



Summit County Service Area #3

629 E Parkway Drive · Suite 1 · Park City · UT 84098 · (435) 500-6267 · bit.ly/SCSA3 · support@summitcosa3ut.gov

Welcome

Tuesday, October 20, 2026

Summit County Service Area #3

Board of Trustees Public Monthly Meeting

Meeting Date & Time: Tuesday, October 20, 2026, 5:30pm MST

Meeting Location: Mountain Life Church, 7375 Silver Creek Rd, Park City, UT 84098

For more information or questions: (435) 500-6276

Agenda Item	Time	Presenter(s)
1. Welcome and Call Meeting to Order (motion/voting) a. Welcome b. Roll Call & Conflict of Interest Disclosure	5:30 pm	Chair
2. General Public Comments (Limited to 3 minutes per person)	5:35 pm	Chair
3. Consent Agenda a. Approval of September 15, 2026 minutes b. Monthly Financials c. Approval of Expenditures	5:45 pm	Chair, Office Manager
4. Administrative & Financial (motion/voting) a. Leak Assistance Application Appeal b. 40 Year Plan Proposals c. Road and Water Operator Contract d. Tentative Budget	5:50 pm	Chair, Legal Counsel
5. Water, Roads & Trails Update (motion/voting) a. Regulation 2026-08: Water Policy Update b. Red Hawk Road Sharing Agreement Discussion c. Crossroads Projects (discussion only) d. Update Water Infrastructure Upgrade Project e. Water, Road and Trails Update	6:15 pm	Chair, Legal Counsel
6. General Public Comments (Limited to 3 minutes per person)	7:00pm	Water & Road Manager
7. Closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonably imminent litigation, and/or the sale or purchase of real property pursuant to Utah Code §§ 52-4-204 through 205. **	7:15 pm	Chair
8. Adjournment	7:45 pm	Chair

To participate online: Google Meet joining info Video call link: <https://meet.google.com/sys-gdvj-vnx>

Or dial: (US) +1 470-250-1720 PIN: 535 432 764#; More phone numbers:

<https://tel.meet/sys-gdvj-vnx?pin=3736965577842>

*Minutes and agendas available at:

<https://www.summitcountyutah.gov/AgendaCenter/Search/?term=&CIDs=34,&startDate=01/01/2026&endDate=04/15/2026&dateRange=&dateSelector=>

**Any motion/voting will take place in open meeting after closed session



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Public Comment

(Limited to 3 minutes per person)





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Consent Agenda



PENDING MEETING MINUTES

SUMMIT COUNTY SERVICE AREA #3 BOARD OF TRUSTEES
MONTHLY PUBLIC MEETING
MOUNTAIN LIFE CHURCH, 7375 SILVER CREEK RD, PARK CITY, UT 84098
TUESDAY, SEPTEMBER 15, 2026, 5:30 PM MST

Meeting also conducted via Google Meet.

1. **Welcome (5:37pm)**

- a. Welcome called to order by Derek Price, Board Chair
- b. Roll Call & Conflict of Interest Disclosure - No conflicts were disclosed.

Board Members:

Derek Price, Chair
Justin Shea, Vice Chair (online)
David Olson, Clerk
Jon "Otto" Blum, Treasurer
Caroline Gleich

Staff & Contractors:

Jody Anagnos, Operations Manager
Chris Bullock, Road & Water Mgr
Nathan Bracken, legal counsel, (online)
Dave Sanderson, accountant (online)

Absent: Karri Taix, Scott Witkin

2. **General Public Comment (5:37pm)**

- Jane Coleman - Wasatch Way
- Karen Warren - Greenfield Dr
- Dan Fuller - Wasatch Way

3. **Consent Agenda (5:43pm)**

David motioned to approve the consent agenda; Caroline seconded the motion. All Trustees present voted in favor of approving the consent agenda. (Vote 4-0) Justin was online but did not vote.

4. **Administrative & Financial (5:44pm)**

- a. Proposed 2027 Board Meeting Dates

Jody explained the reasoning for presenting 2027 dates so early; we want to book the dates with the Mountain Life Church so we can secure the same meeting space for all of our meetings. Alternate dates in February were discussed as school break falls on the third Thursday in February. Derek proposed proceeding with February 9th which legal counsel can not attend due to a conflict but we can always change the date if needed.

Otto made a motion to approve the 2027 Proposed Board Meeting dates, David seconded the motion. All Trustees present voted in favor of approving the 2027 Board Meeting Schedule. (Vote: 4-0) Justin was online but did not vote.

b. **Operations Manager Employment Contract**

The Board was provided the new employment agreement for Jody Anagnos in her new role as Operations Manager. There were no comments or questions.

Caroline made a motion to accept the employment agreement as presented, Otto seconded the motion. All Trustees present voted in favor of approving the new Operations Manager Employment Contract. (Vote: 4-0) Justin was online but did not vote.

c. **Tentative Budget and Pro Forma - Jody presented and Dave was on the call at 6:00pm and answered questions. Jody reviewed new expenses for 2027 including a new IT contract, cost of a 40 year plan and a rent increase. Dave said he doesn't have any concerns after creating and reviewing the proforma. Dave said the water fund looks healthy, is able to meet obligations and cover bond payments. For the general funds, there is a large capital road project which is planned for next year. The cost of that project is estimated at \$750,000. Dave will be available for the October tentative budget meeting.**

5. **Water, Roads & Trails Update (6:06pm)**

- a. Update on Water Infrastructure Project - Jody and Chris presented. Jody stated that the County approved the building permit for the water storage tank. We are trying to get the bond closing scheduled for next week. Chris provided an update on the water infrastructure upgrade project. Chris stated that the water quality test for the new well is really good. The new well is producing over 350 gallons per minute. Our current wells are 200 gallons per minute. This well is adding redundancy to our system and it looks like a good producing well. There is a scheduled water shut down for tomorrow to connect lines for the upgrade project on East Whileaway. Residents have been notified with fliers and email. The contractors just need to cut and set the new line in place. For the fireflow project, they still have to do a new connection to Shepherd and Valley over on Greenfield. The other water interruption planned for tomorrow is for the new storage unit project. Residents and businesses have been notified that there will be a water interruption from 6:30am - 10am along Division Street. Progress on Whileaway has been great, they are almost up to where the tank will be. They had to jack hammer rock, there has been no blasting. They are currently about $\frac{2}{3}$ of the way up the hill to where the tank will be. They are currently mobilizing equipment to the Crescent site. There will be an overflow line that will discharge into natural drainage. The next phase of the project is Whileaway down to Echo. That shut down will affect one house.
- b. Water, road and trails update - Around September 30 through October 1, slurry seal and crack seal work will happen on various roads throughout the neighborhood. A thin overlay/asphalt on Crescent S. needs to be done before winter. We wanted to wait but the road has deteriorated too much to wait till spring for improvements. There will be a larger repair once the water tank project is complete. Chris is also planning to spray the weeds on the trails before winter.

6. **Public Comments II: (6:20pm)**

- Jane Coleman
- Dan Fuller
- Debra Scammon
- Karen Warren

7. **Closed Session**

At 6:28pm, Caroline made a motion to move into closed session to discuss the personnel, reasonably imminent litigation, and/or the sale or purchase of real property pursuant to Utah Code §§ 52-4-204 through 205, Otto seconded the motion. All Trustees in attendance voted to move into closed session. (vote 5-0)

8. **Adjournment (7:45)**

At 7:45pm, Caroline motioned to adjourn the meeting, Justin who arrived during closed session seconded the motion. (Vote 5-0)

Next meeting is October 20, 2026

Online participants: NONE

Summit County Service Area #3
Operational Budget Report
10 General Fund - 01/01/2026 to 09/30/2026
75.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Budget Remaining	% Earned/Used
Change In Net Position						
Revenue:						
Taxes						
3110 Property taxes - current	12,343.45	4,238.36	61,771.26	590,311.00	528,539.74	10.46%
3120 Property taxes - prior years	18,587.78	0.00	0.00	10,000.00	10,000.00	0.00%
3170 Fee in lieu of property tax	7,337.57	0.00	0.00	7,500.00	7,500.00	0.00%
3171 Interest and penalties taxes	3,932.64	0.00	0.00	250.00	250.00	0.00%
Total Taxes	42,201.44	4,238.36	61,771.26	608,061.00	546,289.74	10.16%
Intergovernmental revenue						
3356 Class B road allotment	50,617.27	29,468.79	110,711.87	145,000.00	34,288.13	76.35%
Total Intergovernmental revenue	50,617.27	29,468.79	110,711.87	145,000.00	34,288.13	76.35%
Charges for services						
3430 Construction service fees	172,601.49	0.00	96,370.96	85,000.00	(11,370.96)	113.38%
3431 Roads maintenance fees	3,246.80	0.00	13,224.80	8,000.00	(5,224.80)	165.31%
3432 Roads transfer fees	0.00	0.00	0.00	1,000.00	1,000.00	0.00%
3433 Road Inspection Fees	2,525.00	350.00	3,025.00	2,500.00	(525.00)	121.00%
Total Charges for services	178,373.29	350.00	112,620.76	96,500.00	(16,120.76)	116.71%
Interest						
3610 Interest income	55,964.01	6,874.11	62,835.99	60,000.00	(2,835.99)	104.73%
Total Interest	55,964.01	6,874.11	62,835.99	60,000.00	(2,835.99)	104.73%
Miscellaneous revenue						
3615 Miscellaneous non-operating incom	0.00	0.00	106.65	0.00	(106.65)	0.00%
3690 Sundry revenue	38.53	1.10	97.60	100.00	2.40	97.60%
Total Miscellaneous revenue	38.53	1.10	204.25	100.00	(104.25)	204.25%
Total Revenue:	327,194.54	40,932.36	348,144.13	909,661.00	561,516.87	38.27%
Expenditures						
Payroll						
4400 General Manager	28,340.53	0.00	0.00	0.00	0.00	0.00%
4401 Operations Payroll	24,623.20	0.00	0.00	0.00	0.00	0.00%
4402 Staff Payroll	17,472.28	6,021.37	56,086.55	94,542.00	38,455.45	59.32%
4403 Payroll Fees	894.63	66.04	633.31	1,236.00	602.69	51.24%
4410 Benefits	39,718.91	3,648.05	29,219.29	50,779.00	21,559.71	57.54%
Total Payroll	111,049.55	9,735.46	85,939.15	146,557.00	60,617.85	58.64%
Professional Fees						
4326 Legal fees- Roads	20,195.50	0.00	5,847.50	10,000.00	4,152.50	58.48%
4327 Legal fees - General	45,260.50	2,894.50	26,603.50	25,000.00	(1,603.50)	106.41%
4328 ROW	1,650.00	0.00	3,255.00	0.00	(3,255.00)	0.00%
4330 Professional fees	0.00	90.00	1,590.00	1,700.00	110.00	93.53%
4331 Accounting Fees	12,699.87	525.00	23,880.06	16,000.00	(7,880.06)	149.25%
4332 Engineering fees	6,220.00	0.00	8,932.15	8,000.00	(932.15)	111.65%
4800 Training	0.00	0.00	(310.70)	2,500.00	2,810.70	-12.43%
Total Professional Fees	86,025.87	3,509.50	69,797.51	63,200.00	(6,597.51)	110.44%
Office Expenses						
4212 Membership and subscriptions	722.63	528.00	551.75	460.00	(91.75)	119.95%
4220 Public notice	0.00	0.00	0.00	300.00	300.00	0.00%
4225 Bank fees	2,727.05	0.00	0.00	2,500.00	2,500.00	0.00%
4238 Computer/Technology Equipment	79.48	0.00	0.00	2,000.00	2,000.00	0.00%
4239 Software	2,124.26	429.02	3,155.41	4,500.00	1,344.59	70.12%
4240 Office supplies and expenses	612.28	0.00	304.36	2,000.00	1,695.64	15.22%
4241 Food	63.53	0.00	0.00	0.00	0.00	0.00%
4242 Board Meeting	0.00	0.00	0.00	400.00	400.00	0.00%
4245 Postage	74.64	0.00	0.00	100.00	100.00	0.00%
4850 Rent	8,250.00	0.00	8,250.00	10,000.00	1,750.00	82.50%
Total Office Expenses	14,653.87	957.02	12,261.52	22,260.00	9,998.48	55.08%
Maintenance & Repairs						
4250 Snow Removal	27,413.26	0.00	20,692.00	130,000.00	109,308.00	15.92%
4251 Road maintenance	231,681.16	4,718.91	94,211.19	200,000.00	105,788.81	47.11%
4252 Trail Maintenance	1,902.00	0.00	981.44	30,000.00	29,018.56	3.27%
4333 Road manager fees	29,250.00	3,250.00	26,000.00	37,500.00	11,500.00	69.33%
Total Maintenance & Repairs	290,246.42	7,968.91	141,884.63	397,500.00	255,615.37	35.69%
Utilities						
4269 Phone	246.75	0.00	36.54	350.00	313.46	10.44%

Summit County Service Area #3
Operational Budget Report
10 General Fund - 01/01/2026 to 09/30/2026
75.00% of the fiscal year has expired

	<u>Prior YTD</u>	<u>Current Period</u>	<u>Current YTD</u>	<u>Annual Budget</u>	<u>Budget Remaining</u>	<u>% Earned/ Used</u>
4270 Electric Office	49.23	0.00	2,179.19	1,000.00	(1,179.19)	217.92%
Total Utilities	295.98	0.00	2,215.73	1,350.00	(865.73)	164.13%
Other General Administration						
4510 Insurance	4,180.58	0.00	7,969.34	5,542.00	(2,427.34)	143.80%
4999 Other General Administrative Expe	141.00	0.00	0.00	1,400.00	1,400.00	0.00%
Total Other General Administration	4,321.58	0.00	7,969.34	6,942.00	(1,027.34)	114.80%
Transfers out						
4941 Transfers to Capital Projects	0.00	0.00	0.00	271,852.00	271,852.00	0.00%
Total Transfers out	0.00	0.00	0.00	271,852.00	271,852.00	0.00%
Total Expenditures	506,593.27	22,170.89	320,067.88	909,661.00	589,593.12	35.19%
Total Change In Net Position	(179,398.73)	18,761.47	28,076.25	0.00	(28,076.25)	0.00%
Income or Expense						
Income From Operations:						
Operating expense						
Repairs & Maintenance						
4650 Trails and parks	0.00	0.00	900.00	0.00	(900.00)	0.00%
Total Repairs & Maintenance	0.00	0.00	900.00	0.00	(900.00)	0.00%
Total Operating expense	0.00	0.00	900.00	0.00	(900.00)	0.00%
Total Income From Operations:	0.00	0.00	900.00	0.00	(900.00)	0.00%
Total Income or Expense	0.00	0.00	900.00	0.00	(900.00)	0.00%

Summit County Service Area #3
Operational Budget Report
40 Capital Projects - 01/01/2026 to 09/30/2026
75.00% of the fiscal year has expired

	<u>Prior YTD</u>	<u>Current Period</u>	<u>Current YTD</u>	<u>Annual Budget</u>	<u>Budget Remaining</u>	<u>% Earned/ Used</u>
Change In Net Position						
Revenue:						
Contributions and transfers						
3800 Transfers in	0.00	0.00	0.00	271,851.00	271,851.00	0.00%
Total Contributions and transfers	0.00	0.00	0.00	271,851.00	271,851.00	0.00%
Total Revenue:	0.00	0.00	0.00	271,851.00	271,851.00	0.00%
Total Change In Net Position	0.00	0.00	0.00	271,851.00	271,851.00	0.00%

Summit County Service Area #3
Operational Budget Report
51 Water Fund - 01/01/2026 to 09/30/2026
75.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Budget Remaining	% Earned/Used
Income or Expense						
Income From Operations:						
Operating income						
5110 Water standby fees	(180.00)	0.00	180.00	11,900.00	11,720.00	1.51%
5111 Well standby fees	0.00	0.00	0.00	6,000.00	6,000.00	0.00%
5140 Water service fees	431,395.64	52,371.28	375,217.96	420,000.00	44,782.04	89.34%
5142 Hydrant water fees	2,207.83	0.00	0.00	1,500.00	1,500.00	0.00%
5240 Water rights assessments	395.00	0.00	4,588.50	35,000.00	30,411.50	13.11%
5310 Connection fees	18,000.00	0.00	50,000.00	20,000.00	(30,000.00)	250.00%
5315 Inspection Fees	999.00	0.00	693.00	1,200.00	507.00	57.75%
5317 Water Evaluation Fee	12,000.00	1,200.00	1,200.00	0.00	(1,200.00)	0.00%
5410 Late penalties and fees	3,495.82	(4,665.00)	6,334.02	1,000.00	(5,334.02)	633.40%
5490 Other operating income	16,785.81	396.00	4,591.88	10,000.00	5,408.12	45.92%
5510 Water Transfer Fee	34,125.00	3,000.00	33,000.00	5,000.00	(28,000.00)	660.00%
Total Operating income	519,224.10	52,302.28	475,805.36	511,600.00	35,794.64	93.00%
Operating expense						
Payroll						
6400 General Manager	26,846.10	0.00	0.00	0.00	0.00	0.00%
6401 Operations Payroll	24,622.15	0.00	0.00	0.00	0.00	0.00%
6402 Staff Payroll	17,470.80	6,021.36	56,086.45	94,542.00	38,455.55	59.32%
6403 Payroll Fees	894.49	66.02	781.91	1,236.00	454.09	63.26%
6410 Benefits	41,216.23	3,648.02	28,422.84	50,779.00	22,356.16	55.97%
Total Payroll	111,049.77	9,735.40	85,291.20	146,557.00	61,265.80	58.20%
Professional Fees						
6332 Water operator services	29,250.00	3,250.00	36,000.00	37,500.00	1,500.00	96.00%
6333 Professional fees	0.00	210.00	1,908.75	1,700.00	(208.75)	112.28%
6333.1 Accounting Fees	12,603.33	1,225.00	12,286.54	20,000.00	7,713.46	61.43%
6335 Water Engineering Maintenance	3,223.25	0.00	0.00	8,000.00	8,000.00	0.00%
6336 Water Engineering Projects	4,740.25	0.00	0.00	0.00	0.00	0.00%
6800 Training	2,433.04	0.00	523.95	2,500.00	1,976.05	20.96%
Total Professional Fees	52,249.87	4,685.00	50,719.24	69,700.00	18,980.76	72.77%
Legal Fees						
6327 Water General Legal Fees	0.00	0.00	0.00	7,500.00	7,500.00	0.00%
6329 Litigations Water	2,000.00	0.00	0.00	0.00	0.00	0.00%
6330 Well System Legal Fees	11,660.00	0.00	1,005.00	15,000.00	13,995.00	6.70%
6331 Water System Legal Fees	14,696.50	1,584.00	24,601.50	10,000.00	(14,601.50)	246.02%
Total Legal Fees	28,356.50	1,584.00	25,606.50	32,500.00	6,893.50	78.79%
Utilities						
6270 Utilities	0.00	10.31	3,406.39	0.00	(3,406.39)	0.00%
6272 Electric Water System	15,240.47	0.00	7,945.81	20,000.00	12,054.19	39.73%
6274 Internet Office	0.00	0.00	0.00	100.00	100.00	0.00%
6275 Phone Office	81.95	0.00	167.03	8,500.00	8,332.97	1.97%
6276 Water System Monitoring	1,877.68	2,966.46	6,120.51	0.00	(6,120.51)	0.00%
Total Utilities	17,200.10	2,976.77	17,639.74	28,600.00	10,960.26	61.68%
Office Expenses						
6212 Association and subscriptions	695.87	1,232.00	2,373.00	1,500.00	(873.00)	158.20%
6215 Bank fees	3,752.28	448.40	5,955.02	5,500.00	(455.02)	108.27%
6238 Computer/Technology Equipment	79.48	0.00	453.32	2,000.00	1,546.68	22.67%
6239 Software	3,852.38	429.02	12,624.02	4,500.00	(8,124.02)	280.53%
6240 Office supplies and expenses	698.53	0.00	2,840.05	1,000.00	(1,840.05)	284.01%
6242 Board meetings	26.10	0.00	181.25	450.00	268.75	40.28%
6243 Postage	417.24	0.00	117.00	500.00	383.00	23.40%
Total Office Expenses	9,521.88	2,109.42	24,543.66	15,450.00	(9,093.66)	158.86%
Repairs & Maintenance						
6250 Repairs and maintenance	87,791.32	4,017.81	25,451.86	125,000.00	99,548.14	20.36%
6253 Water tests	4,901.05	174.00	4,031.00	12,500.00	8,469.00	32.25%
6254 Water rights assessments	6,047.58	3,990.00	8,576.19	7,000.00	(1,576.19)	122.52%
6255 Parts & supplies purchases	19,098.54	0.00	7,192.26	5,000.00	(2,192.26)	143.85%
6334.1 HAL - Arsenic Study	1,630.00	0.00	910.00	0.00	(910.00)	0.00%
6380 Meter relocation and replacement	3,299.28	0.00	0.00	2,500.00	2,500.00	0.00%
6729 Parts & Equipment repairs	1,772.32	0.00	0.00	0.00	0.00	0.00%
6731 Water System - District Well	0.00	0.00	5,355.27	0.00	(5,355.27)	0.00%
6732 Water System - Greenfield Well	14,400.00	748,438.01	910,106.98	1,000.00	(909,106.98)	91,010.70%
6733 Water System - Infrastructure	2,700.00	108,280.00	417,954.27	5,000.00	(412,954.27)	8,359.09%

Summit County Service Area #3
Operational Budget Report
51 Water Fund - 01/01/2026 to 09/30/2026
75.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Budget Remaining	% Earned/Used
6734 Water System - SA3 Water Rights	0.00	0.00	0.00	3,500.00	3,500.00	0.00%
6735 Cncurrency	0.00	0.00	1,590.75	0.00	(1,590.75)	0.00%
6738 Bond issuance costs	0.00	25,000.00	25,000.00	0.00	(25,000.00)	0.00%
6739 New Water Tank Project 2025	1,450.00	0.00	0.00	0.00	0.00	0.00%
Total Repairs & Maintenance	143,090.09	889,899.82	1,406,168.58	161,500.00	(1,244,668.58)	870.69%
Other General Administration						
6510 Insurance & bonds	4,180.57	0.00	1,243.77	5,000.00	3,756.23	24.88%
6520 Depreciation expense	49,672.44	0.00	0.00	0.00	0.00	0.00%
6600 Rent	8,250.00	0.00	6,750.00	9,000.00	2,250.00	75.00%
6730 Capital outlay	0.00	0.00	0.00	25,000.00	25,000.00	0.00%
6850 Water Rights - Capital Outlay	0.00	0.00	0.00	5,000.00	5,000.00	0.00%
6901 Interest expense	0.00	0.00	0.00	1,000.00	1,000.00	0.00%
6998 Reserves	0.00	0.00	0.00	51,793.00	51,793.00	0.00%
6999 Other Water Administration	2,183.53	0.00	0.00	500.00	500.00	0.00%
Total Other General Administration	64,286.54	0.00	7,993.77	97,293.00	89,299.23	8.22%
Total Operating expense	425,754.75	910,990.41	1,617,962.69	551,600.00	(1,066,362.69)	293.32%
Total Income From Operations:	93,469.35	(858,688.13)	(1,142,157.33)	(40,000.00)	1,102,157.33	2,855.39%
Non-Operating Items:						
Non-operating income						
5610 Interest income	26,446.97	1,422.89	23,141.61	40,000.00	16,858.39	57.85%
5615 Non-operating Income	0.00	0.00	635.00	0.00	(635.00)	0.00%
Total Non-operating income	26,446.97	1,422.89	23,776.61	40,000.00	16,223.39	59.44%
Total Non-Operating Items:	26,446.97	1,422.89	23,776.61	40,000.00	16,223.39	59.44%
Total Income or Expense	119,916.32	(857,265.24)	(1,118,380.72)	0.00	1,118,380.72	0.00%

Summit County Service Area #3
Operational Budget Report
91 General Fixed Assets - 01/01/2026 to 09/30/2026
75.00% of the fiscal year has expired

	<u>Prior YTD</u>	<u>Current Period</u>	<u>Current YTD</u>	<u>Annual Budget</u>	<u>Budget Remaining</u>	<u>% Earned/ Used</u>
Change In Net Position						
Expenditures						
Other General Administration						
4400 Depn Expense	57,229.02	6,125.32	55,238.15	0.00	(55,238.15)	0.00%
Total Other General Administration	<u>57,229.02</u>	<u>6,125.32</u>	<u>55,238.15</u>	<u>0.00</u>	<u>(55,238.15)</u>	<u>0.00%</u>
Total Expenditures	<u>57,229.02</u>	<u>6,125.32</u>	<u>55,238.15</u>	<u>0.00</u>	<u>(55,238.15)</u>	<u>0.00%</u>
Total Change In Net Position	<u>(57,229.02)</u>	<u>(6,125.32)</u>	<u>(55,238.15)</u>	<u>0.00</u>	<u>55,238.15</u>	<u>0.00%</u>

Summit County Service Area #3
Standard Financial Report
10 General Fund - 01/01/2026 to 09/30/2026
75.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1111 Checking - General	(206,268.84)	(36.90)	(214,532.53)
1113 Checking - Water	76,183.67	0.00	76,183.67
1115 Payroll	(8,036.79)	0.00	(8,036.79)
1121 PTIF 850 General	1,612,999.78	10,346.91	1,792,642.04
1122 PTIF 851 Water	12,648.00	0.00	(87,352.00)
1123 PTIF 8712 Capital Account	225,239.58	765.56	231,889.70
1124 Checking - General - US BANK	(391,694.60)	28,879.27	(289,869.90)
1130 Xpress Bill Pay	4,717.01	(6,988.51)	(6,466.51)
1175 Undeposited receipts	0.00	(89.29)	(11,251.00)
Total Cash and cash equivalents	1,325,787.81	32,877.04	1,483,206.68
Receivables			
1311 Accounts receivable	10,933.23	(13,590.57)	9,356.99
1351 Property taxes - current	136,685.13	0.00	0.00
1352 Property taxes - deferred	590,311.00	0.00	590,311.00
1411 Due from other governments (Class C Roads)	27,115.14	0.00	0.01
Total Receivables	765,044.50	(13,590.57)	599,668.00
Other current assets			
1600 Pre-paid Rent	750.00	0.00	0.00
Total Other current assets	750.00	0.00	0.00
Total Current Assets	2,091,582.31	19,286.47	2,082,874.68
Total Assets:	2,091,582.31	19,286.47	2,082,874.68
Liabilites and Fund Equity:			
Liabilities:			
Current liabilities			
2131 Accounts payable	12,558.88	525.00	525.00
2330 Customer deposits - roads	215,500.00	0.00	191,650.00
2422 Escrow Account #1 MLC	55,454.28	0.00	55,454.28
2423 Escrow Account #2 RH ESP Project	25,721.72	0.00	25,721.72
Total Current liabilities	309,234.88	525.00	273,351.00
Deferred inflows			
2380 Deferred inflows - property taxes	590,311.00	0.00	590,311.00
Total Deferred inflows	590,311.00	0.00	590,311.00
Total Liabilities:	899,545.88	525.00	863,662.00
Equity - Paid In / Contributed			
2981 Fund balance	1,192,036.43	18,761.47	1,219,212.68
Total Equity - Paid In / Contributed	1,192,036.43	18,761.47	1,219,212.68
Total Liabilites and Fund Equity:	2,091,582.31	19,286.47	2,082,874.68
Total Net Position	0.00	0.00	0.00

Summit County Service Area #3
Standard Financial Report
10 General Fund - 01/01/2026 to 09/30/2026
75.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Taxes					
3110 Property taxes - current	590,955.15	4,238.36	61,771.26	590,311.00	590,311.00
3120 Property taxes - prior years	19,564.10	0.00	0.00	10,000.00	10,000.00
3170 Fee in lieu of property tax	26,138.36	0.00	0.00	7,500.00	7,500.00
3171 Interest and penalties taxes	591.57	0.00	0.00	250.00	250.00
Total Taxes	637,249.18	4,238.36	61,771.26	608,061.00	608,061.00
Intergovernmental revenue					
3356 Class B road allotment	133,189.93	29,468.79	110,711.87	145,000.00	145,000.00
Total Intergovernmental revenue	133,189.93	29,468.79	110,711.87	145,000.00	145,000.00
Charges for services					
3430 Construction service fees	197,280.93	0.00	96,370.96	85,000.00	85,000.00
3431 Roads maintenance fees	21,246.80	0.00	13,224.80	8,000.00	8,000.00
3432 Roads transfer fees	0.00	0.00	0.00	1,000.00	1,000.00
3433 Road Inspection Fees	3,650.00	350.00	3,025.00	2,500.00	2,500.00
Total Charges for services	222,177.73	350.00	112,620.76	96,500.00	96,500.00
Interest					
3610 Interest income	71,414.79	6,874.11	62,835.99	60,000.00	60,000.00
Total Interest	71,414.79	6,874.11	62,835.99	60,000.00	60,000.00
Miscellaneous revenue					
3615 Miscellaneous non-operating income	0.00	0.00	106.65	0.00	0.00
3690 Sundry revenue	38.53	1.10	97.60	100.00	100.00
Total Miscellaneous revenue	38.53	1.10	204.25	100.00	100.00
Total Revenue:	1,064,070.16	40,932.36	348,144.13	909,661.00	909,661.00
Expenditures					
Payroll					
4400 General Manager	28,340.53	0.00	0.00	0.00	0.00
4401 Operations Payroll	32,812.27	0.00	0.00	0.00	0.00
4402 Staff Payroll	23,896.14	6,021.37	56,086.55	94,542.00	94,542.00
4403 Payroll Fees	1,200.80	66.04	633.31	1,236.00	1,236.00
4410 Benefits	48,913.00	3,648.05	29,219.29	50,779.00	50,779.00
Total Payroll	135,162.74	9,735.46	85,939.15	146,557.00	146,557.00
Professional Fees					
4326 Legal fees- Roads	23,286.50	0.00	5,847.50	10,000.00	10,000.00
4327 Legal fees - General	64,246.00	2,894.50	26,603.50	25,000.00	25,000.00
4328 ROW	1,650.00	0.00	3,255.00	0.00	0.00
4330 Professional fees	1,000.00	90.00	1,590.00	1,700.00	1,700.00
4331 Accounting Fees	16,586.33	525.00	23,880.06	16,000.00	16,000.00
4332 Engineering fees	16,307.78	0.00	8,932.15	8,000.00	8,000.00
4800 Training	713.80	0.00	(310.70)	2,500.00	2,500.00
Total Professional Fees	123,790.41	3,509.50	69,797.51	63,200.00	63,200.00
Office Expenses					
4212 Membership and subscriptions	722.63	528.00	551.75	460.00	460.00
4220 Public notice	0.00	0.00	0.00	300.00	300.00
4225 Bank fees	2,992.59	0.00	0.00	2,500.00	2,500.00
4238 Computer/Technology Equipment	752.77	0.00	0.00	2,000.00	2,000.00
4239 Software	4,248.77	429.02	3,155.41	4,500.00	4,500.00
4240 Office supplies and expenses	1,010.92	0.00	304.36	2,000.00	2,000.00
4241 Food	63.53	0.00	0.00	0.00	0.00
4242 Board Meeting	0.00	0.00	0.00	400.00	400.00
4245 Postage	74.64	0.00	0.00	100.00	100.00
4850 Rent	10,500.00	0.00	8,250.00	10,000.00	10,000.00
Total Office Expenses	20,365.85	957.02	12,261.52	22,260.00	22,260.00
Maintenance & Repairs					
4250 Snow Removal	57,831.76	0.00	20,692.00	130,000.00	130,000.00
4251 Road maintenance	362,725.90	4,718.91	94,211.19	200,000.00	200,000.00
4252 Trail Maintenance	1,902.00	0.00	981.44	30,000.00	30,000.00
4333 Road manager fees	42,250.00	3,250.00	26,000.00	37,500.00	37,500.00
Total Maintenance & Repairs	464,709.66	7,968.91	141,884.63	397,500.00	397,500.00
Utilities					
4269 Phone	348.71	0.00	36.54	350.00	350.00

Summit County Service Area #3
Standard Financial Report
10 General Fund - 01/01/2026 to 09/30/2026
75.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>Original Budget</u>	<u>Revised Budget</u>
4270 Electric Office	49.23	0.00	2,179.19	1,000.00	1,000.00
Total Utilities	397.94	0.00	2,215.73	1,350.00	1,350.00
Other General Administration					
4334 Other general administration	3,361.75	0.00	0.00	0.00	0.00
4510 Insurance	4,180.58	0.00	7,969.34	5,542.00	5,542.00
4999 Other General Administrative Expenses	141.00	0.00	0.00	1,400.00	1,400.00
Total Other General Administration	7,683.33	0.00	7,969.34	6,942.00	6,942.00
Transfers out					
4941 Transfers to Capital Projects	271,852.00	0.00	0.00	271,852.00	271,852.00
Total Transfers out	271,852.00	0.00	0.00	271,852.00	271,852.00
Total Expenditures	1,023,961.93	22,170.89	320,067.88	909,661.00	909,661.00
Total Change In Net Position	40,108.23	18,761.47	28,076.25	0.00	0.00
Income or Expense					
Income From Operations:					
Operating expense					
Repairs & Maintenance					
4650 Trails and parks	0.00	0.00	900.00	0.00	0.00
Total Repairs & Maintenance	0.00	0.00	900.00	0.00	0.00
Total Operating expense	0.00	0.00	900.00	0.00	0.00
Total Income From Operations:	0.00	0.00	900.00	0.00	0.00
Total Income or Expense	0.00	0.00	900.00	0.00	0.00

Summit County Service Area #3
Standard Financial Report
40 Capital Projects - 01/01/2026 to 09/30/2026
75.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1121 PTIF 850 General	97,000.00	0.00	97,000.00
1123 Checking - General - US BANK	411,102.00	0.00	411,102.00
Total Cash and cash equivalents	<u>508,102.00</u>	<u>0.00</u>	<u>508,102.00</u>
Total Current Assets	<u>508,102.00</u>	<u>0.00</u>	<u>508,102.00</u>
Total Assets:	<u>508,102.00</u>	<u>0.00</u>	<u>508,102.00</u>
Liabilites and Fund Equity:			
Equity - Paid In / Contributed			
2981 Fund balance	508,102.00	0.00	508,102.00
Total Equity - Paid In / Contributed	<u>508,102.00</u>	<u>0.00</u>	<u>508,102.00</u>
Total Liabilites and Fund Equity:	<u>508,102.00</u>	<u>0.00</u>	<u>508,102.00</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Summit County Service Area #3
Standard Financial Report
40 Capital Projects - 01/01/2026 to 09/30/2026
75.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>Original Budget</u>	<u>Revised Budget</u>
Change In Net Position					
Revenue:					
Contributions and transfers					
3800 Transfers in	271,852.00	0.00	0.00	271,851.00	271,851.00
Total Contributions and transfers	<u>271,852.00</u>	<u>0.00</u>	<u>0.00</u>	<u>271,851.00</u>	<u>271,851.00</u>
Total Revenue:	<u>271,852.00</u>	<u>0.00</u>	<u>0.00</u>	<u>271,851.00</u>	<u>271,851.00</u>
Total Change In Net Position	<u>271,852.00</u>	<u>0.00</u>	<u>0.00</u>	<u>271,851.00</u>	<u>271,851.00</u>

Summit County Service Area #3
Standard Financial Report
51 Water Fund - 01/01/2026 to 09/30/2026
75.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1111 Checking - Water	(76,183.67)	0.00	(76,433.43)
1113 Checking - General	206,268.84	36.90	214,532.53
1115 Payroll	8,036.79	0.00	8,036.79
1120 PTIF 850 General	68,476.00	(350,000.00)	(281,524.00)
1121 PTIF 0851 Water savings	596,805.46	(299,224.71)	112,187.44
1122 PTIF 5944 Debt service	11,196.39	38.06	11,526.97
1123 PTIF 5945 Debt service reserve	11,196.39	38.06	11,526.97
1124 PTIF 5946 Repair & replace	162,963.92	553.89	167,775.35
1125 Checking - US BANK	78,147.74	(204,591.97)	(186,565.96)
1126 PTIF 9580 Water Tank	0.00	1,200,000.00	1,200,000.00
1130 Xpress Bill Pay	8,453.22	18,283.66	30,229.85
1175 Undeposited receipts	(5,223.00)	(6,508.04)	6,028.00
Total Cash and cash equivalents	1,070,138.08	358,625.85	1,217,320.51
Receivables			
1311 Accounts receivable	91,501.63	(14,137.36)	32,439.97
1312 Allowance for doubtful accounts	(10,368.00)	0.00	(10,368.00)
1312.1 Installment receivable	3,160.55	(100.00)	2,260.55
Total Receivables	84,294.18	(14,237.36)	24,332.52
Other current assets			
1500 Pre-paid rent	750.00	0.00	0.00
Total Other current assets	750.00	0.00	0.00
Total Current Assets	1,155,182.26	344,388.49	1,241,653.03
Non-Current Assets			
Capital assets			
Property			
1610 Land	64,735.05	0.00	64,735.05
1620 Buildings and improvements	40,734.00	0.00	40,734.00
1630 Water Right	425,000.00	0.00	425,000.00
1630.20 Water system 20yrs	888,720.22	0.00	888,720.22
1630.40 Water system 40yrs	369,938.99	0.00	369,938.99
1630.50 Water system 50yrs	1,203,473.35	0.00	1,203,473.35
1641 Machinery and equipment	7,951.00	0.00	7,951.00
Total Property	3,000,552.61	0.00	3,000,552.61
Accumulated depreciation			
1720 AccDpn Buildings and improvements	35,360.35	0.00	35,360.35
1730 AccDpn Water system & improvements	1,677,312.47	0.00	1,677,312.47
1741 AccDpn Machinery and equipment	7,951.00	0.00	7,951.00
Total Accumulated depreciation	1,720,623.82	0.00	1,720,623.82
Total Capital assets	1,279,928.79	0.00	1,279,928.79
Other non-current assets			
1800 Deferred Outflows-pensions	64,785.00	0.00	64,785.00
Total Other non-current assets	64,785.00	0.00	64,785.00
Total Non-Current Assets	1,344,713.79	0.00	1,344,713.79
Total Assets:	2,499,896.05	344,388.49	2,586,366.82
Liabilities and Fund Equity:			
Liabilities:			
Current liabilities			
2131 Accounts payable	7,677.24	1,653.73	(346.27)
2330 Customer deposits	16,995.00	0.00	29,870.00
2410 Bond payable, current portion	8,000.00	0.00	8,000.00
2500 Net pension liability	41,498.00	0.00	41,498.00
2511 Compensated Absences Current	3,619.24	0.00	3,619.24
Total Current liabilities	77,789.48	1,653.73	82,640.97
Deferred inflows			
2800 Deferred inflows-pensions	1,107.00	0.00	1,107.00
Total Deferred inflows	1,107.00	0.00	1,107.00
Long-term liabilities			

Summit County Service Area #3
Standard Financial Report
51 Water Fund - 01/01/2026 to 09/30/2026
75.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
2510 Bonds payable - 2010 series	134,999.99	0.00	134,999.99
2520 Bonds payable - 2026 Series	0.00	1,200,000.00	1,200,000.00
Total Long-term liabilities	134,999.99	1,200,000.00	1,334,999.99
Total Liabilities:	213,896.47	1,201,653.73	1,418,747.96
Equity - Paid In / Contributed			
2851 Owners equity	132,542.68	0.00	132,542.68
2901 Net investment in capital assets	1,366,196.28	0.00	1,366,196.28
2902 Restricted - debt service	26,285.78	0.00	26,285.78
2903 Restricted - capital projects	60,416.09	0.00	60,416.09
2981 Retained earnings	700,558.75	(857,265.24)	(417,821.97)
Total Equity - Paid In / Contributed	2,285,999.58	(857,265.24)	1,167,618.86
Total Liabilities and Fund Equity:	2,499,896.05	344,388.49	2,586,366.82
Total Net Position	0.00	0.00	0.00

Summit County Service Area #3
Standard Financial Report
51 Water Fund - 01/01/2026 to 09/30/2026
75.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Income or Expense					
Income From Operations:					
Operating income					
5110 Water standby fees	26,120.00	0.00	180.00	11,900.00	11,900.00
5111 Well standby fees	0.00	0.00	0.00	6,000.00	6,000.00
5140 Water service fees	525,491.23	52,371.28	375,217.96	420,000.00	420,000.00
5142 Hydrant water fees	2,619.46	0.00	0.00	1,500.00	1,500.00
5240 Water rights assessments	40,010.43	0.00	4,588.50	35,000.00	35,000.00
5310 Connection fees	25,000.00	0.00	50,000.00	20,000.00	20,000.00
5315 Inspection Fees	999.00	0.00	693.00	1,200.00	1,200.00
5317 Water Evaluation Fee	12,000.00	1,200.00	1,200.00	0.00	0.00
5410 Late penalties and fees	3,749.82	(4,665.00)	6,334.02	1,000.00	1,000.00
5490 Other operating income	17,035.81	396.00	4,591.88	10,000.00	10,000.00
5510 Water Transfer Fee	49,125.00	3,000.00	33,000.00	5,000.00	5,000.00
Total Operating income	702,150.75	52,302.28	475,805.36	511,600.00	511,600.00
Operating expense					
Payroll					
6400 General Manager	26,846.10	0.00	0.00	0.00	0.00
6401 Operations Payroll	32,811.20	0.00	0.00	0.00	0.00
6402 Staff Payroll	39,967.46	6,021.36	56,086.45	94,542.00	94,542.00
6403 Payroll Fees	1,200.61	66.02	781.91	1,236.00	1,236.00
6410 Benefits	50,410.31	3,648.02	28,422.84	50,779.00	50,779.00
Total Payroll	151,235.68	9,735.40	85,291.20	146,557.00	146,557.00
Professional Fees					
6332 Water operator services	42,250.00	3,250.00	36,000.00	37,500.00	37,500.00
6333 Professional fees	0.00	210.00	1,908.75	1,700.00	1,700.00
6333.1 Accounting Fees	18,151.37	1,225.00	12,286.54	20,000.00	20,000.00
6334 Water Engineering Fees Capital	25,830.00	0.00	0.00	0.00	0.00
6335 Water Engineering Maintenance	3,223.25	0.00	0.00	8,000.00	8,000.00
6336 Water Engineering Projects	(0.11)	0.00	0.00	0.00	0.00
6800 Training	2,684.44	0.00	523.95	2,500.00	2,500.00
Total Professional Fees	92,138.95	4,685.00	50,719.24	69,700.00	69,700.00
Legal Fees					
6327 Water General Legal Fees	0.00	0.00	0.00	7,500.00	7,500.00
6329 Litigations Water	2,000.00	0.00	0.00	0.00	0.00
6330 Well System Legal Fees	13,112.50	0.00	1,005.00	15,000.00	15,000.00
6331 Water System Legal Fees	17,230.50	1,584.00	24,601.50	10,000.00	10,000.00
Total Legal Fees	32,343.00	1,584.00	25,606.50	32,500.00	32,500.00
Utilities					
6270 Utilities	4,720.25	10.31	3,406.39	0.00	0.00
6272 Electric Water System	15,240.47	0.00	7,945.81	20,000.00	20,000.00
6274 Internet Office	0.00	0.00	0.00	100.00	100.00
6275 Phone Office	150.01	0.00	167.03	8,500.00	8,500.00
6276 Water System Monitoring	3,556.96	2,966.46	6,120.51	0.00	0.00
Total Utilities	23,667.69	2,976.77	17,639.74	28,600.00	28,600.00
Office Expenses					
6211 Public notices	257.99	0.00	0.00	0.00	0.00
6212 Association and subscriptions	735.87	1,232.00	2,373.00	1,500.00	1,500.00
6215 Bank fees	4,944.51	448.40	5,955.02	5,500.00	5,500.00
6237 Office Supplies	624.78	0.00	0.00	0.00	0.00
6238 Computer/Technology Equipment	735.43	0.00	453.32	2,000.00	2,000.00
6239 Software	4,291.61	429.02	12,624.02	4,500.00	4,500.00
6240 Office supplies and expenses	1,097.18	0.00	2,840.05	1,000.00	1,000.00
6242 Board meetings	26.10	0.00	181.25	450.00	450.00
6243 Postage	572.74	0.00	117.00	500.00	500.00
Total Office Expenses	13,286.21	2,109.42	24,543.66	15,450.00	15,450.00
Repairs & Maintenance					
6250 Repairs and maintenance	155,639.68	4,017.81	25,451.86	125,000.00	125,000.00
6253 Water tests	5,127.05	174.00	4,031.00	12,500.00	12,500.00
6254 Water rights assessments	8,790.26	3,990.00	8,576.19	7,000.00	7,000.00
6255 Parts & supplies purchases	19,886.14	0.00	7,192.26	5,000.00	5,000.00
6334.1 HAL - Arsenic Study	2,472.50	0.00	910.00	0.00	0.00
6380 Meter relocation and replacement	3,299.28	0.00	0.00	2,500.00	2,500.00
6729 Parts & Equipment repairs	1,772.32	0.00	0.00	0.00	0.00

Summit County Service Area #3
Standard Financial Report
51 Water Fund - 01/01/2026 to 09/30/2026
75.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
6731 Water System - District Well	0.00	0.00	5,355.27	0.00	0.00
6732 Water System - Greenfield Well	0.00	748,438.01	910,106.98	1,000.00	1,000.00
6733 Water System - Infrastructure	0.00	108,280.00	417,954.27	5,000.00	5,000.00
6734 Water System - SA3 Water Rights	0.00	0.00	0.00	3,500.00	3,500.00
6735 Cncurrency	0.00	0.00	1,590.75	0.00	0.00
6738 Bond issuance costs	0.00	25,000.00	25,000.00	0.00	0.00
Total Repairs & Maintenance	196,987.23	889,899.82	1,406,168.58	161,500.00	161,500.00
Other General Administration					
6510 Insurance & bonds	4,180.57	0.00	1,243.77	5,000.00	5,000.00
6520 Depreciation expense	66,229.92	0.00	0.00	0.00	0.00
6600 Rent	9,000.00	0.00	6,750.00	9,000.00	9,000.00
6730 Capital outlay	0.00	0.00	0.00	25,000.00	25,000.00
6850 Water Rights - Capital Outlay	0.00	0.00	0.00	5,000.00	5,000.00
6901 Interest expense	4,501.21	0.00	0.00	1,000.00	1,000.00
6998 Reserves	0.00	0.00	0.00	51,793.00	51,793.00
6999 Other Water Administration	2,183.53	0.00	0.00	500.00	500.00
Total Other General Administration	86,095.23	0.00	7,993.77	97,293.00	97,293.00
Total Operating expense	595,753.99	910,990.41	1,617,962.69	551,600.00	551,600.00
Total Income From Operations:	106,396.76	(858,688.13)	(1,142,157.33)	(40,000.00)	(40,000.00)
Non-Operating Items:					
Non-operating income					
5610 Interest income	34,705.92	1,422.89	23,141.61	40,000.00	40,000.00
5615 Non-operating Income	0.00	0.00	635.00	0.00	0.00
Total Non-operating income	34,705.92	1,422.89	23,776.61	40,000.00	40,000.00
Total Non-Operating Items:	34,705.92	1,422.89	23,776.61	40,000.00	40,000.00
Total Income or Expense	141,102.68	(857,265.24)	(1,118,380.72)	0.00	0.00

Summit County Service Area #3
Standard Financial Report
91 General Fixed Assets - 01/01/2026 to 09/30/2026
75.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Non-Current Assets			
Capital assets			
Work in Process			
1601 Work in process	2,542.24	0.00	2,542.24
Total Work in Process	<u>2,542.24</u>	<u>0.00</u>	<u>2,542.24</u>
Property			
1610 Land	1,120,000.00	0.00	1,120,000.00
1621 Buildings	68,153.66	0.00	68,153.66
1631.10 Road Signage 10 yrs	16,155.34	0.00	16,155.34
1631.20 Road Improvements	2,428,539.65	0.00	2,428,539.65
Total Property	<u>3,632,848.65</u>	<u>0.00</u>	<u>3,632,848.65</u>
Accumulated depreciation			
1721 AccDpn Buildings	65,573.29	247.02	67,906.74
1731 AccDpn Improvements	1,849,448.16	5,878.30	1,902,352.86
Total Accumulated depreciation	<u>1,915,021.45</u>	<u>6,125.32</u>	<u>1,970,259.60</u>
Total Capital assets	<u>1,720,369.44</u>	<u>6,125.32</u>	<u>1,665,131.29</u>
Total Non-Current Assets	<u>1,720,369.44</u>	<u>6,125.32</u>	<u>1,665,131.29</u>
Total Assets:	<u>1,720,369.44</u>	<u>6,125.32</u>	<u>1,665,131.29</u>
Liabilites and Fund Equity:			
Equity - Paid In / Contributed			
2971.1 Invested in capital assets	3,635,390.89	0.00	3,635,390.89
2972 Total depreciation charged	(1,915,021.45)	(6,125.32)	(1,970,259.60)
Total Equity - Paid In / Contributed	<u>1,720,369.44</u>	<u>(6,125.32)</u>	<u>1,665,131.29</u>
Total Liabilites and Fund Equity:	<u>1,720,369.44</u>	<u>(6,125.32)</u>	<u>1,665,131.29</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Summit County Service Area #3
Standard Financial Report
91 General Fixed Assets - 01/01/2026 to 09/30/2026
75.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>Original Budget</u>	<u>Revised Budget</u>
Change In Net Position					
Expenditures					
Other General Administration					
4400 Depn Expense	75,912.79	6,125.32	55,238.15	0.00	0.00
Total Other General Administration	<u>75,912.79</u>	<u>6,125.32</u>	<u>55,238.15</u>	<u>0.00</u>	<u>0.00</u>
Total Expenditures	<u>75,912.79</u>	<u>6,125.32</u>	<u>55,238.15</u>	<u>0.00</u>	<u>0.00</u>
Total Change In Net Position	<u>(75,912.79)</u>	<u>(6,125.32)</u>	<u>(55,238.15)</u>	<u>0.00</u>	<u>0.00</u>

Summit County Service Area #3
Operational Budget Report
75% of year
10 General Fund
01/01/2026 to 09/30/2026

Revenue:

Taxes

	Current YTD	Annual Budget	Percentage	Projection
3110 Property taxes - current	\$ 61,771	\$ 590,311	10%	\$ 590,311
3120 Property taxes - prior years	-	10,000	0%	10,000
3170 Fee in lieu of property tax	-	7,500	0%	7,500
3171 Interest and penalties taxes	-	250	0%	250
Total Taxes	61,771	608,061	10%	608,061

Intergovernmental revenue

3356 Class B road allotment	110,712	145,000	76%	145,000
Total Intergovernmental revenue	110,712	145,000	76%	145,000

Charges for services

3430 Construction service fees	96,371	85,000	113%	125,000
3431 Roads maintenance fees	13,225	8,000	165%	20,000
3432 Roads transfer fees	-	1,000	100%	1,000
3433 Road Inspection Fees	3,025	2,500	100%	4,000
Total Charges for services	112,621	96,500	117%	150,000

Interest

3610 Interest income	62,836	60,000	105%	60,000
Total Interest	62,836	60,000	105%	60,000

Miscellaneous revenue

3615 Miscellaneous non-operating income	107	-	0%	107
3690 Sundry revenue	98	100	0%	100
Total Miscellaneous revenue	205	100	0%	207

Contributions and transfers

3810 Appropriated use of fund balance	-	-	100%	-
Total Contributions and transfers	-	-	0%	-

Total Revenue:	348,145	909,661	38%	963,268
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Expenditures	Current YTD	Annual Budget	Percentage	Projection
Payroll				
Payroll	58,086	94,542	61%	94,542
4403 Payroll Fees	633	1,236	51%	1,236
4410 Benefits	29,219	50,779	58%	50,779
Total Payroll	87,938	146,557	60%	146,557
Professional Fees				
4326 Legal fees- Roads	5,848	10,000	58%	10,000
4327 Legal fees - General	29,859	25,000	119%	35,000
4330 Professional fees	1,590	1,700	94%	1,700
4331 Accounting Fees	23,880	16,000	149%	25,000
4332 Engineering fees	8,932	8,000	112%	12,500
4800 Training	(310)	2,500	-12%	2,500
Total Professional Fees	69,799	63,200	110%	86,700
Office Expenses				
4212 Membership and subscriptions	551	460	120%	600
4220 Public notice	-	300	0%	300
4225 Bank fees	-	2,500	0%	2,500
4238 Computer/Technology Equipment	-	2,000	0%	2,000
4239 Software	3,155	4,500	70%	4,500
4240 Office supplies and expenses	304	2,000	15%	2,000
4240.1 Newsletter	-	-	0%	-
4241 Food	-	400	0%	400
4245 Postage	-	100	0%	100
4850 Rent	8,250	10,000	83%	10,000
Total Office Expenses	12,260	22,260	55%	22,400
Maintenance & Repairs				
4250 Snow Removal	20,692	130,000	16%	130,000
4251 Road maintenance	94,211	200,000	47%	200,000
4252 Trail Maintenance	981	30,000	3%	30,000
4333 Road manager fees	26,000	37,500	69%	37,500
Total Maintenance & Repairs	141,884	397,500	36%	397,500
Utilities				
4268 Internet Office	37	350	11%	350
4270 Electric Office	2,179	1,000	218%	3,000
Total Utilities	2,216	1,350	164%	3,350
Capital Outlay	-			
4740 Capital Outlay trails/parks	-	-	0%	900
Total Capital Outlay	-	-	0%	900

	Current YTD	Annual Budget	Percentage	Projection
Other General Administration				
4510 Insurance	7,969	5,542	144%	7,969
4999 Other General Administrative Expenses	-	1,400	0%	1,400
Total Other General Administration	7,969	6,942	115%	9,369

Transfers out				
4941 Transfers to Capital Projects	-	271,852	0%	271,852
Total Transfers out	-	271,852	0%	271,852

Total Expenditures	322,066	909,661	50%	938,628
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Surplus (Deficit)	\$ 26,079	\$ -		\$ 24,640
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Fund Balance beginning of year	\$ 936,427
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Projected (deficit) surplus	\$ 24,640
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(Appropriated fund balance) reserves	\$ -
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Estimated fund balance end of year	\$ 961,067
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Restricted fund Balance	\$ 215,576
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Summit County Service Area #3
 Operational Budget Report
 75% of year
 45 Capital Fund
 01/01/2026 to 09/30/2026

Revenue:	Current YTD	Annual Budget	Percentage	Projection
3110 Transfers from General Fund	\$ -	\$ 271,852	0%	\$ 271,852
Total Revenue:	-	271,852	0%	271,852
Expenditures				
4252 Capital projects	-	-		-
Reserves		271,852		271,852
Total Expenditures	-	271,852	0%	271,852
Surplus (Deficit)	\$ -	\$ -		\$ -
Fund Balance beginning of year				\$ 508,102
Projected Surplus (Deficit)				\$ -
(Appropriated fund balance) reserves				\$ 271,852
Estimated fund balance end of year				\$ 779,954

Operating Budget
75% of year
Water Fund
01/01/2026 to 09/30/2026

	Current YTD	Annual Budget	Percentage	Projection
Operating income				
5110 Water standby fees	180	11,900	2%	11,900
5111 Well standby fees	-	6,000	0%	6,000
5140 Water service fees	375,218	420,000	89%	435,000
5240 Hydrant Water fees	-	1,500	0%	1,500
5240 Water rights assessments	4,589	35,000	13%	35,000
5310 Connection fees	50,000	20,000	250%	60,000
5310 Inspection fees	693	1,200	100%	1,200
5317 Water evaluation fee	1,200	-	100%	1,200
5410 Late penalties and fees	6,334	1,000	633%	15,000
5490 Other operating income (bond)	1,332,653	10,000	13327%	1,332,653
5510 Water Transfer Fee	33,000	5,000	660%	35,000
Total Operating income	1,803,867	511,600	353%	1,934,453

	Current YTD	Annual Budget	Percentage	Projection
Operating expense				
Payroll				
6402 Staff Payroll	56,086	94,542	59%	94,542
6403 Payroll Fees	782	1,236	63%	1,236
6410 Benefits	28,423	50,779	56%	50,779
Total Payroll	85,291	146,557	58%	146,557

Professional Fees				
6332 Water operator services	36,000	37,500	96%	37,500
6333 Professional fees	1,909	1,700	112%	2,000
6333.1 Accounting Fees	12,286	20,000	61%	20,000
6334 Water Engineering Fees Capital	-	-	0%	-
6335 Water Engineering Maintenance	-	8,000	100%	8,000
6336 Water Engineering Projects	-	-	100%	-
6800 Training	524	2,500	21%	2,500
Total Professional Fees	50,719	69,700	73%	70,000

Legal Fees				
6327 Water General Legal Fees	-	7,500	100%	7,500
6330 Well System Legal Fees	1,005	15,000	100%	15,000
6331 Water System Legal Fees	24,602	10,000	246%	30,000
Total Legal Fees	25,607	32,500	79%	52,500

Utilities				
6270 Utilities	3,406	-	0%	4,000
6271 Electric Office	7,945	-	100%	8,500
6272 Electric Water System	-	20,000	0%	-
6275 Phone Office	167	100	100%	500
6276 Water System Monitoring	6,121	8,500	72%	8,500
Total Utilities	17,639	28,600	62%	21,500

	Current YTD	Annual Budget	Percentage	Projection
Office Expenses				
6212 Association and subscriptions	2,373	1,500	158%	2,500
6215 Bank fees	5,955	5,500	108%	7,500
6238 Computer/Technology Equipment	453	2,000	100%	2,000
6239 Software	12,624	4,500	100%	15,000
6240 Office supplies and expenses	2,840	1,000	284%	3,000
6241 Newsletter	-	-	0%	-
6242 Board meetings	181	450	40%	450
6243 Postage	117	500	23%	500
Total Office Expenses	24,543	15,450	159%	30,950
Repairs & Maintenance				
6250 Repairs and maintenance	25,451	125,000	20%	125,000
6253 Water tests	4,031	12,500	32%	12,500
6254 Water rights assessments	8,576	7,000	123%	9,000
6255 Parts & supplies purchases	7,192	5,000	100%	7,500
62334 Arsenic study	910	-	100%	1,000
6380 Meter relocation and replacement	-	2,500	0%	2,500
6731 Water System - District Well	5,355	-	100%	5,355
6732 Water System - Greenfield Well	910,107	1,000	100%	910,107
6733 Water System - Infrastructure	417,954	5,000	100%	417,954
6734 Water System - SA3 Water Rights	-	-	100%	3,500
6735 Concurrency	1,591	-	100%	3,500
6739 Bond issuance costs	25,000	-	100%	25,000
6744 Fire flow improvements	-	-	100%	-
Total Repairs & Maintenance	1,406,167	158,000	890%	1,522,916
Other General Administration				
6510 Insurance & bonds	1,244	5,000	25%	5,000
6520 Depreciation expense	-	-	0%	-
6600 Rent	6,750	9,000	75%	9,000
6730 Capital outlay	-	30,000	0%	30,000
6850 Interest expense	-	1,000	0%	1,000
6999 Other Water Administration	-	52,293	100%	52,293
Total Other General Administration	7,994	97,293	8%	97,293
Total Operating expense	1,617,960	548,100	295%	1,941,716
Non-operating income (Expense)				
5492 Non Compliant well fee	-	-	100%	-
5610 Interest income	23,142	40,000	58%	40,000
5615 Non-operating Income	635	-	100%	1,000
5810 Transfers in	-	-	0%	-
Total Non-operating income	23,777	40,000		41,000
Total Income or Expense	209,684	3,500		33,737

Cash Balance beginning of year	\$ 843,581
Projected Surplus (Deficit)	\$ 33,737
(Appropriated fund balance) reserves/Depreciation non cash	\$ -
Estimated cash balance end of year	<u><u>\$ 877,318</u></u>

Checks To Be Approved				
DATE	CHECK #	PAYEE	AMOUNT	NOTE
9/21/26	5648	RIMROCK ENGINEERING	105,753.75	Reimbursable from bond, for design of water project



Summit County Service Area #3

629 E Parkway Drive · Suite 1 · Park City · UT 84098 · (435) 500-6267 · bit.ly/SCSA3 · permit@summitcosa3ut.gov

Administrative & Financial



Jody Anagnos <jody@summitcosa3ut.gov>

Fwd: Re: Leak Forgiveness - October 2026

1 message

Service Area #3 Permit <permit@summitcosa3ut.gov>
To: jody@summitcosa3ut.gov

Mon, Oct 12, 2026 at 11:00 AM

Print

----- Forwarded message -----

From: [REDACTED]
Date: Friday, October 9, 2026, 2:20:07 PM -0600
Subject: Re: Leak Forgiveness - October 2026
To: board@summitcosa3ut.gov
Cc: [REDACTED], Derek Price <derek@summitcosa3ut.gov>, General Manager <gm@summitcosa3ut.gov>, Summit County Service Area #3 <permit@summitcosa3ut.gov>

Board of Trustees,

We are writing to appeal the denial of our recent water leak assistance request. We understand the denial was based on a previous leak adjustment of \$392.43 issued in July 2025, which falls within the 24-month limitation period.

However, given the circumstances surrounding the failure of our main water line and the resulting bill of over \$2,100, we would like to propose an alternative solution.

Would the Board consider allowing us to repay the \$392.43 adjustment from July 2025, effectively reversing that credit, so that we may apply our leak forgiveness eligibility to this recent incident instead? We believe this would be a fair approach that respects the intent of the 24-month rule while ensuring we do not benefit from two separate adjustments.

If the policy does not address reversing a prior credit, we ask that the Board consider an exception or discretionary adjustment given the size of this bill.

Thank you for your time and consideration.

Jody and Paul Kraus
[REDACTED]

On Wed, Oct 7, 2026 at 3:10 PM Summit County Service Area #3 <permit@summitcosa3ut.gov> wrote:

[REDACTED]
Please see the response to your leak assistance attached.

Jody Anagnos
Operations Manager
Summit County Service Area #3
629 Parkway Drive, Park City, UT 84098
E: jody@summitcosa3ut.gov
P: 435-500-6276

Please note: the office will be closed for staff time off Thursday, October 15 - Tuesday, October 20.



Summit County Service Area #3

629 E Parkway Drive · Suite 1 · Park City · UT 84098 · (435) 500-6276 · bit.ly/SCSA3 · permit@summitcosa3ut.gov

October 7, 2026

[REDACTED]
[REDACTED]
Park City, UT 84098

[REDACTED]
This letter is in response to your leak assistance request for [REDACTED] - account # [REDACTED].
Unfortunately, we have to deny your leak assistance request as all of the criteria were not met specifically the section listed below due to a leak assistance application and credit on July 28, 2025 for \$392.43.

Section 6.4.3.(5)

(5) The Customer has not received another water bill adjustment under this Subsection in the twenty-four months preceding the date the Customer submits a completed water leak forgiveness application.

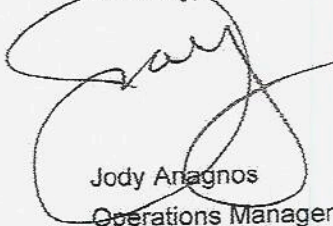
The full water policy can be found on our website at:

<https://www.summitcountyutah.gov/DocumentCenter/View/25373/SCSA3-Water-Policy-2025-04>

If you choose to appeal this decision, you must contact the Board of Trustees in writing within thirty (30) days of this letter. The Board may be reached at board@summitcosa3ut.gov. Please include a detailed description of your reason(s) for the appeal and copy the undersigned on your response.

Questions and/or concerns can be addressed at (435) 500-6276 or gm@summitcosa3ut.gov.

Sincerely,


Jody Anagnos
Operations Manager



Summit County Service Area #3

629 Parkway Drive # 1 Park City, UT 84098 • (435) 500-6276 • permit@summitcosa3ut.gov

WATER LEAK ASSISTANCE APPLICATION

If you have a major leak that exceeds average usage you may apply for a courtesy leak adjustment. Customers are responsible for all water lines that begin at the coupling on the customer's side of the water meter. Consideration will be given if all criteria are met as defined below.

Customer Name: [REDACTED]

Account Number: [REDACTED]

Service Address: [REDACTED] Park City UT 84098

Phone: [REDACTED]

Email: [REDACTED]

All criteria, as described in the policy below, must be met for consideration:

- ☒ Completed Water Leak Assistance Application including signature and date
- ☒ Receipts or proper documentation for work performed to repair water leak(s)
- ☒ Water bill must be paid in full and current for consideration
- ☒ Resident is signed up for Eye on Water to monitor their water usage prior to leak

STATEMENT DESCRIBING CAUSE AND SOLUTION OF THE MAJOR LEAK INCLUDING DATES:

You may include this statement in a separate document.

Major break in main line into house. Eye on water showed leak but we were out of town. Chris B. notified us & we immediately had his crew fix it.

I certify that I understand the requirements in this form and that to the best of my knowledge the above information is true. Submission of this application does not imply an adjustment to your water bill.

Signature: [REDACTED]

Date: 9/29/20

Please return signed form along with repair receipts to permit@summitcosa3ut.gov. Upon receipt of a completed application, Service Area 3 will review the account for compliance with the program conditions.



[REDACTED]
[REDACTED]
Park City, UT 84098-5707 USA
[REDACTED]

BILL TO

[REDACTED]
[REDACTED]
Park City, Ut 84098

INVOICE 16814

DATE 09/30/2026 **TERMS** Due on receipt

DUE DATE 09/30/2026

P.O. NUMBER
SEPTEMBER LANDSCAPE WORK

DATE	DESCRIPTION	QTY	RATE	AMOUNT
09/24/2026	SPR TECH: FIX WATER MAIN, 4 HRS.	4	[REDACTED]	[REDACTED]

Ways to pay

TOTAL DUE \$ [REDACTED]

BANK 

View and pay

3:28



1 of 1



Text Message • RCS

2 People >

Thursday 2:06 PM



Good afternoon
It looks like you have a
leak. Check eye on water

Oh no! I'll look now

Can you stop by if you
around. The plumbers are
here and trying to help
me figure it out. Looks
like it's been leaking for a
week now



I'll be over shortly im at



CB

Thanks so much



Text Message • RCS





Summit County
Service Area #3

629 E Parkway Drive · Suite 1 · Park City · UT 84098 · (435) 500-6226 · bit.ly/SCSA3 · gm@summitcosa3ut.gov

July 28, 2025

[REDACTED]
[REDACTED]
Park City, UT 84098

Dear [REDACTED]

This letter is in response to your leak assistance request for [REDACTED] - account # [REDACTED].
50% reduction of your June bill will be credited to your account. The June balance is now \$392.42.
Although not all the criteria was not met for leak assistance – lacking continuous flow leak, I've concluded that this situation allowed for a one-time bill reduction since you immediately worked to correct the leak.
The remaining balance of the June 2025 bill must be paid in full before August 31, 2025 in order for this bill reduction to remain in effect.

If you choose to appeal the bill reduction you must contact the Board of Trustees in writing within thirty days of the date of this letter. The board may be reached at board@summitcosa3ut.gov. Please include a detailed description of your reason(s) for the appeal and copy the undersigned on your response.

Questions and/or concerns can be addressed to undersigned at (435) 500-6226 or gm@summitcosa3ut.gov.

Sincerely,

John O'Brien

General Manager

Leak Adjustment Evaluation

Customer: _____

Account #: _____

Type of Leak: Irrigation

- ☒ Account in good standing?
- ☒ No leak adjustment in previous 3 years
- ☒ Application received within 5 days of bill due date
- ☒ Repairs performed within 7 business days
- ☐ Continuous flow leak?
- ☒ Must exceed 200% of "Normal Consumption" (Previous 3 year average).

Current leak period usage: 52,651

Previous period usage: 25,746 | 16,830 | 118,061

Average: 16,879 X 200% = 33,758

Must Meet all above criteria: _____

Adjustment Calculation:

Leak usage _____ - Average usage _____ = Adj. Usage _____

Billing Adjustment = Adjusted Usage _____ X .01 = _____

Notes: One zone using too much water when turned on

☐ Approved - Adjusted Billing Amount: _____

☐ Denial: _____

Evaluation Staff:

☐ Chris Bullock - Water Operator Abstrin

☒ John O'Brien - General Manager [Signature]

☒ Vincent Pao-Borjigin - Operations Manager _____

WATER LEAK ASSISTANCE APPLICATION

If you have a major leak that exceeds average usage you may apply for a courtesy leak adjustment. Customers are responsible for all water lines that begin at the coupling on the customer's side of the water meter. Consideration will be given if all criteria are met as defined below.

Customer Name: [REDACTED]

Account Number: [REDACTED]

Service Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

All criteria, as described in the policy below, must be met for consideration:

☒ Completed Water Leak Assistance Application including signature and date

☒ Receipts or proper documentation for work performed to repair water leak(s)

☐ Water bill must be paid in full and current for consideration - \$679.31 due 7.18.25

☒ Resident is signed up for Eye on Water to monitor their water usage prior to leak

STATEMENT DESCRIBING CAUSE AND SOLUTION OF THE MAJOR LEAK INCLUDING DATES.

You may include this statement in a separate document.

Leak due to Irrigation System Change

I certify that I understand the requirements in this form and that to the best of my knowledge the above information is true. Submission of this application does not imply an adjustment to your water bill.

Signature: [REDACTED]

Date: 7/16/25

Please return signed form along with repair receipts to permit@summitcoca3ut.gov. Upon receipt of a completed application, Service Area 3 will review the account for compliance with the program conditions.

[REDACTED]
Park City, UT 84098-2126 USA
[REDACTED]

BILL TO

[REDACTED]
Park City, Ut 84098

INVOICE 15757

DATE 06/30/2025 **TERMS** Due on receipt

DUE DATE 06/30/2025

P.O. NUMBER
MAY/JUNE LANDSCAPE WORK

DATE	DESCRIPTION	QTY	RATE	AMOUNT
05/01/2025	LABOR: TRIM TREE BRANCHES / STAKE & TREAT FOR TIP WEAVEL, 2 @ 6 HRS.	12	[REDACTED]	[REDACTED]
05/06/2025	LABOR: WEED MULCHED BEDS, 2 @ 6.5 HRS.	13	[REDACTED]	[REDACTED]
06/05/2025	SPR TECH: INSTALL NEW TIMER, 2 HRS.	2	[REDACTED]	[REDACTED]
06/05/2025	SPRINKLER PARTS: TIMER W/ WIFI MODULE	1	[REDACTED]	[REDACTED]
06/05/2025	TREES: COLORADO BLUE 7' INSTALLED	6	[REDACTED]	[REDACTED]
06/05/2025	TREES: COLORADO BLUE 8' INSTALLED	4	[REDACTED]	[REDACTED]
06/05/2025	TREES: OCTOBER GLORY MAPLE #25 INSTALLED	3	[REDACTED]	[REDACTED]
06/05/2025	SHRUB: KARL FEORSTER #5 INSTALLED	6	[REDACTED]	[REDACTED]
06/05/2025	PERENNIALS: ASSORTED #1 INSTALLED	48	[REDACTED]	[REDACTED]
06/06/2025	SPR TECH: ADD DRIPLINE TO PLANTS	1	[REDACTED]	[REDACTED]
06/06/2025	SPRINKLER PARTS: DRIPLINE	1	[REDACTED]	[REDACTED]
06/06/2025	LABOR: WEEDING THE MULCH BEDS, REMOVE A FOOT OF MULCH AROUND THE TREES & PINES, REMOVE THE GRAVEL FROM THE GARDEN, 2 @ 6 HRS.	12	[REDACTED]	[REDACTED]
06/07/2025	LABOR: REMOVE GRAVEL FROM AROUND THE HOUSE, 2 HRS.	2	[REDACTED]	[REDACTED]
06/07/2025	BOBCAT W/OPERATOR: REMOVE GRAVEL, 2 HRS.	2	[REDACTED]	[REDACTED]
06/13/2025	LABOR: INSTALL DRIPLINE ON PLANTS	18	[REDACTED]	[REDACTED]
06/13/2025	DRIP-LINE	1	[REDACTED]	[REDACTED]

TOTAL DUE [REDACTED]

Summit County Service Area #3: Water Leak Assistance Policy

1. PURPOSE AND SCOPE: The purpose of this policy is to provide Service Area #3 ("SCSA#3") with a written policy to guide SCSA#3's Water Operator, or other person delegated the responsibility by the Board of Trustees, in making recommendations to the Board of Trustees regarding billing adjustment requests. This policy will only apply to continuous flow water leaks on the Customer (or property) side of a water meter due to circumstances that are beyond the reasonable control of such a consumer, such as mechanical malfunctions, blind leaks, thefts of water by others, vandalism, unexplained water loss or other unusual or emergency conditions. No adjustment will be made for spa or pool usage or preventable/readily accessible leaks, such as toilet leaks, leaking faucets, leaking hoses bib, sprinkler heads and irrigation systems, etc. For this policy, "Customer" is defined as a municipal water user who receives water from SCSA#3's municipal water system. This policy does not apply to agricultural water Customers. "Continuous flow" is defined as a leak with continuous flow for more than 24 hours.

2. CUSTOMER RESPONSIBILITIES: Customers shall have the following responsibilities:

a. The customer has the sole responsibility to monitor their own water usage. The Service Area has implemented the Eye on Water app which is free of charge to all Service Area water customers. This allows residents to monitor usage on a daily basis.

b. The customer is responsible for all water lines and other infrastructure that begins at the coupling on the customer's side of the water meter. Any leaks in the water line that are the responsibility of a customer must be repaired, by the customer, solely at their expense. No adjustments will be applied to the water bill for the customer for property-side leaks, damage, deterioration or other factors except as defined within this policy.

c. The customer is responsible for monitoring higher than expected usage. Customers must investigate higher than expected usage to determine if the usage was caused by a property-side leak. Customers will promptly repair leaks within 14 days after learning of a leak. Upon request by a customer, the Service Area's Water Operator or other person delegated the responsibility by the Water Operator will perform an on-site visit, at the current site visit fee or expedited site visit fee, for an after hours visit, to assist the customer in determining the steps needed to repair the leak.

3. BILLING ADJUSTMENT CRITERIA: The Service Area 3 Water Operator, or other person delegated the responsibility, may recommend an adjustment to the water billing when the Water Operator reasonably determines that all of the following requirements are met:

a. The Customer completed and submitted the "Courtesy Leak Adjustment Application" found in Paragraph 7 of this Regulation to SCSA#3's Water Operator, or other person delegated the responsibility by the Board of Trustees, within 30 days from the bill due date for the period in which the loss occurred.

b. Repairs were performed within 14 days from the bill due date for the period in which the loss occurred. Documentation of the repair must be submitted with the Courtesy Leak Adjustment Application.

c. The customer must not have received another billing adjustment within the 36 months preceding the date of receipt of the Water Leak Assistance Application by the Water Operator or other person delegated the responsibility.

d. The customer's account must be current and in good standing at the time of the Water Leak Assistance Application's submission.

e. Excess usage, as a result of a property-side leak, must exceed at least 200% of "Normal Consumption" compared to the same billing period for the prior three years. Normal Consumption shall be determined by using historical averages when available.

4. ADJUSTMENT CALCULATION: If the Water Operator, or other person delegated the responsibility, determines that the high usage qualifies for an adjustment, they will calculate a proposed adjustment by performing each of the following steps:

a. Calculate the Customer's "Average Water Usage" (3 years of the same month in which the leak occurred). For example, if the leak happened during August, the "average water usage" would be calculated the previous 3 Augusts.

b. Subtract the Average Water Usage from the actual billed usage for the month in which the leakage occurred. The difference in usage is the "Adjustment Usage," which would be calculated at the lowest-tier rate.

c. Catastrophic major leaks may qualify for additional adjustments on the recommendation of the Water Operator.

5. ADJUSTMENT LIMITATION: The proposed property-side billing adjustment calculated by the Water Operator, or other person delegated the responsibility, under Paragraph 4 shall be limited to one billing period. For example, if a leak persisted over more than one billing cycle, the Customer shall only receive an adjustment for excess water usage that occurred during the highest leakage.

6. WATER OPERATOR'S DISCRETION: The Water Operator and General Manager have sole discretion regarding a requested adjustment. Appeals may be brought to the Board of Trustees.

7. COURTESY LEAK ADJUSTMENT APPLICATION: Customers shall use the following form when submitted a "Courtesy Leak Adjustment Application" to the Water Operator, or other person delegated the responsibility by the Board of Trustees:

Summit County Service Area #3
Final Budget
FY 2027 Tentative

Done

\$ - per million

Revenue:	FY 2025 Actual				FY 2026 Actual to date		FY 2027 Tentative		Notes	Water Fund	Depreciation	Notes
Taxes												
3110 Property taxes - current	\$ 590,955	\$ 600,000	\$ 12,363	\$ 600,000	Property values dropped slightly				0%	Property values dropped slightly		
3120 Property taxes - prior years	19,564	10,000	18,588	20,000	Prior years taxes collected				100%	Prior years taxes collected		
3170 Fee in lieu of property tax	26,138	5,000	9,578	10,000	Taxes on vehicle registrations				100%	Taxes on vehicle registrations		
3171 Interest and penalties taxes	591	250	3,932	4,000	Interest on past due property taxes				1500%	Interest on past due property taxes		
Total Taxes	637,248	615,250	44,461	634,000					3%			
Intergovernmental revenue												
3356 Class B road allotment	133,190	135,000	50,617	145,000	State funds "gas tax" Can only be used for maintenance of road				7%	State funds "gas tax" Can only be used for maintenance of road		
Total Intergovernmental revenue	133,190	135,000	50,617	145,000					7%			
Charges for services												
3430 Construction service fees	197,281	85,000	186,920	38,000	Resident fees when constructing roads, sidewalks, driveways, etc				-55%	Resident fees when constructing roads, sidewalks, driveways, etc		
3431 Roads maintenance fees	21,247	8,000	3,247	8,000	Resident fee for maintaining roads				0%	Resident fee for maintaining roads		
3432 Roads transfer fees	-	2,000	-	1,000	Transferring deposit fees				-50%	Transferring deposit fees		
3433 Road Inspection Fees	3,650	2,500	3,050	2,500	Resident fees of road inspections				0%	Resident fees of road inspections		
Total Charges for services	222,178	97,500	193,217	49,500					-49%			
Interest												
3610 Interest income	71,415	60,000	62,216	60,000					0%			
Total Interest	71,415	60,000	62,216	60,000					0%			
Miscellaneous revenue												
3615 Miscellaneous non-operating income	-	-	-	-	Miscellaneous revenues prior year one time revenue for deposit forfeitures	#DIV/0!	Miscellaneous revenues prior year one time revenue for deposit forfeitures					
3690 Sundry revenue	39	400	38	100	Miscellaneous revenues	-75%	Miscellaneous revenues					
Total Miscellaneous revenue	39	400	38	100					-75%			
Contributions and transfers												
3810 Appropriated use of fund balance	-	-	-	-	Use of cash savings to augment revenues	#DIV/0!	Use of cash savings to augment revenues					
Total Contributions and transfers	-	-	-	-					#DIV/0!			
Total Revenue:	1,064,070	908,150	350,549	888,600	Cash Balance 01/01/2025 (projected)	-2%	Cash Balance 01/01/2025 (projected)					
					FY 2026 Projected surplus (expense)		FY 2024 Projected surplus (expense)					
					Appropriated fund balance (use savings)		Appropriated fund balance (use savings)					
					Transfer to CP (transfer to Capital projects to zero out GF (excess)		Transfer to CP (transfer to Capital projects to zero out GF (excess)					
					Projected Balance		Projected Balance					

Expenditures	FY 2025 Actual	Budget FY 2026	FY 2026 Actual to date	FY 2027 Tentative			
Payroll							
4400 Staff Payroll	85,049	91,788	68,387	100,000	3% COLA	9%	3% COLA
4403 Payroll Fees	1,201	1,200	1,200	1,500	ADP payroll fees	25%	ADP payroll fees
4410 Benefits + Payroll Taxes	48,913	49,300	49,300	65,000	URS, SS, Med, fed, state ~25% of payroll+ Health insurance	32%	URS, SS, Med, fed, state ~25% of payroll
Total Payroll	135,163	142,288	118,887	166,500		17%	
Professional Fees							
4326 Legal fees- Roads*	23,287	10,000	22,306	25,000		150%	
4327 Legal fees - General*	65,896	25,000	50,236	50,000		100%	
4330 Professional fees	1,000	1,700	2,650	10,200	Increased IT contract 600 per month	500%	
4331 Accounting Fees	16,586	14,000	16,150	20,000	Includes \$6550 Larson and Co -Audit.	43%	Includes \$6550 Larson and Co -Audit.
4332 Engineering fees	16,307	12,000	7,178	8,000		-33%	
4800 Training	714	2,500	-	1,000		-60%	
Total Professional Fees	123,790	65,200	98,520	114,200		75%	
Office Expenses							
4212 Membership and subscriptions	723	460	723	460	UASD	0%	UASD
4220 Public notice	-	300	-	300	Public notice cost for public notices	0%	Public notice cost for public notices
4225 Bank fees	2,993	1,500	2,727	2,500	Adjusted for Xpress Bill Pay and Payment Tech to Water fund-\$1320.676	67%	Adjusted for Xpress Bill Pay and Payment Tech to Water fund-\$1320.676
4238 Computer/Technology Equipment	753	2,500	93	2,000		-20%	
4239 Software	4,249	4,000	2,331	4,500	Explore Software Tools	13%	Explore Software Tools
4240 Office supplies and expenses	1,011	4,000	758	2,000	Various office supplies	-50%	Various office supplies
4240.1 Newsletter	-	-	64	-		#DIV/0!	
4243 Board Meeting	64	400	-	400	Board meeting expenses	0%	Board meeting expenses
4245 Postage	75	100	75	100	Postage for miscellaneous letters	0%	Postage for miscellaneous letters
4850 Rent	10,500	10,000	8,250	18,000	Increasing to \$1,500 per month	80%	
Total Office Expenses	20,368	23,260	15,021	30,260		30%	
Maintenance & Repairs							
4250 Snow Removal	57,831	130,000	27,413	130,000		0%	
4251 Road maintenance	362,726	200,000	283,200	200,000		0%	
4252 Trail Maintenance	1,902	30,000	1,902	30,000		0%	
4333 Road manager fees	42,250	37,500	32,500	37,500	Road Manager increase 5%	0%	
Total Maintenance & Repairs	464,709	397,500	345,015	397,500		0%	

Utilities

Summit County Service Area #3
Final Budget
FY 2027 Tentative

Done

\$ - per million

Revenue:	FY 2025 Actual	Budget FY 2026	FY 2026 Actual to date	FY 2027 Tentative	Notes
4268 Internet Office	-	300	-	-	
4269 Phone	348	350	281	350	
4270 Electric Office	50	1,000	49	1,000	
Total Utilities	398	1,650	330	1,350	

Water Fund		Notes
Depreciation	-100%	
	0%	
	0%	
	-18%	

Capital Outlay	FY 2025 Actual	Budget FY 2026	FY 2026 Actual to date	FY 2027 Tentative	
4651 Trails Capital Outlay - Approved Proje	-	-	-	-	
4740 Capital Outlay	-	-	-	-	#DIV/0!
Total Capital Outlay	-	-	-	-	#DIV/0!

Other General Administration					
4334 Other general administration	3,362	-	40	-	#DIV/0!
4510 Insurance	4,181	5,000	4,180	5,542	11%
4999 Other General Administrative Expense	141	1,400	141	1,400	0%
Total Other General Administration	7,684	6,400	4,361	6,942	8%

Transfers out					
4941 Transfers to Capital Projects	271,852	271,852	-	171,848	-37%
4951 Transfers out					
4990 Budgeted increase in fund balance					
Total Transfers out	271,852	271,852	-	171,848	-37%

Total Expenditures					
	1,023,964	908,150	582,134	888,600	-2%

Surplus	\$ 40,106	\$ -	\$ (231,585)	\$ -	Update as tax revenue is received
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#DIV/0!	Update as tax revenue is received
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CAPITAL PROJECTS						Transfer surplus to capital reserve. Snow and Capital Roads		Transfer surplus to capital reserve. Snow and Capital Roads	
Revenue:	FY 2025 Actual	Budget FY 2026	FY 2026 Actual to date	FY 2027 Tentative					
3800 Transfer from General Fund	\$ 271,852	\$ 271,852	\$ -	\$ 171,848	-37%				
3900 Appropriated fund balance	-	-	-	-					
Total Transfers and Fund Balance	271,852	271,852	-	171,848	-37%				

Capital Projects:					
Reserves	271,852	271,852	-	171,848	
Surplus	\$ -	\$ -	\$ -	\$ -	-

Summit County Service Area #3
Final Budget
FY 2027 Tentative

Done

\$ - per million

Revenue:	FY 2025 Actual	Budget FY 2026	FY 2026 Actual to date	FY 2027 Tentative	Notes	Water Fund	Notes
						Depreciation	

WATER FUND

Operating income	FY 2025 Actual	Budget FY 2026	FY 2026 Actual to date	FY 2027 Tentative			
5110 Water standby fees	26,120	11,900	-	11,900	Billed once a year in December of each year	0%	Billed once a year in December of each year
5111 Well standby fees	-	6,000	-	6,000	Billed once a year in December of each year	0%	Billed once a year in December of each year
5140 Water service fees	525,491	360,000	460,220	483,750		34%	
5142 Hydrant water fees	2,620	10,000	1,708	2,500		-75%	
5240 Water rights assessments	40,010	35,000	395	35,000	Billed once a year in December of each year	0%	Billed once a year in December of each year
5310 Connection fees	25,000	20,000	18,000	20,000		0%	
5315 Inspection Fees	999	-	999	1,200		#DIV/0!	
5317 Water Evaluation Fee	12,000	-	12,000	10,000		#DIV/0!	
5410 Late penalties and fees	3,750	1,000	3,470	3,500	Changed Pelorus code recently to correct the distribution of penalties	250%	Changed Pelorus code recently to correct the distribution of penalties
5490 Other operating income	17,036	10,000	17,036	15,000	Property Transfers, non compliant fee, private beacon	50%	Property Transfers, non compliant fee, private beacon
5491 Parts & Equipment Sales	-	5,000	-	-	Various sales of parts to water system	-100%	Various sales of parts to water system
5510 Water Transfer Fee	49,125	5,000	40,125	20,000	Transfer water account fees	300%	Transfer water account fees
5510 Appropriated fund balance	-	45,667	-	-	Amount of savings used to balance budget if negative	-100%	Amount of savings used to balance budget if negative
5520 Impact fees							
Total Operating income* (billing through 10/2)	702,151	509,567	553,953	608,850		19%	
Operating expense	FY 2025 Actual	Budget FY 2026	FY 2026 Actual to date	FY 2027 Tentative			
Payroll							
4400 Staff Payroll	99,625	91,788	84,830	100,000	COLA	9%	COLA
6403 Payroll Fees	1,200	1,200	1,200	1,500	COLA	25%	COLA
6410 Benefit + Payroll Taxes	50,410	49,300	32,858	65,000	COLA	32%	COLA
Total Payroll	151,235	142,288	118,888	166,500		17%	
Professional Fees							
6332 Water operator services	42,250	37,500	32,500	37,500	Water Manager increase 5%	0%	
6333 Professional fees	-	1,700	-	8,900	IT contract \$600 per month	424%	
6333.1 Accounting Fees	18,151	20,000	14,223	20,000	Accountant contract services along with annual audit fee	0%	Accountant contract services along with annual audit fee
6334 Water Engineering Fees Capital*	25,830	-	6,330	-	Water Infrastructure Capital Reimbursable	0%	Water Infrastructure Capital Reimbursable
6335 Water Engineering Maintenance	3,223	8,000	3,223	8,000	Water study engineering firm	0%	Water study engineering firm
6336 Water Engineering Projects*	-	-	4,740	-	Water Infrastructure Capital Reimbursable	0%	Water Infrastructure Capital Reimbursable
6800 Training	2,226	2,500	2,457	2,500		0%	
Total Professional Fees	91,680	69,700	63,473	76,900		10%	
Legal Fees							
6327 Water General Legal Fees*	2,000	7,500	2,000	7,500	Need to confirm allocations	0%	Need to confirm allocations
6330 Well System Legal Fees*	13,113	15,000	12,621	15,000		0%	
6331 Water System Legal Fees*	17,231	10,000	15,132	20,000		100%	
Total Legal Fees	32,344	32,500	29,753	42,500		31%	

Utilities	FY 2025 Actual	Budget FY 2026	FY 2026 Actual to date	FY 2027 Tentative			
6270 Utilities	4,720	-	1,680	31,000	recorded	#DIV/0!	recorded
6271 Electric Office	-	1,000	-	-	recorded	-100%	recorded
6272 Electric Water System	15,241	20,000	15,240	-	recorded in 2024. Previous coded to GF	-100%	recorded in 2024. Previous coded to GF
6275 Phone Office	150	100	82	-	recorded in 2024	-100%	recorded in 2024
6276 Water System Monitoring	3,557	8,500	2,287	-	Water testing and beacon services	-100%	Water testing and beacon services
Total Utilities	23,668	29,600	19,289	31,000		5%	

Summit County Service Area #3
Final Budget
FY 2027 Tentative

Done

\$ - per million

Revenue:	FY 2025 Actual		Budget FY 2026		FY 2026 Actual to date		FY 2027 Tentative		Notes		Water Fund		Depreciation		Notes	
Office Expenses																
6211 Public notices	258	150	-	-	-	-	-	-	Public notice costs	-100%	Public notice costs					
6212 Association and subscriptions	735	3,200	736	1,500	735	1,500	1,500	1,500	Rural water UASD	-53%	Rural water UASD					
6215 Bank fees	4,945	5,500	4,150	5,500	4,945	5,500	5,500	5,500	Bank charges / Xpress bill pay, Payment tech for online and banking	0%	Bank charges / Xpress bill pay, Payment tech for online and banking					
6237 Office Supplies	624	-	-	-	-	-	-	-	recoded in 2024	#DIV/0!	recoded in 2024					
6238 Computer/Technology Equipment	735	2,500	93	2,000	735	2,000	2,000	2,000		-20%						
6239 Software	4,292	2,500	4,059	5,000	4,292	5,000	5,000	5,000	recoded in 2024	100%	recoded in 2024					
6240 Office supplies and expenses	1,097	1,000	844	1,000	1,097	1,000	1,000	1,000	Office supplies for water fund	0%	Office supplies for water fund					
6241 Newsletter	-	-	-	-	-	-	-	-	Discontinued	#DIV/0!	Discontinued					
6242 Board meetings	26	450	26	450	26	450	450	450		0%						
6243 Postage	573	250	417	500	573	500	500	500		100%						
Total Office Expenses	13,285	15,550	10,325	15,950	13,285	15,950	15,950	15,950		3%						
Repairs & Maintenance																
6250 Repairs and maintenance	155,640	125,000	105,176	125,000	155,640	125,000	125,000	125,000	Water leaks, repairs	0%	Water leaks, repairs					
6250.01 Emergency Repairs and Maintenan	-	-	-	-	-	-	-	-	Greenfield Well and Silver Bullet	#DIV/0!	Greenfield Well and Silver Bullet					
6253 Water tests	5,127	12,500	4,901	12,500	5,127	12,500	12,500	12,500	Water samples, test, reading monitors	0%	Water samples, test, reading monitors					
6254 Water rights assessments	8,790	7,000	6,207	7,000	8,790	7,000	7,000	7,000	Annual billings for water assessments	0%	Annual billings for water assessments					
6255 Parts & supplies purchases	19,886	5,000	19,886	5,000	19,886	5,000	5,000	5,000	Parts and supplies for water fund	0%	Parts and supplies for water fund					
6334.1 HAL - Arsenic Study	2,472	-	1,630	-	2,472	-	-	-		#DIV/0!						
6334.2 Water rights purchase	-	-	-	100,000	-	100,000	100,000	100,000	Increasing water supply	#DIV/0!						
6380 Meter relocation and replacement	3,299	5,000	3,299	2,500	3,299	2,500	2,500	2,500		-50%						
6381 Meter Relocation Fees - Refund	-	-	-	-	-	-	-	-	None	#DIV/0!	None					
6729 Parts & Equipment repairs	1,772	-	1,772	-	1,772	-	-	-	See above account	#DIV/0!	See above account					
6731 Water System - District Well	-	-	-	-	-	-	-	-	None	#DIV/0!	None					
6732 Water System - Greenfield Well	-	1,000	14,400	1,000	-	1,000	1,000	1,000	repairs and maintenance (capital savings)	0%	repairs and maintenance (capital savings)					
6733 Water System - Infrastructure	-	7,000	2,700	5,000	-	5,000	5,000	5,000	Small projects	-29%	Small projects					
6734 Water System - SA3 Water Rights	-	3,500	-	3,500	-	3,500	3,500	3,500		0%						
6736 Silver Bullet Water Tank Repairs	-	-	-	-	-	-	-	-	Accounted for in Emergency Repairs?	#DIV/0!	Accounted for in Emergency Repairs?					
6739 New Water Tank Project 2025	-	-	1,450	-	-	-	-	-	Reimbursable Part of Capital Project with State Loan	#DIV/0!	Reimbursable Part of Capital Project with State Loan					
6744 Fire Flow Improvements Project (reim)	-	-	-	-	-	-	-	-	Reimbursable Part of Capital Project with State Loan	#DIV/0!	Reimbursable Part of Capital Project with State Loan					
Total Repairs & Maintenance	196,986	166,000	161,421	261,500	196,986	166,000	161,421	261,500		58%						
Other General Administration																
6510 Insurance & bond payment	4,181	15,000	4,181	5,000	4,181	5,000	5,000	5,000	1/2 Insurance for year	5,000	1/2 Insurance for year					
6520 Depreciation expense	66,229	-	-	-	66,229	-	-	-	Depreciation is a non cash items so not included Approx	76,000	Depreciation is a non cash items so not included Approx 76k					
6600 Rent	9,000	9,000	8,250	18,000	9,000	18,000	18,000	18,000	Presently \$750 per month per fund going to \$1,500	9,000	Presently \$750 per month per fund					
6730 Capital outlay	-	25,000	-	25,000	-	25,000	25,000	25,000	Small miscellaneous projects	25,000	Small miscellaneous projects					
6850 Water Rights - Capital Outlay	-	5,000	-	5,000	-	5,000	5,000	5,000	Purchase water rights savings	5,000	Purchase water rights savings					
6901 Interest expense (Bond)	4,501	-	-	1,000	4,501	1,000	1,000	1,000	Bond payment 10k and new bond interest only 38k	48,000	Bond payment 10k and new bond interest only 38k					
6950 Reserves	-	49,429	-	-	-	-	-	-	Surplus fund will go to cash reserves	-	Surplus fund will go to cash reserves					
6999 Other Water Administration	2,184	500	2,184	500	2,184	500	500	500	Miscellaneous not budgeted specifically	500	Miscellaneous not budgeted specifically					
Total Other General Administration	86,095	102,929	14,615	54,500	86,095	102,929	14,615	54,500		168,500	48%					
Total Operating expense	595,293	559,567	417,764	648,850	595,293	559,567	417,764	648,850		635,567	16%					
Non-operating income (Expense)																
5492 Non Compliant well fee*	-	-	-	-	-	-	-	-	Task basically completed	-	Task basically completed					
5501 Property tax liens	-	-	-	-	-	-	-	-	Some liens will be processed on late property tax payer	-	Some liens will be processed on late property tax payments					
5610 Interest income	34,706	50,000	29,309	40,000	34,706	50,000	40,000	40,000	One Million dollars balance at 5%	40,000	One Million dollars balance at 5%					
5615 Bond Proceeds	-	-	-	-	-	-	-	-		-	Reclassify Deposits in FY 2024 not in FY 2025					
5810 Transfers in/reserves	-	-	-	-	-	-	-	-		(4,793)	None					
Total Non-operating income	34,706	50,000	29,309	40,000	34,706	50,000	29,309	40,000		35,207	-20%					
Total Income or Expense	141,564	-	165,498	-	141,564	-	165,498	-	Cash Balance	(76,000)	#DIV/0!	Cash Balance				

918,671



Summit County Service Area #3

629 E Parkway Drive · Suite 1 · Park City · UT 84098 · (435) 500-6267 · bit.ly/SCSA3 · permit@summitcosa3ut.gov

Water, Roads & Trails

SUMMIT COUNTY SERVICE AREA #3

REGULATION NO. 2026-08

**AMENDING SUBSECTION 13.3.4 OF THE SUMMIT COUNTY SERVICE AREA #3
WATER REGULATIONS TO UPDATE THE TIMEFRAME FOR PRIVATE WELL
OWNERS TO REPAIR DEFECTIVE METERS**

WHEREAS, Summit County Service Area #3 (the “**Service Area**”) is a special district and political subdivision of Utah responsible for providing water, road, and trail services to the residents of Silver Creek Estates; and

WHEREAS, certain lot owners within Upper Silver Creek, primarily in Plats A, B, and C of Silver Creek Estates, divert and use water rights the Service Area owns from privately owned wells that they operate and maintain; and

WHEREAS, Utah Code § 73-5-4 requires each person who diverts water in the State of Utah to install and maintain a measuring device on their point of diversion, including wells; and

WHEREAS, the terms and conditions of the Service Area’s water rights as approved by the Utah Division of Water Rights require: (i) the installation of a totalizing meter on each private well that diverts and uses such rights; and (ii) the Service Area to report the amount of water diverted and used each year to the Division of Water Rights; and

WHEREAS, Utah Code § 17B-1-103(2)(q) authorizes the Service Area to “perform any act or exercise any power reasonably necessary for the efficient operation of the special district in carrying out its purposes;” and

WHEREAS, to ensure compliance with terms and conditions of the Service Area’s water rights and State law, the Service Area’s Board of Trustees (“**Board**”) has enacted water regulations to govern the use of the Service Area’s water rights, among other things; and

WHEREAS, Section 13.3 of the Service Area’s water regulations require private well owners who divert and use Service Area water rights to install, operate, and maintain totalizing meters on their private wells subject to certain requirements; and

WHEREAS, Subsection 13.3.4 of the Service Area’s water regulation includes a process by which the Service Area may notify a private well owner if their meter does not comply with the Service Area’s metering requirements and gives the private well owner six (6) months to cure any deficiencies, with a possible six (6) month extension; and

WHEREAS, the Service Area’s Board of Trustees (“**Board**”) enacted the six (6) month cure and extension periods during a time when meters were more difficult and time-consuming to obtain, but those conditions no longer exist, and meters can typically now be repaired or installed within thirty (30) days; and

WHEREAS, the Board finds that the six (6) month cure period for non-compliant meters can impair the Service Area's ability to effectively manage the Service Area's water rights in accordance with the Service Area's regulations and the terms and conditions of the Service Area's water rights; and

WHEREAS, the Board desires to revise Subsection 13.3.4 to: (i) authorize a thirty (30) day cure period for non-compliant meters; and (ii) to update the related extension process to give the Service Area staff flexibility to grant extensions that are tailored to the specific circumstances of each extension request.

NOW, THEREFORE, be it **RESOLVED** by the Board of Trustees of the Summit County Service Area #3 that:

1. Amendment: Subsection 13.3.4 is amended to read as follows:

13.3.4 If the General Manager determines that a private well with an allotment has a meter that is not functioning or does not otherwise comply ~~have a meter that complies~~ with the Service Area's requirements, applicable law, or other applicable requirements, the General Manager will provide the owner and/or private well owner a written notice explaining the deficiency and giving the owner or private well owner six (6) months thirty (30) days from the date of the notice to install a meter that complies with the Service Area's requirements. The owner and/or private well owner may request an additional six (6) month extension by submitting a written request and providing sufficient evidence to the General Manager that shows by a preponderance of the evidence that additional time is needed due to financial constraints, physical, or natural conditions that are beyond the control of the owner and/or private well owner. The General Manager will grant or deny an extension request in writing and provide sufficient information to explain any denial. If the General Manager approves an extension request under this Subsection, the notice the General Manager issues will include the new deadline for the owner and/or private well owner to bring the meter into compliance. The owner and/or private well owner may appeal any notice or decision issued under this Subsection ~~13.3.4~~ to the Board pursuant to the appeal process set forth in Section 19.

2. Direction to Staff. That Service Area staff and contractors are directed to incorporate these changes into the Service Area's water regulations and to make any related formatting changes that may be needed to correct any scrivener's errors and/or to update the water regulations' pagination, formatting, and table of contents.
3. Severability: If a court of competent jurisdiction determines that any part of this document and/or the water regulations is unconstitutional or invalid, then such portion of this document and/or the water regulations will be severed from the remainder, which will continue in full force and effect.
4. Effective Date: This Regulation will take effect immediately.

ADOPTED AND APPROVED by majority vote at a duly called meeting of the Board of Trustees on this 20th day of October 2026.

SUMMIT COUNTY SERVICE AREA NO. 3

Derek Price, Chair

ATTEST:

District Clerk

VOTING

Jon “Otto” Blum voting

—

Caroline Gleich voting

—

David Olson voting

—

Derek Price voting

—

Justin Shea voting

—

Karri Taix voting

—

Scott Witkin voting

—

ROAD-SHARING MAINTENANCE AGREEMENT

This Road-Sharing Maintenance Agreement ("**Agreement**") is made and entered into by and between RED HAWK RANCH OWNERS ASSOCIATION ("**Red Hawk**"), a homeowners association organized under the laws of the State of Utah, and SUMMIT COUNTY SERVICE AREA #3 ("**SCSA3**"), a local district and political subdivision of the State of Utah. Red Hawk and SCSA3 are sometimes referred to herein individually as a "**Party**" or collectively as the "**Parties**" as the context may require.

RECITALS

WHEREAS, SCSA3 is the governmental entity that Summit County has charged with operating and maintain the roads and public rights-of-way within the Silver Creek Estates and portions of Greenfield Ranch and East Creek Ranch subdivisions ("**Service Area Boundaries**");

WHEREAS, Red Hawk created a subdivision known as the Red Hawk Subdivision;

WHEREAS, the Red Hawk Subdivision is located to the northeast of the Service Area Boundaries and is outside of the Service Area Boundaries;

WHEREAS, the Silver Creek Road is a major roadway and artery for accessing the Silver Creek Estates Subdivision;

WHEREAS, the portion of the Silver Creek Road passing through the Silver Creek Estates Subdivision and terminating in a small spur known as Overhill Road ("**Silver Creek and Overhill Road**"), provides one of the main entrances to the Red Hawk Subdivision;

WHEREAS, the Parties recognize that property owners within the Red Hawk Subdivision are greatly benefited by adequately maintaining and improving the Silver Creek and Overhill Road, so as to render such road both safe and usable for pass-through vehicular traffic throughout the entire year, including summer and winter months;

WHEREAS, the Parties likewise recognize that adequate maintenance and improvement of the Silver Creek and Overhill Road will be easier to manage and of a higher quality if financial contributions are made by property owners within the Red Hawk Subdivision; and

WHEREAS, the Parties acknowledge that it is mutually beneficial for Red Hawk and SCSA3 to enter into this Agreement for the purpose of jointly sharing the cost of maintaining and improving the Silver Creek and Overhill Road.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein, the receipt and sufficiency of which are hereby acknowledged, the Parties covenant and agree as follows:

AGREEMENT

- 1. Payment of Annual Maintenance and Improvement Contribution.** Red Hawk agrees to pay an annual contribution ("**Annual Contribution**") of \$8,000.00 to SCSA3's maintenance and improvement of the Silver Creek and Overhill Road. The payment of the Annual Contribution is limited to the maintenance and improvement of Silver Creek and Overhill Road and does not apply to any other services, benefits, or favors SCSA3 may provide to Red Hawk. Red Hawk shall pay the Annual Contribution to SCSA3 by December 31 of each year. Failure to timely pay the Annual Contribution by December 31 of each year, shall result in the assessment of interest at the then-applicable judgment interest rate for civil judgments set forth in Utah Code § 15-1-4 or applicable successor statute.
- 2. Credit for In-Service Contributions.** SCSA3 agrees to provide credit to Red Hawk for actual in-service contributions ("**In-Service Contributions**") to the snow removal and maintenance of the Silver Creek and Overhill Road; provided, however, no such credit shall be offered unless (a) Red Hawk notifies SCSA3's General Manager in advance of its intent to make In-Service Contributions and (b) SCSA3's General Manager consents and agrees to the In-Service Contributions.
- 3. Compliance with SCSA3 Rules and Regulations.** Red Hawk agrees to comply with all rules and regulations enacted by SCSA3 regarding the Silver Creek and Overhill Road, including speed limits, vehicle weight limitations, and all such other rules and regulations that may be enacted from time to time by SCSA3's Board of Trustees.
- 4. Scope of Maintenance and Improvements.** The Parties agree that SCSA3's responsibility to Red Hawk for maintaining and improving the Silver Creek and Overhill Road is no greater than SCSA3's responsibility for doing so on behalf of the property owners within the Service Area Boundaries. Each Party acknowledges that this Agreement shall not be construed as obligating SCSA3 to perform any service outside of the Service Area Boundaries.
- 5. Term.** This Agreement shall be perpetual in duration and remain in full force and effect unless and until otherwise terminated according to Paragraph 8 herein. The term shall commence upon both Parties' execution of the Agreement.
- 6. Effective Date.** The effective date of this Agreement shall be the date on which both Parties have executed this Agreement.
- 7. Termination.** This Agreement may be terminated if both Parties mutually agree in writing to terminate the Agreement.
- 8. Dispute Resolution.**

 - a. Informal Negotiation: It is the intent of the Parties that any dispute relating to the interpretation and enforcement of this Agreement be resolved informally and promptly

through informal good faith negotiations between the Parties as set forth in this **Paragraph 9** before either Party may file suit against the other Party to exercise any right or remedy that it may have under this Agreement, at law, or in equity.

b. Formal Mediation:

- i. *Written Notice.* After at least one attempt to resolve an alleged default or dispute through informal negotiation, either Party to this Agreement may initiate formal mediation proceedings by sending a written notice to the other Party setting forth the particulars of the dispute, the provision(s) of this Agreement involved, and a suggested resolution of the issue.
- ii. *Response to Written Notice.* The Party receiving the written notice shall respond in writing within 20 days of receipt of the written notice with an explanation and response to the proposed resolution.
- iii. *Mediation.* If the correspondence does not resolve the dispute, then the Parties shall endeavor to reasonably agree upon a mediator and shall mediate the dispute in good faith. Each Party shall be responsible for its own costs and shall split the costs of the mediator between them 50/50. If the Parties cannot agree upon a mediator, each Party shall name a mediator and such two mediators shall name a third mediator. The Parties shall be bound to mediate the dispute with the third mediator.

- c. Completion of Mediation: If the Parties are unable to resolve a dispute after completing one session of mediation, either Party may file suit against the other Party to exercise any right or remedy that it may have under this Agreement, at law, or in equity regarding the issue in question.
- d. Applicable Law and Venue: This Agreement shall be construed in accordance with the laws of the State of Utah, and any actions between the Parties arising out of the relationship contemplated by this Agreement shall be brought in Summit County, Utah.
- e. Governmental Immunity Act: The Parties further understand and agree that SCSA3 is a governmental entity entitled to the protections and safeguards of the Governmental Immunity Act of Utah, Utah Code Section 63G-7-101 *et. seq.* and that SCSA3 neither waives nor relinquishes any provision or protection of that Act.
- f. Attorneys' Fees: If a dispute between any of the Parties arises under this Agreement, the prevailing Party shall be awarded its attorneys' fees and costs to enforce the terms of this Agreement.

9. Miscellaneous Provisions.

- a. Incorporation of Recitals and Exhibits: The Recitals and Exhibits contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.

- b. Entire Agreement: This Agreement constitutes the entire agreement of the Parties and supersedes all prior oral or written agreements, communications, understandings, representations, or discussions between the Parties involving the issues that are the subject of this Agreement.
- c. Amendment: This Agreement may only be amended by a writing signed by both Parties.
- d. Severability: If any provision of this Agreement or the application of any provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, the remaining provisions of this Agreement shall continue in full force and effect.
- e. Time is of the Essence: Time is of the essence in performing all duties and obligations under this Agreement.
- f. Further Assurances: The Parties shall each execute such documents as necessary to implement the intent and purposes of this Agreement.
- g. Warranty of Authority: The signers of this Agreement warrant that they are duly authorized to execute this Agreement on behalf of the entity for which they are signing.
- h. Waiver: Any waiver by a Party of a breach of any provision of this Agreement shall not operate as or be construed to be a waiver of any other breach of such provision or of any breach of any other provision of this Agreement. The failure of a Party to insist upon strict adherence to any term or condition of this Agreement on one or more occasions shall not be considered a waiver or deprive that Party of the right thereafter to insist upon strict adherence to that term or condition or any other term or condition of this Agreement. Any waiver must be in writing.
- i. Counterparts: This Agreement may be executed in one or more counterparts each of which is an original of this Agreement and all of which, when taken together is the same Agreement.
- j. Governing Law: This Agreement shall be construed and governed under the laws of the State of Utah.
- k. Headings and Captions: The paragraph headings and captions in this Agreement are inserted for convenience and identification only and are in no way intended to describe, interpret, define, or limit the scope, extent, or intent of this Agreement or any provision.
- l. Necessary Acts and Cooperation: The Parties shall perform those acts and/or sign all documents required by this Agreement and which may be reasonably necessary to effectuate the terms of this Agreement.
- m. Assignment: It is expressly understood that either Party may assign any and all of their

duties and obligations arising under this Agreement after providing written notice to the other Party.

- n. Legal Review: The Parties represent and agree that they had full opportunity to review this Agreement with their legal counsel and that they accept the terms hereof. The rule that a written agreement is to be construed against its drafter does not apply to this Agreement.
- o. No Third-Party Beneficiary: This Agreement is not intended to be a third-party beneficiary contract for the benefit of any third-parties.
- p. Notices: All notices and other communications, required or permitted to be given hereunder, shall be in writing and shall be deemed to have been duly given and delivered as of the date the notice is sent, if delivered by mail or email to the following, which the Parties may change from time to time in writing:

Red Hawk Ranch Owners
Association c/o Robert John
PO Box 2938
Park City, Utah 84060
robert_c_jo@yahoo.com

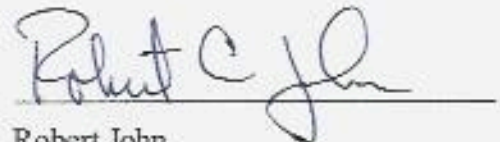
Summit County Service Area
#3 c/o Vincent Pao-Borjigin,
General Manager 629 Parkway
Drive, Suite 1
Park City, UT 84099
vince@scsa3.org

Each Party shall keep the other Party reasonably informed of its current mailing address.

- q. Recordation: This Agreement shall be recorded in the Office of the County Recorder of Summit County, Utah. Any Party may record this Agreement.
- r. Definition of "Shall": For the purposes of this Agreement, the term "shall" means an action that is required or mandatory.
- s. Governmental Immunity Act of Utah. The Parties agree and understand that SCSA3 is a governmental entity entitled to the protections and safeguards of the Governmental Immunity Act of Utah, Utah Code Section 63G-7-101 et. seq. and that SCSA3 neither waives nor relinquishes any applicable provision or protection of that Act.

IN WITNESS WHEREOF, Red Hawk has caused this Agreement to be executed this
20 day of January 2026.

**Red Hawk Ranch Owners
Association**



Robert John
*President of Red Hawk Ranch
Owners Association*

Acknowledgement

State of Utah)

§

County of Utah)

On this 20 day of January 2026, Robert John, acting in his authorized capacity as President of Red Hawk Ranch Owners Association, personally appeared before me, whose identity has been proven on the basis of satisfactory evidence, and after being duly sworn acknowledges that he executed the foregoing **Road-Sharing Maintenance Agreement**, for the purposes stated therein, of his own voluntary will and act.

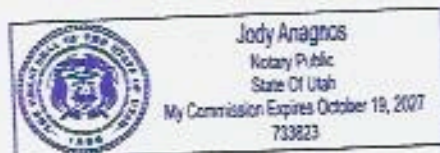


Notary Public

My Commission Expires: 10-19-27

Residing at: Midway, UT.

[notary seal]



IN WITNESS WHEREOF, SCSA3 has caused this Agreement to be executed this
20th
day of January 2026.

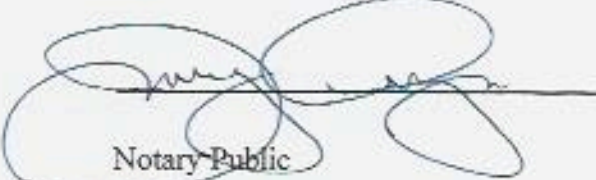
**Summit County Service
Area #3**


Vincent Pao-Borjigin
General Manager, Acting
Summit County Service Area
#3

Acknowledgement

State of Utah)
 §
County of Utah)

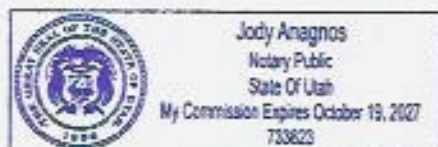
On this 20th day of January 2026, Vincent Pao-Borjigin, acting in his authorized capacity as General Manager of the Summit County Service Area #3, personally appeared before me, whose identity has been proven on the basis of satisfactory evidence, and after being duly sworn acknowledges that he executed the foregoing **Road-Sharing Maintenance Agreement**, for the purposes stated therein, of his own voluntary will and act.


Notary Public

My Commission Expires: 10-19-27

Residing at: Micway, UT.

[notary seal]





Summit County Service Area #3

629 E Parkway Drive · Suite 1 · Park City · UT 84098 · (435) 500-6267 · bit.ly/SCSA3 · permit@summitcosa3ut.gov

Public Comment

(Limited to 3 minutes per person)





Summit County Service Area #3

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Closed Session



Summit County Service Area #3

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Adjournment

**The next meeting is
Tuesday, November 17 at the
Mountain Life Church.**