

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, NOVEMBER 18, 2020  
5:30 PM**

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

<https://global.gotomeeting.com/join/547114021>

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**United States (Toll Free): [1 866 899 4679](tel:18668994679)**

**United States: [+1 \(571\) 317-3116](tel:+15713173116)**

**Access Code: 547-114-021**

NOTICE IS HEREBY GIVEN that a Meeting of the Board of Directors of ARABIAN ACRES METROPOLITAN DISTRICT, Teller County, Colorado has been scheduled for Wednesday, November 18, 2020 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

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) Approval of the minutes of the Board meeting held on October 21, 2020 (see attached)

**2) FINANCIAL MATTERS**

- a) Pay Application No. 2 (\$130,917.60) and Change order Number 2 (\$11,385.53) – Glacier Construction (see attached)

- b) Status of Native Sun Change Order requests – Kevin
- c) Review of billing and collection status
- d) Review and accept the October 31, 2020 Unaudited Financial Status (under separate cover)
- e) Review and approve the Payment of Claims (under separate cover)
- f) Public Hearing to consider adoption of a resolution approving the 2020 amended budget, the 2021 budget, appropriation of funds for 2021 and establishment of the bond mill levy (see attached Budget)

**3) OTHER BUSINESS**

- a) Trout Haven exclusion process – see attached handout, draft petition and cost estimate

**4) 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, DECEMBER 16, 2020 at 5:30 p.m.



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

October 21, 2020 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  
Adam Sommers, AquaWorks  
Michael Groselle, AquaWorks  
Lynn Willow, ORC

**1. ADMINISTRATIVE MATTERS**

- a. Call to Order & Declaration of Quorum: President Coffman called the meeting to order at 5:32 p.m. and confirmed all Board members were present.
- b. Confirm any Potential Conflicts of Interest: All board members confirmed there were no conflicts of interest.
- c. Discussion and Approval of the Agenda: Director Douglass moved to approve the Agenda; seconded by Director Brown. Motion passed unanimously.
- d. Review and Approval of the September 16, 2020 and September 30, 2020 Board of Directors Meeting Minutes: Director Brown moved to approve the September 16, 2020 Meeting Minutes; seconded by Director Claassen. Motion passed unanimously. Director Brown moved to approve the September 30, 2020 Meeting Minutes; seconded by Director Douglass. Motion passed unanimously.

**2. OLD BUSINESS**

- a. Update on Construction Project
  - i) Current status update: Mr. Walker reported they are at substantial completion with Native Sun and all tie-ins have been done. The system has been operating the last 2 weeks without any significant leaks or problems.
    - (a) Substantial completion updates for Native Sun – AquaWorks: Mr. Groselle noted that Native Sun never requested substantial completion, but ultimately, the construction manager will issue a substantial completion certificate as of tomorrow, but it was done on October 12, 2020. Mr. Walker explained they have received the approval from Teller County on the right of way work. The concerns from property owners about the ditches have all been addressed and fixed.
    - (i) Final close out items: Mr. Walker discussed Native Sun’s final close out items. The Board discussed the large dirt pile and miscellaneous items left behind.
    - (b) Glacier Construction status – COVID related delays: Mr. Groselle reported on Glacier’s construction status and noted the delivery of the building was delayed due to 2 separate COVID outbreaks that forced them to shut down their plant for about 3 weeks. The new delivery date is scheduled for October 30, 2020. The Board discussed the color options for the building. Mr. Groselle

discussed the remaining construction and the process for connecting the building to the system.

- ii) Budget update: Mr. Groselle reported they installed a total of 21,000 feet of new pipe. There is roughly 5,000 linear feet remaining that could be replaced in the future. Mr. Walker will provide a spreadsheet of what has been replaced and what is still needed to the Board. Mr. Walker discussed the budget update and noted they will get \$4,000 in credit for pieces that were not constructed. Mr. Groselle discussed the Glacier change order and noted it increased in value from the original from last month and included an attached drawing. Mr. Walker noted there is \$108,000 remaining in the contingency. Mr. Walker discussed a change order that was received for \$85,000 for the tie-ins and noted there was not sufficient documentation attached with it. He will be meeting with Native Sun tomorrow to discuss and get additional information.
- iii) Pay Application No. 3 – Native Sun: Mr. Groselle discussed the Pay Application No. 3 from Native Sun and noted he can add the descriptions in the line items. After further discussion, Director Claassen moved to approve the Pay Application Revision No. 5; seconded by Director Douglass. Motion passed unanimously.

Director Claassen moved to approve the Change Order No. 3 with the addition of the AquaWorks drawing and appropriate references as discussed; seconded by Director Douglass. Motion passed unanimously.

Mr. Walker discussed the Change Order No. 1 for Glacier for \$7,319. Director Claassen moved to approve Change Order No. 1 including the schedule extension to December 10th. Mr. Groselle noted they will be asking for an additional schedule extension. The motion was seconded by Director Douglass. Motion passed unanimously. Mr. Groselle left the meeting.

- b. Fire Mitigation project status: Director Douglass reported on the status of the fire mitigation project and noted things are slowly progressing. She hopes to have more information on contractor bids at the next meeting. Director Douglass confirmed the District will not have to pay anything.
- c. Trout Haven Exclusion project – plan to move forward: Mr. Walker reported on the Trout Haven exclusion project. He has been working with a water attorney to make sure there is not a need for an augmentation plan update in the future. The attorneys are finalizing the petition and once that is complete, they will be able to go out for signatures. The Board discussed the rules and regulations for those district residents who have wells and are within 100 feet of the water line.

### **3. FINANCIAL MATTERS:**

- a. Review of billing and collection status: Mr. Walker reported they are improving the collection status and next month there will be outstanding fees certified to the Treasurer for payment.
- b. Review and accept the September 30, 2020 Unaudited Financial Status: Mr. Walker reported there are no major changes and cash remains strong. Director Brown moved to accept the September 30, 2020 Unaudited Financial Status; seconded by Director Douglass. Motion passed unanimously.
- c. Review and approve the Payment of Claims: Mr. Walker presented the Payment of

Claims and noted a proposal to back-charge Native Sun for 8 of the Gold Rush water deliveries. Director Douglass moved to approve the Payment of Claims; seconded by Director Claassen. Motion passed unanimously.

- d. Draft 2021 Budget Review: Mr. Walker discussed the budget process and noted the statute requires a budget must be adopted by the Board before December 15, 2020. Mr. Walker went over the 2021 Budget in detail and noted the cash position remains strong.

**4. OPERATORS REPORT:** Mr. Willow reported that total water pumped at Control Building A was 75,806 gallons, Control Building B pumped 106,931 gallons and purchased water was roughly 57,000 due to construction. Bac-T samples were taken for the month and were negative. September lead and copper testing was completed and DPH testing for the State was done as well. Mr. Willow noted that if residents will be going out of town this winter for an extended period to let us know so that we can monitor in case of a leak. Mr. Walker suggested putting a note in the bill as well.

**5. NEW BUSINESS:** There was no discussion.

**6. OTHER BUSINESS:** There was no discussion.

**7. PUBLIC COMMENT:** There was no public comment.

**8. ADJOURNMENT:** Director Hoel moved to adjourn; seconded by Director Claassen. Motion passed unanimously at 8:00 p.m.

Respectfully Submitted,  
Walker Schooler District Managers

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By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 21, 2020 MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

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Allan Brown

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Stan Claassen

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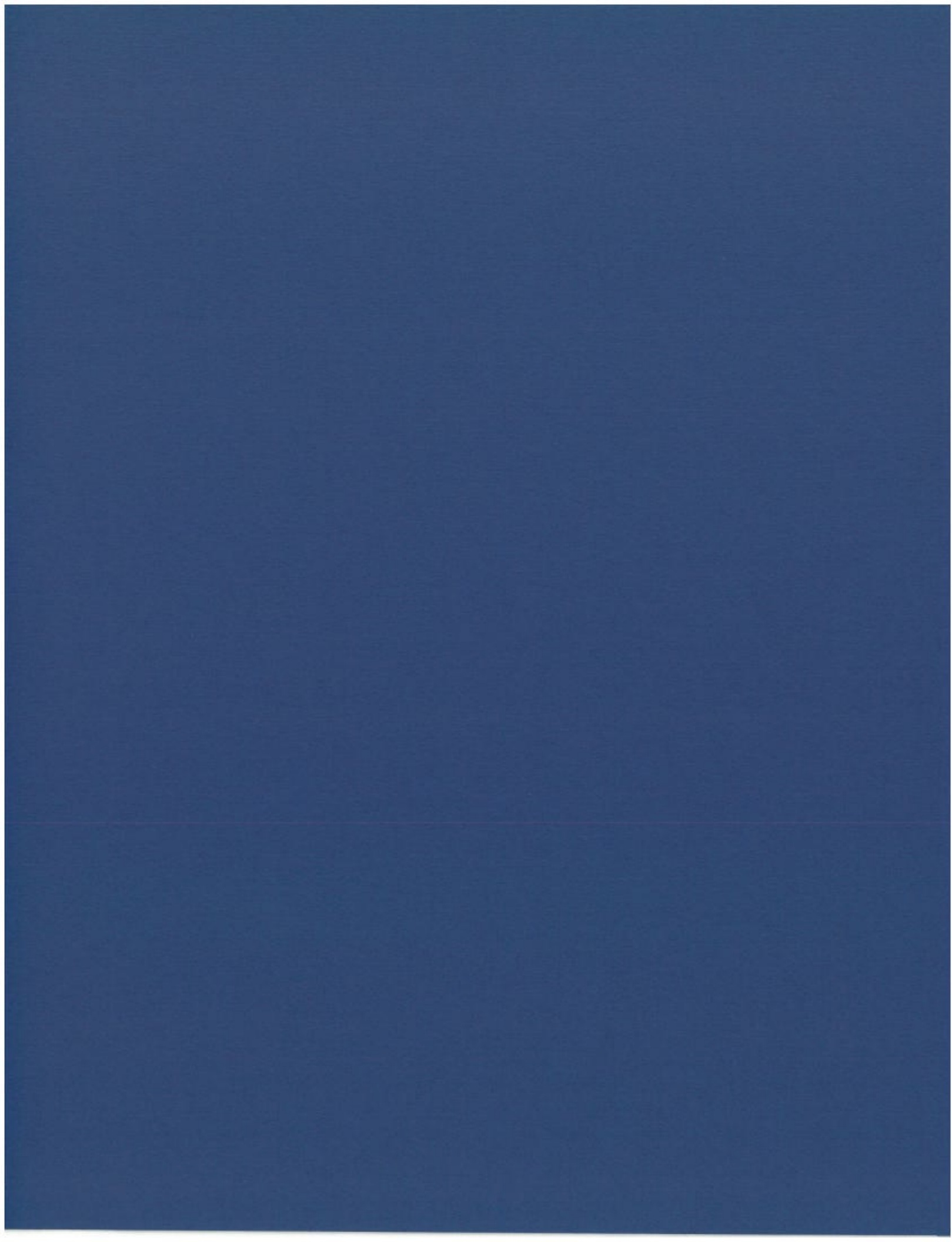
**Edith Coffman**

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**Elizabeth Douglass**

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**Lanny Hoel**





# APPLICATION FOR PAYMENT

TO OWNER:

Arabian Acres Metropolitan District  
614 N. Tejon St  
Colorado Springs, CO 80903

Application No: 3

Period From: 10/01/20

Period To: 10/31/20

FROM CONTRACTOR:

GLACIER CONSTRUCTION CO.  
5460 South Quebec Street, Suite 200  
Greenwood Village, CO 80111

Glacier Job No: 2082

Date Of This Request: 10/28/20

PROJECT:

Arabian Acres Metropolitan District Potable Water Treatment Improvement Project

## CHANGE ORDER SUMMARY

ORIGINAL CONTRACT VALUE	C.O. Value	Contract Total
Change Orders Approved In Previous Months		
Through C.O. No. [ ]		
C.O. Approved This Month		
No. [ ]		
Date Approved		

## CONTRACTOR'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT VALUE \$706,868.00
2. Net Change By Change Order - Through C.O. No. [ ]
3. CURRENT CONTRACT VALUE \$706,868.00
4. TOTAL COMPLETED & STORED TO DATE \$320,740.00
5. RETAINAGE: 5% \$16,037.00
6. TOTAL EARNED LESS RETAINAGE \$304,703.00
7. LESS PREVIOUS APPLICATIONS FOR PAYMENT \$173,785.40
8. CURRENT PAYMENT DUE \$130,917.60
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$402,165.00

## CURRENT REVISED CONTRACT VALUE OWNER'S APPROVAL FOR PAYMENT

(If This amount is not the same as item No. 8, provide explanation to the contractor.)

Owner

Adam Smalls

Date

11/4/2020

Engineer

By:

[Signature]

Date:

28-Oct-20

State of:

Colorado

County of:

Arapahoe

Subscribed and sworn to before me this 28th day of October, 2020

Notary Public:

[Signature]

My Commission expires: 02-23-2022



## Project Name: Potable Water Treatment Improvement Project

CONTRACTOR: GLACIER CONSTRUCTION CO  
APPLICATION No: 3  
APPLICATION DATE: 10/28/20  
BILLING PERIOD THROUGH: 10/31/20

A ITEM No.	B DESCRIPTION OF WORK	C QUANTITY	UNIT	UNIT PRICE	C SCHEDULED VALUE	D		E	PAGE: 1		I RETAINAGE
						QUANTITY COMPLETE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)		G %	H BALANCE TO FINISH	
01	Control Building A (Including Electrical)	1.00	LS	300,000.00	300,000.00	0.50	81,000.00	69,000.00	50%	150,000.00	See Cover Sheet
02	Control Building B (Including Electrical)	1.00	LS	292,800.00	292,800.00	0.50	77,582.00	68,608.00	50%	146,400.00	
03	SCADA Improvements	1.00	LS	36,500.00	36,500.00					36,500.00	
04	Well 3R	1.00	LS	39,934.00	39,934.00					39,934.00	
05	Well 10	1.00	LS	37,634.00	37,634.00	0.65	24,340.00	0.00	65%	13,294.00	
	Total	5.00			706,868.00		182,932.00	137,608.00	46.4%	386,128.00	

The first part of the paper discusses the importance of the research and the objectives of the study. It then presents a literature review of the existing research on the topic. The second part of the paper describes the methodology used in the study, including the data collection and analysis techniques. The third part of the paper presents the results of the study, and the fourth part discusses the implications of the findings. The paper concludes with a summary of the main findings and a list of references.

The research was conducted using a quantitative approach, with data collected from a survey of 100 participants. The data was analyzed using statistical software, and the results were presented in a series of tables and graphs. The findings of the study indicate that there is a significant relationship between the variables being studied, and that the results are consistent with the hypotheses of the study.

The implications of the findings are discussed in the fourth part of the paper, and it is concluded that the research has contributed to the understanding of the topic. The paper ends with a list of references to the literature cited in the study.



5480 South Quebec Street • Suite 200 • Greenwood Village, Colorado 80111  
Phone: (303) 221-8383 • Fax: (303) 221-8385

## PC COST WORKSHEET

Project: Treatment Improvement Project  
Owner: Arabian Acres  
Contractor: Glacier Construction Co., Inc.  
Engineer: AquaWorks DBO Inc

GCCI Job Number: 2092

Date: 10/27/20

### SUMMARY SHEET

#### PCO #002-Well 8R Pad & Access

1	Direct Field Labor	\$4,665.60
2	Supervisory Labor (29.0%) x (Line 1)	\$0.00
3	Payroll Taxes & Insurance (38.7%) x (Line 1 + Line 2)	\$1,805.59
4	Safety (3.5%) x (Line 1)	\$163.30
5	<b>Total Labor &amp; Burden:</b>	<b>\$6,634.48</b>
6		
7	Materials	\$0.00
8	<b>Total Materials:</b>	<b>\$0.00</b>
9		
10	Equipment	\$3,716.00
11	Small Tools (Saws, Drills, etc.) (2.58%) x (Line 1)	\$0.00
12	Field Office Expendables (1.67%) x (Line 1 + Line 2)	\$0.00
13	Sales Tax on Material, Equipment and Tools (8.5%) x (Line 8 + Line 10 + Line 11)	\$0.00
14	<b>Total Tools and Equipment:</b>	<b>\$3,716.00</b>
15		
16	<b>Subtotal (Line 5 + Line 8 + Line 14)</b>	<b>\$10,350.48</b>
17	General Contractors OH&P (10%) x (Line 16)	\$1,035.05
18	<b>Total General Contractor Costs:</b>	<b>\$11,385.53</b>
19		
20	Subcontracts	\$0.00
21	Subcontractor Bond & Insurance (2.5%) x (Line 20)	\$0.00
22	Subtotal (Line 20 + Line 21)	\$0.00
23	General Contractors OH&P (5%) x (Line 22)	\$0.00
24	<b>Total Subcontractor Costs:</b>	<b>\$0.00</b>
25		
26	<b>Subtotal (Line 18 + Line 24)</b>	<b>\$11,385.53</b>
27	GC Bond & Insurance (2.9%) x (Line 26)	\$0.00
28		
29	Extended Overhead Costs 0.0 days at \$75 per day	\$0.00
30	Notes: Extended costs for general conditions	
31		
32	<b>TOTAL AMOUNT (Line 26 + Line 27 + Line 29)</b>	<b>\$11,386</b>

#### TIME EXTENSION REQUIRED:

Yes	No
X	

cc:

Field File

COST SUMMARY BREAKDOWN	LABOR	BURDEN	MATERIAL	PO	SUB	EQUIP (O)	EQUIP (RE)	OTHER	BOND	TOTAL
	4,665.60	1,968.88	0.00		0.00	3,716.00		1,035.05	0.00	11,385.53

## DETAIL SHEET

### PCO #002-Well 8R Pad & Access

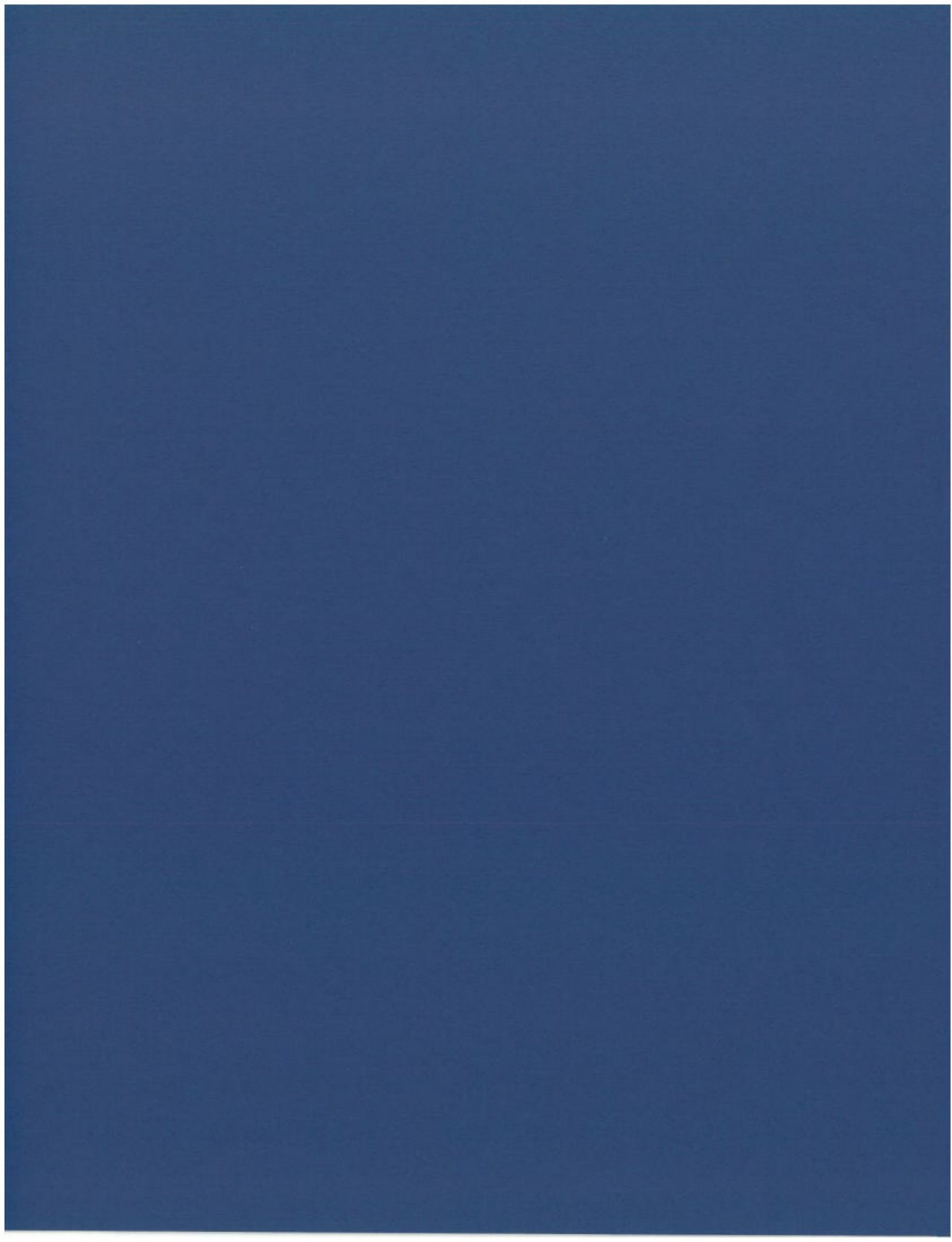
ref.	Description	Qty	Unit	Labor				Amount	Material		Equipment		Sub		
				MH/U	DF	MH	CC		UC	Amount	UC	Amount	UC	Amount	
Glacier Construction Costs															
1	Well 8R Pad/Access: 4 working days total, 3 man crew (5+/- trees to remove, 4-5 trees for limb removal, build 22' x 45' x 3' pad)	1.00	1	96.00	1	96.0	C	4,665.60	0.00	0.00	0.00	0.00			
2	Well 8R Pad/Access: Equipment & Fuel, 4 working days (Loader \$571 p/day, Compactor \$233 p/day, Fuel \$125 p/day)	1.00	1	0.00	1	0.0	C	0.00	0.00	0.00	3716.00	3,716.00			
Major Supplier Costs															
1															
Subcontractor Costs															
1														0.00	
Administration Costs															
1	C.O. Administration / Preparation	1.00	LS			0.0		0.00							
2	Additional Engineering/Submittals	1.00	LS			0.0		0.00							
3	As-Built / CPM Updates	1.00	LS			0.0		0.00							
TOTALS						96.0		\$4,666		\$0		\$3,716		\$0	



48.60

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Accrual Basis

**Arabian Acres Metropolitan District**  
**Profit & Loss Budget vs. Actual**  
**January through October 2020**

	Jan - Oct 20	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
1-4000 · Capital Improvement Fees	97,453.50	130,000.00	-32,546.50	75.0%
1-4020 · CORA Requests	150.00			
1-4030 · Late Fee Revenue	1,716.91			
1-4050 · Water Service Fee	82,524.52	107,503.00	-24,978.48	76.8%
1-4070 · Water Tap Fees	0.00	8,000.00	-8,000.00	0.0%
1-4080 · Water Usage	94,330.61	80,000.00	14,330.61	117.9%
2-4400 · Property Tax Revenue	116,323.47	121,846.88	-5,323.41	95.6%
2-4450 · Specific Ownership Tax	8,631.12	8,515.26	115.84	101.4%
2-4480 · Restitution	46.27			
2-4470 · State Senior/ Veteran Funds	5,940.04			
3-4000 · Grant Funds				
3-4110 · DOLA Grant \$1 Million	444,594.42			
<b>Total 3-4000 · Grant Funds</b>	<b>444,594.42</b>			
3-4095 · CDPHE Grant 300K	116,111.30	100,000.00	16,111.30	116.1%
<b>Total Income</b>	<b>967,822.16</b>	<b>555,665.16</b>	<b>412,157.00</b>	<b>174.2%</b>
<b>Gross Profit</b>	<b>967,822.16</b>	<b>555,665.16</b>	<b>412,157.00</b>	<b>174.2%</b>
<b>Expense</b>				
1-6020 · Bank Service Charges	185.00	750.00	-565.00	24.7%
1-6030 · Website	137.84	750.00	-612.16	18.4%
1-6050 · District Management-Operating	37,500.00	50,000.00	-12,500.00	75.0%
1-6060 · Dues Fees and Subscriptions	2,252.28	3,500.00	-1,247.72	64.4%
1-6065 · Engineering O&M	0.00	2,000.00	-2,000.00	0.0%
1-6070 · Election Expense	13,746.22	6,000.00	7,746.22	229.1%
1-6080 · Insurance Expense-Operating	6,676.00	8,000.00	-1,324.00	83.5%
1-6090 · Office Supplies	16.42	500.00	-483.58	3.3%
1-6100 · Postage and Copies-Operating	1,639.31	800.00	839.31	204.9%
1-6110 · Audit	6,293.00	7,500.00	-1,207.00	83.9%
1-6120 · Directors Fees	7,500.00	10,000.00	-2,500.00	75.0%
1-6130 · Legal				
1-6135 · Trout Haven Exclusions	1,650.00			
1-6130 · Legal - Other	3,355.50	20,000.00	-16,644.50	16.8%
<b>Total 1-6130 · Legal</b>	<b>5,005.50</b>	<b>20,000.00</b>	<b>-14,994.50</b>	<b>25.0%</b>
1-6150 · Water Billing	8,029.64	5,000.00	3,029.64	160.6%
1-6170 · Chemicals and Supplies	613.38	2,500.00	-1,886.62	24.5%
1-6180 · ORC Fees-Operating	33,611.08	44,000.00	-10,388.92	76.4%
1-6190 · Repairs and Maintenance	12,895.09	20,000.00	-7,104.91	64.5%
1-6210 · Utilities	10,586.26	12,500.00	-1,913.74	84.7%
1-6220 · Water Distribution Purchases	27,775.00	30,000.00	-2,225.00	92.6%
1-6230 · Water Testing	6,108.18	3,000.00	3,108.18	203.6%
2-6240 · Treasurer Collection Fee	3,403.42	1,824.70	1,578.72	186.5%
3-6000 · Capital Outlay				
3-6001 · DWRF 1.5 Million Loan	1,417,625.00			
3-6002 · DOLA 1 Million Grant	470,475.23			
3-6000 · Capital Outlay - Other	70,629.36	2,100,000.00	-2,029,370.64	3.4%
<b>Total 3-6000 · Capital Outlay</b>	<b>1,958,729.59</b>	<b>2,100,000.00</b>	<b>-141,270.41</b>	<b>93.3%</b>
3-6030 · Bid Advertising	0.00	500.00	-500.00	0.0%
3-6050 · District Management	1,000.00			
3-6180 · ORC Fees	2,390.00			
60000 · Advertising and Promotion	0.00	500.00	-500.00	0.0%
<b>Total Expense</b>	<b>2,146,093.21</b>	<b>2,329,624.70</b>	<b>-183,531.49</b>	<b>92.1%</b>
<b>Net Ordinary Income</b>	<b>-1,178,271.05</b>	<b>-1,773,959.54</b>	<b>595,688.49</b>	<b>66.4%</b>

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Accrual Basis

**Arabian Acres Metropolitan District**  
**Profit & Loss Budget vs. Actual**  
 January through October 2020

	Jan - Oct 20	Budget	\$ Over Budget	% of Budget
<b>Other Income/Expense</b>				
<b>Other Income</b>				
1-7020 · Interest Income - Operating	0.00	6,000.00	-6,000.00	0.0%
2-7000 · Interest Income	2,153.21	2,500.00	-346.79	86.1%
<b>Total Other Income</b>	<b>2,153.21</b>	<b>8,500.00</b>	<b>-6,346.79</b>	<b>25.3%</b>
<b>Other Expense</b>				
2-8000 · Bond Interest	27,203.00	54,408.00	-27,205.00	50.0%
2-8050 · National Rural Water Interest	1,192.65	1,578.18	-385.53	75.6%
2-8080 · Trustee Fees	250.00	250.00	0.00	100.0%
<b>Total Other Expense</b>	<b>28,645.65</b>	<b>56,236.18</b>	<b>-27,590.53</b>	<b>50.9%</b>
<b>Net Other Income</b>	<b>-26,492.44</b>	<b>-47,736.18</b>	<b>21,243.74</b>	<b>55.5%</b>
<b>Net Income</b>	<b>-1,204,763.49</b>	<b>-1,821,895.72</b>	<b>616,932.23</b>	<b>66.1%</b>

**Arabian Acres Metropolitan District**  
**Balance Sheet**  
**As of October 31, 2020**

	Oct 31, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
ECB Checking	677,984.78
1-1020 · Zions First National Bank	0.75
2-1000 · COLOTRUST 4001	122,739.41
2-1020 · COLOTRUST Reserve 8002	31,981.94
3-1000 · COLOTRUST-Capital Reserve 8003	237,365.37
<b>Total Checking/Savings</b>	1,070,032.25
<b>Accounts Receivable</b>	
1-1200 · Accounts Receivable	11,198.15
<b>Total Accounts Receivable</b>	11,198.15
<b>Other Current Assets</b>	
1-1210 · Accounts Receivable County	1,010.44
1-1300 · Property Tax Receivable	121,631.37
<b>Total Other Current Assets</b>	122,641.81
<b>Total Current Assets</b>	1,203,872.21
<b>Fixed Assets</b>	
1-1850 · Construction In Progress	699,333.06
<b>Total Fixed Assets</b>	699,333.06
<b>Other Assets</b>	
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
<b>Total Other Assets</b>	1,065,322.45
<b>TOTAL ASSETS</b>	<b>2,968,527.72</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
1-2000 · Accounts Payable	638,389.12
<b>Total Accounts Payable</b>	638,389.12
<b>Other Current Liabilities</b>	
DWRP 1.5 Million Loan	1,257,192.47
1-2020 · Accrued Interest	6,300.30
2-2200 · Deferred Revenue-Property Taxes	121,846.88
3-4090 · CWCB Meter Loan 400K	209,534.65
<b>Total Other Current Liabilities</b>	1,594,674.30
<b>Total Current Liabilities</b>	2,233,063.42
<b>Long Term Liabilities</b>	
2-2400 · 2007 Bonds Payable	1,105,000.00
2-2440 · Natural Rural Water	49,012.87
<b>Total Long Term Liabilities</b>	1,154,012.87
<b>Total Liabilities</b>	3,387,076.29

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11/13/20

Accrual Basis

**Arabian Acres Metropolitan District**

**Balance Sheet**

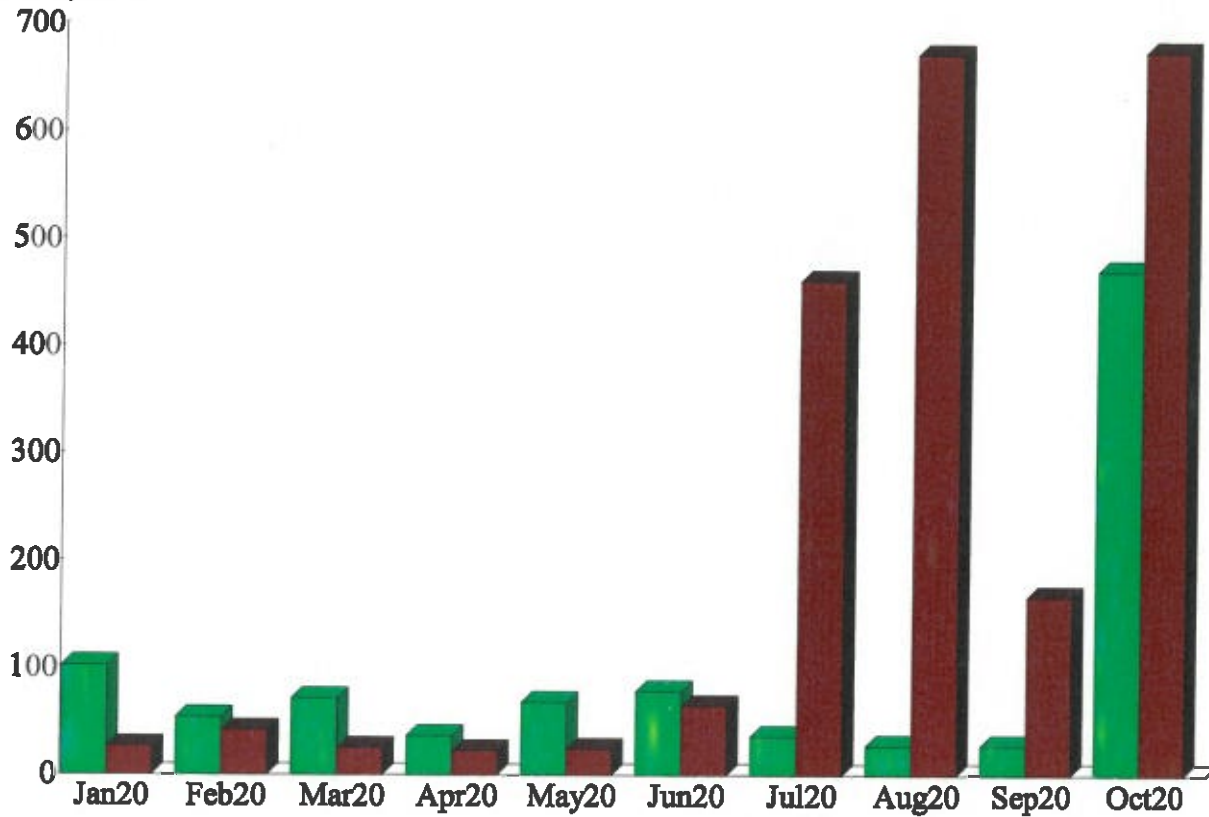
**As of October 31, 2020**

	Oct 31, 20
Equity	
30000 - Opening Balance Equity	215,933.51
32000 - Retained Earnings	570,281.41
Net Income	-1,204,763.49
Total Equity	-418,548.57
TOTAL LIABILITIES & EQUITY	2,968,527.72

# Income and Expense by Month January through October 2020

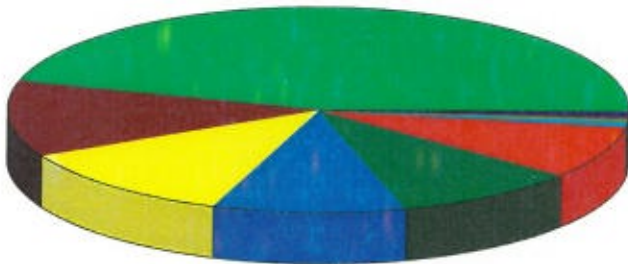
Income  
Expense

\$ in 1,000's



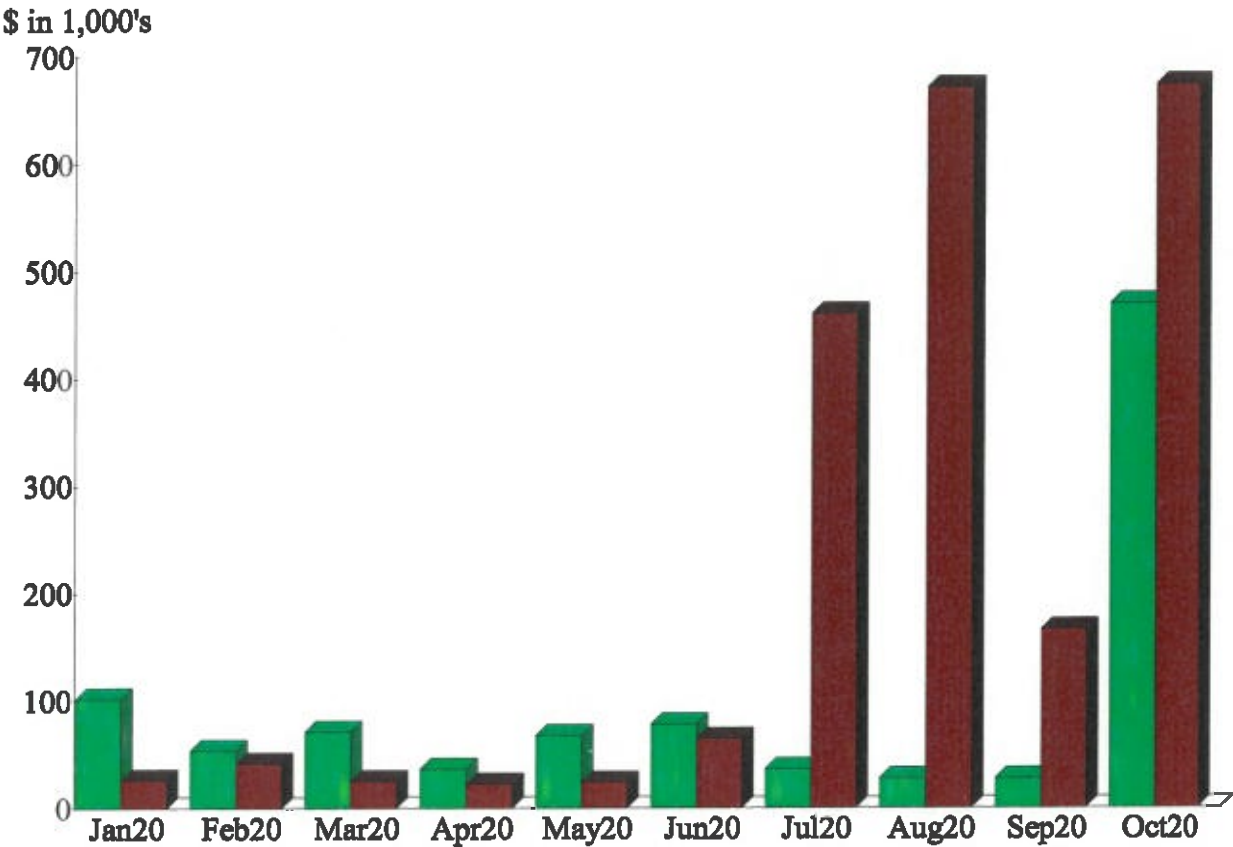
## Income Summary January through October 2020

3-4000 · Grant Funds	45.84%
2-4400 · Property Tax Revenue	11.99
3-4095 · CDPHE Grant 300K	11.97
1-4000 · Capital Improvement Fees	10.05
1-4080 · Water Usage	9.73
1-4050 · Water Service Fee	8.51
2-4450 · Specific Ownership Tax	0.89
2-4470 · State Senior/ Veteran Funds	0.61
2-7000 · Interest Income	0.22
1-4030 · Late Fee Revenue	0.18
Other	0.02
<b>Total</b>	<b>\$969,975.37</b>



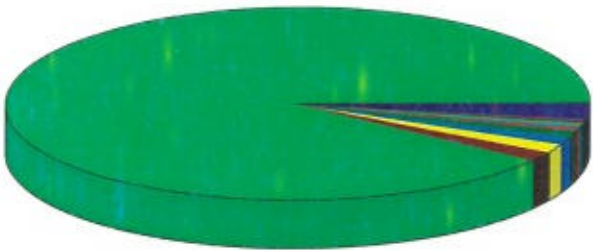
By Account

# Income and Expense by Month January through October 2020



## Expense Summary January through October 2020

3-6000 · Capital Outlay	90.07%
1-6050 · District Management-Operating	1.72
1-6180 · ORC Fees-Operating	1.55
1-6220 · Water Distribution Purchases	1.28
2-8000 · Bond Interest	1.25
1-6070 · Election Expense	0.63
1-6190 · Repairs and Maintenance	0.59
1-6210 · Utilities	0.49
1-6150 · Water Billing	0.37
1-6120 · Directors Fees	0.34
Other	1.71
<b>Total</b>	<b>\$2,174,738.86</b>



By Account

# Arabian Acres Metropolitan District

## PAYMENT REQUEST

11/18/2020

### GENERAL FUND

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
Edith Coffman	11042020EC	11/4/2020	\$ 100.00		\$ 100.00	
Lanny Hoel	11042020LH	11/4/2020	\$ 100.00		\$ 100.00	
Elizabeth Douglas	11042020ED	11/4/2020	\$ 100.00		\$ 100.00	
Allan Brown	11042020AB	11/4/2020	\$ 100.00		\$ 100.00	
Stan Claassen	11042020SC	11/4/2020	\$ 100.00		\$ 100.00	
Edith Coffman	11182020EC	11/18/2020	\$ 100.00		\$ 100.00	
Lanny Hoel	11182020LH	11/18/2020	\$ 100.00		\$ 100.00	
Elizabeth Douglas	11182020ED	11/18/2020	\$ 100.00		\$ 100.00	
Allan Brown	11182020AB	11/18/2020	\$ 100.00		\$ 100.00	
Stan Claassen	11182020SC	11/18/2020	\$ 100.00		\$ 100.00	
Alperstein & Coveil, P.C.	1013	10/31/2020	\$ 1,650.00		\$ 1,650.00	
Alpine Locates & Utilities	11011	11/9/2020	\$ 190.00		\$ 190.00	
El Paso County Public Health	103120	10/31/2020	\$ 21.00		\$ 21.00	
IREA	40045402	11/11/2020	\$ 37.17		\$ 37.17 ACH	
IREA	40032202	11/11/2020	\$ 136.52		\$ 136.52 ACH	
IREA	40296601	11/11/2020	\$ 160.21		\$ 160.21 ACH	
IREA	43071702	11/11/2020	\$ 133.50		\$ 133.50 ACH	
IREA	43183502	11/11/2020	\$ 233.90		\$ 233.90 ACH	
J.A. Excavation & Septic's LLC	Contracted102020	10/31/2020	\$ 500.00		\$ 500.00	
J.A. Excavation & Septic's LLC	Contracted102020	10/31/2020	\$ 2,650.00		\$ 2,650.00	
Key Bank Credit Card	*9827		\$ 35.96		\$ 35.96 ACH - Paid	
National Rural Water Association	12012020	12/1/2020	\$ 924.10		\$ 924.10	
Walker Schooler District Managers	6615	10/31/2020	\$ 4,550.49		\$ 4,550.49	
Zions Bank	2007A Bond	11/9/2020	\$ 82,203.75		\$ 82,203.75	
<b>TOTAL</b>			<b>\$ 104,428.60</b>	<b>\$ -</b>	<b>\$ 104,428.60</b>	

### CAPITAL FUND

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Due	Comments
AquaWorks DBO, Inc.	2192	10/31/2020	\$ 9,522.40		\$ 9,522.40		
Glecker Construction Co Inc	Application No. 3	10/28/2020	\$ 130,917.60		\$ 130,917.60		
John Wister Consultants, Inc.	982.1/11-20	11/1/2020	\$ 1,631.77		\$ 1,631.77		
Native Sun Construction	Three (Rev #6)	10/20/2020	\$ 479,525.76		\$ 479,525.76		
RMG - Rocky Mountain Group	176152-2	8/31/2020	\$ 9,717.00		\$ 9,717.00		
Wallace Engineering	200812	9/29/2020	\$ 1,700.00		\$ 1,700.00		
<b>TOTAL</b>			<b>\$ 633,014.53</b>		<b>\$ 633,014.53</b>		

Arabian Acres Metropolitan District  
Treasurer  
**TOTAL \$ 737,441.13**





**ARABIAN ACRES METROPOLITAN DISTRICT  
2020 AMENDED AND 2021 BUDGET  
GENERAL FUND**

	2019 ACTUAL	2020 AMENDED	2020 BUDGET	2021 BUDGET
<b>GENERAL FUND: BEGINNING BALANCE</b>	<b>\$ 349,729.74</b>	<b>\$ 467,296.74</b>	<b>\$ 572,031.73</b>	<b>\$ 561,961.79</b>
<b>REVENUES</b>				
CAPITAL IMPROVEMENT FEE	\$ 114,100.13	\$ 130,000.00	\$ 130,000.00	\$ 120,000.00
CORA REQUESTS		\$ 150.00	\$	-
INTEREST INCOME	\$ 1.00	\$ -	\$ 6,000.00	\$ 6,000.00
LATE FEES	\$ 1,614.09	\$ 1,700.00	\$	-
MISCELLANEOUS			\$	-
RESTITUTION	\$ 42.58	\$ 46.27	\$	-
TAP FEE		\$ -	\$ 8,000.00	\$ -
TITLE PASS THROUGH				
WATER SERVICE FEE	\$ 118,928.40	\$ 107,503.00	\$ 107,503.00	\$ 107,503.00
WATER USAGE	\$ 70,761.50	\$ 87,000.00	\$ 80,000.00	\$ 80,000.00
<b>TOTAL REVENUES</b>	<b>\$ 305,447.70</b>	<b>\$ 326,399.27</b>	<b>\$ 331,503.00</b>	<b>\$ 313,503.00</b>
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 655,177.44</b>	<b>\$ 793,696.01</b>	<b>\$ 903,534.73</b>	<b>\$ 875,464.79</b>
<b>EXPENSES</b>				
ADVERTISING/ PROMOTING		\$ 500.00	\$ 500.00	\$ 500.00
AUDIT	\$ 6,000.00	\$ 7,500.00	\$ 7,500.00	\$ 8,000.00
BAD DEBT				
BANK SERVICE CHARGES	\$ 482.88	\$ 150.00	\$ 750.00	\$ 300.00
CHEMICALS & SUPPLIES	\$ 1,618.92	\$ 2,500.00	\$ 2,500.00	\$ 2,000.00
DIRECTOR FEES	\$ 7,200.00	\$ 10,000.00	\$ 10,000.00	\$ 7,500.00
DISTRICT MANAGEMENT	\$ 48,352.41	\$ 50,000.00	\$ 50,000.00	\$ 55,000.00
DUES, FEES, SUBSCRIPTIONS	\$ 3,687.43	\$ 2,000.00	\$ 3,500.00	\$ 2,500.00
ELECTION - TABOR/BOD		\$ 13,746.22	\$ 6,000.00	\$ -
RECALL - COURT RECORDER	\$ 1,843.40		\$ -	
RECALL - DEO	\$ 22,860.43		\$ -	
RECALL - DEO'S LEGAL	\$ 25,645.40		\$ -	
RECALL - LEGAL	\$ 13,869.50		\$ -	
ENGINEERING		\$ 2,000.00	\$ 2,000.00	\$ 3,000.00
INSURANCE		\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
LEGAL	\$ 16,365.85	\$ 15,000.00	\$ 20,000.00	\$ 15,000.00
LOCATES				
OFFICE EXPENSE	\$ 127.10	\$ 200.00	\$ 500.00	\$ 200.00
ORC FEES	\$ 38,834.40	\$ 44,000.00	\$ 44,000.00	\$ 48,000.00
OTHER	\$ 60.00			
POSTAGE & COPIES	\$ 967.58	\$ 2,000.00	\$ 800.00	\$ 2,000.00
REPAIRS & MAINTENANCE	\$ 23,571.28	\$ 20,000.00	\$ 20,000.00	\$ 15,000.00
TITLE PASS THROUGH				
UTILITIES	\$ 10,570.90	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00
WATER BILLING	\$ 5,279.26	\$ 9,438.00	\$ 5,000.00	\$ 8,000.00
WATER DISTRIBUTION/ PURCHASE	\$ 24,816.90	\$ 25,000.00	\$ 30,000.00	\$ 10,000.00
WATER SHARES				
WATER TAPS				
WATER TESTING	\$ 1,071.00	\$ 7,000.00	\$ 3,000.00	\$ 7,000.00
WEBSITE	\$ 733.17	\$ 200.00	\$ 750.00	\$ -
CONTINGENCY			\$ 10,000.00	\$ 20,000.00
<b>TOTAL EXPENSES</b>	<b>\$ 253,957.81</b>	<b>\$ 231,734.22</b>	<b>\$ 237,300.00</b>	<b>\$ 224,500.00</b>

**OTHER FINANCING SOURCES**

TRANSFERS OUT - DEBT SERVICE

\$

35,000.00

TRANSFERS OUT - CAPITAL FUND

\$

177,329.13

**GENERAL FUND: ENDING BALANCE**

\$

401,219.63

\$

581,981.79

\$

666,234.73

\$

650,964.79

EMERGENCY RESERVE: State Required at 3%

\$

7,618.73

\$

8,952.03

\$

7,119.00

\$

6,735.00

**ARABIAN ACRES METROPOLITAN DISTRICT  
2020 AMENDED AND 2021 BUDGET  
DEBT SERVICE FUND**

	2019 ACTUAL	2020 PROJECTED	2020 BUDGET	2021 BUDGET
<b>DEBT SERVICE FUND: BEGINNING BALANCE</b>	\$ (15,671.58)	\$ (22,648.32)	\$ (22,648.32)	\$ 2,855.00
<b>REVENUE</b>				
INTEREST INCOME	\$ 8,832.73	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
MISCELLANEOUS				
PROPERTY TAX REVENUE	\$ 87,962.57	\$ 121,646.88	\$ 121,646.88	\$ 122,843.28
SPECIFIC OWNERSHIP TAX	\$ 12,200.34	\$ 8,515.28	\$ 8,515.28	\$ 8,599.03
STATE SENIOR/ VETERAN FUNDS	\$ 4,597.04	\$ 5,940.04		
TRANSFERS IN			\$ 28,523.74	\$ 35,000.00
<b>TOTAL REVENUE</b>	<b>\$ 113,592.68</b>	<b>\$ 138,602.20</b>	<b>\$ 161,185.90</b>	<b>\$ 168,942.31</b>
<b>EXPENSES</b>				
2007 BOND INTEREST	\$ 57,202.50	\$ 54,408.00	\$ 54,408.00	\$ 51,580.00
2007 BOND PRINCIPAL	\$ 65,000.00	\$ 65,000.00	\$ 65,000.00	\$ 70,000.00
NATIONAL RURAL WATER INTEREST	\$ 1,858.93	\$ 1,578.18	\$ 1,578.18	\$ 1,288.89
NATIONAL RURAL WATER PRINCIPAL	\$ 9,230.27	\$ 9,511.02	\$ 9,511.02	\$ 9,800.31
CWCB METER LOAN			\$ 27,814.00	\$ 27,814.00
DWRF1.5 MILLION LOAN				
TREASURER COLLECTION FEE	\$ 2,640.28	\$ 4,000.00	\$ 1,824.70	\$ 1,842.65
TRUSTEE FEES	\$ 250.00	\$ 250.00	\$ 250.00	\$ 500.00
CONTINGENCY		\$ 1,000.00	\$ 1,000.00	\$ 2,000.00
<b>TOTAL EXPENSES</b>	<b>\$ 136,181.98</b>	<b>\$ 135,747.20</b>	<b>\$ 161,185.90</b>	<b>\$ 164,625.85</b>
<b>DEBT SERVICE: ENDING BALANCE</b>	<b>\$ (22,589.30)</b>	<b>\$ 2,855.00</b>	<b>\$ (0.00)</b>	<b>\$ 4,316.46</b>
<b>ASSESSED VALUATION</b>			\$ 5,068,620.00	\$ 5,118,470.00
<b>MILL LEVY</b>			24.00	24.00

**ARABIAN ACRES METROPOLITAN DISTRICT  
2020 AMENDED AND 2021 BUDGET  
CAPITAL GRANT FUND**

	2019 ACTUAL	2020 AMENDED	2020 BUDGET	2021 BUDGET
<b>CAPITAL GRANT FUNDS</b>	\$ 1,970.00	\$ 63,140.10	\$ 63,140.10	\$ 179,251.40
<b>REVENUES-SERIES 2015 BOND PROCEEDS</b>				
CDPHE PLANNING & DESIGN GRANT 10k	\$ 10,000.00		\$ -	-
CDPHE DESIGN & ENGINEERING GRANT 300k	\$ 123,888.70	\$ 116,111.30	\$ 100,000.00	-
CWCB METER LOAN 400K	\$ 182,239.00		\$ -	-
EIAF WATER METER GRANT 200K	\$ 200,000.00		\$ -	-
CAPITAL LOAN DOLA		\$ 1,500,000.00	\$ 1,000,000.00	
CAPITAL GRANT DOLA		\$ 1,000,000.00	\$ 1,000,000.00	
POSTAGE & COPIES				
TRANSFER IN FROM GENERAL FUND	\$ 177,329.13			

TOTAL REVENUES		\$	693,456.83	\$	2,816,111.30	\$	2,100,000.00	\$	-
TOTAL REVENUE & FUND BALANCE		\$	695,426.83	\$	2,679,251.40	\$	2,163,140.10	\$	179,251.40
EXPENSES						\$	-		
BID ADVERTISING	\$	126.20	\$	500.00	\$	500.00	\$	500.00	
CAPITAL OUTLAY	\$	631,033.43	\$	2,496,500.00	\$	2,100,000.00	\$	178,751.40	
DISTRICT MANAGEMENT	\$	1,000.00	\$	1,000.00			\$	-	
ORC FEES			\$	2,000.00			\$	-	
POSTAGE & COPIES	\$	127.10					\$	-	
TOTAL EXPENSES		\$	632,286.73	\$	2,500,000.00	\$	2,100,500.00	\$	179,251.40
GRANT FUND: ENDING BALANCE		\$	63,140.10	\$	179,251.40	\$	62,640.10	\$	-

The first part of the paper discusses the importance of the research and the objectives of the study. It then presents a literature review of the existing research on the topic. The second part of the paper describes the methodology used in the study, including the data collection and analysis techniques. The third part of the paper presents the results of the study, and the fourth part discusses the implications of the findings.

The study was conducted using a quantitative research design. Data was collected from a sample of 100 participants using a survey questionnaire. The data was then analyzed using statistical software to determine the relationships between the variables.

The results of the study show that there is a significant positive relationship between the variables. This finding is consistent with the previous research in the field. The implications of the findings suggest that the research has practical applications in the field.

In conclusion, the study has shown that there is a significant positive relationship between the variables. This finding is consistent with the previous research in the field. The implications of the findings suggest that the research has practical applications in the field.

## **Project Statement**

Allow Trout Haven residents that are part of AAMD water district, who are not currently receiving water service from AAMD to exit the district.

## **Background**

Much can be said of how and why residents of TH who for the most part are on wells ended up in a water district. This will not be addressed here. Residents in AAMD (TH and Arabian Acres) currently are obligated via property taxes to complete paying off the original bond obligation that purchased the water system in the early 2000's. That current bond debt is approximately \$1,000,000. This bond is scheduled to be paid off in 2030. Anyone opting out or excluding from the district is required by law to carry their debt obligation that exists when exiting.

## **Process**

There is a legal process to exit any special district, and in general the following steps are presented:

- A petition for exclusion is completed by the land holder and is notarized requesting an exclusion from the district.
- The form, in this case will be submitted to the district manager who is assisting in the administration of those property owners wanting to exit.
- With this application a fee of \$150 per lot is being required to address the cost by the district manager and other related costs.
  - By law the individuals exiting must pay for any costs associated with the exclusion process
  - The district manager is administratively supporting this process for a potential of 100+ property owners and will be reimbursed for his time and materials
    - Mailings and other communication to the eligible property owners by the district manager will happen
  - All submitted paperwork will be reviewed by the district legal counsel for which there is a cost. This will be coordinated by the district manager
  - The AAMD board advertise and hold a public hearing on all of the petitions at one time
  - Upon approval, legal counsel will file the petitions with the District Court. Once approved by the Court, the Court's approval will be filed with the Clerk and Recorder and the Assessor
  - There will be other minor costs associated with the process
  - Any excess funds at the end of the process will be returned to the property owners on a pro rata basis
  - All those in TH and leaving the district will continue to incur the annual property "bond tax" until 2030
  - TH residents are not required to exclude, but is being offered to as a one-time initiative to exit in mass
  - Those properties that go through this process will no longer be obligated to AAMD for any financial obligations or tax levies (other than the current bond obligation).

Trout Haven Exclusions  
KJW 11-13-20

Total Platted Lots	133
Number adjacent to water line	34
Total eligible for Exclusion	99

Estimated Cost

	Low	High
Attorney Review and filing fees	\$4,500.00	\$ 6,000.00
Water attorney	\$1,500.00	\$ 1,500.00
District Manager	<u>\$1,000.00</u>	<u>\$ 2,500.00</u>
Total	\$7,000.00	\$ 10,000.00
Eligible Lots	99	99
Cost per eligible excluder	\$ 70.71	\$ 101.01
If 50% of the owners request	50	50
	\$ 140.00	\$ 200.00

## PETITION FOR EXCLUSION OF PROPERTY

TO: THE BOARD OF DIRECTORS OF THE  
ARABIAN ACRES METROPOLITAN DISTRICT,  
TELLER COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-501, *et seq.*, C.R.S.,  
(the "Petitioner") hereby respectfully requests that the ARABIAN ACRES METROPOLITAN DISTRICT (the "District"), by and through its Board of Directors, exclude the real property described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property"), from the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the exclusion of the Property from the boundaries of the District and to the entry of an Order by the District Court in and for El Paso County, excluding the Property from the boundaries of the District. Specifically, and without limitation Petitioner warrants, represents, and states as follows:

1. Petitioner is the owner of one hundred percent (100%) of the real property described on Exhibit A and has the right, power, and lawful authority to bring this Petition.
2. There are no other persons or parties owning or being entitled to any estate, right, title, interest, claim or demand, at law or in equity, in and to the subject real property.
3. That by execution of the Petition, the Petitioner assents to and formally requests the permanent exclusion of the subject real property from the District.
4. That this Petition for Exclusion is brought pursuant to C.R.S. Title 32, Article 1, Part 5, as amended.
5. The exclusion of the Petitioner's property is requested because the District does not provide water services to such property and it is not contemplated that such property will be served water by the District or the District may not be capable of providing water service to the property.
6. It is in the best interests of the Petitioner's property, the District, Teller County, that the subject real property be excluded from the District.
7. There will be no reduction in the availability or cost of municipal services with there being the same benefits to the Petitioner's property.



8. The exclusion will not affect the ability of the District to provide services to the remainder of the property within the District.

9. If this petition were to be granted, it would have no adverse economic impact upon the District.

10. If this petition were to be granted, Petitioner would be responsible for its portion of any bonded indebtedness in existence immediately preceding the effective date of the order until retired as set forth in any exclusion order that may be adopted by the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of a public hearing on the Petition has been published.

The Petitioner includes with this Petition a deposit for exclusion the cost proceedings of \$200.00. The Petitioner understands that Petitioner may be required to pay additional amounts sufficient to pay all the costs of the exclusion proceedings and will be entitled to a refund of any amounts which are not required to pay all the costs of the exclusion proceedings.

The name and address of the Petitioner is as follows:

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***Remainder of page intentionally left blank. Signature page follows.***

**PETITIONER:**

\_\_\_\_\_  
[Name]

By: \_\_\_\_\_  
[Signature]

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF COLORADO                    )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

The above and foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_  
of \_\_\_\_\_.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

***Signature Page to Petition for Exclusion of Real Property***

**EXHIBIT A**  
**(The Property)**

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# **ARABIAN ACRES METROPOLITAN DISTRICT**

## **MONTHLY OPERATIONS REPORT**

**October 2, 2020 to November 5, 2020**

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

### **TOTAL WATER PUMPED**

**Control A 320,862**

**Control B 31,053**

### **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) Bac-T samples for the month have been taken and are negative.
- 2) Read, recorded and turned in meter reads.
- 3) Control B is off line in preparation for new building at B.
- 4) Flushed daniwood 2 times.
- 5) Did not replace filter at control B, since B has been off line
- 6) Since the end of the mainline replacement. AAMD has pumped 130,822 less gallons of water, compared to last month.
- 7) This makes me believe that we have significantly reduced our leakage and water loss due to the C.I.P.
- 8) Working with Aqua Works on CIP.

### **OTHER BUSINESS:**

Winter temperatures are almost here. Please check water lines in your house to make sure they are insulated properly.

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.