



**REGULAR BOARD MEETING AGENDA AND NOTICE
WEDNESDAY, JANUARY 21, 2026 – 5:30 PM**

Please join my meeting from your computer, tablet, or smartphone.

<https://teams.microsoft.com/l/meetup-join/>

Meeting ID: 278 056 787 577 22

Passcode: rw7SH6Cr

Phone: 1-323-741-1303

Access code: 567957514#

Board of Director	Title	Term
Elizabeth Douglass	President	May 2027
Lanny Hoel	Secretary	May 2027
Martin Lempecki	Treasurer	May 2029
Edith Coffman	Assistant Secretary	May 2027
Jennifer Thoe	Assistant Secretary	May 2029

NOTICE IS HEREBY GIVEN that a Meeting of the Board of Directors of ARABIAN ACRES METROPOLITAN DISTRICT, Teller County, Colorado has been scheduled pursuant to emergency rules and regulations for Wednesday, January 21, 2026, at 5:30 p.m. via tele/videoconference for the purpose of addressing those matters in the agenda set forth below.

AGENDA

Management Team

Lynn Willow, ORC
WSDM – Managers

1) ADMINISTRATIVE MATTERS

- a) Call to Order & Declaration of Quorum
- b) Confirm any Potential Conflicts of Interest
- c) Discussion and Approval of the Agenda
- d) Consider Approval of Meeting Minutes from December 17, 2025 (enclosed)

2) OPERATIONS

- a) ORC Report
- b) Water Loss Data Report

3) FINANCIAL MATTERS

- a) Review of Billing and Collection Status
- b) Review and accept December 31, 2025, Unaudited Financial Status (enclosed)
- c) Review and Approve the Payment of Claims through January 21, 2026 (enclosed)

4) MANAGEMENT MATTERS

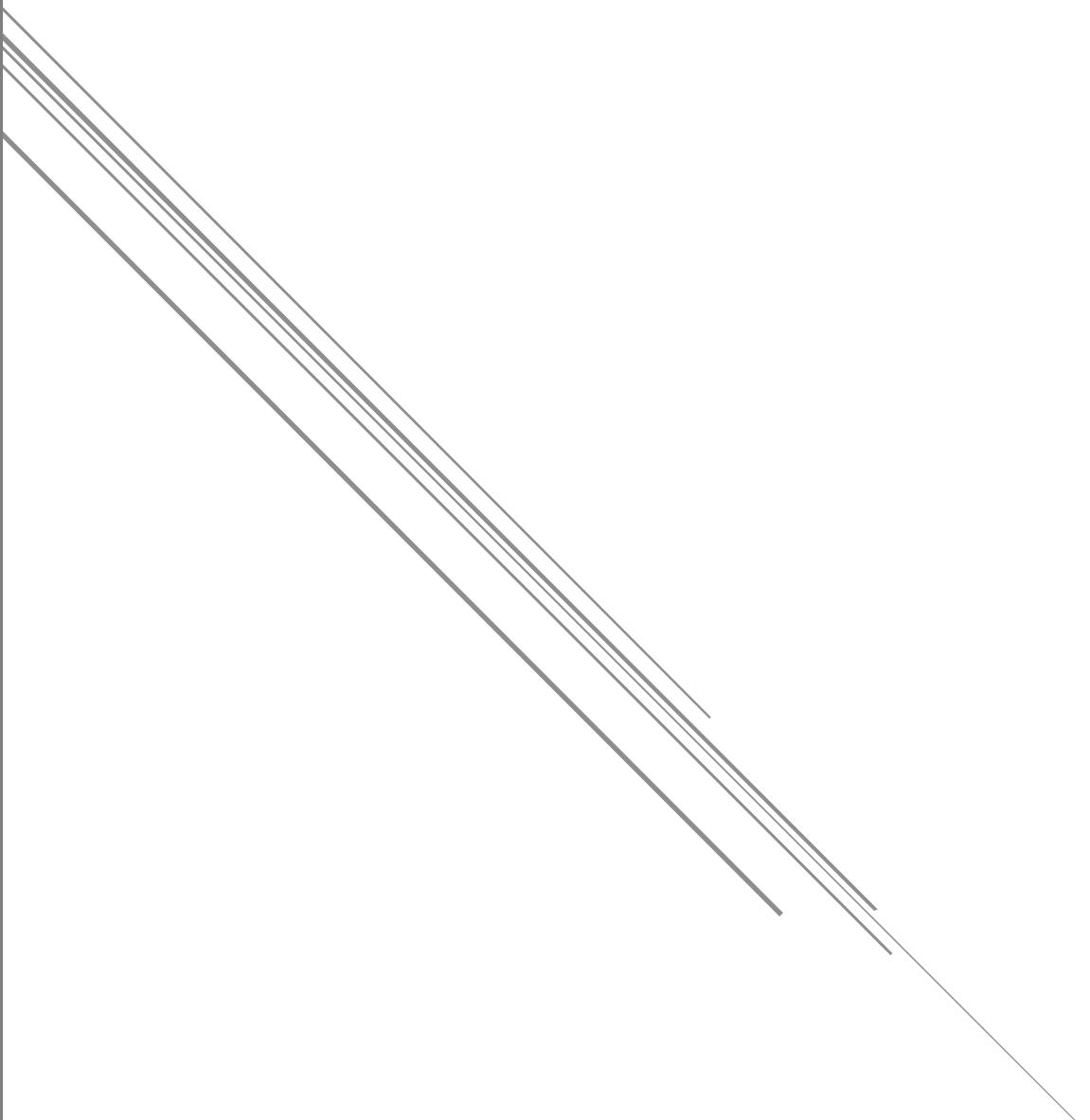
- a) Discussion around leak adjustment policy

5) LEGAL MATTERS

- 6) PUBLIC COMMENT** - Comments will be limited to 3 minutes. Please remain respectful of the Board of Directors as well as of your fellow residents.
- 7) EXECUTIVE SESSION §24-6-402(4)(B) C.R.S.** – To receive legal advice regarding Pond #2 Augmentation Water Rights
- 8) ADJOURNMENT**
 - a) THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR FEBRUARY 18, 2026, AT 5:30 PM

WSDM MANAGERS

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**MINUTES OF THE BOARD OF DIRECTORS SPECIAL MEETING
ARABIAN ACRES METROPOLITAN DISTRICT
WEDNESDAY, DECEMBER 17, 2025, at 5:30 P.M.
Via Telephone and Video Conference Call**

Pursuant to posted notice, the special meetings of the Board of Directors of the Arabian Acres Metropolitan District was held on December 17, 2025, at 5:30 pm, via tele/videoconference: <https://video.cloudoffice.avaya.com/join/590205827>.

Attendance:

In attendance were Directors:

Elizabeth Douglass	President
Lanny Hoel	Secretary
Martin Lempecki	Treasurer
Edith Coffman	Assistant Secretary
Jennifer Thoe	Assistant Secretary

Also in attendance were:

Rebecca Harris	WSDM Managers
Jason Downie	Susemihl, McDermot, & Downie, P.C.
Michael Smith	Member of the Public

MINUTES

1. ADMINISTRATIVE MATTERS

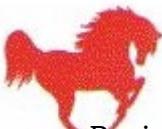
- a. Call to Order & Declaration of Quorum: President Douglas called the meeting to order at 5:30 p.m. and confirmed a quorum was present.
- b. Confirm any Potential Conflicts of Interest: The Directors each confirmed no potential conflicts of interest.
- c. Discussion and Approval of the Agenda: Ms. Harris added item 4a to discuss a water leak adjustment for 189 Tidi Road. Director Coffman moved to approve the agenda as amended; seconded by Director Hoel. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from November 19, 2025: President Douglas would like correction made to item 1e for tree removal, Director Coffman moved to approve the Regular Board Meeting from November 19, 2025; seconded by Director Thoe. Motion passed unanimously.

2. OPERATIONS:

- a. ORC Report: Mr. Willow provided a review of the report.
- b. Water Loss Data Report: Ms. Harris reviewed the water loss report. Mr. Willow and Ms. Harris will be working together to research more on the negative usage. Mr. Willow also informed the board he has the meters at Control building A and B schedule to be re-calibrated at the beginning of next year.

3. FINANCIAL MATTERS:

- a. Review Billing and Collections Status: Ms. Hardekopf provided a current update on billing and collections for the month.



- a. Review and accept November 30, 2025, Unaudited Financial Status: Ms. Harris presented the financials. Director Lempecki moved to approve the November 30, 2025, financials; seconded by President Douglass. Motion passed unanimously.
- b. Review and Approve the Payment of Claims through December 17, 2025: Ms. Harris presented. Director Lempecki moved to approve the payment of claims through December 17, 2025; seconded by Director Hoel. Motion passed unanimously.

1. MANAGEMENT MATTERS:

- a. Water Leak Billing Adjustment for 189 Tidi Rd: Mr. Harris presented the request for a water leak adjustment to 189 Tidi Rd. After discussion Director Lempecki motioned to approve a tier two rate adjustment; seconded by President Douglass. Ms. Harris will look into historical requests and Board will continue policy discussion. Motion passed unanimously.

4. LEGAL MATTERS: No discussion.

5. PUBLIC COMMENT:

Mr. Smith d like to just move forward with a board decision on Pond #2 dam concerns that he understand will be discussed under executive session.

6. EXECUTIVE SESSION:

Director Coffman moved to enter into executive session at 6:16 pm per §24-6-402(4)(b), C.R.S. to receive legal advice surrounding augmentation rights to Pond #2 and easement responsibilities to maintain the Dam; seconded by President Douglass. Motion passed unanimously.

President Douglass moved to exit executive session at 7:06 pm per §24-6-402(4)(b), C.R.S. to receive legal advice surrounding augmentation rights to Pond #2 and easement responsibilities to maintain the Dam; seconded by Director Lempecki. Motion passed unanimously.

Director Coffman moved to authorize Mr. Downie to gather data for the District's asset value of water rights and real estate rights; seconded by Director Hoel. Motion passed unanimously

7. ADJOURNMENT: President Douglass moved to adjourn the meeting at 7.19 p.m., seconded by Director Hoel. The motion passed unanimously.



Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL DECEMBER 17, 2025, SPECIAL MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman

Elizabeth Douglass

Lanny Hoel

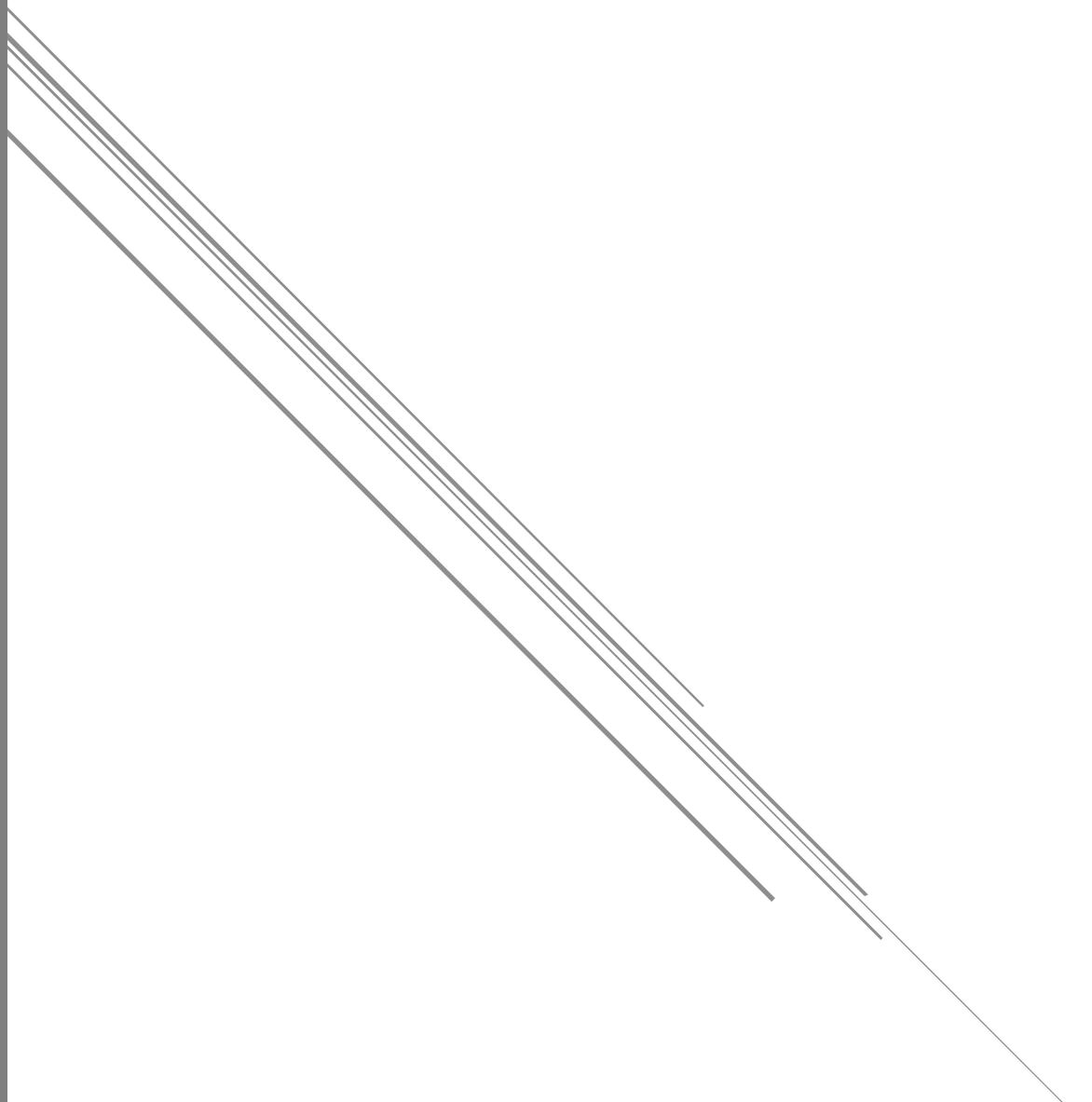
Martin Lempecki

Jennifer Thoe

DRAFT

WSDM MANAGERS

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Arabian Acres Metropolitan District

Balance Sheet

As of December 31, 2025

Dec 31, 25

ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	
Capital Improvement Reserve	49,549.84
ECB Checking - Other	409,479.97
Total ECB Checking	459,029.81
COLOTRUST 4001	226,820.58
COLOTRUST Reserve 8002	37,739.42
COLOTRUST-Capital Reserve 8003	280,271.02
Vectra Bank Savings - 8858	492.00
Vectra Bank CD 8684	151,473.08
Total Checking/Savings	1,155,825.91
Accounts Receivable	
Accounts Receivable	
Total Accounts Receivable	33,724.59
Other Current Assets	
Accounts Receivable County	
Property Tax Receivable	
Total Other Current Assets	1,239.89
251,515.00	
Total Current Assets	252,754.89
Fixed Assets	
Construction in Progress	
Total Fixed Assets	2,515,552.23
Other Assets	
Capital Assets	1,263,742.90
Equipment	702,641.49
Land	101,000.00
Water Rights	172,588.00
Accumulated Depreciation	-793,205.00
Total Other Assets	1,446,767.39
TOTAL ASSETS	5,404,625.01
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	
Total Accounts Payable	17,532.66
Total Accounts Payable	17,532.66
Other Current Liabilities	
Accrued Interest	7,427.30
Deferred Revenue-Property Taxes	251,515.00
Total Other Current Liabilities	258,942.30
Total Current Liabilities	276,474.96
Long Term Liabilities	
DWRF 1.5 Million Loan	940,066.68
2007 Bonds Payable	645,000.00
CWCB Meter Loan 400K	133,331.42
Total Long Term Liabilities	1,718,398.10
Total Liabilities	1,994,873.06

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Accrual Basis

Arabian Acres Metropolitan District

Balance Sheet

As of December 31, 2025

	Dec 31, 25
Equity	
Opening Balance Equity	215,933.51
Retained Earnings	3,018,836.61
Net Income	174,981.83
Total Equity	<hr/> 3,409,751.95
TOTAL LIABILITIES & EQUITY	<hr/> 5,404,625.01

UNAUDITED

**Arabian Acres Metropolitan District
Profit & Loss Budget vs. Actual**
January through December 2025

General Fund

	TOTAL					
	Nov 25	Dec 25	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Income						
Capital Improvement Fees	6,385.50	6,628.72	85,908.04	77,463.00	8,445.04	110.9%
Late Fee Revenue	345.00	300.00	3,837.03			
Water Service Fee	8,760.68	9,001.39	110,145.44	103,284.00	6,861.44	106.64%
Water Tap Fees	0.00	0.00	8,000.00			
Water Usage	7,412.56	5,503.49	85,636.09	80,000.00	5,636.09	107.05%
Total Income	22,903.74	21,433.60	293,526.60	260,747.00	32,779.60	112.57%
Gross Profit	22,903.74	21,433.60	293,526.60	260,747.00	32,779.60	112.57%
Expense						
Contingency	0.00	0.00	0.00	50,000.00	-50,000.00	0.0%
Engineering	0.00	0.00	0.00	1,000.00	-1,000.00	0.0%
Audit	0.00	0.00	9,050.00	9,056.00	-6.00	99.93%
Bank Service Charges	0.00	8.00	119.56	100.00	19.56	119.56%
Directors Fees	1,000.00	500.00	6,600.00	6,000.00	600.00	110.0%
District Management Fee	3,187.70	3,805.25	45,648.90	66,000.00	-20,351.10	69.17%
Dues Fees and Subscriptions	0.00	0.00	2,910.18	3,100.00	-189.82	93.88%
Election Expense	0.00	0.00	735.70	10,000.00	-9,264.30	7.36%
Insurance Expense-Operating	0.00	14,321.00	26,792.00	14,840.00	11,952.00	180.54%
Legal	707.25	4,147.85	15,082.25	10,000.00	5,082.25	150.82%
Locates	0.00	0.00	0.00	1,000.00	-1,000.00	0.0%
ORC Fees-Operating	3,997.87	3,945.87	45,054.44	48,000.00	-2,945.56	93.86%
Postage and Copies-Operating	374.76	323.24	2,914.61	2,000.00	914.61	145.73%
Chemicals and Supplies	0.00	0.00	750.00	2,000.00	-1,250.00	37.5%
Repairs and Maintenance	52,164.98	32.98	83,803.80	40,000.00	43,803.80	209.51%
Utilities	524.34	641.41	7,773.73	10,000.00	-2,226.27	77.74%
Water Billing	0.00	2,000.00	2,000.00	3,000.00	-1,000.00	66.67%
Water Distribution Purchases	0.00	0.00	0.00	10,000.00	-10,000.00	0.0%
Water Shares	0.00	0.00	553.00	700.00	-147.00	79.0%
Water Testing	1,932.60	196.00	4,364.60	2,000.00	2,364.60	218.23%
Website	16.18	0.00	16.18			
Total Expense	63,905.68	29,921.60	254,168.95	288,796.00	-34,627.05	88.01%
Net Ordinary Income	-41,001.94	-8,488.00	39,357.65	-28,049.00	67,406.65	-140.32%
Other Income/Expense						
Other Income						
Interest Income	501.82	487.22	5,371.29			
Total Other Income	501.82	487.22	5,371.29			
Other Expense						
Transfer to Debt Service Fund	6,385.50	6,628.72	85,908.04	77,463.00	8,445.04	110.9%
Interest Expense	0.00	0.00	2,394.24			
Total Other Expense	6,385.50	6,628.72	88,302.28	77,463.00	10,839.28	113.99%

Arabian Acres Metropolitan District
Profit & Loss Budget vs. Actual
January through December 2025

	TOTAL					
	Nov 25	Dec 25	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Net Other Income	-5,883.68	-6,141.50	-82,930.99	-77,463.00	-5,467.99	107.06%
Net Income	-46,885.62	-14,629.50	-43,573.34	-105,512.00	61,938.66	41.3%

UNAUDITED

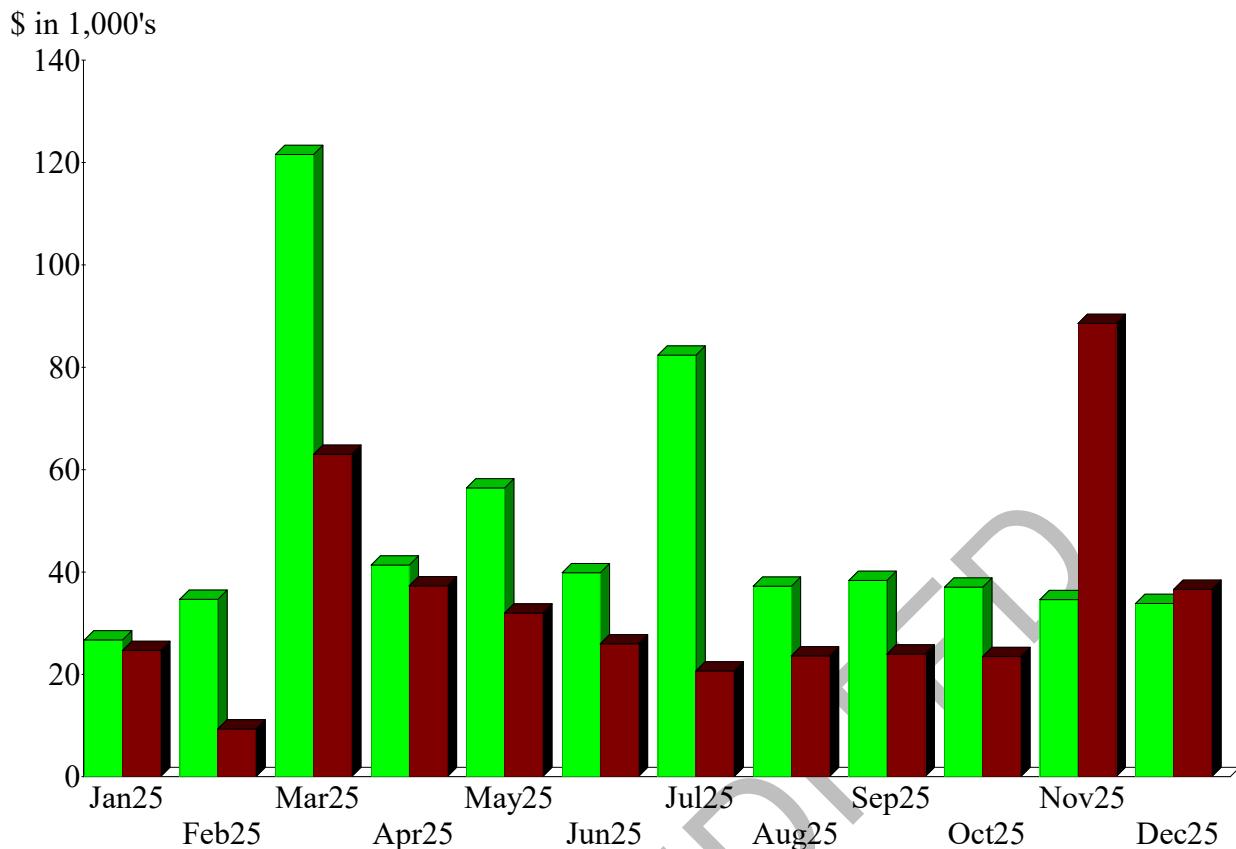
**Arabian Acres Metropolitan District
Profit & Loss Budget vs. Actual**
January through December 2025

Debt Service Fund

	TOTAL					
	Nov 25	Dec 25	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Income						
Transfer in From General Fund	6,385.50	6,628.72	85,908.04	77,463.00	8,445.04	110.9%
Property Tax Revenue	1,331.40	1,270.50	153,803.36	159,900.00	-6,096.64	96.19%
Specific Ownership Tax	1,341.75	2,135.15	14,702.60	11,193.00	3,509.60	131.36%
Restitution	16.77	16.77	51.98			
State Senior/ Veteran Funds	0.00	0.00	6,216.48			
Total Income	9,075.42	10,051.14	260,682.46	248,556.00	12,126.46	104.88%
Gross Profit	9,075.42	10,051.14	260,682.46	248,556.00	12,126.46	104.88%
Expense						
Contingency	0.00	0.00	0.00	5,000.00	-5,000.00	0.0%
Treasurer Collection Fee	42.34	40.71	4,621.50	4,797.00	-175.50	96.34%
Total Expense	42.34	40.71	4,621.50	9,797.00	-5,175.50	47.17%
Net Ordinary Income	9,033.08	10,010.43	256,060.96	238,759.00	17,301.96	107.25%
Other Income/Expense						
Other Income						
Interest Income	2,111.74	1,855.65	24,549.40	5,000.00	19,549.40	490.99%
Total Other Income	2,111.74	1,855.65	24,549.40	5,000.00	19,549.40	490.99%
Other Expense						
CO Water Resources/Power Princ.	0.00	0.00	0.00	35,216.00	-35,216.00	0.0%
CO Water Resource/Power Int.	0.00	0.00	2,438.21	4,832.00	-2,393.79	50.46%
Bond Interest	18,250.00	0.00	36,500.00	35,000.00	1,500.00	104.29%
Bond Principal Payment	0.00	0.00	0.00	85,000.00	-85,000.00	0.0%
National Rural Water Interest	0.00	0.00	-821.09	103.00	-924.09	-797.18%
Interest Expense - CWCD	0.00	0.00	23,688.07	23,688.00	0.07	100.0%
Trustee Fees	0.00	0.00	250.00	500.00	-250.00	50.0%
Total Other Expense	18,250.00	0.00	62,055.19	184,339.00	-122,283.81	33.66%
Net Other Income	-16,138.26	1,855.65	-37,505.79	-179,339.00	141,833.21	20.91%
Net Income	-7,105.18	11,866.08	218,555.17	59,420.00	159,135.17	367.81%

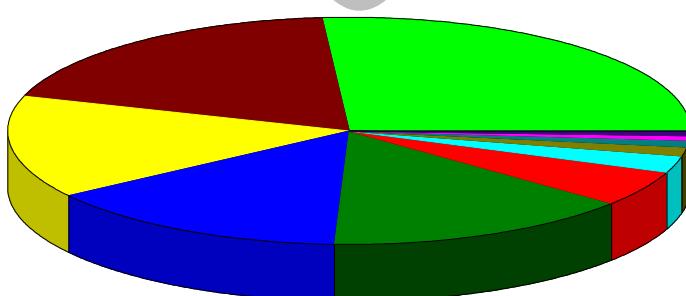
Income and Expense by Month
January through December 2025

Income
Expense



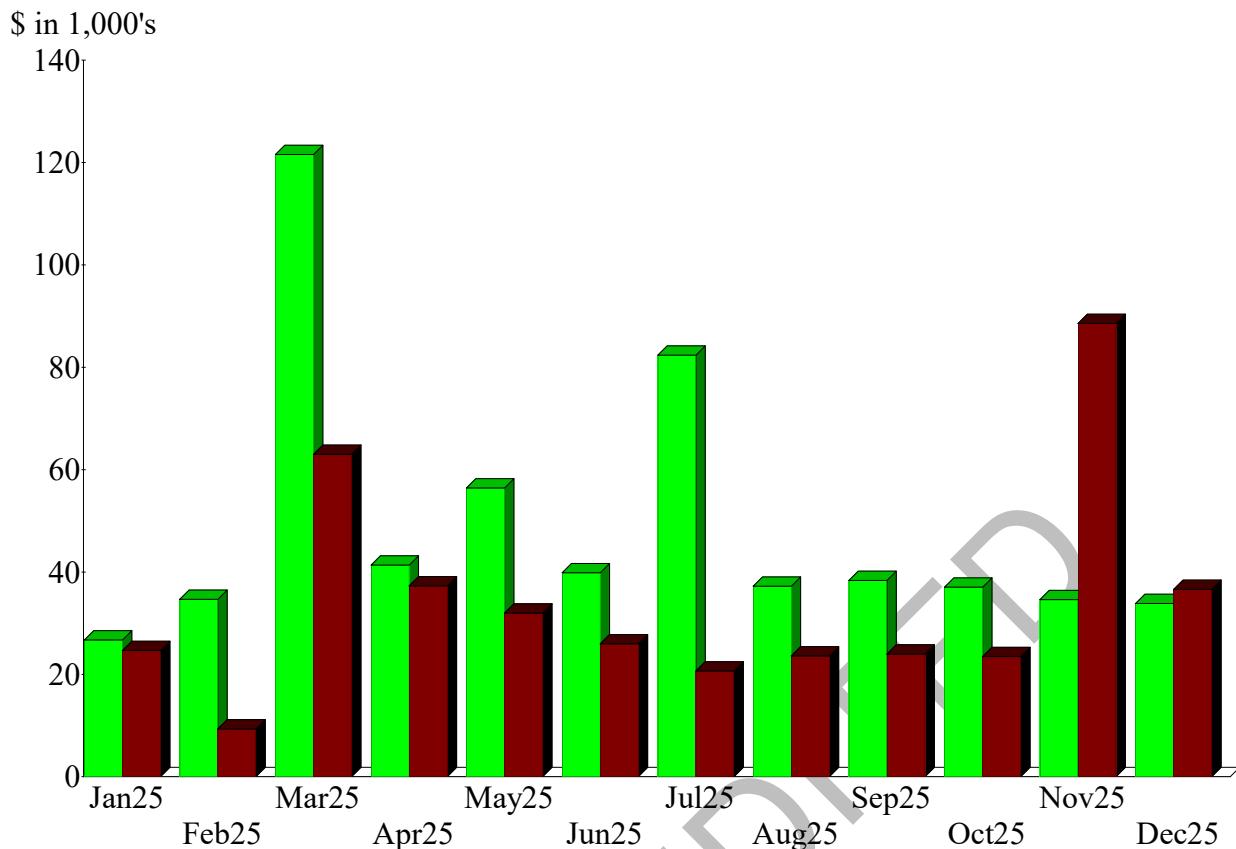
Income Summary
January through December 2025

Property Tax Revenue	26.33%
Water Service Fee	18.86
Capital Improvement Fees	14.71
Transfer in From General Fund	14.71
Water Usage	14.66
Interest Income	5.12
Specific Ownership Tax	2.52
Water Tap Fees	1.37
State Senior/ Veteran Funds	1.06
Late Fee Revenue	0.66
Restitution	0.01
Total	\$584,129.75

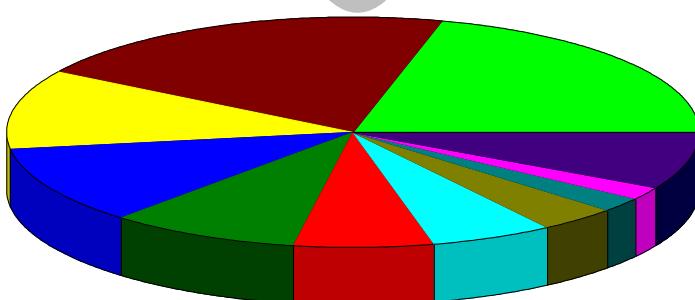


Income and Expense by Month
January through December 2025

Income
Expense



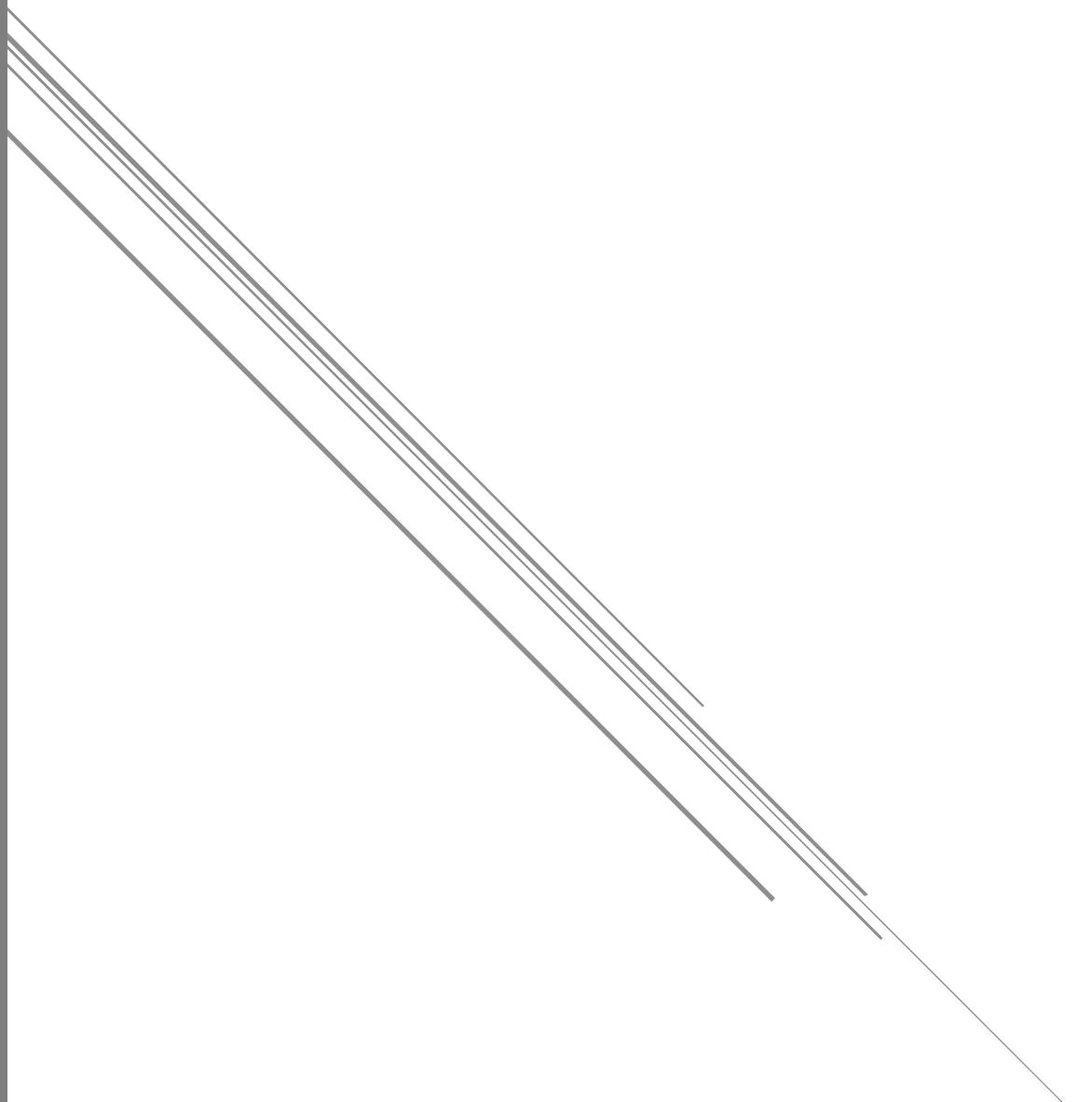
Expense Summary
January through December 2025



Transfer to Debt Service Fund	21.00%
Repairs and Maintenance	20.48
District Management Fee	11.16
ORC Fees-Operating	11.01
Bond Interest	8.92
Insurance Expense-Operating	6.55
Interest Expense - CWCD	5.79
Legal	3.69
Audit	2.21
Utilities	1.90
Other	7.29
Total	\$409,147.92

W5DM MANAGERS

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Arabian Acres Metropolitan District

Payment Request

1/21/2026

General Fund Account

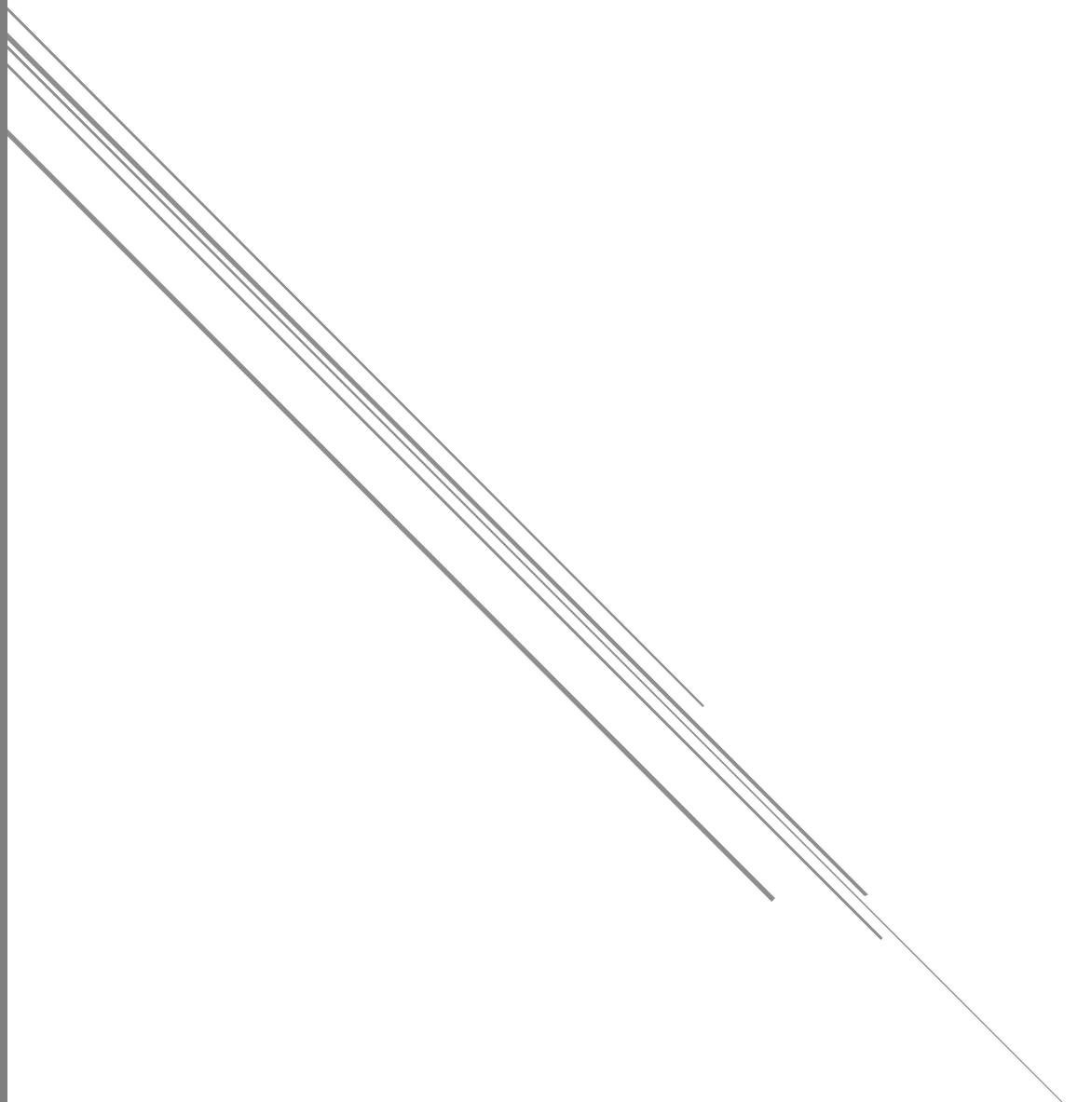
Company	Invoice	Date	Amount	Comments
Edith Coffman	012126EC	1/21/2026	\$ 100.00	
Lanny Hoel	012126LH	1/21/2026	\$ 100.00	
Elizabeth Douglass	012126ED	1/21/2026	\$ 100.00	
Jennifer Thoe	012126JT	1/21/2026	\$ 100.00	
Martin Lempecki	012126ML	1/21/2026	\$ 100.00	
Alperstein & Covell, P.C.	3412	12/31/2025	\$ 2,240.00	
Capital One	10826	1/8/2026	\$ 14.15	Autopay
Colorado Analytical Laboratories	211210057	12/18/2025	\$ 143.00	
Core Electric Coop	40032202	12/22/2025	\$ 227.22	ACH
Core Electric Coop	40045402	12/22/2025	\$ 100.52	ACH
Core Electric Coop	40299901	12/22/2025	\$ 75.22	ACH
Core Electric Coop	43071702	12/22/2025	\$ 19.45	ACH
Core Electric Coop	43183502	12/22/2025	\$ 209.70	ACH
Core & Main	Y080459	11/7/2025	\$ 433.11	
Core & Main	X804410	11/7/2025	\$ 551.27	
Core & Main	Y138823	11/19/2025	\$ 573.32	
Core & Main	Y151193	11/20/2025	\$ 607.48	
Core & Main	SC06226	11/26/2025	\$ 16.21	
CUSI	INVC-13701	12/22/2025	\$ 2,000.00	
El Paso County Public Health	EHS202131656	12/31/2025	\$ 53.00	
J.A. Excavation & Septic's LLC	123125-1	12/31/2025	\$ 595.87	Sildona Trail Project
J.A. Excavation & Septic's LLC	123125	12/31/2025	\$ 3,350.00	Paid by the 15th
Mailing Services Inc	21174	12/12/2025	\$ 158.12	
Mailing Services Inc	21218	12/19/2025	\$ 16.28	
Susemihl, McDermott & Downie	37798	12/31/2025	\$ 1,907.85	
UNCC	225120058	12/31/2025	\$ 9.30	
WSDM Managers	1194	12/31/2025	\$ 3,908.30	
Total:			\$ 17,709.37	

ECB Checking before Withdraw:	\$ 458,463.46	Total Payables
Payables:	\$ (17,709.37)	\$ 17,709.37
Bank Balance after Withdraw:	\$ 440,754.09	

Arabian Acres Metropolitan District

WSDM MANAGERS

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MEMORANDUM

TO: ARABIAN ACRES METROPOLITAN DISTRICT BOARD
FROM: REBECCA HARRIS, DISTRICT MANAGER
SUBJECT: LEAK ADJUSTEMENT POLICY
DATE: JANUARY 7, 2026

The current Leak adjustment policy existing was adopted April 20, 2022

3) MANAGEMENT MATTERS

- a) Update on Exclusion Process with Teller County: Ms. Hardekopf reported there was a meeting with the Planning Commission on April 12th, and they recommended the decision to the Board of County Commissioners. The meeting with the Board of County Commissioners will be held on May 12, 2022. Notices have been sent out to property owners in the District and posted on the District website. Mr. Walker explained the requirement for a material modification of the service plan in order to do exclusions be removed which passed unanimously at the Planning Commission meeting, and that will be recommended to the Board of County Commissioners. It effectively allows the exclusion process to move forward. President Coffman commented that she was assured by Mr. Downie that the excluded properties will still be required to pay the original bond.
- b) Review and consider approval for Leak Adjustment Policy: President Coffman noted the language regarding the design and construction services being inspected by the District Manager. She suggested it be changed to inspected by the ORC. She also noted adding language regarding utilizing professional services to inspect lines and make repairs. After discussion, Director Douglass moved to approve the Leak Adjustment Policy as amended; seconded by Director Claassen. Motion passed unanimously.
- c) Capital Improvements Discussion: Mr. Walker noted he is working to bring this issue up in the Fall during budget discussions and a long-term budget plan.

In the past 3 years, only 4 leaks adjustments have been presented to the Board and of them 2 were approved to lower the tier charge and 2 was denied.

Date of Request	Date of Leak Hearing	Address	Gallos Used	Cause of Leak	Adjustment Made	Board Thought and Reason
12/15/2025	12/17/2025	189 Tidi Rd	16,796	Water Heater Leaked, drained into drain	to Tier 2 -	Consistent with prior adjustments; Board reviewing policy
4/14/2025	5/21/2025	151 Banner Trail	33,316	Unknown; Mr. Whitehead spoke on behalf of his mother to get an adjustment on her bill, due to financial burdens.	to Tier 2 -	Fair accommodation; case-specific decision
2/28/2024	3/20/2024	453 Donzi Trail	36,207	busted pipe (frozen)	Denied	Board did not find justification for adjustment; directed staff to improve resident education instead
4/19/2022	4/20/2022	14 Donzi Circle		Leak on Metro Service Line	Not Applicable	infrastructure defect, not a billing adjustment matter
6/17/2022	7/20/2022	221 Tidi Rd	11,000		Denied	Usage confirmed; cause likely running toilet; homeowner responsibility; HE WAS NOT AT THE MEETING TO ADVOCATE FOR HIMSELF - SECOND REASON JULY CHARGES WERE ALSO A LITTLE HIGHER. COULD HAVE AN ISSUE CAUSING THE HIGH USAGE, OR THE WATER IS GETTING USED

Current Leak Adjustment Policy:

Water Leak Adjustment Policy

Leaks occur in the system on an infrequent basis but often enough that there is a need for a policy in the Rules and Regulations to inform residents and others as to how the Board and management will address this issue.

A Leak for this section is defined as an unintended use of water above and beyond normal use. For a water use to be classified as a Leak, it must be unintended by the owner and be leaking for longer than 24 hours.

A Leak may be discovered by a resident through direct observation of running or pooled water on the property or in a structure; or it may be discovered from billing or meter data that occurs on a monthly basis. This policy is intended to consider an adjustment to a customer's water usage fee for water that ran through the meter and is substantially higher (20% or more above the highest recorded monthly use over the past 24 months).

If you suspect a leak or are able to discover one on your property, you may follow these steps:

1. Contact the District Manager as soon as possible.
2. The District will place a note in your billing file as notice that a leak is suspected.
3. Document in writing, photographs or other printed material the facts of the leak including the location, the cause of the leak, the steps taken to curb losses and any other written or other material that will describe the leak.
4. The ORC or a District representative will meet with the customer to examine the leak and other pertinent facts
5. Submit a form to the Manager with the required information regarding the amount of the leak, steps taken to fix the leak, etc.
6. Documentation of repairs must be received within sixty (60) days of the due date listed on your bill for the period in which the leak occurred
7. Work with the Manager to pay the minimum amount requested which will be calculated as the average amount of water used in at least a 3-month period or the annual amount.

Upon receiving a completed Water Leak Adjustment Request, and any necessary documentation, the Metropolitan District Board will review the request including billing history and consumption data.

The Arabian Acres Metropolitan District Rules and Regulations with Design Standard must be adhered to in the processes. Specifically, but not limited to, the below sections:

Section 2.4: Responsibilities for Maintenance of Facilities (paragraph 2) – *Leaks or breaks in the Service Line shall be repaired by the Owner within seventy-two (72) hours of identification of leak or break. If satisfactory progress toward repairing the leak has not been made within the time allowed, the Manager shall shut off service until the leaks or breaks have been repaired.*

Section 4.8.1 Design-Construction – *Services shall not be used until inspected and approved by the District Manager. Cost for this inspection is included in the Fee Schedule.*

The Board will place the item on the earliest convenient meeting for a review and hearing. Upon Board determination the bill may be adjusted per Board approval on a case-by-case basis that will allow the water leaked to be charged at the next lower tiered rate. Payment plan arrangements may be offered to help pay off any balance on the account to help during financial hardships.

Water leak adjustments are limited to two per household in any three-year period.

Some Helpful Tools for Residents:

Fixing water leaks can save about 6% to 10% on your water bill.

Residential

Being handy around the house doesn't have to be difficult. Common types of leaks found in the home are worn toilet flappers, dripping faucets and other leaking valves. These types of leaks are often easily correctable, requiring only a few tools and hardware that can pay for themselves in water savings.

If you are concerned you may have a leak here is a quick reference guide to help walk you through finding a leak in your home.

[Detect & Chase Down Leaks](#) (WaterSense checklist)

Don't see a leak but have an unusually high bill?

You may have a leak and not know it. The best indication will be a large bill compared to past use. When in doubt, consider contacting a professional to check your lines.

W5DM MANAGERS

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Control Building Usage				
Month	A	B	Sold to Residents	Percentage (Loss)
January	332,600	155,700	341,407	30.08%
February	281,150	78,950	356,823	0.91%
March	330,300	74,250	325,490	19.54%
April	314,750	69,450	335,492	12.68%
May	303,800	67,350	349,558	5.82%
June	322,650	70,800	404,148	-2.72%
July	492,350	113,750	368,991	39.12%
August	226,350	73,400	365,727	-22.01%
September	286,451	64,000	461,693	-31.74%
October	280,250	71,400	364,260	-3.59%
November	248,125	84,115	368,871	-11.03%
December	273,600	71,800	312,354	9.57%
YTD TOTAL	3,692,376	994,965	4,354,814	7.09%

