

ROUND MOUNTAIN WATER AND SANITATION

BOARD OF DIRECTORS MEETING

THURSDAY, January 18, 2024

2:00 P.M. – 3rd Street Gallery Building Conference Room
In-person or via zoom – Please call for Invite to Zoom

Call to Order

Roll Call

Pledge of Allegiance

Public input for those not on the agenda will be limited to 3 minutes.

Additions to the February 15, 2024, Board of Directors Meeting Agenda

Administrative Reports

1. Assistant District Manager – Peggy Quint
2. ORC – Steven Koch
3. District Manager – Dave Schneider

Consent Agenda

1. Approval of the Minutes of the December 21, 2023, Public Hearing and Regular Board Meeting
2. Financial Report and Approval of Checks for December 2023

Old Business

1. Personnel Policy changes regarding vacation time for returning employees and leave time use.
2. Steven Koch request for accrued vacation.

New Business

1. Discussion regarding Review Process for Management Job Performance
2. Resolution 2024-1 Designating Regular and Special Board Meeting locations, times, etc.
3. Discussion on property list for sale located adjacent to the WWTP

Adjourn

January ORC Report

Projects that we are working on this month is Lcrr, booster station, backflow, setting up maintenance schedule for our vehicles, scheduling upcoming projects and signing up for the annual CRWA convention.

Lcrr update we have gone through about half the customers files finding the information that we need. Out of 300 we have about 60 addresses that we don't have any information on. I am hoping at the upcoming conference there will be more information on how we can go forward with possibly resolving some of the addresses that don't have any information without digging and inspecting each service line.

Our booster station that keeps pressure supplied to the third zone of silver cliff had quit running weekly test runs. The problem was for some reason the main control panel reset its information so I went back through and set the parameters to what they should be. Gong forward the backup diesel generator should run 30 minutes per week until spring when it does get called for because of the extra demand.

I have asked Dave about setting up a maintenance schedule for our vehicles with a local mechanic. I will be meeting with a mechanic to request oil changes to be done and gong through our fleet for inspection of the vehicles. I will be getting a quote from Western tire and Boss Pro. I have worked with Western tire but I have heard a lot of good things about boss pro. I will than talk with dave and see which way he wants to go.

Jackson will be soon getting back into backflow enforcement and sending out letters to our customers that this affects. Sterling will be taking his backflow class at the end of the month and then will be introduced to our program and how we enforce backflow and make decisions with those who it affects.

I have been trying to schedule upcoming digs and other projects which include for this year French street upgrading our service to a 6 inch main that now is a 1 ¼ main, Jetting, fire hydrant flushing, inspecting sewer mains with our camera van, and any potential lcrr inspection digs. I will be coordinating with our outside crew on what our plan will be. I will also be contacting our fire department to see if they will still be flushing hydrants for us this year as well.

We will be signing up Jackson and Sterling to attend the CRWA convention and attend class for the required training they need for their certifications. I will be staying behind this year to cover the district.

All monthly sampling has been completed.

ORC Steven Koch

ROUND MOUNTAIN WATER AND SANITATION

PUBLIC HEARING and BOARD OF DIRECTORS MEETING

THURSDAY, December 21, 2023

2:00 P.M. - 3rd Street Gallery Building Conference Room

PUBLIC HEARING

Call to Order at 2:01 p.m.

Roll Call: Dave Schneider, Peggy Quint, Carlan Cardenas (zoom),
Randy Wilhelm, Charles Bogle (zoom), Mark Dembosky (zoom), Steve Lasswell (zoom), Connie Thompson
Public: Lucas Epp BOCC, Isaac Selden, Town of Silver Cliff (zoom), Elliott Jackson, Tribune (zoom) and Terry Gulliver

Pledge of Allegiance led by Randy Wilhelm

****BUDGET AMENDMENT PRESENTATION****

Changes to the 2023 Amendment
More revenue than budgeted and more spent than budgeted
Presented the Proposed Budget Amendment

Actual budget \$332K in additional revenue than budgeted

Audit Expense was up \$24K was for two audits
Purchased services is \$18K over what was budgeted
\$10k to the negative on our expenditures on general administration
Water Enterprises over in salaries
Repair and Maintenance over - due to piping repair on the highway in Silver Cliff
Total expenditures were \$1.2 million
RMWSD has over \$200K excess revenue over expenditures

There were no questions from the public in attendance.

Adjourn at 2:18 p.m.

BOARD OF DIRECTORS MEETING

Call to Order at 2:19 p.m.

Additions to the January 18, 2024, Board of Directors Meeting Agenda

1. Personnel Policy - will discuss in Executive Session
2. Steven Koch's request
3. Resolution regarding meeting location and time

Administrative Reports

1. Assistant District Manager - Peggy Quint
 - a. A lot of sickness amongst the staff since Thanksgiving

- b. Peggy's computer had to be sent to CBS of Colorado to be fixed.
- c. Peggy took some vacation time and now has a reasonable balance of vacation time.

2. ORC - Steven Koch

- **Report in Board Packet**
 - The Backflow Prevention Program is now in compliance - just a few properties that remain, over 90% are completed.
 - Lead and Copper Revised Regulations Project - CDPHE expects us to survey everything in the district. Anything that is lead must be removed from the service line.
 - Mandate on private property and in homes. Dave is not a proponent of that mandate. The customer will be contacted about inspecting their plumbing. Customers will answer surveys about what kind of plumbing they have in their homes. This is a major time commitment, and a visual/physical inspection will be required by October 2024. RMWSD has just a few lead pig tails. Early service lines were almost all steel/galvanized lines. Charles requested that the Field Techs know how much the BOD appreciate their hard work.
- Chlorine injection lines at the Smith Well are using CTS Poly that is used also for the service lines. Field Techs replumbed the whole unit with schedule 80 pvc pipe and did a great job! It is back online.
- Pressure Reducing Valves is the responsibility of the property owner, and this is standard practice in the water industry. We will have a consultant come into the district to help us with these types of challenges.

3. District Manager - Dave Schneider

- Well project is mostly complete. The generator should be here on the 9th of January. Solar array has had a few issues, but these have been resolved. The inverter box had malfunctioned, and it was replaced and was covered by warranty.
- Reservoir Project - Dave met with Upper Ark on final design and concepts and changes on the project. There were only a few operational changes that were made and sent to the State for approval. Once approved, final design drawings can be wrapped up, and then RFP's can be sent out so that by Spring the project can be started.
- DeWeese project - RMWSD was contacted regarding the 36-inch discharge line in the dam. Dave met with them and discussed what our responsibility for the cost of this. We purchased storage of 35 acre-feet of storage in the reservoir, we are responsible for 12.04% of the repair and maintenance of the dam. Dave wanted to clarify our cost of the project, since they were talking about a multi-million-dollar project. This will cost us about \$15k. This could take some time to finalize, and it may not even happen in 2024. There will be a significant drainage of the reservoir.
- WWTP - The emergency meeting was beneficial. Dave and Charles met with a few people to clarify what the State needs for the Pilot Project. Dave Schneider is interpreting the CDPHE rejection letter along with David Kurtz. Some items that looked like requirements, were more suggestions for the future. Once clarified, Dave felt like a slight amendment to the design concept was all that was needed. After talking to Dave Kurtz, he would like us to do two pilots at one time - one with bio-augmentation and optimization of the lagoon and a small pilot with the EC unit. This would not require a new pond. We can use our existing plant and optimize it. De-Sludging would be needed, and then installing (re-usable) temporary skirting and aerators. Dave Kurtz is not a proponent of the single-cell algae as an oxygen producer and combine that with the bio. He suggested we use the optimized lagoon treatment with the fine bubbled fusers and see the results and maybe combine that with biological augmentation, then the greenhouse won't be needed, and the algae

can be used for oxygen. The existing lagoons can be used and kept online. This would cost roughly \$800k. The concept for the Electro Coagulation unit is to install a small, skid 6 gallon per minute Electro Coagulation unit and put it in the existing building on site. It is a sufficient and more accurate size than the larger unit originally planned. A 9 gallon per minute Electro Coagulation unit is about \$1m. Dave would suggest to the Board to Request for Proposal (RFP) to find another engineering company that believes in alternative technology and is willing to help us so that we can establish this State required pilot project. An engineering firm to do the actual demonstration application would be needed. Dave would request a consensus from the BOD to move forward with this great idea! The Board agreed. Charles would like clarification from Dave Kurtz stating that the requirements stated were recommendations. He would like to see an amended demonstration application design with our existing lagoons with a small EC unit. Kurtz has approved the EC unit for metals, arsenic, and phosphorus removal. Dave wants to prove to him that coliform bacteria viruses can be removed so that dichlorination and UV won't be needed. He also wants to confirm that BOD TSS can be in the nondetective numbers. We are still pursuing a \$1million grant with DOLA in the April round of fund dispersing. With tap sales, we should be able to fund the rest of the project. Consensus of the board is to let Dave Schneider pursue the initiatives with CDPHE with a new understanding of Dave Kurtz's intent with previous communication. A follow-up meeting with the consultants is in order to explain the new understanding to Dave Kurtz.

Consent Agenda

1. Approval of the Minutes of the November 6, 2023, Special Board Meeting
2. Approval of the Minutes of the November 16, 2023, Public Hearing and Regular Board Meeting
3. Financial Report and Approval of Checks for November 2023
Motion to approve Consent Agenda made by Randy Wilhelm, seconded by Connie Thompson. Motion approved with a 5-0 Vote.

Old Business

1. Budget Amendment Resolution 2023 - 18 states the amounts of revenue and the expenses that were incurred and explained in the Public Hearing. With a few revisions, Connie Thompson made a motion to approve Resolution 2023-18. Randy Wilhelm seconded the motion. Motion carried with a 5-0 vote.
2. Resolution 2023-19 to Lift Moratorium - Dave Schneider recommended that the Board lift the moratorium. Improvements to the lagoon will allow the district to process the growth that will be brought on by lifting the moratorium. After a change to some verbiage in the Resolution, Connie Thompson moved to approve Resolution 2023-19. Mark Dembosky seconded the motion. Motion carried 5-0.

New Business

1. Resolution 2023-20 for Amended Rules and Regulations - Section 2.3 to change the verbiage that will remove any chance of customers requesting a refund on taps purchased. Dave read the changes that were made and will be reflected in the Rules and Regulations of Round Mountain Water and Sanitation. Motion made by Connie Thompson, seconded by Randy Wilhelm. Motion passed unanimously.
2. Delinquency Policy Change -Resolution 2023-21 to change the policy regarding delinquent accounts. Copies were included in the Board Packet. Motion to approve Resolution 2023-21 was made by Connie Thompson and seconded by Randy Wilhelm. Motion carried with a 5-0 vote.
3. Excuse Mark Dembosky from November 16, 2023, Regular Board Meeting. Motion made by Connie Thompson and seconded by Randy Wilhelm. Motion carried with a 4-0 vote.

4. **Personnel Policy and discussion – per Connie Thompson**
Executive Session: §24-6-402 (4) (f), C.R.S. Personnel Matters Dave Schneider and Peggy Quint,
District Manager and Assistant District Manager, and Steven Koch, ORC, Carlan
Cardenas, Office Assistant
Personnel Policy Change

Executive Session entered at 4:02 p.m.

Exited Executive Session at 4:26 p.m.

Resumed Regular session and meeting adjourned at 4:27 p.m.



ROUND MOUNTAIN WATER & SANITATION DISTRICT
Financial Statements
December 31, 2023
Unaudited

TREASURER'S REPORT

**ROUND MOUNTAIN WATER AND SANITATION DISTRICT
TREASURER'S REPORT**

December 31, 2023

Unaudited

Cash Balance at 12/31/23- C Safe	\$	2,294,697.50
Cash Balance at 12/31/23-United Business Bank	\$	209,930.92
		\$ 2,504,628.42
Beginning Balance - 12/1/23	\$	2,459,419.68
Plus: Deposits	\$	110,591.07
Less: Disbursements	\$	(76,261.74)
Interest	\$	10,879.41
		\$ 2,504,628.42
Ending Cash Balance at 12/31/23	\$	2,504,628.42
Earmarked:		
Unearned Revenue-Tap Fees	\$	(155,300.00)
Funds Available for Capital Improvements	\$	(497,900.00)
Tabor - Emergency Reserve	\$	(30,550.00)
Reservoir	\$	(1,000,000.00)
		\$ 820,878.42

Net Cash Available*

Cash Flow -

January - Net Incoming	\$	18,179
February - Net Incoming	\$	44,328
March - Net Incoming	\$	8,769
April - Net Outgoing	\$	(21,178)
May - Net Outgoing	\$	(16,409)
June - Net Incoming	\$	13,907
July - Net Incoming	\$	124,793
August - Net Incoming	\$	90,170
September - Net Outgoing	\$	(79,307)
October - Net Outgoing	\$	(37,387)
November - Net Incoming	\$	21,147
December - Net Incoming	\$	45,209
		\$ 212,220
YTD - thru 12/31/23	\$	212,220



Statement Period: 12/01/2023 To 12/31/2023
 Account Number: CORE XX-XXXXX25-02

5975 S. Quebec St, Suite 330
 Centennial, CO 80111

(303) 296-6340
 (800) 541-2953
 FAX: (303) 658-3136
www.csafe.org/

ROUND MOUNTAIN WATER & SANITATION DISTRICT - CORE

59000 HWY 69 NORTH
 Westcliffe, CO 81252
 U.S.A.

Statement Summary

Beginning Balance	\$2,283,852.14		
Purchases	\$0.00	7 Day Average	5.58 %
Shares Purchased		Monthly Average	5.58 %
Redemptions	\$0.00	YTD Interest	\$94,697.50
Shares Redeemed			
Interest Distributed	\$10,845.36		
Month End Balance	\$2,294,697.50		
Month End Shares Owned	1,147,348.75		

Transaction Summary

Date	Type	Amount	Shares	Market Value
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Net Transactions: \$0.00

STATEMENT OF NET POSITION

Round Mountain Water and Sanitation District

STATEMENT OF NET POSITION

December 31, 2023

Unaudited

ASSETS

Current Assets

Cash and Cash Equivalents	\$	2,515,594
Restricted Cash		33,366
Property Taxes Receivable		-
Accounts Receivable		88,089
Project Loan Fund Receivable		341,553
Prepaid Expenses		32,772
Inventory		92,925
Total Current Assets	\$	3,104,299

Long Term Assets

Property, Plant & Equipment	\$	7,350,419
Land, Rights of Way, etc.		1,002,024
Water Source of Supply		1,252,402
Accumulated Depreciation		(4,348,224)
Total Long Term Assets	\$	5,256,621

TOTAL ASSETS

\$ 8,360,920

LIABILITIES AND NET POSITION

Current Liabilities

Accounts Payable	\$	2,697
Warranty Deposits		33,366
Customer Deposits		312,200
Accrued Expenses		20,483
Total Current Liabilities	\$	368,746

Noncurrent Liabilities

Project Loan	\$	1,208,539
Long-term Debt		35,935
Total Noncurrent Liabilities	\$	1,244,474

Total Liabilities

\$ 1,613,220

Deferred Inflows of Resources

Deferred Revenue - Property Taxes	\$	-
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NET POSITION

Net Position - 1/1/23	\$	6,431,784
Revenue Over (Under) Expenditures at 12/31/23		315,916

TOTAL LIABILITIES AND NET POSITION

\$ 8,360,920

BUDGET VS ACTUAL

Round Mountain Water and Sanitation District

BUDGET VS ACTUAL - GAAP Basis

For the Twelve Months Ended December 31, 2023

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 100%)
REVENUE				
<u>Tax Revenue</u>				
General Property Taxes	\$ 52,866	\$ 53,065	\$ 199	100%
Specific Ownership Taxes	5,500	7,557	2,057	137%
Total Tax Revenue	\$ 58,366	\$ 60,622	\$ 2,256	104%
<u>Enterprise Revenue</u>				
<u>Water Revenue</u>				
Metered Sales to General Customers	\$ 475,000	\$ 496,719	\$ 21,719	105%
Sales of Raw Water	4,000	-	(4,000)	0%
Water Vendor Sales	45,000	84,660	39,660	188%
Late Charges	4,500	6,585	2,085	146%
Total Water Revenue	\$ 528,500	\$ 587,964	\$ 59,464	111%
<u>Sewer Revenue</u>				
Sales to Customers	\$ 545,000	\$ 546,561	\$ 1,561	100%
Late Charges	4,500	6,585	2,085	146%
Total Sewer Revenue	\$ 549,500	\$ 553,146	\$ 3,646	101%
<u>Connection Charges</u>				
Water Tap Connection Charges	\$ -	\$ 5,900	\$ 5,900	0%
Sewer Tap Connection Charges	-	200	200	0%
Total Connection Charges	\$ -	\$ 6,100	\$ 6,100	0%
<u>Contributed Capital</u>				
Water Tap/ System Development Fee	\$ -	\$ 5,900	\$ 5,900	0%
Sewer Tap/ System Development Fee	-	5,000	5,000	0%
Total Contributed Capital	\$ -	\$ 10,900	\$ 10,900	0%
<u>Miscellaneous Revenue</u>				
Fines and Forfeits	\$ 3,500	\$ 4,075	\$ 575	116%
Earnings on Deposits and Investments	6,000	95,949	89,949	1599%
Gain/ Loss Assets	-	1,500	1,500	0%
Administrative Services (Other)	1,200	16,780	15,580	1398%
Total Miscellaneous Revenue	\$ 10,700	\$ 118,304	\$ 107,604	1106%
Total Enterprise Revenue	\$ 1,088,700	\$ 1,276,414	\$ 364,384	117%
<u>Grants and Loans</u>				
Grant Proceeds	\$ -	\$ 176,670	\$ 176,670	0%
Loan Proceeds	-	-	-	0%
Total Grants and Loans	\$ -	\$ 176,670	\$ 176,670	0%
Total Revenue	\$ 1,147,066	\$ 1,513,706	\$ 366,640	132%
EXPENDITURES				
<u>RMWSD District Expenditures</u>				
<u>Salaries and Benefits</u>				
Salaries and Wages	\$ 40,860	\$ 39,897	\$ 963	98%
Employee Health Insurance Premiums	3,168	6,272	(3,104)	198%
Employer Contributions	1,817	3,132	(1,315)	172%
Total Salaries and Benefits	\$ 45,845	\$ 49,301	\$ (3,456)	108%
<u>Professional Services</u>				
Legal and Clerical, etc.	\$ 1,000	\$ 525	\$ 475	53%
Engineering	-	-	-	0%
Total Professional Services	\$ 1,000	\$ 525	\$ 475	53%
<u>General Administration</u>				
Professional Development	\$ 1,500	\$ 2,329	\$ (829)	155%
Director Fees	12,000	7,200	4,800	60%
Auditing	18,000	51,115	(33,115)	284%
Election Expenses	2,000	33	1,967	2%
Postage	500	441	59	88%
Publicity, Subscription and Dues	200	228	(28)	114%
Printing, Duplicating, etc.	250	-	250	0%
County Treasurer's Collection Fee	2,800	2,653	147	95%
Travel Meetings	2,500	563	1,937	23%
Supplies	500	60	440	12%
Total General Administration	\$ 40,250	\$ 64,622	\$ (24,372)	161%
Total RMWSD District Expenditures	\$ 87,095	\$ 114,448	\$ (27,353)	131%

Round Mountain Water and Sanitation District

BUDGET VS ACTUAL - GAAP Basis

For the Twelve Months Ended December 31, 2023

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 100%)
<u>Administration and General Expenditures</u>				
<u>Salaries and Benefits</u>				
Salaries and Wages	\$ 182,428	\$ 181,491	\$ 937	99%
Employee Health Insurance Premiums	28,512	27,877	635	98%
Employer Contributions	13,500	14,242	(742)	105%
Total Salaries and Benefits	\$ 224,440	\$ 223,610	\$ 830	100%
<u>Professional Services</u>				
Purchased Services	\$ 2,000	\$ 5,593	\$ (3,593)	280%
Legal Services	2,000	1,334	666	67%
Other Professional Services	47,500	64,684	(17,184)	136%
Total Professional Services	\$ 51,500	\$ 71,611	\$ (20,111)	139%
<u>General Administration</u>				
Professional Development	\$ 3,000	\$ 4,580	\$ (1,580)	153%
Utility Services	20,000	18,638	1,362	93%
Building Rents	18,000	13,500	4,500	75%
Insurance- Workers Comp and P&L	25,000	25,580	(580)	102%
Postage	1,000	3,565	(2,565)	357%
Publicity, Subscription and Dues	7,500	3,147	4,353	42%
Printing, Duplicating, etc.	5,300	4,496	804	85%
Travel and Meetings	5,000	3,605	1,395	72%
Supplies	6,500	9,351	(2,851)	144%
Office Equipment	5,000	7,209	(2,209)	144%
Miscellaneous Expense	3,000	568	2,432	19%
Total General Administration	\$ 99,300	\$ 94,239	\$ 5,061	95%
Total Administration and General Expenditures	\$ 375,240	\$ 389,460	\$ (14,220)	104%
<u>Water Enterprise Expenditures</u>				
<u>Transmission and Distribution</u>				
Salaries and Wages	\$ 35,252	\$ 39,212	\$ (3,960)	111%
Employee Health Insurance Premiums	6,336	6,788	(452)	107%
Employer Contributions	2,810	3,078	(268)	110%
Purchased Services	8,000	4,169	3,831	52%
Engineering	2,000	-	2,000	0%
Repair and Maintenance Supplies	30,000	48,009	(18,009)	160%
Operating Supplies	4,000	5,093	(1,093)	127%
Water Vendor	1,800	-	1,800	0%
Other Improvements and Construction	4,000	184,367	(180,367)	4609%
Bad Debt Expense Water	-	-	-	0%
Machinery and Equipment	10,000	331	9,669	3%
Total Transmission and Distribution Expenditures	\$ 104,198	\$ 291,047	\$ (186,849)	279%
<u>Source of Supply</u>				
Salaries and Wages	\$ 35,252	\$ 39,212	\$ (3,960)	111%
Employee Health Insurance Premiums	6,336	6,788	(452)	107%
Employer Contributions	2,810	3,078	(268)	110%
Purchased Services	3,000	5,129	(2,129)	171%
Administrative and Legal	30,000	12,463	17,537	42%
Engineering	25,000	42,439	(17,439)	170%
Repair and Maintenance Supplies	3,500	11,704	(8,204)	334%
Operating Supplies	4,000	2,351	1,649	59%
Fuel or Power for Pumping	30,000	29,969	31	100%
Land, Easements, Rights-of-Way	5,000	-	5,000	0%
Other Improvements and Construction	4,000	113	3,887	0%
Machinery and Equipment	10,000	331	9,669	3%
Total Professional Services- Source of Supply	\$ 158,898	\$ 153,577	\$ 5,321	97%
<u>Water Treatment</u>				
Salaries and Wages	\$ 35,252	\$ 39,212	\$ (3,960)	111%
Employee Health Insurance Premiums	6,336	6,788	(452)	107%
Employer Contributions	2,810	3,078	(268)	110%
Professional Development	1,500	2,799	(1,299)	187%
Purchased Services	3,500	3,892	(392)	111%
Repair and Maintenance Supplies	3,000	4,475	(1,475)	149%
Operating Supplies	3,500	2,485	1,015	71%
Employee Clothing Allowance	750	726	24	97%

Round Mountain Water and Sanitation District

BUDGET VS ACTUAL - GAAP Basis

For the Twelve Months Ended December 31, 2023

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 100%)
Other Improvements and Construction	4,000	525	3,475	13%
Machinery and Equipment	10,000	331	9,669	3%
Total Water Treatment	\$ 70,648	\$ 64,311	\$ 6,337	91%
Total Water Enterprise Expenditures	\$ 333,744	\$ 508,935	\$ (175,191)	152%
<u>Wastewater Enterprise Expenditures</u>				
<u>Collection and Transmission</u>				
Salaries and Wages	\$ 35,252	\$ 39,212	\$ (3,960)	111%
Employee Health Insurance Premiums	6,336	6,788	(452)	107%
Employer Contributions	2,810	3,078	(268)	110%
Purchased Service	4,000	5,521	(1,521)	138%
Repair and Maintenance Supplies	2,500	7,117	(4,617)	285%
Operating Supplies	3,500	2,401	1,099	69%
Fuel or Power for Pumping	2,500	2,283	217	91%
Bad Debt Expense Sewer	-	-	-	0%
Other Improvements and Construction	4,000	-	4,000	0%
Machinery and Equipment	10,000	331	9,669	3%
Total Collection and Transmission	\$ 70,898	\$ 66,731	\$ 4,167	94%
<u>Treatment</u>				
Salaries and Wages	\$ 35,252	\$ 39,213	\$ (3,961)	111%
Employee Health Insurance Premiums	6,336	6,789	(453)	107%
Employer Contributions	2,810	3,077	(267)	110%
Professional Development	2,500	2,842	(342)	114%
Purchased Service	3,000	4,151	(1,151)	138%
Administrative and Legal	2,000	-	2,000	0%
Engineering	10,000	9,300	700	93%
Repair and Maintenance Supplies	8,000	5,824	2,176	73%
Operating Supplies	3,500	2,740	760	78%
Fuel or Power for Pumping	18,000	22,391	(4,391)	124%
Employee Clothing Allowance	750	726	24	97%
Other Improvements and Construction	4,000	-	4,000	0%
Machinery and Equipment	10,000	331	9,669	3%
Total Treatment	\$ 106,148	\$ 97,384	\$ 8,764	92%
Total Wastewater Enterprise Expenditures	\$ 177,046	\$ 164,115	\$ 12,931	93%
<u>System Maintenance Agreements Expenditures</u>				
Water Tank Inspection Services	\$ 2,000	\$ -	\$ 2,000	0%
Total Water Tank Inspection Services	\$ 2,000	\$ -	\$ 2,000	0%
<u>Debt Service Revenue Expenditures</u>				
<u>DOLA</u>				
DOLA - Principal (Water System)	\$ 4,346	\$ 5,031	\$ (685)	116%
DOLA - Interest (Water System)	2,734	2,049	685	75%
Total DOLA - Debt Service	\$ 7,080	\$ 7,080	\$ -	100%
<u>CWRPDA</u>				
CWRPDA - Principal	\$ 58,080	\$ 58,080	\$ -	100%
CWRPDA - Interest	18,783	18,783	-	100%
Total CWRPDA - Debt Service	\$ 76,863	\$ 76,863	\$ -	100%
Total System Maintenance Agreement and Debt Service	\$ 85,943	\$ 83,943	\$ 2,000	98%
Total Expenditures	\$ 1,059,068	\$ 1,260,901	\$ (201,833)	119%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 87,998	\$ 252,805	\$ 164,807	
Add Back: Principal Payments on Debt		\$ 63,111		
NET EXCESS OF REVENUE OVER (UNDER) EXPENDITURES		\$ 315,916		

2023 DELINQUENT ACCOUNT ACTIVITY				
	30 DAYS		60 DAYS	90 DAYS
JANUARY	\$ 10,030.87		\$ 3,526.03	\$ 1,233.01
FEBRUARY	\$ 2,394.75		\$ -	\$ 1,173.75
MARCH	\$ 14,482.19		\$ 120.30	\$ 1,215.70
APRIL	\$ 10,342.05		\$ 2,239.17	\$ 79.20
MAY	\$ 9,026.48		\$ 1,357.90	\$ 416.50
JUNE	\$ 9,579.80		\$ 1,066.11	\$ 326.30
JULY	\$ 1,640.30		\$ 2,489.47	\$ 334.28
AUGUST	\$ 16,272.12		\$ 1,462.90	\$ 863.61
SEPTEMBER	\$ 14,004.57		\$ 2,490.26	\$ 845.28
OCTOBER	\$ 31,554.04		\$ 1,936.07	\$ 888.48
NOVEMBER	\$ 19,353.74		\$ 5,481.23	\$ 786.09
DECEMBER	\$ 10,222.07		\$ 3,029.85	\$ 1,022.78

DIFFICULT DELINQUENT ACCOUNTS			NOTES
NAME	ACCT #	BALANCE	
Judith Hicks	395.01	\$ 1,596.60	Account is more than 180 days late. We were notified that this property was recently sold on a tax sale.
Adam Gelbart	8017.01	\$ 60.16	Dad has notified us that Adam is deceased. Account will be charged off. Has been final billed and closed.
Zachary Kay	8020.20	\$ 281.61	Account is more than 180 days late.
Aimee Carnes	8080.02	\$ 357.52	Account is more than 180 days late. Aimee has contacted us and is now making payments.
Langford Tony\Savannah Covington	98.00	\$ 489.40	Tony's Daughter Savannah Covington has taken over this property and she is making an extra \$100/month payment until account is caught up.



Date: 11/28/2023 - 12/25/2023

No. Trips: 398

Volume (Gallons): 158,945

Revenue: \$6,357.68

Revenue by Customer - Summary

Customer Name	Total Trips	Total Volume	Total Revenue
Adam Weaver	2	510	\$20.40
Andreas Scherer	6	2,100	\$84.00
Anthony Wheeler	4	2,140	\$85.60
Aron Jordan	1	275	\$11.00
Auden Aranda	1	250	\$10.00
Bart Pikarsky	1	225	\$9.00
Bob Lynch	2	550	\$22.00
Bradley Anderson	3	910	\$36.40
Brian Hammer	5	1,250	\$50.00
Bryce Roscoe	26	3,582	\$143.28
Bud Layman	8	1,650	\$66.00
Chad Weimer	1	285	\$11.40
Chris Bryson	5	2,225	\$89.00
Chris LeCuyer	3	600	\$24.00
Cory Gouldner	4	2,109	\$84.36
Dan Viet	2	500	\$20.00
Dan Wilroy	7	2,225	\$89.00
Daniel Gasper	5	1,325	\$53.00
Daniel Kriegh	2	257	\$10.28
Daryl Burks	2	525	\$21.00
Dave Cruickshank	11	5,151	\$206.02
David Barnett	5	3,500	\$140.00
David Harris	3	878	\$35.12
David Pollat	1	450	\$18.00
David Salyers	2	650	\$26.00
Dean Plank	2	337	\$13.48
Donald Byerly	1	325	\$13.00
Doug Bayer	6	1,710	\$68.40
Douglas Craker	4	1,399	\$55.96
Dustin Asling	2	840	\$33.60
Dwayne Johnson	7	482	\$19.22
Francis Graham	1	280	\$11.20
Frank Sterioti	3	600	\$24.00
Galen Murray	1	270	\$10.80
Glenn Haffly	4	1,005	\$40.20

Customer Name	Total Trips	Total Volume	Total Revenue
Ian Schaul	1	250	\$10.00
James Patterson	1	200	\$8.00
Jared McClain	1	110	\$4.40
Jason Mast	7	1,960	\$78.40
Jeannie Lighthouse	1	291	\$11.64
Jeremiah Huelsman	6	1,400	\$56.00
Jeremy Baxley	4	1,100	\$44.00
Jerry Gomez	1	300	\$12.00
Jim Fox	2	390	\$15.60
Jim Luman	1	320	\$12.80
Jim Wilde	6	1,168	\$46.72
Joe Swanson	6	750	\$30.00
Jon Oldfield	5	1,500	\$60.00
Jonathan Sargent	3	382	\$15.28
Joseph Delo	4	1,110	\$44.40
Joseph Hammas	1	175	\$7.00
Kevin Taylor	1	200	\$8.00
Larea Oldaker	6	1,200	\$48.00
Larry Barnes	8	1,476	\$59.04
Lee Thomas	2	1,240	\$49.60
Lisa Monday	8	2,295	\$91.79
Lisa Raby	8	3,438	\$137.51
Lisa Trujillo	7	2,772	\$110.88
Lloyd Mondragon	5	550	\$22.00
Lorena Brown	7	2,020	\$80.80
Louis Passon & Shannon McLanis	1	285	\$11.40
Luke Hauf	1	200	\$8.00
Margaret Stipanovic-Taylor	1	275	\$11.00
Mark Medina	2	615	\$24.60
Martin MacNeilage	1	125	\$5.00
Maynard Mast	16	4,382	\$175.27
Michael Anthony	7	2,125	\$85.00
Mike Foulk	2	230	\$9.20
Mike Heuss	6	1,556	\$62.24
Misty Atnip	1	340	\$13.60
Neal Williamson	3	1,000	\$40.00
Pat Hines	8	1,265	\$50.60
Paul Cruzen	4	370	\$14.80
Phillip Desmond	13	3,085	\$123.40

Customer Name	Total Trips	Total Volume	Total Revenue
Richard Daniels	7	2,875	\$115.00
Rob & Reba Ziarnick	1	490	\$19.60
Robert Riffle	4	754	\$30.16
Ron Nail	1	280	\$11.20
Rory Cooke	3	1,260	\$50.40
Round Mountain	1	150	\$6.00
Sarah Hope	3	535	\$21.40
Sean Mendoza	2	570	\$22.80
Sean Schmidt	3	981	\$39.24
Seifert Enterprises	12	48,000	\$1,920.00
Serena Rocksund	1	275	\$11.00
Shane O'Neil	2	182	\$7.28
Shawn Shannon	5	2,436	\$97.43
Stephen Michael	5	525	\$21.00
Steve Copenhaver	1	250	\$10.00
Steve Peterman	3	285	\$11.40
Steve Piburn	1	825	\$33.00
Steve Shugart	3	1,000	\$40.00
Sue Roberson	5	4,375	\$175.00
Susan Van Matre	5	1,385	\$55.40
Valerie Jennings	4	1,100	\$44.00
Westcliffe Meats	1	1,297	\$51.88
Yoanny Santos Martin	12	5,010	\$200.40
Zared Vaclavicek	2	285	\$11.40

170 & 98 Co Rd 170 - Westcliffe, CO 81252 - Custer County- NW

MLS: 2516559 - SFB - Active - \$789,000

MLS #: 2516559 **File #:** 05052-70107
Status: Active **Status Changed:** 01/09/2024
List Price: **\$789,000** **Org. List Price:** \$789,000
Listing Type: For Sale **Property Type:** Single Family Building
Style: 1 story + basement, Ranch **Zoning:** Residential
Subtype: CC&R's-No, Site Built, Manufactured/Modular, HOA-No
HOA/Month: 0.00 -- Includes:

**General Listing Information:**

Beds: 4 **Sq Ft Total:** 4,752 **Acres:** 5
Full Baths: 1 **Sq Ft Main:** 2,376 **Lot Sq Ft:** 217,800
1/2 Baths: 0 **Sq Ft Upstairs:** 0 **Lot Dim:**
3/4 Baths: 2 **Sq Ft Downstairs:** 2,376 **Frontage:**
Garage: 4 Detached, Remote Opener **Depth:**
Garage Sq. Ft.: 1,200 **Sq Ft Other:** 0 **Yr Built:** 1974
Carport: 0 **Sq Ft Unfinished:** 0 **Yr Remodeled:**
Levels: 2 (0 above ground) **Sq Ft Source:** Assessor **Total Rooms:** 14
Finance Terms: Cash, Conv. **Bsmt Type:** Full Basement, Walkout Basement **Main Bdrm Lvl:** Main

Floorplan & Room Dimensions:

Level	Name	Dims	Ceil.	Remarks	Level	Name	Dims	Ceil.	Remarks
Main	Bath 3/4	9'8"x7'9"			Lower	Bath 3/4	10'6"x6'3"		
Main	Bath Full	8'x8'8"			Lower	Bedroom	13'x10'9"		
Main	Bedroom	9'10"x11'6"			Lower	Bedroom	10'10"x9'5"		
Main	Dining	11'4"x11'6"			Lower	Craft/Hobby	24'6"x30'		
Main	Family	24'x13'6"			Lower	Dining	17'x10'9"		
Main	Living	24'6"x33'11"			Lower	Living	10'8"x31'		
Main	Main Bedroom	14'8"x23'3"							

Location Information:

Address: 170 & 98 Co Rd 170 - Westcliffe, CO 81252
Area: Custer County- NW **Section:**
County: Custer **Range:**
Subdivision: None **Township:**
Gate #: **Tax APN #:** 0010152503, 0010152504
Legal Desc.: Lengthy **Taxes Annual:** \$1,982 **GPS:** N38° 8.639' W105° 28.593' 38.14397830 -105.47654510
Directions: From Main Street in Westcliffe, Take Hwy 69 North, past N Adams Blvd, CR 170 on Left, First Property on the Left.

Construction Information:

Exterior Constr: Frame, Stone, Stucco, Wood **Roof Type:** Metal **Foundation:** Permanently Attached
Heating: Electric, Propane- FA, Wood Burn. S **Air Cond.:** None

Comments/Remarks: Amazing Views Ranch Style Home with Walkout Basement

Public Remarks: Discover the ultimate family haven in this remarkable single-family home, boasting a generous layout and stunning features. This 2-story residence, offering 4 bedrooms and 3 bathrooms, is tailor-made for families seeking abundant space. The finished basement extends your living options, featuring a versatile kitchen and areas ideal for recreation or guest accommodations. Adorned with vaulted ceilings, the expansive living room offers captivating mountain vistas, fostering a serene ambiance. Embrace the allure of Colorado's natural beauty from the walkout basement, showcasing breathtaking bluff and mountain 180 Views. This property comes complete with a detached 4-car garage, ensuring ample parking and storage solutions. Additionally, a 3,165 square foot shop awaits, perfectly suited for storage or pursuing hobbies. With a separate power meter and septic, this versatile space holds potential for commercial use or leasing prospects. Step onto the luminous and tranquil deck and patio, inviting you to savor the crisp mountain air and awesome mountain Views. Perfectly positioned within walking distance to Westcliffe's town center, relish easy access to dining, shopping, and more.

Utilities Services:

Utilities: Internet: Cable/DSL, Legal Access: Yes, Phone: Cell Service, Power: Line On Meter, Power: Line To Property, Propane: Hooked-up, Septic: Has Tank, Water: Private Well (Drilled)

Features:

Features Prop.: Access- All Year, Fenced- Partial, Out Buildings, RV/Boat Parking, Trees, View of Mountains, Work Shop
Features Int.: Ceiling Fans, Fireplace, Flooring: Carpet, Flooring: Tile/Clay, Vaulted Ceilings, Window Coverings, Wood Burning Stove
Appliances: Dishwasher, Microwave, Oven/Range, Refrigerator, W/D Hookups, Washer & Dryer

Listed By: Wade Pettis - Wapiti Ranch Realty and Auction LLC

For more information contact: Wade Pettis - Wapiti Ranch Realty and Auction LLC - Office: (719) 783-9052



MLS #: 2516559 continued...

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:



Wade Pettis
Wapiti Ranch Realty and Auction
LLC
217 Main St
Westcliffe, CO 81252

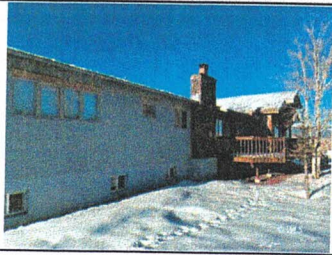
Office: (719) 783-9052
Cell: (972) 768-1557
wade@wapitiranchrealty.com
www.wapitiranchrealty.com



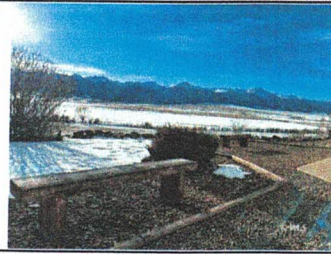
Front of Home



North Side



Views



Living



Living Room with Vaulted Ceiling



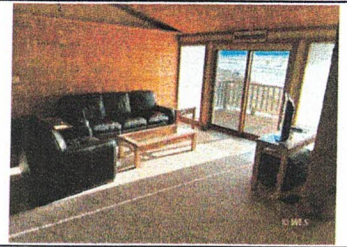
Views from Living



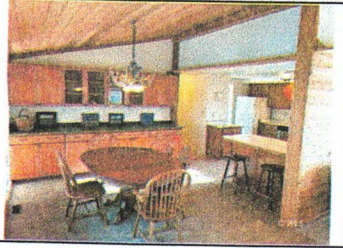
Living and Front Door



Family Room



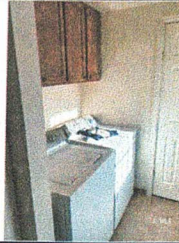
Dining Room



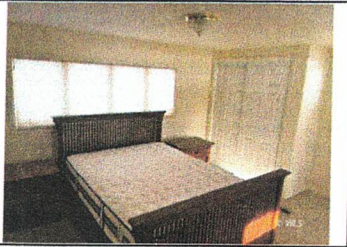
Kitchen Main Level



Laundry Room



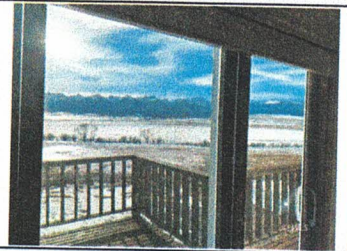
Main Bedroom



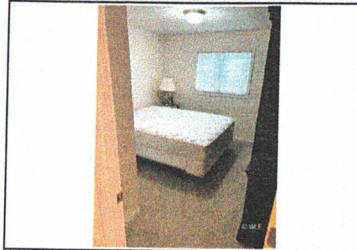
Large Main Bedroom



Views



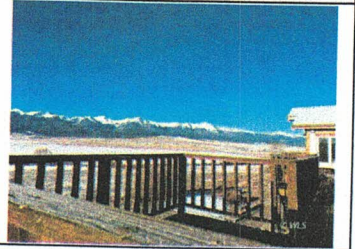
Bedroom 2



Hall Bath



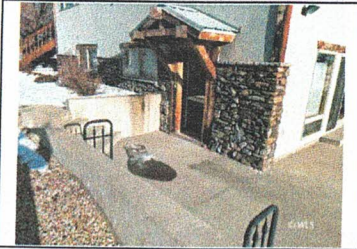
Mountain Views from Deck



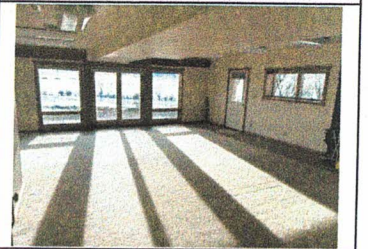
Deck



Basement Entrance



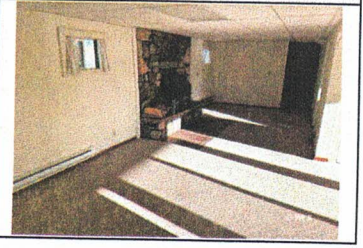
Craft Room Basement



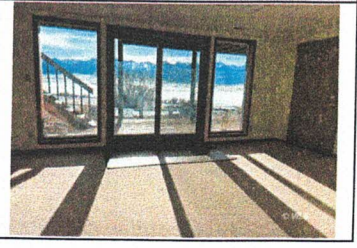
Kitchen Basement



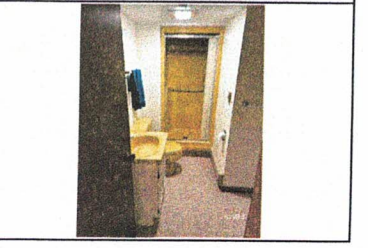
Basement



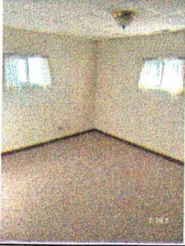
Walkout Basement



3/4 Bath Basement



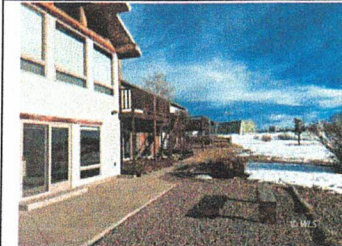
Basement Bedroom



Basement Bedroom



Back of Home



More Mountain Views



West side Walkout



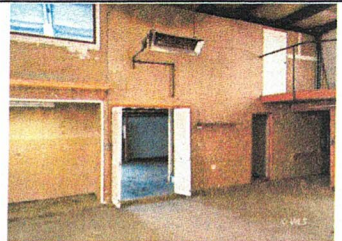
4 Car Garage



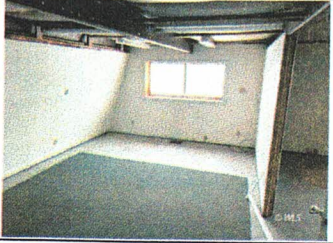
Shop Main Level



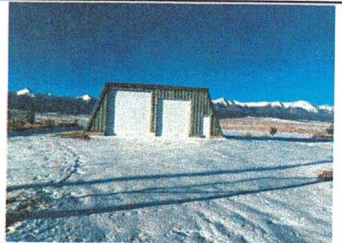
Propane Heat for Shop



Shop Upstairs Office



Large Shop





Boundary

22843
Wapiti Ranch Realty
2145775191

Equal Housing Opportunity: All listings are offered in compliance with the Federal Fair Housing Act. The accuracy of this information is not guaranteed. It is not to be relied upon and should be verified by the buyer.

The information contained herein was obtained from public records and is deemed to be reliable. Wapiti Ranch Realty & Auction LLC and its Services makes no warranties or guarantees as to the accuracy of the information.

info@wapitiranchrealty.com 217 Main Street



Nequetta Property
98 CR 170 - shop
170 CR 170 - house

