Waterville Estates Village District

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Waterville Estates Village District

June 6, 2022 Commissioners Meeting APPROVED Minutes

Approved as amended on June 15, 2022

Attendees: Commissioners Gerri Panuczak and Dave Spinney. Interim General Manager John Scruton, Assistant General Manager Judy Kinney, Financial Assistant Allison Smith, , Water and Roads Superintendent Steve Baert, and Ronald Beard (soon to be General Manager).

Attendees via Zoom: Commissioner Maureen Patti, Terry Bennett, Frank Marshall, David Ketcham, Andrew Griffiths and other unidentified parties.

Call to order: Chair Patti called the meeting to order at 6:03 PM

Roll Call of Commissioners: Mr. Panuczak and Mr. Spinney were present at the Summit Lodge; Ms. Patti was participating via Zoom.

Approval of the Agenda: There were no changes proposed to the agenda.

Water Asset Plan presentation educational presentation.
Mr. Scruton introduced Terry Bennett, Chair of the Water and Roads Committee, who prepared the educational Power Point presentation and then went over the details of it. He spoke about the history of the system private ownership which was established by the original developer as Waterville Estates Water Works, Inc., and remained as such until 1978 when the corporation was sold for $1 to Winter Brooks Water Co, Inc. transferring the water system as well. The Waterville Estates Village District was originally formed for roads only; however, in 1980 the voters within that district voted to establish a separate Waterville Estates Water District, to which the assets of the Winter Brook Water Co, Inc. were transferred by deed in 1980 (recorded in 1981).
In 1981 after a series of votes and recesses at the annual meeting, the Waterville Estates Water District was dissolved and its assets were accepted by the Water Estates Village District, to which the purposes of the former were added prior to its dissolution. Also added to Article 16 were the purposes of promotion of recreation and some others.
The Homeowners Association also originated with the developer's corporation, who, after maintaining control over it for some time, turned it over to the homeowners to manage. Deeds support that the assets of the Water District were never owned by the Waterville Estates Association (WEA).
Article 6 September of 1981 of the WEVD warrant, which was for a $150,000 bond for water capital, was approved after being delayed making sure everything was covered. In 1982 Article 8 is the first time the budget shows water in the combined Roads and Water District. That changed in July of 2018, when the first water bills sent to homeowners under the newly adopted Water Ordinance in October of 2017. The fee was $200. The letter sent with the bills stated that the Ordinance "will ensure that the targeted monies needed for new wells will be available withing 10 years" and that "if needed earlier or if the cost for new wells exceeded the projected 1 Million, the water fees collected would help the District secure funding/loan." The plan for building new wells was unfortunately never established. From 2018 to 2021 the $200 water rate was annually assessed to each residential unit. The funds from

this collection were placed in the operating budget for each year, and any unspent funds for the year were moved to the unreserved fund balance. This unreserved fund balance was not money reserved for water system use only. There was no designated savings account for future water system needs.

In 2021 the Waterville Estates Village District adopted a revised Water Ordinance, which established a designated (restricted) water fund that allows the unspent funds to be held in reserve for future water system needs. Also, in 2021 the Water Department budget was funded from the $200 per residence fee with the balance coming from the WEVD unreserved fund balance. There were no additional monies raised and appropriated in the 2021 Operating Budget. No 2021 tax revenues were used to fund the Water Department in 2021.

The water system is owned by the District and is managed by the Board of Commissioners. The system operations are supervised by a District employee licensed in water system operations. Contracted services are provided by the Lakes Region Water Services.

The Asset Management Plan serves as a basis for decision making for the Village District. It catalogues the assets and what condition they are in, assisting the District in determining which assets should be replaced and when. This document is a constantly changing look at the current water system. Mr. Scruton then over some statistics of the water system and the District itself.

He then went over the history of the water sources from the very beginning, which were a network of small wells initially, then surface water, and then larger groundwater wells at Liberty Lane, which are currently the only water source. 2019 NHDES notification through a Sanitation Survey Document that the District needs to look for an additional water sources due to recent and potential growth. Mr. Scruton explained how the water is moving through the system, showed the diagram of the well, and said that the well pumps have been replaced in 2021. He also noted that several of the well components are nearing the end of their useful lifespan and are also in need of replacement. The fact that these wells are the only water source for the District means that their failure would stop the flow of; therefore, development of an alternative water source is a critical component to the system.

WEVD has begun to collect well drawdown data for analysis of trends, use and viability. The information will provide data on water levels in the wells to determine how close the water surface is to the pumps. The data will help determine the safe yield of the wells. Low water levels have impacted the pumping capacity into the system. This limits the recharge of the wells and pumping of water into the system. Mr. Scruton also spoke about the limitation of the system, served by two shallow T wells that are about 17 to 19 feet deep and tap the top eight feet of water off the aquifer. Drought conditions limit the ability for the system to provide adequate water supply to the community. Extended periods of freezing also affect the aquifer. He also said that shallow wells are more susceptible to contamination, and the fact that the distance between the wells is only 40 feet is concerning in that regard.

Mr. Scruton then showed potential alternative water source locations on the tax map and said that there was an engineering company that was hired to evaluate those. The location off Snowwood Village Common Area has issues with access, which would require a steep driveway. Another location off Marden Lane would be a bedrock well, which has potential for issues with iron, radon, and other contaminants as many bedrock wells do. There is also no hydrological information to determine volume or water quality at this site. The third option was to interconnect to the Campton Water District, which Campton did not support.

Mr. Scruton went over the system layout as follows: the system is comprised of pump stations and tanks, various sized distribution pipes, and pressure reducing valves. Treatment currently occurs at the Ski Bowl site. The system was developed over a period of time and is the result of a consolidation of several smaller water distribution systems that were originally developed in different areas. The system is set up on two hillsides - Pegwood and Sunset. Distribution pumps at Ski Bowl are controlled by water levels at the Pegwood Tank. Interconnections are controlled with pressure reducing valves. It is unclear if there are high pressure interconnections that allow the Ski Bowl to fill the Sunset Tank. The current understanding of the system is that the water levels at Sunset Tank control the Reservoir Pump Station in order to fill the Sunset Storage Tank, but system valving and pipe sizes prevent Pegwood from overflowing the Sunset tank. Mr. Scruton went over each tank's elevation, size, and issues. He then spoke about the pressure reducing valves and why they are needed. He also provided an inventory of pipes and went over the distribution control system Supervisory Control and Data Acquisition System (SCADA), which allows the operator at the Community Center office to monitor tank levels and pump operation.

Mr. Scruton also spoke about expenditure on the pump house structures: Liberty Pump Station, Pegwood Tank and Pump Station, Reservoir Pump Station, Ski Bowl Treatment Station and Pump Station, Sunrise Tank and Pump Station, Taylor Road Tank and Booster Pump. All these need structural repairs, have various equipment concerns, may require tank replacements (Ski Bowl/Sunset), major pipe corrosion exists, and there are logistical/safety concerns at the Ski Bowl. There are issues with the treatment/distribution system due to age and substandard pipes in the ground transmission system. Pressure management issues related to pipe in the ground breaks and leakage are ongoing. The District has lacked complete hydraulic modeling of the water system for proper management, growth, and expansion.

The Asset Management Study focused on the following goals: system reliability, operational performance, effective resource management, and employee development. When speaking about the system reliability, Mr. Scruton noted what is being done annually: inspecting water tanks and well equipment; annually flushing water tanks as needed; exercising and cleaning valves systematically; evaluating and repairing pipe leaks; managing water pressure; and working to investigate/identify/permit new water source to meet the demands/growth and recreational needs. As for operational performance, the following needs were noted: complete and implement the Asset Management Plan (2022); develop a Strategic Plan in 2022 with will include a capital plan; develop strategies for funding capital projects; comply with NHDES regulations and permits; develop and maintain a program which documents maintenance to the system and continually updates the asset plan; and respond to water service requests in a timely manner. Mr. Scruton said that currently funding is adequate to cover yearly operations but the District would need to seek grant and low interest loan options for major Capital Projects.

Then Mr. Scruton spoke about effective resource management, which includes the following: maintaining an updated Master Plan/Asset Plan for water services; developing and maintaining water system maintenance records; implementing water meter installation options, which will collect water data in transmission pipes and in residential properties; implementing a water leak detection and pipe repair/replacement program; and implementing procedures to verify system pressures for existing and new customers.

As for employee development, Mr. Scruton spoke about the following needs: maintaining employee certifications to manage the WEVD Water System; offering continuing education opportunities for effective water system management; and providing training for effective municipal management practices.

Next Mr. Scruton described the situation with water meters. Distribution system water meters were purchased in 2021 and installed in 2022. These will provide important flow information to assist with leak identification and pressures. Water rates were established in 2021 for January 2022 billing and the ordinance provided for household water meters, moving the District to actual water usage rates. There will be a long term transition in installation of meters by residents and development of affordable rate structure for metered residential units. Benefits of meters include: measuring actual water usage, assisting in location of internal home water leaks, and assisting with identifying leaks from distribution meters to household meter. Current cost of residential meter is $360.00 meter and $279.00 for K Horn (if needed). Installation costs are borne by residents with a privately hired plumber. An installation spec sheet is available with the Water Ordinance at http://www.waterville-estatesnh.gov

Mr. Scruton provided a brief history of how the Water Ordinance was developed and adopted beginning with the adoption of the RSA 38:28 process of funding the Water Department on March 17, 2021. He listed the accomplishments to date: 2021 contract for Water Master Plan/Asset Management Plan with a matching $20,000 NH Department of Environmental Services (DES) grant secured for partial funding; adoption of a "Definitive Use Water Ordinance" by the WEVD Commission; 2021 purchase and 2022 installation of meters in the main distribution lines; award of contract by the Commission for the purchase of water meters based upon requests for proposals documents; 2022 submission for grant to identify leaks in a three mile portion of WEVD; 2022 submission for an energy audit grant made to NHDES with cost covered by utility companies; May 31, 2022 submission for the $20,000 Asset Management grant; June 1, 2022 pre-application submission for a $2.1 million improvement grant for the purpose of locating and developing a new water source for WEVD, replacement of the treatment and transfer station at the Ski Bowl, and replacement of distribution water main in the Parker, Bell Valley, and Richardson Loops.

Mr. Scruton identified the challenges as well: system potential breakdowns continue to date; substantial financial investment needed in the system. Catastrophic failures are likely eventually. Biting off prioritized maintenance, repairs, replacement, and reconstruction, affordability (meeting requirements for low interest loans and grant), and development of a Strategic Plan in 2022.

The most immediate work needs were identified by Mr. Scruton as follows: development of a new water source; Ski Bowl treatment/transfer station rehabilitation/relocation; Sunset Tank evaluation as related to the Strategic Plan; Reservoir station evaluation as related to the Strategic Plan; evaluation of road system and development of long term strategic plan for repair and replacement; as well as continuous identification and leak repair.

Work Budgeted for 2022 is as follows: development of long term Strategic Plan; Sunset Tank building/maintenance/repairs; Reservoir water building/maintenance/repairs; Ski Bowl building/ maintenance/repairs; Pegwood Tank building/maintenance/repairs; Pump House at center/paint; water line upgrades totaling $54,200; water pumps phased replacements totaling $19,555; purchase of water meters totaling $40,000. All these items are in addition to the Water Department budgeted expenses for general operations of the Department.

Mr. Scruton concluded his presentation by saying that all the relevant documents and records are available on the WEVD new website http://www.waterville-estatesnh.gov.
Ms. Patti thanked the past and present Water and Roads Committee members for all their work related to the Water Ordinance development and asked Mr. Steve Baert (Superintendent of the Water and Roads for the District) to provide a few comments.
Mr. Baert spoke about his attendance of the NHDES water conference in May where he learned that there a lot of opportunities to apply for funds to be used towards the water system. He answered Ms. Patti's questions about what he learned about the small water systems and Village Districts at the conference and described an award from DES that was presented to one of the small Village Districts.
Terry Bennett also spoke about the work the Water and Roads Committee has done so far and noted that all of it was done with the view that there is money available out there and the WEVD would be in a better position to get approval with all the work that has been and is being done.
Mr. Panuczak and Mr. Spinney echoed Ms. Patti's sentiment in expressing gratitude to Mr. Scruton and all those involved in preparing the presentation and the work associated with it.
Ms. Patti asked if there was an idea about when the next well pump replacement may be needed. Mr. Baert responded that the last replacement was in 2021, however the manufacturer did not indicate a certain shelf life period. Discussion ensued about the need to set some money aside for the next and subsequent budget cycles in order to cover future pump replacements. Mr. Baert noted that the money would be needed for labor only as the District has the pumps in house.
Ms. Patti also asked about the access road to the possible new well site (Snowwood location) which was deemed troublesome. Mr. Baert said that as per their recent attempt to go up, the road seemed impassable. Discussion ensued about the possibility of getting the numbers for building that road before knowing the status of the grant/low interest loan? Mr. Baert said that getting a number would not hurt. Terry Bennett opined that it would be necessary to go back to Nobis Engineering and their hydrologist to find out first on whether the Snowwood site is even suitable for a new well location, before building the access road. Ms. Patti concurred that this indeed goes without saying.
Mr. Scruton showed a map of the current well and Snowwood location and said that another option would be to attempt an access way along the river, which will require easements. He agreed, though, that confirming with the hydrologist whether Snowwood is a good site for a well is key.
Mr. Spinney asked if coming from the other direction (from Goose Hollow Road) would be a good option. Discussion ensued about this option and what it may require.
Ms. Patti opened the floor for public comment.

- Frank Marshall from 67 David Thompson Road, (via Zoom) asked if the Apple Orchard land belonged to the District and if anyone looked at this area as a location for the well.

Mr. Scruton said that the closer the location to Liberty Lane (where current wells are) the higher the risk of having contamination issues to all wells at once. He showed another map with both locations. Then discussion ensued about an adjacent lot that is outside of the district area.

- Dave Ketcham from 101 Hodgeman Hill, spoke about the trail going along the river, where Mr. Scruton mentioned a possible access road to the well site, and said that there is a short stretch of that trail that is very narrow and steep, which may even result in doing damage to the river if a road were to be put through there.

- Mark Canfield suggested purchasing another property that may be easier to get to for the new well location or approaching the lot owner who is not in the estates with an offer to purchase a portion of their property to drill a well, and/or seek to achieve that through eminent domain.

Ms. Patti suggested that the District may not have eminent domain authority.
Mr. Panuczak said that the original District map shows that District owned property extends to the other side of the river and asked if anyone has ever done research to find out more. Ms. Patti asked Mr. Scruton if he could find out. Ms. Kinney also said that she can look into it based on the research of all the deeds that has been done some years prior.

Signing Employment Agreement with new General Manager
Ms. Patti and Mr. Scruton introduced the new WEVD General Manager Ronald Beard. Mr. Beard thanked everyone and said that he is very excited to start. All three Commissioners welcomed Mr. Beard and thanked him for being very thorough and diligent in his research of the District affairs prior and during the interview process.
The President of the WEA Board, Andrew Griffiths, and Frank Marshall (WEA Board Secretary) (via Zoom) both welcomed Mr. Beard on board and said they were hoping for fruitful cooperation in the future.
Mr. Scruton said that the next Commissioners' meeting on June 25th at 9:00 AM would also serve as the meet and greet for anyone who would like to come in and meet and talk with Mr. Beard in person.
Then the Commissioners made sure that the General Manager Employment Agreement was signed.

Approval of Minutes.
a. May 4, 2022 (4 PM Session)
Ms. Patti made a motion to accept the 05/04/2022 meeting minutes as written. Mr. Spinney duly seconded. Motion passed with a unanimous roll call vote in favor.

b. May 22, 2022
Ms. Patti made a motion to adopt the 05/22/2022 meeting minutes as written. Mr. Spinney duly seconded. Motion passed with a unanimous roll call vote in favor.

Ms. Patti noted that May 18, 2022, draft minutes approved, with amendments, on May 22nd to complete $20k Water Asset Plan Grant Funding Requirements.

Treasurer's Report
Ms. Patti said that the Treasurer's report did not make it into the packet and made a motion to make the Treasurer's report an official attachment to the June 6, 2022 minutes. Mr. Spinney duly seconded. Motion passed with a unanimous roll call vote in favor.
Ms. Patti said that all the issues previously raised were resolved and thanked staff and Mr. Diefenbach for doing fixing them.

Interim GM's Report
Mr. Scruton spoke about the following items in the IGM Report:

1) Tree cutting for the courts – deferred to the next meeting;

2) Sander, wing, plow for new truck will go over budget by $6,067. The company that gave the District the budget number for plow, wing, and sander has been absorbed by one that will not hold the price and charges much more. The only other area supplier cannot provide the equipment this year. Result will be an over expenditure. The District's paving plan had a $20,000 cushion for price changes, so the management expects it will be able to save highway dollars there to cover it but feels that it must proceed.
3) Cost of asphalt is soaring. The District's bid for both the outdoor courts and paving will be impacted. The management had R&D doing paving this week but have reduced the scope. Mr. Ketcham corroborated that there has been an increase, however it is within the buffer built into the outdoor courts budget.
4) American Leak Detection will start surveys soon. Waterville Estates is in the first zone they will be working on, so management expects that the Commission would hear from them in the next few weeks to schedule a date.
5) The hot tubs will likely need a lift rather than a ramp, primarily because of the step situation within the pool. There is an item on the agenda later on to revise the permission that was given to the management in this regard.
6) The paving plan is to shim and pave Bell Valley from Winterbrook to the intersection of Richardson Trail and Summit from the junction with Wheetamoo to the junction with Wanosha.

Ms. Patti asked about repaving the road from the parking lot to the basketball court and why it was proposed. Mr. Scruton answered that there were concerns about it.

CONSENT CALENDAR

a. Manifests

Ms. Patti made a motion to approve the manifest. Mr. Panuczak duly seconded. Motion carried with a unanimous roll call vote in favor.

b. Committee and Board Reports

Ms. Patti made a motion to approve the Treasurer's report. Mr. Panuczak duly seconded, and the report was approved by unanimous roll call vote.

GENERAL CALENDAR ITEMS

a. Water Asset Plan Reimbursement (NH DES Grant).

Ms. Patti noted that the $20,000 grant from NHDES for Water Asset Plan Reimbursement was discussed earlier and she already noted that the May 18, 2022 minutes were approved earlier to accommodate the deadline for paperwork submitted for that grant. She also noted that one of the requirements for that grant was educating the community, hence the PowerPoint that was presented earlier, the information for which came primarily from that Water Asset Plan. Therefore, the District satisfied all the requirements for that grant, and, although, it will take a little while to receive the reimbursement, according to Mr. Scruton, everything was submitted timely.

b. Authorize Management to determine whether ADA Accessibility to the new indoor hot tub would be best achieved with a RAMP or a LIFT

Ms. Patti noted that WEVD has already given permission to the Management to install a ramp, however, given the recent developments mentioned by Mr. Scruton in his report, Management may

need a bit more flexibility. *Ms. Patti then made a motion that the Commission authorize WEVD Management to determine whether to install an ADA Accessible ramp or a LIFT to provide ADA approved access to the new, indoor hot tub in consultation with expert Mr. Jerry Tepe. Mr. Panuczak seconded the motion which passed unanimously in a roll call vote.*

Ms. Patti said that she did not remember to discuss the following issue during the discussion of the new General Manager's Employment Contract; therefore, *Ms. Patti made a motion to authorize the expenditure of funds to allow our new GM Mr. Beard to access Mr. Scruton as consultant during the transition period and as needed for the balance of 2022.* Mr. Scruton offered to have a new contract prepared by MRI to reflect his move out of the Interim GM position and returning to consultant. *Mr. Spinney seconded the motion which was passed unanimously in a roll call vote.*

Upcoming Commission Meeting and public hearing regarding water connection fee – JUNE 15, 2022 @ 4 p.m. and then a regular Commission Meeting is on June 25, 2022 @ 9:00 a.m. June 25th meeting will also be a meet and greet with the new General Manager Mr. Beard.

Public Comment Period

Mark Canfield (via Zoom) thanked Mr. Scruton for all his work that he has done for his community. Ms. Patti seconded Mr. Canfield's words. Both Mr. Canfield and Ms. Patti also thanked Judy Kinney for stepping in and up during this transition period. Mr. Scruton agreed with Ms. Patti and Mr. Canfield that Ms. Kinney has been a tremendous help.

Non-Public Session

Mr. Spinney motioned to enter non-public session. Mr. Panuczak made the friendly amendment to add the purpose described in RSA 91A:3, II (a). Mr. Spinney agreed with the friendly amendment and Ms. Patti duly seconded and the motion passed at 7:35 PM by a unanimous roll call vote.

Non-public session was entered at 7:36 PM. Commissioners Panuczak, and Spinney were present in person as well as IGM Scruton, AGM Kinney, and Ronald Beard. Commissioner Patti was present via telephone.

Resumption of Public Session

Ms. Patti motioned to re-enter public session, Mr. Panuczak duly seconded and the motion passed by unanimous roll call vote.

Public session was entered at 08:02 PM. Commissioners Panuczak and Spinney were present in person. Commissioner Patti was present via telephone.

The nonpublic session minutes were sealed by a motion from Mr. Panuczak, a second by Mr. Spinney as divulgence of the minutes affect the reputation of any person other than this. The motion passed by a unanimous roll call vote.

Adjournment: *Mr. Panuczak made a motion to adjourn the meeting; Mr. Spinney duly seconded. Motion passed with a unanimous roll call vote in favor.*

Meeting adjourned at 8:03 PM.

Prepared by Alvina Snegach

Waterville Estates Village District
Treasurer Report 6-Jun

Bank Balances 6/5/2022		
Northway Bank	**Per Bank**	**Per QuickBks**
WEVD Op Acct	$11,308	$27,671
Water Dept	$203,159	$182,798
Rec Fund	$129,389	$64,772
Friends of Campton Mtn	$15,130	$15,130
Meredith Village Savings	**$358,986**	**$290,371**
WEVD Op Holding Acct	$923,707	$923,463
	$1,282,693	**$1,213,834**

Tax Summary	Totals	Paid 2021/22	Due	Interest	
		$2,489,349	**$95,393**	**$46,908**	**100.0%**

Campton

	Billed	Paid	Paid 2021/22	Due	Interest Recd	% of Due
2021	$1,081,446	$1,079,126	$1,079,126	$2,320	$1,107	2.4%
2020	$1,126,745	$1,111,566	$553,993	$15,179	$2,339	15.9%
2019	$1,124,327	$1,117,597	$10,395	$6,730	$3,971	7.1%
2018	$1,069,955	$1,046,217	$5,713	$23,738	$12,842	24.9%
2017	$976,757	$976,765	$0	-$8	$1,334	0.0%
2016	$985,552	$978,357	$1,109	$7,195	$8,317	7.5%
2015	$985,422	$953,340	$1,331	$32,082	$7,711	33.6%
	$7,350,204	**$7,262,969**	**$1,651,666**	**$87,235**	**$37,621**	**91.4%**

Thornton

	Billed	Paid	Paid 2021/22	Due	Interest Recd	% Due
2021	$410,452	$408,969	$592,666	$1,483	$829	1.6%
2020	$416,001	$415,998	$245,017	$3	$1,486	0.0%
2019	$360,718	$360,518	$0	$200	$1,532	0.2%
2018	$324,690	$321,248	$0	$3,442	$2,997	3.6%
2017	$299,741	$298,137	$0	$1,604	$1,334	1.7%
2016	$290,944	$289,518	$0	$1,426	$1,109	1.5%
2015		**Incomplete Info**				0.0%
Prior		$8,330	$0			0.0%
	$2,102,546	**$2,102,718**	**$837,683**	**$8,158**	**$9,287**	**8.6%**

Water Fees	as of 6/4/2022									
	2022 - 1st Half Fees				**2022 - 2nd Half Fees**				**2022**	
	Accrued	**Paid**	**Due**	**% Due**	**Accrued**	**Paid**	**Due**	**% Due**	**Total Due**	**% Due**
1 bedroom	5,799.22	5,294.94	504.28	8.7%	8,073.56	3,676.20	4,397.36	54.5%	4,901.64	35.3%
2 bedroom	55,961.96	52,985.26	2,976.70	5.3%	100,570.20	63,084.89	37,485.31	37.3%	40,462.01	25.8%
3 bedroom	83,718.06	80,282.96	3,435.10	4.1%	185,462.76	115,893.84	69,568.92	37.5%	73,004.02	27.1%
4 bedroom	27,987.84	27,210.40	777.44	2.8%	62,788.60	30,516.05	32,272.55	51.4%	33,049.99	36.4%
5 bedroom	1,302.72	1,302.72	-	0.0%	3,220.95	-	3,220.95	100.0%	3,220.95	71.2%
6 bedroom	479.76	479.76	-	0.0%	1,250.32	1,250.32	-	0.0%	-	0.0%
	175,249.56	**167,556.04**	**7,693.52**	**4.4%**	**361,366.39**	**214,421.30**	**146,945.09**	**40.7%**	**154,638.61**	**28.8%**
Undeveloped	47,846.70	41,080.50	6,766.20	14.1%	4,100.17	1,867.31	2,232.86	54.5%	8,999.06	17.3%
	223,096.26	**208,636.54**	**14,459.72**	**6.5%**	**365,466.56**	**216,288.61**	**149,177.95**	**40.8%**	**163,637.67**	**27.8%**
2022 in 2021	222,496.69	148,100.06			-	-			74,396.63	33.4%
2022 in 2022	599.57	60,536.48			365,466.56	216,288.61			89,241.04	24.4%
	223,096.26	**208,636.54**	**14,459.72**		**365,466.56**	**216,288.61**	**149,177.95**		**163,637.67**	**27.8%**