

**HARTSTONE POINTE WATER-SEWER DISTRICT
REGULAR MEETING
DISTRICT OFFICE 119 E LIBERTY RD SHELTON WA 98584
November 6, 2025 9:00 A.M.**

AGENDA

1. Call to Order
2. Roll Call
3. Subscriber Remarks
4. Correspondence
5. Present Agenda
6. Minutes of the October 16, 2025 Regular Meeting (2-3)

REPORTS:

7. Commissioner Reports
8. Financial/Administrative Report:
 - Bills to Be Authorized:
 - Voucher 2025-47
 - Voucher 2025-48
 - Bills to Be Reviewed:
 - Voucher 2025-46
9. General Manager's Report (4)

ITEMS REQUIRING BOARD ACTION:

10. Set Tentative Date for Hybrid Information Meeting for Grinder Pump Residents
11. Set Deadline for Written Grinder Pump Information to be Generated
(Maintenance Agreement & Fine Schedule)
12. Review 2026 Preliminary Budget (5-17)
13. Schedule Special Meeting to Conduct 2026 Budget Workshop on 11/13/25

ANY OTHER BUSINESS (for new or overlooked items not included in the agenda)

**HARTSTENE POINTE WATER-SEWER DISTRICT
REGULAR MEETING of the BOARD OF COMMISSIONERS
October 16, 2025
DISTRICT OFFICE 119 E LIBERTY RD SHELTON WA 98584**

MINUTES

PRESENT: President S. Swart, Secretary C. Anderson (attended via teleconference), General Manager (GM) J. Palmer; Audit Commissioner S. Birgh absence excused

CALL TO ORDER: The meeting was called to order at 9:30 am

SUBSCRIBER REMARKS: No subscribers present

CORRESPONDENCE: No correspondence

PRESENT AGENDA: *Commissioner Anderson moved to adopt the agenda. Commissioner Swart seconded.* Commissioner Anderson requested to address financial reports before commissioner reports in case his remote connection fails. Commissioner Swart requested to add #12 Establish 2026 Budget Timeline & #13 Plan Homeowner Grinder Pump Information Meeting. *Hearing 2 aye votes and 0 nay votes, the agenda was adopted as amended.*

MINUTES:

The minutes of the October 2, 2025 regular meeting were presented. *Commissioner Swart moved to approve the minutes. Commissioner Anderson seconded. Hearing 2 aye votes and 0 nay votes, the minutes were approved as presented.*

REPORTS:

Financial/Administrative Report:

- Bills to Be Authorized:
 - Voucher 2025-45 in the amount of 50,584.33 was presented. *Commissioner Anderson moved to approve voucher 2025-42 in the amount of \$50,584.33. Commissioner Swart seconded. Hearing 2 aye votes and 0 nay votes, the voucher was approved.*
- Bills to Be Reviewed:
 - Voucher 2025-44 was reviewed

Commissioner Reports:

- Commissioner Anderson is expected to comment on HPMa's ad hoc "Roads Committee" at HPMa's Board of Directors' meeting on 10/18/25
- Commissioner Swart retracted the call for a special meeting to approve vouchers as it is not going to be needed
- Commissioner Swart presented GM with a drive of pictures of District operators completing repairs and of various phases of the ongoing sewer project

General Manager's Report:

- GM presented his report on the current state of the District
- GM noted that SCADA issues were resolved following Evolution Control's replacing a faulty network router

- GM relayed that saw cuts on Pointes Drive East were reviewed with Matt M. from Century West Engineering and the contractor from Rognlin's Construction on 11/16/25
- GM is still waiting for Midco Diving to schedule reservoir cleaning
- GM shared that the reserve study should be received in November and the District will generate a policy committing reserve funds proportionate to study recommendations
- GM is expecting a third quote for jet pump replacements next week and a vendor will be selected by 10/15/25

ITEMS REQUIRING BOARD ACTION:

Report on Ecology Commitment to Board-Approved Bluff Sewer Main Abandonment Alternative: GM will request written documentation of verbal approval by Ecology

Review New Service Application Packet & Related Policies: Commissioners approved of the New Service Packet and noted that Pointes Drive East bluff residences with new grinder pumps will require an additional insert in their packet to reflect District and homeowner responsibilities; GM will ask PM to generate a fee schedule for violations associated with grinder pump malfunction resulting from the flushing and/or draining of inappropriate materials, with escalating fees for operator-verified offenses

Establish 2026 Budget Timeline: Commissioners agreed that the preliminary budget for 2026 will be reviewed at the commissioners' regular meeting on 11/6/25; ***Commissioner Swart scheduled a special meeting for the purpose of conducting a 2026 budget workshop on 11/13/25 at 9:00 am at the District Office;*** commissioners agreed that the proposed budget for 2026 will be reviewed for approval at the commissioners' regular meeting on 11/20/25

Plan Homeowner Grinder Pump Information Meeting: Commissioners requested that Matt M. be contacted for a recommended approach for a public meeting regarding grinder pumps

Commissioner Anderson moved to adjourn the meeting. Commissioner Swart seconded. Hearing 2 aye votes and 0 nay votes, the meeting adjourned at 11:40 am.

Meeting Minutes Drafted By: PM

Respectfully Submitted By:

Signature

Carl Anderson, Secretary, Commissioner #1
Name and Title

Approved at the Regular Meeting of the Board on: 11-6-2025

GM REPORT FOR BOC MEETING ON 11/6

- Discuss Professional Operator certification
- Another report of cat having seizure
- Water leak repairs and investigation on PDE
- Purchase acoustic leak detection?
- I&I update
- Traffic control plan

PROJECT LIST

- 2nd electrician looked at lighting for wwtp - waiting for his quote
- We are still waiting on a schedule from Midco Diving for the reservoir work. I've emailed to ask for an update.
- Association Reserves plans to have their work done by 11/7 or early next week.
- I got 2 quotes for the jet pump replacements. I was unsuccessful in finding someplace that could provide a 3rd. Since the 2nd quote was about half the amount of the 1st quote, and due to time constraints, I'm recommending we go with the 2nd quote.
- Rognlin's is currently working on the exterior of the Well 2 treatment building to tie in the new pipe.

Hartstene Pointe Water-Sewer District
2026 Preliminary Budget Overview

	2023 Actual	2024 Actual	2025 Projected	Budget		Projections			
				2025	2026	2027	2028	2029	2030
Beginning Unreserved Funds Balance	650,259	633,019	869,174	875,832	3,501,081	3,520,946	3,839,820	4,500,936	5,202,429
Revenues	1,085,958	1,155,357	17,553,340	15,168,104	4,452,458	2,080,115	2,145,889	2,213,953	2,283,427
Expenditures	1,098,013	2,190,485	14,912,813	15,157,929	4,429,909	1,758,422	1,481,813	1,509,352	1,537,966
Net Income (Loss)	(12,055)	(1,035,127)	2,640,527	10,175	22,549	321,694	664,076	704,600	745,461
Ending Unreserved Funds Balance	633,019	869,174	3,501,081	883,450	3,520,946	3,839,820	4,500,936	5,202,429	5,944,626

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Harstene Pointe Water-Sewer District
Beginning Fund Balances

	History			Budget		Difference		Projections			
	2023 Actual	2024 Actual	2025 Actual	2025	2026	\$ Change	% Change	2027	2028	2029	2030
Beginning Fund Balances											
Reserve Funds											
030 - Ecology Loan Reserve	41,065	43,048	45,261	45,289	47,424	2,163	4.78%	47,424	47,424	47,424	47,424
050 - DWSRF Loan Reserve	20,499	21,574	21,097	27,008	25,774	4,677	17.32%	25,774	25,774	25,774	25,774
070 - USDA Revenue Bond Reserve	42,201	44,922	47,231	46,647	49,009	1,779	3.81%	51,694	54,513	57,473	60,580
Unreserved Funds											
010 - Operating Fund (incl. revolving funds)	253,345	252,043	369,522	408,813	2,949,909	2,580,387	631.19%	2,930,062	3,208,805	3,829,629	4,490,664
020 - Committed Funds											
Asset Replacement Fund	27,344	27,344	45,344	45,344	54,344	9,000	19.85%	63,344	72,344	81,344	90,344
Capital Improvement Fund											
Inflow & Infiltration	103,209	69,104	114,757	94,807	1,603	(113,155)	-119.35%	1,603	1,603	1,603	1,603
Reservoir Repair	96,694	96,694	123,347	110,021	136,674	13,326	12.11%	150,000	163,326	176,653	189,979
Other	0	0	0	0	0	0	0.00%	0	0	0	0
Risk Management Fund	169,666	187,834	216,203	216,847	358,551	142,349	65.64%	375,937	393,742	411,708	429,839
Total 020 - Committed Funds	396,914	380,977	499,651	467,019	551,172	51,520	11.03%	590,884	631,015	671,307	711,765
065 - Capital Projects Account	0	0	0	0	0	0	0.00%	0	0	0	0
Total Beginning Unreserved Fund Balances	650,259	633,019	869,174	875,832	3,501,081	2,631,908	300.50%	3,520,946	3,839,820	4,500,936	5,202,429

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Hartstene Pointe Water-Sewer District
Ending Fund Balances

	History			Budget		Difference		Projections			
	2023 Actual	2024 Actual	2025 Projected	2025	2026	\$ Change	% Change	2027	2028	2029	2030
Ending Fund Balances											
Reserve Funds											
030 - Ecology Loan Reserve	43,048	45,261	47,424	45,289	47,424	2,135	4.71%	47,424	47,424	47,424	47,424
050 - DWSRF Loan Reserve	21,574	21,097	25,774	27,008	25,774	(1,234)	-4.57%	25,774	25,774	25,774	25,774
070 - USDA Revenue Bond Reserve	44,922	47,231	49,009	49,204	51,694	2,490	5.06%	54,513	57,473	60,580	63,843
Unreserved Funds											
010 - Operating Fund (incl. revolving funds)	252,043	369,522	2,949,909	375,494	2,930,062	2,554,568	680.32%	3,208,805	3,829,629	4,490,664	5,192,234
020 - Committed Funds											
Asset Replacement Fund	27,344	45,344	54,344	54,344	63,344	9,000	16.56%	72,344	81,344	90,344	99,344
Capital Improvement Fund											
Inflow & Infiltration	69,104	114,757	1,603	100,965	1,603	(99,362)	-98.41%	1,603	1,603	1,603	1,603
Reservoir Repair	96,694	123,347	136,674	123,347	150,000	26,653		163,326	176,653	189,979	203,306
Other	0	0	0	0	0	0	0.00%	0	0	0	0
Risk Management Fund	187,834	216,203	358,551	229,300	375,937	146,637	63.95%	393,742	411,708	429,839	448,140
Total 020 - Committed Funds	380,977	499,651	551,172	507,956	590,884	82,928	16.33%	631,015	671,307	711,765	752,393
065 - Capital Projects Account	0	0	0	0	0	0	0.00%	0	0	0	0
Total Ending Unreserved Fund Balances	633,019	869,174	3,501,081	883,450	3,520,946	2,637,496	298.54%	3,839,820	4,500,936	5,202,429	5,944,626

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Hartstene Pointe Water-Sewer District

Revenues

	History				Budget		Difference		Projections			
	2023 Actual	2024 Actual	2025 Jan - Oct	2025 Projected	2025	2026	\$ Change	% Change	2027	2028	2029	2030
1 Rates												
2 Residential Water (Monthly)	93.80	99.90	99.90	99.90	99.90	88.18	(11.72)	-11.73%	95.70	98.60	101.60	104.60
3 Residential Sewer (Monthly)	85.50	90.00	98.90	98.90	98.90	160.87	61.97	62.66%	268.16	276.20	284.50	293.00
4 Total Residential Monthly Charge	179.30	189.90	198.80	198.80	198.80	249.05	50.25	25.28%	363.86	374.80	386.10	397.60
5 Prepaid Connection - Water (Monthly)	39.00	41.50	43.50	43.50	43.50	36.71	(6.79)	-15.61%	39.80	41.00	42.20	43.50
6 Prepaid Connection - Sewer (Monthly)	35.60	37.50	39.50	39.50	39.50	50.49	10.99	27.83%	54.80	56.40	58.10	59.80
7 Total Prepaid Connection Monthly Charge	74.60	79.00	83.00	83.00	83.00	87.20	4.20	5.06%	94.60	97.40	100.30	103.30
8 Water - Metered Charges	7,000	11,729	4,030	4,836	6,158	4,933	(1,225)	-19.90%	5,352	5,513	5,678	5,848
9 Water Connection & Capital Facilities Charge	3,450	4,435	0	0	4,655	4,735	80	1.72%	4,735	4,735	4,735	4,735
10 Sewer Connection & Capital Facilities Charge	4,350	5,565	0	0	7,325	34,255	26,930	367.65%	34,255	34,255	34,255	34,255
11 Total Connection & Capital Facilities Charge	7,800	10,000	0	0	11,980	38,990	27,010	225.46%	38,990	38,990	38,990	38,990
12 Connections												
13 # of Residential Connections	458	458	464	463	458	458	0	0.00%	459	460	461	462
14 # of Prepaid Connections	18	20	14	16	20	20	0	0.00%	18	18	18	18
15 # of New Connections (not Prepaid)	3	3	2	2	2	1	(1)	-50.00%	1	1	1	1
16 Revenues												
17 Total Water Revenues	533,306	573,361	469,143	568,732	565,649	498,381	(67,268)	-11.89%	535,712	553,128	571,166	589,298
18 Total Sewer Revenues	479,186	510,811	463,532	557,572	553,034	896,259	343,225	62.06%	1,488,862	1,536,806	1,586,404	1,637,309
19 Total Penalties & Fees	6,308	6,086	4,753	7,130	6,726	8,828	2,102	31.25%	12,816	13,229	13,658	14,095
20 Capital Facilities Charges & Connection Fees	21,900	19,000	0	0	23,960	38,990	15,030	62.73%	38,990	38,990	38,990	38,990
21 Interest Income	30,099	37,202	26,918	32,302	10,000	10,000	0	0.00%	3,735	3,735	3,735	3,735
22 WA State Ecology Water Quality Fin. Assistance Loan			3,782,092	14,000,000	14,000,000	3,000,000	(11,000,000)	-78.57%				
23 Miscellaneous Revenues	15,159	8,898	2,376,434	2,387,603	8,735	0	(8,735)	0.00%	0	0	0	0
Total Revenues	\$1,085,958	\$1,155,357	\$7,122,873	\$17,553,340	\$15,168,104	\$4,452,458	(10,715,64)	-70.65%	\$2,080,115	\$2,145,889	\$2,213,953	\$2,283,427

% Water Revenue: 50.56% 35.74%

% Wastewater Revenue: 49.44% 64.26%

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Hartstene Pointe Water-Sewer District

Expenditures

	History				Budget		Difference		Projections			
	2023 Actual	2024 Actual	2025 Jan-Aug	2025 Projected	2025	2026	\$ Change	% Change	2027	2028	2029	2030
1 Operations												
2 Staff	399,470	422,850	264,834	397,419	434,833	452,099	17,266	3.97%	467,056	482,566	498,648	515,328
3 Water	66,945	82,599	86,326	95,529	88,200	83,920	(4,280)	-4.85%	81,637	84,494	87,451	90,512
4 Wastewater Treatment/Sewer	237,675	113,549	85,477	108,828	99,660	98,670	(990)	-0.99%	102,124	105,698	109,397	113,226
5 Combined W/S, Administrative	128,206	130,241	63,787	122,845	160,314	149,666	(10,648)	-6.64%	145,715	151,262	157,046	163,077
6 Total Operations	832,296	749,239	500,424	724,621	783,007	784,355	1,348	0.17%	796,532	824,020	852,543	882,143
7 Capital Improvements	108,709	1,285,221	5,289,325	14,033,259	14,182,500	3,182,500	(11,000,000)	-77.56%	265,000	0	0	0
8 Loan Payments	156,903	155,918	154,933	154,933	192,421	463,054	270,632	140.65%	696,889	657,793	656,809	655,823
9 Total Expenditures	\$1,098,011	\$2,190,481	\$5,944,682	\$14,912,813	\$15,157,929	\$4,429,909	-\$10,728,020	-70.77%	\$1,758,422	\$1,481,813	\$1,509,352	\$1,537,966

Total Water Expenditures: 395,311

Total Wastewater Expenditures: 616,638

Total Combined W/S, Administrative Expenditures: 417,960

% Water: 42.26%

% Wastewater: 57.74%

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-\$9,570,091

Hartstene Pointe Water-Sewer District
Water Operations Costs

	History				Budget		Difference		Projections			
	2023 Actual	2024 Actual	2025 Jan - Oct	2025 Projected	2025	2026	\$ Change	% Change	2027	2028	2029	2030
1 Water Operations Expenditures												
2 534.30 · Supplies - Water												
3 31 1010 · Supplies - Water												
4 35 1010 · Tools/Equip - Water	3,902	5,636	3,337	4,005								
5 31 1010 · Supplies - Water - Other	1,515	2,824	24,835	24,835								
6 Supplies - Water	5,418	8,460	28,173	28,840	8,000	9,000	1,000	12.50%	9,315	9,641	9,978	10,328
7 Chemicals - Water	5,354	6,830	3,557	5,336	8,000	8,000	0	0.00%	8,280	8,570	8,870	9,180
8 Total 534.30 · Supplies - Water	10,772	15,290	31,730	34,176	16,000	17,000	1,000	6.25%	17,595	18,211	18,848	19,508
9 534.40 · Services - Water												
10 Intergov Fees												
11 53 1010 · Excise Tax - Water	26,477	28,551	23,950	28,740	29,969	30,177	208	0.69%	31,233	32,326	33,457	34,628
12 53 1020 · Permit Fees - Water	766	809	809	809	850	850	(0)	-0.04%	879	910	942	975
13 534.50 · Intergov - Water - Other	638	57	0	0	0	0	0	#DIV/0!	0	0	0	0
14 Total Intergov Fees	27,880	29,417	24,759	29,549	30,819	31,026	207	0.67%	32,112	33,236	34,399	35,603
15 Other Services	1,684	2,356	2,423	2,423	2,474	2,544	70	2.83%	0	0	0	0
16 Lab Testing - Water	1,365	1,834	1,690	2,028	1,628	2,129	501	30.80%	2,204	2,281	2,361	2,444
17 Repair & Maintenance - Water												
18 SCADA System - Water	0	0	0	0	2,500	2,500	0	0.00%	2,588	2,678	2,772	2,869
19 Other	13,922	23,443	17,582	17,582	22,395	18,461	(3,934)	-17.57%	19,107	19,776	20,468	21,184
20 Total 48 1030 Repair & Maintenance - Water	13,922	23,443	17,582	17,582	24,895	20,961	(3,934)	-15.80%	19,107	19,776	20,468	21,184
21 47 1010 · Electric - Water	11,322	10,259	8,142	9,771	12,384	10,259	(2,125)	-17.16%	10,618	10,990	11,375	11,773
22 Total 534.40 · Services - Water	56,174	67,309	54,596	61,352	72,200	66,920	(5,280)	-7.31%	64,042	66,283	68,603	71,004
Total Water Operations Expenditures	\$66,945	\$82,599	\$86,326	\$95,529	\$88,200	\$83,920	(4,280)	-4.85%	\$81,637	\$84,494	\$87,451	\$90,512

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Hartstene Pointe Water-Sewer District
Wastewater Treatment Operations Costs

	History				Budget		Difference		Projections			
	2023 Actual	2024 Actual	2025 Jan - Oct	2025 Projected	2025	2026	\$ Change	% Change	2027	2028	2029	2030
1 Wastewater Treatment Operations Expenditures												
2 535.30 · Supplies - WW Treatment												
3 31 3010 · Supplies - WW Treatment												
4 31 3010 · Supplies - WW Treatment	1,994	2,560	4,477	5,372								
5 35 3010 · Tools/Equip - WW Treatment	414	3,837	932	1,118								
6 31 3010 · Supplies - WW Treatment	2,408	6,397	5,409	6,490	10,000	10,000	0	0.00%	10,350	10,712	11,087	11,475
7 31 3011 · Chemicals - WW Treatment	1,718	3,051	1,940	2,328	3,000	3,000	0	0.00%	3,105	3,214	3,326	3,443
8 Total 535.30 · Supplies - WW Treatment	4,126	9,449	7,348	8,818	13,000	13,000	0	0.00%	13,455	13,926	14,413	14,918
9 535.40 · Services - WW Treatment												
10 Attorney Fees - Wastewater	39,786	3,871	1,164	1,397	0	0	0	#DIV/0!	0	0	0	0
11 Intergov - WW Treatment (<i>previously 535.5</i>)												
12 B&O/Excise Tax												
13 B&O Tax - Wastewater Treatment	6,630	7,427	6,672	8,007								
14 53 2010 · Excise Tax - Sewer	1,449	437	650	780								
15 Total B&O/Excise Tax	8,078	7,864	7,323	8,787	8,259	9,227	968	11.72%	9,550	9,884	10,230	10,588
16 53 3020 · Permit Fees - WW Treatment	3,087	3,209	3,296	3,441	3,521	3,613	92	2.61%	3,739	3,870	4,006	4,146
17 Total Intergov - WW Treatment	11,165	11,073	10,619	12,228	11,780	12,839	1,059	8.99%	13,289	13,754	14,235	14,734
18 41 3040 · WWT Operations - Contracted	44,800	0	0	0	0	0	0	0.00%	0	0	0	0
19 41 3041 · Non-Routine WWT Operations - Contracted	0	0	0	0	0	0	0	0.00%	0	0	0	0
20 41 3050 · Lab Testing - WW Treatment	23,281	22,321	19,337	23,204	17,380	15,331	(2,049)	-11.79%	15,867	16,423	16,997	17,592
21 WW Treatment Maint. and Repair												
22 48 3010 · Biosolids Disposal	27,940	24,481	18,382	18,382	20,000	20,000	0	0.00%	20,700	21,425	22,174	22,950
23 48 3020 · SCADA - WW Treatment	5,281	804	603	7,603	3,000	3,000	0	0.00%	3,105	3,214	3,326	3,443
24 Other	3,622	9,763	3,252	3,252	7,500	7,500	0	0.00%	7,763	8,034	8,315	8,606
25 Sewer Collection System	62,311	17,822	12,345	19,030	10,000	10,000	0	0.00%	10,350	10,712	11,087	11,475
26 Total WW Treatment Maint. and Repair	99,156	52,869	34,582	48,267	40,500	40,500	0	0.00%	41,918	43,385	44,903	46,475
27 47 3010 · Electric - WW Treatment	15,362	13,967	12,427	14,913	17,000	17,000	0	0.00%	17,595	18,211	18,848	19,508
28 Total 535.40 · Services - WW Treatment	233,550	104,101	78,129	100,010	86,660	85,670	(990)	-1.14%	88,669	91,772	94,984	98,308
29 Total WWT Operations Expenditures	\$237,675	\$113,549	\$85,477	\$108,828	\$99,660	\$98,670	(990)	-0.99%	\$102,124	\$105,698	\$109,397	\$113,226

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Hartstene Pointe Water-Sewer District
Combined Water/Sewer, Administrative Operations Costs

	History				Budget		Difference		Projections			
	2023 Actual	2024 Actual	2025 Jan - Oct	2025 Projected	2025	2026	\$ Change	% Change	2027	2028	2029	2030
1 Combined W/S, Administrative Operations Expenditures												
2 538.30 · Supplies - Combined W/S												
3 Tools/Equip/Supplies	7,929	9,928	6,694	8,033	12,365	8,595	(3,769)	-30.48%	8,896	9,208	9,530	9,863
4 Office Supplies	1,781	1,818	1,108	1,330	4,000	4,000	0	0.00%	4,140	4,285	4,435	4,590
5 Total 538.30 · Supplies - Combined W/S	9,710	11,746	7,802	9,363	16,365	12,595	(3,769)	-23.03%	13,036	13,493	13,965	14,454
6 538.40 · Services - Combined W/S												
7 Bank Fees	75	150	113	150	150	150	0	0.00%	158	165	174	182
8 Attorney Fees	143	570	285	285	4,500	4,500	0	0.00%	2,500	2,500	2,500	2,500
9 Accounting Consulting	1,214	1,646	1,331	1,331	1,761	1,761	0	0.00%	1,823	1,886	1,952	2,021
10 Payroll Services	2,461	3,508	2,597	3,117	3,997	3,273	(724)	-18.11%	3,387	3,506	3,629	3,756
11 Intergov (previously 538.50)												
12 B&O Tax - Fees/Penalties	92	99	78	93	103	98	(5)	-4.65%	101	105	109	112
13 Other	23	0	18	18	210	210	0	0.00%	217	225	233	241
14 State Audit	10,248	0	0	0	10,248	0	(10,248)	-100.00%	6,250	0	6,500	0
15 County Election Costs	0	392	0	0	400	400	0	0.00%	414	428	443	459
16 Total Intergov	10,363	492	96	111	10,961	708	(10,253)	-93.54%	733	758	785	812
17 Lockbox	737	351	769	923	901	900	(1)	-0.07%	932	964	998	1,033
18 Online Payment System	3,665	4,374	4,322	5,186	5,090	5,445	356	6.99%	5,636	5,833	6,037	6,249
19 Cleaning Services	3,970	3,960	3,550	3,960	3,960	3,960	0	0.00%	3,960	3,960	3,960	3,960
20 IT/Software Applications	7,104	7,575	7,859	7,859	10,000	10,000	0	0.00%	10,500	11,025	11,576	12,155
21 Rent	12,000	12,000	10,000	12,000	12,300	12,000	(300)	-2.44%	12,420	12,855	13,305	13,770
22 Merchant Service Fees	4,611	4,765	3,972	4,766	5,491	5,005	(486)	-8.86%	5,105	5,207	5,311	5,417
23 Postage	3,661	3,579	3,312	3,974	3,840	4,173	333	8.68%	4,257	4,342	4,429	4,517
24 Telephone/Internet	9,971	9,805	8,248	9,898	10,932	10,393	(540)	-4.94%	10,600	10,812	11,029	11,249
25 Legal Notices & Publications	3,865	47	0	0	3,000	3,000	0	0.00%	3,105	3,214	3,326	3,443
26 Liability Insurance	44,337	45,321	88	45,321	45,323	49,800	4,477	9.88%	52,290	54,905	57,650	60,532
27 Professional Dues	2,510	2,752	1,076	3,055	2,600	3,208	608	23.40%	3,320	3,436	3,557	3,681
28 Printing	2,279	1,902	1,425	1,710	2,145	1,795	(349)	-16.29%	1,885	1,979	2,078	2,182
29 Other Miscellaneous Services	10	2,362	1,882	3,764	2,000	2,000	0	0.00%	2,070	2,142	2,217	2,295
30 Travel/Mileage/Training and Education	5,521	13,337	5,061	6,073	15,000	15,000	0	0.00%	8,000	8,280	8,570	8,870
31 Total 538.40 · Services - Combined W/S	118,495	118,495	55,985	113,482	143,949	137,070	(6,879)	-4.78%	132,679	137,770	143,081	148,624
Total Combined W/S, Administrative Operations	128,206	130,241	63,787	122,845	160,314	149,666	(10,648)	-6.64%	145,715	151,262	157,046	163,077

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Hartstene Pointe Water-Sewer District
Staff Costs

	History				Budget		Projections			
	2023 Actual	2024 Actual	2025 Jan - Aug	2025 Projected	2025	2026	2027	2028	2029	2030
1 Water Distribution Manager II - 1.0 FTE										
2 Employee Wages	65,228	30,366	5,490	24,498	57,283	57,283	59,002	60,772	62,595	64,473
3 Benefits & Payroll Tax	20,551	8,930	2,192	3,288	22,023	23,271	23,969	24,688	25,429	26,192
4 Total WDM II Compensation	85,780	39,296	7,682	27,786	79,307	80,554	82,971	85,460	88,024	90,664
5 WW Treatment Plant Operator II - 1.0 FTE										
6 Employee Wages	0	66,388	40,552	60,828	73,195	77,969	81,867	85,961	90,259	94,772
7 Benefits & Payroll Tax	0	20,655	13,320	19,980	23,570	25,281	26,546	27,873	29,266	30,730
8 Total WWTPO II Compensation	0	87,043	53,872	80,809	96,765	103,250	108,413	113,833	119,525	125,501
8 General Manager - 1.0 FTE										
9 Employee Salary	99,330	97,384	64,280	96,420	96,420	96,420	99,313	102,292	105,361	108,522
10 Benefits & Payroll Tax	33,379	34,618	24,113	36,169	34,742	38,700	39,861	41,057	42,289	43,557
11 Total GM Compensation	132,709	132,003	88,393	132,589	131,162	135,120	139,174	143,349	147,649	152,079
12 Project/Account Manager - 1.0 FTE										
13 Employee Wages	78,673	82,945	56,272	84,408	84,864	84,864	87,410	90,032	92,733	95,515
14 Benefits & Payroll Tax	22,331	22,625	15,787	23,681	24,704	25,952	26,730	27,532	28,358	29,209
15 Total PM Compensation	101,005	105,571	72,059	108,089	109,568	110,816	114,140	117,564	121,091	124,724
16 Apprentice/Trainee - 0.0 FTE										
17 Employee Salary	48,325	30,727	24,405	24,405	0	0	0	0	0	0
18 Benefits & Payroll Tax	17,943	11,552	7,784	7,784	0	0	0	0	0	0
19 Total A/T Compensation	66,268	42,279	32,189	32,189	0	0	0	0	0	0
20 Commissioners										
21 Commissioner 1										
22 Per Diem	3,904	4,580	240	360	5,573	5,573	5,573	5,573	5,573	5,573
23 Payroll Tax	304	372	37	55	426	426	426	426	426	426
24 Commissioner 2										
25 Per Diem	3,584	5,167	5,474	8,211	5,221	8,622	8,622	8,622	8,622	8,622
26 Payroll Tax	269	369	388	582	399	660	660	660	660	660
27 Commissioner 3										
28 Per Diem	5,248	5,730	4,175	6,263	5,956	6,576	6,576	6,576	6,576	6,576
29 Payroll Tax	400	440	324	486	457	503	503	503	503	503
30 Total Commissioner Compensation	13,709	16,657	10,638	15,957	18,032	22,359	22,359	22,359	22,359	22,359
Total Staff Costs	\$399,470	\$422,850	\$264,834	\$397,419	\$434,833	\$452,099	\$467,056	\$482,566	\$498,648	\$515,328

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Hartstene Pointe Water-Sewer District
Loan Payments

	History				Budget		Projections			
	2023 Actual	2024 Actual	2025 Projected	2025 Actual	2025	2026	2027	2028	2029	2030
Ecology Loan - Effluent Outfall										
Principal Payment	35,492	36,028	36,572	36,572	36,572	37,125	37,686			
Interest Payment	2,619	2,083	1,539	1,539	1,539	987	426			
Total Ecology Loan Payments	38,111	38,111	38,111	38,111	38,111	38,111	38,111	0	0	0
USDA Bond - Booster Pump, Meters										
Principal Payment	30,991	30,991	31,849	31,849	31,849	32,731	33,637	34,568	35,525	36,508
Interest Payment	8,339	8,339	7,481	7,481	7,481	6,599	5,693	4,762	3,805	2,822
Total USDA Bond Payments	39,330	39,330	39,330	39,330	39,330	39,330	39,330	39,330	39,330	39,330
DWSRF Loan - Water Treatment Upgrades										
Principal Payment	65,671	65,671	65,671	65,671	65,671	65,671	65,671	65,671	65,671	65,671
Interest Payment	13,791	12,806	11,821	11,821	11,821	10,836	9,851	8,866	7,881	6,895
Total DWSRF Loan Payments	79,462	78,477	77,492	77,492	77,492	76,506	75,521	74,536	73,551	72,566
WIRP Engineering - Ecology Loan										
Principal Payment					21,545	58,969	59,680	60,400	61,129	61,867
Interest Payment					11,957	11,486	10,952	10,412	9,866	9,312
Admin Payment					3,986	3,829	3,651	3,471	3,289	3,104
Total WIRP Engineering - Ecology Loan	0	0	0	0	37,488.44	74,284	74,283	74,283	74,284	74,283
WIRP Construction - Ecology Loan <i>(Estimated)</i>										
Principal Payment						198,756	434,844	436,587	438,336	440,093
Interest Payment						27,050	26,100	24,793	23,481	22,163
Admin Payment						9,017	8,700	8,264	7,827	7,388
Total WIRP Construction - Ecology Loan	0	0	0	0	0	234,822	469,644	469,644	469,644	469,644
Total Loan Payments	156,903	155,918	154,933	154,933	192,421	463,054	696,889	657,793	656,809	655,823

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Hartstene Pointe Water-Sewer District
Net Effect of Transfers

[Net Effect of Transfers](#)

	History				Budget		Difference		Projections			
	2023 Actual	2024 Actual	2025 Jan - Aug	2025 Projected	2025	2026	\$ Change	% Change	2027	2028	2029	2030
030 - Ecology Loan Reserve	1,983	2,213	1,442	2,163	0	0	0	#DIV/0!	0	0	0	0
050 - DWSRF Loan Reserve	1,074	(3,761)	(19,676)	4,677	0	0	0	#DIV/0!	0	0	0	0
070 - USDA Revenue Bond Reserve	2,721	2,309	1,334	1,779	2,557	2,685	128	5.00%	2,819	2,960	3,108	3,263
010 - Operating Fund (incl. revolving funds)	(2,832)	(119,435)	(1,929)	(60,139)	(43,494)	(42,397)	1,097	-2.52%	(42,950)	(43,252)	(43,565)	(43,891)
020 - Committed Funds							0	0.00%				
Asset Replacement Fund	0	18,000	0	9,000	9,000	9,000	0	0.00%	9,000	9,000	9,000	9,000
Capital Improvement Fund							0	0.00%				
Inflow & Infiltration	(34,440)	45,653	2,590	(113,155)	0	0	0	#DIV/0!	0	0	0	0
Reservoir Repair	13,326	26,653	0	13,326	13,326	13,326	0	0.00%	13,326	13,326	13,326	13,326
Other	0	0	0	0	0	0	0	0.00%	0	0	0	0
Risk Management Fund	18,168	28,369	16,239	142,349	18,611	17,386	(1,225)	-6.58%	17,805	17,966	18,131	18,301
Total 020 - Committed Funds	(2,946)	118,675	18,829	51,520	40,937	39,712	(1,225)	-2.99%	40,131	40,292	40,457	40,628
065 - Capital Projects Account	0	0	0	0	0	0	0	#DIV/0!	0	0	0	0

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Hartstene Pointe Water-Sewer District			
Proposed Capital Facilities Charges			
	Water	Sewer	Total
Debt Share	780	970	1,750.00
Future Improvements	1130	5985	7,115.00
Assets	2575	27050	29,625.00
Total	\$4,485.00	\$34,005.00	38,490.00
Connection Fees	\$250.00	\$250.00	\$500.00
Total CFC + Connection Fees	\$4,735.00	\$34,255.00	
Total Cost for New Connections			\$38,990.00

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