



ARABIAN ACRES METROPOLITAN DISTRICT
c/o Walker Schooler District Managers
614 N. Tejon St.
Colorado Springs, CO 80903

**SPECIAL BOARD MEETING
AGENDA AND NOTICE
WEDNESDAY, APRIL 21, 2021
5:30 PM**

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

<https://global.gotomeeting.com/join/800588117>

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Access Code: 800-588-117

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 21, 2021 at 5:30 p.m. via tele/videoconference for the purpose of addressing those matters in the Agenda set forth below.

Board of Directors / Term Expires

Allan Brown, 2022

Stan Claassen, 2022

Edith Coffman, 2023

Elizabeth Douglass, 2023

Lanny Hoel, 2023

Lynn Willow, ORC

Kevin Walker, WSDM

Rebecca Hardekopf, WSDM

Kristina Kulick, WSDM

1) ADMINISTRATIVE MATTERS

- a) Call to Order & Declaration of Quorum
- b) Confirm any Potential Conflicts of Interest
- c) Discussion and Approval of the Agenda
- a) Review and approve minutes from February 24, 2021 Special Meeting, March 26, 2021 Special Meeting and March 17, 2021 Regular Board meeting (see attached)

2) FINANCIAL MATTERS

- a) Review of billing and collection status
- b) Review and accept March 31, 2021 Unaudited Financial Status
- c) Review and approve the Payment of Claims
- d) Consider approval of Glacier Construction Pay Application (see attached)
 - i) Insulation claim
 - ii) Additional pump invoice resolution
- e) Consider approval of Native Sun Construction Pay Application (see attached)
- f) Submittal of warranty claim to Native Sun
- d) Construction Project budget update and future steps
 - i) Tank review and cost to improve

3) OTHER BUSINESS

- a) Trout Haven exclusion progress –
 - i) Advertisement completed
 - ii) Meeting scheduled for May 12, 2021

4) OPERATORS REPORT – See Attached

- a) Request for Contract renewal/extension

5) PUBLIC COMMENT

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

6) ADJOURNMENT

THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR WEDNESDAY, MAY 19, 2021 at 5:30 p.m.

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

February 24, 2021 at 5:30 P.M.

Via Telephone and Video Conference Call

In attendance were Directors:

Allan Brown
Stan Claassen
Edith Coffman
Elizabeth Douglass
Lanny Hoel

Also in attendance were:

Kevin Walker, WSDM
Rebecca Hardekopf, WSDM
Members of the Public

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Coffman called the meeting to order at 5:36 p.m. and confirmed a quorum was present.
- b. Confirm any Potential Conflicts of Interest: The directors confirmed there were no potential conflicts of interest.
- c. Discussion and Approval of the Agenda: Mr. Walker requested the Board postpone agenda items 2.d, 2.e, and 2.f. due to AquaWorks not being at the meeting and an update was not prepared. Mr. Walker requested the Board add agenda item 2.g. Discussion on Bill.com. Director Claassen moved to approve the Agenda as amended; seconded by Director Brown. Motion passed unanimously.
- d. Review and approve minutes from January 20, 2021 Regular Board meeting: Director Claassen asked about an update on the issue with the level control on the tank that was discussed at the last meeting. Mr. Walker confirmed the new system will be connected to the existing system and Mr. Willow can provide more detail. Director Claassen moved to approve the January 20, 2021 Regular Board meeting minutes; seconded by Director Brown. Motion passed unanimously.

2. FINANCIAL MATTERS:

- a. Review of billing and collection status: Ms. Hardekopf presented the billing and collection status. 8 reminder letters and 3 ongoing letters were sent, and one of the three made a payment and water has been turned back on. Warning letters will be sent on Monday.
- b. Review and accept the January 31, 2021 Unaudited Financial Status: Mr. Walker presented the January 31, 2021 Unaudited Financial Status and noted the checking account includes \$350,000 that will be used for Glacier's final payment as well as the remaining payment to Native Sun. Mr. Walker explained the \$237,000 is for the required reserve account for the loans and bonds that was established last year. Director Brown moved to accept the January 31, 2021 Unaudited Financial Status; seconded by Director Claassen. Motion passed unanimously.
- c. Review and approve the Payment of Claims: Mr. Walker presented the Payment of Claims. The Board discussed the SDA membership payment that is required for the insurance. After review and discussion, Director Claassen moved to approve the Payment of Claims as presented not including the capital fund; seconded by Director Brown. Motion passed unanimously.

- d. Consider approval of Glacier Construction Pay Application: The Board postponed this item.
- e. Consider approval of Glacier Construction Change Order: The Board postponed this item.
- f. Consider Substantial Completion for Glacier and Native Sun: The Board postponed this item.
- d. Update on Native Sun change orders – May require an executive session: Mr. Walker reported to the Board that Native Sun offered to settle for \$80,000 and the last offer sent to them was for roughly \$72,000. Mr. Walker recommended the Board enter into executive session at the end of the meeting to provide further instruction and discuss negotiations.
- e. Consider approval additional funds for AquaWorks Hourly service contract: Mr. Walker requested that the Board postpone this item until next meeting.
- f. Construction Project budget update and future steps: Mr. Walker discussed the construction project update and noted the control buildings were supposed to come with 2” insulation but only came with 1” so they are currently adding the 1” of insulation and it will be at no expense to the District. The Board discussed the level of finish and if the final product will be sufficient with the insulation being added after the fact. Director Claassen asked about the leaks and the frozen meters. Mr. Walker confirmed the leaks and frozen meters were from both the old and new system.
- g. Discussion on Bill.com: Ms. Hardekopf discussed Bill.com and how it is a software that allows payables to be done remotely. She noted they have implemented this with three other districts, and it has been very helpful. She explained how payables will be uploaded to a Dropbox folder for remote viewing at any time. Invoices will be uploaded into Bill.com which then automatically sends an email to the district manager and designated board member or Treasurer for review and approval. Ms. Hardekopf explained that a dollar limit can be set for checks that go through Bill.com and it can be easily customized where some checks are sent manually. The Board requested additional information and discussion before deciding.

3. OTHER BUSINESS

- a. Trout Haven Exclusion Progress: Mr. Walker reported on the Trout Haven Exclusion progress. As of last week, there are 25 owners and 37 lots. The Board discussed extending the deadline a few days to allow for the last few to come in and corrections. Mr. Walker noted the Board will review and approve the petitions at the next Board meeting.

4. OPERATOR’S REPORT:

- a. Discussion of recent freeze issues and meters: Mr. Walker discussed the recent freeze issues and meters in the last two weeks that started with very cold temperatures. He discussed that they have had to haul 13 loads of water so far due to leaks and the tank has been run down at times to less than 2 feet. Communication was sent out to customers to look for leaks which provided good information and additional frozen meters were identified. Mr. Walker explained that after further research done today, they determined there is not a major leak but production issues with the wells. 5 of the 9 wells are not

producing any water, so Mr. Willow is investigating the pumps and lines to see what the problem is. Mr. Walker discussed contingency plans if the winter storm creates problems for the roads and water delivery. President Coffman discussed leaks and frozen pipes that were discovered in the area. The Board discussed concerns with so many new meters freezing and ways to prevent this from happening again such as checking the compaction in the meter pit, and other possible defective installations. Mr. Winterer noted the dirt in his meter pit has settled 6 to 10 inches since installation. Mr. Walker recommended documenting and checking every meter pit. Director Douglass noted a manhole on Lady Lane started sinking in slightly during the Fall and was possibly retaining moisture. Mr. Walker confirmed that item would be eligible under warranty with Native Sun and will check with legal counsel on appropriate notice. The Board discussed needing a backup ORC employee to allow the District to have coverage when Mr. Willow is not available. Director Claassen noted that coverage and backup is included and required in Mr. Willow's contract.

- 5. PUBLIC COMMENT:** President Coffman opened the meeting for public comment. Mr. Winterer commented that the Board should consider adding insulation to all of the meter pits to be on the safe side. He asked about water pump monitors that determine how much water is flowing through the pipes. Mr. Walker explained they may be able to retrofit specific areas. Mr. Winterer also commented that there may be more hours required of Mr. Willow due to the new system. Mr. Winterer thanked the Board for their hard work during this stressful time.
- 6. EXECUTIVE SESSION:** Director Douglass moved to enter into Executive Session pursuant to §24-6-402(4)(e), C.R.S., determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators in order to respond to the most recent Native Sun counteroffer for settlement; seconded by Director Hoel. Motion passed unanimously at 7:15 p.m. President Coffman moved to come out of Executive Session; seconded by Director Hoel. Motion passed unanimously at 7:27 p.m.
- 7. ADJOURNMENT:** Director Claassen moved to adjourn the meeting; seconded by Director Brown. Motion passed unanimously at 7:27 p.m.

Respectfully Submitted,
Walker Schooler District Managers

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL FEBRUARY 24, 2021 MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Allan Brown

Stan Claassen

Edith Coffman

Elizabeth Douglass

Lanny Hoel



ARABIAN ACRES METROPOLITAN DISTRICT
c/o Walker Schooler District Managers
614 N. Tejon St.
Colorado Springs, CO 80903

**SPECIAL BOARD MEETING
MINUTES
WEDNESDAY, MARCH 26, 2021
1:00 PM**

Board of Directors / Term Expires

Allan Brown, 2022

Stan Claassen, 2022

Edith Coffman, 2023 (excused)

Elizabeth Douglass, 2023

Lanny Hoel, 2023 (excused)

1) ADMINISTRATIVE MATTERS

- a) Call to Order & Declaration of Quorum – The meeting was called to order by Director Claassen at 1:00 PM.
- b) Confirm any Potential Conflicts of Interest – No additional statement of conflicts of interest were identified.

2) OTHER BUSINESS

- a) Tour of District facility – Directors toured the Control Buildings with Glacier Construction personnel.

3) PUBLIC COMMENT

Comments will be limited to 3 minutes. Please remain respectful of the Board of Directors as well as of your fellow residents. – No comments were made.

4) ADJOURNMENT

THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR WEDNESDAY,
APRIL 21, 2021 at 5:30 p.m.

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

March 17, 2021 at 5:30 P.M.

Via Telephone and Video Conference Call

In attendance were Directors:

Allan Brown
Stan Claassen
Edith Coffman
Elizabeth Douglass
Lanny Hoel

Also in attendance were:

Kevin Walker, WSDM
Rebecca Hardekopf, WSDM
Jason Downie, District Legal Counsel
Michael Groselle, AquaWorks
Lynn Willow, ORC
Members of the Public

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Coffman called the meeting to order at 5:34 p.m. and confirmed a quorum was present.
- b. Confirm any Potential Conflicts of Interest: Directors Douglass, Coffman, and Hoel each confirmed there were no potential conflicts of interest. Mr. Walker disclosed that both Director Claassen and Director Brown are property owners in Trout Haven and have petitioned to be excluded.
- c. Discussion and Approval of the Agenda: Mr. Walker noted that the Agenda is lengthy, and the Board can decide to postpone Agenda item 4 if necessary. Director Claassen requested discussion on advertising the Board vacancies that will be created when he and Director Brown are off the Board. President Coffman said she spoke with Mr. Walker and they cannot advertise until the Directors are officially off the Board which happens when the Judge rules on the petitions. Director Claassen said he feels it would be wise to advertise on the bills or website to get a list of potential candidates.
- d. Review and approve minutes from February 24, 2021 Regular Board meeting: Director Claassen commented that there were a number of issues discussed but not resolved at the last meeting that are not included on the Agenda, but the Minutes are acceptable. Director Claassen moved to approve the February 24, 2021 Minutes. President Coffman requested to postpone the approval of the Minutes until Mr. Walker can review the unresolved items.

2. TROUT HAVEN EXCLUSION PROCESS

- a. Review of Petitions submitted: Mr. Walker presented the submitted petitions to be excluded. Mr. Walker discussed the property owners who have multiple lots that have been combined through a legal process at the Teller County Assessor and Clerk & Recorder. Those combined lots have been reviewed by legal and include the proper legal description. He confirmed the property owners who have the combined lots are only able to get a building permit for one lot after going through the legal process. Mr. Walker noted there were a few petitions that had very minor errors such as missing address that were sent back for corrections. Mr. Walker reported 68 out of 133 lots are petitioning to be excluded.

- i) Petitions submitted late: Mr. Walker explained that one petition was submitted after the February 28, 2021 deadline. Mr. Walker said that Mrs. Zimmerli, the property owner who submitted the petition explained she was told by a Board member that they would accept the petition after the deadline. Mr. Downie, District legal counsel, confirmed the District is obligated to act on any petition for exclusion that is submitted. Mr. Walker recommended accepting the petition and processing it in the same manner as the others.
- ii) Petitions for land adjacent to pipe on Kutus Ridge: Mr. Walker explained the two petitions submitted for combined lots that have houses and wells on them that are adjacent to the pipe on Kutus Ridge.
- b. Process going forward: Mr. Downie advised the Board to keep comments to the procedural matters. He explained the Board can assist in the procedure put in place for the property owners in the District with regards to the exclusion. The Board can address any questions on the process moving forward and what has been submitted. President Coffman asked about comments on the properties within 100' of the water line, and the requirements in the District's Rules and Regs. Mr. Downie said the Board does not need to make those determinations at this time and those issues can be addressed during the hearing on the petition.
 - i) Advertisement: Mr. Walker explained the process and that an advertisement will be published in the local newspaper for all of the lots that will have a hearing.
 - ii) Hearing: Mr. Downie explained the statute requires publication, but there is no further direction for these types of exclusion petitions. In comparison, to be excluded from a fire protection district there is a very thorough and detailed process and the recommendation for that process is to hold a hearing no more than 45 days after the publication, and no sooner than 30 days. Mr. Walker recommended scheduling a special meeting for the first week of May. Mr. Downie noted the bond holders were notified of the exclusions out of an abundance of caution. As he understands it, the bond holders have no problem with the exclusions because the excluded lots are still required to pay the debt even if it is refinanced. Mr. Walker confirmed he also spoke with the Trustee and will be providing written notice that includes the list of lots. Mr. Downie advised that formal written conflicts of interest be filed with the Secretary of State for the Board members that have submitted petitions.
- c. Cost to date review: Mr. Walker reported on the cost to date for the exclusion process. The District has collected \$200 per petition and is holding \$7,800 in funds as seen on the financial statement. \$1,200 has been spent for the water attorney, \$350 on direct mail and printing expenses, and an estimated \$1,000 for district legal counsel fees and management costs. Approximately \$5,500 will be left to spend which should cover the remaining anticipated expenses. Director Claassen asked about the \$500 in Director's fees for the special meeting in May being added to these costs. Mr. Downie confirmed the Director's fees would be included in the costs. President Coffman asked if the Board denies a petition at the hearing, would the property owners get their \$200 refunded. Mr. Downie said no and explained there is no provision in the statute that requires a refund if their petition is denied. The District had to spend the money for the petitioners because they asked to go through the process. Director Brown commented that he would hate to see the animosity between Trout Haven and Arabian Acres if that

happens. After further discussion, Mr. Downie advised the Board to not prejudge, and noted the fact that the District is assisting with the process but that should not be taken as any indication that the petitions will be granted or not granted. He explained that a Hearing must be held on all these matters to consider what is in the statute and make a ruling. The statute sets forth the procedure and requirements and the Board needs to consider those things at a published public hearing. Mr. Downie left the meeting.

3. CONSTRUCTION CLOSEOUT

- a. Consider approval of Glacier Construction Pay Application: Mr. Walker presented the Glacier Construction Pay Application to finish the project and release the retainage for \$34,395.75. Director Claassen recommended approving the Change Order and consider the substantial completion before approving the pay application. After approval of the Change Order and Substantial Completion, the Board discussed the Pay Application for Glacier Construction. Director Claassen recommended not paying the entire amount until the work is completed. Mr. Groselle explained there is roughly \$4,000 worth of road work left to be completed. Director Claassen noted the insulation work left to be inspected as well. Director Claassen moved to approve the Glacier Construction Pay Application minus \$10,000 to be withheld until the work is completed; seconded by Director Brown. Motion passed 3 to 1 with President Coffman voting against and Director Douglass excused.
- b. Consider approval of Glacier Construction Change Order Application: Director Claassen moved to approve Glacier Construction Change Order Application No. 3 as presented; seconded by Director Brown. Motion passed unanimously with Director Douglass excused.
- c. Consider Substantial Completion for Treatment Project – Glacier Construction and Resolution accepting work: Mr. Groselle confirmed the outstanding items were completed except for the site grading which will be done when the snow melts and the ground thaws. Mr. Willow confirmed they did a good job installing the insulation and they removed equipment to install behind. Director Claassen said he would like Mr. Groselle to inspect the finished surface that was installed to make sure it will provide long term protection of the insulation. Mr. Groselle said he confirmed with Mr. Sommers that the insulation inside of the building has metal sheeting covering it which is adequate. Mr. Groselle recommended adding this to the list of to be completed items on substantial completion. Director Claassen moved to accept the Substantial Completion for treatment project with Glacier Construction as amended; seconded by Director Brown. Motion passed unanimously.
- d. Consider approval of Native Sun Pay Application: After approval of the Native Sun Change Order and Substantial completion, the Board discussed the Native Sun Pay Application. Mr. Walker presented the Native Sun Pay Application No. 4 in the amount of \$150,845.52. After discussion, Director Claassen moved to approve the Native Sun Pay Application No. 4 for \$150,845.52 minus \$9,000 for retainage on the warranty claim; seconded by Director Brown. Motion passed unanimously.
- e. Consider approval of Native Sun Change Order Application: Mr. Walker presented the Native Sun Change Order that was negotiated at \$76,778.32. Mr. Walker confirmed it includes the payments for the additional tie-ins and the \$17,000 for time to complete the project by October 1st. Director Claassen commented the description of services is not

detailed. Mr. Groselle confirmed the change order is for the tie-ins where the old line meets the new in the 9-10 locations. Mr. Walker modified the attachment to the change order to include the detail of the work from Native Sun. Director Claassen moved to approve Native Sun Change Order Application No. 4 as amended; seconded by Director Brown. Motion passed unanimously.

- f. Consider Substantial Completion for Distribution Project – Native Sun and Resolution accepting work: Mr. Groselle confirmed that all of Native Sun’s work has been completed. The Board discussed the leak that was found and repaired in the last couple weeks at Deer Ridge and Twin Rocks which was the connection between the old system and the new system and the 2” line. The cost was \$4,500 to repair. Mr. Walker advised the Board could include that as an outstanding item to be reviewed as a potential item that needs to be repaired by Native Sun and withhold that portion of funds. The Board discussed the Native Sun Pay Application No. 4.
- g. Construction Project budget update: Mr. Walker reported on the construction project budget update. He noted that \$53,888 remains in the budget. Mr. Walker discussed two items for Board consideration including additional funds for work done by AquaWorks and purchasing 4 pumps. If both items were approved by the Board, there would be \$35,487 remaining for other improvements such as tank modifications, a leak detection system, and valve protection.
- h. Consider approval of payment for additional chemical pumps: Mr. Walker explained the pump was specified in the engineer’s documents because it was understood by the engineer to be scalable for adding chlorine to the system at various pumping volumes. When the pumps were installed it was discovered that they are not scalable. The correct scalable pump was ordered, and the District has an opportunity to purchase the 4 extra pumps for backup for \$4,400. The other option is to contact the vendor and request a refund. Mr. Groselle confirmed the vendor provided a misleading spec sheet and said the pumps were scalable when they were not. After discussion, the Board agreed the extra pumps are not useful since they are not the correct pumps and directed Mr. Walker to work on a refund.
- i. Consider approval of additional funds for AquaWorks: Mr. Walker explained that AquaWorks is requesting \$14,000 for additional time that has been spent working on the project. Mr. Walker noted they have been very responsive and invaluable in terms of helping during this transition period. Director Claassen moved to increase the budget for AquaWorks in the amount of \$14,000; seconded by President Coffman. Motion passed unanimously.

4. REPORT ON WATER SYSTEM FREEZE AND LEAK

- a. Memorandum review: The Board discussed the recent water system freezes and leaks that have been repaired in detail. Director Claassen requested detailed documentation on the repairs to be archived. Mr. Willow confirmed he will provide the repair information to Mr. Walker. Mr. Willow is evaluating areas that need additional insulation to prevent water system freezes in the future and will provide his recommendations to the Board.
- b. Preliminary cost estimate: The Board discussed the preliminary cost estimate while reviewing the Payment of Claims. Mr. Walker confirmed he will adjust Native Sun’s payment and withhold the \$9,000 as discussed and Glacier’s payment will be adjusted to \$24,000.

5. FINANACIAL MATTERS

- a. Review of billing and collection status: Mr. Walker presented the billing and collection status.
- b. Review and accept the February 28, 2021 Unaudited Financial Status: Mr. Walker presented the February 28, 2021 Unaudited Financial Status. Director Brown moved to accept the February 28, 2021 Unaudited Financial Status as presented; seconded by Director Claassen. Motion passed unanimously.
- c. Review and approve the Payment of Claims: Director Claassen moved to approve the Payment of Claims as amended; seconded by President Coffman. Motion passed unanimously. Mr. Walker discussed a plumber bill received from a customer to replace a pressure reducing valve in their house. The issue was gravel and other debris that came in through the service line on Gerka. Mr. Walker recommends the District pay the bill in the amount of \$287.55. President Coffman moved to approve the payment for the plumber bill; seconded by Director Douglass. Motion passed unanimously.

6. OTHER BUSINESS

- a. Turnover of system status – Mr. Willow: Mr. Willow commented that he believes Glacier has gone a good job. He explained there was an issue last month at Control Building B on the connection to the booster pump so they modified that and repaired the issue, but yesterday the same issue occurred at Control Building A. Glacier will be out tomorrow to make the repairs. Mr. Willow noted he is still waiting on High Tide for the tank leveler.

7. OPERATOR’S REPORT: Mr. Willow presented the Operator’s Report. He noted that Well No. 6 had to be replaced and lowered. He explained the motor came apart during the process and may have contributed to the issue. Mr. Willow discussed the two frozen service lines on the homeowner’s side of the house and two service lines that were frozen on the District’s side on 50 Gerka. They have all now been replaced with the proper line at 9’. The leak was located on Deer Ridge and during excavation it was discovered that when it settled the connection cracked where PVC met the brass fitting. The connections have now been replaced and repaired with stronger materials.

8. PUBLIC COMMENT: Mr. Winterer commented that he would be willing to serve on the Board if needed. Mr. Winterer also complimented the Board on a wonderful job.

9. ADJOURNMENT: Director Claassen moved to adjourn the meeting; seconded by Director Douglass. Motion passed unanimously at 8:17 p.m.

Respectfully Submitted,
Walker Schooler District Managers

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MARCH 17, 2021 MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Allan Brown

Stan Claassen

Edith Coffman

Elizabeth Douglass

Lanny Hoel

Arabian Acres Metropolitan District PAYMENT REQUEST

4/13/2021

GENERAL FUND

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
Edith Coffman	04132021EC		\$ 100.00		\$ 100.00	
Lanny Hoel	04132021LH		\$ 100.00		\$ 100.00	
Elizabeth Douglas	04132021ED		\$ 100.00		\$ 100.00	
Allan Brown	04132021AB		\$ 100.00		\$ 100.00	
Stan Claassen	04132021SC		\$ 100.00		\$ 100.00	
Pamela Cartwright	Refund	4/9/2021	\$ 200.00		\$ 200.00	Paid Exclusion Fee Twice
Alperstein & Covell, P.C.	1263	9/5/1990	\$ 55.00		\$ 55.00	
Colorado Analytical	210322006	3/29/2021	\$ 310.00		\$ 310.00	
Colorado Water Conservation Board	CT2019-2792	3/12/2021	\$ 23,688.07		\$ 23,688.07	
Colorado Water Resources & Power	D20F439	4/1/2021	\$ 3,294.36		\$ 3,294.36	ACH - Paid
Dana Kepner Company	3060356	4/6/2021	\$ 339.00		\$ 339.00	
Dana Kepner Company	3060710	3/31/2021	\$ 587.90		\$ 587.90	
Dana Kepner Company	Unapplied Credit	3/31/2021	\$ (214.65)		\$ (214.65)	
El Paso County Public Health	33121	3/31/2021	\$ 42.00		\$ 42.00	
J.A. Excavation & Septic's LLC	Contracted022021	3/31/2021	\$ 4,390.00		\$ 4,390.00	
J.A. Excavation & Septic's LLC	Contracted022021	3/31/2021	\$ 500.00		\$ 500.00	
K&A Excavating	Water Tower Rd	2/20/2021	\$ 800.00		\$ 800.00	
K&A Excavating	Water Meter Thawing	3/1/2021	\$ 1,725.00		\$ 1,725.00	
K&A Excavating	50 Gerka	3/3/2021	\$ 4,850.00		\$ 4,850.00	
K&A Excavating	310 Gerka	3/4/2021	\$ 755.00		\$ 755.00	
K&A Excavating	Deer Ridge & 42	3/7/2021	\$ 4,540.00		\$ 4,540.00	
Key Bank Credit Card	*8927	5/24/1987	\$ 367.91		\$ 367.91	ACH - Paid
Mailing Services Inc	14979	3/16/2021	\$ 113.75		\$ 113.75	
National Rural Water Association	50121	5/1/2021	\$ 924.10		\$ 924.10	
Potable Divers	21101	3/20/2021	\$ 1,100.00		\$ 1,100.00	
Walker Schooler District Managers	6705	3/31/2021	\$ 4,628.92		\$ 4,628.92	
Zions Bank	2007A Bond	4/1/2021	\$ 250.00		\$ 250.00	
TOTAL			\$ 53,746.36	\$ -	\$ 53,746.36	

CAPITAL FUND

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Due	Comments
Ambiente H2o, Inc.	V201342	3/2/2021	\$ -		\$ -		
AquaWorks DBO, Inc.	2279	4/4/2021	\$ 3,341.25		\$ 3,341.25		
Black Mountain Pump Service Inc	Well #6	3/2/2021	\$ -		\$ -		
Native Sun Construction	Four	3/1/2021	\$ -		\$ -		
TOTAL			\$ 3,341.25		\$ 3,341.25		

_____, Treasurer
Arabian Acres Metropolitan District

TOTAL \$ 57,087.61

Arabian Acres Metropolitan District
Profit & Loss Budget vs. Actual
 January through March 2021

	Jan - Mar 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
1-4000 · Capital Improvement Fees	29,538.03	120,000.00	-90,461.97	24.6%
1-4030 · Late Fee Revenue	495.00			
1-4050 · Water Service Fee	28,722.12	107,503.00	-78,780.88	26.7%
1-4080 · Water Usage	19,556.42	80,000.00	-60,443.58	24.4%
1-4090 · Trout Haven Exclusion Deposits	8,400.00			
2-4400 · Property Tax Revenue	47,207.76	122,843.28	-75,635.52	38.4%
2-4450 · Specific Ownership Tax	2,114.57	8,599.03	-6,484.46	24.6%
2-4460 · Restitution	47.51			
3-4000 · Grant Funds				
3-4110 · DOLA Grant \$1 Million	143,436.00			
3-4000 · Grant Funds - Other	60,000.00			
Total 3-4000 · Grant Funds	203,436.00			
Total Income	339,517.41	438,945.31	-99,427.90	77.3%
Gross Profit	339,517.41	438,945.31	-99,427.90	77.3%
Expense				
1-6020 · Bank Service Charges	0.00	300.00	-300.00	0.0%
1-6050 · District Management-Operating	11,445.66	55,000.00	-43,554.34	20.8%
1-6060 · Dues Fees and Subscriptions	794.07	2,500.00	-1,705.93	31.8%
1-6065 · Engineering O&M	0.00	3,000.00	-3,000.00	0.0%
1-6080 · Insurance Expense-Operating	0.00	8,000.00	-8,000.00	0.0%
1-6090 · Office Supplies	0.00	200.00	-200.00	0.0%
1-6100 · Postage and Copies-Operating	572.83	2,000.00	-1,427.17	28.6%
1-6110 · Audit	0.00	8,000.00	-8,000.00	0.0%
1-6120 · Directors Fees	2,000.00	7,500.00	-5,500.00	26.7%
1-6130 · Legal				
1-6135 · Trout Haven Exclusions	55.00			
1-6130 · Legal - Other	0.00	15,000.00	-15,000.00	0.0%
Total 1-6130 · Legal	55.00	15,000.00	-14,945.00	0.4%
1-6150 · Water Billing	1,350.00	8,000.00	-6,650.00	16.9%
1-6170 · Chemicals and Supplies	0.00	2,000.00	-2,000.00	0.0%
1-6180 · ORC Fees-Operating	10,690.00	48,000.00	-37,310.00	22.3%
1-6190 · Repairs and Maintenance	28,548.83	15,000.00	13,548.83	190.3%
1-6210 · Utilities	2,431.44	12,500.00	-10,068.56	19.5%
1-6220 · Water Distribution Purchases	9,350.00	10,000.00	-650.00	93.5%
1-6230 · Water Testing	415.00	7,000.00	-6,585.00	5.9%
2-6240 · Treasurer Collection Fee	1,416.23	1,842.65	-426.42	76.9%
3-6000 · Capital Outlay				
3-6002 · DOLA 1 Million Grant	105,687.20			
3-6000 · Capital Outlay - Other	119,678.16			
Total 3-6000 · Capital Outlay	225,365.36			
3-6050 · District Management	1,000.00			
3-6100 · Postage and Copies	367.91			
3-6180 · ORC Fees	500.00			
63400 · Interest Expense	3,967.51			
Total Expense	300,269.84	205,842.65	94,427.19	145.9%
Net Ordinary Income	39,247.57	233,102.66	-193,855.09	16.8%
Other Income/Expense				
Other Income				
1-7020 · Interest Income - Operating	0.00	6,000.00	-6,000.00	0.0%
2-7000 · Interest Income	59.95	2,500.00	-2,440.05	2.4%
Total Other Income	59.95	8,500.00	-8,440.05	0.7%

**Arabian Acres Metropolitan District
Profit & Loss Budget vs. Actual
January through March 2021**

	<u>Jan - Mar 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Expense				
2-8000 · Bond Interest	0.00	51,580.00	-51,580.00	0.0%
2-8050 · National Rural Water Interest	349.68	1,288.89	-939.21	27.1%
2-8080 · Trustee Fees	0.00	500.00	-500.00	0.0%
	<hr/>	<hr/>	<hr/>	<hr/>
Total Other Expense	349.68	53,368.89	-53,019.21	0.7%
	<hr/>	<hr/>	<hr/>	<hr/>
Net Other Income	-289.73	-44,868.89	44,579.16	0.6%
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Net Income	38,957.84	188,233.77	-149,275.93	20.7%

Arabian Acres Metropolitan District

Balance Sheet

04/15/21

As of March 31, 2021

Accrual Basis

	<u>Mar 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	383,452.83
2-1000 · COLOTRUST 4001	82,788.04
2-1020 · COLOTRUST Reserve 8002	31,975.53
3-1000 · COLOTRUST-Capital Reserve 8003	237,466.48
Total Checking/Savings	<u>735,682.88</u>
Accounts Receivable	
1-1200 · Accounts Receivable	11,198.15
Total Accounts Receivable	<u>11,198.15</u>
Other Current Assets	
1-1210 · Accounts Receivable County	1,010.44
1-1300 · Property Tax Receivable	75,635.24
Total Other Current Assets	<u>76,645.68</u>
Total Current Assets	823,526.71
Fixed Assets	
1-1850 · Construction in Progress	699,333.06
Total Fixed Assets	<u>699,333.06</u>
Other Assets	
3-1500 · Capital Assets	1,262,622.90
3-1520 · Equipment	3,307.55
3-1540 · Land	101,000.00
3-1560 · Water Rights	172,588.00
3-1590 · Accumulated Depreciation	-474,196.00
Total Other Assets	<u>1,065,322.45</u>
TOTAL ASSETS	<u><u>2,588,182.22</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1-2000 · Accounts Payable	66,905.86
Total Accounts Payable	<u>66,905.86</u>
Other Current Liabilities	
DWRP 1.5 Million Loan	1,100,000.00
1-2020 · Accrued Interest	6,300.30
2-2200 · Deferred Revenue-Property Taxes	75,635.24
3-4090 · CWCB Meter Loan 400K	194,739.20
Total Other Current Liabilities	<u>1,376,674.74</u>
Total Current Liabilities	1,443,580.60
Long Term Liabilities	
2-2400 · 2007 Bonds Payable	1,040,000.00
2-2440 · Natural Rural Water	44,985.23
Total Long Term Liabilities	<u>1,084,985.23</u>
Total Liabilities	2,528,565.83

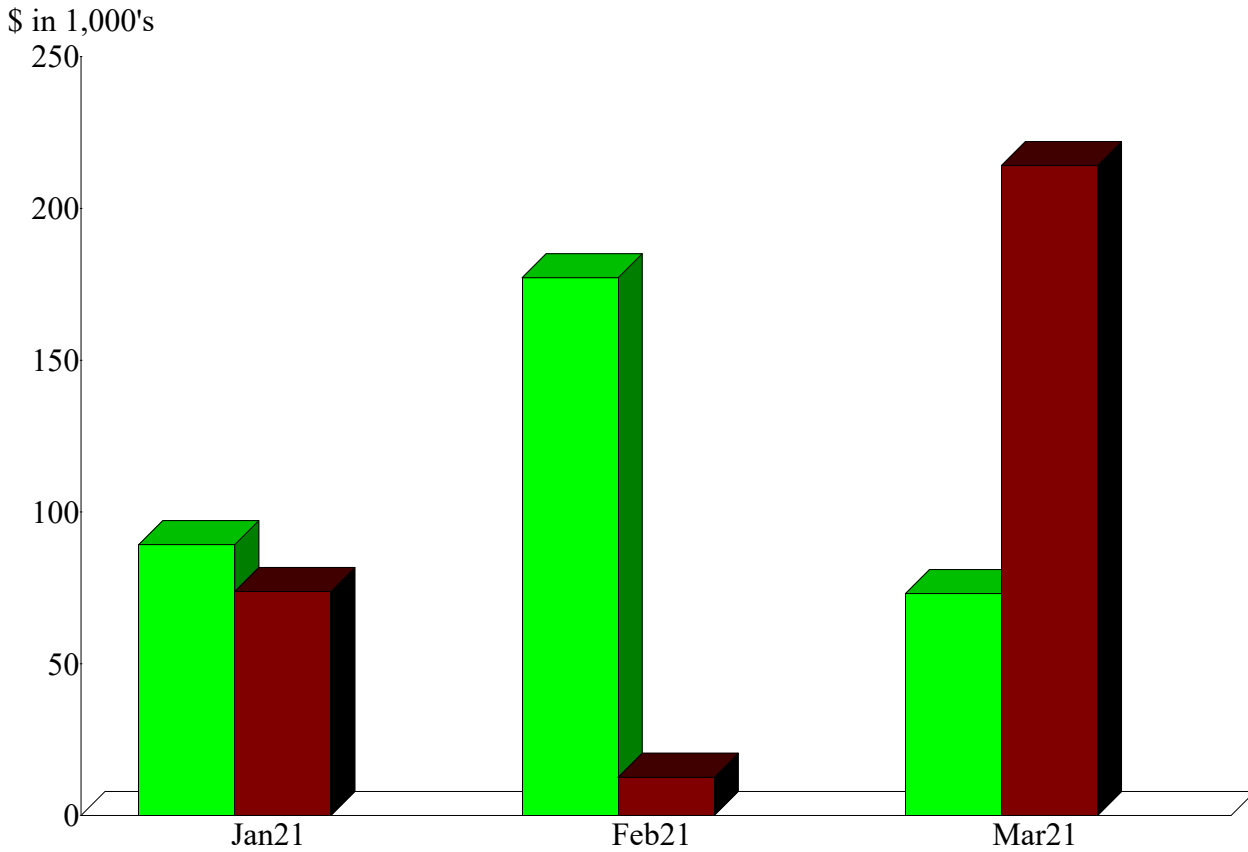
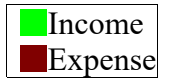
Arabian Acres Metropolitan District

Balance Sheet

As of March 31, 2021

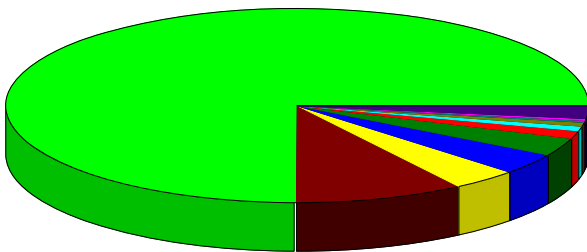
	<u>Mar 31, 21</u>
Equity	
30000 · Opening Balance Equity	215,933.51
32000 · Retained Earnings	-195,274.96
Net Income	<u>38,957.84</u>
Total Equity	<u>59,616.39</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,588,182.22</u></u>

Income and Expense by Month January through March 2021



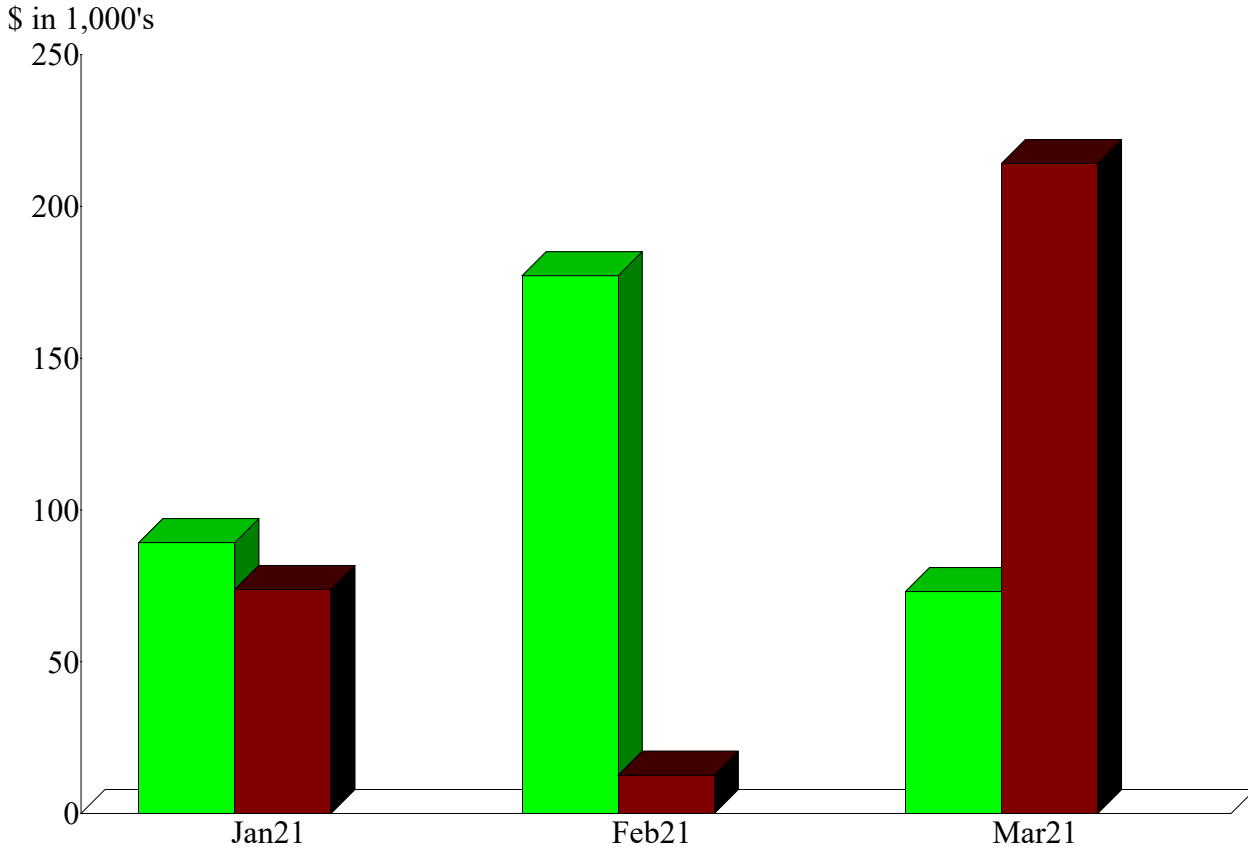
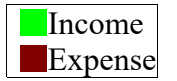
Expense Summary
January through March 2021

3-6000 · Capital Outlay	74.97%
1-6190 · Repairs and Maintenance	9.50
1-6050 · District Management-Operating	3.81
1-6180 · ORC Fees-Operating	3.56
1-6220 · Water Distribution Purchases	3.11
63400 · Interest Expense	1.32
1-6210 · Utilities	0.81
1-6120 · Directors Fees	0.67
2-6240 · Treasurer Collection Fee	0.47
1-6150 · Water Billing	0.45
Other	1.35
Total	\$300,619.52



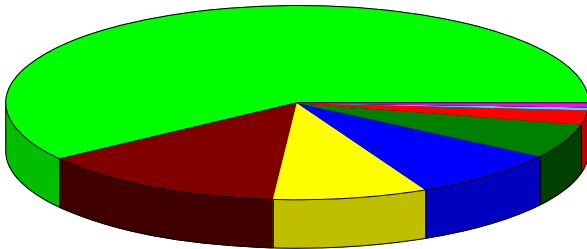
By Account

Income and Expense by Month January through March 2021



Income Summary
January through March 2021

3-4000 · Grant Funds	59.91%
2-4400 · Property Tax Revenue	13.90
1-4000 · Capital Improvement Fees	8.70
1-4050 · Water Service Fee	8.46
1-4080 · Water Usage	5.76
1-4090 · Trout Haven Exclusion Deposits	2.47
2-4450 · Specific Ownership Tax	0.62
1-4030 · Late Fee Revenue	0.15
2-7000 · Interest Income	0.02
2-4460 · Restitution	0.01
Total	\$339,577.36



By Account