



**HUNTERTOWN UTILITY BOARD
MEETING AGENDA
Monday, December 1, 2025, 5:00 p.m.
Huntertown Town Hall, 15617 Lima Road**

Call to order with Pledge of Allegiance

Approval of Minutes

- November 3, 2025

New Business

- USB Resolution 2025-003 – Salary Ordinance
- Updated water services application – Simon Lakes Estates Sec. 1
- Special Contract – Simon Lakes Estates Sec. 1
- Pay Application No. 4 – R. Yoder Construction Inc – WWTP Phase 3
- EVAPAR generator maintenance agreement
- BS&A Software upgrade purchase
- 2026 meeting schedule

Old Business

- 2026 Budget

Reports:

Hannah Walker – Town Manager
Ryan Schwab - Clerk Treasurer
Derek Frederickson – Engineering Resources
David Hawk – Hawk Haynie Kammeyer & Smith

Open Floor for Public Comment – Please keep comments to 3 minutes.

Adjournment

**Next Meeting of the Huntertown Utility Service Board is Monday, January 5, 2026 at 5 p.m.
Meeting can be streamed online at www.youtube.com/@TownofHuntertownIndiana**

Utility Board Member appointments

Anthony Ramey	3-year term expiring 12/31/2025	Town Council Executive appointee
Michael Stamets	3-year term expiring 12/31/2026	Town Council appointee
Dan Roy	3-year term expiring 12/31/2027	Town Council Executive appointee

Please Note: Agenda items listed are those reasonably anticipated and may be discussed at the meeting. Not all items listed may necessarily be discussed and there may be other items not listed that may be brought up for discussion.



Town of Huntertown - 2024

15617 Lima Road * PO Box 95 * Huntertown, IN 46748

Phone (260)637-5058 * www.huntertown.org * Fax (260)637-5891

HUNTERTOWN APPLICATION FOR NEW WATER AND SEWER SERVICES

All requests for new water and sewer service shall be made to the Huntertown Utility Service Board for their approval before any connections can be made to Huntertown Utilities. Any application for new water and sewer services must be submitted at least **30 days** before the next scheduled USB meeting in order to be considered. Huntertown reserves the right to make exceptions to this policy as needed. This form shall be completed in its entirety, signed by the property owner, and presented to Huntertown for placement on the agenda for the next available meeting of the USB for their consideration and approval.

Request For:

☒ New Water / Sewer Service
☐ Water Main Extension
☐ Sewer Main Extension



Property Owner Information:

Name: Lakes of Simon Creek, LLC
Address: 1020 Woodland Plaza Run
Phone: Fort Wayne IN 46825
E-mail: KHartman@graniteridgebuilders.com

Developer / Responsible Party:

Company: Lakes of Simon Creek, LLC
Contact Person: Kathleen Hartman
Address: 1020 Woodland Plaza Run
Phone: 260-490-1417
E-mail: kHartman@graniteridgebuilders.com

Engineer Information:

Company: D. A. Brown Engineering Consultants
Contact Person: David Brown, PE
Address: 5491 County Road 427, Auburn, IN 46706
Phone: (260) 925-2020
e-mail: davidb@dabrownengineering.com

Single Lot / Service:

Number of Bedrooms _____
Number of Bathrooms _____
Existing Well? Y/N
Existing Septic? Y/N

Property Owner / Development Name:

Simon Lake Estates – Section i

Location / Address: **East of the intersection of Simon Road and Lima Road**

Number of Sewer Connections: 51 + 3 Out Lots

Number of Water Connections: 51 + 3 Out Lots

Kathleen Hartman 9/29/2025
Property Owner Signature Date

Purpose of Request: (Attach additional pages if needed)

APPROVALS

Utility Service Board Conditional Approval of Service.¹

Signature Date

Utilities Representative Technical Review Approval

Signature Date

GENERAL APPLICATION PROCEDURES:

- I. Preliminary Meeting with Town Representative:
 - a. Applicant requests service / fills out the application at Town Hall.

¹ Technical review and approval required by the Town Utility Superintendent or town designated representative.

Simon Lake Estates

Section I

Note:
Building Line widths set at 30ft



BUILDING A
SOLID INVESTMENT

- Notes:
1. 20ft Front Yard Setback
 2. Side Yard Building Lines
 3. Corner Lots 25ft Setback from road
 4. Building Line
 5. Easement Line
 6. Max Vision

Developer:
Lakes of Simon Creek, LLC
1020 Woodland Plaza Run
Fort Wayne, IN 46845
Tel: (260) 490-1417
Subdivision Engineer:

DABEC
5401 County Road 427, P.O. Box 380, Auburn, IN 46708
Phone: (260) 667-7000 Fax: (260) 667-1212
www.dabecengineering.com

Note: October 3rd, 2025
For marketing purposes only. Lots subject to change without notice. This drawing is not intended to be represented as a Retracement or Original Boundary Survey, a Route Survey, or a Surveyor Location Report as defined in 865 IAC 1-12.



**SPECIAL CONTRACT FOR EXTENSION OF SANITARY
MAINS IN – SIMON LAKE ESTATES SECTION I – RESIDENTIAL**

2

THIS SPECIAL CONTRACT FOR EXTENSION OF SANITARY
WATER MAINS ("Special Contract"), executed as of this ____ day of December, 2025 by and
between the TOWN OF HUNTERTOWN, INDIANA, an Indiana Municipal Corporation (the
"Town" or "Huntertown"), acting by and through its UTILITY SERVICE BOARD (the "USB"),
which operates the HUNTERTOWN SANITARY SEWER UTILITY and the HUNTERTOWN
WATER TREATMENT UTILITY. (the "Utility"), a municipal sewer and water utility, and
LAKES OF SIMON CREEK, LLC., IT'S AFFILIATES AND ASSIGNS, hereinafter
("Developer"),

WITNESSETH:

WHEREAS, Developer has under contract the right to purchase, owns or controls real
estate in or contiguous to the municipal boundaries of Huntertown, more particularly described
on **Exhibit A** attached hereto and made a part hereof (the "Real Estate");

WHEREAS, Developer is currently in the process of developing the Real Estate into a
residential development to be commonly known as **Simon Lake Estates Section I** (the
"Development") within which there will be single family residences located on the Real Estate
consisting of fifty-four (54) residences, comprised of fifty-one (51) lots and three (3) out-lots as
depicted on **Exhibit B**;

WHEREAS, the Utility is a municipal utility which has an Exclusive Sewer Service
Territory ("SST") AND an Exclusive Water Service Territory ("WST") as established by
Huntertown Ordinances and confirmed by the Indiana Utility Regulatory Commission
("Commission") to provide sanitary sewage disposal service and water service to the area in
which the New Subdivision will be located;

WHEREAS, the parties acknowledge that this Special Contract and the extension of
sanitary sewage disposal and water distribution facilities hereunder arise out of circumstances
which are out of the ordinary (due, in part, to the substantially undeveloped nature of the area in
which the New Subdivision is to be located, the substantial development proposed by the
Developer requiring an extensive distribution and collection system, and the fact that heretofore
no sanitary sewage disposal and water distribution facilities or services in said area have existed),
and the parties desire to provide for the extension of such facilities by special contract pursuant
to 170 IAC 8.5-4-39 and 170 IAC 6-1.5-40, upon and subject to the terms and conditions herein
provided;

WHEREAS, the parties recognize the area within the Utility's SST and WST is experiencing extremely rapid growth, creating demand for the extension of sanitary sewage disposal and water distribution facilities;

WHEREAS the Utility wishes to cooperate with Developer and others within its SST and WST and is willing to allow Developer to construct extensions of the Utility's sanitary sewer and water distribution mains by private contractors approved by the Utility; and

WHEREAS the Utility has not requested that the Developer upsize the proposed infrastructure to create additional capacity beyond what is needed for the Development.

NOW THEREFORE, in consideration of the mutual promises, covenants and agreements to be kept and performed hereunder, including the aforesaid recitals which shall be incorporated herein by reference and construed as terms of this Special Contract with full force and effect equal to the following terms, the parties hereto agree as follows:

1. Application for Extension of Facilities. Developer hereby applies to the Utility for the extension of sanitary sewage disposal and water distribution facilities sufficient to satisfy the projected future demands, as projected by the Developer, of the Development which the Developer proposes to construct, and requests such extensions from the Utility in accordance with the terms and conditions of this Special Contract and the rules and Town's Standards and Specifications. The Utility hereby agrees to allow the extension of sanitary sewage disposal and water distribution facilities subject to such standards and specifications, and subject to the terms and conditions of this Special Contract for the lots specified herein.

2. Construction of the Development Collection and Distribution Systems.

a. Local Collection and Distribution System: Plans and Specifications. Developer shall design, construct and install, at Developer's expense, an extension of the Utility's sanitary and water mains and facilities within the New Subdivision (the "Local Systems") to be shown on the construction plans for the Local Systems (the "Local Plans"). The Local Systems shall consist of interceptor, sewer and water mains, main extensions, lateral stubs and other appurtenances and equipment necessary to allow for the future provision of sanitary sewage disposal and water distribution services to the Development in accordance with the Town's Standards and Specifications. The parties agree that the Local Plans shall be prepared at the Developer's expense by a licensed engineering firm by an engineering firm approved by the Utility prior to construction of the Local System.

b. The parties acknowledge that the New Subdivision is part of the Development, and therefore the Local Systems may be constructed in phases. In accordance with the Town's

Development Ordinance, and the Commission's main extension rules 170 IAC 8.5-4-28(b) and 170 IAC 6-1.5-29(b), the Local Systems shall be constructed to comply with the Commission's main extension rules above referenced for each particular phase. The Local Plans for each phase shall be acceptable to the Utility, and must be submitted to, and approved by, the Utility prior to construction of each respective phase of the Local Systems. Upon approval by the Utility, the Local Plans shall become a part of this Special Contract. The costs to obtain such permits shall be paid by the Developer.

c. Compliance with Plans and Specifications. The Developer agrees to design, construct, install the Local System in accordance with the Town's Standard's and Specifications, Huntertown Ordinance 12-003, and such other ordinances for developments within the Town's SST and WST, all as may be amended from time to time, and with the Local Plans. If in the opinion of the Utility, construction performed by Developer's contractor did not or do not conform to the Town's Standards and Specifications, as last amended, Developer shall pay to Utility any cost or charge from Utility's engineer for design, redesign, or consultation which may be incurred by the Utility prior to or during construction. Developer also agrees and acknowledges that the Local Plans for the Local System, or any part thereof, must be submitted to and approved by the Indiana Department of Environmental Management ("IDEM"), or other governmental bodies prior to commencing construction and installation of the Local System, or any part thereof, and comply with Title 327 of Indiana Administrative Code, Article 3 and 8 for the purposed main extensions.

d. Technical Review. Construction shall not be commenced on the Local Collection and Distribution System, or any part thereof, until Developer has obtained approval from the Utility following a technical review by the Utility's engineer and Utility personnel of the plans for sanitary sewer and water utilities proposed by Developer for the Local Collection and Distribution System, and Developer has complied with any modifications specified in the technical review letter needed to comply with the Town's Standards and Specifications as last amended, and Title 327 of the Indiana Administrative Code, Articles 3 and 8 for the proposed sanitary sewer and water main extensions.

3. Requirements for Construction Release. Upon satisfactory completion of the Technical Review process, the Developer is eligible for a Construction Release.
4. Inspection Fees. Developer acknowledges that the current inspection fee that is payable to the Town is four percent (4%) of the actual construction cost of the proposed sewer main and water main extensions to cover the cost of normal inspections, not including weekends, holidays or reconstruction of non-compliant facilities. The Developer agrees to pay to the Town the inspection fees of the actual documented costs of constructing the Local System, or any respective phase thereof, in accordance with the Town's Standards and Specifications, as last amended. Developer shall provide the Utility with copies of all

contracts, invoices, statements, material lists, payment requests, and any and all other documents pertaining to the construction of the Local System or phase thereof, to allow the Utility to determine any additional inspection fees due and to properly account for the cost of the Local System.

5. Maintenance Bond. Upon substantial completion of construction of the sewer main extension and/or the water main extension, which are component parts of the Local System, and approval and signing of the Secondary Plat by the Town Council, the Developer's Contractor shall provide the Utility with a standard one (1) year Maintenance Bond, as applicable, underwritten by suitable surety, which bond shall provide financial security to the Utility against faulty materials or improper workmanship respecting the construction and installation of the Local System, or the respective phase thereof. The Maintenance Bond shall be in an amount equal to ten percent (10%) of all construction costs of the applicable component part of the Local System, or the respective phase thereof. During the one (1) year Maintenance Bond period, the Utility shall own the Local System or the respective phase thereof. The Utility shall, during that one (1) year period, be responsible for the operation, inspection, and routine and emergency maintenance, of the Local System or the respective phase thereof. Developer's Contractor shall be responsible for all costs and expenses associated with repairing, replacing and non-routine maintenance of any portion of the Local System or the respective phase thereof, including but not limited to labor, materials and taxes. During the Maintenance Bond period for the Local System or any respective phase or any portions thereof, Developer's Contractor shall remain obligated for all costs to repair and/or replace the Local System in accordance with the Standards and Specifications as may be amended from time to time. During such period, any necessary repairs and/or replacements for which Developer's Contractor is obligated hereunder, may be performed by Utility or its contractor and the documented costs therefor reimbursed to Utility by Developer.
6. Requirements for Acceptance / Secondary Plat Approval. As a condition of acceptance of the Local System by the USB, and Secondary Plat Approval by the Town Council, and as required by Huntertown Ordinance No. 12-003, Developer shall:
 - a. Demonstrate satisfactory completion of the Development Collection System or any respective phase thereof, furnish to the Utility one set of Certified ("As-Built") Record Drawings along with the CAD plan for incorporation into the Town's GIS mapping system. Said drawings shall show all changes from the original design and include the location of all sewers, manholes, taps, services, field tiles, utility lines, etc. per the Town Specifications in place at the time of final development approval for the phase to be constructed.
 - b. Provide a copy of the final plat for the Development showing property lines, right-of-way and easements.

- c. Provide a Maintenance Bond as specified in section 5 hereof.
 - d. Pay additional construction inspection fees according to Huntertown Ordinance 12-003 due to work performed on weekends or holidays, reconstruction of facilities that are found to be non-compliant or defective, or additional oversight needed by the Town to observe construction activities for contractors that are found to consistently not meet the Town standards or adhere to the provided schedule.
 - e. Secure a written confirmation of satisfactory Final Inspections by Huntertown, which Huntertown shall provide within a reasonable time.
 - f. Provide written confirmation of passing test reports for all sewer & water infrastructure.
7. Conveyance of the Local System. Within thirty (30) days after satisfactory completion of the Local System or any respective phase thereof, and approval and signing of the secondary plat by the Town Council, the Developer shall convey all rights, title, and interest in the Local System to the Utility, which shall be and remain the sole property of the Utility.
8. Connection Fees and Charges. Developer acknowledges and agrees to pay all connection fees and charges as adopted and authorized by Ordinances and Resolutions of the Utility, including System Development Charges and non-recurring special area connection charges or fees for each new sewer connection as applicable.
9. Waiver of Refunds. The parties expressly agree, and Developer acknowledges that in this Special Contract it has irrevocably waived any right to any “refund” as defined in 170 IAC 8.5-4-18 and 170 IAC 6-1.5-18, including a 3-year Revenue Allowance, as a result of the construction of the Local System, any sanitary sewer or water mains and facilities connected with the Development, whenever constructed, or to any revenue allowance, refund or other payment by reason of the connection of any main extensions or connections for service therefrom.
10. Developer Warranties. The Developer does hereby warrant that as of the date of this Special Contract:
- a. Lakes of Simon Creek, LLC., is a Domestic For-Profit Limited Liability Company organized and validly existing under the laws of the State of Indiana, with the requisite capacity and legal authority to enter into the Special Contract for Extension of Sanitary Sewer and Water Mains and Facilities.
 - b. Kathleen Hartman, its duly authorized Member, has the requisite legal capacity and authority to execute this Special Contract on behalf of Lakes of Simon Creek, LLC.
 - c. When properly executed, this Special Contract will constitute a valid and binding obligation on the part of Lakes of Simon Creek, LLC with respect to the performance of all actions required under this Special Contract; and

- d. To the best of the Developer's knowledge and belief, the consummation of the transactions contemplated by this Contract and the performance of this Special Contract will not result in any breach of, or constitute any default under, any law, regulation or order of a governmental body or court having jurisdiction, any bank loan, credit agreement, or any other instrument to which the Developer is a party or by which it may be bound or affected.

11. Default by Developer. Each of the following events by, or applicable to the Developer shall constitute an "Event of Default" by the Developer:

- a. The dissolution, or otherwise ceasing to maintain in effect the existence, qualification and authority, of Developer for more than thirty (30) days;
- b. The failure to observe or perform any of the Developer's obligations under the other terms, covenants or conditions of this Special Contract; or the failure to observe and perform any and all obligations and provisions of the published rules and regulations of the Utility or the Indiana Department of Environmental Management from time to time in effect, or the rules and regulations of the Commission from time to time in effect, or the laws of the State of Indiana as they pertain to sanitary sewage disposal and water distribution service and all matters related thereto, which failure persists for more than thirty (30) days;
- c. The filing by Developer in any court pursuant to any statute, either of the United States or any state, of a petition for bankruptcy or insolvency, or for reorganization, or for an arrangement, or for the appointment of a receiver or trustee or similar official of all or a portion of such Developer's property, or for the liquidation or winding-up of such Developer's affairs; or an assignment by such Developer for the benefit of creditors;
- d. The filing against the Developer in any court, pursuant to any statute, either of the United States or of any state, of a petition in bankruptcy or insolvency, or for reorganization, or for appointment of a receiver or trustee or similar official of all or a portion of such Developer's property, or for the liquidation or winding-up of such Developer's affairs, if within sixty (60) days after the commencement of any such proceeding, such petition or other action shall not have been dismissed or stayed;
- e. The taking by any party of the interest of the Developer in the Development, or any part thereof, upon foreclosure, levy, execution, attachment or other process of law or equity, or any transfer in lieu thereof.

Upon the occurrence of any Event of Default under this Special Contract by the Developer, the Utility may:

- a. Accelerate the full unpaid balance of the aggregate indebtedness payable by Developer under this Special Contract;
- b. Withhold its own performance hereunder, including, without limitation, ceasing any construction of sewer plant and facilities, or ceasing to reserve

capacity as herein provided, or withholding the provision of sanitary sewage disposal service to the Developer's Development;

- c. Collect from the Developer all costs and expenses, including attorneys', architects' engineers' and other professional fees, incurred or suffered by the Utility in connection with this Special Contract and the enforcement of the Utility's rights hereunder; and,
- d. Pursue any other legal or equitable remedy available for the enforcement of its rights hereunder. The remedies available to the Utility shall be cumulative and the exercise of any one or more remedies shall not preclude or waive the exercise of any other remedy or the later exercise of the same remedy.

12. Indemnification. The Developer hereby indemnifies and holds harmless the Utility from any and all damages, claims, liens or liabilities whatsoever arising from any work performed, or accident or injury, or any other matter whatsoever, caused to any person, firm, corporation or other entity, in, on or about the Development or arising out of the Development or the operations in connection therewith or arising out of the construction, operation, maintenance, and repair of the Local Collection and Distribution System. The indemnification herein provided shall include, without limitation, all costs, attorneys' fees, expenses and liabilities incurred in connection with any such damages, claims, liens or liabilities or any action or proceeding brought thereon.

13. Prior Agreements and Amendments. This Special Contract supersedes all previous understandings, either written or verbal, and, as of the effective date of this Special Contract constitutes the entire agreement between the parties, and no modifications or amendments of the terms herein contained shall be effective unless set forth in writing and signed by both parties.

14. Notice. All notices or other communications required to be given hereunder shall be given in writing and shall be deemed to have been fully given on the date delivered, if delivered personally, or on the date mailed, if mailed by first-class United States Postage, postage prepaid, to the following address:

The Utility:
Huntertown Utility Service Board
c/o Huntertown Town Manager
Huntertown Town Hall
15617 Lima Road
Huntertown, IN 46748

Developer:
Lakes of Simon Creek, LLC.
c/o Kathleen Hartman
1020 Woodland Plaza Run
Fort Wayne, IN, 46825

Notice delivered to the Developer's address above shall be deemed notice to the Developer.

15. Successors. The covenants, agreements and obligations herein contained shall extend to, bind and inure to the benefit of not only the parties hereto, but to their respective personal representatives, heirs (if applicable), successors and assigns.

16. No Waiver: Severability. The consent or waiver, express or implied, by the Utility to, or of any Event of Default or non-performance of, any matter hereunder shall not be construed as a consent or waiver to or of any other Event of Default or non-performance of the same or any other matter. If any portion of this Special Contract is invalid or unenforceable under applicable law, the remaining portions of the Special Contract shall not be affected thereby and shall nonetheless remain valid and enforceable; provided, however, that if in the reasonable opinion of Utility, the Special Contract fails of its essential purpose as a result of the severed provision(s), the Utility shall have the right to terminate the Special Contract.

17. Cooperation With Governmental Bodies. In consideration for the promises made by the Utility herein, the Developer agrees to cooperate and support the Utility, to the extent necessary in the Utility's sole judgment, before the Indiana Department of Environmental Management and any other agency or governmental body, with respect to the subject matter hereof.

18. Further Assurances. The parties hereto agree that they will cooperate with each other and will execute and deliver, or cause to be executed and delivered, all such other documents and instruments, and will take all such other actions, as the other party hereto may reasonably request from time to time to effectuate the provisions and purposes of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed, or have caused their duly authorized representatives to execute, this Special Contract as of the date first written above.

TOWN OF HUNTERTOWN,
UTILITY SERVICE BOARD

By: _____
Tony Ramey, President

By: _____
Dan Roy, Member

By: _____
Mike Stamets, Member

Lakes of Simon Creek, LLC.

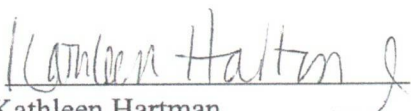
By: 
Kathleen Hartman,
its Duly Authorized Member

Exhibit A –
insert legal description for Simon Lake
Estates

Exhibit B: Insert plat for Simon Lake
Estates Sec. I showing 51 lots, 3 out
lots, and all offsite utilities being
installed to serve Sec. I.

SIMON LAKE ESTATES DESCRIPTION:

TRACT "A": (part of a tract described in Document Number 790036171)

Part of the Southwest Quarter of Section 5, together with part of the Northwest Quarter of Section 8, all in Township 32 North, Range 12 East, Allen County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. LSC-000, dated June 7, 2024, being more particularly described as follows, to-wit:

Beginning at the Center of said Section 5, being marked by a 1 inch diameter pipe; thence South 01 degrees 53 minutes 49 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the East line of the Southwest Quarter of said Section 5, a distance of 2648.44 feet to the South Quarter corner of said Section 5, also being the North Quarter corner of said Section 8; thence South 02 degrees 19 minutes 24 seconds East, on and along the East line of the Northwest Quarter of said Section 8, a distance of 258.81 feet to a #5 rebar at the Northeast corner of a tract of real estate described in a deed to Creekside Crossing, LLC, in Document Number 2023024976 in the Office of the Recorder of Allen County, Indiana; thence South 88 degrees 27 minutes 17 seconds West, on and along the North line of said tract, a distance of 1421.20 feet to the Northwest corner thereof, being a point on the Easterly right-of-way line of State Road #3; thence North 26 degrees 49 minutes 39 seconds West a length of 563.52 feet to a #5 rebar; thence North 16 degrees 49 minutes 26 seconds East, continuing on and along said Easterly right-of-way line, a distance of 61.18 feet to a #5 rebar; thence North 31 degrees 01 minutes 47 seconds West a length of 40.31 feet to a #5 rebar; thence North 72 degrees 56 minutes 27 seconds West, continuing on and along said Easterly right-of-way line, a distance of 75.73 feet to a #5 rebar; thence North 32 degrees 57 minutes 49 seconds West a length of 162.49 feet; thence North 33 degrees 57 minutes 35 seconds West, continuing on and along said Easterly right-of-way line and tangent with said curve, a distance of 25.63 feet; thence North 35 degrees 40 minutes 41 seconds West, continuing on and along said Easterly right-of-way line, a distance of 100.04 feet; thence North 33 degrees 57 minutes 35 seconds West, continuing on and along said Easterly right-of-way line, a distance of 100.00 feet to the Southwest corner of a tract of real estate described in a deed to the State of Indiana in Document Number 2023020296 in the Office of said Recorder; thence North 56 degrees 02 minutes 25 seconds East, on and along the South line of said tract, a distance of 28.00 feet to the Southeast corner thereof; thence North 33 degrees 57 minutes 35 seconds West, on and along the East line of said tract, a distance of 100.00 feet to the Northeast corner thereof; thence South 56 degrees 02 minutes 25 seconds West, on and along the North line of said tract, a distance of 28.00 feet to the Northwest corner thereof, being a point on the Easterly right-of-way line of said State Road #3; thence North 33 degrees 57 minutes 35 seconds West, continuing on and along said Easterly right-of-way line, a distance of 1235.86 feet to a #5 rebar at the point of intersection of said Easterly right-of-way line with the West line of the Southwest Quarter of said Section 5; thence North 01 degrees 38 minutes 13 seconds West, on and along said West line, a distance of 822.49 feet to a 1 inch diameter pipe at the West Quarter corner of said Section 5; thence North 88 degrees 23 minutes 56 seconds East, on and along the North line of the Southwest Quarter of said Section 5, a distance of 2640.00 feet to the point of beginning, containing 145.305 acres of land, subject to legal right-of-way for West Simon Road, and subject to all easements of record.

Subdivision Engineer:



J.A. Brown Engineering Consultants
5491 County Road 427, P.O. Box 389, Auburn, IN 46706
Phone: (260) 925-2020 Fax: (260) 925-1212
www.dabrownengineering.com

Simon Lake Estates

Section I
August 27, 2025

Developer:

Lakes of Simon Creek, LLC
1020 Woodland Plaza Run
Fort Wayne, IN 46845
Tel: (260) 490-1417



BUILDING A
SOLID INVESTMENT

0 150
Scale 1" = 150 ft

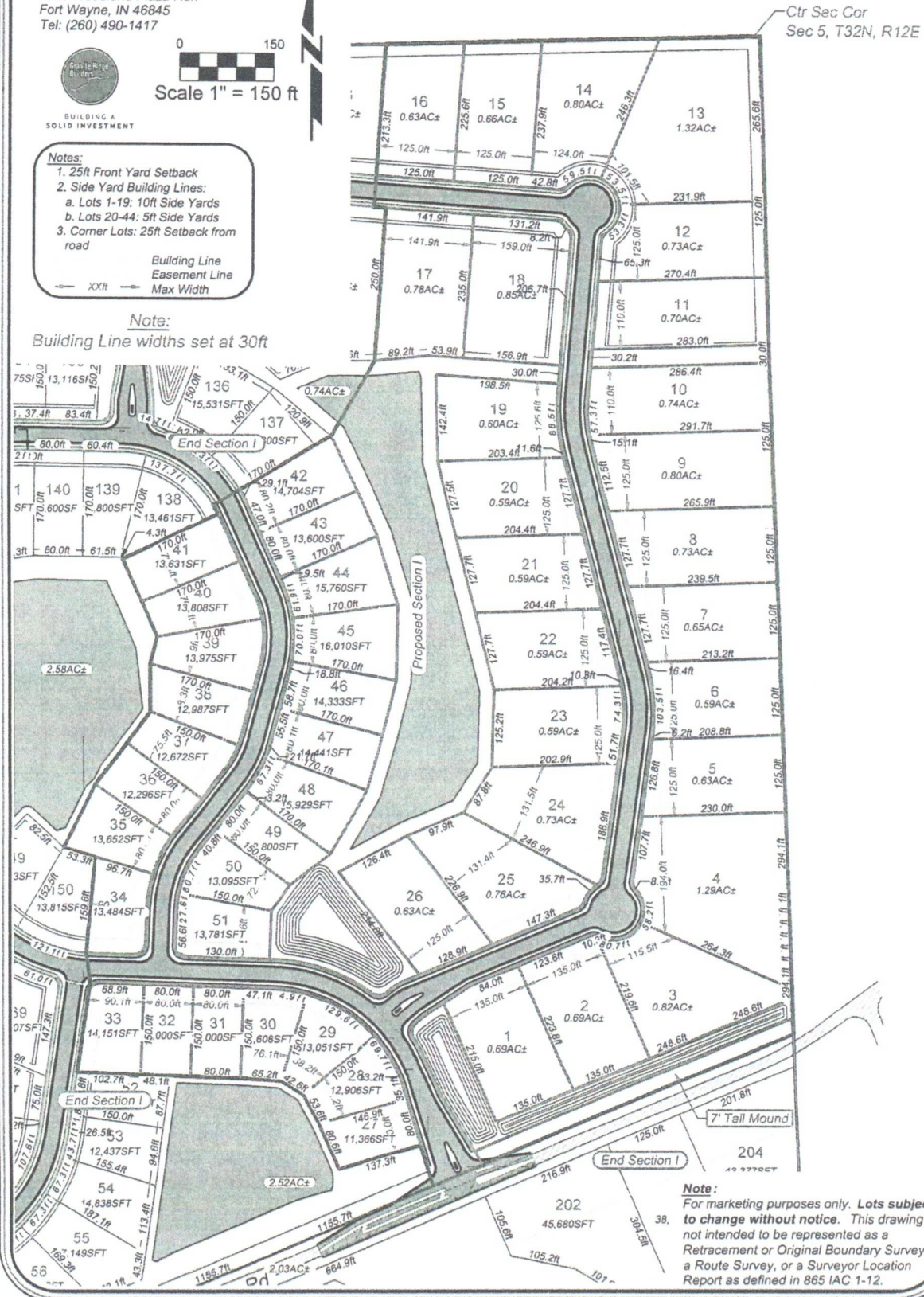
Notes:

1. 25ft Front Yard Setback
2. Side Yard Building Lines:
 - a. Lots 1-19: 10ft Side Yards
 - b. Lots 20-44: 5ft Side Yards
3. Corner Lots: 25ft Setback from road

Building Line
Easement Line
Max Width

Note:

Building Line widths set at 30ft



Owner:	Town of Huntertown	Owner's Project No.:	
Engineer:	Engineering Resources, Inc.	Engineer's Project No.:	5678
Contractor:	R. Yoder Construction, Inc.	Contractor's Project No.:	2515CO01
Project:	Huntertown Wastewater Treatment Plant Expansion: Phase 3		
Contract:	Huntertown Wastewater Treatment Plant Expansion: Phase 3		
Application No.:	04	Application Date:	11/25/2025
Application Period:	From 11/1/2025	to	11/30/2025

1. Original Contract Price	\$	14,055,300.00
2. Net change by Change Orders	\$	-
3. Current Contract Price (Line 1 + Line 2)	\$	14,055,300.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	2,802,017.63
5. Retainage		
a. <u>5%</u> X <u>\$ 2,576,509.40</u> Work Completed =	\$	128,825.47
b. <u>5%</u> X <u>\$ 225,508.23</u> Stored Materials =	\$	11,275.41
c. Total Retainage (Line 5.a + Line 5.b)	\$	140,100.88
6. Amount eligible to date (Line 4 - Line 5.c)	\$	2,661,916.75
7. Less previous payments (Line 6 from prior application)	\$	1,872,370.65
8. Amount due this application	\$	789,546.10
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)	\$	11,393,383.25

The undersigned Contractor certifies, to the best of its knowledge, the following:

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

Contractor: R. Yoder Construction, Inc.

Signature: _____ Date: 11/25/2025

Recommended by Engineer _____ Approved by Owner _____

By: _____ By: _____

Title: _____ Title: _____

Date: _____ Date: _____

Approved by Funding Agency

By: _____ By: _____

Title: _____ Title: _____

Date: _____ Date: _____

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	Town of Hometown	Owner's Project No.:	
Engineer:	Engineering Resources, Inc.	Engineer's Project No.:	5678
Contractor:	R. Yoder Construction, Inc.	Contractor's Project No.:	2515CO01
Project:	Huntertown Wastewater Treatment Plant Expansion: Phase 3		
Contract:	Huntertown Wastewater Treatment Plant Expansion: Phase 3		

Application No.:	04	Application Period:	From	11/01/25	to	11/30/25	Application Date: 10/02/25		
A	B	C	D	E	F	G	H	I	
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)	
			(D + E) From Previous Application (\$)	This Period (\$)					
Original Contract									
01	General Requirements					-		-	
01A	PM & Site Superintendent	366,956.25	81,545.35	20,386.00		101,931.35	28%	265,024.90	
01B	Mobilization (R Yoder)	33,071.70	33,071.70			33,071.70	100%	-	
01C	Submittals	55,327.70	41,495.77	6,915.96		48,411.73	87%	6,915.97	
01D	Permits	13,597.70	13,597.70			13,597.70	100%	-	
01E	Temp Utilities (Heat & Electricity)	25,838.50				-	0%	25,838.50	
01F	Temp Fence	20,274.50	10,222.83	5,000.00		15,222.83	75%	5,051.67	
01G	Field Office	50,876.50	7,124.86	1,492.84		8,617.70	17%	42,258.80	
01H	Temp Services (Porta John, Dumpsters, Signage)	72,063.10	14,227.51	5,000.00		19,227.51	27%	52,835.59	
01I	Material Testing	63,304.25	3,202.08	4,467.33		7,669.41	12%	55,634.84	
01J	Construction Staking	58,666.10	8,252.80	957.01		9,209.81	16%	49,456.29	
01K	Daily Cleaning Labor & Material	30,044.88	700.00	1,100.00		1,800.00	6%	28,244.88	
01L	Final Cleaning & Labor	14,710.50				-	0%	14,710.50	
01M	Insurance & Bonding	108,321.14	108,321.14			108,321.14	100%	-	
01N	Demobilization	33,071.70				-	0%	33,071.70	
02	Selective Demolition					-		-	
02A	Above Ground Video Survey	13,214.50	13,214.50			13,214.50	100%	-	
02B	Clean Existing Aerated Sludge Holding Tanks	230,138.17				-	0%	230,138.17	
02C	Collection Box Demo Labor & Material	11,128.00				-	0%	11,128.00	
03	Concrete					-		-	
03A	Mobilization (Sterling)	17,248.40	17,248.40			17,248.40	100%	-	
03B	Final Clarifiers Labor	314,922.40				-	0%	314,922.40	
03C	Final Clarifiers Material	196,854.32				-	0%	196,854.32	
03D	Final Clarifiers Rebar Package	72,220.72				-	0%	72,220.72	
03E	Aerated Sludge Holding Base Slab Labor	360,547.20	180,273.60	180,273.60		360,547.20	100%	-	
03F	Aerated Sludge Holding Base Slab Material	184,279.68	92,139.84	92,139.84		184,279.68	100%	-	
03G	Aerated Sludge Holding Walkway Material	280,982.00	11,128.00			11,128.00	4%	269,854.00	
03H	Aerated Sludge Holding Walkway Labor	36,722.40				-	0%	36,722.40	
03I	Aerated Sludge Holding Wall & Walk Material	238,806.88	11,128.00	111,280.00		122,408.00	51%	116,398.88	
03J	Aerated Sludge Holding Rebar Package	302,570.32	166,920.00		135,650.32	302,570.32	100%	-	
03K	Aerated Sludge Equipment Building Labor	81,790.80	40,895.40			40,895.40	50%	40,895.40	
03L	Aerated Sludge Equipment Building Material	46,181.20	23,090.60			23,090.60	50%	23,090.60	
03M	Collection Box Labor & Material	45,736.08				-	0%	45,736.08	
03N	Preliminary Treatment Improvements Labor & Material	19,251.44				-	0%	19,251.44	
03O	Site Improvements Labor & Material	19,919.12				-	0%	19,919.12	

Progress Estimate - Lump Sum Work
Contractor's Application for Payment

Owner:	Town of Huntertown	Owner's Project No.:	
Engineer:	Engineering Resources, Inc.	Engineer's Project No.:	5678
Contractor:	R. Yoder Construction, Inc.	Contractor's Project No.:	2515C001
Project:	Huntertown Wastewater Treatment Plant Expansion: Phase 3		
Contract:	Huntertown Wastewater Treatment Plant Expansion: Phase 3		

Application No.:	04	Application Period:	From	11/01/25	to	11/30/25	Application Date:	10/02/25
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A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
04	Masonry					-		-
04A	Brick Labor & Material	105,871.79				-	0%	105,871.79
05	Metals					-		-
05A	Metal Fabrications Material	158,276.82				-	0%	158,276.82
05B	Hatch Covers Material	8,407.74	8,407.74			8,407.74	100%	-
06	Wood & Plastic					-		-
06A	Rough Carpentry, Sheathing, Shop Fabricated Roof Trusses, Weather Barriers, Shingles, and Soffits - Labor	148,763.56				-	0%	148,763.56
06B	Rough Carpentry, Sheathing, Shop Fabricated Roof Trusses, Weather Barriers, Shingles, and Soffits - Material	44,372.62				-	0%	44,372.62
07	Thermal & Moisture					-		-
07A	Sludge Equipment Building Thermal Insulation Labor & Material	19,640.92				-	0%	19,640.92
07B	Gutter & Downspout Labor & Material	3,293.89				-	0%	3,293.89
07C	Joint Sealants Labor & Material	11,594.26				-	0%	11,594.26
08	Openings					-		-
08A	Aluminum Flush Doors Labor	10,415.81				-	0%	10,415.81
08B	Aluminum Flush Doors Material	15,773.94				-	0%	15,773.94
08C	Door Hardware Material	12,463.36				-	0%	12,463.36
08D	Sectional Doors Labor	1,858.75				-	0%	1,858.75
08E	Sectional Doors Material	11,685.13				-	0%	11,685.13
09	Finishes					-		-
09A	Gypsum Board Submittals	1,112.80	1,112.80			1,112.80	100%	-
09B	Gypsum Board Hanging Labor	4,228.64				-	0%	4,228.64
09C	Gypsum Board Material	6,565.52				-	0%	6,565.52
09D	Gypsum Board Finishing Labor	5,230.16				-	0%	5,230.16
09E	Gypsum Board Finishing Material	890.24				-	0%	890.24
09F	Aerated Sludge Equipment Building Painting Labor	4,173.00				-	0%	4,173.00
09G	Aerated Sludge Building Painting Material	2,003.04				-	0%	2,003.04
09H	Resilient Base and Accessories Labor	1,669.20				-	0%	1,669.20
09I	Resilient Base and Accessories Material	1,112.80				-	0%	1,112.80
09J	Collection Box & Influent Diversion Structure Painting & High Performance Coatings Labor & Material	119,514.72				-	0%	119,514.72

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	Town of Huntertown	Owner's Project No.:	
Engineer:	Engineering Resources, Inc.	Engineer's Project No.:	5678
Contractor:	R. Yoder Construction, Inc.	Contractor's Project No.:	2515CO01
Project:	Huntertown Wastewater Treatment Plant Expansion: Phase 3		
Contract:	Huntertown Wastewater Treatment Plant Expansion: Phase 3		

Application No.:	04	Application Period:	From	11/01/25	to	11/30/25	Application Date:	10/02/25
A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
09K	Preliminary Treatment & Odor Control Painting & High Performance Coatings Labor & Material	445.12				-	0%	445.12
09L	Oxidation Ditch Painting and High Performance Coatings Labor & Material	472.94				-	0%	472.94
09M	Clarifier Improvements Painting and High Performance Coatings Labor & Material	15,995.39				-	0%	15,995.39
09N	RAS/WAS PS Painting & High Performance Coatings Labor & Material	7,996.58				-	0%	7,996.58
09O	UV Improvements Painting & High Performance Coatings Labor & Material	534.14				-	0%	534.14
09P	Plant Water Pump Station & High Performance Coatings Labor & Material	1,869.50				-	0%	1,869.50
09Q	Effluent Pump Station Painting & High Performance Coatings Labor & Material	934.75				-	0%	934.75
09R	Aerated Sludge Tank Painting & High Performance Coatings Labor & Material	11,639.89				-	0%	11,639.89
09S	Aerated Sludge Equipment Building Painting & High Performance Coatings Labor & Material	28,487.68				-	0%	28,487.68
09T	Solids Processing Building Painting & High Performance Coatings Labor & Material	6,832.59				-	0%	6,832.59
10	Specialties					-		-
10A	Fire Extinguishers Material	389.48	389.48			389.48	100%	-
22	Plumbing					-		-
22A	U/G Labor & Material	20,030.40				-	0%	20,030.40
22B	Plumbing In Wall Rough In Labor & Material	24,871.08				-	0%	24,871.08
22C	Plumbing Overhead Rough In Labor & Material	5,564.00				-	0%	5,564.00
22D	Plumbing Final Labor & Material	19,585.28				-	0%	19,585.28
23	Mechanical					-		-
23A	Mobilization (T&T Mechanical & Plumbing)	556.40				-	0%	556.40
23B	Mini Split Labor & Material	18,027.36				-	0%	18,027.36
23C	Exhaust Fan/Louver Labor & Material	18,962.11				-	0%	18,962.11
23D	Electric Heater Labor & Material	2,893.28				-	0%	2,893.28
23E	Test & Balance	1,402.13				-	0%	1,402.13
23F	Closeouts	445.12				-	0%	445.12

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	Town of Huntertown				Owner's Project No.:				
Engineer:	Engineering Resources, Inc.				Engineer's Project No.:				5678
Contractor:	R. Yoder Construction, Inc.				Contractor's Project No.:				2515CO01
Project:	Huntertown Wastewater Treatment Plant Expansion: Phase 3								
Contract:	Huntertown Wastewater Treatment Plant Expansion: Phase 3								
Application No.:	04		Application Period:	From	11/01/25	to	11/30/25	Application Date:	10/02/25
A	B	C	D	E	F	G	H	I	
			Work Completed						
			(D + E) From Previous Application	This Period					
Item No.	Description	Scheduled Value (\$)	(\$)	(\$)	Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)	
26	Electrical					-		-	
26A	PM & Site Foreman (Yager)	86,939.39	32,502.99	1,907.07		34,410.06	40%	52,529.33	
26B	Temp Power & Lights	23,970.38	5,565.19	2,238.85		7,804.04	33%	16,166.34	
26C	Permits	15,925.95		15,925.95		15,925.95	100%	-	
26D	Mobilization (Yager)	26,478.63	8,330.87	18,147.76		26,478.63	100%	-	
26E	Subcontracted Excavation Labor & Equipment	35,761.61		6,454.24		6,454.24	18%	29,307.37	
26F	Subcontracted Fiber Labor, Equipment & Material	83,367.19				-	0%	83,367.19	
26G	Gear Package	123,231.03			27,417.74	27,417.74	22%	95,813.29	
26H	Lighting Package	28,104.43				-	0%	28,104.43	
26I	Preliminary Treatment Facility Labor & Equipment	12,753.36	394.00	3,474.91		3,868.91	30%	8,884.45	
26J	Preliminary Treatment Facility Material	43,695.87			4,808.82	4,808.82	11%	38,887.05	
26K	EQ Tank Labor & Equipment	15,134.75				-	0%	15,134.75	
26L	EQ Tank Material	27,827.34			2,885.39	2,885.39	10%	24,941.95	
26M	Oxidation Ditch Electrical Labor & Equipment	30,765.14				-	0%	30,765.14	
26N	Oxidation Ditch Electrical Material	27,827.34			2,885.34	2,885.34	10%	24,942.00	
26O	Final Clarifier Electrical Labor & Equipment	51,949.51	319.29			319.29	1%	51,630.22	
26P	Final Clarifier Electrical Material	115,231.11			13,479.19	13,479.19	12%	101,751.92	
26Q	Plant Water Pump Station Labor & Equipment	23,069.01		1,384.14		1,384.14	6%	21,684.87	
26R	Plant Water Pump Station Material	19,893.08		100.26	1,823.35	1,923.61	10%	17,969.47	
26S	Effluent Pump Station Labor & Equipment	29,019.15	641.54	5,959.29		6,600.83	23%	22,418.32	
26T	Effluent Pump Station Material	26,240.49	2,221.31		471.69	2,693.00	10%	23,547.49	
26U	Solids Processing Building Labor & Equipment	23,069.01		4,613.80		4,613.80	20%	18,455.21	
26V	Solids Processing Building Material	107,169.98		4,210.99	8,291.75	12,502.74	12%	94,667.24	
26W	Aerated Sludge Holding Equipment Building Labor & Equipment	40,524.39		16,209.75		16,209.75	40%	24,314.64	
26X	Aerated Sludge Holding Equipment Building Material	115,104.25			13,464.47	13,464.47	12%	101,639.78	
26Y	Aerated Sludge Holding Tanks Labor & Equipment	45,681.11	1,777.47	444.19		2,221.66	5%	43,459.45	
26Z	Aerated Sludge Holding Tanks Material	107,169.98			12,502.74	12,502.74	12%	94,667.24	
26AA	Site Lighting Labor	22,260.01		1,584.91		1,584.91	7%	20,675.10	
26AB	Site Lighting Material	19,099.65			1,827.43	1,827.43	10%	17,272.22	
26AC	Demobilization (Yager)	10,371.96				-	0%	10,371.96	

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	Town of Huntertown	Owner's Project No.:	
Engineer:	Engineering Resources, Inc.	Engineer's Project No.:	5678
Contractor:	R. Yoder Construction, Inc.	Contractor's Project No.:	2515CO01
Project:	Huntertown Wastewater Treatment Plant Expansion: Phase 3		
Contract:	Huntertown Wastewater Treatment Plant Expansion: Phase 3		

Application No.:	04	Application Period:	From	11/01/25	to	11/30/25	Application Date:	10/02/25
A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	(D + E) From Previous Application (\$)	This Period (\$)	Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
31	Earthwork					-		-
31A	Mobilization Labor & Equipment (Kreager)	12,993.05	2,597.27			2,597.27	20%	10,395.78
31B	Supervision Labor & Equipment (Kreager)	21,272.28	1,190.69			1,190.69	6%	20,081.59
31C	Site Asphalt & Concrete Demo Labor & Equipment	2,944.47				-	0%	2,944.47
31D	Erosion Control Labor & Equipment	7,239.88	6,515.89			6,515.89	90%	723.99
31E	Erosion Control Material	8,383.84	8,383.84			8,383.84	100%	-
31F	Site Cut & Fill Labor & Equipment	185,401.38	37,078.49			37,078.49	20%	148,322.89
31G	Prep for Sidewalks Labor & Equipment	8,482.87				-	0%	8,482.87
31H	Prep for Sidewalks Material	1,323.12				-	0%	1,323.12
31I	Grade Site Labor & Material	12,127.29				-	0%	12,127.29
31J	Topsoil Replacement Labor & Equipment	10,349.04				-	0%	10,349.04
31K	Aerated Sludge Holding Equipment Building Labor & Equipment	12,378.79	6,189.39			6,189.39	50%	6,189.40
31L	Aerated Sludge Holding Equipment Building Material	7,858.59	3,929.29			3,929.29	50%	3,929.30
31M	Aerated Sludge Holding Tank Labor & Equipment	89,442.41	44,721.20			44,721.20	50%	44,721.21
31N	Aerated Sludge Holding Tank Material	119,910.88	59,955.44			59,955.44	50%	59,955.44
31O	Final Clarification Labor & Equipment	138,365.55	69,182.77			69,182.77	50%	69,182.78
31P	Final Clarification Material	97,977.59	48,988.79			48,988.79	50%	48,988.80
31Q	Influent Collection Box Labor & Equipment	8,013.27				-	0%	8,013.27
31R	Influent Collection Box Material	784.52				-	0%	784.52
31S	Dewatering	222,560.00	50,380.00	12,000.00		62,380.00	28%	160,180.00
31T	Shoring	389,480.00	208,650.00	180,830.00		389,480.00	100%	-
31U	Rammed Aggregate Piers Mobilization	50,076.00	50,076.00			50,076.00	100%	-
31V	Rammed Aggregate Piers Installation & Design	6,899.36	6,899.36			6,899.36	100%	-
31W	Rammed Aggregate Piers Modulus Test	8,902.40	8,902.40			8,902.40	100%	-
32	Exterior Improvements					-		-
32A	Type A Pavement Labor & Equipment	19,796.71				-		19,796.71
32B	Type A Pavement Material	13,197.81				-	0%	13,197.81
32C	Mill and Overlay Labor & Equipment	5,942.35				-	0%	5,942.35
32D	Mill and Overlay Material	3,961.57				-	0%	3,961.57
32E	Roadway Patching Labor & Equipment	5,975.74				-	0%	5,975.74
32F	Roadway Patching Material	3,983.82				-	0%	3,983.82
32G	Chain Link Fence & Gates Labor & Material	22,367.28				-	0%	22,367.28
32H	Turf and Grasses Labor & Material	12,379.90				-	0%	12,379.90

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	Town of Hometown				Owner's Project No.:					
Engineer:	Engineering Resources, Inc.				Engineer's Project No.:					
Contractor:	R. Yoder Construction, Inc.				Contractor's Project No.:					
Project:	Huntertown Wastewater Treatment Plant Expansion: Phase 3				5678					
Contract:	Huntertown Wastewater Treatment Plant Expansion: Phase 3				2515CO01					
Application No.:	04		Application Period:	From	11/01/25	to	11/30/25	Application Date:	10/02/25	
A	B		C	D		E	F	G	H	I
Item No.	Description		Scheduled Value (\$)	Work Completed		Materials Currently Stored (not In D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)	
				(D + E) From Previous Application (\$)	This Period (\$)					
33	Utilities						-	0%	-	
33A	Manhole Labor & Equipment		9,941.76				-	0%	9,941.76	
33B	Manhole Material		29,961.03				-	0%	29,961.03	
33C	RAS/WAS Labor & Equipment		12,398.82				-	0%	12,398.82	
33D	RAS/WAS Material		333.84				-	0%	333.84	
33E	Force Main Labor & Equipment		46,454.95				-	0%	46,454.95	
33F	Force Main Material		89,805.19				-	0%	89,805.19	
33G	6"-24" Piping Labor & Equipment		91,733.67				-	0%	91,733.67	
33H	6"-24" Piping Material		509,487.69				-	0%	509,487.69	
33I	Clarifier Piping Labor & Equipment		72,395.43				-	0%	72,395.43	
33J	Clarifier Piping Material		126,642.20				-	0%	126,642.20	
33K	12" Air Line Labor & Equipment		34,164.07				-	0%	34,164.07	
33L	12" Air Line Material		84,807.60				-	0%	84,807.60	
33M	Storm Sewer Labor & Equipment		9,630.17				-	0%	9,630.17	
33N	Storm Sewer Material		15,837.37				-	0%	15,837.37	
33O	Waterline Labor & Equipment		33,465.23				-	0%	33,465.23	
33P	Waterline Material		41,602.03				-	0%	41,602.03	
40	Process Interconnections						-		-	
40A	Design and Submittals		44,512.00		40,000.00		40,000.00	90%	4,512.00	
40B	Orbal Drive VFD		43,176.64				-	0%	43,176.64	
40C	Effluent Pump VFD		34,496.80				-	0%	34,496.80	
40D	Decant Pump CP		99,039.20				-	0%	99,039.20	
40E	ASH Blower VFD's		140,546.64				-	0%	140,546.64	
40F	Clarifier LCP's		19,362.72				-	0%	19,362.72	
40G	Sludge Transfer Pump Replacement VFD's		20,030.40				-	0%	20,030.40	
40H	Decant Instrumentation		13,910.00				-	0%	13,910.00	
40I	EQ Basin Instrumentation		4,006.08				-	0%	4,006.08	
40J	SCADA Programming		27,842.26				-	0%	27,842.26	
40K	Checkout & Startup		27,263.60				-	0%	27,263.60	
40L	Training		4,006.08				-	0%	4,006.08	
40M	Final Documentation		1,669.20				-	0%	1,669.20	

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	Town of Huntertown	Owner's Project No.:	
Engineer:	Engineering Resources, Inc.	Engineer's Project No.:	5678
Contractor:	R. Yoder Construction, Inc.	Contractor's Project No.:	2515CO01
Project:	Huntertown Wastewater Treatment Plant Expansion: Phase 3		
Contract:	Huntertown Wastewater Treatment Plant Expansion: Phase 3		

Application No.:	04	Application Period:	From	11/01/25	to	11/30/25	Application Date:	10/02/25
A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	(D + E) From Previous Application (\$)	This Period (\$)	Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
46	Water and Wastewater Equipment					-		-
46A	Mobilization (Maddox)	43,399.20				-	0%	43,399.20
46B	Collection Box Improvements Labor	16,024.32				-	0%	16,024.32
46C	Collection Box Improvements Material	10,682.88				-	0%	10,682.88
46D	Collection Box Improvements Equipment (HPT)	13,353.60				-	0%	13,353.60
46E	Preliminary Treatment Improvements Labor	32,716.32				-	0%	32,716.32
46F	Preliminary Treatment Improvements Material	14,021.28				-	0%	14,021.28
46G	Preliminary Treatment Improvements Equipment (HPT)	479,171.68		47,445.11		47,445.11	10%	431,726.57
46H	Oxidation Ditch Improvements Labor	76,516.13				-	0%	76,516.13
46I	Oxidation Ditch Improvements Material	19,129.03				-	0%	19,129.03
46J	Oxidation Ditch Improvements Equipment (HPT)	395,489.12	94,076.20			94,076.20	24%	301,412.92
46K	Clarifier Improvements Labor	230,127.04				-	0%	230,127.04
46L	Clarifier Improvements Material	57,531.76				-	0%	57,531.76
46M	Clarifier Improvements Equipment (HPT)	839,340.53	94,076.91			94,076.91	11%	745,263.62
46N	UV Improvements Labor	41,396.16				-	0%	41,396.16
46O	UV Improvements Material	10,349.04				-	0%	10,349.04
46P	UV Improvements (HPT)	127,415.60		24,939.20		24,939.20	20%	102,476.40
46Q	Plant Water Pump Station Revisions Labor	38,725.44				-	0%	38,725.44
46R	Plant Water Pump Station Improvements Labor	58,088.16				-	0%	58,088.16
46S	Effluent Pump Station Improvements Labor	53,970.80				-	0%	53,970.80
46T	Effluent Pump Station Improvements Material	80,956.20				-	0%	80,956.20
46U	Effluent Pump Station Improvements Equipment (HPT)	75,486.79				-	0%	75,486.79
46V	Aerated Sludge Holding Tanks Labor	345,691.32				-	0%	345,691.32
46W	Aerated Sludge Holding Tanks Material	18,194.28				-	0%	18,194.28
46X	Aerated Sludge Holding Tanks Building Labor	67,658.24				-	0%	67,658.24
46Y	Aerated Sludge Holding Tanks Building Material	101,264.80				-	0%	101,264.80
46Z	Aerated Sludge Holding Tanks & Equipment Building Equipment (HPT)	1,516,322.42	18,369.71			18,369.71	1%	1,497,952.71
46AA	Solids Processing Building Improvements Labor	41,396.16				-	0%	41,396.16
46AB	Solids Processing Building Improvements Material	62,094.24				-	0%	62,094.24
46AC	Solids Processing Building Improvements Equipment (HPT)	107,433.05				-	0%	107,433.05
46AD	Demobilization (Maddox)	28,932.80				-	0%	28,932.80

Contractor's Application for Payment

Lump Sum

Contractor's Application for Payment

[illegible]

PARTIAL WAIVER OF LIEN

State of Indiana, SS:

Whereas, the undersigned (contractor name and address) R. Yoder Construction, Inc.
PO Box 69, Nappanee IN 46550
has been heretofore employed by (owner name) Town of Huntertown
to furnish certain material and labor, to-wit (project name) Huntertown Wastewater Treatment Plant Expansion: Phase 3
for the building owned by (owner name) Town of Huntertown
and located at (building address) 2214 Hathway Road
City of Huntertown County of Allen
State of Indiana.

Now Therefore, Know Ye, That the undersigned for and in consideration of (current payment) One Million Eight Hundred Seventy Two Thousand Three Hundred Seventy and 65/100 dollars
(\$ 1,872,370.65), the receipt of which is hereby acknowledged for the month and year of
(current year) 2025 hereby and now waive and releases unto the said Owner of said
premises, any and all lien, right of lien or claim of whatsoever kind of character on the above
described building and real estate, to and for said amount, on account of any and all labor,
material, or both, furnished for or incorporated into said building by the undersigned, up to and
including the month and year stated herein, and further certified that the consideration moving to
the undersigned for executing this Partial Waiver of Lien has been mutually given and accepted
for said building and real estate.

Signed, sealed and delivered this 25th day of November, 2025.

Signed _____

Jason Yoder

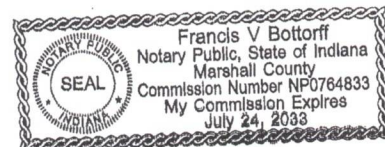
President

Personally appeared before me this 25th day of November, 2025, who, duly sworn on
oath says: That he/she is (company title) President of (company name) R. Yoder Construction, Inc.

_____ and that he/she hereby acknowledges
the execution of the foregoing instrument for and on behalf of said (company name)
R. Yoder Construction, Inc.
and at their special instance and request.

My commission expires July 24, 2033, Francis V Bottorff Notary Public

This instrument prepared by: FB



Pay App #: n/a (In the event this form is being submitted after payment has been made.)



11/11/2025

111125CB

HUNTERTOWN UTILITIES
ATTN: RANDY BAILEY
PO BOX 188
HUNTERTOWN, IN 46748
260-494-4825 – STREET@HUNTERTOWN.IN.GOV

Generator Planned Maintenance Agreement Renewal-Liquid Cooled Units (Semi-Annual)

Thank you for the confidence you have placed in EVAPAR regarding the preventive maintenance of your emergency power equipment. Regular preventive maintenance provides peace of mind and ensures your equipment is ready when you need it, helping you avoid unexpected downtime. Our factory-trained professionals are dedicated to maintaining your systems with the expertise and care that aligns with our mission:

"At EVAPAR, we are committed to delivering reliable energy and industrial solutions with integrity, expertise, and customer-first service. Through innovative technologies, skilled professionals, and unwavering support, we ensure businesses and communities have the power they need—when and where they need it. By prioritizing long-term partnerships and exceptional service, we bring peace of mind to every customer, every time."

Enclosed is your renewal agreement. Once it is signed, a separate invoice will be issued according to the payment terms outlined. Pre-paid customers will continue to enjoy a 10% discount on labor for services not included in this agreement.

We sincerely appreciate your past patronage and look forward to continuing our partnership. If you have any questions, please feel free to contact me.

Respectfully,

Cathy Barton

EVAPAR
Power Systems Service Coordinator
260-497-7406 office
Cathy.Barton@evapar.com

PLANNED MAINTENANCE SCOPE OF WORK

Engine

- Below 350kW: Replace air filter(s) every three years.
- 350kW and Larger: Inspect air filter(s), clean, or replace as needed for an additional cost.
- Check the condition/ tension of belts (adjust as needed)
- Check ignition system, distributor coils, and wires (if applicable)
- Check fuel lines for leaks/damage
- Check flexible fuel line connections
- Lubricate governor and linkage
- Inspect hoses, and clamps for any air intake restrictions

Oil System

- Change oil (annually)
- Change oil filter(s) (annually)
- Inspect for leaks

Cooling System

- Check radiator coolant level
- Annual Coolant Sample Analysis with Report
- Test/record anti-freeze temperature
- Test/record anti-freeze nitrites
- Check for leaks
- Check all hoses
- Check the operation of the engine block heater

Battery

- Inspect / clean terminal on cables
- Clean and treat battery post/cable
- Check battery fluid level
- Check/ record battery volts/amps
- Check/record charger volts/amps
- Check/ record alternator volts/amps
- Load test or perform specific gravity test

Starting System

- Check start solenoid terminals
- Check starter connections

Electrical

- Inspect control panel: Check gauges, meters, and indicator lights
- Visually inspect electrical connections
- Inspect the main line circuit breaker
- Check the generator output voltage

Fuel System

- Change fuel filter(s) (annually)
- Check for fuel leaks
- Clean/ inspect the fuel bowl or water separator (if applicable)
- Check injection pump lines
- Check day tank operation and record level
- Check the fuel transfer pump
- Check fuel solenoid
- Check the fuel pressure regulator
- Inspect the fuel tank and rupture basin for leaks

Exhaust System

- Visually inspect for leaks/damage
- Visually inspect flexible exhaust
- Drain condensation trap

Operating Check

- Run and inspect for proper: oil pressure, coolant/ oil temperature, alternator charger rate, generator voltage, and frequency
- Record gauge and meter readings
- Check for leaks and excessive vibration
- Test safety shutdowns
- Check operation of louvers (if applicable)

Automatic Transfer Switch

- Inspect ATS & enclosure for corrosion/moisture
- Inspect controls and calibrate as needed
- Exercise clock-check and verify operation
- Record normal and emergency frequency/voltage at ATS connection
- Perform power failure or building load test (with approval), check/ record amperage/voltage on each leg
- Check transfer switch contacts for voltage drop(normal and emergency)
- Replace exerciser battery as needed.
- Return all switches into proper operating mode

Reports and Instruction

- Submit inspection/ test report to owner, with any recommendations of future work/ parts required
- Instruct owner personnel in operating or upkeep procedure

OPTIONAL SERVICES

- Diesel Fuel Analysis
- Load Bank Testing (NFPA110)
- Remote Monitoring

PLANNED MAINTENANCE AGREEMENT

- This Planned Maintenance Agreement is entered into by EVAPAR and the owner for EVAPAR to perform Planned Maintenance Service(s) on the equipment listed below.
- Semi-Annual: EVAPAR will perform two (2) visits annually. One (1) Inspection and one (1) Full Service, at approximately six (6) month intervals. Work is to be scheduled and performed during regular business hours.
- This scope of work to be performed includes labor, parts, travel time, and mileage.
- Any additional work recommended or required will be brought to the owner's attention, and upon approval, additional work will be performed for an agreed-upon charge.
- Any scheduled maintenance items (such as ATS transfer tests) that are unable to be performed while EVAPAR is on-site for services, due to personnel or logistics changes by the customer on the day of service will result in an additional trip and or labor charges to return to perform those re-scheduled services.
- This agreement does not include expenses to repair damage caused by abuse, accident, theft, acts of a third person, forces of nature, or altering the equipment. EVAPAR shall not be responsible for failure to render the service for causes beyond its control, including pandemics, strikes and labor disputes. This agreement is not assignable without the consent of EVAPAR and can be cancelled by either party through written notice.

Make	Model Number	Serial Number	kW	Location	Price
Generac	SG035	3002801107	35	Zone 1	
Generac	SG100	3005428993	100	Zone 1	
Generac	SG035	3007207966	35	Zone 1	
Generac	SG035	3004813791	35	Zone 1	
Kohler	400REOZJB	SGM32J569	400	Zone 1	
Cummins	DSAGE-1421694	L1407747759	200	Zone 1	
Cummins	DQDAB-1409170	G140713239	275	Zone 1	
Generac	SG150	3014999610	150	Zone 1	
				5-Year	7905.00

Payment Terms Agreement – Liquid Cooled

Please initial **one (1)** payment term. Note: If you select **Billed Terms**, a credit application is required unless you have an existing approved account.

1. **Pre-Paid Terms** - If this option is selected, an invoice will be issued immediately and payment in full is due before any services are scheduled. Issued Purchase Orders do not constitute payment. Upon receipt of payment, the agreed-upon services will be scheduled. Customers selecting Pre-Paid Terms will receive a 10% discount on labor charges for any additional services performed outside of this agreement.

Customer Initials: _____

2. **Billed Terms (Approved Accounts Only)** - If this option is selected, an invoice will be issued upon completion of the first service visit and payment will be due according to your approved account terms. Billed Terms are available only to customers with approved open accounts. If you do not have an existing account, a credit application will be required prior to scheduling services.

Customer Initials: _____

Company _____

Quote Valid for 30 Days

Name _____

Title _____

Date _____

Signature _____

Proposal for:
Town of Huntertown, Allen County IN

September 15, 2025

Quoted by: Parker Bright

Software and Services for Cloud



Thank you for the opportunity to quote our software and services.

At BS&A, we are focused on delivering unparalleled service, solutions, support, and customer satisfaction. You'll see this in our literature, but it's not just a marketing strategy... it's a mindset deeply embedded in our DNA. Our goal is to provide such remarkable customer service that our customers feel compelled to remark about it.

*We are extremely proud of the many long-term customer relationships we have built. Our success is directly correlated with putting the customer first and consistently choosing to **listen**. Delivering unparalleled customer service is the foundation of our company.*

Cost Summary

Software is licensed for use only by municipality identified on the cover page. If used for additional entities or agencies, please contact BS&A for appropriate pricing. Prices subject to change if the actual count is significantly different than the estimated count. Module fees are charged annually and include unlimited support.

Boyce Modules Transition - Annual Fee

Financial Management

General Ledger	\$4,775
Accounts Payable	\$3,905
Cash Receipting	\$4,365
Accounts Receivable	\$3,635
Fixed Assets	\$3,545
Purchase Order	\$3,815

Utility Billing Modules

Utility Billing (approximately 5,700 utility accounts)	\$8,415
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Personnel Management

Payroll	\$6,475
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Subtotal **\$38,930**

New Cloud Modules - Annual Fee

BS&A Online

Public Records Search + Online Bill Pay With use of integrated Credit Card Processor	\$1,775
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Subtotal **\$1,775**



Professional Services

Boyce Module Migration Services include:

- Analyzing customer processes to ensure all critical components are addressed.
- Creating and managing the project schedule in accordance with the customer's existing processes and needs.
- Planning and scheduling training around any planned process changes included in the project plan.
- Data mapping, testing and verification.
- Modifying the project schedule as needed to accommodate changes to the scope and requirements of the project that are discovered.
- Providing a central contact between the customer's project leaders, developers, trainers, IT staff, conversion staff, and other resources required throughout the transition period.
- Reviewing and addressing the specifications for needed customizations to meet customer needs (when applicable).
- Convert of existing Keystone data

Migration Fee

\$59,470

Early Adopter Discount

-\$59,470

Subtotal:

\$0

New Modules Project Management and Product Configuration

Services include:

- Analyzing customer processes to ensure all critical components are addressed.
- Creating and managing the project schedule in accordance with the customer's existing processes and needs.
- Planning and scheduling training around any planned process changes included in the project plan.
- Modifying the project schedule as needed to accommodate any changes to the scope and requirements of the project that are discovered.
- Providing a central contact between the customer's project leaders, developers, trainers, IT staff, conversion staff, and other resources required throughout the transition period.
- Reviewing and addressing the specifications for needed customizations to meet customer needs (when applicable).

\$1,000

Implementation and Training

- \$1,200/day
- Days quoted are estimates; you are billed for actual days used
- Days quoted represent staff member days not calendar days

Services include:

- Setting up users and user security rights for each application
- Performing final process and procedure review
- Configuring custom settings in each application to fit the needs of the customer
- Setting up application integration and workflow methods
- Onsite verification of converted data for balancing and auditing purposes
- Training and Go-Live

Software Setup	Days: 6	\$7,200
Financial Management Modules	Days: 12	\$14,400
Utility Billing Modules	Days: 10	\$12,000
Personnel Management Modules	Days: 4	\$4,800
	Total: 32	Subtotal \$38,400



Cost Totals

Boyce Modules Transition - Annual Fee	\$38,930
New Modules - Annual Fee	\$1,775
Professional Services – Migration fee	\$0
New Modules Project Management and Product Configuration	\$1,000
Implementation and Training	\$38,400
Total Proposed	\$80,105

Estimated Travel Expenses are not outlined in this proposal. The final invoice will reflect actual expenses following the completion of all training activities based on the Federal Guidelines described below.

\$160/\$185/\$225 per day hotel, varies by state

\$90 per day car rental

\$70 per day meals

\$730 per trip airfare/related expenses

\$0.70/mile round trip for drive distance

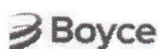
Payment Schedule

- 1st Payment: **\$1,000** to be invoiced upon execution of this agreement.
- 2nd Payment: **\$40,705** to be invoiced at activation of customer's site.
- 3rd Payment: **\$38,400** to be invoiced upon completion of training.

BS&A Online

Connection Requirements

Boyce Cloud modules require a high-speed internet connection (cable modem or DSL).



Scope of Data Migration – Keystone to BS&A

This appendix outlines the standard scope of data migration from the Keystone system to Boyce Cloud powered by BS&A, focusing on the data and modules included in the transition and options for accessing historical information.

Overview of Migration Scope

The migration process includes data currently available in the live (unarchived) Keystone environment. The typical scope includes:

- The current year, and
 - Up to two full prior years, if available in the live system.
-

Included Modules and Data

KeyFund (Fund Accounting)

- Migrates the current fiscal year as maintained in the live system.

KeyLedger (Ledger)

- Includes up to 18 months of data, with the current fiscal year prioritized.

KeyPayroll (Payroll)

- Includes the current year and up to two prior years of live data.

KeyBilling (Utility Billing)

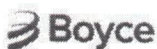
- Includes the current year and up to two prior years of live data.
-

Financial Readiness

To support an accurate and seamless migration, clients are asked to:

- Ensure bank reconciliations are up to date through the most recent full month prior to migration.
- Complete General Ledger Close for the prior fiscal year, if that year is to be included in the migration scope.

Failure to meet these requirements may result in delayed implementation.



Additional Data Handling

The following modules will be transitioned using a data file import method:

- **Accounts Receivable (AR)** – From KeyFund
- **Fixed Assets (FA)** – From KeyAssets
- **Purchase Orders (PO)** – From KeyFund

This approach ensures continuity without the need for a full database conversion.

Additional years or data structures that fall outside the standard migration scope—such as merging multiple databases or unique configuration setups—may incur additional fees.

Access to Historical Data

While the migration focuses on current and the last two years of recent operational data, clients retain access to historical records through the following options:

- **Read-Only Keystone Access** – Keystone will remain available in a view-only mode for reference to prior years.
- **Client-Generated Reports** – Clients are encouraged to generate and retain any key reports from the archive prior to the migration.
- **Excel Export** – Archived data can also be exported into Excel for easy local access and retention.

Migration Training Scope Statement

Client training is guided by an official training checklist provided by the Migration Project Team. This checklist outlines all topics and tasks included in the training scope and serves as the formal record of what will be covered during onsite sessions.

At the conclusion of training, clients will review and sign the checklist to confirm that all listed topics have been addressed. Only the items acknowledged on this signed checklist are considered within the scope of training.

Requests for additional topics, retraining, or areas not included in the checklist may require separate scheduling, support arrangements, or additional fees, depending on the request.

2026 Huntertown Utility Service Board Schedule

All meetings will begin at 5 p.m. and take place at Huntertown Town Hall, 15617 Lima Road,
Huntertown, IN 46748

Monday, January 5, 2026

Monday, February 2, 2026

Monday, March 2, 2026

Monday, April 6, 2026

Monday, May 4, 2026

Monday, June 1, 2026

Monday, July 6, 2026

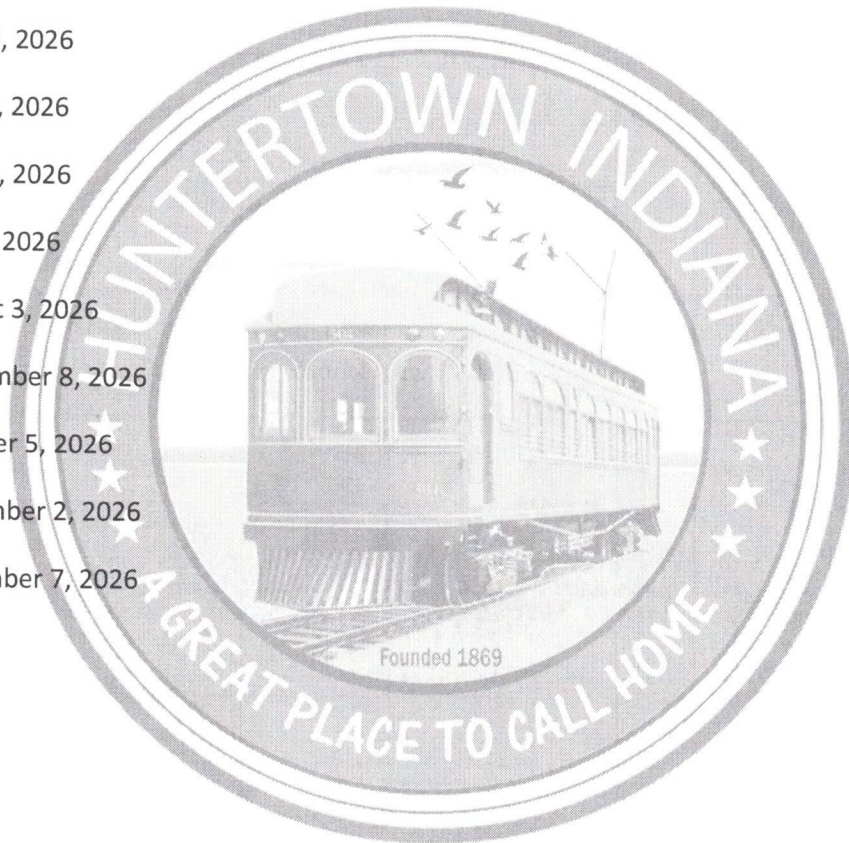
Monday, August 3, 2026

Tuesday, September 8, 2026

Monday, October 5, 2026

Monday, November 2, 2026

Monday, December 7, 2026



Explanation of important expenses, Town of Huntertown, for fiscal year 2025

WATER OPERATING FUND 6101 (June 30 Water bank balance \$7,176,356.83; Revenue approx. \$2.8 million and expenses approx. \$1.7 million)

- Salary increases of 3-percent.
- Increase for engineering

Improvements and Additions \$1,100,000

- Water main upsizing
- Wellfield property acquisition
- Shoaff Road Water Main – Brownstone to SR3

Machinery and Equipment \$150,000 (Sewer line item is identical) Expenses below total \$71,602

- 1/3 Track Loader renewal \$700
- 1/3 Mini Excavator Renewal \$1000
- 1/3 Vactor Truck Lease \$24,901 (annually through 2027)
- Pickup truck to update fleet (WWTP) – Estimated at \$80,000 with 3-way split (\$26,667).
- Replace 2015 Equinox – quote received for 2023 GMC Acadia at \$50,623. Estimating high at \$55,000 total with 3-way split (\$18,334).

Bond & Interest \$732,875

- Waterworks Refunding and Revenue Bonds 2025. The last payment is scheduled for 1/1/2045; which is paid in December 2044.
- Utility Construction Fund has \$7,742,666.89 for water tower/main and other capital projects.

SEWER OPERATING FUND 6201/AREA CONNECTION FEE FUND 6206 (June 30 Sewer Bank Balance \$12,743,268.26; Revenue approx. \$3.48 million and expenses approx. \$2.34 million)

- Salary increases of 3-percent.

Improvements and Additions \$500,000

- 5 difference projects on capital plan

Bond & Interest \$2,025,019

- 2025 and 2016 Bond Series A is 1,614,019 done through monthly transfers of \$134,501.56. Last Payment is 12/1/2044.
- Final year for 2016 Bond Series B is \$411,000 paid twice annually. Last payment is 1/1/2027 to be paid in December 2026 (2 years).

Budget Projections and Prior Expenditures

Date: 11/03/2025 12:30:18 PM

Setup Budget Batch - Budget for the Year 2026
 Appropriation range from 6101001101. thru 6101001999.

NEWBUDGET_PRIOR.FRX

Thru 10/31/2025

Report Date = 10/31/2025

Ordered By Appropriation

APPROP	TITLE	NEW BUDGET	BUDGET THIS YEAR	EXPEND THIS YEAR'S BUDGET	EXPENDED 2024	EXPENDED 2023	EXPENDED 2022	EXPENDED 2021	EXPENDED 2020
6101001111.000	WATER - SALARIES AND WAGES -	475000.00	400000.00	356763.97	398580.47	357342.25	327895.61	309529.73	296919.15
6101001130.000	WATER - PERF	50000.00	50000.00	38308.36	42680.83	38833.72	49608.71	32917.36	31504.79
6101001131.000	WATER - EMP. FICA,	30000.00	30000.00	25633.93	28799.08	25640.18	23638.82	21999.16	21103.47
6101001132.000	WATER - UNIFORMS	5000.00	5000.00	2849.16	3807.79	4172.10	5491.47	4491.70	4059.80
6101001210.000	WATER - OFFICE SUPPLIES	5000.00	5000.00	3263.41	6241.02	13407.55	5221.96	5646.72	4753.58
6101001211.000	WATER - POSTAGE	15000.00	15000.00	9378.97	14292.07	14667.11	11607.54	11910.94	12252.16
6101001212.000	WATER - TELEPHONE	8000.00	8000.00	6428.17	6902.71	7326.76	5472.70	4910.70	4096.59
6101001214.000	WATER - COMPUTER SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1038.33
6101001220.000	WATER - CHEMICALS	55000.00	55000.00	51647.86	62548.26	59150.36	41025.53	24982.00	29042.17
6101001230.000	WATER - MATERIALS & SUPPLIES	50000.00	50000.00	24249.58	21964.75	57338.88	33927.87	21068.41	12610.38
6101001231.000	WATER - METERS	200000.00	200000.00	65116.94	224638.00	256795.00	339736.00	133299.34	43751.25
6101001232.000	WATER - LOCATES	2500.00	2500.00	1524.52	2624.25	2010.67	2553.75	2168.86	1822.12
6101001305.000	WATER - TRAVEL & EDUCATION	2000.00	2000.00	1260.86	1510.75	2166.04	1525.00	1583.40	1481.33
6101001311.000	WATER - ATTORNEY/LEGAL FEES	50000.00	50000.00	21800.00	44857.00	9996.00	13885.44	24770.50	17856.50
6101001312.000	WATER - ENGINEERING	400000.00	250000.00	282562.78	443673.02	129314.64	162406.28	52410.93	68652.63
6101001313.000	WATER - CONSTRUCTION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7315.46
6101001320.000	WATER - FUEL/GASOLINE	18000.00	18000.00	12750.16	13869.42	12391.72	14380.95	8184.89	5784.22
6101001332.000	WATER - LEGALS PUBLISHED	500.00	500.00	250.48	341.93	122.24	406.03	135.48	245.48
6101001340.000	WATER - AUTO INSURANCE	7500.00	7500.00	0.00	16076.66	0.00	5500.00	5000.00	4000.00
6101001341.000	WATER - HEALTH INSURANCE	50000.00	45000.00	40858.48	36167.63	37909.59	39992.48	43777.93	38278.87
6101001342.000	WATER - PROPERTY/LIABILITY	30000.00	30000.00	3275.38	22178.56	30209.15	20000.00	15000.00	15000.00
6101001351.000	WATER - UTILITIES BILLS	115000.00	115000.00	96333.09	104812.59	101081.54	86155.85	70690.15	76042.90
6101001360.000	WATER - CONTRACTUAL	30000.00	30000.00	21910.22	24773.09	14650.01	18458.41	16102.95	27538.90
6101001361.000	WATER - SERVICES/WATER	8000.00	8000.00	7025.04	7128.25	5261.00	8705.00	5882.27	4384.00
6101001362.000	WATER - REPAIRS &	60000.00	50000.00	46702.14	58949.20	61515.63	33906.29	22873.55	70676.69
6101001363.000	WATER - WATER TOWER	95630.00	94450.00	94417.41	93244.14	92110.99	139115.92	139115.92	139115.92
6101001430.000	WATER - IMPROVEMENTS &	1100000.00	500000.00	76202.95	370385.10	1137433.68	13356.93	704061.66	67561.74

Budget Projections and Prior Expenditures

Date: 11/03/2025 12:30:18 PM

NEWBUDGET_PRIOR.FRX

APPROP	TITLE	NEW BUDGET	BUDGET THIS YEAR	EXPEND THIS YEAR'S BUDGET	EXPENDED 2024	EXPENDED 2023	EXPENDED 2022	EXPENDED 2021	EXPENDED 2020
6101001440.000	WATER - MACHINERY AND	150000.00	150000.00	1950.00	87801.47	102964.30	71144.76	50293.70	22655.19
6101001501.000	WATER - SALES TAX	160000.00	150000.00	134477.99	148439.87	127233.28	129498.67	134050.00	131558.94
6101001521.000	WATER - DEPRECIATION	130000.00	110000.00	107145.78	121233.36	105908.61	96843.31	89432.83	87241.94
6101001524.000	WATER - B&I PAYMENTS/BANK OF	732875.00	219000.00	366374.69	219600.00	219500.00	397000.00	456559.55	270626.26
6101001590.000	WATER - MISCELLANEOUS	20000.00	20000.00	12832.85	35062.34	68829.27	38849.80	9742.62	7267.83
***	GRAND TOTAL ***	4055005.00	2669950.00	1913295.17	2663183.61	3095282.27	2137311.08	2422593.25	1526238.59

Budget Projections and Prior Expenditures

Date: 11/03/2025 11:49:51 AM

Setup Budget Batch -

NEWBUDGET_PRIOR.FRX

Appropriation range from 6201001101. thru 6201001999.

Thru 10/31/2025

Report Date = 10/31/2025

Ordered By Appropriation

APPROP	TITLE	NEW BUDGET	BUDGET THIS YEAR	EXPEND THIS YEAR'S BUDGET	EXPENDED 2024	EXPENDED 2023	EXPENDED 2022	EXPENDED 2021	EXPENDED 2020
6201001111.000	SEWER - SALARIES & HOURLY	475000.00	400000.00	360026.22	398102.24	357693.40	327157.62	310653.00	297669.70
6201001130.000	SEWER - PERF	50000.00	50000.00	38680.82	42632.40	39000.88	49592.50	33042.69	31589.02
6201001131.000	SEWER - FICA	30000.00	30000.00	26268.20	29208.07	26102.24	24072.52	22559.10	21637.29
6201001132.000	SEWER - UNIFORMS	5000.00	5000.00	3109.15	3807.80	3969.80	5491.46	4491.69	4059.75
6201001210.000	SEWER - OFFICE SUPPLIES	5000.00	5000.00	2944.45	5404.25	13466.13	4093.66	4769.99	4714.09
6201001211.000	SEWER - POSTAGE	15000.00	15000.00	11428.19	11399.47	10869.40	11730.67	12197.52	12204.66
6201001212.000	SEWER - TELEPHONE	10000.00	10000.00	6234.13	7301.40	9002.85	8387.45	7863.80	7513.82
6201001214.000	SEWER - COMPUTER SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1083.32
6201001220.000	SEWER - CHEMICALS	200000.00	200000.00	153555.24	231360.76	213843.49	163006.27	117951.05	69952.97
6201001230.000	SEWER - MATERIALS & SUPPLIES	25000.00	25000.00	12441.01	19799.85	18031.86	21928.66	19391.59	22367.21
6201001231.000	SEWER - METERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43492.50
6201001232.000	SEWER - LOCATES	2500.00	2500.00	1519.53	2624.29	2010.59	2553.70	2168.84	1822.08
6201001305.000	SEWER - TRAVEL & EDUCATION	2000.00	2000.00	2415.17	645.00	760.00	380.00	842.50	653.00
6201001311.000	SEWER - ATTORNEY/LEGAL FEES	50000.00	50000.00	20858.00	30193.00	11752.00	13979.98	32797.00	60706.00
6201001312.000	SEWER - ENGINEERING & LEGAL	400000.00	250000.00	201278.50	287653.19	255561.07	201174.52	98861.40	109896.65
6201001313.000	SEWER - CONSTRUCTION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26221.64
6201001320.000	SEWER - FUEL/GASOLINE	18000.00	18000.00	12799.40	12456.25	12441.72	14380.95	8184.88	5811.16
6201001332.000	SEWER - LEGALS PUBLISHED	500.00	500.00	267.14	363.31	142.70	80.55	183.15	175.15
6201001340.000	SEWER - AUTO INSURANCE	7500.00	7500.00	0.00	16076.66	0.00	5500.00	5000.00	4000.00
6201001341.000	SEWER - HEALTH INSURANCE	50000.00	45000.00	38780.07	34212.96	36682.73	37100.66	39124.26	33879.52
6201001342.000	SEWER - PROPERTY/LIABILITY	30000.00	30000.00	3275.38	22178.56	30209.15	20000.00	15000.00	15000.00
6201001353.000	SEWER - UTILITY BILLS	200000.00	200000.00	176091.64	192205.92	187320.08	178570.66	161545.72	150141.51
6201001360.000	SEWER - REPAIRS &	135000.00	100000.00	131494.09	134748.67	69144.06	100799.00	87686.99	72341.38
6201001361.000	SEWER - CONTRACTURAL	30000.00	30000.00	29573.21	26984.72	29043.76	11452.41	13859.19	21498.88
6201001362.000	SEWER - SAMPLES/TESTING	10000.00	10000.00	8548.09	10802.74	3446.38	1842.96	2223.86	4088.05
6201001430.000	SEWER - IMPROVEMENTS &	500000.00	125000.00	1089850.58	49864.61	205246.95	19835.83	98758.06	41033.00
6201001440.000	SEWER - MACHINERY AND	150000.00	150000.00	1950.00	88422.58	102371.40	100730.67	68353.98	20353.08

Budget Projections and Prior Expenditures

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APPROP	TITLE	NEW BUDGET	BUDGET THIS YEAR	EXPEND THIS YEAR'S BUDGET	EXPENDED 2024	EXPENDED 2023	EXPENDED 2022	EXPENDED 2021	EXPENDED 2020
6201001522.000	SEWER - DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	256648.37	279980.04
6201001524.000	SEWER - B&I SERIES A	1614019.00	989200.00	1092112.82	989199.96	988899.96	988299.96	987399.96	986199.96
6201001525.000	SEWER - B&I SERIES B	411000.00	410698.00	410698.00	409065.00	409000.00	407000.00	741672.23	71880.60
6201001590.000	SEWER - MISC. EXPENSE	20000.00	20000.00	8510.75	19869.24	62871.65	20666.75	39301.77	58457.47
***	GRAND TOTAL ***	4445519.00	3180398.00	3844709.78	3076582.90	3098884.25	2739809.41	3192532.59	2480423.50

Revenue Report

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REVENUEACCOUNTS.FRX

Bank 1 Thru 2

Post Date From 01/01/2025 Thru 06/30/2025

Grouped By Fund Number

Ordered By Revenue

User ID: RYAN

REVENUE	TITLE	GL #	REVENUE MONTH TO DATE	REVENUE YEAR TO DATE
**Fund Number 4501				
4501393.000	BONDS FOR WATER PLANT		0.00	0.00
4501611.000	WATER - SRF B&I INTEREST/DIVIDEND PAID		0.00	0.00
4501931.000	WATER SRF SINKING XFER FROM OP		0.00	0.00
SubTotal Fund Number 4501			0.00	0.00
**Fund Number 6101				
6101441.000	WATER-METERED WATER		103568.34	638585.82
6101442.000	WATER TAP CONST. FEE		7541.67	72583.34
6101443.000	WATER-SALES TAX		6568.56	40310.93
6101444.000	WATER-PENALTIES		1006.27	5949.53
6101445.000	WATER TAP PERMIT FEE		1131.25	10887.50
6101446.000	WATER-TURN ON FEE		425.00	1325.00
6101448.000	WATER - ANNUAL SPRINKLER SYSTEM		0.00	0.00
6101449.000	WATER - OTHER CHARGES		137.50	1075.00
6101450.000	WATER METER CHARGES		8585.00	82801.49
6101455.000	WATER - CONSTRUCTION INSPECTION		0.00	43643.88
6101499.000	WATER/OTHER/CONSTRUCTION PROJECT		0.00	0.00
6101520.000	WATER/TRANSFER		0.00	0.00
6101610.000	WATER-INTEREST ON INVESTMENTS		4619.15	27653.94
6101611.000	WATER-INTEREST		43372.70	229764.90
6101950.000	WATER-SALE OF INVESTMENT		0.00	0.00
6101975.000	WATER SRF PROGRAM INCOME		0.00	0.00
6101990.000	WATER-OTHER-MISCELLANEOUS		0.00	25.00
6101991.000	CONNECTION PAYMENT FOR REIMBURSEMENT		0.00	0.00
6101992.000	WATER - AUTO-PAY		88483.66	523250.58
6101993.000	WATER- REIMBURSE TRSF - GUMP ROAD		0.00	0.00
6101994.000	WATER CREDIT CARD TSFRS		0.00	0.00
SubTotal Fund Number 6101			265439.10	1677856.91
**Fund Number 6102				
6102931.000	WATER BOND & INTEREST-TRANS FROM WAT.OP		0.00	732747.69
6102950.000	WATER BOND & INTEREST-SALE OF INVEST		0.00	0.00
6102990.000	WATER BOND & INT. MISCELLANEOUS		0.00	0.00
SubTotal Fund Number 6102			0.00	732747.69
**Fund Number 6103				
6103610.000	WATER DEPR - INTEREST ON INVESTMENTS		0.00	0.00
6103931.000	WATER DEPRECIATION-TRANS FROM WATER OP		8718.31	58857.36

Revenue Report

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REVENUE	TITLE	GL #	REVENUE MONTH TO DATE	REVENUE YEAR TO DATE
6103950.000	WATER DEP - SALE OF INVESTMENT		0.00	0.00
SubTotal Fund Number 6103			8718.31	58857.36
**Fund Number 6104				
6104445.000	WATER CUSTOMER DEPOSIT		1575.00	7875.00
6104950.000	WATER CUSTOMER DEPOSIT- SALE OF INVEST		0.00	0.00
6104990.000	WATER/MISCELLANEOUS		0.00	0.00
SubTotal Fund Number 6104			1575.00	7875.00
**Fund Number 6105				
6105990.000	Water Utility Construction (in progress) - Misc		0.00	7886855.02
SubTotal Fund Number 6105			0.00	7886855.02
**Fund Number 6106				
6106931.000	WATER DEBT SERVICE- GUMP REIMBURSE		0.00	0.00
6106950.000	WATER DEBT SERVICE-SALE OF INVESTMENT		0.00	0.00
6106990.000	WATER DEBT SERVICE MISCELLANEOUS		0.00	0.00
SubTotal Fund Number 6106			0.00	0.00
**Fund Number 6107				
6107931.000	WATER CASH RESRV TRSF		0.00	0.00
SubTotal Fund Number 6107			0.00	0.00
**Fund Number 6109				
6109990.000	WATER - SYSTEM DEVELOPMENT CHARGE		30208.33	327916.66
SubTotal Fund Number 6109			30208.33	327916.66
**Fund Number 6201				
6201401.000			0.00	0.00
6201441.000	SEWER DAILY COLLECTIONS		187197.76	1185270.81
6201442.000	SEWER TAP CONST. FEE		7541.67	73083.34
6201444.000	SEWER PENALTIES		3036.67	19711.36
6201445.000	SEWER TAP PERMIT FEE		1131.25	10962.50
6201449.000	SEWER - OTHER CHARGES		137.50	1077.62
6201450.000	SEWER - REIMBURSEMENT/ PENALTIES		0.00	0.00
6201451.000	SEWER AUTO-PAY /WATER MONTHLY		151766.92	904758.93
6201455.000	SEWER - CONSTRUCTION INSPECTION		0.00	78007.42
6201609.000			0.00	0.00
6201610.000	SEWER-INTEREST ON INVESTMENT		812.05	4191.94
6201611.000	SEWER-INTEREST		81136.27	312329.71
6201931.000	SEWER - TRANSFER TRSF FRM WATER CASH RS		0.00	0.00
6201932.000	SEWER - TRANSFERS		0.00	0.00

Revenue Report

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REVENUEACCOUNTS.FRX

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REVENUE	TITLE	GL #	REVENUE MONTH TO DATE	REVENUE YEAR TO DATE
6201940.000	SEWER FRM SEWER CONSTR		0.00	0.00
6201950.000	SEWER-SALE OF INVESTMENT		0.00	0.00
6201990.000	SEWER-OTHER- MISCELLANEOUS RECEIPTS		0.00	35.87
SubTotal Fund Number 6201			432760.09	2589429.50
**Fund Number 6202				
6202990.000	SEWER B&I - MISCELLANEOUS		0.00	410698.00
SubTotal Fund Number 6202			0.00	410698.00
**Fund Number 6203				
6203610.000	SEWER DEPR - INTEREST ON INVESTMENTS		0.00	0.00
6203931.000	SEWER DEPRE- TRANS FROM SEWER OPERATING		0.00	0.00
6203950.000	SEWER DEPR- SALE OF INVESTMENT		0.00	0.00
SubTotal Fund Number 6203			0.00	0.00
**Fund Number 6204				
6204990.000	Sewage - Construction in Progress - Miscellaneous		0.00	13135798.14
SubTotal Fund Number 6204			0.00	13135798.14
**Fund Number 6206				
6206499.000	SEWER/OTHER/CONSTRUCTION PROJECT		0.00	0.00
6206610.000	SEWER - INTEREST ON INVESTMENTS		2436.16	12575.82
6206990.000	SEWER - AREA CONNECTION FEES		30166.66	294333.32
6206991.000	SEWER - SYSTEM DEVELOPMENT CHARGE		18100.00	176600.00
6206992.000	SEWER - NE REG FORCE MAIN CONNECTION FEE		0.00	0.00
SubTotal Fund Number 6206			50702.82	483509.14
**Fund Number 6207				
6207931.000	SEWER DEBT SERVICE FROM OPERATING		0.00	0.00
6207992.000	SEWER DEBT - GUMP ROAD -AUTO PAY		0.00	0.00
SubTotal Fund Number 6207			0.00	0.00
*** GRAND TOTAL ***			789403.65	27311543.42