

**GEORGETOWN COUNTY WATER AND SEWER DISTRICT
BOARD OF DIRECTORS MEETING
THURSDAY, SEPTEMBER 10, 2026 – 6:00 PM
GEORGETOWN, SC**



AGENDA

- I. CALL TO ORDER AND PROOF OF QUORUM (6:00 PM)**
- II. READING AND APPROVAL OF MINUTES (6:00 PM – 6:05 PM)**
 - 1. Minutes from the Regular Meeting on August 13, 2026
- III. NEW BUSINESS (6:05 PM – 6:25 PM)**
 - 1. December Meeting Date Change
 - 2. Letter of Support Source Water Protection
 - 3. Debordieu WWTP Aerators
- IV. PROJECT PLANNING AND REVIEW (6:25 PM – 6:35 PM)**
 - 1. Capital Improvement Projects: Status Report
 - 2. Developer Projects: Status Report
- V. EXECUTIVE DIRECTOR'S REPORT (6:35 PM – 6:45 PM)**
 - 1. July 2026 Financial Report
- VI. ADJOURN (6:45 PM)**

GEORGETOWN COUNTY WATER AND SEWER DISTRICT
BOARD OF DIRECTORS – REGULAR MEETING
THURSDAY, AUGUST 13, 2026
PAWLEYS ISLAND, SC

Board Members Present:

Leona Myers Miller, Chair
John Sands, Vice Chair
Steve Squires, Assistant Secretary
Zann Smith, Member
Comeletia Pyatt, Member

Staff Present:

Tommie Kennedy, Executive Director
Zach Webb, Finance/Admin Services Director
Michael Yip, Operations Director
Amanda Gill, Engineering/Construction Director
Dorothy Small, HR Manager
Carson White, HR Generalist/Exec. Assistant
LaDain Port, Finance Manager
Jaquan Reed, Staff Engineer
Doris Simmons, Customer Advocate

Others Present:

I. CALL TO ORDER AND PROOF OF QUORUM

The Georgetown County Water and Sewer District Board of Directors met in person on Thursday, August 13, 2026. The agenda was publicly posted at the District offices and was emailed to the *Coastal Observer* and the *Georgetown Times*. A quorum was verified, and the meeting was called into session by order of Chair, Leona Myers Miller, promptly at 6:00 PM.

II. PUBLIC HEARING

Chair Leona Myers Miller opened the Assessment Appeals Public Hearing at 6:01 PM with the following opening statement:

“This assessment appeals hearing is being conducted in keeping with the statutory appeals procedures established by the South Carolina code of laws, more specifically code Section 6-11-1230. Accordingly, the Board will hear only those that have properly and timely filed an appeal request. By statute, any property owner who fails, not later than three days prior to the hearing date, to file with the Board a written objection to the assessment against his property shall be deemed to have waived all rights to object to the assessment.

After the hearing of objections of the qualified appellants, the Board may make corrections in the assessment roll as it may deem proper, confirm the assessment roll as originally completed, or set it aside and provide for a new assessment.

Those appearing before the Board have a right to be represented either in person or by their attorney. It is the burden of the appellant to establish proof that the proposed assessment levy is not in keeping with the statutory requirements. The Board reserves the right to question the appellant and to request additional evidence supporting his or her claim.

The Board reserves the right to hear all appeals before rendering a decision relative to any one appeal since the entire assessment may be affected by the Board's decision. Upon hearing all appeals, the Board's deliberations may be deferred. A final written decision regarding the appeals of all appellants will be timely provided.

Notice of the Board's decision shall be given to the appellant as soon as reasonably possible after the decision is reached, but within not more than forty-five (45) days."

Finance and Administration Services Director, Zach Webb, presented the Board with five (5) appeals to the assessment. The appeal is as follows:

A. DH Property Investments LLC (TMS # 03-9980-002-73-07)

Finance and Administrative Director Zach Webb reported to the Board that the unit originally assessed was removed from the project area. District staff visited the site and confirmed the mobile home is no longer at the location within the project area. Mr. Webb noted that since the Plantersville Assessment is a per-unit assessment as opposed to a per-parcel assessment, if a new home or building were to be placed in that spot, a new assessment (addition to the Plantersville Assessment) would apply.

Chair, Leona Myers Miller, accepted a motion from Assistant Secretary, Steve Squires, duly seconded by Vice Chair John Sands, to approve the appeal for abatement of assessment for DH Property Investments LLC (TMS # 03-9980-002-73-07). The motion was approved unanimously.

B. Julian A. Ford (TMS # 03-9980-002-75-78)

Finance and Administrative Director Zach Webb reported to the Board that the unit originally assessed was removed from the project area. District staff visited the site and confirmed the mobile home is no longer at the location

within the project area. Mr. Webb noted that since the Plantersville Assessment is a per-unit assessment as opposed to a per-parcel assessment, if a new home or building were to be placed in that spot, a new assessment (addition to the Plantersville Assessment) would apply.

Chair, Leona Myers Miller, accepted a motion from Vice Chair John Sands, duly seconded by Assistant Secretary Steve Squires, to approve the appeal for abatement of assessment for Julian A. Ford (TMS # 03-9980-002-75-78). The motion was approved unanimously.

C. Tony K. Vanderhorst (TMS # 03-9980-002-88-63)

Finance and Administrative Director Zach Webb reported to the Board that the unit originally assessed was removed from the project area. District staff visited the site and confirmed the mobile home is no longer at the location within the project area. Mr. Webb noted that since the Plantersville Assessment is a per-unit assessment as opposed to a per-parcel assessment, if a new home or building were to be placed in that spot, a new assessment (addition to the Plantersville Assessment) would apply.

Chair, Leona Myers Miller, accepted a motion from Assistant Secretary, Steve Squires, duly seconded by Member Zann Smith, to approve the appeal for abatement of assessment for Tony K. Vanderhorst (TMS # 03-9980-002-88-63). The motion was approved unanimously.

D. Ebony Johnson (TMS # 03-9980-002-18-90)

Finance and Administrative Director, Zach Webb, reported to the Board that the previously assessed property is requesting removal from the Plantersville Assessment rolls due to the unit being destroyed by fire. He further explained that District staff conducted a visual inspection, indicating the previously assessed residential home was destroyed by fire. Mr. Webb noted that since the Plantersville Assessment is a per-unit assessment as opposed to a per-parcel assessment, if a new home or building were to be placed in that spot, a new assessment (addition to the Plantersville Assessment) would apply.

Chair, Leona Myers Miller accepted a motion from Vice Chair John Sands, duly seconded by Assistant Secretary Steve Squires, to approve the appeal for abatement of assessment for Ebony Johnson (TMS # 03-9980-002-18-90). The motion was approved unanimously.

E. Brandon Grier (TMS # 03-9980-002-45-15)

Finance and Administrative Director, Zach Webb, reported to the Board that the previously assessed property is requesting removal from the Plantersville Assessment rolls due to the unit being destroyed by fire. He further explained that District staff conducted a visual inspection, indicating the previously assessed residential home was destroyed by fire. Mr. Webb noted that since the Plantersville Assessment is a per-unit assessment as opposed to a per-parcel assessment, if a new home or building were to be placed in that spot, a new assessment (addition to the Plantersville Assessment) would apply.

Chair, Leona Myers Miller accepted a motion from Vice Chair John Sands, duly seconded by Assistant Secretary Steve Squires, to approve the appeal for abatement of assessment for Brandon Grier (TMS # 03-9980-002-45-15). The motion was approved unanimously.

Chair Leona Myers Miller closed the Assessment Appeals Public Hearing at approximately 6:10 PM.

III. READING AND APPROVAL OF MINUTES

The minutes of the Board meeting held on July 09, 2026, were submitted for approval. There were no additions or corrections to the meeting minutes held on July 09, 2026. Chair, Leona Myers Miller, accepted a motion from Vice Chair, John Sands, duly seconded by Member, Comeletia Pyatt, to approve the minutes. The motion carried unanimously.

IV. NEW BUSINESS

1. Pump Station #190 – Pump Purchase

Operations Director Michael Yip presented a memo regarding the replacement of a 40 HP pump at Pump Station 190 located at Green Acres Mobile Home Park. Mr. Yip explained that the existing pump has experienced significant wear and requires major repairs, including replacement of the mechanical seals and impeller. The repair kit alone would cost \$26,122.11, excluding labor, equipment, and associated downtime. Mr. Yip reported that staff evaluated replacement options and determined that a direct replacement from the original manufacturer would cost \$43,968.84. Staff also researched alternative manufacturers and identified only one other manufacturer capable

of providing a pump meeting the existing hydraulic and mechanical specifications. The replacement pump was quoted at \$28,446.00 and includes a five-year manufacturer's warranty. Mr. Yip explained that the difference between repairing the existing pump and purchasing a new pump is \$2,323.89. He noted that replacing the pump would provide greater operational reliability, reduce future maintenance risks, and be a more cost-effective investment over the life of the equipment. Because there was no value in requesting sealed bids in this situation, Staff recommended awarding the pump purchase to Heritage Water Systems for a Barnes 40 HP submersible pump in the amount of \$28,446.00. Without further discussion, Chair Leona Myers Miller accepted a motion from Vice Chair John Sands, duly seconded by Member, Comeletia Pyatt, approving the recommended pump purchase from Heritage Water Systems. This was approved unanimously.

2. Bypass Pump Purchase

Operations Director Michael Yip presented a memo regarding the proposed purchase of a trailer-mounted 6-inch BBA diesel centrifugal dewatering pump. Mr. Yip explained that the pump would be used as an emergency bypass during major storms and to assist with preventative maintenance and rehabilitation of the District's pump stations. He noted that bypass pumps are placed at critical locations throughout the District and are used for water and wastewater treatment plants, wastewater collection systems, and during major storm events. Mr. Yip reported that staff utilized the North Carolina Sheriff Association's Heavy Equipment Procurement Program to select a trailer-mounted diesel bypass pump that meets the District's requirements. He explained that the cooperative bid program complies with the District's procurement requirements and provides competitive pricing. Staff recommended purchasing a diesel bypass pump from BBA Pumps in the amount of \$62,841.98. Without further discussion, Chair Leona Myers Miller accepted a motion from Vice Chair John Sands, duly seconded by Member, Zann Smith, approving the purchase of a diesel bypass pump. This was approved unanimously.

3. Fluoridation of Waccamaw Neck Water System

Operations Director Michael Yip presented a memo regarding the continued fluoridation of the Waccamaw Neck Water System. Mr. Yip explained that the District has historically added fluoride during the drinking water treatment process to support community dental health. He noted that customers are also

exposed to fluoride through food, toothpaste, mouth rinses, professional dental treatments, and other consumer products. Mr. Yip stated that fluoride is not required under the Safe Drinking Water Act and that discontinuing fluoridation would not affect the District's compliance with federal or state drinking water quality standards. He further explained that the District would continue to meet all applicable drinking water regulations and coordinate with the South Carolina Department of Environmental Services (SCDES) regarding any required notifications. Mr. Yip noted that discontinuing fluoride addition would eliminate the purchase, storage, handling, monitoring, and feeding of fluoridation chemicals. Staff recommended discontinuing the addition of fluoride at the Water Treatment Plant and authorizing staff to complete all necessary regulatory notifications to implement the change. After further discussion, Chair Leona Myers Miller accepted a motion from Member Zann Smith, duly seconded by Member Comeletia Pyatt approving staff's recommendation to discontinue the addition of fluoride at the Water Treatment Plant and authorizing staff to complete the necessary regulatory notifications. This was approved unanimously.

4. Raw Water Pump Replacement

Operations Director Michael Yip presented a memo regarding the replacement of a 100 HP vertical turbine pump at the raw water pump station. Mr. Yip explained that the District's original Waccamaw Neck Water Treatment Plant pumps, which have been in service since 1996, are reaching the end of their life cycle and have experienced accelerated wear following rehabilitation. He noted that the District has two 100 HP vertical turbine pumps at the raw water station and replaced one pump in FY2026. Mr. Yip reported that the replacement would include the pump and motor, discharge head, stuffing box, shaft and couplings, pump column, and multistage bowl. He further explained that Pentair Fairbanks Morse is the manufacturer and Clearwater Inc. is the local representative, making this a sole-source procurement. Staff recommended awarding the replacement of the 100 HP raw water vertical turbine pump to Clearwater Inc. in the amount of \$91,994.00. Without further discussion, Chair, Leona Myers Miller accepted a motion from Vice Chair, John Sands, duly seconded by Assistant Secretary Steve Squires, approving Staff's recommendation to award the replacement of the 100 HP raw water vertical turbine pump to Clearwater Inc. in the amount of \$91,994.00. This motion was approved unanimously.

5. Advanced Water Treatment Study

Executive Director Tommie Kennedy provided the Board with an update on the District's Advanced Water Treatment Study. Mr. Kennedy reported that the District received the results of jar and bench testing for PFAS and PFOA removal using several advanced treatment methods. Following a presentation and review of the results, the District's consultants recommended proceeding with pilot testing of three treatment technologies: nanofiltration/reverse osmosis (NF/RO), granular activated carbon (GAC), and Fluoro-Sorb, a clay-based filter designed to absorb PFAS and PFOA. Mr. Kennedy also reviewed preliminary capital cost estimates for the two more established treatment options. The estimated capital cost for a GAC system is approximately \$40 million, while an NF/RO system is estimated at approximately \$100 million. He noted that these estimates do not include recurring annual operating costs. Mr. Kennedy presented this for information only, and no action was taken by the Board.

6. WTP Engineering Change Order Request

Executive Director Tommie Kennedy presented a memo regarding a change order request from Ardurra for additional engineering services associated with the Water Treatment Plant project. Mr. Kennedy explained that the project timeline has been extended by 93 days, resulting in the need for additional services and inspections from Ardurra. The additional services would be billed at an hourly rate with a total cost not to exceed \$40,000. Staff recommended approving the change order with Ardurra in an amount not to exceed \$40,000. After further discussion, Chair Leona Myers Miller accepted a motion from Vice Chair John Sands, duly seconded by Member Zann Smith, to approve the change order with Ardurra in an amount not to exceed \$40,000. This motion was approved unanimously.

7. Wachesaw Road – Asphalt Repair

Engineering and Construction Director Amanda Gill presented a memo regarding a water main break along Wachesaw Road that occurred on July 22. Ms. Gill explained that a 12-inch ductile iron water pipe split, causing the roadway to wash out before the water could be shut off. District construction staff completed the necessary repair and backfilled the roadway to make the road passable for vehicle traffic. Ms. Gill reported that staff met with the South Carolina Department of Transportation (SCDOT) to determine the requirements for restoring the roadway. The repair requires milling, patching, and an asphalt overlay. Staff solicited quotes from four local asphalt

companies. One company did not respond, and another was unable to meet all project specifications. Palmetto Corp submitted the lowest qualifying quote of \$28,000, while Coastal Asphalt submitted a quote of \$41,634.55. Staff recommended awarding the roadway restoration work to Palmetto Corp for \$28,000. Although the quoted amount exceeded the District's usual \$25,000 threshold for sealed bids, the Board acknowledged the exceptional nature and need of the repair and accepted staff's recommendation to proceed based on the quotes obtained. After further discussion, Chair Leona Myers Miller accepted a motion from Member Zann Smith, duly seconded by Vice Chair John Sands, to award the asphalt repair to Palmetto Corp for \$28,000. This motion was approved unanimously.

V. PROJECT PLANNING AND REVIEW

1. Capital Improvement Projects: Status Report

Engineering and Construction Director, Amanda Gill, reviewed the Capital Improvement Projects with the Board.

1. Sandy Island Water Treatment Plant Upgrade

The Sandy Island Water Treatment Plant is currently designed to treat 8 Million Gallons a Day (MGD). Due to continued growth in the area, the plant is reaching its capacity. In order to continue serving our customers, the 'Best Tasting Water in South Carolina, ' an upgrade to the plant is required. A 2014 Preliminary Engineering Report (PER) discussed the upgrades and design needed to increase the capacity to a 10 and ultimately a 12 MGD treatment plant. The Task Order for engineering with WK Dickson has been signed. SCIP funding for this project has been approved. The PER has been approved by DHEC. All permitting has been issued. This project received RIA approval, and a contract was signed with Consensus Construction. Construction has continued with grading, backfill, as well as electrical installations. The overall project is approximately 85% complete. The new sediment basin is scheduled to come online next week. No change.

2. Red Hill Water Improvements Project

This project consists of an elevated water storage tank and an interconnect to the Carvers Bay water system to strengthen the system while providing service to all of the existing homes and some future homes. The existing system is isolated and only has one well and one small pneumatic tank. A Task Order with AECOM was executed. SCIP funding for this project has been approved. The Contract for the tank was awarded to Maguire Iron. A pre-construction meeting was held on August 28th. Clearing has been completed on the Tank site. Permitting for the interconnect has been submitted. The foundation of the tank has been installed. All materials for the interconnect have been delivered. The tank has been erected. Painting of the

tank is complete along with 90% of the yard piping. The tank has received operational approval. The pneumatic tank has been disconnected from the system and waiting for removal. The directional drill under the creek is complete.

3. **701 Corridor Water Main Phase I (CPST)**

This project was designed, but not permitted and ultimately shelved back in 2015. Georgetown County is currently in the process of designing Phase II of Brick Chimney Road which will connect Highway 51 to Highway 701. The District has discussed utilizing the Right of Way with the County which would eliminate the need to get additional easements and permits with using the Santee Cooper Right of Way, as well as make for easier access for maintenance and repair of the trunk line in the future. The Task Order with Hazen and Sawyer was signed, and they will begin gathering additional survey data. The SCIIP funding for this phase and additional phases was not granted. Staff received 90% drawings and sent comments back. Staff has received 100% drawings as well as permitting documents. No change

4. **701 Corridor Water Main Phase II (CPST)**

Engineering and design for this project is budgeted for FY27. Requests for Proposals for Engineering will be sent out to our pre-qualified engineering firms and brought back to the Board for approval.

5. **Sampit Community Sewer Project (CPST)**

Staff has signed a task order with Thomas and Hutton with a kickoff meeting scheduled for August 7th. Staff also held a public meeting on July 24th to discuss the project with the community. Letters have been sent out to the property owners in the community to gauge interest in connecting to public sewer and the survey team is on-site. Staff has been working with landowners in the area for two pump station site purchases. A community meeting was held on July 30th. The conceptual design is completed for Phase I, which includes two pump station basins.

6. **Jerusalem and NW Pee Dee Region Water Project (CPST)**

The request for proposals has been drafted will be sent out to our pre-qualified engineering firms. Due to the cost of engineering services, staff have decided to move forward with engineering in-house on this project. No change.

7. **St. Luke Community Sewer Project (CPST)**

This project will install public sewer to the St. Luke Community of Georgetown County. Design is scheduled for the FY28 budget. No change.

8. **West Side Sewer Analysis**

This study will evaluate the current sewer collection system in Western Georgetown County, north of the city of Georgetown. This study is necessary due to the accelerated growth in this area and to ensure the sewer system maintains sufficient capacity. A Request For Proposal (RFP) was issued and is due back by July 31st. The District has signed a task order with Ardurra for this work. The engineer has begun their pump station site inspections and organizing data for their model. The flow meters have been collected and the engineering firm is

analyzing the data. District staff is putting together growth information to be incorporated into the future model based on Developer submittals. The engineer is finalizing the existing conditions of the sewer model and incorporating growth projections given by District staff. No change.

9. **North Litchfield Water Rehabilitation – Phase 2**

This project is a continuation of phase one which replaced aging water infrastructure south of Boyle Drive. This phase will replace water mains, services, meters, and valves for areas of North Litchfield between Boyle Drive and Fenwick Rd. Staff is finalizing bidding documents and permits and will bring the bid results back to the Board for approval. Bids for this project have been issued and are due back November 25th. The project was awarded to Carolina Waterworks. The main line is complete. The installation of individual services is ongoing. No change.

10. **North Litchfield Water Rehabilitation – Phase 3**

This project is a continuation of phase two and is the final phase of water line replacement and renewal of the water infrastructure in this community. The FY27 budget is set aside for the design of this final phase, with construction planned for FY28.

11. **Hwy 521 Water Line**

This project consists of an 18" water main along the Hwy 521 corridor between 8 Oaks Park and the Andrews Industrial Park. This project will allow greater resiliency and hydraulic continuity to serve the Industrial Park, as well as customers along Pennyroyal Road and the Sampit Community. Requests for Proposals (RFPs) are being issued to four of our prequalified engineering firms for design. Proposals are due December 17th. The project was awarded to AECOM. A project kickoff was held February 11th. Design is underway. Staff has received, reviewed, and sent back comments on the 30% drawings and cost estimate.

12. **Waccamaw Neck WTP Advanced Treatment Study**

This study's purpose is to evaluate different advanced treatment options for the water treatment plant and make a recommendation on the best advanced treatment technology. Staff requested Requests for Proposals from our prequalified engineering firms, and the Board approved the proposal by Hazen and Sawyer. Staff has submitted the resolution to SRF. The study is underway. A meeting with Hazen, District staff, and the Board appointed committee was held to discuss the results of the bench testing of different processes.

13. **Wildewood Ave Sewer Repair**

Staff has sent out bids for a sewer repair needed along Wildewood Avenue in Kensington. The sewer line is currently blocked, not allowing sewer to flow past. Maintenance staff are currently pumping out this main line to keep service active to customers in the area. The contractor has completed the repair of the sewer main. This will be removed from the list next month.

14. Litchfield Plantation Pump Station Rehabilitation

This project, budgeted for FY2026, includes the redesign and later, rehabilitation of four pump stations inside Litchfield Plantation development. The current pump stations were acquired with this system and do not conform to our standard design. These stations are operating inside of small diameter manholes, which makes it difficult to maintain as well as dangerous. The District is issuing requests for engineering proposals for redesigning these stations. Proposals are due back on June 23rd. The engineering task order was received, and a project kickoff is being scheduled.

15. Browns Ferry Sewer Repair

Bidding documents are being prepared for a sewer repair near the Browns Ferry / Dunbar Road intersection. An existing manhole has started to sink, causing separation of the manhole, a large belly in the pipe, and groundwater infiltration into the sanitary sewer system. Bidding documents will be published for this work to be completed. No change.

16. Prince George Connector

This project consists of approximately 3,000 Linear feet of 12" water main being installed along Ocean Hwy in Pawleys Island. This project provides a redundant loop to feed the communities south of The Colony Subdivision. This project is currently being designed in house and a proposed construction contract will be brought to the Board for approval.

17. Prince George Bridge Crossing

This DECAP project will replace the aging brackets mounted to bridges within Prince George that support the District's existing water mains. The bridges consist of one on the ocean side and one on the river side of this community. Staff is working with the engineer that has inspected these bridges for the Prince George Community.

18. Sewer Valve Improvements

District staff has recognized areas within the sanitary sewer force main system, where the lack of sewer valves poses a risk to staff's ability to make repairs in a timely manner. This project will include the strategic installation of valves to ensure the District's ability to best protect human and environmental health in the event of a line break.

19. Fire Hydrant Additions

This project will focus on installation of fire hydrants where water mains can support fire flow. Hydrant locations will be based on density of residents and distance from the next closest fire hydrant.

2. Developer Projects: Status Report

Engineering and Construction Director, Amanda Gill updated the Board on various developer projects.

22-37 - Osprey Town Homes

Located off Parkersville Rd. near Archer Rd. in Litchfield. The project consists of 47 town homes. SCDES Permits received. Permits expire October of 2026. No change

22-38 - Regatta Townhomes

Located off Petigru Dr. near Gertrude Dr. in Pawleys Island. The project consists of 41 townhomes. SCDES permits received. Permits expire in November 2026. No change

23-48 - Sweetgrass Townhomes

Located off Petigru Dr. near Godfrey Rd in Pawleys Island, this project consists of 40 units as townhomes. The SCDES Construction permits have been issued. A pre-construction conference was held and construction is underway. Pressure testing and inspection of the water and sewer is complete. Staff is waiting on conveyance documents before accepting operational approval. Staff has received all conveyance documents and waiting on operational approval.

24-01- Magic Oaks

Located along Ocean Highway in Pawleys Island, just south of the Hammock Shops, this project consists of 27 single-family homes and an amenity center/ pool. The project has received preliminary approval and is in design awaiting the DRP packet. Staff has issued comments on the DRP review. No change.

24-06 - Carolina Trails

Located just north of the 701 / Browns Ferry Road intersection, this project consists of 81 Townhomes, 213 Single-family lots, and 1 commercial building. Letter of Intent received by staff. The District has received the 10% reservation fees for this project.

24-11 The Reserve at Crown Pointe

Located between 701 North and David W. Ray Drive in Georgetown. The project consists of 128 single-family lots. Preliminary approval was given. The SCDES construction permit was received. A pre-construction conference was held and utility construction is scheduled to start in August. Construction is underway. All testing and inspection of the sanitary sewer system has passed. This project has received operational approval and will be removed from the list next month.

24-18 - Riverview RV Resort

Located along HWY 521 just west of 8 Oaks Park in Georgetown, this project consists of 635 campsites, 2 amenity centers, 2 boathouses, and a check-in center

(386 REUs). This project has received preliminary approval and is in design. SCDES construction permits have been issued. Permits expire October of 2027. No change

24-19 - Georgetown Estates Phase 1A

This project consists of 10 single family homes. The phase is the front 10 lots of the existing Georgetown Estates development along Hwy 521 in Georgetown. Staff has received and reviewed the DRP submittal. This project has received SCDES construction permits. No Change.

24-20 - Georgetown Estates Phase 1B

This project consists of 8 single family homes. The phase is behind the existing Georgetown Estates development along Hwy 521 in Georgetown. Staff has received and reviewed the DRP submittal. This project has received SCDES construction permits. No change.

24-21 - Georgetown Estates Phase 2

This project consists of 75 single family homes. The phase is behind the existing Georgetown Estates development along Hwy 521 in Georgetown. Staff has received and reviewed the DRP submittal. This project has received SCDES construction permits. No change.

24-22 - Georgetown Estates Phase 3

This project consists of 71 single family homes. The phase is behind the existing Georgetown Estates development along Hwy 521 in Georgetown. Staff has received and reviewed the DRP submittal. This project has received SCDES construction permits. No change.

24-23 - Georgetown Estates Phase 4

This project consists of 84 single family homes. The phase is behind the existing Georgetown Estates development along Hwy 521 in Georgetown. Staff has received and reviewed the DRP submittal. This project has received SCDES construction permits. No change.

24-33 - Waverly Court

This project is located along Waverly Road near Newman and consists of 7 single-family lots. This project has received preliminary approval. Staff has received and reviewed the DRP packet. The DRP packet was submitted to SCDES. The SCDES construction permits have been issued. No change.

24-42 - The Enclave at Crown Pointe

This is a 374-lot development consisting of townhomes and single-family homes located on the northeast side of the intersection of Hwy 701 and Pringle Ferry Road in Georgetown. The 10% invoice has been issued, and comments have been issued to the Engineer. No change

25-03 - Tradition at Crown Pointe

This is a 369-lot development consisting of single-family homes located between Hwy 701 and Browns Ferry Rd in Georgetown. Staff have done a preliminary review of this project and issued comments. No change

25-09 - Peru Plantation West Phase 2

This project consists of an additional 127 single-family lots along the 701 corridor just south of the Black River. Staff have received preliminary drawings. No change

25-13 - Johnson Road Estates

This project consists of 10 single family lots off Johnson Road in Georgetown. Staff has received the DRP packet for review. This project has received the SCDES Water Construction permit. A pre-construction meeting was held. This project has plans to start in September.

25-19 - Kent 240 Tract (Indimere Ph. 1)

This is a 44-lot subdivision project located on Kent Road in Georgetown near Hwy 521. Staff has received the initial Intent to Develop submittal on this project. No change.

25-21 - Carolina Harbor

This project is located along North Fraser Street in Georgetown, north of the Kensington Community and will consist of 70 single-family lots. Staff has received design calculations and have issued comments back while waiting on the complete DRP packet which will be submitted to SCDES. The SCDES construction permit has been issued.

25-22 - Royal Tern Estates

This project consists of 9 single-family lots located adjacent to Kimba Lane and Martin Luther King Road in Pawleys Island. The project has received preliminary approval. This project has received SCDES construction permits. No change.

25-34 - The Grove (Litchfield Plantation)

Located in Litchfield Plantation along All Saints Loop, this project consists of 14 single-family homes. This project has received preliminary approval. Construction permits from SCDES have been received. A pre-construction meeting was held on June 5th and construction has begun. No change.

25-36 - Oak Marsh

This small five-lot, single family subdivision is located on Ocean Highway in Pawleys Island, just north of Jetty Drive. Staff has received the DRP submittal for construction permits and issued comments back. Staff has received the 10% fees

25-49 - Magnolia Woods

This development consists of 48 single family lots and an amenity center. The project is located near the Georgetown / Horry County line off Hwy 707. This

project has received SCDES construction permits. This projects 90% fees have been paid.

25-50 - Saltwater Row

This project in Murrells Inlet consists of 3 duplexes for 6 total units. It is located at the intersection of Pendergrass and South First Street. A construction permit from SCDES has been issued and construction is underway. No Change.

25-59 - Pitch Pines

This project along Kent Road in Georgetown consists of 42 single-family lots. This project has received preliminary approval from staff. No change.

25-63 – Four Seasons Georgetown

This planned development is located off Johnny’s River Road near Harmony Old Towne and would consist of 355 single-family homes with additional amenity areas and dock space.

TOTAL RESIDENTIAL EQUIVALENT UNITS:	2447
UNITS IN WACCAMAW NECK:	250
UNITS IN WEST GEORGETOWN:	2697

VI. EXECUTIVE DIRECTOR'S REPORT

1. Fiscal Year 2026 Year-End Financial Report

Financial and Administration Services Director Zach Webb addressed the Board with a report of the financial standings at the end of Fiscal Year 2026 and reported that the auditors have begun working on the FY2026 audit and intend to issue the audited financial statements no later than October 31, 2026.

2. June 2026 Financial Report

Finance and Administration Services Director, Zach Webb pointed out various items of interest in the June 2026 financial report. The June 2026 financial report is attached and made a part of these minutes.

VII. EXECUTIVE SESSION

The Board determined that an Executive Session was not required. Therefore, the Board remained in Open Session, and no Executive Session was conducted. No discussion was held or action taken.

VIII. ADJOURN

There being no further business, Chair, Leona Myers Miller accepted a motion from Vice Chair, John Sands seconded by Assistant Secretary, Steve Squires to adjourn the meeting at approximately 7:27 PM. The motion carried unanimously.

Whitney Hills, Secretary

Leona Myers Miller, Chair



MEMO

TO: BOARD OF DIRECTORS

**FROM: TOMMIE H. KENNEDY, PE
EXECUTIVE DIRECTOR**

DATE: AUGUST 31, 2026

SUBJECT: DECEMBER MEETING DATE CHANGE

I am requesting that we move our December Board meeting to Tuesday, December 1, 2026. The current meeting date conflicts with an important financial conference in Charleston that I plan to attend, and this adjustment would allow me to participate in both.

FISCAL IMPACT: \$0

RECOMMENDATION: Staff recommends changing the Board Meeting Date for December to Tuesday December 1, 2026.



MEMO

TO: BOARD OF DIRECTORS

**FROM: TOMMIE H. KENNEDY, PE
EXECUTIVE DIRECTOR**

DATE: September 1, 2026

SUBJECT: LETTER OF SUPPORT SOURCE WATER PROTECTION

The purpose of this memo is to request Board approval to sign the Partner Letter of Support for the South Carolina Forestry Commission's Forest Legacy Program grant applications for the Carver's Bay State Forest addition.

Staff has reviewed the draft Partner Letter of Support and the request received from the Open Space Institute (OSI). Based on the content provided, staff recommends issuing the letter and recommends Board approval for the following reasons.

1. **Direct alignment with GCWSD's Source Water Protection priorities**
 - The draft letter states that **Carver's Bay State Forest falls within the District's focal source water protection area**. These characteristics strengthen the protection of the watersheds that support GCWSD's long-term water resource reliability.
2. **Water quality, hydrologic resilience, and natural infrastructure benefits**
 - The projects would protect forested wetlands and intact natural landscapes that **filter runoff, reduce sediment and pollutant loads, and store and gradually release water**, helping buffer both flooding and drought conditions. These benefits directly support GCWSD's mission to provide reliable, high-quality water.
3. **Support for broader regional conservation efforts**
 - Both initiatives build upon an ongoing, landscape-scale conservation effort that protects working forests, wetlands, river corridors, and public lands—resources that contribute to regional water security, wildlife habitat, economic value, and flood resilience.
4. **Strong external partner endorsement and urgency**
 - GCWSD's voice is considered "an extremely compelling partner voice" and could meaningfully improve project scoring and help bring **\$30 million to the**

region, benefiting the regional wood basket and advancing GCWSD's own source water protection goals.

Staff recommends that the Board approve the signing of the Partner Letter of Support for the Carver's Bay Forest. This project directly advances GCWSD's source water protection objectives, contributes to regional hydrologic resilience, and strengthens partnerships that support long-term water security for our service area.

FISCAL IMPACT: **\$0**

RECOMMENDATION: **I recommend approving the signing of the support letter.**

LETTERHEAD

Carver's Bay State Forest Addition – Forest Legacy Program

September 10, 2026

Chief Tom Schultz
USDA Forest Service
1400 Independence Ave. SW
Washington, DC 20250-0003

Dear Chief Schultz:

On behalf of Georgetown County Water and Sewer District, I am writing to express our support for the South Carolina Forestry Commission's Forest Legacy Program grant application for the Carver's Bay State Forest Addition. The project would acquire approximately 4,124 acres in fee simple, completing the currently planned acquisitions for Carver's Bay State Forest and bringing the State Forest to approximately 8,147 acres. This project represents an important opportunity to support Georgetown County's timber economy, protect wetlands and other natural resources, and advance the long-term protection and resilience of water resources in the Pee Dee region.

Georgetown County Water and Sewer District recognizes the connection between land conservation and the protection of reliable, high-quality water resources. Portions of this new State Forest fall within the focal source water protection area outlined in the 319 Watershed Plan for the Waccamaw and Great Pee Dee Rivers.

The plan identifies priority areas within the watershed for protecting and enhancing water quality in the Waccamaw and Great Pee Dee Rivers. This map can be used to identify priority parcels for land conservation within the designated source water protection area for Georgetown County Water and Sewer District. Portions of the Carver's Bay State Forest Addition project area are identified as medium-high priority in the source water protection plan.

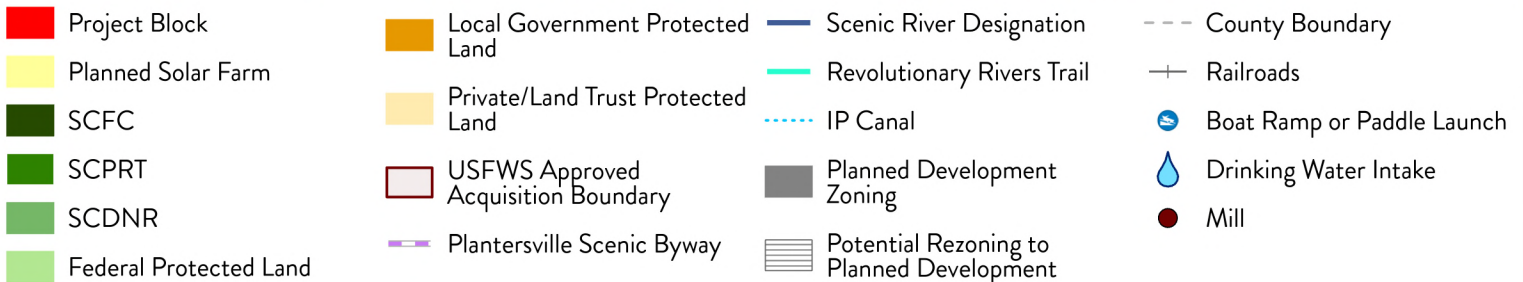
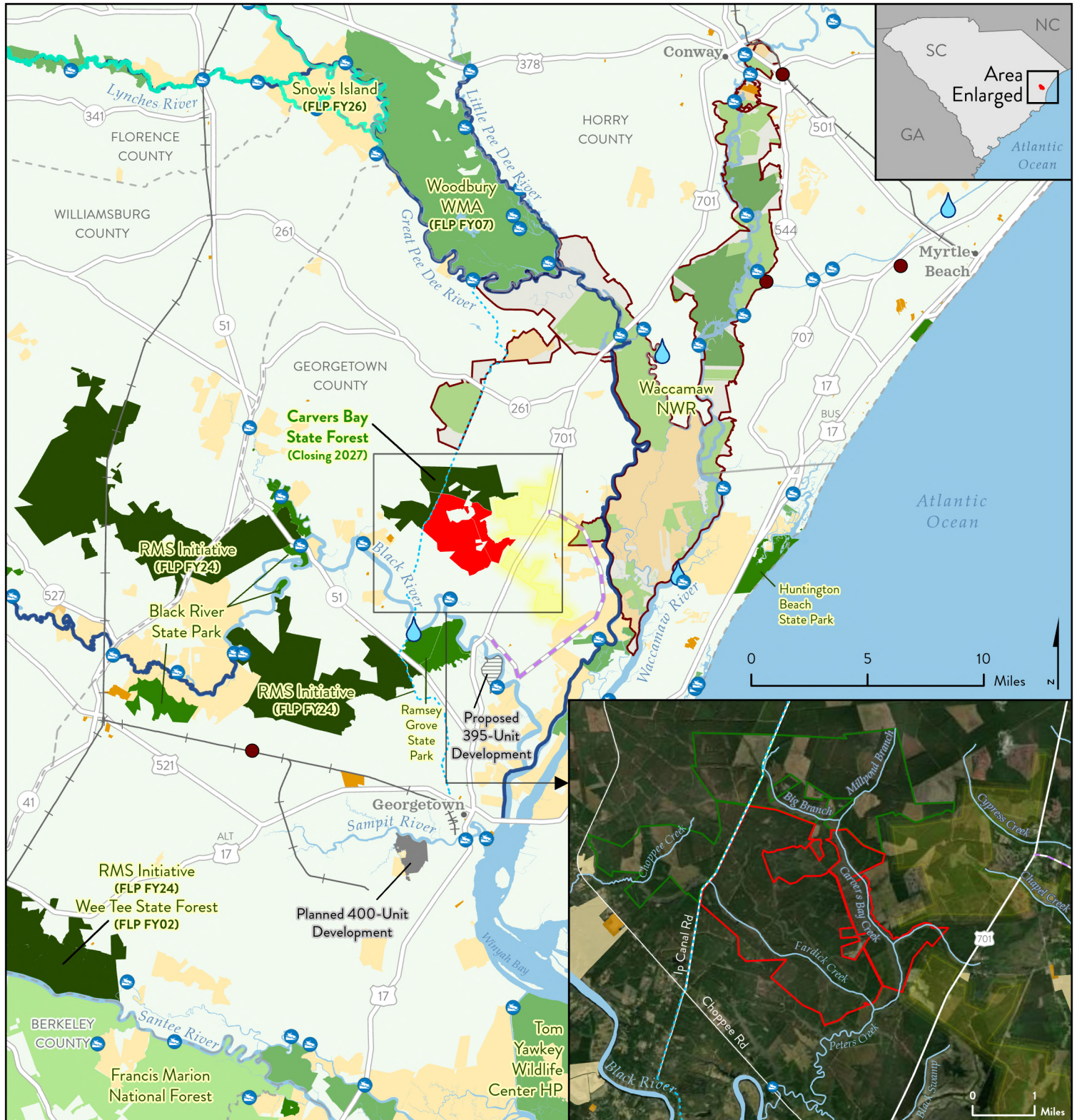
Additionally, continuing the working forest legacy on the properties supports the timber economy and provides important water-related benefits by filtering runoff and reducing sediment and pollutant loads entering rivers, streams, and groundwater systems. These working forests and natural systems also play an important role in water quantity and hydrologic resilience by storing water during periods of high rainfall and flooding and gradually releasing water over time, helping to buffer low-flow conditions during periods of drought.

Georgetown County Water and Sewer District supports the Carver's Bay State Forest Addition and respectfully encourages the USDA Forest Service to give this Forest Legacy Program application full consideration. We appreciate the leadership of the South Carolina Forestry Commission and the many federal, state, local, nonprofit, and private partners working to advance a coordinated approach to protecting the Pee Dee region's vital natural and water resources.

Sincerely,

Tommie Kennedy
Executive Director
Georgetown County Water and Sewer District

CARVERS BAY STATE FOREST ADDITION (FY 2028)





MEMO

TO: BOARD OF DIRECTORS

FROM: MICHAEL FU MAN YIP, OPERATIONS DIRECTOR

DATE: AUGUST 31, 2026

SUBJECT: DEBORDIEU WWTP AERATORS

The District currently uses floating-platform horizontal-brush rotor aerators for mixing and adding oxygen to the ponds at Debordieu WWTP. The wastewater plant currently has three (3) ECS House Industries 5 HP floating aerators. The aerators have reached the end of their useful service life and require replacement. Staff is proposing to replace two of the three aerators. The third existing 5 HP floating aerator will remain in service to maintain oxygen transfer and mixing rates during replacements.

The replacement aerators are proposed as direct replacements from ECS House Industries. This will be a sole-source purchase from ECS House Industries, the original manufacturer of the existing floating aerators. Purchasing directly from the OEM will provide replacement units that are compatible with the existing floating aerator configuration and allow the District to reuse the existing foam-filled floats and float attachment bands.

The total project cost is reduced by reusing the existing foam-filled floats and float attachment bands. The replacement of the aerators will improve equipment reliability, reduce unplanned treatment disruptions, and prevent potential NPDES violations.

FISCAL IMPACT: \$52,900.00 to be funded by the District's Depreciation and Capital Replacement fund. \$65,000.00 was budgeted for Debordieu Wastewater Treatment Plant Aerators in FY2027.

RECOMMENDATION: Staff recommends awarding the Aerators to ECS House Industries, Inc.



MEMO

TO: BOARD OF DIRECTORS

FROM: AMANDA GILL AG
ENGINEERING & CONSTRUCTION DIRECTOR

DATE: AUGUST 31, 2026

SUBJECT: CAPITAL IMPROVEMENT PROJECTS STATUS REPORT

1. Sandy Island Water Treatment Plant Upgrade

The Sandy Island Water Treatment Plant is currently designed to treat 8 Million Gallons a Day (MGD). Due to continued growth in the area, the plant is reaching its capacity. In order to continue serving our customers, the 'Best Tasting Water in South Carolina,' an upgrade to the plant is required. A 2014 Preliminary Engineering Report (PER) discussed the upgrades and design needed to increase the capacity to a 10 and ultimately a 12 MGD treatment plant. The Task Order for engineering with WK Dickson has been signed. SCIIP funding for this project has been approved. The PER has been approved by DHEC. All permitting has been issued. This project received RIA approval, and a contract was signed with Consensus Construction. Construction has continued with grading, backfill, as well as electrical installations. The overall project is approximately 85% complete. A 15 day run test is underway on the new sediment basin.

2. Red Hill Water Improvements Project

This project consists of an elevated water storage tank and an interconnect to the Carvers Bay water system to strengthen the system while providing service to all of the existing homes and some future homes. The existing system is isolated and only has one well and one small pneumatic tank. A Task Order with AECOM was executed. SCIIP funding for this project has been approved. The Contract for the tank was awarded to Maguire Iron. A pre-construction meeting was held on August 28th. Clearing has been completed on the Tank site. Permitting for the interconnect has been submitted. The foundation of the tank has been installed. All materials for the interconnect have been delivered. The tank has been erected. Painting of the tank is complete along with 90% of the yard piping. The tank has received operational approval. The pneumatic tank is scheduled for removal over Labor Day weekend. The directional drill has been tied into the remaining piping of the interconnect and testing of the interconnect lines is underway.

3. 701 Corridor Water Main Phase I (CPST)

This project was designed, but not permitted and ultimately shelved back in 2015. Georgetown County is currently in the process of designing Phase II of Brick Chimney Road which will connect Highway 51 to Highway 701. The District has discussed utilizing the Right of Way with the County which would eliminate the need to get additional easements and permits with using the Santee Cooper Right of Way, as well as make for easier access for maintenance and repair of the trunk line in the future. The Task Order with Hazen and Sawyer was signed, and they will begin gathering additional survey data. The SCIIP funding for this phase and additional phases was not granted. Staff received 90% drawings and sent comments back. Staff has received 100% drawings as well as permitting documents. No change

4. 701 Corridor Water Main Phase II (CPST)

Engineering and design for this project is budgeted for FY27. Requests for Proposals for Engineering will be sent out to our pre-qualified engineering firms and brought back to the Board for approval. No change.

5. Sampit Community Sewer Project (CPST)

Staff has signed a task order with Thomas and Hutton with a kickoff meeting scheduled for August 7th. Staff also held a public meeting on July 24th to discuss the project with the community. Letters have been sent out to the property owners in the community to gauge interest in connecting to public sewer and the survey team is on-site. Staff has been working with landowners in the area for two pump station site purchases. A community meeting was held on July 30th. The conceptual design is completed for Phase I, which includes two pump station basins. Permitting for navigable waters and Army Corps of Engineers has been submitted for review.

6. Jerusalem and NW Pee Dee Region Water Project (CPST)

The request for proposals has been drafted will be sent out to our pre-qualified engineering firms. Due to the cost of engineering services, staff have decided to move forward with engineering in-house on this project. Design drawings are approximately 30% complete.

7. St. Luke Community Sewer Project(CPST)

This project will install public sewer to the St. Luke Community of Georgetown County. Design is scheduled for the FY28 budget. No change.

8. West Side Sewer Analysis

This study will evaluate the current sewer collection system in Western Georgetown County, north of the city of Georgetown. This study is necessary due to the accelerated growth in this area and to ensure the sewer system maintains sufficient capacity. A Request For Proposal (RFP) was issued and is due back by July 31st. The District has signed a task order with Ardurra for this work. The engineer has begun

their pump station site inspections and organizing data for their model. The flow meters have been collected and the engineering firm is analyzing the data. District staff is putting together growth information to be incorporated into the future model based on Developer submittals. The engineering firm presented the hydraulic models to staff for comments and will be incorporating staff questions into the final report and recommendations.

9. North Litchfield Water Rehabilitation – Phase 2

This project is a continuation of phase one which replaced aging water infrastructure south of Boyle Drive. This phase will replace water mains, services, meters, and valves for areas of North Litchfield between Boyle Drive and Fenwick Rd. Staff is finalizing bidding documents and permits and will bring the bid results back to the Board for approval. Bids for this project have been issued and are due back November 25th. The project was awarded to Carolina Waterworks. The main line is complete. The installation of individual services is ongoing. No change.

10. North Litchfield Water Rehabilitation – Phase 3

This project is a continuation of phase two and is the final phase of water line replacement and renewal of the water infrastructure in this community. The FY27 budget is set aside for the design of this final phase, with construction planned for FY28. No change.

11. Hwy 521 Water Line

This project consists of an 18" water main along the Hwy 521 corridor between 8 Oaks Park and the Andrews Industrial Park. This project will allow greater resiliency and hydraulic continuity to serve the Industrial Park, as well as customers along Pennyroyal Road and the Sampit Community. Requests for Proposals (RFPs) are being issued to four of our prequalified engineering firms for design. Proposals are due December 17th. The project was awarded to AECOM. A project kickoff was held February 11th. Design is underway. Staff has received, reviewed, and sent back comments on the 30% drawings and cost estimate. No change.

12. Waccamaw Neck WTP Advanced Treatment Study

This study's purpose is to evaluate different advanced treatment options for the water treatment plant and make a recommendation on the best advanced treatment technology. Staff requested Requests for Proposals from our prequalified engineering firms, and the Board approved the proposal by Hazen and Sawyer. Staff has submitted the resolution to SRF. The study is underway. A meeting with Hazen, District staff, and the Board appointed committee was held to discuss the results of the bench testing of different processes. No change.

13. Litchfield Plantation Pump Station Rehabilitation

This project, budgeted for FY2026, includes the redesign and later, rehabilitation of four pump stations inside Litchfield Plantation development. The current pump stations were acquired with this system and do not conform to our standard design. These stations are operating inside of small diameter manholes, which makes it

difficult to maintain as well as dangerous. The District is issuing requests for engineering proposals for redesigning these stations. Proposals are due back on June 23rd. The engineering firm has started surveying and data collection for the design.

14. Browns Ferry Sewer Repair

Bidding documents are being prepared for a sewer repair near the Browns Ferry / Dunbar Road intersection. An existing manhole has started to sink, causing separation of the manhole, a large belly in the pipe, and groundwater infiltration into the sanitary sewer system. Bidding documents will be published for this work to be completed. No change.

15. Prince George Connector

This project consists of approximately 3,000 Linear feet of 12" water main being installed along Ocean Hwy in Pawleys Island. This project provides a redundant loop to feed the communities south of The Colony Subdivision. This project is currently being designed in house and a proposed construction contract will be brought to the Board for approval. No change.

16. Prince George Bridge Crossing

This DECAP project will replace the aging brackets mounted to bridges within Prince George that support the District's existing water mains. The bridges consist of one on the ocean side and one on the river side of this community. Staff is working with the engineer that has inspected these bridges for the Prince George Community. No change.

17. Sewer Valve Improvements

District staff has recognized areas within the sanitary sewer force main system, where the lack of sewer valves poses a risk to staff's ability to make repairs in a timely manner. This project will include the strategic installation of valves to ensure the District's ability to best protect human and environmental health in the event of a line break. No change.

18. Fire Hydrant Additions

This project will focus on installation of fire hydrants where water mains can support fire flow. Hydrant locations will be based on density of residents and distance from the next closest fire hydrant. No change.

RECOMMENDATION: **This is for information only.**

FY2027 DECAP Projects

Project Name:		FY27 Approved Budget:	Bid Price	Contingency	FY26 Actual Cost:	Variance:
Watermain and Valve Rehab		\$ 350,000.00			\$ -	\$ 350,000.00
Prince George Bridge Crossing		\$ 200,000.00			\$ -	\$ 200,000.00
PS Rehab - Litchfield Plantation		\$ 750,000.00			\$ -	\$ 750,000.00
Sewer Valve Improvements		\$ 75,000.00			\$ -	\$ 75,000.00
Manhole/Wetwell Rehab		\$ 350,000.00			\$ -	\$ 350,000.00
PS Panels		\$ 65,000.00			\$ -	\$ 65,000.00
Vertical Turbine Pump Rehab		\$ 140,000.00	\$ 91,994.00		\$ 91,994.00	\$ 48,006.00
Launder Ring Coating		\$ 60,000.00			\$ -	\$ 60,000.00
Aeration Nozzle Diffuser Replacement		\$ 350,000.00			\$ -	\$ 350,000.00
PI Grit Auger		\$ 150,000.00			\$ -	\$ 150,000.00
PI WWTP - Positive Displacement Blower		\$ 300,000.00			\$ -	\$ 300,000.00
PI WWTP - Switchgear Replacement		\$ 150,000.00			\$ -	\$ 150,000.00
PI WWTP - Chlorine Gas Conversion		\$ 100,000.00			\$ -	\$ 100,000.00
High Tank MOV		\$ 60,000.00			\$ -	\$ 60,000.00
WTP Bulk Storage Tank Replacements		\$ 75,000.00			\$ -	\$ 75,000.00
WTP Communications Network Replacement		\$ 200,000.00			\$ -	\$ 200,000.00
Filter Panel Replacement		\$ 250,000.00			\$ -	\$ 250,000.00
Filter Valve Replacement		\$ 60,000.00			\$ -	\$ 60,000.00
Andrews Panel Replacement		\$ 120,000.00			\$ -	\$ 120,000.00
ARV Replacements		\$ 50,000.00			\$ -	\$ 50,000.00
PS 290 Rehab		\$ 700,000.00			\$ -	\$ 700,000.00
Debordieu Aerator		\$ 60,000.00	\$ 52,900.00		\$ 52,900.00	\$ 7,100.00
Well / ASR Rehab		\$ 80,000.00			\$ -	\$ 80,000.00
Total:		\$ 4,695,000.00	\$ 144,894.00	\$ -	\$ 144,894.00	\$ 4,550,106.00

FY2026 Rollover Projects

Project Name:		FY26 Approved Budget:	Bid Price	Contingency	FY26 Actual Cost:	Variance:
Sewer Main Replace/Improve		\$ 600,000.00	\$ 130,100.00	\$ 19,515.00	\$ 149,615.00	\$ 450,385.00
Water Main Rehabilitation		\$ 2,000,000.00	\$ 1,401,855.00	\$ 140,186.00	\$ 1,542,041.00	\$ 457,959.00
PS Rehab - Litchfield Plantation (Design)		\$ 575,000.00	\$ 149,500.00		\$ 149,500.00	\$ 425,500.00
Clarifier Rehabilitation FY26		\$ 500,000.00			\$ -	\$ 500,000.00
Effluent Pump Rehab and Replacement		\$ 140,000.00	\$ 124,294.00		\$ 124,294.00	\$ 15,706.00
Aerator		\$ 65,000.00	\$ 22,685.00		\$ 22,685.00	\$ 42,315.00
PI WWTP High Efficiency Blowers		\$ 250,000.00	\$ 249,208.87	\$ 24,921.00	\$ 274,129.87	\$ (24,129.87)
High Tank MOV		\$ 60,000.00	\$ 63,160.00		\$ 63,160.00	\$ (3,160.00)
SI WTP Chlorine Gas Conversion		\$ 100,000.00	\$ 76,450.00		\$ 76,450.00	\$ 23,550.00
PS SCADA System		\$ 250,000.00	\$ 250,000.00		\$ 250,000.00	\$ -
Well/ASR Rehab		\$ 175,000.00	\$ 147,926.00	\$ 14,793.00	\$ 162,719.00	\$ 12,281.00
Total:		\$ 4,715,000.00	\$ 2,615,178.87	\$ 199,415.00	\$ 2,814,593.87	\$ 1,900,406.13

FY 2025 Rollover Projects

Project Name:		FY25 Approved Budget:	Bid Price	Contingency	FY25 Actual Cost:	Variance:
Clarifier Rehabilitation		\$ 350,000.00	\$ 484,924.00	\$ 48,492.00	\$ 533,416.00	\$ (183,416.00)
PI WWTP Switchgear Replacement		\$ 150,000.00	\$ 20,974.00		\$ 20,974.00	\$ 129,026.00
Total:		\$ 500,000.00	\$ 505,898.00	\$ 48,492.00	\$ 554,390.00	\$ (54,390.00)

Variance includes contingency amounts

Updated 9/01/2026



MEMO

TO: BOARD OF DIRECTORS

FROM: AMANDA GILL AG
ENGINEERING & CONSTRUCTION DIRECTOR

DATE: AUGUST 31, 2026

SUBJECT: DEVELOPER PROJECTS STATUS REPORT

22-37 - Osprey Town Homes

Located off Parkersville Rd. near Archer Rd. in Litchfield. The project consists of 47 town homes. SCDES Permits received. Permits expire October of 2026.
No change

22-38 - Regatta Townhomes

Located off Petigru Dr. near Gertrude Dr. in Pawleys Island. The project consists of 41 townhomes. SCDES permits received. Permits expire in November 2026. No change

24-01- Magic Oaks

Located along Ocean Highway in Pawleys Island, just south of the Hammock Shops, this project consists of 27 single-family homes and an amenity center/pool. The project has received preliminary approval and is in design awaiting the DRP packet. Staff has issued comments on the DRP review. The Engineer has submitted a second DRP and staff has sent our review letter with comments.

24-06 - Carolina Trails

Located just north of the 701 / Browns Ferry Road intersection, this project consists of 81 Townhomes, 213 Single-family lots, and 1 commercial building. Letter of Intent received by staff. The District has received the 10% reservation fees for this project. No change.

24-18 - Riverview RV Resort

Located along HWY 521 just west of 8 Oaks Park in Georgetown, this project consists of 635 campsites, 2 amenity centers, 2 boathouses, and a check-in

center (386 REUs). This project has received preliminary approval and is in design. SCDES construction permits have been issued. Permits expire October of 2027. No change

24-19 - Georgetown Estates Phase 1A

This project consists of 10 single family homes. The phase is the front 10 lots of the existing Georgetown Estates development along Hwy 521 in Georgetown. Staff has received and reviewed the DRP submittal. This project has received SCDES construction permits. No Change.

24-20 - Georgetown Estates Phase 1B

This project consists of 8 single family homes. The phase is behind the existing Georgetown Estates development along Hwy 521 in Georgetown. Staff has received and reviewed the DRP submittal. This project has received SCDES construction permits. No change.

24-21 - Georgetown Estates Phase 2

This project consists of 75 single family homes. The phase is behind the existing Georgetown Estates development along Hwy 521 in Georgetown. Staff has received and reviewed the DRP submittal. This project has received SCDES construction permits. No change.

24-22 - Georgetown Estates Phase 3

This project consists of 71 single family homes. The phase is behind the existing Georgetown Estates development along Hwy 521 in Georgetown. Staff has received and reviewed the DRP submittal. This project has received SCDES construction permits. No change.

24-23 - Georgetown Estates Phase 4

This project consists of 84 single family homes. The phase is behind the existing Georgetown Estates development along Hwy 521 in Georgetown. Staff has received and reviewed the DRP submittal. This project has received SCDES construction permits. No change.

24-33 - Waverly Court

This project is located along Waverly Road near Newman and consists of 7 single-family lots. This project has received preliminary approval. Staff has received and reviewed the DRP packet. The DRP packet was submitted to SCDES. The SCDES construction permits have been issued. No change.

24-42 - The Enclave at Crown Pointe

This is a 374-lot development consisting of townhomes and single-family homes located on the northeast side of the intersection of Hwy 701 and Pringle Ferry Road in Georgetown. The 10% invoice has been issued, and comments have been issued to the Engineer. No change

25-03 - Tradition at Crown Pointe

This is a 369-lot development consisting of single-family homes located between Hwy 701 and Browns Ferry Rd in Georgetown. Staff have done a preliminary review of this project and issued comments. No change

25-09 - Peru Plantation West Phase 2

This project consists of an additional 127 single-family lots along the 701 corridor just south of the Black River. Staff have received preliminary drawings. No change

25-13 - Johnson Road Estates

This project consists of 10 single family lots off Johnson Road in Georgetown. Staff has received the DRP packet for review. This project has received the SCDES Water Construction permit. A pre-construction meeting was held. This project has plans to start in September. No change.

25-19 - Kent 240 Tract (Indimere Ph. 1)

This is a 44-lot subdivision project located on Kent Road in Georgetown near Hwy 521. Staff has received the initial Intent to Develop submittal on this project. No change.

25-21 - Carolina Harbor

This project is located along North Fraser Street in Georgetown, north of the Kensington Community and will consist of 70 single-family lots. Staff has received design calculations and have issued comments back while waiting on the complete DRP packet which will be submitted to SCDES. The SCDES construction permit has been issued. No change.

25-22 - Royal Tern Estates

This project consists of 9 single-family lots located adjacent to Kimba Lane and Martin Luther King Road in Pawleys Island. The project has received preliminary approval. This project has received SCDES construction permits. No change.

25-34 - The Grove (Litchfield Plantation)

Located in Litchfield Plantation along All Saints Loop, this project consists of 14 single-family homes. This project has received preliminary approval. Construction permits from SCDES have been received. A pre-construction meeting was held on June 5th and construction has begun. No change.

25-36 - Oak Marsh

This small five-lot, single family subdivision is located on Ocean Highway in Pawleys Island, just north of Jetty Drive. Staff has received the DRP submittal for construction permits and issued comments back. Staff has received the 10% fees. No change.

25-49 - Magnolia Woods

This development consists of 48 single family lots and an amenity center. The project is located near the Georgetown / Horry County line off Hwy 707. This project has received SCDES construction permits. All fees have been paid and a pre-construction meeting was held.

25-50 - Saltwater Row

This project in Murrells Inlet consists of 3 duplexes for 6 total units. It is located at the intersection of Pendergrass and South First Street. A construction permit from SCDES has been issued and construction is underway. Testing and inspection of the water and sewer has been completed. Staff has issued a project acceptance letter for operational approval.

25-59 - Pitch Pines

This project along Kent Road in Georgetown consists of 42 single-family lots. This project has received preliminary approval from staff. No change.

25-63 – Four Seasons Georgetown

This planned development is located off Johnny's River Road near Harmony Old Towne and would consist of 355 single-family homes with additional amenity areas and dock space. No change.

FISCAL IMPACT:

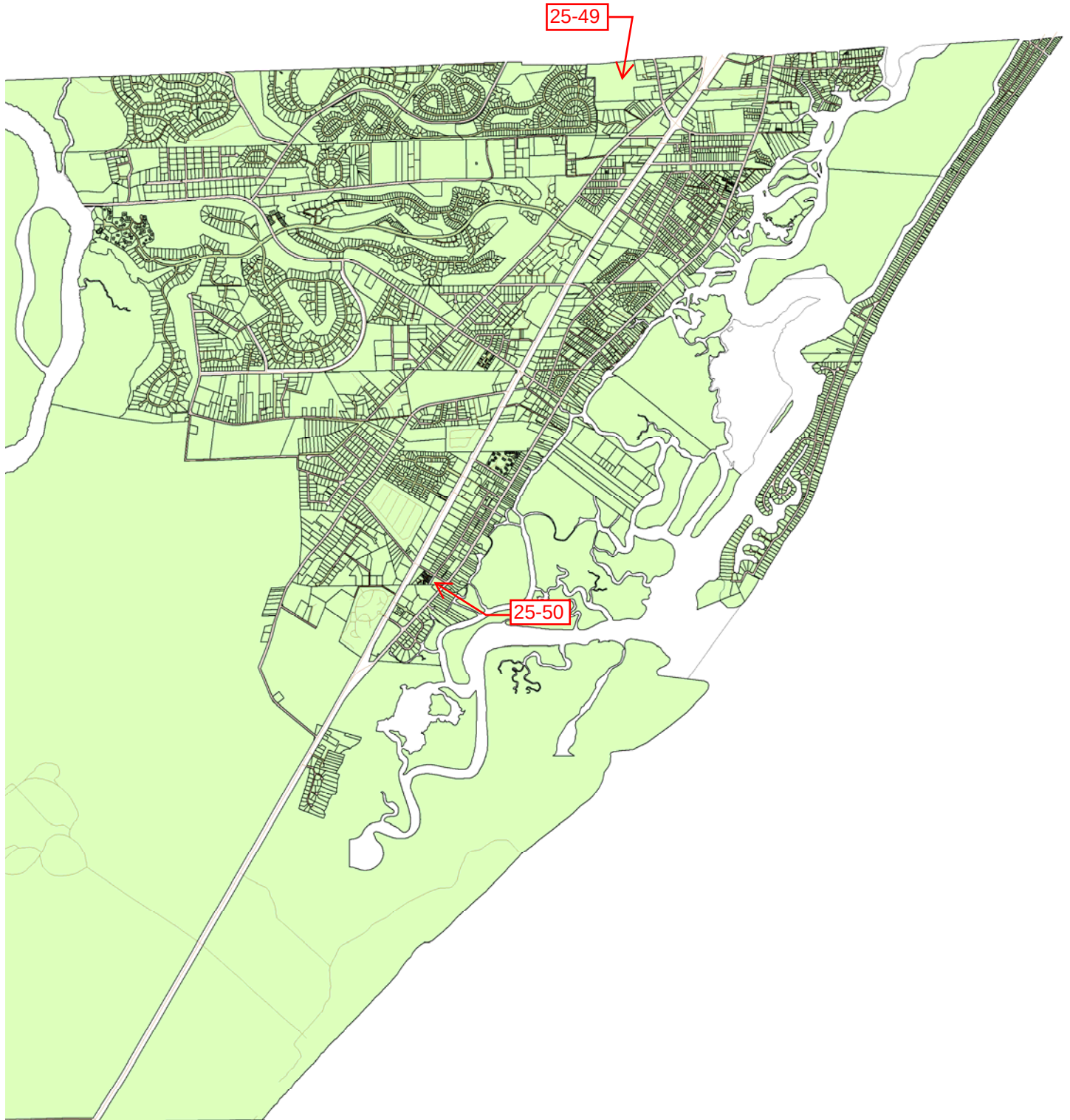
If all the projects on this list expire the developers would forfeit \$351,711.80 and the District would be required to refund a prorated \$126,548.20. The individual forfeiture and refund amounts are shown on the following page.

RECOMMENDATION:

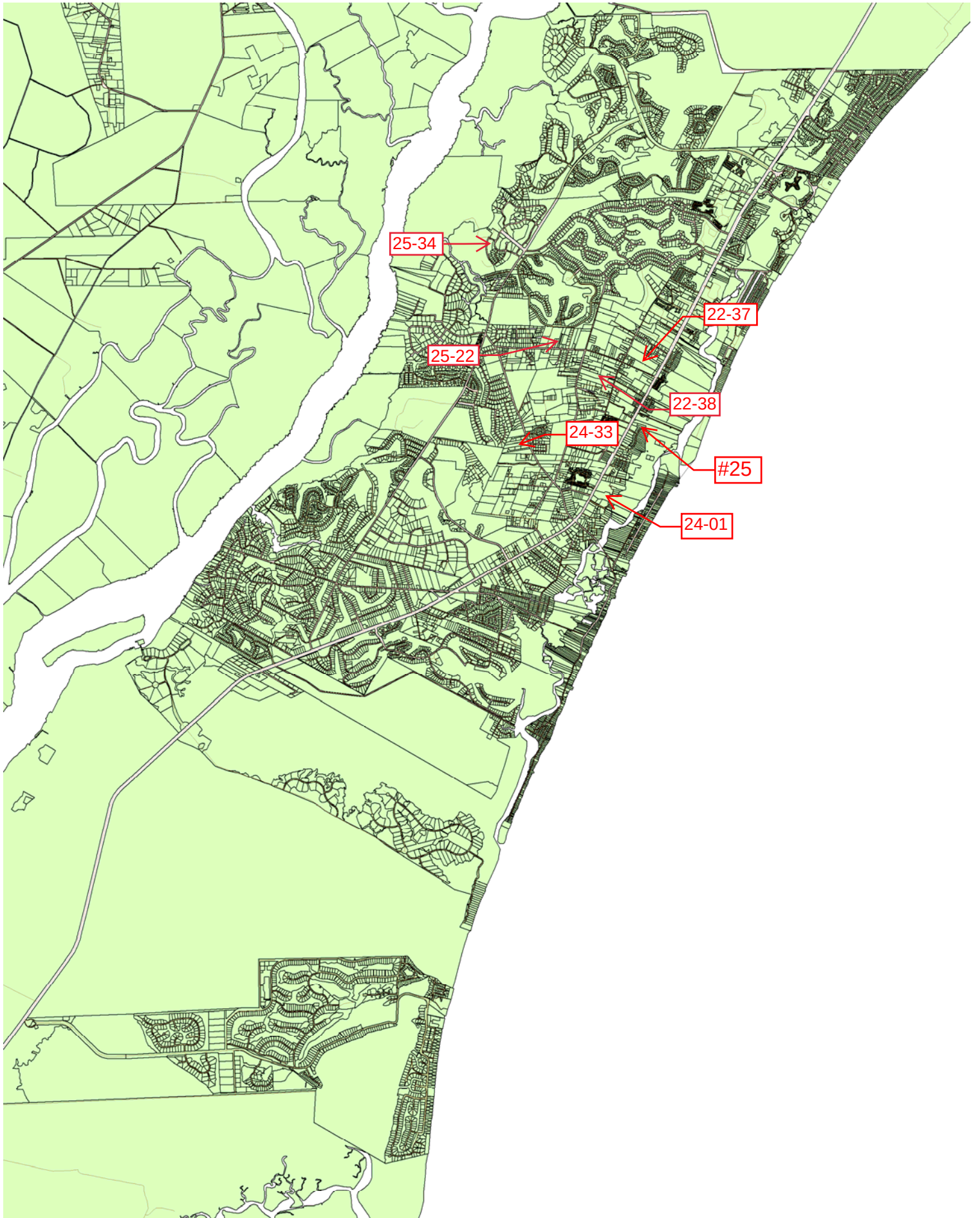
This is for information only.

#	Project Name	Forfeit to the District	Refund from the District	Units Waccamaw Neck	Units West Georgetown
22-37	Osprey Townhomes	\$ 11,449.20	\$ -	47	
22-38	Regatta Townhomes	\$ 11,349.60	\$ -	41	
24-01	Magic Oaks	\$ 9,374.80	\$ -	27	
24-06	Carolina Trails	\$ 43,688.40	\$ -		294
24-18	Riverview RV Resort	\$ 95,820.60	\$ -		386
24-19	Georgetown Estates Phase 1A	\$ 4,990.00			10
24-20	Georgetown Estates Phase 1B	\$ 4,502.80			8
24-21	Georgetown Estates Phase 2	\$ 20,824.00			75
24-22	Georgetown Estates Phase 3	\$ 19,849.60			71
24-23	Georgetown Estates Phase 4	\$ 23,016.40			84
24-33	Waverly Court	\$ 4,746.40	\$ -	7	
24-42	The Enclave @ Crown Pointe	\$ 55,200.40			374
25-03	Tradition @ Crown Pointe				369
25-09	Peru Plantation West Phase 2				127
25-13	Johnson Road Estates	\$ 2,203.00	\$ 10,351.00		10
25-19	Kent 240 Tract Indimere Ph. 1				44
25-21	Carolina Harbor	\$ 11,255.00			70
25-22	Royal Tern Estates	\$ 4,746.40		9	
25-34	The Grove (Litchfield Plantation)	\$ 5,964.40		14	
25-36	Oak Marsh	\$ 2,712.00		5	
25-49	Magnolia Woods	\$ 16,246.80	\$ 105,235.20	48	
25-50	Saltwater Row	\$ 3,772.00	\$ 10,962.00	6	
25-59	Pitch Pines				42
25-63	Four Seasons				355
Totals		\$ 351,711.80	\$ 126,548.20	204	2319
				2523	

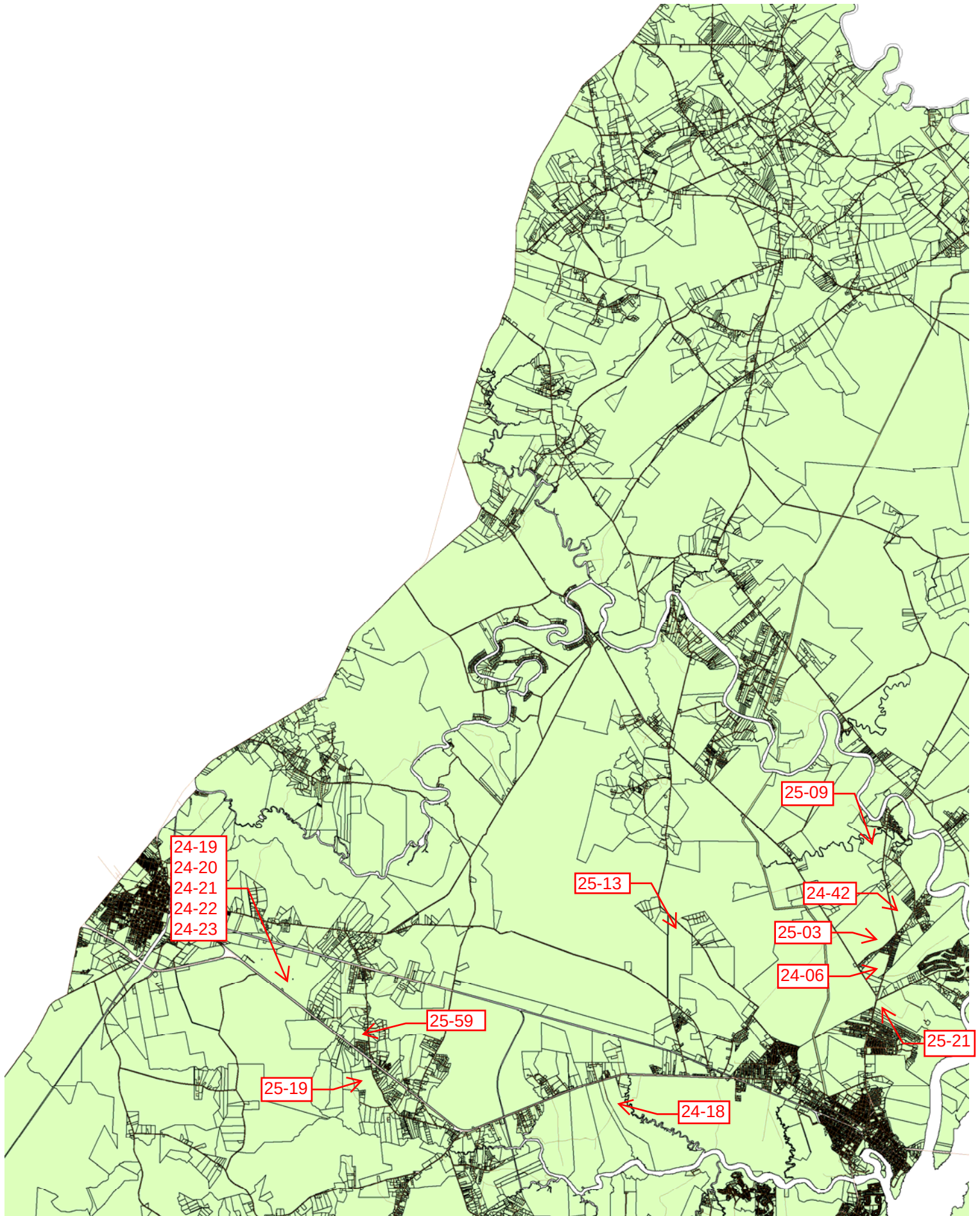
WACCAMAW NECK NORTH



WACCAMAW NECK SOUTH



NORTH GEORGETOWN



A map of a coastal area, likely a river delta or estuary, showing various land parcels and water bodies. The map is oriented with the river flowing from the top left towards the bottom right. The land parcels are outlined in black, and the water bodies are shaded in light blue. A red arrow points to a specific parcel labeled '25-63' in a red box. The parcel is located in the upper right quadrant of the map, near a cluster of other parcels. The map also shows a network of roads and a railway line running diagonally across the lower half. The overall area is bounded by a coastline on the right side.

GEORGETOWN COUNTY WATER & SEWER DISTRICT

REVENUES and EXPENSES

AS OF 7-31-26

PERIOD
1
PAY PERIODS
3

	<u>MONTH</u>	<u>Y-T-D</u>
OPERATING REVENUES	\$ 2,533,311.90	\$ 2,533,311.90
OPERATING EXPENSES	<u>1,995,355.88</u>	<u>1,995,355.88</u>
GAIN (LOSS)	<u>\$ 537,956.02</u>	<u>\$ 537,956.02</u>

TOTAL REVENUES	\$ 2,967,421.22	\$ 2,967,421.22
TOTAL EXPENSES	<u>2,245,739.65</u>	<u>2,245,739.65</u>
GAIN (LOSS)	<u>\$ 721,681.57</u>	<u>\$ 721,681.57</u>

GEORGETOWN COUNTY WATER & SEWER DISTRICT
REVENUE COMPARISON - CURRENT YEAR TO PRIOR YEAR
AS OF 7-31-26

	MONTH	LAST YEAR	Y-T-D	LAST YEAR	% CHANGE
WATER FUND					
Water Volume Charge	897,783.36	762,142.19	897,783.36	762,142.19	17.80%
Water Service Connection	43,432.50	28,676.00	43,432.50	28,676.00	51.46%
Meter Placement Charge	4,035.00	2,223.00	4,035.00	2,223.00	81.51%
Backflow Inspection Charge	11,741.68	10,501.75	11,741.68	10,501.75	11.81%
Water DECAP Charge	91,925.41	89,166.34	91,925.41	89,166.34	3.09%
Other Operating Reimb.	23,349.00	44,981.60	23,349.00	44,981.60	-48.09%
	1,072,266.95	937,690.88	1,072,266.95	937,690.88	14.35%
WASTEWATER FUND					
Sewer Volume Charge	969,174.58	883,442.57	969,174.58	883,442.57	9.70%
Sewer Service Connection	0.00	0.00	0.00	0.00	0.00%
Sewer Tap / Step Unit	10,229.38	8,106.00	10,229.38	8,106.00	26.20%
Sewer Service Inspection	5,793.00	2,781.00	5,793.00	2,781.00	108.31%
Sewer Reconnect	0.00	0.00	0.00	0.00	0.00%
Sewer DECAP Charge	128,598.55	126,660.36	128,598.55	126,660.36	1.53%
Other Operating Reimb.	3,906.00	3,906.00	3,906.00	3,906.00	0.00%
	1,117,701.51	1,024,895.93	1,117,701.51	1,024,895.93	9.06%
BILLING & COLLECTION					
Customer Charge	210,620.67	199,891.41	210,620.67	199,891.41	5.37%
Service Charge	13,133.00	11,846.00	13,133.00	11,846.00	10.86%
Reconnect Charge	3,188.00	3,401.00	3,188.00	3,401.00	-6.26%
Late Payment Processing	5,530.52	6,023.74	5,530.52	6,023.74	-8.19%
Returned Check Fees	1,560.00	1,560.00	1,560.00	1,560.00	0.00%
	234,032.19	222,722.15	234,032.19	222,722.15	5.08%
GENERAL ADMINISTRATION					
Interest Income	87,917.14	91,653.74	87,917.14	91,653.74	-4.08%
Discounts Earned	8.42	39.45	8.42	39.45	-78.66%
Finance Charge	0.00	0.00	0.00	0.00	0.00%
Unrealized Gain/Loss on Investments	(17,268.81)	(9,473.40)	(17,268.81)	(9,473.40)	82.29%
Credit Card Charges	(20,042.88)	(18,025.76)	(20,042.88)	(18,025.76)	11.19%
Service Line Protection	31,724.27	30,412.00	31,724.27	30,412.00	4.31%
Miscellaneous Income	17,247.11	14,196.26	17,247.11	14,196.26	21.49%
	99,585.25	108,802.29	99,585.25	108,802.29	-8.47%
ENGINEERING					
Engineering Income	9,726.00	5,466.00	9,726.00	5,466.00	77.94%
TOTAL OPERATING REVENUES	2,533,311.90	2,299,577.25	2,533,311.90	2,299,577.25	10.16%

	MONTH	LAST YEAR	Y-T-D	LAST YEAR	% CHANGE
RESTRICTED INCOME					
Availability Charge - Water	158,416.12	145,481.93	158,416.12	145,481.93	8.89%
Availability Charge - Sewer	233,573.27	217,370.01	233,573.27	217,370.01	7.45%
Water & Sewer Assessments	2,219.17	232.95	2,219.17	232.95	852.64%
Interest Income	3,613.78	3,546.19	3,613.78	3,546.19	1.91%
Demand Charge - Water	14,622.48	7,889.00	14,622.48	7,889.00	85.35%
Demand Charge - Sewer	21,664.50	13,172.00	21,664.50	13,172.00	64.47%
	434,109.32	387,692.08	434,109.32	387,692.08	11.97%
TOTAL REVENUES	<u>2,967,421.22</u>	<u>2,687,269.33</u>	<u>2,967,421.22</u>	<u>2,687,269.33</u>	<u>10.43%</u>

GEORGETOWN COUNTY WATER & SEWER DISTRICT
EXPENSE COMPARISON - CURRENT YEAR TO PRIOR YEAR
AS OF 7-31-26

	MONTH	LAST YEAR	Y-T-D	LAST YEAR	% CHANGE
PERSONNEL SERVICES					
Salaries & Wages - Regular *	608,711.63	596,123.71	608,711.63	596,123.71	2.11%
Salaries & Wages - Overtime	22,011.78	24,168.32	22,011.78	24,168.32	-8.92%
FICA Tax Expense	46,938.01	46,806.24	46,938.01	46,806.24	0.28%
Health Insurance	79,390.94	142,055.34	79,390.94	142,055.34	-44.11%
Retirement	117,636.96	116,397.76	117,636.96	116,397.76	1.06%
Workman's Compensation	0.00	0.00	0.00	0.00	0.00%
Other Payroll Expenses	14,730.00	19,047.75	14,730.00	19,047.75	-22.67%
TOTAL PERSONNEL SERVICES	889,419.32	944,599.12	889,419.32	944,599.12	-5.84%
CONTRACTUAL SERVICES					
Rents & Leases - Vehicles	190.50	795.34	190.50	795.34	-76.05%
Rents & Leases - Other Equip.	2,061.06	11,919.92	2,061.06	11,919.92	-82.71%
Utilities	154,477.76	129,678.93	154,477.76	129,678.93	19.12%
Sewer Service Charges	132,744.51	82,316.41	132,744.51	82,316.41	61.26%
Telephone & Commun. Lines	11,364.61	11,372.28	11,364.61	11,372.28	-0.07%
Insurance - Operations	31,151.10	28,656.58	31,151.10	28,656.58	8.70%
Professional Services - Legal	0.00	5,289.28	0.00	5,289.28	-100.00%
Professional Services - Consultants	0.00	375.00	0.00	375.00	0.00%
Professional Services - Other	13,900.00	5,456.50	13,900.00	5,456.50	154.74%
Employee Uniforms	1,862.12	5,416.25	1,862.12	5,416.25	-65.62%
Service & Maint. Contracts	147,107.02	144,278.48	147,107.02	144,278.48	1.96%
TOTAL CONTRACTUAL SERVICES	494,858.68	425,554.97	494,858.68	425,554.97	16.29%
SUPPLIES and MATERIALS					
Operating Supplies & Material	15,537.70	14,039.86	15,537.70	14,039.86	10.67%
Water Purchased for Resale	59,945.34	50,961.57	59,945.34	50,961.57	17.63%
Auto Supplies	15,031.59	12,565.25	15,031.59	12,565.25	19.63%
Printing & Office Supplies	6,067.44	5,910.11	6,067.44	5,910.11	2.66%
Lab Treatment Supplies & Mat.	96,186.97	160,044.60	96,186.97	160,044.60	-39.90%
TOTAL SUPPLIES and MATERIALS	192,769.04	243,521.39	192,769.04	243,521.39	-20.84%
MAINTENANCE and REPAIR					
Maint & Repair-Bldgs & Ground	1,242.12	1,749.48	1,242.12	1,749.48	-29.00%
Maint & Repair-Facilities	71,417.35	99,881.74	71,417.35	99,881.74	-28.50%
Maint & Repair-Equipment	6,826.30	(23,976.44)	6,826.30	(23,976.44)	-128.47%
Maint & Repair-Vehicles	16,929.60	5,847.31	16,929.60	5,847.31	189.53%
TOTAL MAINTENANCE and REPAIR	96,415.37	83,502.09	96,415.37	83,502.09	15.46%

	<u>This Month</u>	<u>Last Year</u>
* # of Employees	83	83

	MONTH	LAST YEAR	Y-T-D	LAST YEAR	% CHANGE
BUSINESS and TRAVEL EXPENSE					
Travel Expense	11,022.76	8,881.80	11,022.76	8,881.80	24.11%
Private Vehicle Expense	573.85	822.60	573.85	822.60	-30.24%
Postage & Delivery	1,533.75	25,162.02	1,533.75	25,162.02	-93.90%
Employee Training	11,226.02	6,090.99	11,226.02	6,090.99	84.31%
Memberships & Meetings	12,634.67	865.18	12,634.67	865.18	1360.35%
Board Member Compensation	6,175.00	1,800.00	6,175.00	1,800.00	243.06%
Prof. Books & Periodicals	0.00	0.00	0.00	0.00	0.00%
Public Information	0.00	1,025.06	0.00	1,025.06	100.00%
Miscellaneous Expenses	9,860.21	10,348.70	9,860.21	10,348.70	-4.72%
TOTAL BUSINESS and TRAVEL EXP	53,026.26	54,996.35	53,026.26	54,996.35	-3.58%
CAPITAL OUTLAY					
Land & Land Improvements	0.00	0.00	0.00	0.00	0.00%
Bldg. & Fixed Equipment	0.00	0.00	0.00	0.00	0.00%
Automotive Equipment	(15.00)	17.00	(15.00)	17.00	-188.24%
Operational & Constr. Equip.	6,796.49	661.23	6,796.49	661.23	927.86%
Furniture & Fixtures	1,446.49	0.00	1,446.49	0.00	0.00%
Construction Material	56,615.27	42,818.87	56,615.27	42,818.87	32.22%
Internally Financed Equipment	0.00	0.00	0.00	0.00	0.00%
TOTAL CAPITAL OUTLAY	64,843.25	43,497.10	64,843.25	43,497.10	49.07%
MISCELLANEOUS					
Contingency	0.00	0.00	0.00	0.00	0.00%
Deprec. & Capital Replacement	220,523.96	215,826.70	220,523.96	215,826.70	2.18%
Bad Debts	0.00	0.00	0.00	0.00	0.00%
Miscellaneous Other	(16,500.00)	0.00	(16,500.00)	0.00	0.00%
TOTAL MISCELLANEOUS	204,023.96	215,826.70	204,023.96	215,826.70	-5.47%
TOTAL OPERATING EXPENSES	1,995,355.88	2,011,497.72	1,995,355.88	2,011,497.72	-0.80%
DEBT SERVICE					
Bond & Interest Payments	265,583.77	265,574.25	265,583.77	265,574.25	0.00%
Transfers from Impact Fee Funds	(15,200.00)	(15,200.00)	(15,200.00)	(15,200.00)	0.00%
TOTAL DEBT SERVICE	250,383.77	250,374.25	250,383.77	250,374.25	0.00%
TOTAL EXPENSES	2,245,739.65	2,261,871.97	2,245,739.65	2,261,871.97	-0.71%

GEORGETOWN COUNTY WATER & SEWER DISTRICT
BUDGETED TO ACTUAL REVENUE
FOR PERIOD ENDING 7-31-26

	ACTUAL YTD	BUDGET YTD	VARIANCE	% VARIANCE
WATER FUND				
Water Volume Charge	897,783.36	503,456.17	394,327.19	78.32%
Water Service Connection	43,432.50	27,916.67	15,515.83	55.58%
Meter Placement Charge	4,035.00	1,750.00	2,285.00	130.57%
Backflow Inspection Charge	11,741.68	10,333.33	1,408.35	13.63%
Water DECAP Charge	91,925.41	93,552.17	(1,626.76)	-1.74%
Other Operating Reimb.	23,349.00	12,500.00	10,849.00	86.79%
	1,072,266.95	649,508.33	422,758.62	65.09%
WASTEWATER FUND				
Sewer Volume Charge	969,174.58	590,185.83	378,988.75	64.22%
Sewer Service Connection	0.00	0.00	0.00	0.00%
Sewer Tap / Step Unit	10,229.38	8,333.33	1,896.05	22.75%
Sewer Service Inspection	5,793.00	2,250.00	3,543.00	157.47%
Sewer Reconnect	0.00	0.00	0.00	0.00%
Sewer DECAP Charge	128,598.55	129,157.67	(559.12)	-0.43%
Other Operating Reimb.	3,906.00	6,666.67	(2,760.67)	-41.41%
	1,117,701.51	736,593.50	381,108.01	51.74%
BILLING & COLLECTION				
Customer Charge	210,620.67	208,919.00	1,701.67	0.81%
Service Charge	13,133.00	10,000.00	3,133.00	31.33%
Reconnect Charge	3,188.00	3,187.50	0.50	0.02%
Late Payment Processing	5,530.52	6,229.17	(698.65)	-11.22%
Returned Check Fees	1,560.00	1,175.00	385.00	32.77%
	234,032.19	229,510.67	4,521.52	1.97%
GENERAL ADMINISTRATION				
Interest Income	87,917.14	46,430.00	41,487.14	89.35%
Discounts Earned	8.42	83.33	(74.91)	-89.90%
Finance Charge	0.00	0.00	0.00	0.00%
Unrealized Gain/Loss on Investments	(17,268.81)	0.00	(17,268.81)	0.00%
Credit Card Charges	(20,042.88)	(16,291.67)	(3,751.21)	23.03%
Service Line Protection	31,724.27	31,674.17	50.10	0.16%
Miscellaneous Income	17,247.11	14,335.58	2,911.53	20.31%
	99,585.25	76,231.42	23,353.83	30.64%
ENGINEERING				
Engineering Income	9,726.00	8,666.67	1,059.33	12.22%
TOTAL OPERATING REVENUES	<u>2,533,311.90</u>	<u>1,700,510.58</u>	<u>832,801.32</u>	<u>48.97%</u>

	<u>ACTUAL YTD</u>	<u>BUDGET YTD</u>	<u>VARIANCE</u>	<u>% VARIANCE</u>
RESTRICTED INCOME				
Availability Charge - Water	158,416.12	161,221.08	(2,804.96)	-1.74%
Availability Charge - Sewer	233,573.27	223,791.08	9,782.19	4.37%
Water & Sewer Assessments	2,219.17	33,333.33	(31,114.16)	-93.34%
Interest Income	3,613.78	2,500.00	1,113.78	44.55%
Demand Charge - Water	14,622.48	10,780.58	3,841.90	35.64%
Demand Charge - Sewer	<u>21,664.50</u>	<u>14,148.33</u>	<u>7,516.17</u>	<u>53.12%</u>
	434,109.32	445,774.42	(11,665.10)	-2.62%
TOTAL REVENUES	<u><u>2,967,421.22</u></u>	<u><u>2,146,285.00</u></u>	<u><u>821,136.22</u></u>	<u><u>38.26%</u></u>

GEORGETOWN COUNTY WATER & SEWER DISTRICT
BUDGETED TO ACTUAL EXPENSES
FOR PERIOD ENDING 7-31-26

	ACTUAL YTD	BUDGET YTD	VARIANCE	% VARIANCE
PERSONNEL SERVICES				
Salaries & Wages - Regular	608,711.63	679,005.69	70,294.06	10.35%
Salaries & Wages - Overtime	22,011.78	19,345.96	(2,665.82)	-13.78%
FICA Tax Expense	46,938.01	53,734.73	6,796.72	12.65%
Health Insurance	79,390.94	86,532.50	7,141.56	8.25%
Retirement	117,636.96	129,781.04	12,144.08	9.36%
Workman's Compensation	0.00	5,000.00	5,000.00	100.00%
Other Payroll Expenses	14,730.00	11,900.00	(2,830.00)	-23.78%
TOTAL PERSONNEL SERVICES	889,419.32	985,299.92	95,880.60	9.73%
CONTRACTUAL SERVICES				
Rents & Leases - Vehicles	190.50	600.00	409.50	68.25%
Rents & Leases - Other Equip.	2,061.06	4,624.33	2,563.27	55.43%
Utilities	154,477.76	139,847.83	(14,629.93)	-10.46%
Sewer Service Charges	132,744.51	94,456.50	(38,288.01)	-40.54%
Telephone & Commun. Lines	11,364.61	13,408.33	2,043.72	15.24%
Insurance - Operations	31,151.10	31,375.00	223.90	0.71%
Professional Services - Legal	0.00	3,750.00	3,750.00	100.00%
Professional Services - Consultants	0.00	500.00	500.00	100.00%
Professional Services - Other	13,900.00	10,416.67	(3,483.33)	-33.44%
Employee Uniforms	1,862.12	1,953.75	91.63	4.69%
Service & Maint. Contracts	147,107.02	112,547.50	(34,559.52)	-30.71%
TOTAL CONTRACTUAL SERVICES	494,858.68	413,479.92	(81,378.76)	-19.68%
SUPPLIES and MATERIALS				
Operating Supplies & Material	15,537.70	21,335.08	5,797.38	27.17%
Water Purchased for Resale	59,945.34	47,190.00	(12,755.34)	-27.03%
Auto Supplies	15,031.59	22,307.33	7,275.74	32.62%
Printing & Office Supplies	6,067.44	5,309.75	(757.69)	-14.27%
Lab Treatment Supplies & Mat.	96,186.97	107,094.00	10,907.03	10.18%
TOTAL SUPPLIES and MATERIALS	192,769.04	203,236.17	10,467.13	5.15%
MAINTENANCE and REPAIR				
Maint & Repair-Bldgs & Ground	1,242.12	6,533.33	5,291.21	80.99%
Maint & Repair-Facilities	71,417.35	122,265.50	50,848.15	41.59%
Maint & Repair-Equipment	6,826.30	18,440.83	11,614.53	62.98%
Maint & Repair-Vehicles	16,929.60	13,281.50	(3,648.10)	-27.47%
TOTAL MAINTENANCE and REPAIR	96,415.37	160,521.17	64,105.80	39.94%

	ACTUAL YTD	BUDGET YTD	VARIANCE	% VARIANCE
BUSINESS and TRAVEL EXPENSE				
Travel Expense	11,022.76	2,900.00	(8,122.76)	-280.10%
Private Vehicle Expense	573.85	709.92	136.07	19.17%
Postage & Delivery	1,533.75	13,167.67	11,633.92	88.35%
Employee Training	11,226.02	3,703.17	(7,522.85)	-203.15%
Memberships & Meetings	12,634.67	3,673.33	(8,961.34)	-243.96%
Board Member Compensation	6,175.00	5,768.33	(406.67)	-7.05%
Prof. Books & Periodicals	0.00	270.83	270.83	100.00%
Public Information	0.00	1,458.33	1,458.33	100.00%
Miscellaneous Expenses	9,860.21	10,596.33	736.12	6.95%
TOTAL BUSINESS and TRAVEL EXPENSE	53,026.26	42,247.92	(10,778.34)	-25.51%
CAPITAL OUTLAY				
Land & Land Improvements	0.00	8,333.33	8,333.33	0.00%
Bldg. & Fixed Equipment	0.00	8,333.33	8,333.33	0.00%
Automotive Equipment	(15.00)	22,916.67	22,931.67	100.07%
Operational & Constr. Equip.	6,796.49	32,670.83	25,874.34	79.20%
Furniture & Fixtures	1,446.49	1,783.33	336.84	18.89%
Construction Material	56,615.27	25,436.42	(31,178.85)	-122.58%
Internally Financed Equipment	0.00	0.00	0.00	0.00%
TOTAL CAPITAL OUTLAY	64,843.25	99,473.92	34,630.67	34.81%
MISCELLANEOUS				
Contingency	0.00	18,205.33	18,205.33	100.00%
Deprec. & Capital Replacement	220,523.96	222,710.25	2,186.29	0.98%
Bad Debts	0.00	416.67	416.67	100.00%
Miscellaneous Other	(16,500.00)	0.00	16,500.00	0.00%
TOTAL MISCELLANEOUS	204,023.96	241,332.25	37,308.29	15.46%
TOTAL OPERATING EXPENSES	1,995,355.88	2,145,591.26	150,235.38	7.00%
DEBT SERVICE				
Bond & Interest Payments	265,583.77	260,856.92	(4,726.85)	-1.81%
Transfers from Impact Fee Funds	(15,200.00)	(15,200.00)	0.00	0.00%
TOTAL DEBT SERVICE	250,383.77	245,656.92	(4,726.85)	-1.92%
TOTAL EXPENSES	2,245,739.65	2,391,248.17	145,508.52	6.09%

GEORGETOWN COUNTY WATER & SEWER DISTRICT

REVENUE AS OF 7-31-26

	ACTUAL YTD	TOTAL BUDGET	REMAINING BUDGET
WATER FUND			
Water Volume Charge	897,783.36	6,041,474.00	5,143,690.64
Water Service Connection	43,432.50	335,000.00	291,567.50
Meter Placement Charge	4,035.00	21,000.00	16,965.00
Backflow Inspection Charge	11,741.68	124,000.00	112,258.32
Water DECAP Charge	91,925.41	1,122,626.00	1,030,700.59
Other Operating Reimb.	23,349.00	150,000.00	126,651.00
	1,072,266.95	7,794,100.00	6,721,833.05
WASTEWATER FUND			
Sewer Volume Charge	969,174.58	7,082,230.00	6,113,055.42
Sewer Service Connection	0.00	0.00	0.00
Sewer Tap / Step Unit	10,229.38	100,000.00	89,770.62
Sewer Service Inspection	5,793.00	27,000.00	21,207.00
Sewer Reconnect	0.00	0.00	0.00
Sewer DECAP Charge	128,598.55	1,549,892.00	1,421,293.45
Other Operating Reimb.	3,906.00	80,000.00	76,094.00
	1,117,701.51	8,839,122.00	7,721,420.49
BILLING & COLLECTION			
Customer Charge	210,620.67	2,507,028.00	2,296,407.33
Service Charge	13,133.00	120,000.00	106,867.00
Reconnect Charge	3,188.00	38,250.00	35,062.00
Late Payment Processing	5,530.52	74,750.00	69,219.48
Returned Check Fees	1,560.00	14,100.00	12,540.00
	234,032.19	2,754,128.00	2,520,095.81
GENERAL ADMINISTRATION			
Interest Income	87,917.14	557,160.00	469,242.86
Discounts Earned	8.42	1,000.00	991.58
Finance Charge	0.00	0.00	0.00
Unrealized Gain/Loss on Investments	(17,268.81)	0.00	17,268.81
Credit Card Charges	(20,042.88)	(195,500.00)	(175,457.12)
Service Line Protection	31,724.27	380,090.00	348,365.73
Miscellaneous Income	17,247.11	172,027.00	154,779.89
	99,585.25	914,777.00	815,191.75
ENGINEERING			
Engineering Income	9,726.00	104,000.00	94,274.00
TOTAL OPERATING REVENUES	<u>2,533,311.90</u>	<u>20,406,127.00</u>	<u>17,872,815.10</u>

	ACTUAL YTD	TOTAL BUDGET	REMAINING BUDGET
RESTRICTED INCOME			
Availability Charge - Water	158,416.12	1,934,653.00	1,776,236.88
Availability Charge - Sewer	233,573.27	2,685,493.00	2,451,919.73
Water & Sewer Assessments	2,219.17	400,000.00	397,780.83
Interest Income	3,613.78	30,000.00	26,386.22
Demand Charge - Water	14,622.48	129,367.00	114,744.52
Demand Charge - Sewer	21,664.50	169,780.00	148,115.50
	434,109.32	5,349,293.00	4,915,183.68
TOTAL REVENUES	2,967,421.22	25,755,420.00	22,787,998.78

GEORGETOWN COUNTY WATER & SEWER DISTRICT
BUDGETED EXPENSES
FOR PERIOD ENDING 7-31-26

	ACTUAL YTD	TOTAL BUDGET	REMAINING BUDGET
PERSONNEL SERVICES			
Salaries & Wages - Regular	608,711.63	5,884,716.00	5,276,004.37
Salaries & Wages - Overtime	22,011.78	167,665.00	145,653.22
FICA Tax Expense	46,938.01	465,701.00	418,762.99
Health Insurance	79,390.94	1,038,390.00	958,999.06
Retirement	117,636.96	1,124,769.00	1,007,132.04
Workman's Compensation	0.00	60,000.00	60,000.00
Other Payroll Expenses	14,730.00	142,800.00	128,070.00
TOTAL PERSONNEL SERVICES	889,419.32	8,884,041.00	7,994,621.68
CONTRACTUAL SERVICES			
Rents & Leases - Vehicles	190.50	7,200.00	7,009.50
Rents & Leases - Other Equip.	2,061.06	55,492.00	53,430.94
Utilities	154,477.76	1,678,174.00	1,523,696.24
Sewer Service Charges	132,744.51	1,133,478.00	1,000,733.49
Telephone & Commun. Lines	11,364.61	160,900.00	149,535.39
Insurance - Operations	31,151.10	376,500.00	345,348.90
Professional Services - Legal	0.00	45,000.00	45,000.00
Professional Services - Consultants	0.00	6,000.00	6,000.00
Professional Services - Other	13,900.00	125,000.00	111,100.00
Employee Uniforms	1,862.12	23,445.00	21,582.88
Service & Maint. Contracts	147,107.02	1,350,570.00	1,203,462.98
TOTAL CONTRACTUAL SERVICES	494,858.68	4,961,759.00	4,466,900.32
SUPPLIES and MATERIALS			
Operating Supplies & Material	15,537.70	256,021.00	240,483.30
Water Purchased for Resale	59,945.34	566,280.00	506,334.66
Auto Supplies	15,031.59	267,688.00	252,656.41
Printing & Office Supplies	6,067.44	63,717.00	57,649.56
Lab Treatment Supplies & Mat.	96,186.97	1,285,128.00	1,188,941.03
TOTAL SUPPLIES and MATERIALS	192,769.04	2,438,834.00	2,246,064.96
MAINTENANCE and REPAIR			
Maint & Repair-Bldgs & Ground	1,242.12	78,400.00	77,157.88
Maint & Repair-Facilities	71,417.35	1,467,186.00	1,395,768.65
Maint & Repair-Equipment	6,826.30	221,290.00	214,463.70
Maint & Repair-Vehicles	16,929.60	159,378.00	142,448.40
TOTAL MAINTENANCE and REPAIR	96,415.37	1,926,254.00	1,829,838.63

	ACTUAL YTD	TOTAL BUDGET	REMAINING BUDGET
BUSINESS and TRAVEL EXPENSE			
Travel Expense	11,022.76	34,800.00	23,777.24
Private Vehicle Expense	573.85	8,519.00	7,945.15
Postage & Delivery	1,533.75	158,012.00	156,478.25
Employee Training	11,226.02	44,438.00	33,211.98
Memberships & Meetings	12,634.67	44,080.00	31,445.33
Board Member Compensation	6,175.00	69,220.00	63,045.00
Prof. Books & Periodicals	0.00	3,250.00	3,250.00
Public Information	0.00	17,500.00	17,500.00
Miscellaneous Expenses	9,860.21	127,156.00	117,295.79
TOTAL BUSINESS and TRAVEL EXP	53,026.26	506,975.00	453,948.74
CAPITAL OUTLAY			
Land & Land Improvements	0.00	100,000.00	100,000.00
Bldg. & Fixed Equipment	0.00	100,000.00	100,000.00
Automotive Equipment	(15.00)	275,000.00	275,015.00
Operational & Constr. Equip.	6,796.49	392,050.00	385,253.51
Furniture & Fixtures	1,446.49	21,400.00	19,953.51
Construction Material	56,615.27	305,237.00	248,621.73
Internally Financed Equipment	0.00	0.00	0.00
TOTAL CAPITAL OUTLAY	64,843.25	1,193,687.00	1,128,843.75
MISCELLANEOUS			
Contingency	0.00	218,464.00	218,464.00
Deprec. & Capital Replacement	220,523.96	2,672,523.00	2,451,999.04
Bad Debts	0.00	5,000.00	5,000.00
Miscellaneous Other	(16,500.00)	0.00	16,500.00
TOTAL MISCELLANEOUS	204,023.96	2,895,987.00	2,691,963.04
TOTAL OPERATING EXPENSES	<u>1,995,355.88</u>	<u>22,807,537.00</u>	<u>20,812,181.12</u>
DEBT SERVICE			
Bond & Interest Payments	265,583.77	3,130,283.00	2,864,699.23
Transfers from Impact Fee Funds	(15,200.00)	(182,400.00)	(167,200.00)
TOTAL DEBT SERVICE	250,383.77	2,947,883.00	2,697,499.23
TOTAL EXPENSES	<u>2,245,739.65</u>	<u>25,755,420.00</u>	<u>23,509,680.35</u>

GEORGETOWN COUNTY WATER & SEWER DISTRICT
CASH and SHORT TERM INVESTMENTS

	6/30/2026	7/31/2026
NON-RESTRICTED ACCOUNTS		
Operation & Maintenance Account	13,801,297.20	12,302,314.14
Customer Deposits	383,887.00	383,776.00
Cash on Hand	2,100.00	2,100.00
TOTAL NON-RESTRICTED	14,187,284.20	12,688,190.14
RESTRICTED ACCOUNTS		
Plantersville Sewer Assessments	52,152.32	52,637.66
South Causeway Sewer Assessments	402,343.20	403,275.38
North Causeway Sewer Assessments	97,246.19	97,472.13
Apache Water Assessments	51,186.99	51,687.09
Brock Road Sewer Assessments	(24,854.72)	(24,854.72)
Pleasant Hill Water Assessments	735,141.53	738,326.59
Beaumont Drive Water Assessments	78,937.34	79,110.85
Cherokee Drive Water Assessments	64,992.56	65,122.08
Commanche Assessments	6,169.11	6,181.45
Pawleys S. Comm. Sewer Assessments	39,820.82	39,900.47
Waverly Mills Sewer Assessments	242.52	253.41
Wassamassaw Sewer Assessments	3,365.72	3,365.72
M.L. King Sewer Assessments	41,607.20	41,705.62
2015 Refund Bond & Int. Redempt. Fund	399,474.06	529,070.42
Series 2025 Bond & Int. Redempt. Fund	52,303.47	97,739.69
1989 & 98 Refund Bond & Int. Redemp.	150,353.80	180,334.21
2011A SRF Bond & Int. Redemp. Fund	31,670.31	52,953.36
2011B SRF Bond & Int. Redemp. Fund	21,473.17	33,329.74
2020 SRF Bond & Int. Redemp. Fund	83,648.89	99,071.98
Economic Dev. Grant Matching Funds	500,000.00	500,000.00
FmHA Bond Cushion Funds	150,084.00	150,084.00
Depreciation & Capital Replacement	5,841,602.93	5,793,093.66
Contingency Fund	1,200,477.00	1,200,477.00
Utilities Relocation Fund	1,065,857.31	1,065,857.31
Rural Line Extension Fund	1,265,393.12	1,269,559.79
Reservation Fees	224,615.80	268,052.20
Source Water Protection Fund	180,000.00	180,000.00
Good Neighbor Contributions	44,035.68	43,784.25
Harmony Community Impact Fees	31,360.00	31,360.00
Water Impact Fees	1,430,069.58	3,017,717.81 *
Sewer Impact Fees	4,691,105.47	4,554,299.72 *
TOTAL RESTRICTED	18,911,875.37	20,620,968.87
CONSTRUCTION ACCOUNTS		
No Active Projects	0.00	0.00
	0.00	0.00
TOTAL CASH and SHORT TERM INVESTMENTS	33,099,159.57	33,309,159.01

	CURRENT YR. FY2027 Y-T-D	LAST YEAR FY2026 Y-T-D
*IMPACT FEES COLLECTED		
Water Impact Fees	22,042.00	68,000.00
Sewer Impact Fees	36,032.00	70,364.00
	58,074.00	138,364.00

F/Y 2027 CUSTOMERS and R.E.U.s

# CUSTOMERS	GTN.	W.N.	G.C.	TOTAL
BEG. of YEAR	7,533	18,935	599	27,067
JULY	7,540	18,954	599	27,093
AUGUST	-	-	-	-
SEPTEMBER	-	-	-	-
OCTOBER	-	-	-	-
NOVEMBER	-	-	-	-
DECEMBER	-	-	-	-
JANUARY	-	-	-	-
FEBRUARY	-	-	-	-
MARCH	-	-	-	-
APRIL	-	-	-	-
MAY	-	-	-	-
JUNE	-	-	-	-

# R.E.U.	GTN.	W.N.	G.C.	TOTAL
WATER				
BEG. of YEAR	6,591	28,631	903	36,125
JULY	6,586	28,693	901	36,180
AUGUST	-	-	-	-
SEPTEMBER	-	-	-	-
OCTOBER	-	-	-	-
NOVEMBER	-	-	-	-
DECEMBER	-	-	-	-
JANUARY	-	-	-	-
FEBRUARY	-	-	-	-
MARCH	-	-	-	-
APRIL	-	-	-	-
MAY	-	-	-	-
JUNE	-	-	-	-

WASTEWATER	GTN.	W.N.	TOTAL
BEG. of YEAR	6,113	24,404	30,517
JULY	6,109	24,455	30,564
AUGUST	-	-	-
SEPTEMBER	-	-	-
OCTOBER	-	-	-
NOVEMBER	-	-	-
DECEMBER	-	-	-
JANUARY	-	-	-
FEBRUARY	-	-	-
MARCH	-	-	-
APRIL	-	-	-
MAY	-	-	-
JUNE	-	-	-

JULY 2026 INVESTMENTS

BANK ACCOUNTS

19,156,105.20	LGIP	3.9008%
6,042,651.83	TD Bank	1.61%
<u>8,125,078.60</u>	TD Bank Investments	1.04 to 2.64%
33,323,835.63		

BANK of NEW YORK - MELLON TRUST CO.

52,953.36	2011A SRF B&I Redemption
33,329.74	2011B SRF B&I Redemption
99,071.98	2020 SRF B&I Redemption
<u>97,739.69</u>	Series 2025 B&I Redemption
283,094.77	

<u><u>\$33,606,930.40</u></u>	TOTAL INVESTMENTS and INTEREST BEARING ACCOUNTS
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GOOD NEIGHBOR CONTRIBUTIONS

JULY '26

BALANCE

\$43,784.25

	CUSTOMER CONTRIBUTIONS	DISBURSEMENTS TO CUSTOMERS	
F/Y 2000	11,324.13	13,054.26	
F/Y 2001	11,745.16	7,085.01	
F/Y 2002	10,846.32	17,157.74	
F/Y 2003	10,547.00	8,317.78	
F/Y 2004	10,782.00	11,001.00	
F/Y 2005	10,738.50	12,577.95	
F/Y 2006	10,246.00	13,948.67	
F/Y 2007	11,343.00	17,095.99	
F/Y 2008	10,917.00	12,830.61	
F/Y 2009	20,453.00	13,291.20	
F/Y 2010	12,788.00	18,447.40	
F/Y 2011	13,889.50	11,934.16	
F/Y 2012	15,370.82	7,783.46	
F/Y 2013	13,974.00	4,037.73	
F/Y 2014	15,339.95	8,612.84	
F/Y 2015	13,610.00	8,549.12	
F/Y 2016	12,974.00	9,146.18	
F/Y 2017	12,405.00	6,517.17	
F/Y 2018	11,718.00	5,779.72	
F/Y 2019	10,764.00	6,048.17	
F/Y 2020	11,158.00	12,333.66	
F/Y 2021	9,045.00	22,927.42	
F/Y 2022	8,657.13	13,270.56	
F/Y 2023	8,340.00	12,157.64	
F/Y 2024	8,222.00	3,744.31	
F/Y 2025	7,815.00	7,480.03	
F/Y 2026	7,646.82	9,943.18	
F/Y 2027			REFERRALS/ APPROVED
JULY	628.00	967.16	6 / 9
AUGUST	0.00	0.00	
SEPTEMBER	0.00	0.00	
OCTOBER	0.00	0.00	
NOVEMBER	0.00	0.00	
DECEMBER	0.00	0.00	
JANUARY	0.00	0.00	
FEBRUARY	0.00	0.00	
MARCH	0.00	0.00	
APRIL	0.00	0.00	
MAY	0.00	0.00	
JUNE	0.00	0.00	
F/Y '27 Y-T-D	628.00	967.16	

Variance Analysis July-26

Revenue Variances - Favorable

	Actual YTD	Budget YTD	Last Year (Actual)	Variance (Budget to Actual)
Water Volume Charge	897,783	503,456	762,142	394,327
Sewer Volume Charge	969,175	590,186	883,443	378,989

Water and Sewer Volume Charges are up compared to July 2025 by 17.8% & 9.7% respectively. Both increases are due to higher volume sales and rate adjustments.

	Actual YTD	Budget YTD	Last Year (Actual)	Variance (Budget to Actual)
Customer Charge	210,621	208,919	199,891	1,702

The customer charge has increased as expected with customer growth and rate changes.

	Actual YTD	Budget YTD	Last Year (Actual)	Variance (Budget to Actual)
Availability Charge - Water	158,416	161,221	145,482	(2,805)
Availability Charge - Sewer	233,573	223,791	217,370	9,782

The availability fee has increased as expected with customer growth and rate changes.

	Actual YTD	Budget YTD	Last Year (Actual)	Variance (Budget to Actual)
Demand Charge - Water	14,622	10,781	7,889	3,842
Demand Charge - Sewer	21,665	14,148	13,172	7,516

The Demand Charge is derived from the Impact Fee and the prime borrowing rate. Newly calculated Impact Fees became effective July 2026 and increased both the water and sewer demand charge.

Revenue Variances - Unfavorable

	Actual YTD	Budget YTD	Last Year (Actual)	Variance (Budget to Actual)
Unrealized Gain/Loss on Investments	(17,269)	-	(9,473)	(17,269)

Represents the change in value of US Treasury bills held by the District. In general increasing Treasury rates cause a decrease in value while falling rates cause an increase in value. 1 year Treasury bill rates rose from approximately 3.8% to 4.1% between July 2025 and July 2026.

Variance Analysis July-26

Expense Variances - Favorable

	Actual YTD	Budget YTD	Last Year (Actual)	Variance (Budget to Actual)
Salaries & Wages - Regular	608,712	679,006	596,124	70,294

Salaries and Wages are budgeted based on approved staff positions. Vacancies at the District have created a positive variance.

Expense Variances - Unfavorable

	Actual YTD	Budget YTD	Last Year (Actual)	Variance (Budget to Actual)
Salaries & Wages - Overtime	22,012	19,346	24,168	(2,666)

More overtime is generally needed during peak summer production months.

	Actual YTD	Budget YTD	Last Year (Actual)	Variance (Budget to Actual)
Sewer Service Charges	132,745	55,425	82,316	(77,320)

Sewer Service Charges include costs from Grand Strand and the City of Georgetown. The District received and paid May and June service invoices to the City in July 2026.