-SIX DOLLARS AND NO CENTS (\$1,656.00) TO CONTRIBUTE TO THE SAGEPORT WTP RADIUM REMOVAL IMPROVEMENTS:

The motion passed unanimously.

- 2.9 District Systems Report – The members of the board reviewed the District Systems Report that was presented by Mr. Parker.

2.10 District Staff Report – The members of the board reviewed the Monthly Staff Report that was presented by the District Manager.

2.11 Audience Participation – The Board received feedback from the three audience members who attended the Board meeting in person Ms. Reed, Mr. Mathewson and Mr. Bowman. The question of a 20 year lease purchase agreement versus a 30 year bond was discussed. Director Peterson offered that the board had previously evaluated a 30 year bond versus a 20 year lease purchase agreement. After weighing the pros and cons the board concluded that the cost of holding an election (required for a bond) and other legal costs are not as cost effective as a lease purchase agreement. Included in that discussion was the consideration that a bond may not be approved by the voters in the district, which would necessitate a lease purchase agreement anyway. The reality with a 20 year payback is the interest is much less than a 30 year payback. They suggested that improved community outreach and accountability were necessary.

2.12 Board Member Discussion Items – There was none.

**3.0 Adjournment** - A motion was made and seconded: (RESOLUTION 25-073) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting was adjourned at 17:10.

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Jim Maras, Secretary



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### **Payment Resolutions – September 17, 2025**

Resolution: To approve electronic payments dated 08/25/2025 in the amount of \$29,164.70 that were previously disbursed from 1<sup>st</sup> Bank.

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

Resolution: To approve checks 14589 through 14612 in the amount of \$161,855.93 to be disbursed from 1<sup>st</sup> Bank. (Green: To be reimbursed, Yellow: Capital Improvement Project)

Resolution: To ratify consent agenda items dated 08/29/2025 in the amount of \$8,096.13 and consent agenda items dated 09/12/2025 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: 8/25/2025

Page 1 of 2

Vendor	Vendor Name	Description	Invoice Amount	Check #
6	WM Corporate Services, Inc.*	6 Yard Frontload, 5121 CC Dr., 8/1 - 8/31/25	763.03	2800
<b>Check #: 2800 WM Corporate Services, Inc.* 8/25/2025 \$ 763.03</b>				
6	WM Corporate Services, Inc.*	6 Yd Frontload, 501 Tenderfoot, 8/1 - 8/31/25	521.98	2801
<b>Check #: 2801 WM Corporate Services, Inc.* 8/25/2025 \$ 521.98</b>				
6	WM Corporate Services, Inc.*	Trash Service, District Office, 9/1 - 11/30/25	224.06	2802
<b>Check #: 2802 WM Corporate Services, Inc.* 8/25/2025 \$ 224.06</b>				
17	Black Hills Energy*	Gas Service, District Office, 7/1 - 8/1/25	31.22	2803
<b>Check #: 2803 Black Hills Energy* 8/25/2025 \$ 31.22</b>				
17	Black Hills Energy*	Gas Service, Waucondah WW, 7/1 - 8/1/25	25.79	2804
<b>Check #: 2804 Black Hills Energy* 8/25/2025 \$ 25.79</b>				
17	Black Hills Energy*	Gas Service, Sageport WTP, 7/2 - 8/4/25	145.87	2805
<b>Check #: 2805 Black Hills Energy* 8/25/2025 \$ 145.87</b>				
17	Black Hills Energy*	Gas Service, Sageport WWTP, 7/2 - 8/4/25	30.01	2806
<b>Check #: 2806 Black Hills Energy* 8/25/2025 \$ 30.01</b>				
13	CORE Electric Cooperative*	7/1 - 8/4 Electric, Arapahoe Well #1	54.83	2807
<b>Check #: 2807 CORE Electric Cooperative* 8/25/2025 \$ 54.83</b>				
13	CORE Electric Cooperative*	7/1 - 8/4 Electric, Arapahoe Well #2	1,733.68	2808
<b>Check #: 2808 CORE Electric Cooperative* 8/25/2025 \$ 1,733.68</b>				
13	CORE Electric Cooperative*	7/1 - 8/4 Electric, Arapahoe Well #3	3,559.51	2809
<b>Check #: 2809 CORE Electric Cooperative* 8/25/2025 \$ 3,559.51</b>				
13	CORE Electric Cooperative*	7/8 - 8/11 Electric, Dakota #1	706.40	2810
<b>Check #: 2810 CORE Electric Cooperative* 8/25/2025 \$ 706.40</b>				
13	CORE Electric Cooperative*	7/8 - 8/11 Electric, Hog John Pump Sta.	704.48	2811
<b>Check #: 2811 CORE Electric Cooperative* 8/25/2025 \$ 704.48</b>				
13	CORE Electric Cooperative*	7/8 - 8/11 Electric, District Office	190.98	2812
<b>Check #: 2812 CORE Electric Cooperative* 8/25/2025 \$ 190.98</b>				
13	CORE Electric Cooperative*	7/8 - 8/11 Electric, Glen Grove Well	300.02	2813
<b>Check #: 2813 CORE Electric Cooperative* 8/25/2025 \$ 300.02</b>				
13	CORE Electric Cooperative*	7/8 - 8/11 Electric, 6221 Perry Park Blvd.	29.29	2814
<b>Check #: 2814 CORE Electric Cooperative* 8/25/2025 \$ 29.29</b>				
13	CORE Electric Cooperative*	7/8 - 8/11 Electric, Glen Grove WTP	1,041.21	2815



				Invoice	
Vendor	Vendor Name	Description		Amount	Check #
<b>Check #: 2815</b>		<b>CORE Electric Cooperative*</b>	<b>8/25/2025</b>	<b>\$ 1,041.21</b>	
13	CORE Electric Cooperative*	7/8 - 8/11 Electric, Waucondah WWTP		2,925.78	2816
<b>Check #: 2816</b>		<b>CORE Electric Cooperative*</b>	<b>8/25/2025</b>	<b>\$ 2,925.78</b>	
13	CORE Electric Cooperative*	7/8 - 8/11 Electric, 5121 Country Club Dr.		26.45	2817
<b>Check #: 2817</b>		<b>CORE Electric Cooperative*</b>	<b>8/25/2025</b>	<b>\$ 26.45</b>	
13	CORE Electric Cooperative*	7/8 - 8/11 Electric, Echo Hills Tank		36.06	2818
<b>Check #: 2818</b>		<b>CORE Electric Cooperative*</b>	<b>8/25/2025</b>	<b>\$ 36.06</b>	
13	CORE Electric Cooperative*	7/8 - 8/11 Electric, WP Well		45.72	2819
<b>Check #: 2819</b>		<b>CORE Electric Cooperative*</b>	<b>8/25/2025</b>	<b>\$ 45.72</b>	
13	CORE Electric Cooperative*	7/8 - 8/11 Electric, E/W PRV Vault		27.43	2820
<b>Check #: 2820</b>		<b>CORE Electric Cooperative*</b>	<b>8/25/2025</b>	<b>\$ 27.43</b>	
13	CORE Electric Cooperative*	7/8 - 8/11 Electric, Grant Ditch Well		39.45	2821
<b>Check #: 2821</b>		<b>CORE Electric Cooperative*</b>	<b>8/25/2025</b>	<b>\$ 39.45</b>	
13	CORE Electric Cooperative*	7/8 - 8/11 Electric, Lift Station #1		267.61	2822
<b>Check #: 2822</b>		<b>CORE Electric Cooperative*</b>	<b>8/25/2025</b>	<b>\$ 267.61</b>	
13	CORE Electric Cooperative*	7/8 - 8/11 Electric, Lift Station #2		428.42	2823
<b>Check #: 2823</b>		<b>CORE Electric Cooperative*</b>	<b>8/25/2025</b>	<b>\$ 428.42</b>	
13	CORE Electric Cooperative*	7/16 - 8/19 Electric, Arapahoe Well #4		6,754.29	2824
<b>Check #: 2824</b>		<b>CORE Electric Cooperative*</b>	<b>8/25/2025</b>	<b>\$ 6,754.29</b>	
13	CORE Electric Cooperative*	7/16 - 8/19 Electric, Sageport WTP		6,889.60	2825
<b>Check #: 2825</b>		<b>CORE Electric Cooperative*</b>	<b>8/25/2025</b>	<b>\$ 6,889.60</b>	
13	CORE Electric Cooperative*	7/16 - 8/19 Electric, Sageport WWTP		1,548.83	2826
<b>Check #: 2826</b>		<b>CORE Electric Cooperative*</b>	<b>8/25/2025</b>	<b>\$ 1,548.83</b>	
13	CORE Electric Cooperative*	7/16 - 8/19 Electric, 7010 Boreas Rd/Pump		112.70	2827
<b>Check #: 2827</b>		<b>CORE Electric Cooperative*</b>	<b>8/25/2025</b>	<b>\$ 112.70</b>	
<b>Grand Total:</b>				<b>\$29,164.70</b>	





# Perry Park Water and Sanitation District

Check Summary for Date: 9/17/2025

Page 1 of 2

Vendor		Vendor Name	Description	Invoice Amount	Check #
68		Brenntag.Pacific, Inc.*	Soda Ash - Waucondah WWTP	2,433.75	14589
68		Brenntag.Pacific, Inc.*	Soda Ash - Sageport WWTP	1,271.88	14589
Check #:		14589	Brenntag.Pacific, Inc.*	9/17/2025	\$ 3,705.63
5		CDPHE*	Sage Port Waste Water Discharge Permit	2,733.00	14590
Check #:		14590	CDPHE*	9/17/2025	\$ 2,733.00
5		CDPHE*	Waucondah Waste Water Discharge Permit	2,733.00	14591
Check #:		14591	CDPHE*	9/17/2025	\$ 2,733.00
65		CEBT*	Medical Premiums - October 2025	2,053.39	14592
Check #:		14592	CEBT*	9/17/2025	\$ 2,053.39
117		Chemtrade Chemicals US LLC*	Alum Sulfate - Waucondah	4,343.62	14593
117		Chemtrade Chemicals US LLC*	Alum Sulfate - Sageport	4,634.83	14593
Check #:		14593	Chemtrade Chemicals US LLC*	9/17/2025	\$ 8,978.45
642		Darryl Barker*	Refund over-payment of bill	460.85	14594
Check #:		14594	Darryl Barker*	9/17/2025	\$ 460.85
544		Denali Water Solutions LLC*	Sludge Removal - Sageport 8/21/25	2,172.00	14595
544		Denali Water Solutions LLC*	Sludge Removal - Waucondah 8/21/25	4,344.00	14595
544		Denali Water Solutions LLC*	Sludge Removal - Sageport 8/6/25	2,172.00	14595
544		Denali Water Solutions LLC*	Sludge Removal - Waucondah 8/6/25	4,344.00	14595
Check #:		14595	Denali Water Solutions LLC*	9/17/2025	\$ 13,032.00
18		Excell Pump Services*	Replaced bearings on Sageport RBC	16,317.76	14596
Check #:		14596	Excell Pump Services*	9/17/2025	\$ 16,317.76
643		First Integrity Title Co.*	Refund over-payment of final bill	50.00	14597
Check #:		14597	First Integrity Title Co.*	9/17/2025	\$ 50.00
592		FirstBank*	Office Supplies,Postage,Gas,Landscape Maint.	3,848.41	14598
Check #:		14598	FirstBank*	9/17/2025	\$ 3,848.41
141		Fischer Enterprises, Inc.*	Snow Removal - 2/12, 2/21	690.00	14599
141		Fischer Enterprises, Inc.*	Snow Removal - 3/19	75.00	14599
Check #:		14599	Fischer Enterprises, Inc.*	9/17/2025	\$ 765.00
546		Frontier Communications Corporation	Copier Maint./Srv Agreement- 8/26 - 9/25/25	150.69	14600
Check #:		14600	Frontier Communications Corporation*	9/17/2025	\$ 150.69
531		Gen-Tech of Colorado, LLC*	Generator Rental - 8/8 - 9/4-Red Rock L.S.	4,662.32	14601
531		Gen-Tech of Colorado, LLC*	Generator Maintenance - A3 Well	498.48	14601

				Invoice	Check #
Vendor Vendor Name		Description		Amount	
<b>Check #:</b>	<b>14601</b>	<b>Gen-Tech of Colorado, LLC*</b>	<b>9/17/2025</b>	<b>\$ 5,160.80</b>	
626	Haven Rock Productions, LLC*	Ind. Contractor Agreement - 8/15 - 9/10/25		2,051.62	14602
<b>Check #:</b>	<b>14602</b>	<b>Haven Rock Productions, LLC*</b>	<b>9/17/2025</b>	<b>\$ 2,051.62</b>	
20	Hydro Resources - Rocky Mountain, Inc.*	Poncho Road Well Site Development		37,695.25	14603
<b>Check #:</b>	<b>14603</b>	<b>Hydro Resources - Rocky Mountain, Inc.*</b>	<b>9/17/2025</b>	<b>\$ 37,695.25</b>	
558	Level Engineering & Inspection*	General Consultation 2025		920.00	14604
558	Level Engineering & Inspection*	Dakota Well - Phase II		310.00	14604
558	Level Engineering & Inspection*	Poncho Well		3,097.50	14604
<b>Check #:</b>	<b>14604</b>	<b>Level Engineering &amp; Inspection*</b>	<b>9/17/2025</b>	<b>\$ 4,327.50</b>	
615	PVS DX, Inc.*	Chlorine Cylinder Rental		60.00	14605
<b>Check #:</b>	<b>14605</b>	<b>PVS DX, Inc.*</b>	<b>9/17/2025</b>	<b>\$ 60.00</b>	
89	Professional Answering Service, Inc.*	Answering Service Fee, September 2025		97.00	14606
<b>Check #:</b>	<b>14606</b>	<b>Professional Answering Service, Inc.*</b>	<b>9/17/2025</b>	<b>\$ 97.00</b>	
585	Raftelis*	Rate Study		7,827.50	14607
<b>Check #:</b>	<b>14607</b>	<b>Raftelis*</b>	<b>9/17/2025</b>	<b>\$ 7,827.50</b>	
1000	Semocor, Inc.*	WW Samples, Radium tests, Drinking water tests		3,944.71	14608
1000	Semocor, Inc.*	Monthly Contract - September 2025		36,524.00	14608
<b>Check #:</b>	<b>14608</b>	<b>Semocor, Inc.*</b>	<b>9/17/2025</b>	<b>\$ 40,468.71</b>	
901	Sigler Communications, Inc.*	Communications Support		810.00	14609
<b>Check #:</b>	<b>14609</b>	<b>Sigler Communications, Inc.*</b>	<b>9/17/2025</b>	<b>\$ 810.00</b>	
279	TST Infrastructure, LLC*	Sageport WTP Radium Removal-Approvals		840.00	14610
279	TST Infrastructure, LLC*	Sageport WTP Radium Removal-Design		5,460.00	14610
279	TST Infrastructure, LLC*	Bear Ridge Construction		585.00	14610
<b>Check #:</b>	<b>14610</b>	<b>TST Infrastructure, LLC*</b>	<b>9/17/2025</b>	<b>\$ 6,885.00</b>	
283	The Print Shop*	Utility Bills		1,577.72	14611
<b>Check #:</b>	<b>14611</b>	<b>The Print Shop*</b>	<b>9/17/2025</b>	<b>\$ 1,577.72</b>	
57	Utility Notification Center of Colorado	Utility Locate Transmission Reports		66.65	14612
<b>Check #:</b>	<b>14612</b>	<b>Utility Notification Center of Colorado*</b>	<b>9/17/2025</b>	<b>\$ 66.65</b>	
<b>Grand Total:</b>				<b>\$161,855.93</b>	



**dmiller\_ppwsd@comcast.net**

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**From:** Michael Gerstner <MGerstner@tstinfrastucture.com>  
**Sent:** Friday, September 12, 2025 1:52 PM  
**To:** dmiller\_ppwsd@comcast.net  
**Subject:** RE: Status Request

Diana,

We are working on revised construction drawings to reflect revised building location and configuration. We are also updating the BDR and associated attachments to reflect revised building configuration.

Our goal is to have BDR and construction drawings (Process 100%, Civil 100%, Architectural 75%) completed by October 3<sup>rd</sup> and sent to the District for review.

TST is in coordination with the structural and MEP subcontractor on design. TST is in coordination with SEMOCOR on raw water quality testing.

TST is planning to submit documents for the L&E hearing by October 23<sup>rd</sup> to Douglas County and will present the project at the Douglas County Planning Commission's meeting on November 17<sup>th</sup>.

Please let me know if you have any questions.

Thank you,



**Michael Gerstner, PE**  
Principal  
**TST Infrastructure**  
5655 S Yosemite St, Suite 101  
Greenwood Village, CO 80111  
Tel: 303.799.5197  
tstinfrastucture.com

**From:** dmiller\_ppwsd@comcast.net <dmiller\_ppwsd@comcast.net>  
**Sent:** Friday, September 12, 2025 11:31 AM  
**To:** Michael Gerstner <MGerstner@tstinfrastucture.com>  
**Subject:** Status Request

Michael,

Can you please send me a status update on the radium removal project at the Sageport WTP?

Diana Miller  
District Manager  
Perry Park Water and Sanitation District

Confidentiality Notice: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please call 303.681.2050. Please

note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the District. Finally, the recipient should check this email and any attachments for the presence of viruses. The District accepts no liability for any damage caused by any virus transmitted by this email.



Perry Park Water and Sanitation District  
5676 West Red Rock Drive  
Larkspur, Colorado 80118  
[perryparkwsd.colorado.gov](http://perryparkwsd.colorado.gov)

## **BUDGET MESSAGE**

(Pursuant to 29-1-103(1)(e), C.R.S.)

### **Perry Park Water and Sanitation District**

The Perry Park Water and Sanitation District provides water and sewer service to mainly properties inside of the District boundary. The District currently provides service to approximately 1575 units, with an expected buildout of approximately 2,500 units.

In 2025 the District focused on radium reduction in drinking water, increasing water supply, long term improvements to the Waucondah Wastewater Treatment Plant, and compliance triggered improvements to the Sageport Wastewater Treatment Plant.

The current sources of revenue for the Perry Park Water and Sanitation District are from user charges, capital improvement fees, tap fees, development fees and property taxes. These revenue sources continue to fund the capital improvements included in this Budget.

The District uses an accrual basis for accounting.

The District Office is open Monday thru Friday, except Holidays and other posted events, from 8am to 4:30pm.

For more information please visit [perryparkwsd.colorado.gov](http://perryparkwsd.colorado.gov).



**PERRY PARK WATER & SANITATION DISTRICT**  
**SUMMARY**  
**2026 BUDGET AS PROPOSED, WITH 2024 ACTUALS AND 2025 ESTIMATED**

**For the Years Ended and Ending December 31, 2026**

9/15/25

Section 1

	ACTUAL 2024	BUDGET 2025	ACTUAL 08/31/25	ESTIMATED 2025	PROPOSED 2026
BEGINNING FUNDS AVAILABLE	\$ 5,806,213	\$ 4,784,231	\$ 4,850,061	\$ 4,850,061	\$ 4,724,459
REVENUE					
Capital Improvements fee	671,723	620,000	470,721	682,000	744,000
Development Fees	203,493	215,000	54,389	150,000	150,000
Proceeds From Capital Asset Sale	422,787	-	-	-	-
Property taxes	677,062	679,390	662,812	687,121	658,067
Specific ownership tax	51,468	47,000	34,988	47,000	47,000
Investment income	150,122	168,273	93,051	168,273	168,273
Tap Fees	147,946	155,000	37,346	100,000	100,000
Other Financing Sources	-	12,700,000	-	-	7,240,000
Operating revenue	2,397,747	2,316,500	1,513,967	2,275,700	2,305,000
Total revenue	4,722,348	16,901,163	2,867,274	4,110,094	11,412,340
Total funds available	10,528,561	21,685,394	7,717,335	8,960,155	16,136,799
EXPENDITURES					
Administration expenses	416,760	587,290	359,267	544,365	609,790
Operating expenses	1,619,540	1,885,008	1,170,686	1,772,347	1,898,774
Debt Service	222,930	960,934	25,220	223,440	1,063,131
Capital outlay	3,419,271	10,270,000	955,661	2,125,000	9,655,000
Total expenditures	5,678,500	13,703,231	2,510,834	4,665,152	13,226,695
Total expenditures and transfers out requiring appropriation	5,678,500	13,703,231	2,510,834	4,665,152	13,226,695
ENDING FUNDS AVAILABLE	\$ 4,850,061	\$ 7,982,163	\$ 5,206,501	\$ 4,295,003	\$ 2,910,104

**PERRY PARK WATER & SANITATION DISTRICT**  
**OPERATIONS FUND**  
**2026 BUDGET AS PROPOSED, WITH 2024 ACTUALS AND 2025 ESTIMATED**

**For the Years Ended and Ending December 31, 2026**

	9/15/25 Section 2				
	ACTUAL 2024	BUDGET 2025	ACTUAL 08/31/25	ESTIMATED 2025	PROPOSED 2026
BEGINNING FUND BALANCE	\$ 5,806,213	\$ 4,784,231	\$ 4,850,061	\$ 4,850,061	\$ 4,724,459
REVENUE					
Operating Revenue					
Construction Water Sales	126,477	115,000	44,291	100,000	115,000
Leased Water Sales	132	2,500	-	-	2,500
Other Income, Permit Fees	17,246	17,000	4,350	10,000	10,000
Reimbursements, Feasibility Studies	27,754	50,000	4,443	50,000	50,000
Service Calls	3,750	7,000	2,540	5,700	7,000
Service Late Charges	-	4,500	-	-	-
Sewer Service Fees	1,062,713	1,000,000	725,779	1,000,000	1,000,000
Stub Out and Lift Station Fees	3,800	5,500	-	-	5,500
Water Meter Sales	14,250	15,000	5,500	10,000	15,000
Water Service Fees	1,141,624	1,100,000	727,064	1,100,000	1,100,000
Non-Operating Revenue					
Capital Improvement fees	671,723	620,000	470,721	682,000	744,000
Development/Core Fees	203,493	215,000	54,389	150,000	150,000
Interest Earned	150,122	168,273	93,051	168,273	168,273
Proceeds from Capital Asset Sale	422,787	-	-	-	-
Property Tax	677,062	679,390	662,812	687,121	658,067
Radium WTP Upgrade Fee	-	-	112,409	429,456	858,912
Specific Ownership Tax	51,468	47,000	34,988	47,000	47,000
Tap Fees	147,946	155,000	37,346	100,000	100,000
Other Financing Sources					
Certificates of Participation Proceeds		12,700,000	-	-	7,240,000
Total revenue	4,722,348	16,901,163	2,979,683	4,539,550	12,271,252
Total funds available	10,528,561	21,685,394	7,829,744	9,389,611	16,995,711

**PERRY PARK WATER & SANITATION DISTRICT**  
**OPERATIONS FUND**  
**2026 BUDGET AS PROPOSED, WITH 2024 ACTUALS AND 2025 ESTIMATED**

**For the Years Ended and Ending December 31, 2026**

				9/15/25 Section 2
ACTUAL 2024	BUDGET 2025	ACTUAL 08/31/25	ESTIMATED 2025	PROPOSED 2026

**EXPENDITURES**

**Administration**

Accounting	-	2,000	-	-	2,000
Audit	10,759	12,000	12,275	12,275	14,000
Bank Charges	2,311	4,200	2,243	4,200	4,200
Community Relations	126	3,000	3,870	4,000	40,000
Computer Software & Support	17,972	20,000	3,709	10,000	10,000
Consultants	69,571	100,000	48,219	74,000	100,000
Contract Labor	8,374	50,000	24,345	50,000	50,000
Development/Core Fee Rebate	-	17,700	17,700	17,700	17,700
Director's fees	8,600	10,000	5,300	10,000	10,000
Dues and Subscriptions	6,011	10,000	4,966	5,500	10,000
Election Expense	-	20,000	3,189	-	-
Insurance	59,700	65,000	72,049	74,000	80,000
Legal Fees	42,839	50,000	40,649	50,000	50,000
Miscellaneous Expense	1,669	5,000	3,523	6,000	5,000
Office Supplies and Postage	20,405	21,000	11,341	21,000	21,000
Payroll - Administrative (includes Tax & Benefit	98,279	122,890	52,105	122,890	122,890
Perry Park Water News Letter	9,028	10,000	3,806	10,000	10,000
Perry Park Website Design & Maintenance	8,133	10,000	320	5,000	5,000
Professional Communications	9,263	10,000	9,814	10,000	10,000
Rate Study	-	-	8,543	15,000	-
Repair & Maintenance, Misc.	16,116	20,000	8,247	15,300	20,000
Travel and Education	-	1,000	400	500	1,000
Treasurers' Fees (Douglas County)	10,174	7,500	9,922	11,000	11,000
Utilities - Office	17,429	16,000	12,734	16,000	16,000

CONTINUED:

**PERRY PARK WATER & SANITATION DISTRICT**  
**OPERATIONS FUND**  
**2026 BUDGET AS PROPOSED, WITH 2024 ACTUALS AND 2025 ESTIMATED**

For the Years Ended and Ending December 31, 2026

9/15/25

Section 2

ACTUAL 2024	BUDGET 2025	ACTUAL 08/31/25	ESTIMATED 2025	PROPOSED 2026
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CONTINUED:

Operations

Capital Improvement Plan	68,000	50,000	77,336	90,000	-
Chemical Expense	49,210	58,000	40,418	58,000	58,000
Cyber Security	-	10,000	-	-	-
Feasibility Study Expense & Reimbursements	51,692	60,000	8,028	15,000	20,000
Generator & Cathodic Maintenance	21,293	23,000	112,520	150,000	150,000
Hydrant Replacement	26,590	26,000	11,231	26,000	26,000
Operations Additional Services	8,483	12,000	2,960	10,000	12,000
Operations Contractor	429,696	438,291	292,192	417,182	447,057
Parts and Minor Equipment Expense	38,599	40,000	16,976	40,000	40,000
Payroll - Operations (including Tax & Benefits)	157,260	146,417	100,883	139,365	146,417
Permits	6,714	7,300	977	7,300	7,300
Repair & Maintenance - Infrastructure	128,072	210,000	124,665	200,000	210,000
Risk Mitigation	775	50,000	-	1,000	20,000
Rules and Regulations	69,762	30,000	-	-	30,000
Service Line Locates	2,403	2,000	9,861	10,000	10,000
Sewer Cleaning	37,901	40,000	31,417	33,000	40,000
Sludge Disposal	167,794	170,000	106,304	170,000	170,000
Testing - Water & Sewer	24,190	27,000	11,500	21,000	27,000
Uniforms	-	-	-	-	-
Unscheduled/Emergency Repairs	32,104	200,000	22,201	100,000	200,000
Utilities - Infrastructure	285,748	260,000	178,974	260,000	260,000
Vehicle Expense	2,201	5,000	649	2,500	5,000
Water Meter, PRV, Yokes, Rem.	10,696	20,000	21,594	22,000	20,000
Clearing Account (temporary)	358	-	-	-	-

Debt Service

Certificates of Participation - Issuance Costs (2nd)	-	213,000	-	-	240,000
Certificates of Participation - Principal	167,500	173,000	-	173,000	178,500
Certificates of Participation - Interest	55,430	50,440	25,220	50,440	41,917
Certificates of Participation - Principal (2nd)	-	-	-	-	220,000
Certificates of Participation - Interest (2nd)	-	524,494	-	-	382,714
Capital outlay	3,419,271	10,270,000	955,661	2,125,000	9,655,000

Total Expenditures

5,678,500	13,703,231	2,510,834	4,665,152	13,226,695
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Total Expenditures and Transfers Out  
Requiring Appropriation

5,678,500	13,703,231	2,510,834	4,665,152	13,226,695
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ENDING FUND BALANCE

\$ 4,850,061	\$ 7,982,163	\$ 5,318,910	\$ 4,724,459	\$ 3,769,016
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**PERRY PARK WATER & SANITATION DISTRICT**  
**OPERATIONS FUND**  
**2026 BUDGET AS PROPOSED, WITH 2024 ACTUALS AND 2025 ESTIMATED**

For the Years Ended and Ending December 31, 2026

EMERGENCY RESERVE

				9/15/25 Section 2
ACTUAL 2024	BUDGET 2025	ACTUAL 08/31/25	ESTIMATED 2025	PROPOSED 2026
\$ 14,200	\$ 51,900	\$ 42,900	\$ 64,900	\$ 78,800



**PERRY PARK WATER & SANITATION DISTRICT**  
**CAPITAL PROJECTS SCHEDULE**  
**2026 BUDGET AS PROPOSED, WITH 2024 ACTUALS AND 2025 ESTIMATED**

For the Years Ended and Ending December 31, 2026

9/15/25

Section 3

ACTUAL 2024	BUDGET 2025	ACTUAL 08/31/25	ESTIMATED 2025	PROPOSED 2026
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**EXPENDITURES**

Capital outlay

Dakota Well Replacement	103,618	100,000	1,609	5,000	-
GIS (Geographic Information System)	3,178	10,000	3,413	5,000	5,000
Glen Grove Water Treatment Plant	91,171	200,000	10,248	40,000	50,000
Gove Ditch Weir	166,115	10,000	-	-	-
Increase Well Pumping Capacity Sageport WTP (New East Side Well)	2,353,504	100,000	353,342	800,000	-
Redundant Tank Site	-	-	-	-	-
Valve at Echo Hills Tank	-	-	-	-	-
Wastewater Treatment Plant Upgrades (Sageport)	4,783	4,200,000	10,000	50,000	50,000
Wastewater Treatment Plant Upgrades (Waucondah)	247,021	3,500,000	143,907	500,000	5,000,000
Water Meter Upgrades	4,196	1,000,000	5,981	25,000	1,500,000
Water Treatment Plant Plant Upgrades (Sageport) Radium Removal	7,673	-	99,739	150,000	1,500,000
Water Treatment Plant Plant Upgrades (Sageport) SCADA	160,640	150,000	17,136	50,000	50,000
Well Improvements	277,373	-	310,287	500,000	500,000
Contingency	-	1,000,000	-	-	1,000,000
Total expenditures	3,419,271	10,270,000	955,661	2,125,000	9,655,000



Perry Park Water and Sanitation District  
5676 West Red Rock Drive  
Larkspur, Colorado 80118  
[perryparkwsd.colorado.gov](http://perryparkwsd.colorado.gov)

## Monthly Staff Report – September 17, 2025

### **For Your Information:**

Attached is the Permit Applications report.

Attached is the Monthly Residential and Commercial Customer Consumption report.

There were no updates to the Waucondah Wastewater Treatment Plant – Electrical/Odor Related Expenses Summary Report for 2020, 2021, 2022, 2023, 2024 and 2025.

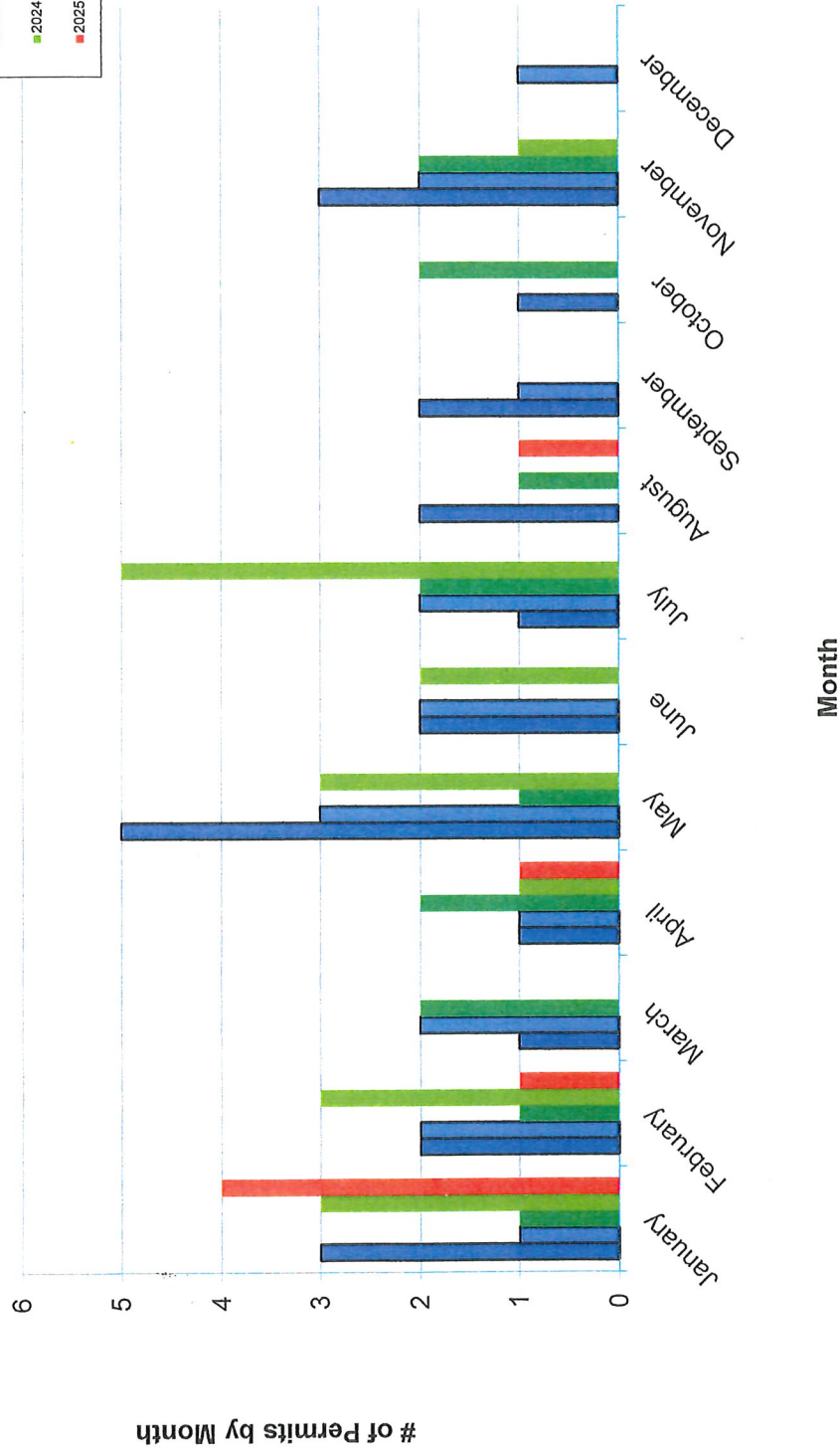
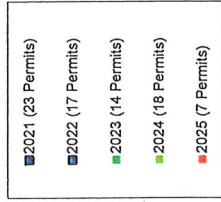
Attached is the Month End Cash Balances report.

Attached is the Capital Improvement Projects report.

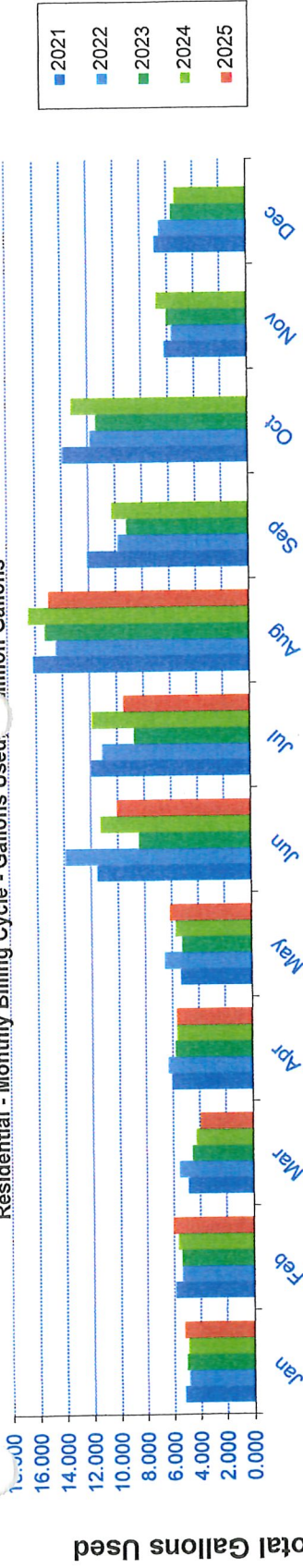
Attached is the YTD Revenue Budget report.

Attached is the YTD Expense Budget report.

# Permit Applications



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

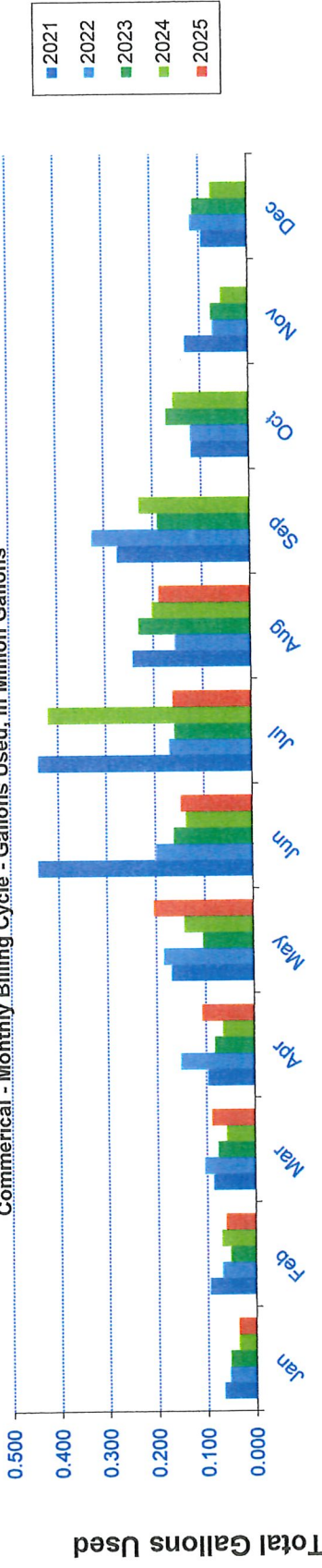


Residential-MGD	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
Average Usage	0.007	0.007	0.006	0.007	0.009	0.012	0.013	0.017	0.000	0.000	0.000	0.000
Total Usage	5.185	6.023	3.924	5.648	6.095	10.047	9.490	15.002	0.000	0.000	0.000	0.000

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	403	400				
10001 - 33000	135	139	63	121	172	314	243	346				
33001 - 66000	1	4	3	1	5	40	52	95				
66001 - 133000	1	1		2	1	5	6	18				
133001 - 9999999					1	1	1	2				

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	0.020	0.002	0.016	0.019	0.000	0.000	0.000	0.000
Total Usage	0.037	0.061	0.088	0.107	0.204	0.147	0.161	0.188	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	4	4				
9001 - 45000	4	3	4	4	6	4	5	5				
45001 - 100000						1	1	1				
100001 - 200000												
200001 - 9999999												





**Perry Park Water and Sewerage District**  
**August Month End Cash Balances**

Page 1

Date Printed: 9/11/2025

	Beginning Balance	Month to Date Deposits	Month to Date Withdrawals	Ending Balance
1st Bank - Checking Account	\$3,682.28	\$129.00	\$1,857.48	\$1,953.80
1st Bank - Checking Auto Teller	\$125,056.40	\$234,870.48	\$184,976.40	\$174,950.48
Wells Fargo Checking-Gen Fund	\$1,579,011.26	\$101,687.30	\$24,747.10	\$1,655,951.46
COLOTRUST - Savings-Gen Fund	\$3,242,817.31	\$28,249.26	\$0.00	\$3,271,066.57
CSAFE - Investment Pool	\$137,775.31	\$509.93	\$0.00	\$138,285.24
CommBank-PublicFunds MoneyMkt	\$262,878.13	\$591.65	\$0.00	\$263,469.78
	<b>\$5,351,220.69</b>	<b>\$366,037.62</b>	<b>\$211,580.98</b>	<b>\$5,505,677.33</b>





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

Page: 1

Date Printed: 9/11/2025

	Beginning Balance	Month to Date Expenditures	Ending Balance
Waucondah WWTP Improvements	\$1,045,302.74	\$0.00	\$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	\$93,096.20	\$14,315.00	\$107,411.20
GIS - 2018 - 2019 - 2020	\$3,285.00	\$127.50	\$3,412.50
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	\$3,487.63	\$4,067.63
Well Capacity-Poncho Well	\$2,770,828.26	\$5,072.50	\$2,775,900.76
Water Meter - Smart Meter	\$9,837.80	\$340.00	\$10,177.80
Well Improvements/Replacement	\$573,195.00	\$0.00	\$573,195.00
Dakota Well Replacement	\$747.50	\$861.38	\$1,608.88
Glen Grove WTP Upgrades	\$137,835.89	\$0.00	\$137,835.89

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

Page: 2

Date Printed: 9/11/2025

**Ending  
Balance**

**Month to Date  
Expenditures**

**Beginning  
Balance**

\$20,495.46

\$0.00

\$20,495.46

Glen Grove WTP Clean Well-2013

**\$4,936,558.90**

**\$24,204.01**

**\$4,912,354.89**



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

Page:

Date Printed: 9/11/2025

**Revenue**

	2025 Monthly Revenue	2024 Monthly Revenue	2025 YTD Budget	2025 YTD Revenue	2025 Actuals vs. Budget	Annual Adopted Budget
Property Tax	\$11,885	\$7,895	\$659,008	\$662,812	\$3,803	\$679,390
Specific Ownership Tax	\$4,484	\$4,497	\$31,020	\$34,988	\$3,968	\$47,000
Water Service Fees	\$147,429	\$159,903	\$726,000	\$727,064	\$1,064	\$1,100,000
Sewer Service Fees	\$84,733	\$83,584	\$667,000	\$725,779	\$58,779	\$1,000,000
Capital Improvement Fee	\$74,792	\$61,547	\$409,200	\$470,721	\$61,521	\$620,000
Radium WTP Upgrade Fee	\$79,625	\$0	\$0	\$112,409	\$112,409	\$0
Service Calls	\$150	\$450	\$5,180	\$2,540	(\$2,640)	\$7,000
Construction Water Sales	\$30,519	\$4,050	\$63,250	\$44,291	(\$18,959)	\$115,000
Leased Water Sales	\$0	\$0	\$2,500	\$0	(\$2,500)	\$2,500
Water Meter Sales	\$0	\$750	\$12,000	\$5,500	(\$6,500)	\$15,000
Water Stub Out Fee	\$0	\$0	\$2,250	\$0	(\$2,250)	\$2,250
Sewer Stub Out Fee	\$0	\$0	\$2,250	\$0	(\$2,250)	\$2,250
Sewer Lift Station Fee	\$0	\$0	\$1,000	\$0	(\$1,000)	\$1,000
Water Tap Fee	\$0	\$11,729	\$40,000	\$29,760	(\$10,240)	\$55,000
Sewer Tap Fee	\$0	\$0	\$80,000	\$7,586	(\$72,414)	\$100,000
Water Development/Core Fee	\$0	\$8,374	\$88,550	\$41,870	(\$46,680)	\$115,000
Sewer Development/Core Fee	\$0	\$0	\$70,000	\$12,519	(\$57,481)	\$100,000
Permit Fees	\$150	\$0	\$2,800	\$1,350	(\$1,450)	\$4,000
Other Income	\$0	\$250	\$9,200	\$3,000	(\$6,200)	\$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	\$4,443	\$10,587	\$40,000	\$4,443	(\$35,557)	\$40,000
Interest Earned	\$13,165	\$13,683	\$117,791	\$93,051	(\$24,740)	\$168,273
<b>Total Revenue</b>	<b>\$451,375</b>	<b>\$367,300</b>	<b>\$3,038,999</b>	<b>\$2,979,683</b>	<b>(\$59,316)</b>	<b>\$4,196,663</b>



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

Date Printed: 9/11/2025

**Expenses**

	2025 Monthly Expenses	2024 Monthly Expenses	2025 YTD Budget	2025 YTD Expenses	2025 Budget vs. Actuals	Annual Adopted Budget
Audit	\$3,669	\$0	\$12,000	\$12,275	(\$275)	\$12,000
Bank Charges	\$305	\$174	\$2,310	\$2,243	\$67	\$4,200
Community Relations	\$0	\$0	\$2,000	\$3,870	(\$1,870)	\$3,000
Perry Park Water News Letter	\$0	\$0	\$7,500	\$3,806	\$3,694	\$10,000
Professional Communications	\$810	\$0	\$10,000	\$9,814	\$186	\$10,000
PPWSD Website Maint&Security	\$0	\$1,118	\$10,000	\$320	\$9,680	\$10,000
Consultants	\$1,635	\$3,687	\$72,000	\$48,219	\$23,781	\$100,000
Contract Labor	\$3,357	\$0	\$34,000	\$24,345	\$9,656	\$50,000
Depreciation Expense	\$0	\$0	\$0	\$0	\$0	\$0
Depreciation-Gen & Admin	\$0	\$0	\$0	\$0	\$0	\$0
Director's Fees	\$1,500	\$1,900	\$6,700	\$5,300	\$1,400	\$10,000
Dues and Subscriptions	\$0	\$0	\$9,600	\$4,966	\$4,634	\$10,000
Election Expense	\$0	\$0	\$20,000	\$3,189	\$16,811	\$20,000
Insurance	\$0	\$0	\$65,000	\$72,049	(\$7,049)	\$65,000
Legal Fees	\$599	\$1,816	\$35,500	\$40,649	(\$5,149)	\$50,000
Miscellaneous Expense	\$960	\$0	\$1,850	\$3,523	(\$1,673)	\$5,000
Office Supplies and Postage	\$1,190	\$951	\$11,970	\$11,341	\$629	\$21,000
Payroll - Administrative	\$6,465	\$9,088	\$46,200	\$38,749	\$7,451	\$65,000
Payroll Tax & Benefits-Admin.	\$1,928	\$2,043	\$39,944	\$13,356	\$26,588	\$57,890



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

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**Expenses**

	2025 Monthly Expenses	2024 Monthly Expenses	2025 YTD Budget	2025 YTD Expenses	2025 Budget vs. Actuals	Annual Adopted Budget
Rate Study	\$0	\$0	\$0	\$8,543	(\$8,543)	\$0
Repair & Maintenance, Misc.	\$1,169	\$959	\$15,400	\$8,247	\$7,153	\$20,000
Travel and Education	\$0	\$0	\$1,000	\$400	\$600	\$1,000
Treasurers' Fees-Douglas Cnty	\$183	\$122	\$7,275	\$9,922	(\$2,647)	\$7,500
Lease Purchase Interest Paymnt	\$0	\$0	\$25,220	\$25,220	\$0	\$50,440
Utilities - Office	\$1,777	\$1,185	\$10,720	\$12,734	(\$2,014)	\$16,000
Capital Improvements Plan	\$0	\$0	\$50,000	\$77,336	(\$27,336)	\$50,000
Chemical Expense - Water	\$2,115	\$3,318	\$11,550	\$17,553	(\$6,003)	\$21,000
Chemical Expense - Sewer	\$0	\$0	\$22,570	\$22,865	(\$295)	\$37,000
Computer Software & Support	\$0	\$0	\$2,200	\$3,709	(\$1,509)	\$20,000
Development / Core Fee Rebate	\$0	\$0	\$11,800	\$17,700	(\$5,900)	\$17,700
Generator & Cathodic Maint.	\$6,470	\$1,739	\$15,870	\$112,520	(\$96,650)	\$23,000
Hydrant Replacement	\$0	\$0	\$26,000	\$11,231	\$14,769	\$26,000
Operations Additional Services	\$213	\$0	\$6,720	\$2,960	\$3,760	\$12,000
Operations Contractor	\$36,524	\$35,808	\$292,192	\$292,192	\$0	\$438,291
Parts & Minor Equip Exp-Water	\$95	\$843	\$9,800	\$6,780	\$3,020	\$20,000
Parts & Minor Equipment-Sewer	\$899	\$3,592	\$18,600	\$10,197	\$8,403	\$20,000
Payroll - Operations	\$13,662	\$13,394	\$79,730	\$81,885	(\$2,155)	\$119,000
Payroll Tax & Benefits - Ops.	\$2,786	\$2,641	\$18,918	\$18,998	(\$81)	\$27,417





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

**Expenses**

	2025 Monthly Expenses	2024 Monthly Expenses	2025 YTD Budget	2025 YTD Expenses	2025 Budget vs. Actuals	Annual Adopted Budget
Permits	\$977	\$977	\$7,300	\$977	\$6,323	\$7,300
Repair & Maint.-Infras.-Water	\$23,626	\$8,346	\$50,600	\$67,728	(\$17,128)	\$110,000
Repair & Maint - Infras. Sewer	\$3,623	\$9,791	\$85,000	\$56,937	\$28,063	\$100,000
Risk Mitigation	\$0	\$0	\$50,000	\$0	\$50,000	\$50,000
Rules and Regulations	\$0	\$0	\$30,000	\$0	\$30,000	\$30,000
Utility Locates	\$67	\$1,499	\$1,420	\$9,861	(\$8,441)	\$2,000
Services Provided	\$2,734	\$1,318	\$24,000	\$8,028	\$15,972	\$50,000
Sewer Cleaning	\$0	\$0	\$40,000	\$31,417	\$8,583	\$40,000
Sludge Disposal	\$6,516	\$13,629	\$113,900	\$106,304	\$7,596	\$170,000
Testing - Water	\$274	\$1,068	\$11,340	\$4,673	\$6,667	\$18,000
Testing - Sewer	\$520	\$520	\$5,220	\$6,827	(\$1,607)	\$9,000
Unscheduled/Emergency Repairs	\$0	\$2,729	\$140,000	\$22,201	\$117,799	\$200,000
Utilities - Water	\$34,181	\$26,990	\$115,900	\$121,013	(\$5,113)	\$190,000
Utilities - Sewer	\$7,710	\$12,404	\$46,200	\$57,961	(\$11,761)	\$70,000
Vehicle Expense	\$0	\$89	\$3,300	\$649	\$2,651	\$5,000
Water Meter, PRV, Yokes, Rem.	\$0	\$0	\$14,400	\$21,594	(\$7,194)	\$20,000
Clearing Account	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$169,038</b>	<b>\$163,738</b>	<b>\$1,750,719</b>	<b>\$1,555,173</b>	<b>\$195,546</b>	<b>\$2,500,738</b>