



PIKES PEAK AVE MANAGER LLC

C/O CONSERVICE
PO BOX 4697
LOGAN UT 84323-4697

Account Number:
Statement Date:

3207975975
05/12/2025

New Account Balance
\$10,264.96

AutoPay Scheduled For
05/27/2025

Previous Account Balance
\$9,646.83
Past Due Amount
\$0.00

Payments Received
\$-9,646.83
Current Service Charges
\$10,126.36

Other Charges
\$138.60

Select your service address: 702 E PIKES PEAK AVE, HSEMTR

Next meter read date for this address: 6/11/2025

CURRENT SERVICE CHARGES	
Electric Total Charge	\$4,458.82
Electric Commercial (ETL)	
Service Detail for: 04/11/25 - 05/12/25 (32 Days)	
Meter Number: 1055731	
Meter Constant: 100	
On Peak-Kilowatt (Demand): 84.80 kW	
Power Factor: 100.00 %	
Power Factor Lower Than 95%: 0.00 %	
Demand Adjusted for Power Factor: 0.00 kW	
Measured Quantity: 84.80 kW x 0.00 % = 0.00 kW	
Total On Peak kW billed: 84.80 kW	
Off Peak-Kilowatt (Demand): 92.90 kW	
Power Factor: 100.00 %	
Power Factor Lower Than 95%: 0.00 %	
Demand Adjusted for Power Factor: 0.00 kW	
Measured Quantity: 92.90 kW x 0.00 % = 0.00 kW	
Total Off Peak kW: 92.90 kW	
Excess Off (XOF) Peak kW billed: 8.10 kW	
92.90 Off/kW - 84.80 On/kW = 8.10 kW	
On Peak-Kilowatt Hours	
Reading 05/12/25: 2669	
Reading 04/10/25: 2575	
Read Quantity: 94 kWh	
Measured Quantity: 94 kWh x 100 Meter Constant: 9378 kWh	
Off Peak-Kilowatt Hours	
Reading 05/12/25: 11866	
Reading 04/10/25: 11493	
Read Quantity: 373 kWh	
Measured Quantity: 373 kWh x 100 Meter Constant: 37273 kWh	
Kilowatt Hours (Total): 46651 kWh	
Maximum Demand in the last 12 billing periods: 133.80 kW	
Charges Detail	
Access Charge: 32 days x \$3.5132: \$112.42	
Demand Charge: kW/On x \$0.8459/Day: \$2,295.43	
Demand Charge: kW/XOF x \$0.5498/Day: \$142.51	
ECA On-Peak: 9,378 kWh/On x \$0.0498: \$467.02	
ECA Off-Peak: 37,273 kWh/Off x \$0.0246: \$916.92	
Capacity Charge: 46,651 kWh x \$0.004: \$186.60	
City Sales Tax: 3.07% x \$4,120.90: \$126.51	
County Sales Tax: 1.23% x \$4,120.90: \$50.69	
State Sales Tax: 2.9% x \$4,120.90: \$119.51	
PPRTA Tax: 1% x \$4,120.90: \$41.21	
Total: \$4,458.82	
Gas Total Charge	\$1,381.06
Gas Commercial Service (G1CL)	
Service Detail for: 04/11/25 - 05/12/25 (32 Days)	
Meter Number: 303465	
Meter Constant: 11157	

Meter Constant: 1.1457
Reading 05/12/25: 59659
Reading 04/10/25: 57692
Read Quantity: 1967 CCF
Measured Quantity: 1967 CCF x 1.1457 Meter Constant: 2254 CCF

Your average daily usage was: 70.42 CCF

Charges Detail

Access Charge (G1CL): 32 days x \$0.7872: \$25.19
Access Charge (G1CL): 2,254 CCF x \$0.1857: \$418.57
Gas Cost Adjustment (G1CL): 2,254 CCF x \$0.2804: \$632.02
Capacity Charge (G1CL): 2,254 CCF x \$0.084: \$189.34
State of Colorado Clean Heat Plan - Senate Bill 21-264: 2,254 CCF x \$0.005: \$11.27
City Sales Tax: 3.07% x \$1,276.39: \$39.19
County Sales Tax: 1.23% x \$1,276.39: \$15.70
State Sales Tax: 2.9% x \$1,276.39: \$37.02
PPRTA Tax: 1% x \$1,276.39: \$12.76
Total: \$1,381.06

Water Total Charge

\$3,271.96

Water Non-Residential Service (WM)

Service Detail for: 04/11/25 - 05/12/25 (32 Days)
Meter Number: 340950
Meter Constant: 100
Reading 05/12/25: 8367
Reading 04/10/25: 7914
Read Quantity: 453 CF
Measured Quantity: 453 CF x 100 Meter Constant: 45300 CF

Your average daily usage was: 1415.63 CF

Charges Detail

Service Charge: 32 days x \$9.8241: \$314.37
Winter Commodity Charge: 28,313 CF x \$0.0597: \$1,690.29
Summer Commodity Charge: 16,988 CF x \$0.0746: \$1,267.30
Total: \$3,271.96

Wastewater Total Charge

\$1,014.52

Wastewater Residential Service (S-R)

Service Detail for: 04/11/25 - 05/12/25 (32 Days)
Meter Number: 340950
Reading 05/12/25: 8367
Reading 04/10/25: 7914
45300 CF
453 CF
Total Wastewater: 45300 CF

Charges Detail

Service Charge: 32 days x \$0.5606: \$17.94
Commodity Charge: 34,013 CF x \$0.0293: \$996.58
Total: \$1,014.52

OTHER CHARGES

\$138.60

City of Colorado Springs Stormwater Fee (\$45.00): \$138.60

Parcel Number: 0417210039

Number of Acres: 3.08

Stormwater Charges: 3.08 acres x \$45.00

For questions regarding the City of Colorado Springs Stormwater Fee, please visit coloradosprings.gov or call 719-385-7876.

Click the arrow below to see more usage detail



GAS USAGE



Average Gas Usage

70.42

No Graph History

WATER USAGE



Average Water Usage

1415.63

No Graph History

WASTEWATER USAGE



Average Daily Winter Usage

1062.92

No History

Messages

- If you need help paying your bill, we offer flexible payment options, assistance programs and a 16-day grace period. We do not charge late fees.

- Making a manual payment will result in an additional payment on your account.

Quick Links

- [csu.org](#)
- [Rates & Tariffs](#)
- [Get Help Paying My Bill](#)
- [Donate to Project COPE](#)
- [Business Rebates](#)
- [Residential Rebates](#)
- [Understand My Bill](#)

