



REGULAR BOARD MEETING AGENDA AND NOTICE

WEDNESDAY, April 17, 2024 – 5:30 PM

Please join my meeting from your computer, tablet, or smartphone.

<https://video.cloudoffice.avaya.com/join/590205827>

You can also dial in using your phone.

United States: +1 (213) 463-4500

Access Code: 590-205-827

Board of Director	Title	Term
Elizabeth Douglass	President	May 2027
Lanny Hoel	Secretary	May 2027
Martin Lempecki	Treasurer	May 2025
Edith Coffman	Assistant Secretary	May 2027
Jennifer Shepard	Assistant Secretary	May 2025

NOTICE IS HEREBY GIVEN that a Meeting of the Board of Directors of ARABIAN ACRES METROPOLITAN DISTRICT, Teller County, Colorado has been scheduled pursuant to emergency rules and regulations for Wednesday, April 17, 2024, at 5:30 p.m. via tele/videoconference for the purpose of addressing those matters in the agenda set forth below.

Management Team

Lynn Willow, ORC

WSDM – District Managers

1) ADMINISTRATIVE MATTERS

- a) Call to Order & Declaration of Quorum
- b) Confirm any Potential Conflicts of Interest
- c) Discussion and Approval of the Agenda
- d) Consider Approval of Meeting Minutes from March 20, 2024, (enclosed)

2) FINANCIAL MATTERS

- a) Review of Billing and Collection Status
- b) Review and accept March 31, 2024, Unaudited Financial Status (enclosed)
- c) Review and Approve the Payment of Claims (enclosed)

3) MANAGEMENT MATTERS

4) LEGAL MATTERS

- a) Review and consider the adoption of the Resolution of Arabian Acres Board of Directors Regarding the Imposition of Various Fees, Rates, Penalties, and Charges (enclosed)

5) OPERATIONS

- a) ORC Report
- b) Water Loss Data Report

6) PUBLIC COMMENT - Comments will be limited to 3 minutes. Please remain respectful of the Board of Directors as well as of your fellow residents.

7) ADJOURNMENT

- a) THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR MAY 15, 2024, AT 5:30 PM





**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
ARABIAN ACRES METROPOLITAN DISTRICT**

March 20, 2024, at 5:30 P.M.

Via Telephone and Video Conference Call

In attendance were Directors:

Edith Coffman
Elizabeth Douglass
Lanny Hoel (Absent)
Martin Lempecki
Jennifer Shepard

Also in attendance were:

Rebecca Harris, WSDM District Managers
Amber Hardekopf, WSDM District Managers
Lynn Willow, ORC
Diane Bordage, Resident
Elric Winterer, Resident
Andrea Gunther, Resident

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Douglass called the meeting to order at 5:30 p.m. and confirmed a quorum was present.
- b. Confirm any Potential Conflicts of Interest: The Directors each confirmed no potential conflicts of interest.
- c. Discussion and Approval of the Agenda: Director Coffman moved to approve the Agenda as presented; seconded by Director Lempecki. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from February 21, 2024: Director Shepard joined the meeting. Director Coffman inquired about written confirmation for the excluded properties. Mrs. Harris answered, confirming that the recorded order of exclusions confirm the legal description of the properties are what is excluded. Director Lempecki moved to approve the meeting minutes, seconded by President Douglass. Motion passed unanimously.

2. FINANCIAL MATTERS

- a. Review of and consider approval of Leak Adjustment for 453 Donzi Trail: Mrs. Harris presented a request from Mrs. Bordage requesting an adjustment for a leak that occurred at 453 Donzi Trail and provided the Board with potential rates or write-offs. After discussion and input from Mrs. Bordage the Board agreed not to adjust her rate for the leak. After discussion the Board directed WSDM's office to add language to the "Winterizing Your Home" flyer to include pointers on installing smart sensors in their home for while they plan to be gone.
- b. Review of Billing and Collection Status: Mrs. Harris presented the billing and collection status to the Board.

- c. Review and accept February 29, 2024, Unaudited Financial Status: Mrs. Harris reviewed the Unaudited Financials with the Board. President Douglass inquired about the Repair and Maintenance Cost, addressed by Mr. Willow. Director Lempecki motioned to approve; seconded by Director Shepard. Motion passed unanimously.
- d. Review and approve the payment of claims: Mrs. Harris presented the payment of claims to the board with an adjustment to add \$15.73 for postage of water testing and removal of Director Hoel's Director Fee, if he has not joined by the end of the meeting. Director Lempecki moved to approve as amended; seconded by President Douglass. Motion passed unanimously.
- e. Review and Discuss Financial Analysis of Funds in Operating: Mrs. Harris presented a detailed breakdown of the funds available in the checking account and operations versus capital improvement fees collected. Mrs. Harris explained based on WSDM analysis we are able to lower the Capital Improvement Fee from \$65 per month to \$55 per month starting May's billing cycle after adoption at April Board meeting. After Board discussion the Board directed Mrs. Harris to move forward with the lower fee process. Director Coffman moved to approve moving \$250,000 into a 3 or 5-month CD; seconded by Director Shepard. Motion passed unanimously.

3. MANAGEMENT MATTERS

4. LEGAL MATTERS

- a. Mrs. Harris gave an update to the Board on the status with the property foreclosing and concerns around the water line easement concern.

Director Coffman brought to the board a request that each Board of Director have contact information for each other. The board agreed, and director Mrs. Harris to get that list together.

5. OPERATIONS

- a. ORC Report: Mr. Willow presented the Operator's Report.
- b. Water Loss Data Report: Ms. Harris presented the Water Loss Data Report and explained she will need to get with Mr. Willow on the reporting coming up with negative loss again. Mrs. Willow agreed he will get with Mrs. Harris on that reporting data.

6. PUBLIC COMMENT: The meeting was opened for public comment.

Mr. Elric wanted to remind the board about the need to upgrade the water tank to allow more storage. However, agrees that upgrading the pipe should come prior to considering the tank upgrade.

Mrs. Gunther provided the Board with some other ideas to help advertise the tips on preparing for winter if owners plan to be away during the winter months. Board agreed and directed Mrs. Harris to look into purchasing signs closer to winter to be posted by the community entrance.

7. **ADJOURNMENT:** Director Lempecki moved to adjourn the meeting at 6:56 p.m.; seconded by Director Coffman. Motion passed unanimously.
- a. THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR APRIL 17, AT 5:30 PM

Respectfully Submitted,
WSDM District Managers

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MARCH 20, 2024 REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

Jennifer Shepard



Arabian Acres Metropolitan District

Balance Sheet

04/12/24

As of March 31, 2024

Accrual Basis

	<u>Mar 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	585,638.72
2-1000 · COLOTRUST 4001	182,943.93
2-1020 · COLOTRUST Reserve 8002	34,755.56
3-1000 · COLOTRUST-Capital Reserve 8003	258,112.30
Total Checking/Savings	<u>1,061,450.51</u>
Accounts Receivable	
1-1200 · Accounts Receivable	11,313.15
Total Accounts Receivable	<u>11,313.15</u>
Other Current Assets	
1-1300 · Property Tax Receivable	91,493.91
Total Other Current Assets	<u>91,493.91</u>
Total Current Assets	<u>1,164,257.57</u>
Fixed Assets	
1-1850 · Construction in Progress	2,515,552.23
Total Fixed Assets	<u>2,515,552.23</u>
Other Assets	
3-1500 · Capital Assets	1,263,742.90
3-1520 · Equipment	702,724.49
3-1540 · Land	101,000.00
3-1560 · Water Rights	172,588.00
3-1590 · Accumulated Depreciation	-613,015.00
Total Other Assets	<u>1,627,040.39</u>
TOTAL ASSETS	<u>5,306,850.19</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1-2000 · Accounts Payable	33,835.19
Total Accounts Payable	<u>33,835.19</u>
Other Current Liabilities	
1-2020 · Accrued Interest	7,427.30
2-2200 · Deferred Revenue-Property Taxes	91,493.91
Total Other Current Liabilities	<u>98,921.21</u>
Total Current Liabilities	<u>132,756.40</u>
Long Term Liabilities	
DWRP 1.5 Million Loan	1,010,323.76
2-2400 · 2007 Bonds Payable	815,000.00
2-2440 · Natural Rural Water	15,306.19
3-4090 · CWCB Meter Loan 400K	154,568.42
Total Long Term Liabilities	<u>1,995,198.37</u>
Total Liabilities	<u>2,127,954.77</u>

Arabian Acres Metropolitan District

Balance Sheet

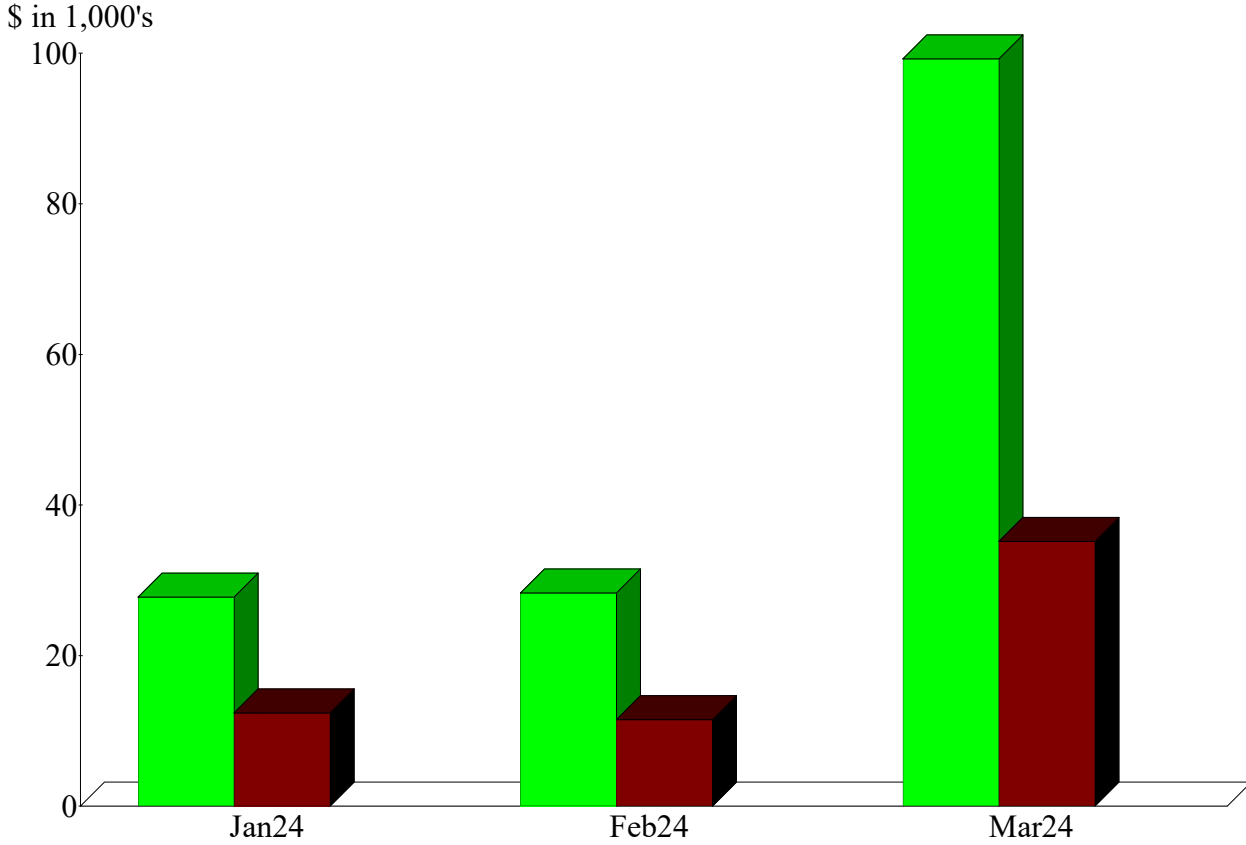
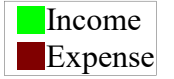
As of March 31, 2024

	<u>Mar 31, 24</u>
Equity	
30000 · Opening Balance Equity	215,933.51
32000 · Retained Earnings	2,866,623.16
Net Income	96,338.75
	<hr/>
Total Equity	3,178,895.42
	<hr/>
TOTAL LIABILITIES & EQUITY	<u><u>5,306,850.19</u></u>

Arabian Acres Metropolitan District Profit & Loss Budget vs. Actual January through March 2024

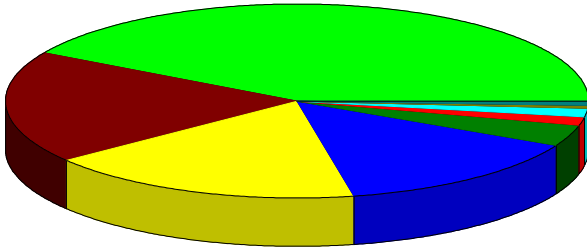
	TOTAL					
	Feb 24	Mar 24	Jan - Mar 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Income						
1-4000 · Capital Improvement Fees	9,534.24	10,559.77	30,143.71	110,000.00	-79,856.29	27.4%
1-4030 · Late Fee Revenue	180.20	410.22	999.47			
1-4050 · Water Service Fee	8,999.25	9,880.55	28,451.65	100,000.00	-71,548.35	28.45%
1-4080 · Water Usage	8,392.23	8,791.61	23,043.49	80,000.00	-56,956.51	28.8%
1-4090 · Trout Haven Exclusion Deposits	-2,414.19	0.00	-2,414.19			
2-4400 · Property Tax Revenue	538.23	66,406.63	66,944.86	157,184.00	-90,239.14	42.59%
2-4450 · Specific Ownership Tax	1,324.19	1,104.12	2,428.31	11,003.00	-8,574.69	22.07%
2-4460 · Restitution	16.77	16.77	50.31			
Total Income	26,570.92	97,169.67	149,647.61	458,187.00	-308,539.39	32.66%
Gross Profit	26,570.92	97,169.67	149,647.61	458,187.00	-308,539.39	32.66%
Expense						
1-6110 · Audit	0.00	0.00	0.00	8,625.00	-8,625.00	0.0%
1-6020 · Bank Service Charges	0.00	0.00	0.00	100.00	-100.00	0.0%
1-6120 · Directors Fees	500.00	400.00	1,300.00	6,000.00	-4,700.00	21.67%
1-6050 · District Management-Operating	5,252.50	4,471.25	14,902.91	56,000.00	-41,097.09	26.61%
1-6060 · Dues Fees and Subscriptions	571.62	0.00	2,881.62	3,000.00	-118.38	96.05%
1-6065 · Engineering O&M	0.00	0.00	0.00	1,000.00	-1,000.00	0.0%
1-6080 · Insurance Expense-Operating	0.00	0.00	0.00	14,000.00	-14,000.00	0.0%
1-6130 · Legal	0.00	0.00	0.00	10,000.00	-10,000.00	0.0%
Locates	0.00	0.00	0.00	1,000.00	-1,000.00	0.0%
1-6180 · ORC Fees-Operating	3,472.87	3,472.87	10,418.61	48,000.00	-37,581.39	21.71%
1-6100 · Postage and Copies-Operating	133.20	181.99	448.39	2,000.00	-1,551.61	22.42%
1-6170 · Chemicals and Supplies	0.00	0.00	0.00	2,000.00	-2,000.00	0.0%
1-6190 · Repairs and Maintenance	639.69	15.73	672.48	40,000.00	-39,327.52	1.68%
1-6210 · Utilities	828.77	716.94	2,357.56	12,000.00	-9,642.44	19.65%
1-6150 · Water Billing	4.50	0.00	4.50	10,000.00	-9,995.50	0.05%
1-6220 · Water Distribution Purchases	0.00	0.00	0.00	10,000.00	-10,000.00	0.0%
Water Shares	0.00	0.00	0.00	600.00	-600.00	0.0%
1-6230 · Water Testing	21.00	186.00	228.00	4,000.00	-3,772.00	5.7%
2-6240 · Treasurer Collection Fee	16.15	1,992.20	2,008.35	4,716.00	-2,707.65	42.59%
Total Expense	11,440.30	11,436.98	35,222.42	233,041.00	-197,818.58	15.11%
Net Ordinary Income	15,130.62	85,732.69	114,425.19	225,146.00	-110,720.81	50.82%
Other Income/Expense						
Other Income						
2-7000 · Interest Income	1,752.80	2,102.97	5,723.46			
Total Other Income	1,752.80	2,102.97	5,723.46			
Other Expense						
2-8000 · Bond Interest	0.00	0.00	0.00	40,750.00	-40,750.00	0.0%
2-8001 · Bond Principal Payment	0.00	0.00	0.00	85,000.00	-85,000.00	0.0%
2-8050 · National Rural Water Interest	40.61	38.40	121.83	367.00	-245.17	33.2%
2-8051 · Interest Expense	0.00	0.00	0.00	5,008.00	-5,008.00	0.0%
2-8055 · Interest Expense - CWCD	0.00	23,688.07	23,688.07	23,688.00	0.07	100.0%
2-8080 · Trustee Fees	0.00	0.00	0.00	500.00	-500.00	0.0%
Total Other Expense	40.61	23,726.47	23,809.90	155,313.00	-131,503.10	15.33%
Net Other Income	1,712.19	-21,623.50	-18,086.44	-155,313.00	137,226.56	11.65%
Net Income	16,842.81	64,109.19	96,338.75	69,833.00	26,505.75	137.96%

Income and Expense by Month
January through March 2024



Income Summary
January through March 2024

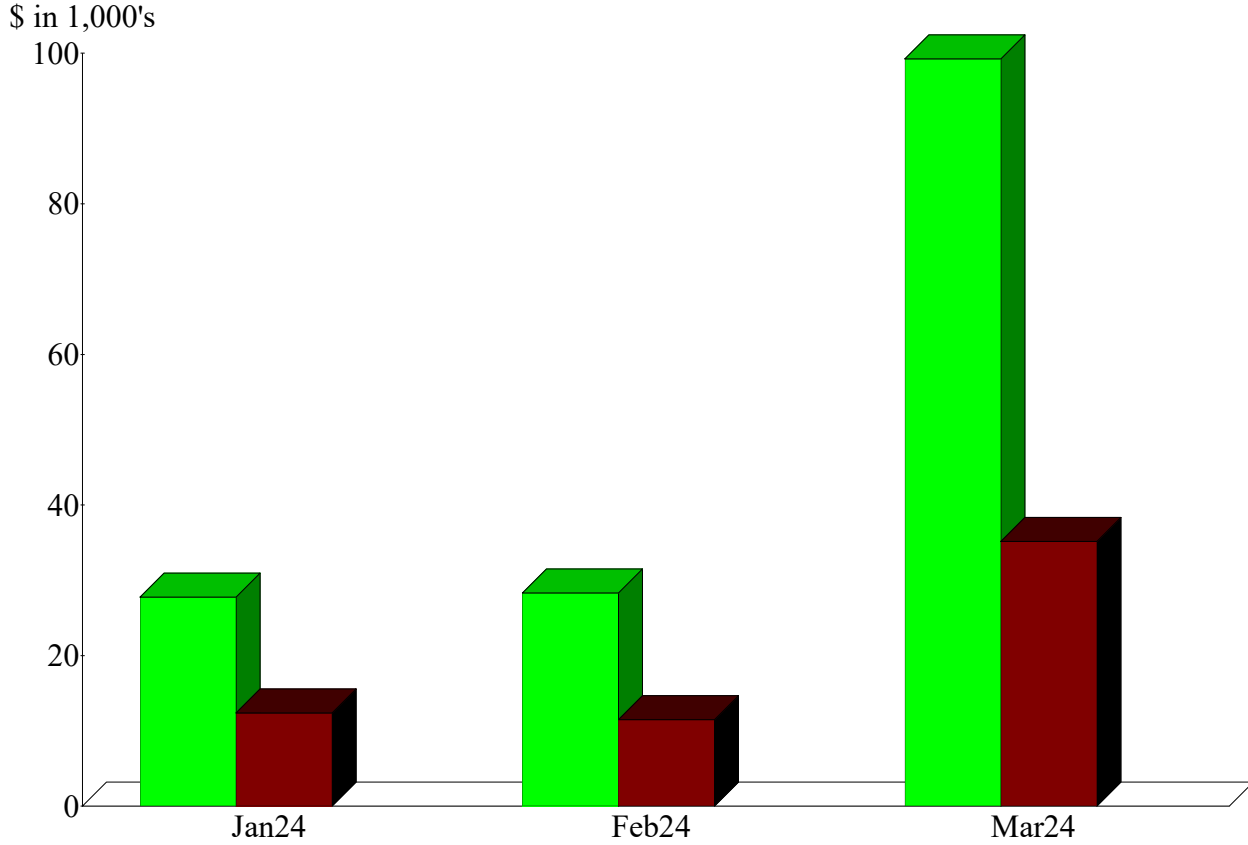
2-4400 · Property Tax Revenue	42.43%
1-4000 · Capital Improvement Fees	19.10
1-4050 · Water Service Fee	18.03
1-4080 · Water Usage	14.60
2-7000 · Interest Income	3.63
2-4450 · Specific Ownership Tax	1.54
1-4090 · Trout Haven Exclusion Depos	\$-2,414.19
1-4030 · Late Fee Revenue	0.63
2-4460 · Restitution	0.03
Sub-Total	\$155,371.07



By Account

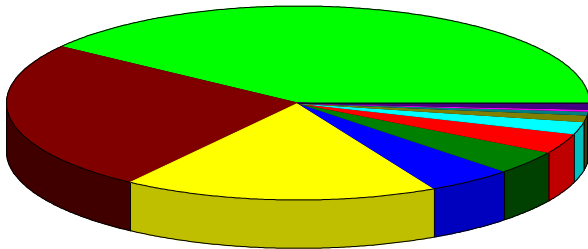
Income and Expense by Month
January through March 2024

Income
Expense



Expense Summary
January through March 2024

2-8055 · Interest Expense - CWCD	40.13%
1-6050 · District Management-Operating	25.25
1-6180 · ORC Fees-Operating	17.65
1-6060 · Dues Fees and Subscriptions	4.88
1-6210 · Utilities	3.99
2-6240 · Treasurer Collection Fee	3.40
1-6120 · Directors Fees	2.20
1-6190 · Repairs and Maintenance	1.14
1-6100 · Postage and Copies-Operating	0.76
1-6230 · Water Testing	0.39
Other	0.21
Total	\$59,032.32



By Account



Arabian Acres Metropolitan District

PAYMENT REQUEST

4/17/2024

GENERAL FUND

Company	Invoice	Date	Amount	Comments
Edith Coffman	041724EC	4/17/2024	\$ 100.00	
Lanny Hoel	041724LH	4/17/2024	\$ 100.00	
Elizabeth Douglas	041724WD	4/17/2024	\$ 100.00	
Jennifer Shepard	041724JS	4/17/2024	\$ 100.00	
Martin Lempecki	041724ML	4/17/2024	\$ 100.00	
Colorado Analytical Laboratories	240222100	4/8/2024	\$ 115.40	
Colorado Water Conservaion Board	CT2019-2792	3/11/2024	\$ 23,688.07	
CO Water Res & Power Dev Authority	D20F439	4/1/2024	\$ 20,024.35	
Core Electric Coop	40032202	3/25/2024	\$ 189.16	ACH
Core Electric Coop	40045402	3/25/2024	\$ 92.24	ACH
Core Electric Coop	40299901	3/25/2024	\$ 111.72	ACH
Core Electric Coop	43071702	3/25/2024	\$ 16.70	ACH
Core Electric Coop	43183502	3/25/2024	\$ 292.93	ACH
El Paso County Public Health	EHS202118051	3/31/2024	\$ 21.00	
J.A. Excavation & Septic's LLC	33124	3/31/2024	\$ 3,100.00	Paid by the 15th
J.A. Excavation & Septic's LLC	033124-1	3/31/2024	\$ 372.87	Paid by the 15th
Mailing Services Inc	19132	3/13/2024	\$ 130.64	
National Rural Water Association	30124	3/1/2024	\$ 924.10	
UNCC	224030051	3/31/2024	\$ 14.19	
WSDM District Manager	7927	3/31/2024	\$ 4,522.60	
Zion Bank	40124	4/1/2024	\$ 250.00	
TOTAL			\$ 54,365.97	

DEBT SERVICE FUND

Company	Invoice	Date	Amount	Comments
Zions Bank	Bond Pmt	4/17/2024	\$ 20,375.00	Paid From Colotrust
TOTAL			\$ 20,375.00	

Director _____

\$ 74,740.97

ECB Checking Before Withdraw	\$ 587,671.25
Payable's	\$ 74,740.97
After Withdraw	\$ 512,930.28



**RESOLUTION AND ORDER
OF THE
BOARD OF DIRECTORS
OF
ARABIAN ACRES METROPOLITAN DISTRICT REGARDING THE IMPOSITION OF
VARIOUS FEE, RATES, PENALTIES, AND CHARGES**

WHEREAS, Arabian Acres Metropolitan District (“District”) is a special district created pursuant to Article 1, Title 32, C.R.S. (“Special District Act”), and is authorized to provide, and does provide, water activities, services, and facilities within the District; and

WHEREAS, the District, pursuant to Section 32-1-1001(1)(j), C.R.S., authorized to fix, and from time to time increase or decrease, fees, rates, tolls, penalties, or charges for services, programs or facilities furnished by the District (“Rates, Fees, Penalties, and Charges”); and

WHEREAS, § 32-1-1001(1)(j) , C.R.S., also provides that until paid, all such fees, rates, tolls, penalties or charges shall constitute a perpetual lien on and against the property served, which lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanic's liens; and

WHEREAS, it is important for the public health, welfare, and safety of the District's inhabitants that the District collect adequate revenues to pay ongoing operation and maintenance costs and to generate sufficient reserves to maintain and replace the District's facilities if and when needed; and

WHEREAS, the District has the authority to treat users of its water system and sanitary sewer system in manners that recognize differing contractual arrangements, locations and actual cost of service in order to take into account various factors affecting the provision of services by the District; and

WHEREAS, the Board has been informed of the decision in *Krupp v. Breckenridge Sanitation District*, 19 P.3d 687 (Colo. 2001) and finds that its rates, fees, penalties and charges as set forth in the Schedule of Rates, Fees, Penalties and Charges dated April 17, 2024, conform to the ruling of that case.

WHEREAS, the District has determined it is necessary and desirable to impose the following Rates, Fees, Penalties, and Charges, to wit: (i) a \$50 Posting Fee for each and every notice associated with the disconnection, or potential disconnection, of water service in accordance with the District’s rules and Regulations, including, but not limited to § 6.9 (‘Posting Fee’) and (ii) a \$100 Trip and Administrative Fee associated with the disconnection, or potential disconnection, of water service, regardless of whether service is actually disconnected, and regardless of whether a trip is actually commenced (“Trip and Administrative Fee”).

WHEREAS, such Posting Fee and Trip and Administrative Fee shall be in addition to any other Rates, Fees, Penalties, and Charges, established by the District, and in addition to all damages and remedies available to the District.

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

1. Schedule: The Schedule of Rates, Fees, Penalties, and Charges attached hereto, and incorporated by reference, is hereby adopted and effective as of April 17, 2024. All prior Schedules are repealed in their entirety.

2. Severability: If any part, section, subsection, sentence, clause, or phrase of this Resolution or such Schedule is for any reason held invalid, such invalidity shall not affect the validity of the remaining provisions.

3. Effective Date: This Resolution shall take effect and be enforced immediately upon its approval by the Board.

APPROVED AND ADOPTED THIS 17th DAY OF April, 2024

ARABIAN ACRES METROPOLITAN DISTRICT

By: _____
Elizabeth Douglass, President

ATTEST:

By: _____
Lanny Hoel, Secretary

[Attach Revised Schedule]

ARABIAN ACRES METROPOLITAN DISTRICT

SCHEDULE OF FEES & CHARGES

April 17, 2022

Tap Fee:..... \$8,000.00 / SFE¹

Water Usage Fees – Per Month:

Metered Account Usage

0 - 3,500 gallons- Base Usage Fee..... \$15.00 / K gal.
 3,501 – 5,000 gallons..... \$25.00 / K gal.
 5,001 gallons and above \$50.00 / K gal.

Service Fees - Per Month:

Single Family Residential

3/4" \$60.00 / month

Commercial

3/4" \$60.00/ month

1" \$150.00 / month

Capital Improvement Fee - Per Month:

Single Family Residential

3/4" \$55.00 / month

Commercial

3/4" \$55.00 / month

1" \$150.00 / month

Late Fees \$15.00/billing period
 Bad Check Fee..... \$45.00
 Collections varies ²
 Tap Transfer Fee TBA³
 Turn-Off Fee varies⁴
 Turn-On Fee..... \$50.00⁴
 Revocation/ Disconnection of Service Fee \$150.00⁵
 Posting Fee associated with Disconnection of Service..... \$50/posting
 Trip and Administrative Fee associated with Disconnection of Service \$100⁶
 Unauthorized Connection/ Use Fee..... up to \$10,000.00
 Inspection Fees (first half hour per year no charge) Min. \$50.00/hr.
 Meter Reading (Customer requested, other than regularly scheduled reads).....\$50.00
 Plan Revision Fees varies⁷
 Meter Testing/Certification Fee \$350.00⁸
 Main Line Deposit TBA⁹
 Foreclosure Fee..... TBD
 Construction Water Fee \$250.00
 Account Transfer/Real Estate Closing Fee \$250.00¹⁰
 Copy Charges..... \$1.25 / page

1 Single Family Equivalent or "SFE" is the term used to describe a basic unit of measurement which
equates the demand of metered connections larger than 5/8" to that of a single family 5/8" metered
connection. See Section 1.7 (nn) of the Rules and Regulations (" R&R") currently in effect for
information regarding the ratio of SFE to individual tap sizes.

2 \$250.00 or 125% of actual cost for collections; whichever is greater.

3 To be assessed on a case by case basis, per Section 6.4 of the AAMD, R&R, as amended.

4 TURN-OFF FEE: No charge for one (1) Customer requested Turn-Off per calendar year
(accounts not in arrears); each additional requested Turn-Off shall be \$50.00. While the
service is Turned Off, both the monthly Service Fee and the Supplemental Operations Fee shall
remain in effect.

4 TURN-ON FEE: No charge for one (1) Customer requested Turn-On per calendar year (accounts
not in arrears); each additional requested Turn-On shall be \$50.00.

5 Revocation/Disconnection of Service may or may not include the removal of the meter. During
revocation/disconnection, both the Monthly Service Fee and the Supplemental Operations Fee
shall remain in effect. Re-establishment of service shall require payment of all fees due and
owing the District, including but not necessarily limited to the normally applicable Tap Fees
associated with new customers (when a meter has been removed) at the time of service re-
establishment.

6 The Trip and Administrative Fee associated with the disconnection, or potential disconnection, of
water service will be imposed regardless of whether service is actually disconnected, and regardless
of whether a trip is actually commenced or completed and is in addition to all other fees, rates, tolls,
and charges, associated with the disconnection of service.

7 \$75.00, or 125% of actual engineering review costs, if any; whichever is greater.

8 Prior to the removal and testing of a meter per the customer's written request, customer shall pay
the testing/ certification fee. Based upon its findings, the District in its sole discretion, will take the
following action:

- a) If the meter has registered more water than actually passed through it, by greater than 2%; the
current bill will be adjusted proportionately as a credit. In this case, the testing / certification fee
shall be returned to the customer.
- b) If the meter has registered less water than actually passed through it, by greater than 2%; the
District may elect to adjust the current bill proportionately as a debit. In this case, the Meter
Testing/certification Fee shall not be returned to the customer.
- c) Should the meter fail to register in any period, the Customer shall be charged for the average
period consumption determined over the preceding two (2) years or such amount as will most
closely approximate actual usages, as determined by the District. In this case, the Meter Testing/
certification Fee shall be returned to the customer.

9 To be assessed on a case by case basis, per Section 5.4.2 of the AAMD, R&R, as amended.

10 This fee is paid directly to District's Management Company via the Title Company and loan closing
process, without additional cost to the District.



Control Building Usage

Month	A	B	Sold to Residents	Percentage (Loss)
January	320,850	40,900	317,563	12.21%
February	316,300	43,950	366,960	-1.86%
March	353,450	47,600	367,989	8.24%
April				#DIV/0!
May				#DIV/0!
June				#DIV/0!
July				#DIV/0!
August				#DIV/0!
September				#DIV/0!
October				#DIV/0!
November				#DIV/0!
December				#DIV/0!

