ARABIAN ACRES METROPOLITAN DISTRICT

BUDGET 2019

Letter of Budget Transmittal
Budget Message
Budget Total & by Class
Resolutions
Teller Certification of Value
Certification of Mill Levy-DLG 70
Affidavit of Publication

Prepared by Metropolitan District Management
November 27, 2018

ARABIAN ACRES METROPOLITAN DISTRICT
FLORISSANT, COLORADO 80816
TELLER COUNTY

LETTER OF BUDGET TRANSMITTAL

December 1, 2018

To: Division of Local Government
1313 Sherman Street, Room 521
Denver, CO 80203

Attached is a copy of the **2019** budget for ARABIAN ACRES METROPOLITAN DISTRICT, in Teller County, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 27, 2018. If there are any questions on the budget, please contact:

Judith Bertrand
303-704-9438
Metropolitan District Management
23005 Whispering Woods
Golden, CO 80401
judy@metro-district.com

I, Judith Bertrand, Arabian Acres Metropolitan District Manager hereby certify that the enclosed is a true and accurate copy of the 2019 Adopted Budget.

_____
Judith Bertrand, Finance Manager

ARABIAN ACRES METROPOLITAN DISTRICT

2019 BUDGET MESSAGE

Arabian Acres Metropolitan District (AAMD) is organized under the Title 32 Colorado Special District Act and utilizes the accrual method of accounting. The District was established in 2002 to provide water services to the District. The District is responsible for providing clean water to the District, reading water meters, maintaining water lines, wells, and meters.

In 2018 the District was presented with a draft of the Capital Improvement Plan (CIP) for the District, which identified three projects/phases to revamp the District's water supply, storage, distribution and water meter system. In addition, the plan also included costs for extending main lines to areas of the District not presently served. The Engineer, Adam Sommers of AquaWorks stated his opinion that the installation of smart meters would be his recommended priority. Mr. Sommers said that water loss peaked at approximately 52% in 2007-2008 and smart meters would assist in identifying leaks. Smart meters would also allow for more accurate water billing and decreased production costs. The Board approved with Mr. Sommers and made the water meter replacement as the priority project for 2019-2019.

The Board of Directors directed the District Manager and Mr. Sommers to pursue long term financing from the State Revolving Loan Fund. In this program the District could apply for Disadvantaged Community Status. After submitting all appropriate documents and attending meetings, Arabian Acres Metro District was approved by the State as a disadvantaged community. This designation means that AAMD may have priority for grants and also loans at a discounted, or even 0% interest rate. The disadvantaged community status lasts for 18 months and additional grants & loans should be submitted during that time period.

The Board approved the capital improvement to the water meters and obtained a $400,000 loan at 1.85% for this project. The Board is planning to accept only $300,000 of this loan. $200,000 for the water meters and $100,000 for drilling wells and partial construction of a new water storage tank. The Board has received $200,000 in grant funding from DOLA. This work will begin in 2019. The CIP has, and will continue to assist the Board, in identify capital improvement priorities and determine the best methods of funding for those improvements.

The Board mailed notices of a public outreach meeting to all residents to discuss the draft capital improvement plan; and held the meeting on July 28, 2018. The Engineer, DOLA Regional Manager, District Manager, Board and attorney were present to discuss the capital improvements. The Engineer presented 3 different phases/projects. Phase 1 is to install smart meters. Phase 2 includes upgrading the water infrastructure to those currently connected to the water system; as the water lines are substandard, leak and have dead ends where aging water could reside. It also includes drilling additional wells and installing a larger water storage tank. Phase 3 was to extend water service to those not currently connected. However, a large majority of residents who were not connected to the water system expressed their desire to not have the line extended to the Trout Haven area.

With updated information on financing opportunities and input from the public outreach meeting, staff has revised the proposed capital improvement plan for the Board to consider as part of the 2019 budget.

The District has paid off all short term debt, judgments for the previous manager and attorney that required an additional 10 mill levy against the taxpayers, and built reserves of $230,000.

2019 BUDGET STRATEGY

The District's strategy in preparing the 2019 budget is to provide clean water to the property owners and residents at an affordable cost; while making badly needed capital infrastructure improvements. With the assistance of governmental agencies, the District is receiving grant funding and low interest loans. The goal is to maintain customer water fees or rates at the existing level, while making capital improvements.

The Board will complete the smart meter installation in the summer of 2019 and hopes to begin water infrastructure (distribution lines, wells and storage tank) in 2019 and anticipate this project could take several years. The capital projection and associated costs, prepared by AquaWorks, is included in this budget.

REVENUE

Property Taxes

The District Board of Directors levies property taxes based on Teller County Assessors valuation. The levy is set by December 15 with certification to the County to put the tax lien on individual properties as of January 1 of the following year. Teller County collects the taxes during the following year. Taxes are payable by April or if in equal installments in February and June. Teller County remits the taxes collected monthly to the District.

The taxes levied are based on the assessed value multiplied by the adopted mill levy. The current assessed value for Arabian Acres Metropolitan District was determined by Teller County to be $3,857,810, a decrease from $3,859,110. This is only a $32 property tax decrease from 2018. The District adopted a mill levy of 24.000 mills which provides property tax revenue of $92,587.44 for repayment of the general obligation note incurred in 2007.

The 10 mill judgement levied against the taxpayers by SDMS (former management firm) and Collins, Cockrel and Cole (former attorney) of $116,802 has been paid in full and there will be no additional charges to the taxpayers.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the Teller County Treasurer based on vehicle licensing within the County as a whole. These taxes are allocated to all taxing entities within Teller County. This revenue is variable and is only an estimate.

Water Fees

The District is responsible for providing water services to the Arabian Acres Metropolitan District property owners and residents and maintaining water lines and meters within the District.

The District has no plan to increase water usage rates, service fees or capital improvement fees in 2019. The adopted charge for water service is $60.00 per home per month with an additional tiered usage rate. Meters are currently read every other month, but with the installation of smart meters this will move to monthly. The District will also maintain its capital improvement fee at $75.00 per month in 2019. This capital improvement fee is necessary in order to fund capital improvements to the existing water infrastructure. With approximately 150 residents within Arabian Acres Metropolitan District, the projected water revenue is $315,632. Per Colorado Revised Statute, Title 32, the Board has authorization to change

water usage fees and charges at any time after Notice to the Public.

EXPENDITURES

Water Fund

The Water Fund is considered an Enterprise fund which is financed and operated similar to a private business enterprise. The expenses associated with the Water Fund are those costs which are related to providing services to the residents and property owners. Arabian Acres incorporates the General Fund into the Water Fund, as water is the only service provided by AAMD. Total operating expenses are projected to be $229,000 and includes $10,000 in contingency and additional expense for capital project installation and oversight by the Water Operator, funding, financials & submittals to the State agency by the Finance Director and an estimate of $15,000 for legal fees and review.

The District anticipates spending approximately $400,000 on the smart meters and $100,000 on design and engineering work in 2019.

Debt Service Fund

The Debt service fund pays principal and interest on the 2007 bond outstanding balance, as well as County Treasurer's fees. The annual 2007 bond payment increases slightly over time and the debt payment will be $122,000 in 2019. The bond reserve is fully funded at 125% of the annual bond payment.

Although the Colorado Water Conservation loan of $303,000 for the smart meters, partial wells and storage tank does not have a payment due until 2020, this budget includes ½ of the annual loan repayment in 2019. The District anticipates transferring $48,388 into the Debt Service Fund to make up for the shortage in property tax revenue that funds the bond payment.

TRANSFERS

The District anticipates transferring $48,388 from the Water Fund to the Debt fund.

RESERVES

The District bond reserve fund of 125% of the annual principal and interest payment is maintained in ColoTrust bond reserve fund. As is reflected in the 2019 budget, the District anticipates having an additional $499,000 in net income with which to further fund the capital reserves.

Of note is that the $300,000 grant provided by DOLA will reimburse AAMD for the engineering costs incurred in 2018, and design and engineering for Phase 2 infrastructure improvements in 2019-2020.

Tabor Reserve of 3% is estimated at $6,800.

RESOLUTION TO ADOPT BUDGET
(Pursuant to 29-1-108, C.R.S.)

A RESOLUTION/AN ORDINANCE SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE ARABIAN ACRES METROPOLITAN DISTRICT, TELLER COUNTY, FLORISSANT, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2019, AND ENDING ON THE LAST DAY OF DECEMBER 2019.

WHEREAS, the Board of Directors of Arabian Acres Metropolitan District has appointed Judith Bertrand, Metropolitan District Management, LLC to provide said budget to the governing body at the proper time; and;

WHEREAS, Judith Bertrand, Metropolitan District Management, LLC has submitted a proposed budget to this governing body on October 17, 2018, for its consideration, and;

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 27, 2018, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget, and;

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves/fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ARABIAN ACRES METROPOLITAN DISTRICT, Teller County, Florissant, Colorado:

Section 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Arabian Acres Metropolitan District for the year stated above.

Section 2. That the budget hereby approved and adopted shall be signed by the Board of Directors of Arabian Acres Metropolitan District and made a part of the public records of the Arabian Acres Metropolitan District, Florissant, Colorado.

ADOPTED, this 27th day of November 2018.

Attest:

Jennifer Waller President	Craig Waller Treasurer

RESOLUTION/ORDINANCE TO SET MILL LEVIES
(Pursuant to 39-5-128, C.R.S. and 39-1-111, C.R.S.)

A RESOLUTION LEVYING PROPERTY TAXES FOR THE YEAR 2019, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE ARABIAN ACRES METROPOLITAN DISTRICT, TELLER COUNTY, FLORISSANT, COLORADO, FOR THE 2019 BUDGET YEAR.

WHEREAS, the Board of Directors of the Arabian Acres Metropolitan District, has adopted the annual budget in accordance with the Local Government Budget Law, on November 27, 2018 and;

WHEREAS, the amount of money necessary to balance the budget for **general operating** purposes from property tax revenue is $0, and;

WHEREAS, the amount of money necessary to balance the budget for **capital expenditure** purposes from property tax revenue approved by voters or at public hearing is $0, and;

WHEREAS, the amount of money necessary to balance the budget for voter-approved **bonds and interest** is $92,587, and;

WHEREAS, the 2019, valuation for assessment for the Arabian Acres Metropolitan District as certified by the County Assessor is $3,857,810.

NOW, THEREFORE, BE IT RESOLVED/ORDAINED BY THE BOARD OF DIRECTORS OF THE ARABIAN ACRES METROPOLITAN DISTRICT, TELLER COUNTY, FLORISSANT, COLORADO:

Section 1. That for the purpose of meeting all **general operating** expenses of the Arabian Acres Metropolitan District during the 2019 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2019.

Section 2. That for the purpose of meeting all payments for **bonds and interest** of the Arabian Acres Metropolitan District during the 2019 budget year, there is hereby levied a tax of 24.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2019.

Section 3. That any officer or District Manager is hereby authorized and directed to immediately certify to the County Commissioners of Teller County, Colorado, the mill levies for the Arabian Acres Metropolitan District as hereinabove determined and set, or be authorized and directed to certify to the County Commissioners of Teller County, Colorado, the mill levies for the Arabian Acres Metropolitan District hereinabove determined and set, but as recalculated as needed upon receipt of the final (December) certification of valuation from the county(s) assessor(s) in order to comply with any applicable revenue and other budgetary limits.

ADOPTED, this 27th day of November 2018.

By: _____
Jennifer Waller, President

Attest: _____
Judy Bertrand, Finance Manager

RESOLUTION TO APPROPRIATE SUMS OF MONEY
(Pursuant to Section 29-1-108, C.R.S.)

A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE ARABIAN ACRES METROPOLITAN DISTRICT, TELLER COUNTY, FLORISSANT COLORADO, FOR THE 2019 BUDGET YEAR.

WHEREAS, the Arabian Acres Metropolitan District Board of Directors has adopted the annual budget in accordance with the Local Government Budget Law, on November 27, 2018, and;

WHEREAS, the Arabian Acres Metropolitan District Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget, and;

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues and reserves or fund balances provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the Arabian Acres Metropolitan District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ARABIAN ACRES METROPOLITAN DISTRICT, TELLER COUNTY, FLORISSANT, COLORADO:

Section 1. That the following sums are hereby appropriated from the revenue of each fund, to each fund, for purposes stated:

WATER FUND:

Current Operating Expenses	$ 246,653
Capital Projects	$ 500,000
TOTAL GENERAL FUND	**$ 746,653**

DEBT SERVICE FUND:

Debt Fund Expenditures	$ 152,975
TOTAL DEBT SERVICE FUND	**$ 152,975**

ADOPTED THIS 27th day of November 2018.

By: _____
Jennifer Waller, President

Attest: _____
Judy Bertrand, Finance Manager

9:31 AM
09/21/18
Accrual Basis

ARABIAN ACRES METROPOLITAN DISTRICT
DRAFT 2019 BUDGET

	DEBT					WATER				
		Actual	Estimate				Actual	Estimate		
	2017	Jan - Sep 18	2018 Actual	2018 Budget	2019 Budget	2017	Jan - Sep 18	2018 Actual	2018 Budget	2019 Budget
Ordinary Income/Expense										
Income										
Interest Income	$2,344	$1,840	$2,553	$2,520	$3,000	$6,560	$4,713	$6,284	$1,800	$7,000
Smart Meter Grant Income-DOLA										$200,000
Engineering Grant Income										$310,000
Phase 2- Grant for wells										$100,000
Miscellaneous Income		$242	$242			$32,401	$25	$25		
Property Tax Revenue										
Specific Ownership Tax	$11,888	$6,768	$9,024	$9,800	$9,000					
Property Tax Revenue - Other	$134,423	$103,502	$103,502	$92,619	$92,587					
Total Property Tax Revenue	$146,311	$110,270	$112,526	$102,419	$101,587					
Restitution	$66	$50	$75			$6				
Transfers In	$43,200	$0	$18,333	$29,153	$48,388					
Water Revenue										
Late Fee Revenue						$4,050	$3,075	$3,758	$3,000	$3,750
Service Fee						$106,744	$80,627	$107,503	$108,720	$107,503
Capital Improvement Fee						$135,612	$100,784	$134,379	$135,900	$134,379
Title Pass through Income						$4,975	$1,975	$2,633	$0	$0
Water Tap Fee						$8,000				$8,000
Water Usage						$56,337	$35,317	$56,000	$70,000	$62,000
Total Water Revenue		$0	$0	$0	$0	$315,717	$221,778	$304,273	$317,620	$315,631
Total Income	$191,920	$112,402	$133,729	$134,092	$152,975	$354,684	$226,516	$310,582	$319,420	$932,631
Gross Profit	$191,920	$112,402	$133,729	$134,092	$152,975	$354,684	$226,516	$310,582	$319,420	$932,631
Expense										
Contingency									$5,185	$10,000
General and Administrative										
Bad Debt						$1,171				
Bank Service Charges						$2,286	$442	$589	$2,400	$3,500
Computer and Internet Expenses										
Website						$196	$212	$527		$500
Computer and Internet Expenses - Other						$1,063	$817	$1,089	$1,200	$1,265
District Management										
Out of Scope Operations						$1,966	$11,137	$14,849	$5,000	$0
District Management - Other						$46,241	$29,334	$37,482	$45,000	$60,000
Dues, Fees & Subscriptions						$1,379	$1,422	$1,750	$1,250	$1,750
Election Expense						$0	$1,953	$1,953	$4,500	$0
Insurance Expense						$6,059	$6,236	$6,236	$7,500	$7,000

9:31 AM
09/21/18
Accrual Basis

ARABIAN ACRES METROPOLITAN DISTRICT
DRAFT 2019 BUDGET

	DEBT					WATER				
		Actual	Estimate				Actual	Estimate		
	2017	Jan - Sep 18	2018 Actual	2018 Budget	2019 Budget	2017	Jan - Sep 18	2018 Actual	2018 Budget	2019 Budget
Office Supplies						$2,273	$753	$850	$1,980	$500
Postage						$111	$372	$400	$1,320	$500
Professional Fees										
Audit						$5,000	$5,000	$5,000	$5,500	$7,500
Director's Fees						$4,626	$4,575	$6,000	$7,200	$7,000
Legal						$2,000	$350	$10,850	$10,000	$25,000
Title Passthrough Expense						$6,025	$1,500	$2,000		
Water Billing						$619	$4,494	$5,992	$0	$6,000
General and Administrative - Other							$189	$189		
Operating Expense										
Chemicals and Supplies						$689	$1,021	$1,200	$2,326	$2,000
Engineering						$12,590	$0	$0	$24,000	$0
Locate Notification Fees						$199	$0	$0	$250	$100
ORC Fees										
Meter Reading						$2,150		$0		
ORC Out of Scope						$485	$315	$650	$2,000	$8,000
ORC Fees - Other						$31,740	$23,876	$31,835	$35,000	$36,000
Repairs and Maintenance						$16,953	$6,471	$7,250	$20,000	$7,000
Utilities						$5,581	$7,252	$9,669	$4,500	$6,000
Water Distribution-Purchases						$900	$3,575	$4,000	$15,000	$5,000
Water Shares						$637	$0	$637	$750	$650
Water Testing						$859	$1,369	$1,500	$3,000	$3,000
Transfers Out		$0				$43,200	$0	$18,333	$29,153	$48,388
Treasurer's Fees	$2,779	$2,637	$2,637	$3,000	$2,700					
Total Expense	$2,779	$2,637	$2,637	$3,000	$2,700	$196,998	$112,663	$170,831	$234,014	$246,653
Net Ordinary Income	$189,141	$109,765	$131,092	$131,092	$150,275	$157,686	$113,853	$139,751	$85,406	$685,978
Other Income/Expense										
Other Income								$0		
Smart Meter Loan proceeds CWCB								$0		$300,000
Total Other Income								$0		$300,000
Other Expense								$0		
Capital Outlay: Meters, D&E						$8,030	$48,446	$50,000	$0	$500,000
Smart Meter Loan Interest: $303,000 (1/2 yr)					$2,803			$0		
Smart Meter Loan Principal: $303,000 (1/2 yr)					$13,931			$0		
Phase 2 CIP Loan Interest								$0		
Phase 2 CIP Loan Principal								$0		
2007 Bond Interest	$62,063	$29,876	$59,753	$59,753	$57,202			$0		

9:31 AM
09/21/18
Accrual Basis

ARABIAN ACRES METROPOLITAN DISTRICT
DRAFT 2019 BUDGET

	DEBT					WATER				
		Actual	Estimate				Actual	Estimate		
	2017	Jan - Sep 18	2018 Actual	2018 Budget	2019 Budget	2017	Jan - Sep 18	2018 Actual	2018 Budget	2019 Budget
2007 Bond Principal Payment	$55,000	$0	$60,000	$60,000	$65,000			$0		
National Rural Water Interest	$6,469	$1,795	$2,131	$2,131	$1,859			$0		
National Rural Principal	$4,619	$0	$8,958	$8,958	$9,230			$0		
TABOR Reserve		$0	$0		$0			$0	$5,000	$6,800
Trustee Fee	$250	$250	$250	$250	$250			$0		
Total Other Expense	$128,401	$31,921	$131,092	$131,092	$150,275	$8,030	$48,446	$50,000	$5,000	$506,800
Net Other Income	-$128,401	-$31,921	-$131,092	-$131,092	-$150,275	-$8,030	-$48,446	-$50,000	-$5,000	-$206,800
Net Income	$60,740	$77,844	$0	$0	$0	$149,656	$65,407	$89,751	$80,406	$479,178

BEGINNING BALANCE

ENDING BALANCE

9:31 AM
09/21/18
Accrual Basis

ARABIAN ACRES METROPOLITAN DISTRICT
DRAFT 2019 BUDGET

	TOTALS				
		Actual	Estimate		
	2017	Jan - Sep 18	2018 Actual	2018 Budget	2019 Budget
Ordinary Income/Expense					
Income					
Interest Income	$8,904	$6,553	$8,837	$4,320	$10,000
Smart Meter Grant Income-DOLA	$0		$0	$0	$200,000
Engineering Grant Income	$0		$0	$0	$310,000
Phase 2- Grant for wells	$0		$0	$0	$100,000
Miscellaneous Income	$32,401	$267	$267	$0	$0
Property Tax Revenue			$0	$0	$0
Specific Ownership Tax	$11,888	$6,768	$9,024	$9,800	$9,000
Property Tax Revenue - Other	$134,423	$103,502	$103,502	$92,619	$92,587
Total Property Tax Revenue	$146,311	$110,270	$112,526	$102,419	$101,587
Restitution	$72	$50	$75	$0	
Transfers In	$43,200	$0	$18,333	$29,153	$48,388
Water Revenue					
Late Fee Revenue	$4,050	$3,075	$3,758	$3,000	$3,750
Service Fee	$106,744	$80,627	$107,503	$108,720	$107,503
Capital Improvement Fee	$135,612	$100,784	$134,379	$135,900	$134,379
Title Pass through Income	$4,975	$1,975	$2,633	$0	$0
Water Tap Fee	$8,000	$0	$0	$0	$8,000
Water Usage	$56,337	$35,317	$56,000	$70,000	$62,000
Total Water Revenue	$315,717	$221,778	$304,273	$317,620	$315,631
Total Income	$546,604	$338,918	$444,311	$453,512	$1,085,606
Gross Profit	**$546,604**	**$338,918**	**$444,311**	**$453,512**	**$1,085,606**
Expense					
Contingency	$0	$0	$0	$5,185	$10,000
General and Administrative					
Bad Debt	$1,171	$0	$0	$0	
Bank Service Charges	$2,286	$442	$589	$2,400	$3,500
Computer and Internet Expenses					
Website	$196	$212	$527	$0	$500
Computer and Internet Expenses - Other	$1,063	$817	$1,089	$1,200	$1,265
District Management					
Out of Scope Operations	$1,966	$11,137	$14,849	$5,000	$0
District Management - Other	$46,241	$29,334	$37,482	$45,000	$60,000
Dues, Fees & Subscriptions	$1,379	$1,422	$1,750	$1,250	$1,750
Election Expense	$0	$1,953	$1,953	$4,500	$0
Insurance Expense	$6,059	$6,236	$6,236	$7,500	$7,000

9:31 AM
09/21/18
Accrual Basis

ARABIAN ACRES METROPOLITAN DISTRICT
DRAFT 2019 BUDGET

	TOTALS				
		Actual	Estimate		
	2017	Jan - Sep 18	2018 Actual	2018 Budget	2019 Budget
Office Supplies	$2,273	$753	$850	$1,980	$500
Postage	$111	$372	$400	$1,320	$500
Professional Fees					
Audit	$5,000	$5,000	$5,000	$5,500	$7,500
Director's Fees	$4,626	$4,575	$6,000	$7,200	$7,000
Legal	$2,000	$350	$10,850	$10,000	$25,000
Title Passthrough Expense	$6,025	$1,500	$2,000	$0	$0
Water Billing	$619	$4,494	$5,992	$0	$6,000
General and Administrative - Other	$0	$189	$189	$0	$0
Operating Expense					
Chemicals and Supplies	$689	$1,021	$1,200	$2,326	$2,000
Engineering	$12,590	$0	$0	$24,000	$0
Locate Notification Fees	$199	$0	$0	$250	$100
ORC Fees					
Meter Reading	$2,150	$0	$0	$0	$0
ORC Out of Scope	$485	$315	$650	$2,000	$8,000
ORC Fees - Other	$31,740	$23,876	$31,835	$35,000	$36,000
Repairs and Maintenance	$16,953	$6,471	$7,250	$20,000	$7,000
Utilities	$5,581	$7,252	$9,669	$4,500	$6,000
Water Distribution-Purchases	$900	$3,575	$4,000	$15,000	$5,000
Water Shares	$637	$0	$637	$750	$650
Water Testing	$859	$1,369	$1,500	$3,000	$3,000
Transfers Out	$43,200	$0	$18,333	$29,153	$48,388
Treasurer's Fees	$2,779	$2,637	$2,637	$3,000	$2,700
Total Expense	$199,777	$115,300	$173,468	$237,014	$249,353
Net Ordinary Income	$346,827	$223,618	$270,844	$216,498	$836,253
Other Income/Expense					
Other Income					
Smart Meter Loan proceeds CWCB	$0	$0	$0	$0	$300,000
Total Other Income	$0	$0	$0	$0	$300,000
Other Expense					
Capital Outlay: Meters, D&E	$8,030	$48,446	$50,000	$0	$500,000
Smart Meter Loan Interest: $303,000 (1/2 yr)	$0	$0	$0	$0	$2,803
Smart Meter Loan Principal: $303,000 (1/2 yr)	$0	$0	$0	$0	$13,931
Phase 2 CIP Loan Interest	$0	$0	$0	$0	$0
Phase 2 CIP Loan Principal	$0	$0	$0	$0	$0
2007 Bond Interest	$62,063	$29,876	$59,753	$59,753	$57,202

9:31 AM
09/21/18
Accrual Basis

ARABIAN ACRES METROPOLITAN DISTRICT
DRAFT 2019 BUDGET

	TOTALS				
		Actual	Estimate		
	2017	Jan - Sep 18	2018 Actual	2018 Budget	2019 Budget
2007 Bond Principal Payment	$55,000	$0	$60,000	$60,000	$65,000
National Rural Water Interest	$6,469	$1,795	$2,131	$2,131	$1,859
National Rural Principal	$4,619	$0	$8,958	$8,958	$9,230
TABOR Reserve	$0	$0	$0	$5,000	$6,800
Trustee Fee	$250	$250	$250	$250	$250
Total Other Expense	$136,431	$80,367	$181,092	$136,092	$657,075
Net Other Income	-$136,431	-$80,367	-$181,092	-$136,092	-$357,075
Net Income	$210,396	$143,250	$89,752	$80,406	$479,178
BEGINNING BALANCE			$215,932		$305,684
ENDING BALANCE	$215,932		$305,684		$784,862

AquaWorks DBO

System: Arabian Acres Metro District
Task: Revised CIP Budget for PNA
Date: 8/18/2018

Project Budget	
SRF Low Interest Loan	$3,000,000
EIAF Grant	$1,000,000
Design & Engineering Grant	$300,000
Planning & Design Grant	$10,000
Total:	$4,310,000

Water Storage Tank Improvements				**Cost:**	**$ 357,750**
Water Storage Tank Addition. 100,000 gallons. Includes Site Work & Foundation.	1	Each	$ 250,000	$	250,000
Additional Tank Level Control	1	Each	$ 15,000	$	15,000
Contractor Overhead & Profit	*10%*			$	*26,500*
Design Engineering & Permitting	*10%*			$	*26,500*
Bidding, SRF Administration, & Construction Engineering Consulting	*5%*			$	*13,250*
Contingency	*10%*			$	*26,500*
Drinking Water Well Improvements				**Cost:**	**$ 699,975**
Hydrofracturing Existing Wells	4	Each	$ 5,000	$	20,000
Drilling New Wells w/Connections to System	3	Each	$ 75,000	$	225,000
Connect New Wells with 1" HDPE to System (Assume 500' per well)	3	Each	$ 45,000	$	135,000
Redrill Well #3	1	Each	$ 75,000	$	75,000
Well/Treatment Building Improvements (Control Buildings A & B)	2	Each	$ 25,000	$	50,000
Install Additional Pipe Loop at Building B	90	Feet	$ 150	$	13,500
Contractor Overhead & Profit	*10%*			$	*51,850*
Design Engineering & Permitting	*10%*			$	*51,850*
Bidding, SRF Administration, & Construction Engineering Consulting	*5%*			$	*25,925*
Contingency	*10%*			$	*51,850*
Existing Distribution System Improvements (Replacement for System Except C900 for Trout Haven)				**Cost:**	**$ 5,493,646**
Replace Existing Water Lines with 4" HDPE (maintain bury depth)[1]	38,083	Feet	$ 100	$	3,808,300
◦ Allowance for Gate Valves, Hydrants, and Air Relief Valves / Pressure Relief (10% of Line Work	10%			$	380,830
Restore Gerka Ln to Lower Gerka Ln Loop	720	Feet	$ 100	$	72,000
◦ Allowance for Gate Valves, Hydrants, and Air Relief Valves (10% of Line Work)	10%			$	7,200
Contractor Overhead & Profit	*10%*			$	*426,833*
Design Engineering & Permitting				$	*221,650*
Bidding, SRF Administration, & Construction Engineering Consulting				$	*150,000*
Contingency	*10%*			$	*426,833*
Cost Per Foot of Water Line (Includes cost per foot + 10% for valves + O&P + Construction Engineering +Contingency)				$	136
			Grand Total:	$	6,551,371

AquaWorks Recommends the Following Improvements for a $4,310,000 Project Budget

Water Storage Tank Improvements	$	357,750
Drinking Water Well Improvements	$	699,975
Engineering of Distribution Treatment Improvements	$	221,650
Subtotal:	$	1,279,375
Budget for Distribution System Improvements (Total Project Budget - Subtotal)	$	3,030,625

Work on Distribution System will be bid as "Unit Price" per foot of water line. Work completed dependent upon Unit Price from contractor.

At $136 per foot (including water line, valves, O&P, Construction Engineering, Contingency) feet completed:	22,284
At $100 per foot (including water line, valves, O&P, Construction Engineering, Contingency) feet completed:	30,306
At $90 per foot (including water line, valves, O&P, Construction Engineering, Contingency) feet completed:	33,674
Unit Cost Needed to Replace all 38,803' of Distribution System:	$78.10

77 County Tax Entity Code

DOLA LGID/SID 65097

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners[1] of Teller County, Colorado.

On behalf of the Arabian Acres Metropolitan District, (taxing entity)[A]

the Board of Directors (governing body)[B]

of the Arabian Acres Metropolitan District (local government)[C]

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: $ 3,857,810 (GROSS[D] assessed valuation, Line 2 of the Certification of Valuation Form DLG 57[E])

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area[F] the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: $ 3,587,810 (NET[G] assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/1/2018 (mm/dd/yyyy) for budget/fiscal year 2019 (yyyy).
(no later than Dec. 15)

PURPOSE (see end notes for definitions and examples)	LEVY[2]		REVENUE[2]
1. General Operating Expenses[H]	0	mills	$ 0
2. <**Minus**> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction[I]	< >	mills	$ < >
SUBTOTAL FOR GENERAL OPERATING:		**mills**	$
3. General Obligation Bonds and Interest[J]	24.000	mills	$ 92,587.44
4. Contractual Obligations[K]		mills	$
5. Capital Expenditures[L]		mills	$
6. Refunds/Abatements[M]		mills	$
7. Other[N] (specify):		mills	$
		mills	$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	24.000	**mills**	$ 92,587.44

Contact person: (print) Judy Betrand

Daytime phone: (303) 704-9438

Signed:

Title: Finance Manager

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

[1] If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
[2] Levies must be rounded to three decimal places and revenue must be calculated from the total *NET assessed valuation* (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS[J]:

1. Purpose of Issue: $1,425,000 Water Revenue Refunding Bonds
   Series: 2007
   Date of Issue: April 7, 2007
   Coupon Rate: 4.5% - 5.0% Variable
   Maturity Date: December 1, 2030
   Levy: 24.000
   Revenue: $92,587.44

2. Purpose of Issue: _____
   Series: _____
   Date of Issue: _____
   Coupon Rate: _____
   Maturity Date: _____
   Levy: _____
   Revenue: _____

CONTRACTS[K]:

3. Purpose of Contract: _____
   Title: _____
   Date: _____
   Principal Amount: _____
   Maturity Date: _____
   Levy: _____
   Revenue: _____

4. Purpose of Contract: _____
   Title: _____
   Date: _____
   Principal Amount: _____
   Maturity Date: _____
   Levy: _____
   Revenue: _____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

CERTIFICATION OF VALUATION BY TELLER COUNTY COUNTY ASSESSOR

Name of Jurisdiction: **77 - ARABIAN ACRES WATER DIST**

IN TELLER COUNTY COUNTY ON 8/23/2018 New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2018 IN TELLER COUNTY COUNTY. COLORADO

1.	PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	$3,859,110
2.	CURRENT YEAR'S GROSS TOTALTAXABLE ASSESSED VALUATION: *	$3,857,810
3.	LESS TIF DISTRICT INCREMENT, IF ANY:	$0
4.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	$3,857,810
5.	NEW CONSTRUCTION: **	$0
6.	INCREASED PRODUCTION OF PRODUCING MINES: #	$0
7.	ANNEXATIONS/INCLUSIONS:	$0
8.	PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	$0
9.	NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND (29-1-301(1)(b) C.R.S.):	$0
10.	TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	$0.00
11	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	$0.00

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2018 IN TELLER COUNTY COUNTY, COLORADO ON AUGUST 25, 2018

1.	CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	$47,350,019
	ADDITIONS TO TAXABLE REAL PROPERTY:	
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	$0
3.	ANNEXATIONS/INCLUSIONS:	$0
4.	INCREASED MINING PRODUCTION: %	$0
5.	PREVIOUSLY EXEMPT PROPERTY:	$0
6.	OIL OR GAS PRODUCTION FROM A NEW WELL:	$0
7.	TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)	$0
	DELETIONS FROM TAXABLE REAL PROPERTY:	
8.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	$0
9.	DISCONNECTIONS/EXCLUSION:	$0
10.	PREVIOUSLY TAXABLE PROPERTY:	$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:---------->	$0

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2018

Data Date: 8/23/2018

The Gazette
gazette.com

-Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully if changes are needed, please contact us prior to deadline at Keys and National, (719) 636-0341 ext. or email at tara.sisbach@gazette.com.

Date: 11/01/18

Account #: 24123
Company Name: Arabian Acres Metropolitan District

Contact: Judy Bertrand

Address: 23005 Whispering Woods
Golden 80401

Telephone: (303) 704-9438
Fax:

Ad ID: 44297

Start: 11/02/18
Stop: 11/08/18

Total Cost: $85.72
# of Lines: 28
Columns Wide: 2
Total Depth: 2.458
# of Inserts: 8
Ad Class: 910
Phone # (719) 636-0341
Email: tara.sisbach@gazette.com

Run Dates:

Colorado Springs Gazette	11/02/18
Gazette.com	11/02/18
Gazette.com	11/03/18
Gazette.com	11/04/18
Gazette.com	11/05/18
Gazette.com	11/06/18
Gazette.com	11/07/18
Gazette.com	11/08/18