



PIKES PEAK AVE MANAGER LLC

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

Account Number:
Statement Date:

3207975975
11/10/2025

New Account Balance
\$9,560.84

AutoPay Scheduled For
11/24/2025

Previous Account Balance
\$8,841.46
Past Due Amount
\$0.00

Payments Received
\$-8,841.46
Current Service Charges
\$9,422.24

Other Charges
\$138.60

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

Your next scheduled Bill date for this address: 12/10/2025

CURRENT SERVICE CHARGES

Electric Total Charge \$4,363.00

Electric Frozen Commercial Service (ETL)

Service Detail for: 10/11/25 - 11/10/25 (31 Days)
Meter Number: 1055731
Meter Constant: 100
Reading 11/10/25: 15957
Reading 10/10/25: 15546
Read Quantity: 412 kWh
Measured Quantity: 412 kWh x 100 Meter Constant: 41158 kWh

Your average daily usage was: 1327.68 kWh

Charges Detail

Access Charge: 31 days x \$3.5132: \$108.91
Demand Charge: kW/On x \$0.8459/Day: \$2,438.73
Demand Charge: kW/XOF x \$0.5498/Day: \$161.92
ECA On-Peak: 7,343 kWh/On x \$0.0464: \$340.72
ECA Off-Peak: 33,815 kWh/Off x \$0.0232: \$784.51
Capacity Charge: 41,158 kWh x \$0.0048: \$197.56
City Sales Tax: 3.07% x \$4,032.35: \$123.79
County Sales Tax: 1.23% x \$4,032.35: \$49.60
State Sales Tax: 2.9% x \$4,032.35: \$116.94
PPRTA Tax: 1% x \$4,032.35: \$40.32
Total: \$4,363.00

Gas Total Charge \$1,556.41

Gas Commercial Service (G1C)

Service Detail for: 10/11/25 - 11/10/25 (31 Days)
Meter Number: 303465
Meter Constant: 1.1457
Reading 11/10/25: 71127
Reading 10/10/25: 69041
Read Quantity: 2085 CCF
Measured Quantity: 2085 CCF x 1.1457 Meter Constant: 2389 CCF

Your average daily usage was: 77.07 CCF

Charges Detail

Access Charge (G1CL): 31 days x \$0.7872: \$24.40
Access Charge (G1CL): 2,389 CCF x \$0.1857: \$443.64
Gas Cost Adjustment (G1CL): 2,389 CCF x \$0.3263: \$779.53
Capacity Charge (G1CL): 2,389 CCF x \$0.0749: \$178.94
State of Colorado Clean Heat Plan - Senate Bill 21-264: 2,389 CCF x \$0.005: \$11.95
City Sales Tax: 3.07% x \$1,438.46: \$44.16
County Sales Tax: 1.23% x \$1,438.46: \$17.69
State Sales Tax: 2.9% x \$1,438.46: \$41.72
PPRTA Tax: 1% x \$1,438.46: \$14.38
Total: \$1,556.41

Water Total Charge \$2,544.92

Water Non-Residential Service (WM)

Service Detail for: 10/11/25 - 11/10/25 (31 Days)
Meter Number: 340950
Meter Constant: 100
Reading 11/10/25: 11265

Reading 10/10/25: 10944
Read Quantity: 321 CF
Measured Quantity: 321 CF x 100 Meter Constant: 32100 CF

Your average daily usage was: 1035.48 CF

Charges Detail

Service Charge: 31 days x \$9.8241: \$304.55
Winter Commodity Charge: 10,355 CF x \$0.0597: \$618.19
Summer Commodity Charge: 21,745 CF x \$0.0746: \$1,622.18
Total: \$2,544.92

Wastewater Total Charge	\$957.91
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Wastewater Residential Service (S-R)

Service Detail for: 10/11/25 - 11/10/25 (31 Days)
Meter Number: 340950
Reading 11/10/25: 11265
Reading 10/10/25: 10944
32100 CF
321 CF
Total Wastewater: 32100 CF

Charges Detail

Service Charge: 31 days x \$0.5606: \$17.38
Commodity Charge: 32,100 CF x \$0.0293: \$940.53
Total: \$957.91

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
77.07

No Graph History

WATER USAGE



Average Water Usage
1035.48

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](#)

