



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

**REGULAR BOARD MEETING
AGENDA AND NOTICE
WEDNESDAY, June 16, 2021
5:30 PM**

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

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

You can also dial in using your phone.

United States: [+1 \(872\) 240-3212](tel:+18722403212)

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, June 16, 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
- d) Consider approval of Meeting minutes from April 21, 2021 May 12, 2021 & May 19, 2021

2) FINANCIAL MATTERS

- a) Review of billing and collection status
- b) Review and accept May 31, 2021 Unaudited Financial Status
- c) Review and approve payables

3) MANAGEMENT MATTERS

- a) Update on Exclusion process with Teller County
- b) Construction update
 - i) Warranty claims
 - ii) Remaining project(s)
 - (1) Budget
 - (2) Process
- c) Contract extension for ORC update report

4) OPERATIONS

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.

5. ADJOURNMENT

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

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

April 21, 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 (arrived late)

Also in attendance were:

Kevin Walker, WSDM
Rebecca Hardekopf, WSDM
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 5:32 p.m. President Coffman confirmed a quorum was present and noted Director Hoel had not joined the meeting yet.
- b. Confirm any Potential Conflicts of Interest: The Directors each confirmed there were no potential conflicts of interest.
- c. Discussion and Approval of the Agenda: Mr. Walker requested the Board postpone Agenda item 4.a. Request for Contract Renewal/Extension until next month. Mr. Walker also requested the Board postpone the approval of the March 17, 2021 Regular Board Meeting Minutes. Director Brown moved to approve the Agenda as amended; seconded by Director Douglass. Motion passed unanimously.
- d. Review and approve minutes from February 24, 2021 Special Board meeting and March 26, 2021 Special Board meeting: After review, Director Claassen moved to approve the February 24, 2021 Special Board Meeting Minutes; seconded by Director Douglass. Motion passed unanimously. Mr. Walker requested the Board table the approval of the March 26, 2021 Minutes so he can modify them to include Director Hoel's attendance at the tour and the summary provided by Director Claassen.

2. FINANACIAL MATTERS

- a. Review of billing and collection status: Mr. Walker presented the billing and collection status. 8 customers are late and have received warning letters. One customer has water shut-off due to being substantially late, and one customer has had a problematic meter so not actually overdue on payments.
- b. Review and accept the March 31, 2021 Unaudited Financial Status: Mr. Walker presented the March 31, 2021 Unaudited Financial Status. He noted about 40% of property taxes have been received with another large portion coming in May. Mr. Walker noted substantial repair costs in the capital account due to the freeze. After review, Director Claassen moved to approve the March 31, 2021 Unaudited Financial Status as submitted; seconded by President Coffman. Motion passed unanimously.
- c. Review and approve the Payment of Claims: President Coffman noted the \$250 is an agent fee and should not come out of operations money but should come out of tax

money. Mr. Walker will review that charge. President Coffman asked about the \$587.90 charge to Dana Kepner for insulation caps and believes that is too expensive for a circle of insulation. Mr. Walker noted the warranty may require it be done by Dana Kepner. Mr. Willow agreed they may be for warranty and explained they are 6” thick and also have a plastic handle that goes through them. President Coffman requested that Mr. Walker confirm they are not being double charged for the same thing. Mr. Walker noted the first payment to Colorado Water Conservation Board for \$23,000 for the grant for the water meter project. Mr. Walker confirmed that Mr. Willow approved the invoices and work done for K&A Excavating but did not provide a detailed report. Mr. Willow said he will provide a detailed report for the Board. Director Claassen moved to approve the Payment of Claims subject to Mr. Walker researching the Dana Kepner charges further and reviewing the category for the Zion Bank agent fee charges; seconded by Director Douglass. Motion passed unanimously.

- d. Consider Approval of Glacier Construction Pay Application: Mr. Walker explained that \$10,000 was not paid to Glacier Construction due to the access road not being finished last month. Mr. Walker confirmed that Glacier Construction has now completed the access road as well as the fabric installation. Director Claassen moved to approve the Glacier Construction Pay Application; seconded by Director Brown. Motion passed unanimously.
 - i. Insulation Claim: Mr. Walker reported that the 1” of insulation was added, but they have not yet completed the fiber board or foam filling of cracks. Mr. Walker confirmed these items will be done at Glacier’s expense.
 - ii. Additional Pump Invoice Resolution: Mr. Walker reported the issue has been resolved and the additional pumps will be returned, and the District will not have to pay for them.
- e. Consider Approval of Native Sun Pay Application: Mr. Walker explained that \$9,000 was held to resolve the warranty claim and Native Sun declined to sign the amended Pay Application that is minus \$9,000. Mr. Walker submitted a warranty claim for \$13,000 with the majority being for water purchase after the leak. Mr. Walker noted that legal counsel confirmed the District has the right to withhold funds if there is a claim.
- f. Submittal of Warranty Claim to Native Sun: Mr. Walker submitted a warranty claim to Native Sun for \$13,000. Native Sun has not yet responded to the warranty claim.
- g. Construction Project Budget Update and Future Steps: Mr. Walker gave a project budget update and noted \$49,000 is remaining.
 - i. Tank Review and Cost to Improve: Mr. Walker reported that divers completed a review of the tank and provided a report. One bid was received based on the recommendations for \$19,000, but Mr. Walker is working on getting two more bids with bid specifications done by AquaWorks. Mr. Walker will get recommendations from AquaWorks and Mr. Willow on how to spend the remaining \$30,000 of project funds.

3. OTHER BUSINESS

- a. Trout Haven Exclusion Progress
 - i. Advertisement Completed: President Coffman noted the advertisement was completed and there is no other discussion needed.
 - ii. Meeting Scheduled for May 12, 2021: Mr. Walker reported he is working on an Agenda and package for the meeting that will be distributed to the Board. Director Hoel joined the meeting.

4. OPERATOR’S REPORT: Mr. Walker presented the Operator’s Report for Board review. Director Claassen asked about the difference between water pumped in the control buildings. Mr. Willow confirmed it is a normal range. Mr. Willow left the meeting.

- a. Request for Contract Renewal/Extension: The Board tabled this item until next meeting.

5. PUBLIC COMMENT: Mr. Winterer thanked the Board for their efforts and hopes the freezing issues can be resolved and repaired.

6. ADJOURNMENT: Director Claassen moved to adjourn the meeting; seconded by Director Hoel. Motion passed unanimously at 6:47 p.m.

Respectfully Submitted,
Walker Schooler District Managers

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL APRIL 21, 2021 MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Allan Brown

Stan Claassen

Edith Coffman

Elizabeth Douglass

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

May 12, 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, Susemihl, McDermott &
Downie, P.C.
Karen Atkins
Chris Effbaugh
Jeff Decker
John and Susan Commoneli
Sheila Voland
The Gaudi Family
Pete Escobel

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Coffman called the meeting to order at 5:32 p.m. and confirmed a quorum was present.
- b. Confirm any Potential Conflicts of Interest: Mr. Walker confirmed the potential Conflicts of Interest were filed with the Secretary of State for Directors Claassen and Brown who have requested exclusion. Mr. Walker explained they are eligible to vote. Directors Douglass, Hoel and Coffman each confirmed they had no conflicts.
- c. Discussion and Approval of the Agenda: Director Douglass moved to approve the Agenda; seconded by Director Hoel. Motion passed unanimously.

2. TROUT HAVEN EXCLUSIONS

- a. Consider exclusion of the list of properties noted in the Board Packet memorandum: Mr. Walker discussed the history of the Arabian Acres Metropolitan District. Mr. Walker explained the exclusion petition process. 41 separate property owners owning 69 separate platted lots in Trout Haven have petitioned to be excluded. Mr. Walker confirmed that the exclusions will have no negative impact on the District's water rights as well as the property owner's water rights. Mr. Walker discussed the impact on the District's finances and noted that the properties that have requested exclusion are not rate payers on the water system so there is no negative impact. The excluded properties are still subject to the District's debt service mill levy. Mr. Walker discussed the service plan that requires any exclusions be subject to a Material Modification of the service plan and needs to be approved by the Board of County Commissioners, so the District has been in communication with the County Attorney and County Planning staff to submit the exclusions for approval in the next 30 days.

Director Douglass moved to approve Resolution Form No. 2 to exclude the properties that are adjacent to the water lines located at 693 Kutsu Ridge Road, 422 Kutsu Ridge Road, 715 Pawutsy Road, 850 Kutsu Ridge Road, 794 Kutsu Ridge Road, and 783 Kutsu Ridge Road; seconded by Director Claassen. Motion passed unanimously.

Mr. Walker explained Resolution Form No. 1 includes the remaining properties for exclusion except for Director Brown and Director Claassen's properties that will be heard separately. Director Douglass moved to approve Resolution Form No. 1 to exclude the properties as presented; seconded by Director Brown. Motion passed unanimously.

- b. Consider Resolution for exclusion for Lot 21, Block 4 in Trout Haven Filing Number 4: Mr. Walker explained Resolution Form No. 3 is to exclude Director Brown's property located at 41 Pawutsy Road. Director Claassen moved to approve Resolution Form No. 3; seconded by Director Douglass. Motion passed and Director Brown abstained.
- c. Consider exclusion of exclusion for Lot 29, Block 5 in Trout Haven Filing Number 4: Mr. Walker explained Resolution Form No. 4 is to exclude Director Claassen's property located at 357 Kutsu Ridge Road. Director Douglass moved to approve Resolution Form No. 4; seconded by Director Brown. Motion passed and Director Claassen abstained. Mr. Downie explained the Material Modification to the Service Plan process and noted it is a technicality and they hope to have the petition submitted in the next 30 days.

3. PUBLIC COMMENT: Mr. Walker thanked the Board and the petitioners for their work and efforts to complete this process. Director Douglass thanked Mr. Walker and Mr. Downie for their hard work, and thanked Directors Claassen and Brown for their service on the Board.

4. ADJOURNMENT: Director Douglass moved to continue this meeting to the next regularly scheduled Board meeting on Wednesday, May 19, 2021 at 5:30 p.m.; seconded by Director Claassen. Motion passed unanimously at 6:05 p.m.

Respectfully Submitted,
Walker Schooler District Managers

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 12, 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

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

May 19, 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
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 5:30 p.m. and confirmed all Directors were present.
- b. Confirm any Potential Conflicts of Interest: The Directors each confirmed there were no potential conflicts of interest.
- c. Discussion and Approval of the Agenda: Director Douglass moved to approve the Agenda as presented; seconded by Director Brown. Motion passed unanimously.
- d. Consider approval of Meeting minutes from March 17, 2021, March 26, 2021, and April 21, 2021 Minutes: President Coffman declared she will not vote to approve the March 17, 2021 Minutes because they are not complete or accurate. Director Brown moved to approve the March 17, 2021 Minutes; seconded by Director Douglass. Motion passed 3-2 with Directors Hoel and Coffman voting no. Director Brown moved to approve the March 26, 2021 Minutes; seconded by Director Claassen. Motion passed 4-0 with President Coffman abstaining. The Board tabled the approval of the April 21, 2021 Meeting Minutes since they were not included in the Board Packet.

2. FINANACIAL MATTERS

- a. Review of billing and collection status: Mr. Walker presented the billing and collection status. Mr. Willow confirmed that one customer was shut off and another is scheduled for shutoff tomorrow if payment is not received. Mr. Walker discussed a customer who will be receiving a meter tampering charge along with the late fee. The Board discussed there are still 6 meters that are being read manually. Mr. Willow explained there are 3 meters that he is going to review with Dana Kepner.
- b. Review and accept the April 30, 2021 Unaudited Financial Status: Mr. Walker presented the April 30, 2021 Unaudited Financial Status. After review, Director Douglass moved to approve the April 30, 2021 Unaudited Financial Status; seconded by Director Brown. Motion passed unanimously.
- c. Review and approve the Payment of Claims: Mr. Walker presented the Payment of Claims. The Board discussed the settlement payment to Native Sun and agreed to discuss it further later in the Agenda. After review, Director Hoel moved to approve the Payment of Claims; seconded by Director Brown. Motion passed unanimously.

3. MANAGEMENT MATTERS

- a. Update on Exclusions: Mr. Walker reported on the Exclusions and noted he made the submittal to Teller County and is waiting to hear back by the end of the week. The Board discussed the remaining payments for the Exclusions to WSDM, legal, and \$250 to Teller County and there is \$2,600 remaining in collected funds.
- b. Construction Update
 - i. Warranty Claims: Mr. Walker explained Native Sun has offered \$5,000. After review, President Coffman moved to accept Native Sun's \$5,000 offer and close the project out; seconded by Director Brown. Motion passed 4-1 with Director Claassen voting no. Mr. Walker explained the warranty claim for Donze Circle was sent to Native Sun for \$1,700. He will keep the Board updated on the status as it goes forward. Mr. Walker discussed the settling at Lady Lane. He recommended the Board wait for another 30 days to see if there are any other areas that are settling and then make the claim to have them repaired all at once. Director Douglass noted the hole at Gerka, and Lady Lane is filling with water after rain as well. Mr. Willow said he will check that area. Mr. Walker discussed the warranty claim with Glacier for the foam and repairs to insulation. Glacier will be back next Saturday to complete the repairs.
 - ii. Remaining Projects
 - Budget: Mr. Walker reported there is \$49,000 in grant and loan funds available. 2 bids have been received for repairing the tank, one for \$20,000 and the second for \$30,000 and he is still waiting on a bid to come in. There is a conference call scheduled with the State for Friday to discuss what they want in regard to the tank. Mr. Walker noted that in order to make the repairs the tank will be out of service for 5 to 12 days, so a tanker truck will need to be rented to keep water in storage.
 - Process: There was no additional discussion.
- c. Contract Extension for ORC
 - i. Annual Review and Report: Mr. Walker discussed the ORC contract and noted it is a one-year contract that ended on April 30, 2021. Mr. Willow has requested a 5% increase. Mr. Walker noted an extensive review was done on the contract last year. Mr. Walker discussed Mr. Willow's significant role in the construction project. There were 2 major incidents during the construction project, a water line that was hit that ran the tank out of water multiple times that Mr. Willow spent a lot of time helping with. As well as the freeze that occurred in February that incurred expenses for water and repairs. Mr. Willow did charge additional hours in March for specific projects but did not charge additional hours for February. Mr. Willow has been working on a maintenance manual for operations and maintenance, but it has not been completed yet, and bi-weekly reports have not been provided as stated in the contract. All required water testing and reports have been completed and were safe and the Consumer Confidence Report shows no violations.
 - ii. Proposal: Mr. Walker recommended the Board extend the contract 6 months to November 1st, and a progress report is done at the October Board meeting to review the contract for the outstanding items. Mr. Walker discussed items that need improvement including a regular maintenance schedule, review all

meter installations and insulation, upgrade documentation, service notes for all incidents, weekly and more accurate well meter reads, improve district cell service with a booster, regularly scheduled monthly meetings between the ORC and District Manager, District Manager training on the High Tide system.

President Coffman noted Exhibit A, Item 3 on the contract that requires an alternate licensed ORC in the event of absence and the ORC will pay the costs. Mr. Walker explained a third-party contractor was utilized in the past year for certain tasks, but an alternate ORC was not required. Mr. Willow explained that under the Health Department's Regulation 100, he can designate Mr. Kilik who is a D-licensed operator to perform those duties if needed. He confirmed he has not needed anyone to perform the water testing, sampling, or State submittal for him in the last year that requires an ORC license. The Board discussed obtaining a contract with Mr. Kilik or someone else as an alternate ORC in case of emergency. The Board discussed Mr. Willow's hours that average 42 hours per month according to the contract. Director Claassen requested that Mr. Walker determine what duties must be completed by a licensed ORC. Mr. Walker discussed that the contract needs to identify the specific tasks. The Board discussed hiring an employee to complete tasks such as meter reads at a lower rate that is supervised by Mr. Willow. Mr. Willow confirmed that he would prefer the contract designates that if it is an ORC licensed and required duty, then it would come out of his contract but if it is a third-party task that does not require an ORC license the District would pay for it. Mr. Walker recommended the Board extend the contract on a monthly basis with the 5% increase with contract modifications to be made and a new contract for January 2022. President Coffman moved to extend Mr. Willow's contract on a monthly basis including the 5% increase; seconded by Director Douglass. Motion passed unanimously.

- 4. OPERATIONS:** Mr. Willow reported on the monthly operations. 333,250 gallons of water were pumped in Control Building A, 131,245 gallons pumped in Control Building B, and no water was purchased. Mr. Willow noted meters were read and recorded and that usually takes him about an hour to drive through the system.
- 5. PUBLIC COMMENT:** Mr. Winterer thanked the Board for their efforts. President Coffman noted there are a few people interested in the upcoming open board positions and requested Mr. Walker provide questions and information to present to them. Mr. Winterer noted he would volunteer for the open Board position as well.
- 6. ADJOURNMENT:** Director Claassen moved to adjourn the meeting; seconded by Director Hoel. Motion passed unanimously at 7:22 p.m.

Respectfully Submitted,
Walker Schooler District Managers

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 19, 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

Balance Sheet

As of May 31, 2021

06/10/21

Accrual Basis

	<u>May 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	309,799.55
2-1000 · COLOTRUST 4001	89,550.99
2-1020 · COLOTRUST Reserve 8002	31,978.64
3-1000 · COLOTRUST-Capital Reserve 8003	237,489.27
Total Checking/Savings	<u>668,818.45</u>
Accounts Receivable	
1-1200 · Accounts Receivable	11,198.15
Total Accounts Receivable	<u>11,198.15</u>
Other Current Assets	
1-1300 · Property Tax Receivable	51,551.95
Total Other Current Assets	<u>51,551.95</u>
Total Current Assets	<u>731,568.55</u>
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>2,496,224.06</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1-2000 · Accounts Payable	13,214.39
Total Accounts Payable	<u>13,214.39</u>
Other Current Liabilities	
DWRP 1.5 Million Loan	1,097,164.07
1-2020 · Accrued Interest	6,300.30
2-2200 · Deferred Revenue-Property Taxes	51,551.95
3-4090 · CWCB Meter Loan 400K	194,739.20
Total Other Current Liabilities	<u>1,349,755.52</u>
Total Current Liabilities	<u>1,362,969.91</u>
Long Term Liabilities	
2-2400 · 2007 Bonds Payable	1,040,000.00
2-2440 · Natural Rural Water	42,544.40
Total Long Term Liabilities	<u>1,082,544.40</u>
Total Liabilities	<u>2,445,514.31</u>

12:11 PM

Arabian Acres Metropolitan District

06/10/21

Balance Sheet

Accrual Basis

As of May 31, 2021

	<u>May 31, 21</u>
Equity	
30000 · Opening Balance Equity	215,933.51
32000 · Retained Earnings	-195,274.96
Net Income	<u>30,051.20</u>
Total Equity	<u>50,709.75</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,496,224.06</u></u>

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

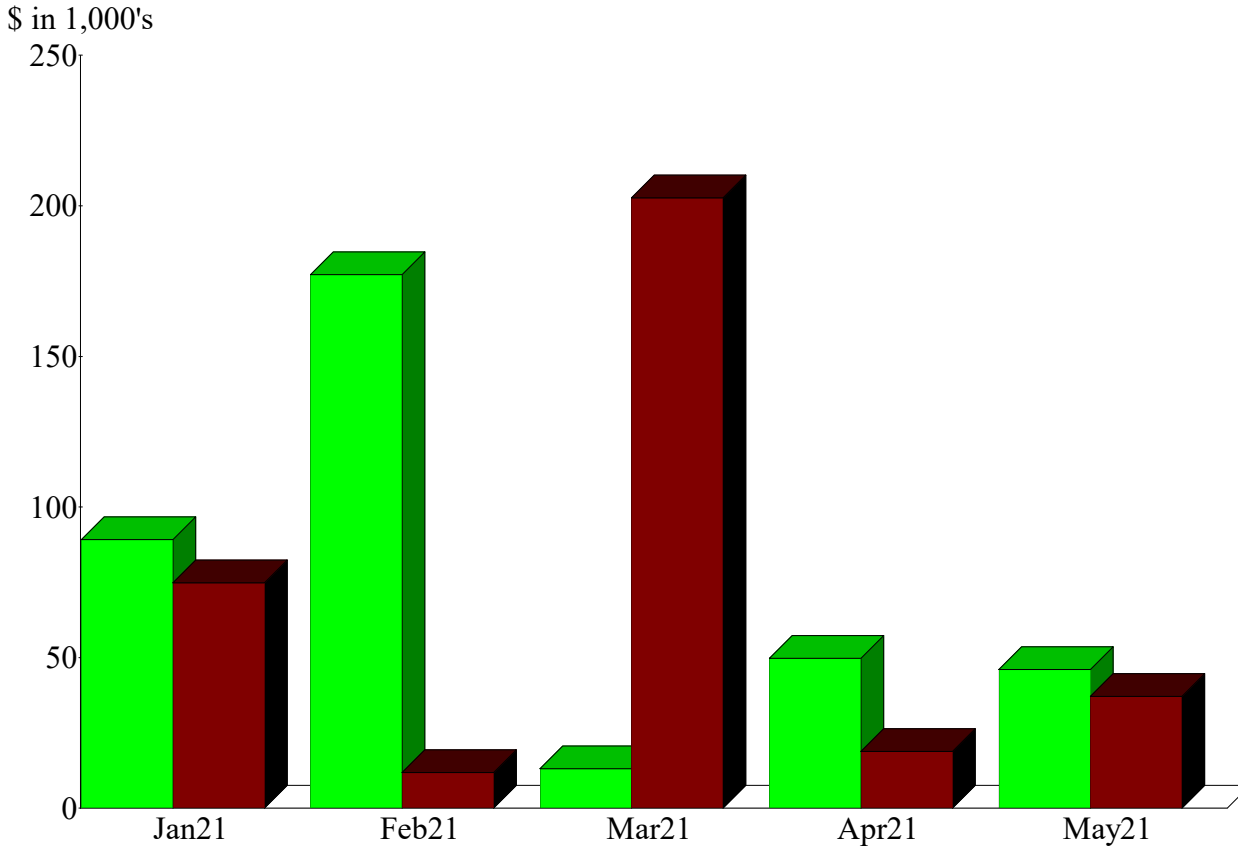
	TOTAL				
	May 21	Jan - May 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
1-4000 · Capital Improvement Fees	0.00	38,660.51	120,000.00	-81,339.49	32.22%
1-4030 · Late Fee Revenue	0.00	495.00	0.00	495.00	100.0%
1-4050 · Water Service Fee	0.00	37,255.77	107,503.00	-70,247.23	34.66%
1-4080 · Water Usage	26,132.45	49,241.07	80,000.00	-30,758.93	61.55%
1-4090 · Trout Haven Exclusion Deposits	0.00	8,400.00	0.00	8,400.00	100.0%
2-4400 · Property Tax Revenue	12,182.84	71,291.05	122,843.28	-51,552.23	58.03%
2-4450 · Specific Ownership Tax	1,142.77	4,467.97	8,599.03	-4,131.06	51.96%
2-4460 · Restitution	80.46	166.20	0.00	166.20	100.0%
2-4470 · State Senior/ Veteran Funds	6,507.19	6,507.19	0.00	6,507.19	100.0%
3-4000 · Grant Funds					
3-4110 · DOLA Grant \$1 Million	0.00	158,883.24	0.00	158,883.24	100.0%
3-4000 · Grant Funds - Other	0.00	0.00	0.00	0.00	0.0%
Total 3-4000 · Grant Funds	0.00	158,883.24	0.00	158,883.24	100.0%
Total Income	46,045.71	375,368.00	438,945.31	-63,577.31	85.52%
Expense					
1-6020 · Bank Service Charges	0.00	0.00	300.00	-300.00	0.0%
1-6050 · District Management-Operating	2,908.37	14,541.85	43,000.00	-28,458.15	33.82%
1-6060 · Dues Fees and Subscriptions	26.40	846.87	2,500.00	-1,653.13	33.88%
1-6065 · Engineering O&M	0.00	0.00	3,000.00	-3,000.00	0.0%
1-6080 · Insurance Expense-Operating	0.00	0.00	8,000.00	-8,000.00	0.0%
1-6090 · Office Supplies	0.00	0.00	200.00	-200.00	0.0%
1-6100 · Postage and Copies-Operating	129.88	2,098.70	2,000.00	98.70	104.94%
1-6110 · Audit	0.00	0.00	8,000.00	-8,000.00	0.0%
1-6120 · Directors Fees	1,000.00	3,400.00	7,500.00	-4,100.00	45.33%
1-6130 · Legal					
1-6135 · Trout Haven Exclusions	0.00	1,768.25	0.00	1,768.25	100.0%
1-6130 · Legal - Other	0.00	2,613.75	15,000.00	-12,386.25	17.43%
Total 1-6130 · Legal	0.00	4,382.00	15,000.00	-10,618.00	29.21%
1-6140 · Title Pass Through Expense	0.00	0.00	0.00	0.00	0.0%
1-6150 · Water Billing	675.00	3,375.00	8,000.00	-4,625.00	42.19%
1-6160 · Other Expense	0.00	1,010.44	0.00	1,010.44	100.0%
1-6170 · Chemicals and Supplies	0.00	0.00	2,000.00	-2,000.00	0.0%
1-6180 · ORC Fees-Operating	2,807.50	15,647.50	48,000.00	-32,352.50	32.6%
1-6190 · Repairs and Maintenance	0.00	16,217.83	15,000.00	1,217.83	108.12%
1-6200 · Tap Expense	0.00	0.00	0.00	0.00	0.0%
1-6210 · Utilities	897.19	4,301.62	12,500.00	-8,198.38	34.41%
1-6220 · Water Distribution Purchases	0.00	9,350.00	10,000.00	-650.00	93.5%
1-6230 · Water Testing	42.00	457.00	7,000.00	-6,543.00	6.53%
2-6240 · Treasurer Collection Fee	365.48	2,138.77	1,842.65	296.12	116.07%
3-6000 · Capital Outlay					
3-6002 · DOLA 1 Million Grant	784.00	109,812.45	0.00	109,812.45	100.0%
3-6000 · Capital Outlay - Other	0.00	119,678.16	0.00	119,678.16	100.0%

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

	TOTAL				
	May 21	Jan - May 21	Budget	\$ Over Budget	% of Budget
Total 3-6000 · Capital Outlay	784.00	229,490.61	0.00	229,490.61	100.0%
3-6050 · District Management	1,000.00	5,000.00	12,000.00	-7,000.00	41.67%
3-6180 · ORC Fees	500.00	2,000.00	0.00	2,000.00	100.0%
63400 · Interest Expense	0.00	4,425.84	0.00	4,425.84	100.0%
Total Expense	<u>11,135.82</u>	<u>318,684.03</u>	<u>205,842.65</u>	<u>112,841.38</u>	<u>154.82%</u>
Net Ordinary Income	34,909.89	56,683.97	233,102.66	-176,418.69	24.32%
Other Income/Expense					
Other Income					
1-7020 · Interest Income - Operating	0.00	0.00	6,000.00	-6,000.00	0.0%
2-7000 · Interest Income	13.53	88.38	2,500.00	-2,411.62	3.54%
2-7040 · Miscellaneous Income	0.00	0.00	0.00	0.00	0.0%
Total Other Income	<u>13.53</u>	<u>88.38</u>	<u>8,500.00</u>	<u>-8,411.62</u>	<u>1.04%</u>
Other Expense					
2-8000 · Bond Interest	25,790.00	25,790.00	51,580.00	-25,790.00	50.0%
2-8050 · National Rural Water Interest	218.95	681.15	1,288.89	-607.74	52.85%
2-8080 · Trustee Fees	0.00	250.00	500.00	-250.00	50.0%
Total Other Expense	<u>26,008.95</u>	<u>26,721.15</u>	<u>53,368.89</u>	<u>-26,647.74</u>	<u>50.07%</u>
Net Other Income	<u>-25,995.42</u>	<u>-26,632.77</u>	<u>-44,868.89</u>	<u>18,236.12</u>	<u>59.36%</u>
Net Income	<u><u>8,914.47</u></u>	<u><u>30,051.20</u></u>	<u><u>188,233.77</u></u>	<u><u>-158,182.57</u></u>	<u><u>15.97%</u></u>

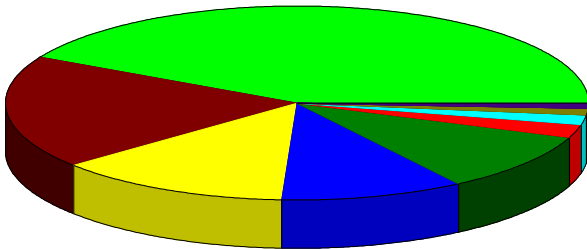
Income and Expense by Month
January through May 2021

Income
Expense



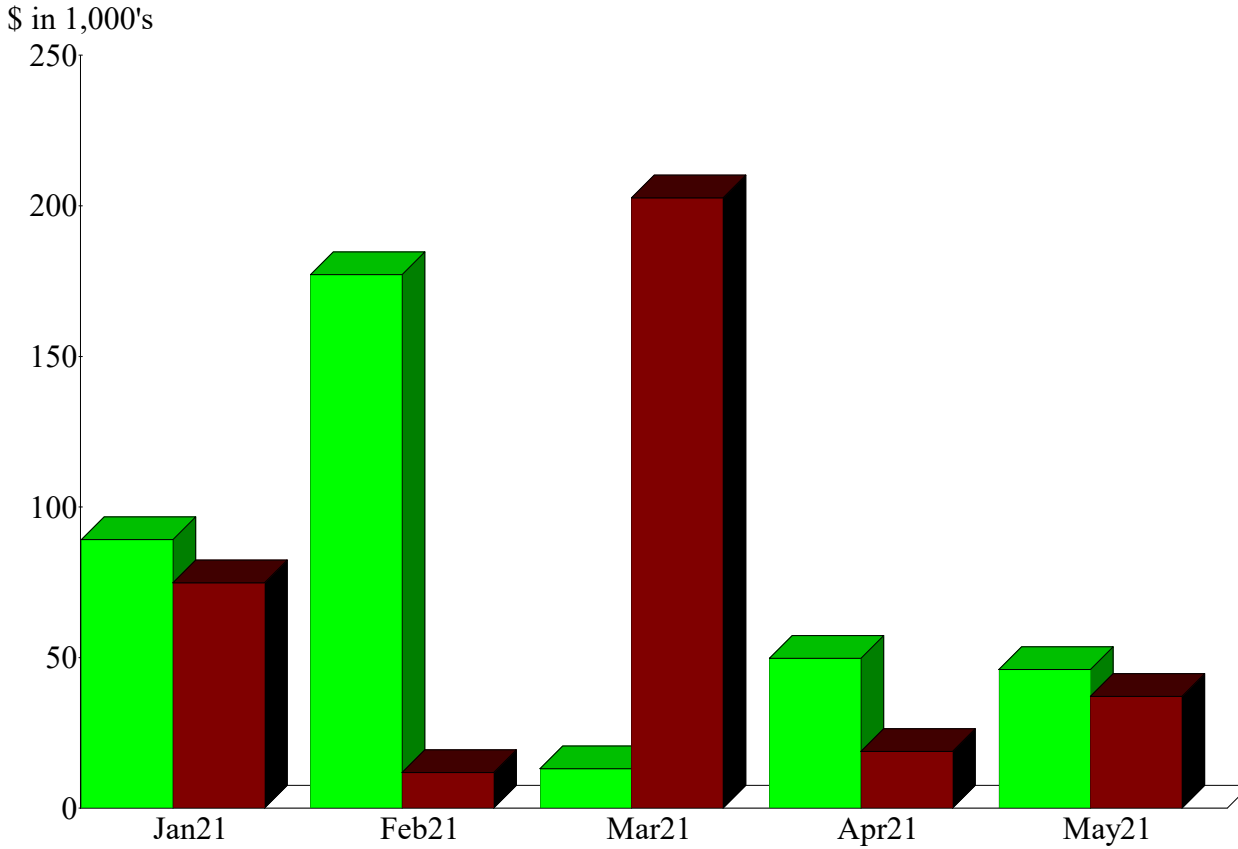
Income Summary
January through May 2021

3-4000 · Grant Funds	42.32%
2-4400 · Property Tax Revenue	18.99
1-4080 · Water Usage	13.11
1-4000 · Capital Improvement Fees	10.30
1-4050 · Water Service Fee	9.92
1-4090 · Trout Haven Exclusion Deposits	2.24
2-4470 · State Senior/ Veteran Funds	1.73
2-4450 · Specific Ownership Tax	1.19
1-4030 · Late Fee Revenue	0.13
2-4460 · Restitution	0.04
2-7000 · Interest Income	0.02
Total	\$375,456.38



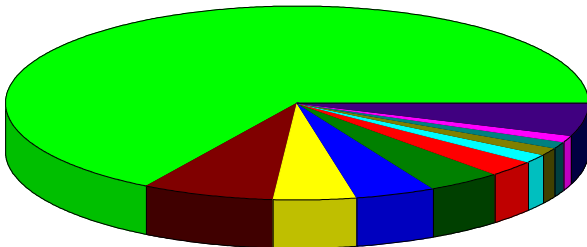
By Account

Income and Expense by Month
January through May 2021



Expense Summary
January through May 2021

3-6000 · Capital Outlay	66.44%
2-8000 · Bond Interest	7.47
1-6190 · Repairs and Maintenance	4.70
1-6180 · ORC Fees-Operating	4.53
1-6050 · District Management-Operating	4.21
1-6220 · Water Distribution Purchases	2.71
3-6050 · District Management	1.45
63400 · Interest Expense	1.28
1-6130 · Legal	1.27
1-6210 · Utilities	1.25
Other	4.71
Total	\$345,405.18



By Account

Arabian Acres Metropolitan District

PAYMENT REQUEST

6/17/2021

GENERAL FUND

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
Edith Coffman	06172021EC		\$ 100.00		\$ 100.00	
Lanny Hoel	06172021LH		\$ 100.00		\$ 100.00	
Elizabeth Douglas	06172021ED		\$ 100.00		\$ 100.00	
Allan Brown	06172021AB		\$ 100.00		\$ 100.00	
Stan Claassen	06172021SC		\$ 100.00		\$ 100.00	
El Paso County Public Health	53121	5/31/2021	\$ 21.00		\$ 21.00	
IREA	40045402	5/21/2021	\$ 123.95		\$ 123.95	ACH
IREA	40032202	5/21/2021	\$ 510.14		\$ 510.14	ACH
IREA	40299901	5/21/2021	\$ 125.73		\$ 125.73	ACH
IREA	43071702	5/21/2021	\$ 95.46		\$ 95.46	ACH
IREA	43183502	5/21/2021	\$ 300.78		\$ 300.78	ACH
J.A. Excavation & Septic's LLC	Contracted022021	5/31/2021	\$ 500.00		\$ 500.00	
J.A. Excavation & Septic's LLC	Contracted022021	5/31/2021	\$ 2,807.50		\$ 2,807.50	
National Rural Water Association	70121	7/1/2021	\$ 924.10		\$ 924.10	
UNCC	221050065	5/31/2021	\$ 26.40		\$ 26.40	
Walker Schooler District Managers	6801	5/31/2021	\$ 4,600.52		\$ 4,600.52	
TOTAL			\$ 10,535.58	\$ -	\$ 10,535.58	

, Treasurer

Arabian Acres Metropolitan District

TOTAL \$ 10,535.58

ARABIAN ACRES METROPOLITAN DISTRICT

MONTHLY OPERATIONS REPORT

May 5, 2021 to June 7, 2021

Submitted by: Lynn Willow, O.R.C/Operator

TOTAL WATER PUMPED

Control A 561,950

Control B 158,950

TOTAL PURCHASED WATER

Trucked – 0

(Amount actually received per each 4,000 gallon load is generally 200-300 gallons less due to standard and typical hauling losses)

OPERATIONS & MAINTENANCE ISSUES

- 1) Read, recorded, and turned in meter reads.
- 2) Have an issue with some meters still not work. It appears the radios will need to be swapped out. They are under warranty.
- 3) Exercised 11 Valves. This give us a total of 23 valves exercised so far for 2021.
- 4) Glaser was in the district on 5-5-21 to install panel at control A and control B.
- 5) I will continue to exercise valves each time I am in the district.
- 6) Flushing will be during the middle of the month through the end of June.
- 7) Working on Tank coating project with bids and trying to find the best way to keep water in the system during recoating process.
- 8) No major issues with the system had accrued this month

OTHER BUSINESS:

Please call for water turn off, if you are planning to leave for an extended period of time this winter and remember to check the AAMD website for hints on how to protect your inside water lines during the winter months.

Arabian Acres Daily Check list

Date	Cl2 check	Meter check	Pumps	Hydrants	Tank	Chemical	Valves	Buildings	Wells	hrs
5-04	x	x	x		x	x		x	x	3
5-06	x	x	x	x	x	x		x		3.5
5-08	x	x	x		x	x		x	x	3
5-10	x	x	x		x			x		3
5-12	x	x	x		x			x	x	3
5-13	x	x	x		x	x		x		3.5
5-17	x	x	x		x	x		x		3
5-19	x	x	x		x	x		x	x	3+2
5-20	x	x	x		x	x		x		3.5
5-24	x	x	x		x	x		x		3
5-27	x	x	x	x	x	x	x	x	x	3
5-29	x	x	x		x	x	x	x	x	4.5
5-31	x	x	x		x	x	x	x		4

Notes:

5-11 final read 186 Denwood

5-11 Pulled meter from home on Tidi

5-14 posted 72 hr. notices

5-18 tuned water off on silbana

5-19 AAMD BOD meeting

5-21 final read 460 Gerka

5-29 Exercised valves 19,20,21,13,14,15.

5-31 Exercised valves 10,11,13,14,15.