



Prairie Ridge Estates (Mock) Compliance Binder

Pueblo, CO | Pueblo County

ParkWaterBinder is not legal, engineering, or regulatory advice. This packet organizes records, risk flags, and missing evidence for review by qualified professionals and regulators.

System Profile

ORGANIZATION	Mock Prairie Portfolio 20260520014353
ADDRESS	1200 County Road 8 Pueblo, CO 81003 Pueblo County
LOTS	96
RESIDENTS	212
ACQUISITION STATUS	In diligence
WATER SOURCE	Well
SOURCE WATER	Groundwater
PWS ID	CO-MOCK-01234
INFRASTRUCTURE	Well Treatment Distribution
CERTIFIED OPERATOR ON FILE	Yes
OPERATOR	Reliable Small Systems LLC
LAB	Front Range Analytical Lab — Dana Analyst
LAST KNOWN VIOLATION	Not recorded
RISK NOTES	Mock six-month diligence set with organized sampling, notice, operator, photo, and complaint-response evidence. Verify regulator records before relying on this packet.

Vendor Contacts

TYPE	NAME	ORGANIZATION	CONTACT	NOTES
Lab	Dana Analyst	Front Range Analytical Lab	lab@example.invalid 555-0102	Primary lab contact for sampling reports.
Operator	Jordan Lee	Reliable Small Systems LLC	operator@example.invalid 555-0101	Certified operator of record for the mock park.
Regulator	Case Reviewer	Colorado Drinking Water Program	regulator@example.invalid 555-0103	Mock state contact for sanitary-survey follow-up.

Missing Evidence

TASK	DUE	STATUS	EVIDENCE NEEDED
No missing evidence tasks recorded.			

Tasks (all)

TASK	DUE	STATUS	OWNER	EVIDENCE
<p>Confirm water-system profile and contacts</p> <p>Confirm PWS ID, owned assets, operator of record, lab contact, and escalation contacts before the review period. Evidence needed: Attach owner profile confirmation plus operator/lab contact roster.</p>	2025-12-20	Completed	Asset manager Completed 2025-12-20	December water-system profile confirmation December operator agreement and contact roster
<p>Retain January bacteriological sample evidence</p> <p>Keep January bacteriological lab report and matching chain-of-custody together in the binder. Evidence needed: Attach lab report, sample point details, and chain-of-custody form.</p>	2026-01-15	Completed	Operations manager Completed 2026-01-15	January bacteriological sample report January sample chain-of-custody form
<p>File February operator log and residual evidence</p> <p>Document February operator visits, residual checks, field-kit calibration, and flushing notes. Evidence needed: Attach operator log plus residual meter/photo proof.</p>	2026-02-28	Completed	Certified operator Completed 2026-02-28	February operator log and residual checks February residual meter calibration photo
<p>Store March CCR delivery proof</p> <p>Retain resident CCR delivery proof, mailing roster, posting checklist, and posting photo. Evidence needed: Attach CCR delivery packet and posted notice photo.</p>	2026-03-25	Completed	Community manager Completed 2026-03-25	March CCR delivery proof packet March CCR kiosk posting photo
<p>Document April wellhead inspection</p> <p>Record April wellhead inspection observations and attach photo/checklist proof. Evidence needed: Attach inspection checklist and wellhead photo.</p>	2026-04-12	Completed	Certified operator Completed 2026-04-12	April wellhead inspection checklist April wellhead inspection photo
<p>Retain May nitrate sample and chain of custody</p> <p>Track the May nitrate sample, chain-of-custody, and lab receipt as diligence evidence. Evidence needed: Attach nitrate lab PDF and chain-of-custody record.</p>	2026-05-10	Completed	Operations manager Completed 2026-05-10	May nitrate sample and chain-of-custody report
<p>Close May odor complaint with action proof</p> <p>Record the resident odor complaint response, corrective action, and resident follow-up. Evidence needed: Attach complaint intake, operator action proof, and resident follow-up note.</p>	2026-05-14	Completed	Community manager Completed 2026-05-14	May complaint response and resident follow-up proof

Documents (all)

TITLE	TYPE	DATE / PERIOD	FILE / REFERENCE	INSTRUCTIONS / USE	NOTES
May complaint response and resident follow-up proof	Other	2026-05-13 2026-05-11 to 2026-05-13	2026-05-complaint-response-resident-follow-up.pdf Complaint case PR-2026-05-17	Task: Close May odor complaint with action proof Record the resident odor complaint response, corrective action, and resident follow-up. Attach complaint intake, operator action proof, and resident follow-up note. Complaint related proof: Resolved chlorine odor complaint at lot 17 Resident reported chlorine odor after a service-line repair; operator checked residuals and flushed the nearby line. Complaint action proof: Operator flushed service line and checked residual Mock action proof records the flush, residual check, and resident follow-up call that closed the complaint.	Mock proof packet showing odor complaint intake, operator flush response, residual check, and resident follow-up note.
May nitrate sample and chain-of-custody report	Lab report	2026-05-08 2026-05-01 to 2026-05-08	2026-05-nitrate-sample-chain-of-custody-report.pdf Lab accession NO3-2026-0508	Task: Retain May nitrate sample and chain of custody Track the May nitrate sample, chain-of-custody, and lab receipt as diligence evidence. Attach nitrate lab PDF and chain-of-custody record. Notice proof for: May nitrate sampling status notice Routine nitrate sampling completed English All residents and onsite manager Mock sampling-status notice for diligence review; do not use as regulatory advice. Mock notice proof cross-references nitrate lab accession and chain-of-custody record.	Mock nitrate sample result with chain-of-custody, sample point, collection time, courier handoff, and lab receipt.
April wellhead inspection checklist	Operator log	2026-04-11 2026-04-01 to 2026-04-11	2026-04-wellhead-inspection-checklist.pdf Checklist APR-WH-2026	Task: Document April wellhead inspection Record April wellhead inspection observations and attach photo/checklist proof. Attach inspection checklist and wellhead photo.	Mock checklist documenting the same wellhead inspection, minor housekeeping item, and completion signature.
April wellhead inspection photo	Photo	2026-04-11 2026-04-11 to 2026-04-11	2026-04-wellhead-inspection-photo.jpg Inspection photo APR-WH-2026	Task: Document April wellhead inspection Record April wellhead inspection observations and attach photo/checklist proof. Attach inspection checklist and wellhead photo.	Mock photo showing wellhead cap, grading, sanitary seal, locked enclosure, and vegetation clearance.

TITLE	TYPE	DATE / PERIOD	FILE / REFERENCE	INSTRUCTIONS / USE	NOTES
March CCR delivery proof packet	Notice	2026-03-22 to 2026-03-18 to 2026-03-22	2026-03-ccr-delivery-proof-packet.pdf CCR mailing batch CCR-2026-03	Task: Store March CCR delivery proof Retain resident CCR delivery proof, mailing roster, posting checklist, and posting photo. Attach CCR delivery packet and posted notice photo. Notice proof for: March CCR delivery notice Annual CCR delivery record English and Spanish All residents Mock CCR delivery notice record; verify actual notice language and delivery rules before use. Mock delivery proof includes mailing roster, manager certification, and kiosk posting photo.	Mock packet with resident mailing roster, office posting checklist, and manager certification of delivery steps.
March CCR kiosk posting photo	Photo	2026-03-22 to 2026-03-22	2026-03-ccr-kiosk-posting-photo.jpg Photo set CCR-2026-03-B	Task: Store March CCR delivery proof Retain resident CCR delivery proof, mailing roster, posting checklist, and posting photo. Attach CCR delivery packet and posted notice photo.	Mock photo of CCR notice posted at the mail kiosk with date-stamped manager note.
February operator log and residual checks	Operator log	2026-02-27 to 2026-02-01 to 2026-02-27	2026-02-operator-log-residual-checks.pdf Operator log RSSL-2026-02	Task: File February operator log and residual evidence Document February operator visits, residual checks, field-kit calibration, and flushing notes. Attach operator log plus residual meter/photo proof.	Mock monthly operator log with site visit dates, chlorine residual readings, flushing notes, and pump-house observations.
February residual meter calibration photo	Photo	2026-02-27 to 2026-02-27	2026-02-residual-meter-calibration.jpg Photo set RSSL-2026-02-A	Task: File February operator log and residual evidence Document February operator visits, residual checks, field-kit calibration, and flushing notes. Attach operator log plus residual meter/photo proof.	Mock photo proof of residual meter calibration record and field kit condition.
January bacteriological sample report	Lab report	2026-01-14 to 2026-01-12 to 2026-01-14	2026-01-bacteriological-sample-report.pdf Lab accession BA-2026-0114	Task: Retain January bacteriological sample evidence Keep January bacteriological lab report and matching chain-of-custody together in the binder. Attach lab report, sample point details, and chain-of-custody form.	Mock bacteriological sample report with sample location, collection time, lab receipt time, and result summary.
January sample chain-of-custody form	Lab report	2026-01-14 to 2026-01-12 to 2026-01-14	2026-01-bacteriological-chain-of-custody.pdf COC BA-2026-0114	Task: Retain January bacteriological sample evidence Keep January bacteriological lab report and matching chain-of-custody together in the binder. Attach lab report, sample point details, and chain-of-custody form.	Mock chain-of-custody showing collector initials, preserved bottle count, handoff time, and lab receipt.
December operator		2025-12-20 to 2025-12-01	2025-12-operator-agreement-	Task: Confirm water-system profile and contacts Confirm	Mock proof that the certified operator,

TITLE	TYPE	DATE / PERIOD	FILE / REFERENCE	INSTRUCTIONS / USE	NOTES
agreement and contact roster	Operator log	to 2025-12-31	contact-roster.pdf Operator roster RSSL-2025-12	PWS ID, owned assets, operator of record, lab contact, and escalation contacts before the review period. Attach owner profile confirmation plus operator/lab contact roster.	lab contact, and owner escalation list were current at year end.
December water-system profile confirmation	Diligence	2025-12-18 2025-12-01 to 2025-12-31	2025-12-water-system-profile-confirmation.pdf Owner intake profile MOCK-PWS-DEC-2025	Task: Confirm water-system profile and contacts Confirm PWS ID, owned assets, operator of record, lab contact, and escalation contacts before the review period. Attach owner profile confirmation plus operator/lab contact roster.	Mock owner confirmation of PWS ID, well ownership, treatment assets, distribution ownership, operator, and lab contacts.

9 uploaded PDF documents are processed for appendix attachment when readable.

Notices (all)

SUBJECT	TRIGGER / LANGUAGE	DATES	AUDIENCE / METHOD	PROOF / NOTES
May nitrate sampling status notice Mock sampling-status notice for diligence review; do not use as regulatory advice.	Routine nitrate sampling completed English	Sent 2026-05-09 Posted 2026-05-09	All residents and onsite manager Posting · 96 recipients	May nitrate sample and chain-of-custody report Mock notice proof cross-references nitrate lab accession and chain-of-custody record.
March CCR delivery notice Mock CCR delivery notice record; verify actual notice language and delivery rules before use.	Annual CCR delivery record English and Spanish	Sent 2026-03-22 Posted 2026-03-22	All residents Mail · 96 recipients	March CCR delivery proof packet Mock delivery proof includes mailing roster, manager certification, and kiosk posting photo.

Complaints (all)

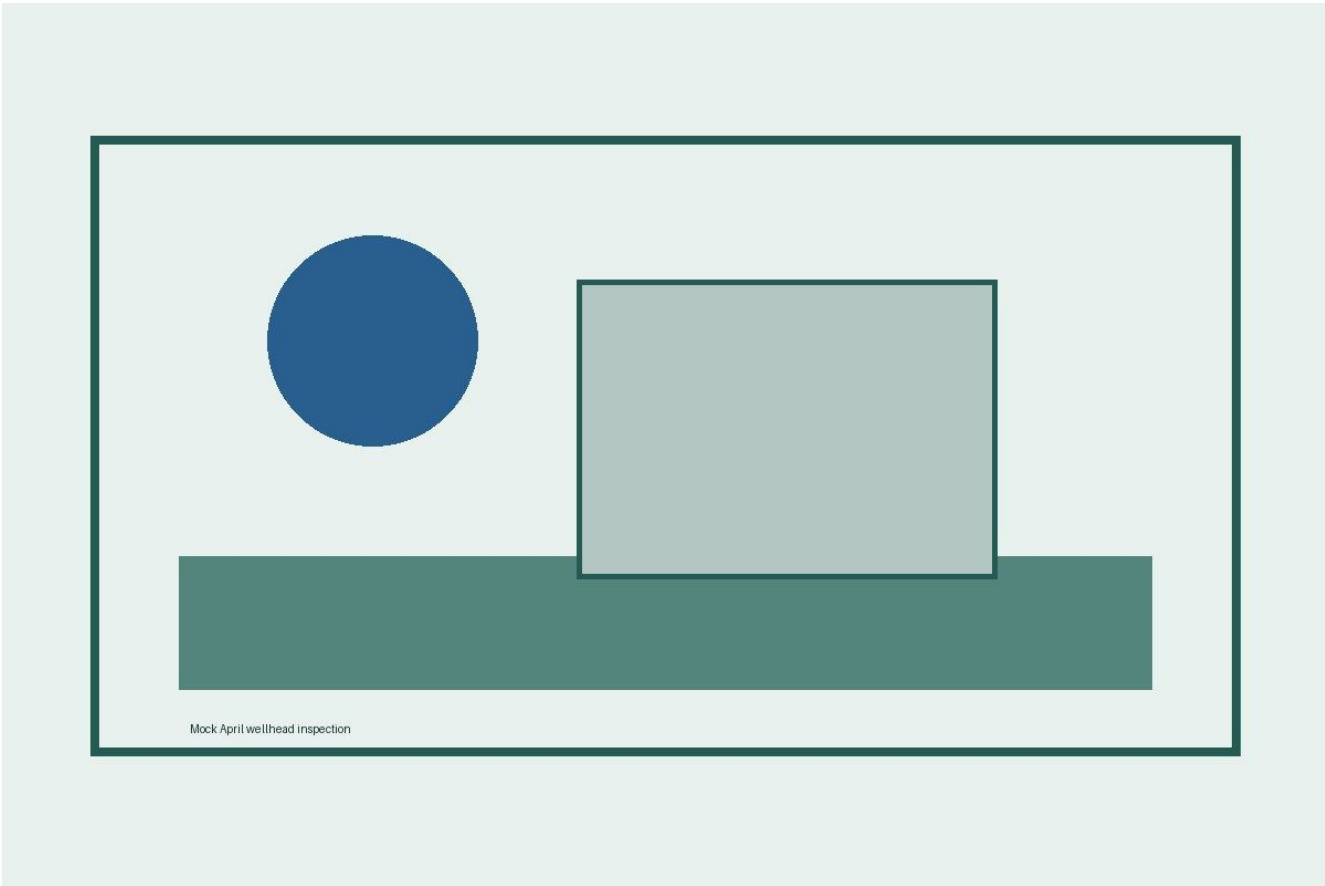
ISSUE	RESIDENT / CONTACT	RECEIVED	STATUS	RELATED PROOF
Resolved chlorine odor complaint at lot 17 Taste or odor Resident reported chlorine odor after a service-line repair; operator checked residuals and flushed the nearby line.	A. Resident resident@example.invalid	2026-05-11 09:20	Closed Response actions: 2026-05-11 14:30 — Operator flushed service line and checked residual: Mock action proof records the flush, residual check, and resident follow-up call that closed the complaint. (May complaint response and resident follow-up proof)	May complaint response and resident follow-up proof

Photo Attachments

April wellhead inspection photo

Photo · Apr 11, 2026

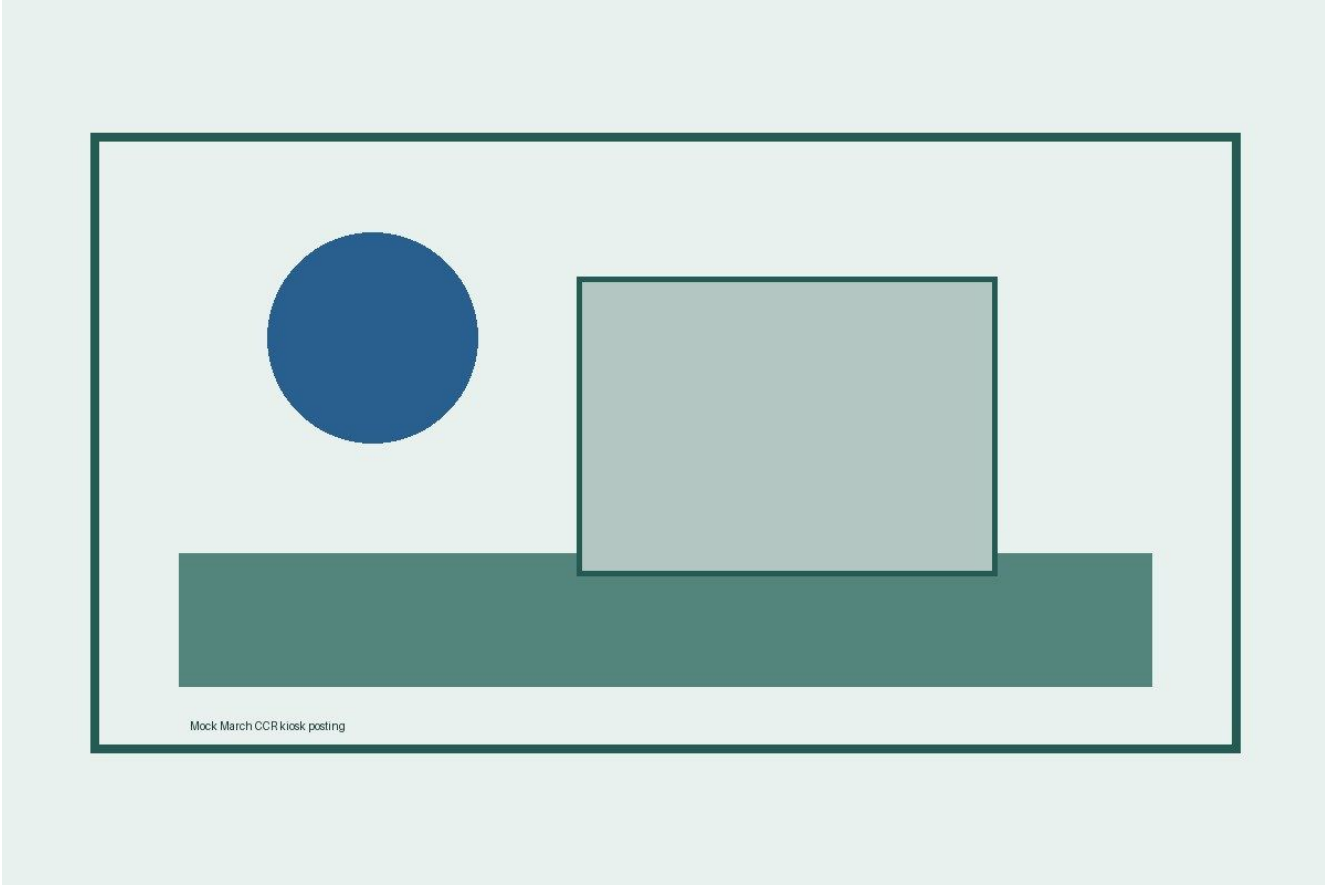
Task: Document April wellhead inspection | Record April wellhead inspection observations and attach photo/checklist proof. | Attach inspection checklist and wellhead photo.



March CCR kiosk posting photo

Photo · Mar 22, 2026

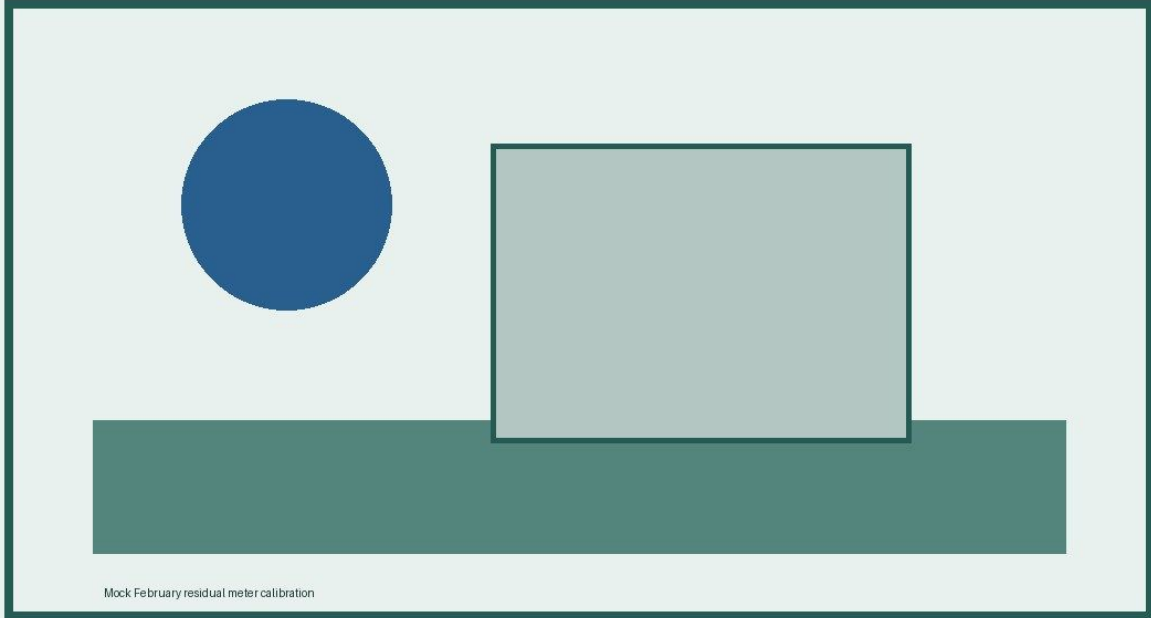
Task: Store March CCR delivery proof | Retain resident CCR delivery proof, mailing roster, posting checklist, and posting photo. | Attach CCR delivery packet and posted notice photo.



February residual meter calibration photo

Photo · Feb 27, 2026

Task: File February operator log and residual evidence | Document February operator visits, residual checks, field-kit calibration, and flushing notes. | Attach operator log plus residual meter/photo proof.



EVIDENCE ATTACHMENT

May complaint response and resident follow-up proof

Prairie Ridge Estates (Mock) - Pueblo, CO

Description

Mock proof packet showing odor complaint intake, operator flush response, residual check, and resident follow-up note.

DOCUMENT TYPE	Other
FILENAME	2026-05-complaint-response-resident-follow-up.pdf
DOCUMENT DATE	May 13, 2026
COVERAGE PERIOD	May 11, 2026 to May 13, 2026
EXTERNAL REFERENCE	Complaint case PR-2026-05-17

May nitrate sample and chain-of-custody report

Prairie Ridge Estates (Mock) - Pueblo, CO

Description

Mock nitrate sample result with chain-of-custody, sample point, collection time, courier handoff, and lab receipt.

DOCUMENT TYPE	Lab report
FILENAME	2026-05-nitrate-sample-chain-of-custody-report.pdf
DOCUMENT DATE	May 8, 2026
COVERAGE PERIOD	May 1, 2026 to May 8, 2026
EXTERNAL REFERENCE	Lab accession NO3-2026-0508

April wellhead inspection checklist

Prairie Ridge Estates (Mock) - Pueblo, CO

Description

Mock checklist documenting the same wellhead inspection, minor housekeeping item, and completion signature.

DOCUMENT TYPE	Operator log
FILENAME	2026-04-wellhead-inspection-checklist.pdf
DOCUMENT DATE	Apr 11, 2026
COVERAGE PERIOD	Apr 1, 2026 to Apr 11, 2026
EXTERNAL REFERENCE	Checklist APR-WH-2026

March CCR delivery proof packet

Prairie Ridge Estates (Mock) - Pueblo, CO

Description

Mock packet with resident mailing roster, office posting checklist, and manager certification of delivery steps.

DOCUMENT TYPE	Notice
FILENAME	2026-03-ccr-delivery-proof-packet.pdf
DOCUMENT DATE	Mar 22, 2026
COVERAGE PERIOD	Mar 18, 2026 to Mar 22, 2026
EXTERNAL REFERENCE	CCR mailing batch CCR-2026-03

February operator log and residual checks

Prairie Ridge Estates (Mock) - Pueblo, CO

Description

Mock monthly operator log with site visit dates, chlorine residual readings, flushing notes, and pump-house observations.

DOCUMENT TYPE	Operator log
FILENAME	2026-02-operator-log-residual-checks.pdf
DOCUMENT DATE	Feb 27, 2026
COVERAGE PERIOD	Feb 1, 2026 to Feb 27, 2026
EXTERNAL REFERENCE	Operator log RSSL-2026-02

January bacteriological sample report

Prairie Ridge Estates (Mock) - Pueblo, CO

Description

Mock bacteriological sample report with sample location, collection time, lab receipt time, and result summary.

DOCUMENT TYPE	Lab report
FILENAME	2026-01-bacteriological-sample-report.pdf
DOCUMENT DATE	Jan 14, 2026
COVERAGE PERIOD	Jan 12, 2026 to Jan 14, 2026
EXTERNAL REFERENCE	Lab accession BA-2026-0114

January sample chain-of-custody form

Prairie Ridge Estates (Mock) - Pueblo, CO

Description

Mock chain-of-custody showing collector initials, preserved bottle count, handoff time, and lab receipt.

DOCUMENT TYPE	Lab report
FILENAME	2026-01-bacteriological-chain-of-custody.pdf
DOCUMENT DATE	Jan 14, 2026
COVERAGE PERIOD	Jan 12, 2026 to Jan 14, 2026
EXTERNAL REFERENCE	COC BA-2026-0114

December operator agreement and contact roster

Prairie Ridge Estates (Mock) - Pueblo, CO

Description

Mock proof that the certified operator, lab contact, and owner escalation list were current at year end.

DOCUMENT TYPE	Operator log
FILENAME	2025-12-operator-agreement-contact-roster.pdf
DOCUMENT DATE	Dec 20, 2025
COVERAGE PERIOD	Dec 1, 2025 to Dec 31, 2025
EXTERNAL REFERENCE	Operator roster RSSL-2025-12

December water-system profile confirmation

Prairie Ridge Estates (Mock) - Pueblo, CO

Description

Mock owner confirmation of PWS ID, well ownership, treatment assets, distribution ownership, operator, and lab contacts.

DOCUMENT TYPE	Diligence
FILENAME	2025-12-water-system-profile-confirmation.pdf
DOCUMENT DATE	Dec 18, 2025
COVERAGE PERIOD	Dec 1, 2025 to Dec 31, 2025
EXTERNAL REFERENCE	Owner intake profile MOCK-PWS-DEC-2025

