HARTSTENE POINTE WATER-SEWER DISTRICT
REGULAR MEETING
DISTRICT OFFICE 119 E LIBERTY RD SHELTON WA 98584
November 5, 2026 1:00 P.M.

AGENDA

1. Call to Order
2. Roll Call
3. Subscriber Remarks
4. Correspondence
5. Present Agenda
6. Minutes of the October 15, 2026 Regular Meeting **(2-3)**

REPORTS:

7. Commissioner Reports
8. Financial/Administrative Report:
    - Bills to Be Authorized:
        - Voucher 2026-53
    - Bills to Be Reviewed:
        - Voucher 2026-51
        - Voucher 2026-52
9. Operations Report **(4-6)**

ITEMS REQUIRING BOARD ACTION:

10. Discussion with Engineer, if Needed
11. Discuss Engineering Procurement
12. Discuss & Approve Plan for Capacity Analysis versus Water System Plan Update
13. Review Preliminary 2027 Budget **(7-19)**
14. Review & Approve Strategic Plan
15. Review Chapter Six (6) of the *Water Board Bible*

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

DRAFT

HARTSTENE POINTE WATER-SEWER DISTRICT
REGULAR MEETING of the BOARD OF COMMISSIONERS
October 15, 2026
DISTRICT OFFICE 119 E LIBERTY RD SHELTON WA 98584

MINUTES

PRESENT: Secretary C. Anderson (joined via teleconference at 1:15 pm), President S. Swart, Audit Commissioner S. Birgh, Operations Manager (OM) Jaron S, Finance & Administrative Manager (F&AM) Joe S.

CALL TO ORDER: The meeting was called to order at 1:00 pm

SUBSCRIBER REMARKS: No subscribers present

CORRESPONDENCE: No correspondence

PRESENT AGENDA: ***Commissioner Birgh moved to adopt the agenda. Commissioner Swart seconded. Hearing 2 aye votes and 0 nay votes, the agenda was adopted as presented.***

MINUTES:
The minutes of the October 1, 2026 regular meeting were presented. ***Commissioner Birgh moved to approve the minutes. Commissioner Swart seconded. Hearing 2 aye votes and 0 nay votes, the minutes were approved as presented.***

REPORTS:
Commissioner Reports:

- Commissioner Swart noted that F&AM set up commissioner laptop

Financial/Administrative Report:

- Bills to Be Authorized:
  - Voucher 2026-50 in the amount of $98,534.74 was presented. ***Commissioner Birgh moved to approve voucher 2026-50 in the amount of $98,534.74. Commissioner Swart seconded. Hearing 3 aye votes and 0 nay votes, the voucher was approved.***
- Bills to Be Reviewed:
  - F&AM presented Voucher 2026-49 for Review

Operation Manager's Report: OM shared his report on the current state of District operations

ITEMS REQUIRING BOARD ACTION:
Review & Approve Engineer's Proposal to Update Water & Sewer Standards: Commissioners discussed and determined this can be completed in-house

Discuss District Role in Mediation of Homeowner versus PRC Issues: Commissioners discussed this topic.

Review Preliminary 2027 Budget: Commissioners reviewed & discussed the preliminary 2027 budget at length.

Commissioner Anderson exited the meeting at 3:40 pm.

Review & Discuss Changes to District's Funds Policy: Commissioners reviewed and discussed policy at length.

Review Chapter Six (6) of the Water Board Bible: Commissioners reviewed the chapter.

Commissioner Birgh moved to adjourn the meeting. Commissioner Swart seconded. Hearing 3 aye votes and 0 nay votes, the meeting adjourned at 4:30 pm.

Meeting Minutes Drafted By: PM
Respectfully Submitted By:

	Carl Anderson, Secretary, Commissioner #1
Signature	*Name and Title*

Approved at the Regular Meeting of the Board on: **11-5-2026**

HARTSTENE POINTE WATER-SEWER DISTRICT
Operations Report
11/5/2026

OPERATIONS

Water:

Well 2 is slowly losing its flowrate. After the acid treatment, we were getting around 45gpm, and we are now getting around 32gpm. I am working with Nicholson Drilling to figure out a solution. The flowrate is now down to 28gpm, and has excessive inlet pressure. **I have given Nicholson Drilling a copy of our water rights to bring a properly sized pump for test pumping scheduled for 11/5.**

I have begun to look into permanent heating in the well filter rooms. Both wells have ceiling mounted heaters. Upon investigation, I noticed that the thermostat in well 2 was severely corroded. Kelly replaced the thermostat, and the heater is working well. Well 4 does not have a thermostat on the wall, and the heater makes excessive noise, and will have to be replaced, with a thermostat mounted on the wall.

We are continuing to lower the dosage of potassium permanganate in Well 2. I am still waiting on a response from DOH regarding the removal of potassium permanganate. We are getting closer to being able to prove that it is unnecessary.

After meter reading, 3 leak codes were identified on the customer side. I was able to contact all 3 of the homeowners. One of the leaks was a pretty good size leak from an overtightened fitting inside the meter box on customer owned piping. The homeowner is not a full time resident, so they had me shut off the meter until they could come out and fix it. The other two will be having plumbers assess and repair their leaks.

Keith from ERWOW came onsite on 11/4 to perform leak detection around the water mains where CDF was poured. Out of all 14 places where CDF was poured, 2 places had a slight detection. He is not confident in the readings since they were so slight. I have scheduled him to come back and check on those 2 locations in about a month, 12/7.

Wastewater:

When draining SBR #2 for the decant float replacement, nearly all of the contents of SBR #2 was sent into SBR #1. This caused SBR #2 to be overly concentrated with sludge, which caused our effluent to become very turbid. We will likely see violations as a result of this. This has been a very good opportunity for training. Mark and Kelly have performed lots of testing to determine the concentration of microbes and quality of floc structure. They have learned a lot about indicator organisms, and what they indicate, through the microscope. Based on their testing, I have had them transfer sludge from SBR #1 into SBR #2 to properly level out the sludge concentrations. They have confirmed their results by performing testing

after making a change to see that the changes are working. I have also shown them how to strategically manipulate the liquid level, lowering the sludge blanket in the SBR's by changing the setpoints, and recirculating effluent back into the SBR's. These changes in addition to having the digester hauled and wasting more sludge, has allowed us to regain proper treatment as quickly and efficiently as possible.

AAA hauled the digester on 10/22.

We attempted to replace the butterfly valve for the channel 1 drain on 10/23. After removing all of the bolts, we were unable to remove the valve in a way that we felt safe about, so we ceased work on the valve until after the DOH site visit (see below).

DOH was onsite at our wastewater treatment plant on 11/2. They sampled our effluent post treatment, pre disinfection. They are required to collect one set of samples during the dry season and one for the wet season. This is to update the shellfish safety map on the DOH website. I heard back from them on 11/4 saying that there was a lab error, and DOH will have to make another trip out here next week. They are scheduled for 11/9.

STAFF

Joe will be taking both his WDM and WTPO 2 exams on 11/11.

Last month's safety meeting was about disaster preparedness.

OTHER

I met with PUD 3 to discuss fiber installation during our watermain replacement plan. They are very excited about this opportunity, and have agreed to install the conduit and vaults, provided that we provide the trenching. I included Derek in the meeting as well, and **we will all be working together with HPMA's roads project, our watermain project, and PUD's fiber project.** Once we have an approved plan including the timeline for the work, we will send it to PUD 3 to be accepted and release a work order. They will be working with us side by side while the trench is open to lay their conduit.

I purchased a pump hoist to service our lift station pumps. It is extendable, equipped with a hydraulic jack to adjust the angle of the hoist, as well as a winch with 2 car batteries. This will save us time and effort, it is rated for more weight, with a smaller design. We will be mounting it into the receiver for either of the trucks, so that when we have to pull a pump, we can back right up to the wet well, pull the pump, and place it into the truck bed.

The threaded cleanout caps to replace the wingnut cleanout caps installed by Iron Horse arrived on 11/3.

I replaced our brittle 2" discharge hoses for our trash pumps. The new hoses are flexible, and unlike our old ones that kept breaking in cold weather, will not be damaged by UV.

After all of the generators were serviced, we had a power outage, and noticed that the **generator for well 4 was running very rich.** This was not noted in the service. When I looked back at the service report, they did not run it under a load when they did their testing. For them to come back to perform the testing would cost $4,000. Mark is troubleshooting the issue, and will service the generators himself.

Hartstene Pointe Water-Sewer District

2027 Preliminary Budget Overview

				Budget		Projections			
	2024 Actual	2025 Actual	*2026 Projected*	2026	2027	2028	2029	2030	2031
Beginning Unreserved Funds Balance	633,019	869,174	1,052,184	1,012,219	1,074,885	1,343,068	1,920,966	2,296,763	2,451,331
Revenues & Other Net Increases	2,430,610	1,170,888	*1,483,041*	1,424,296	1,427,717	1,785,190	1,841,915	1,900,540	1,961,096
Grant & Loan Proceeds		9,317,249	*5,125,683*	1,724,747	0				
Expenditures	2,188,427	10,340,448	*6,591,110*	2,887,587	1,205,825	1,204,608	1,463,300	1,743,012	1,523,602
Net Income (Loss)	242,183	147,690	*17,615*	261,456	221,891	580,582	378,616	157,528	437,494
Ending Unreserved Funds Balance	869,174	1,052,184	*1,074,885*	997,263	1,343,068	1,920,966	2,296,763	2,451,331	2,885,717

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Harstene Pointe Water-Sewer District

Beginning Fund Balances

	History			Budget		Difference		Projections			
	2024 Actual	2025 Actual	2026 Actual	2026	2027	$ Change	% Change	2028	2029	2030	2031
Beginning Fund Balances											
Reserve Funds											
030 - Ecology Loan Reserve	43,048	45,261	47,162	47,424	48,848	1,686	3.56%	(0)	(0)	(0)	(0)
050 - DWSRF Loan Reserve	21,574	21,097	20,399	25,774	11,848	(8,551)	-33.18%	11,848	11,848	11,848	11,848
070 - USDA Revenue Bond Reserve	44,922	47,231	49,214	49,009	50,993	1,779	3.63%	53,550	56,235	59,053	62,013
Unreserved Funds											
010 - Operating Fund (incl. revolving funds)	252,043	369,522	484,305	461,047	603,242	118,938	25.80%	831,603	1,369,250	1,704,632	1,818,616
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	139,207	0	0	(139,207)	#DIV/0!	0	0	0	0
Reservoir Repair	96,694	123,347	136,674	136,674	150,000	13,326	9.75%	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	237,654	360,154	258,298	20,644	5.73%	275,794	293,719	311,807	330,065
Total 020 - Committed Funds	380,977	499,651	567,879	551,172	471,643	(96,237)	-17.46%	511,465	551,716	592,131	632,715
065 - Capital Projects Account	0	0	0	0	0	0	0.00%	0	0	0	0
Total Beginning Unreserved Fund Balances	633,019	869,174	1,052,184	1,012,219	1,074,885	22,701	2.24%	1,343,068	1,920,966	2,296,763	2,451,331

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Hartstene Pointe Water-Sewer District

Ending Fund Balances

	History			Budget		Difference		Projections			
	2024 Actual	2025 Actual	*2026 Projected*	2026	2027	$ Change	% Change	2028	2029	2030	2031
Ending Fund Balances											
Reserve Funds											
030 - Ecology Loan Reserve	45,261	47,162	*48,848*	47,424	(0)	(47,424)	-100.00%	(0)	(0)	(0)	(0)
050 - DWSRF Loan Reserve	21,097	20,399	*11,848*	25,774	11,848	(13,926)	-54.03%	11,848	11,848	11,848	11,848
070 - USDA Revenue Bond Reserve	47,231	49,214	*50,993*	51,694	53,550	1,856	3.59%	56,235	59,053	62,013	65,121
Unreserved Funds											
010 - Operating Fund (incl. revolving funds)	369,522	484,305	*603,242*	371,379	831,603	460,224	123.92%	1,369,250	1,704,632	1,818,616	2,212,244
020 - Committed Funds											
Asset Replacement Fund	45,344	54,344	*63,344*	63,344	72,344	9,000	14.21%	81,344	90,344	99,344	108,344
Capital Improvement Fund											
Inflow & Infiltration	114,757	139,207	*0*	0	0	0	#DIV/0!	0	0	0	0
Reservoir Repair	123,347	136,674	*150,000*	150,000	163,326	13,326		176,653	189,979	203,306	216,632
Other	0	0	*0*	0	0	0	0.00%	0	0	0	0
Risk Management Fund	216,203	237,654	*258,298*	412,540	275,794	(136,746)	-33.15%	293,719	311,807	330,065	348,497
Total 020 - Committed Funds	499,651	567,879	*471,643*	625,884	511,465	(114,419)	-18.28%	551,716	592,131	632,715	673,473
065 - Capital Projects Account	0	0	*0*	0	0	0	0.00%	0	0	0	0
Total Ending Unreserved Fund Balances	869,174	1,052,184	*1,074,885*	997,263	1,343,068	345,805	34.68%	1,920,966	2,296,763	2,451,331	2,885,717

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Hartstene Pointe Water-Sewer District

Revenues & Other Net Increases

		History				Budget		Difference		Projections			
		2024 Actual	2025 Actual	*2026 Jan - Aug*	2026 Projected	2026	2027	$ Change	% Change	2028	2029	2030	2031
1	Rates												
2	Residential Water (Monthly)	99.90	99.90	*87.60*	87.60	87.60	87.60	0.00	0.00%	91.10	93.80	96.60	99.50
3	Residential Sewer (Monthly)	90.00	98.90	*161.40*	161.40	161.40	161.40	0.00	0.00%	223.90	230.60	237.50	244.60
4	**Total Residential Monthly Charge**	**189.90**	**198.80**	***249.00***	**249.00**	**249.00**	**249.00**	0.00	**0.00%**	**315.00**	**324.40**	**334.10**	**344.10**
5	Prepaid Connection - Water (Monthly)	41.50	43.50	*41.60*	*41.60*	41.60	41.60	0.00	0.00%	45.10	46.50	47.90	49.30
6	Prepaid Connection - Sewer (Monthly)	37.50	39.50	*45.60*	*45.60*	45.60	45.60	0.00	0.00%	49.50	51.00	52.50	54.10
7	**Total Prepaid Connection Monthly Charge**	**79.00**	**83.00**	***87.20***	***87.20***	**87.20**	**87.20**	0.00	**0.00%**	**94.60**	**97.50**	**100.40**	**103.40**
8	Water - Metered Charges	11,729	4,705	*4,120*	*4,944*	4,933	5,043	**110**	**2.23%**	5,472	5,636	5,805	5,979
9	Water Connection & Capital Facilities Charge	*4,435*	4,405	*4,425*	*4,425*	4,675	4,675	0	0.00%	4,675	4,675	4,675	4,675
10	Sewer Connection & Capital Facilities Charge	*5,565*	7,075	*7,655*	*7,655*	7,905	7,905	0	0.00%	7,905	7,905	7,905	7,905
11	**Total Connection & Capital Facilities Charge**	***10,000***	**11,480**	***12,080***	***12,080***	**12,580**	**12,580**	**0**	**0.00%**	**12,580**	**12,580**	**12,580**	**12,580**
12	Connections												
13	# of Residential Connections	458	464	*470*	470	458	458	0	0.00%	459	460	461	462
14	# of Prepaid Connections	20	14	*9*	9	20	20	0	0.00%	18	18	18	18
15	# of New Connections (not Prepaid)	3	0	*1*	2	1	1	0	0.00%	1	1	1	1
16	Revenues												
17	Total Water Revenues	573,361	569,901	*338,378*	504,001	496,366	496,476	110	0.02%	511,520	527,820	544,738	562,277
18	Total Sewer Revenues	510,811	559,305	*608,084*	915,721	897,998	897,998	0	0.00%	1,243,933	1,283,928	1,325,190	1,367,748
19	Total Penalties & Fees	6,086	6,462	*9,046*	10,855	7,352	10,662	3,310	45.02%	13,422	13,852	14,297	14,756
20	Capital Facilities Charges & Connection Fees	19,000	0	*12,080*	24,160	12,580	12,580	0	0.00%	12,580	12,580	12,580	12,580
21	Interest Income	37,202	35,220	*18,870*	28,305	10,000	10,000	0	0.00%	3,735	3,735	3,735	3,735
22	WA State Ecology Water Quality Fin. Assistance Loan	1,275,253	5,599,937	*2,653,231*	2,653,231	1,724,747	0	(1,724,747.	-100.00%				
23	Miscellaneous Revenues	8,898	3,717,312	*2,461,283*	2,472,452	0	0	0	0.00%	0	0	0	0
	Total Revenues	**$2,430,610**	**$10,488,137**	***$6,100,972***	**$6,608,725**	**$3,149,043**	**$1,427,717**	**(1,721,326**	**-54.66%**	**$1,785,190**	**$1,841,915**	**$1,900,540**	**$1,961,096**

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Hartstene Pointe Water-Sewer District

Expenditures

		History				Budget		Difference		Projections			
		2024 Actual	2025 Actual	2026 Jan - Aug	*2026 Projected*	2026	2027	$ Change	% Change	2028	2029	2030	2031
1	Operations												
2	Staff	422,850	408,118	345,029	503,556	434,833	460,596	25,763	5.92%	453,191	466,164	479,526	493,288
3	Water	79,556	103,198	68,888	79,525	83,920	68,759	(15,161)	-18.07%	65,873	68,179	70,565	73,035
4	Wastewater Treatment/Sewer	113,549	105,525	94,349	123,666	99,660	97,503	(2,157)	-2.16%	100,916	104,448	108,104	111,887
5	Combined W/S, Administrative	130,241	134,610	87,985	135,939	149,666	164,142	14,476	9.67%	160,669	166,710	173,004	179,563
6	Total Operations	746,197	751,450	596,250	842,685	768,079	791,000	22,921	2.98%	780,649	805,501	831,199	857,774
7	Capital Improvements	1,285,221	9,395,591	5,519,209	5,519,209	1,890,291	186,594	(1,703,697)	-90.13%	0	0	255,000	10,000
8	Loan Payments	156,903	193,406	229,216	229,216	229,217	228,231	(986)	-0.43%	423,959	657,799	656,813	655,828
9	**Total Expenditures**	**$2,188,42**	**$10,340,4**	**$6,344,675**	**$6,591,110**	**$2,887,587**	**$1,205,825**	**-$1,681,762**	**-58.24%**	**$1,204,608**	**$1,463,300**	**$1,743,012**	**$1,523,602**

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Hartstene Pointe Water-Sewer District

Water Operations Costs

		History				Budget		Difference		Projections			
		2024 Actual	2025 Actual	*2026 Jan - Oct*	2026 Projected	2026	2027	$ Change	% Change	2028	2029	2030	2031
1	Water Operations Expenditures												
2	534.30 · Supplies - Water												
3	31 1010 · Supplies - Water												
4	35 1010 · Tools/Equip - Water	5,636	3,337	*11,970*	14,364								
5	31 1010 · Supplies - Water - Other	2,824	27,226	*4,370*	5,244								
6	Supplies - Water	5,418	30,563	16,340	19,608	9,000	9,000	0	0.00%	9,315	9,641	9,978	10,328
7	Chemicals - Water	6,830	4,907	*6,740*	8,088	8,000	8,000	0	0.00%	8,280	8,570	8,870	9,180
8	**Total 534.30 · Supplies - Water**	**12,247**	**35,470**	***23,080***	**27,695**	**17,000**	**17,000**	**0**	**0.00%**	**17,595**	**18,211**	**18,848**	**19,508**
9	534.40 · Services - Water												
11	Attorney Fees - Water	0	0	*3,098*	3,098	0	0	0	#DIV/0!	0	0	0	0
10	Intergov Fees												
11	53 1010 · Excise Tax - Water	28,551	28,629	*19,493*	23,392	30,177	24,561	(5,616)	-18.61%	25,421	26,311	27,232	28,185
12	53 1020 · Permit Fees - Water	809	809	*959*	959	850	1,007	157	18.45%	1,042	1,079	1,116	1,155
13	534.50 · Intergov - Water - Other	57	0	*0*	0	0	0	0	#DIV/0!	0	0	0	0
14	Total Intergov Fees	29,417	29,438	*20,452*	24,351	31,027	25,568	(5,459)	-17.59%	26,463	27,389	28,348	29,340
15	Other Services	2,356	2,423	*2,489*	2,489	2,544	2,613	69	2.73%	0	0	0	0
16	Lab Testing - Water	1,834	2,399	*1,456*	1,747	2,129	1,835	(294)	-13.83%	1,899	1,965	2,034	2,105
17	Repair & Maintenance - Water												
18	SCADA System - Water	0	3,743	*1,818*	1,818	2,500	2,500	0	0.00%	2,588	2,678	2,772	2,869
19	Other	23,443	19,983	*7,339*	7,339	18,461	7,706	(10,755)	-58.26%	7,976	8,255	8,544	8,843
20	Total 48 1030 Repair & Maintenance - Water	23,443	23,727	*9,157*	9,157	20,961	10,206	(10,755)	-51.31%	7,976	8,255	8,544	8,843
21	47 1010 · Electric - Water	10,259	9,741	*9,157*	10,988	10,259	11,537	1,278	12.46%	11,941	12,359	12,792	13,239
22	**Total 534.40 · Services - Water**	**67,309**	**67,728**	***45,808***	**51,830**	**66,920**	**51,759**	**(15,161)**	**-22.66%**	**48,278**	**49,968**	**51,717**	**53,527**
	Total Water Operations Expenditures	**$79,556**	**$103,198**	**$68,888**	**$79,525**	**$83,920**	**$68,759**	**(15,161)**	**-18.07%**	**$65,873**	**$68,179**	**$70,565**	**$73,035**

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Hartstene Pointe Water-Sewer District
Wastewater Treatment Operations Costs

		History				Budget		Difference		Projections			
		2024 Actual	2025 Actual	*2026 Jan - Oct*	2026 Projected	2026	2027	$ Change	% Change	2028	2029	2030	2031
1	Wastewater Treatment Operations Expenditures												
2	535.30 · Supplies - WW Treatment												
3	31 3010 · Supplies - WW Treatment												
4	31 3010 · Supplies - WW Treatment	2,560	4,505	*8,313*	9,975								
5	35 3010 · Tools/Equip - WW Treatment	3,837	1,341	*1,538*	1,846								
6	31 3010 · Supplies - WW Treatment	6,397	5,846	*9,851*	11,821	10,000	10,000	0	0.00%	10,350	10,712	11,087	11,475
7	31 3011 · Chemicals - WW Treatment	3,051	2,592	*2,178*	2,614	3,000	3,000	0	0.00%	3,105	3,214	3,326	3,443
8	**Total 535.30 · Supplies - WW Treatment**	**9,449**	**8,438**	***12,029***	**14,435**	**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	3,871	1,164	*3,098*	3,718	0	0	0	#DIV/0!	0	0	0	0
11	Intergov - WW Treatment *(previously 535.5)*												
12	B&O/Excise Tax												
13	B&O Tax - Wastewater Treatment	7,427	8,002	*10,943*	13,131								
14	53 2010 · Excise Tax - Sewer	437	782	*217*	260								
15	Total B&O/Excise Tax	7,864	8,784	*11,160*	13,392	8,259	14,061	5,802	70.25%	14,553	15,063	15,590	16,136
16	53 3020 · Permit Fees - WW Treatment	3,209	3,296	*3,568*	3,712	3,521	3,898	377	10.71%	4,034	4,176	4,322	4,473
17	Total Intergov - WW Treatment	11,073	12,080	*14,727*	17,104	11,780	17,959	6,179	52.46%	18,588	19,238	19,912	20,609
18	41 3040 · WWT Operations - Contracted	0	0	*2,863*	3,435	0	0	0	0.00%	0	0	0	0
20	41 3050 · Lab Testing - WW Treatment	22,321	22,842	*14,441*	17,329	17,380	9,044	(8,336)	-47.96%	9,361	9,688	10,027	10,378
21	WW Treatment Maint. and Repair												
22	48 3010 · Biosolids Disposal	24,481	18,382	*13,300*	15,960	20,000	20,000	0	0.00%	20,700	21,425	22,174	22,950
23	48 3020 · SCADA - WW Treatment	804	4,547	*2,421*	9,421	3,000	3,000	0	0.00%	3,105	3,214	3,326	3,443
24	Other	9,763	6,153	*9,818*	9,818	7,500	7,500	0	0.00%	7,763	8,034	8,315	8,606
25	Sewer Collection System	17,822	17,096	*1,109*	7,795	10,000	10,000	0	0.00%	10,350	10,712	11,087	11,475
26	Total WW Treatment Maint. and Repair	52,869	46,178	26,647	42,993	40,500	40,500	0	0.00%	41,918	43,385	44,903	46,475
27	47 3010 · Electric - WW Treatment	13,967	14,821	*20,543*	24,652	17,000	17,000	0	0.00%	17,595	18,211	18,848	19,508
28	**Total 535.40 · Services - WW Treatment**	**104,101**	**97,086**	**82,320**	**109,231**	**86,660**	**84,503**	**(2,157)**	**-2.49%**	**87,461**	**90,522**	**93,691**	**96,970**
29	**Total WWT Operations Expenditures**	**$113,549**	**$105,525**	***$94,349***	**$123,666**	**$99,660**	**$97,503**	**(2,157)**	**-2.16%**	**$100,916**	**$104,448**	**$108,104**	**$111,887**

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

		History				Budget		Difference		Projections			
		2024 Actual	2025 Actual	*2026 Jan - Oct*	2026 Projected	2026	2027	$ Change	% Change	2028	2029	2030	2031
1	Combined W/S, Administrative Operations Expenditures												
2	538.30 · Supplies - Combined W/S												
3	Tools/Equip/Supplies	9,928	13,070	*13,461*	16,153	8,595	17,284	8,689	101.09%	17,889	18,515	19,163	19,834
4	Office Supplies	1,818	1,245	*1,680*	2,016	4,000	4,000	0	0.00%	4,140	4,285	4,435	4,590
5	**Total 538.30 · Supplies - Combined W/S**	**11,746**	**14,315**	***15,141***	**18,169**	**12,595**	**21,284**	**8,689**	**68.99%**	**22,029**	**22,800**	**23,598**	**24,424**
6	538.40 · Services - Combined W/S												
7	Bank Fees	150	150	*113*	150	150	150	0	0.00%	158	165	174	182
8	Attorney Fees	570	285	*285*	285	4,500	4,500	0	0.00%	2,500	2,500	2,500	2,500
9	Accounting Consulting	1,646	1,331	*1,754*	1,754	1,761	1,761	(0)	0.00%	1,823	1,886	1,952	2,021
10	Payroll Services	3,508	3,417	*3,633*	4,360	3,273	4,578	1,305	39.87%	4,738	4,904	5,076	5,253
	Reserve Studies		1,495	*4,485*									
11	Intergov *(previously 538.50)*												
12	B&O Tax - Fees/Penalties	99	103	*311*	374	98	392	294	300.47%	406	420	435	450
13	Other	0	328	*0*	0	210	210	0	0.00%	217	225	233	241
14	State Audit	0	2,852	*10,816*	0	0	0	0	#DIV/0!	6,250	0	6,500	0
15	County Election Costs	392	0	*588*	588	400	400	0	0.00%	414	428	443	459
16	Total Intergov	492	3,283	*11,715*	961	708	1,002	294	41.59%	1,038	1,074	1,111	1,150
17	Lockbox	351	836	*386*	464	900	900	0	0.00%	932	964	998	1,033
18	Online Payment System	4,374	5,189	*5,423*	6,508	5,445	6,834	1,388	25.49%	7,073	7,320	7,576	7,842
19	Cleaning Services	3,960	4,210	*1,485*	3,960	3,960	3,960	0	0.00%	3,960	3,960	3,960	3,960
20	IT/Software Applications	7,575	7,986	*8,599*	8,599	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	12,000	12,000	0	0.00%	12,420	12,855	13,305	13,770
22	Merchant Service Fees	4,765	4,737	*5,148*	6,177	5,005	6,486	1,481	29.60%	6,616	6,748	6,883	7,021
23	Postage	3,579	3,795	*2,947*	3,536	4,173	3,713	(460)	-11.02%	3,788	3,863	3,941	4,019
24	Telephone/Internet	9,805	10,066	*9,156*	10,987	10,393	11,536	1,144	11.01%	11,767	12,002	12,243	12,487
25	Legal Notices & Publications	47	0	*0*	0	3,000	3,000	0	0.00%	3,105	3,214	3,326	3,443
26	Liability Insurance	45,321	49,888	*0*	45,233	49,800	49,800	0	0.00%	52,290	54,905	57,650	60,532
27	Professional Dues	2,752	3,269	*1,469*	3,448	3,208	3,621	413	12.87%	3,747	3,878	4,014	4,155
28	Printing	1,902	1,767	*1,600*	1,921	1,795	2,017	221	12.34%	2,117	2,223	2,334	2,451
29	Other Miscellaneous Services	2,362	387	*2,316*	4,631	2,000	2,000	0	0.00%	2,070	2,142	2,217	2,295
30	Travel/Mileage/Training and Education	13,337	6,205	*2,329*	2,795	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**	**120,294**	**72,844**	**117,770**	**137,071**	**142,858**	**5,787**	**4.22%**	**138,640**	**143,910**	**149,406**	**155,139**
	Total Combined W/S, Administrative Operations	**130,241**	**134,610**	***87,985***	**135,939**	**149,666**	**164,142**	**14,476**	**9.67%**	**160,669**	**166,710**	**173,004**	**179,563**

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Hartstene Pointe Water-Sewer District

Capital Improvement Plan

			History				Budgets		Projections					
		Total Project Costs	2024 Actual	2025 Actual	*2026 Jan - Sep*	2026 Projected	2026 Budget	2027 Budget	2028	2029	2030	2031	2032	2033 - 2048
1	Water													
2	Pressure Reducing Valve Rehabilitation	11,863		*11,863*			-	-						
3	Update Water System Plan	80,000					-	-						
4	Turbidity Meter for Well Treatment Facilities	15,346			*15,351*	15,351	-	-						
5	Test Pump Well #3						-	-			20,000			
6	Well 2 Rehabilitation	30,000	3,463	*8,445*			-	-						
5	Well Media Replenishment	102,000					-	12,000						90,000
7	Well 3 Connect	160,000					-	-			160,000			
8	New Valve Installations	22,884		22,719	552	552	-	-						
9	New 2" & 1" Water Meters						-	7,000						
10	Capacity Assessment	10,000					-	-						
11	Reservoir Cleaning & Repairs	8,000		*8,104*	*17,617*	17,617	-	20,000				10,000		
12	*Total Water Capital Improvements*	*460,601*	*3,463*	*51,131*	*33,520*	33,520	0	39,000	0	*0*	*180,000*	*10,000*	*0*	*90,000*
13	Wastewater Treatment/Sewer													
14	Roofing Repairs at WWTP	20,000			*18,641*	18,641	-	-						
15	Influent & Effluent Flow Meters	80,000	3,725	9,364			-	-						
16	Existing SCADA WWTP	12,000					12,000	12,000						
17	WW SCADA/Telemetry Upgrade	0					-							
18	WWT Pumps - Rehab and Replace	140,000	1,493	5,951	*70,587*	70,587	-	-						
	Composite Sampler Replacements	20,000											20,000	
19	Effluent Analyzer	20,000					-	20,000						
20	Wastewater Infrastructure Rehabilitation Project		1,276,541	9,313,496	*5,334,400*	5,334,400	1,724,747	-						
21	Blower Replacement	75,000					-	-			75,000			
	Sewer Camera/Jetter Replacement	10,000											10,000	
22	Grinder Pumps	600,000		9,482			-	-						
23	Air Gap Installation	60,000					60,000	60,000						
24	SCADA Units for Lift Stations	20,000					17,500	17,500						
25	Outdoor Lighting	7,471			*7,471*	7,471	-	-						
26	*Total WWT/Sewer Capital Improvements*	*1,064,471*	1,281,759	9,338,292	*5,431,099*	5,431,099	1,814,247	109,500	0	0	75,000	0	30,000	0
27	Combined W/S													
28	ADA Improvements			*6,168*	*64*	64	-	-						
29	Excavator Track Replacements & Repairs	8,275			*8,036*	8,036	-	-						
30	Vac Trailer	37,950			*46,489*	46,489	37,950	-						
31	Small Dump Truck	?					-	?						
32	ISP to Facilities with Telemetry	3,094					3,094	3,094						
33	Asset Replacement	5,000					35,000	35,000						
34	*Total Combined W/S Capital Improvements*	*8,094*	0	6,168	*54,590*	54,590	76,044	38,094	0	0	0	0	0	0
35	Total Capital Improvements	$1,533,166	$1,285,22	$9,395,59	*$5,519,209*	$5,519,209	$1,890,291	$186,594	$0	$0	$255,000	$10,000	$30,000	$90,000
						Carry-over from Previous Year:	24,849	(3,628,918)						
						From Reservoir Repair Fund:	-	-						
						From I&I Fund:	50,000	-						
						From Asset Replacement Fund:	-	-						
						From Risk Management Fund:	80,000	-						
						CIP Expenditures from Existing Funds:	$ 154,849	$ (3,628,918)						
						CIP Expenditures from Current Revenues:	$ 1,735,442	$ 3,815,512						

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Hartstene Pointe Water-Sewer District

Staff Costs

		History				Budget		Projections			
		2024 Actual	2025 Actual	*2026 Jan - Sep*	2026 Projected	2026	2027	2028	2029	2030	2031
1	Water Distribution Manager II - 1.0 FTE										
2	Employee Wages	30,366	13,958	*52,968*	71,976	57,283	63,648	65,557	67,524	69,550	71,636
3	Benefits & Payroll Tax	8,930	5,086	*18,231*	27,347	22,023	25,107	25,860	26,636	27,435	28,258
4	**Total WDM II Compensation**	**39,296**	**19,043**	***71,199***	**99,323**	**79,307**	**88,755**	**91,417**	**94,160**	**96,985**	**99,894**
5	WW Treatment Plant Operator II - 1.0 FTE										
6	Employee Wages	66,388	67,159	*66,862*	100,293	73,195	70,013	72,113	74,277	76,505	78,800
7	Benefits & Payroll Tax	20,655	20,967	*20,122*	30,182	23,570	25,725	26,497	27,292	28,111	28,954
8	**Total WWTPO II Compensation**	**87,043**	**88,126**	***86,984***	**130,476**	**96,765**	**95,738**	**98,610**	**101,568**	**104,616**	**107,754**
8	General Manager - 1.0 FTE										
9	Employee Salary	97,384	96,420	*57,260*	85,890	96,420	90,000	92,700	95,481	98,345	101,296
10	Benefits & Payroll Tax	34,618	35,928	*19,392*	29,088	34,742	27,668	28,498	29,353	30,234	31,141
11	**Total GM Compensation**	**132,003**	**132,348**	***76,652***	**114,978**	**131,162**	**117,668**	**121,198**	**124,834**	**128,579**	**132,436**
12	Project/Account Manager - 1.0 FTE										
13	Employee Wages	82,945	84,605	*66,029*	99,043	84,864	90,000	92,700	95,481	98,345	101,296
14	Benefits & Payroll Tax	22,625	23,476	*21,725*	32,588	24,704	27,668	28,498	29,353	30,234	31,141
15	**Total PM Compensation**	**105,571**	**108,081**	***87,754***	**131,631**	**109,568**	**117,668**	**121,198**	**124,834**	**128,579**	**132,436**
16	Apprentice/Trainee - 0.0 FTE										
17	Employee Salary	30,727	35,080	12,473	12,473	0	0	0	0	0	0
18	Benefits & Payroll Tax	11,552	10,602	550	550	0	0	0	0	0	0
19	**Total A/T Compensation**	**42,279**	**45,682**	***13,023***	**13,023**	**0**	**0**	**0**	**0**	**0**	**0**
20	**Allocated Wages**						20,000				
21	Commissioners										
22	Commissioner 1										
23	Per Diem	4,580	240	*0*	0	5,573	5,573	5,573	5,573	5,573	5,573
24	Payroll Tax	372	37	*0*	0	426	426	426	426	426	426
25	Commissioner 2										
26	Per Diem	5,167	7,326	*3,589*	5,384	5,221	5,653	5,653	5,653	5,653	5,653
27	Payroll Tax	369	557	*293*	440	399	432	432	432	432	432
28	Commissioner 3										
29	Per Diem	5,730	6,194	*5,121*	7,682	5,956	8,066	8,066	8,066	8,066	8,066
30	Payroll Tax	440	483	*413*	620	457	617	617	617	617	617
31	**Total Commissioner Compensation**	**16,657**	**14,837**	***9,417***	**14,125**	**18,032**	**20,767**	**20,767**	**20,767**	**20,767**	**20,767**
	Total Staff Costs	**$422,850**	**$408,118**	***$345,029***	**$503,556**	**$434,833**	**$460,596**	**$453,191**	**$466,164**	**$479,526**	**$493,288**

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Hartstene Pointe Water-Sewer District

Loan Payments

	History				Budget		Projections			
	2024 Actual	2025 Actual	2026 Projected	2026 Actual	2026	2027	2028	2029	2030	2031
Ecology Loan - Effluent Outfall Maturity Date: 12/21/27 Outstanding Principal Balance: $37,686										
Principal Payment	36,028	36,572	37,125	37,125	37,125	37,686				
Interest Payment	2,083	1,539	987	987	987	426				
Total Ecology Loan Payments	**38,111**	**38,111**	**38,111**	**38,111**	**38,111**	**38,111**	**0**	**0**	**0**	**0**
USDA Bond - Booster Pump, Meters Maturity Date: 09/1/32 Outstanding Principal Balance: 215,374										
Principal Payment	30,991	31,849	32,731	32,731	32,731	33,637	34,568	35,525	36,508	37,520
Interest Payment	8,339	7,481	6,599	6,599	6,599	5,693	4,762	3,805	2,822	1,810
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 Maturity Date: 10/1/36 Outstanding Principal Balance: 656,708										
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 Maturity Date: 6/30/2045 Outstanding Principal Balance: 1,228,759										
Principal Payment		21,545	58,969	21,545	58,969	59,680	60,400	61,129	61,867	62,613
Interest Payment		11,957	11,486	11,957	11,486	10,952	10,412	9,866	9,312	8,753
Admin Payment		3,986	3,829	3,986	3,829	3,651	3,471	3,289	3,104	2,918
Total WIRP Engineering - Ecology Loan	**0**	**37,488**	**74,283**	**37,488**	**74,284**	**74,283**	**74,283**	**74,284**	**74,283**	**74,283**
WIRP Construction - Ecology Loan *(Estimated)* Maturity Date: 6/30/45 Outstanding Principal Balance: 9,000,000										
Principal Payment							198,659	434,849	436,591	438,341
Interest Payment							27,124	26,100	24,793	23,481
Admin Payment							9,041	8,700	8,264	7,827
Total WIRP Construction - Ecology Loan	**0**	**0**	**0**	**0**	**0**	**0**	**234,824**	**469,649**	**469,649**	**469,649**
Total Loan Payments	**156,903**	**193,406**	**229,216**	**192,421**	**229,217**	**228,231**	**423,959**	**657,799**	**656,813**	**655,828**

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Hartstene Pointe Water-Sewer District

Net Effect of Transfers

	History				Budget		Difference		Projections			
	2024 Actual	2025 Actual	*2026 Jan - Sep*	2026 Projected	2026	2027	$ Change	% Change	2028	2029	2030	2031
Net Effect of Transfers												
030 - Ecology Loan Reserve	2,213	1,901	*1,265*	1,686	0	(48,848)	(48,848)	#DIV/0!	0	0	0	0
050 - DWSRF Loan Reserve	(3,761)	(2,997)	*(25,575)*	(8,551)	0	0	0	#DIV/0!	0	0	0	0
070 - USDA Revenue Bond Reserve	2,309	1,984	*1,334*	1,779	2,685	2,557	(128)	-4.78%	2,685	2,819	2,960	3,108
010 - Operating Fund (incl. revolving funds)	(119,435)	(78,116)	*1,708*	101,323	(77,397)	6,469	83,866	-108.36%	(42,936)	(43,234)	(43,544)	(43,866)
020 - Committed Funds							0	0.00%				
Asset Replacement Fund	18,000	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	45,653	24,450	*5,785*	(139,207)	0	0	0	#DIV/0!	0	0	0	0
Reservoir Repair	26,653	13,326	*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	28,369	21,452	*15,483*	20,644	52,386	17,496	(34,890)	-66.60%	17,925	18,089	18,258	18,432
Total 020 - Committed Funds	118,675	77,228	21,268	(96,237)	74,712	39,822	(34,890)	-46.70%	40,251	40,415	40,584	40,758
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	1010	1,790.00
Future Improvements	1050	3435	4,485.00
Assets	2595	3210	5,805.00
Total	**$4,425.00**	**$7,655.00**	**12,080.00**
Connection Fees	**$250.00**	**$250.00**	**$500.00**
Total CFC + Connection Fees	**$4,675.00**	**$7,905.00**	
Total Cost for New Connections			**$12,580.00**

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