



PIKES PEAK AVE MANAGER LLC

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

Account Number:
Statement Date:

3207975975
08/11/2025

New Account Balance
\$10,662.26

AutoPay Scheduled For
08/25/2025

Previous Account Balance
\$9,439.25
Past Due Amount
\$0.00

Payments Received
\$-9,439.25
Current Service Charges
\$10,523.66

Other Charges
\$138.60

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

Next meter read date for this address: 9/10/2025

CURRENT SERVICE CHARGES	
Electric Total Charge	\$2,910.62
Electric Commercial (ETL)	
Service Detail for: 07/12/25 - 08/11/25 (31 Days)	
Meter Number: 1055731	
Meter Constant: 100	
On Peak-Kilowatt (Demand): 45.30 kW	
Power Factor: 99.78 %	
Power Factor Lower Than 95%: 0.00 %	
Demand Adjusted for Power Factor: 0.00 kW	
Measured Quantity: 45.30 kW x 0.00 % = 0.00 kW	
Total On Peak kW billed: 45.30 kW	
Off Peak-Kilowatt (Demand): 50.10 kW	
Power Factor: 99.80 %	
Power Factor Lower Than 95%: 0.00 %	
Demand Adjusted for Power Factor: 0.00 kW	
Measured Quantity: 50.10 kW x 0.00 % = 0.00 kW	
Total Off Peak kW: 50.10 kW	
Excess Off (XOF) Peak kW billed: 4.80 kW	
50.10 Off/kW - 45.30 On/kW = 4.80 kW	
On Peak-Kilowatt Hours	
Reading 08/11/25: 2805	
Reading 07/11/25: 2761	
Read Quantity: 44 kWh	
Measured Quantity: 44 kWh x 100 Meter Constant: 4379 kWh	
Off Peak-Kilowatt Hours	
Reading 08/11/25: 12368	
Reading 07/11/25: 12214	
Read Quantity: 153 kWh	
Measured Quantity: 153 kWh x 100 Meter Constant: 15321 kWh	
Kilowatt Hours (Total): 19700 kWh	
Minimum Demand Details	
Maximum Demand in the last 12 billing periods: 133.80 kW	
68% of Maximum Demand in the last 12 billing periods: 90.98 kW	
68% of 133.80 kW = 90.98 kW	
Maximum Demand in current bill period: 50.10 kW	
Minimum Demand Usage billed in current bill period: 40.88 kW	
90.98 kW - 50.10 kW = 40.88 kW billed	
Charges Detail	
Access Charge: 31 days x \$3.5132: \$108.91	
Demand Charge: kW/On x \$0.8459/Day: \$1,187.90	
Demand Charge: kW/XOF x \$0.5498/Day: \$81.81	
ECA On-Peak: 4,379 kWh/On x \$0.046: \$201.43	
ECA Off-Peak: 15,321 kWh/Off x \$0.0208: \$318.68	
Minimum Charge: Min kW x \$0.5498/Day: \$696.75	
Capacity Charge: 19,700 kWh x \$0.0048: \$94.56	
City Sales Tax: 3.07% x \$2,690.04: \$82.58	
County Sales Tax: 1.23% x \$2,690.04: \$33.09	
State Sales Tax: 2.9% x \$2,690.04: \$78.01	
PPRTA Tax: 1% x \$2,690.04: \$26.90	

Total: \$2,910.62

Gas Total Charge

\$1,528.87

Gas Commercial Service (G1CL)

Service Detail for: 07/12/25 - 08/11/25 (31 Days)

Meter Number: 303465

Meter Constant: 1.1457

Reading 08/11/25: 65437

Reading 07/11/25: 63389

Read Quantity: 2048 CCF

Measured Quantity: 2048 CCF x 1.1457 Meter Constant: 2346 CCF

Your average daily usage was: 75.68 CCF

Charges Detail

Access Charge (G1CL): 31 days x \$0.7872: \$24.40

Access Charge (G1CL): 2,346 CCF x \$0.1857: \$435.65

Gas Cost Adjustment (G1CL): 2,346 CCF x \$0.3263: \$765.50

Capacity Charge (G1CL): 2,346 CCF x \$0.0749: \$175.72

State of Colorado Clean Heat Plan - Senate Bill 21-264: 2,346 CCF x \$0.005: \$11.73

City Sales Tax: 3.07% x \$1,413.00: \$43.38

County Sales Tax: 1.23% x \$1,413.00: \$17.38

State Sales Tax: 2.9% x \$1,413.00: \$40.98

PPRTA Tax: 1% x \$1,413.00: \$14.13

Total: \$1,528.87

Water Total Charge

\$5,101.33

Water Non-Residential Service (WM)

Service Detail for: 07/12/25 - 08/11/25 (31 Days)

Meter Number: 340950

Meter Constant: 100

Reading 08/11/25: 9943

Reading 07/11/25: 9300

Read Quantity: 643 CF

Measured Quantity: 643 CF x 100 Meter Constant: 64300 CF

Your average daily usage was: 2074.19 CF

Charges Detail

Service Charge: 31 days x \$9.8241: \$304.55

Summer Commodity Charge: 64,300 CF x \$0.0746: \$4,796.78

Total: \$5,101.33

Wastewater Total Charge

\$982.84

Wastewater Residential Service (S-R)

Service Detail for: 07/12/25 - 08/11/25 (31 Days)

Meter Number: 340950

Reading 08/11/25: 9943

Reading 07/11/25: 9300

64300 CF

643 CF

Total Wastewater: 64300 CF

Charges Detail

Service Charge: 31 days x \$0.5606: \$17.38

Commodity Charge: 32,951 CF x \$0.0293: \$965.46

Total: \$982.84

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

Parcel Number: 6417216039
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

75.68

No Graph History

WATER USAGE



Average Water Usage

2074.19

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

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