



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

**REGULAR MEETING AGENDA
AND NOTICE
WEDNESDAY, SEPTEMBER 16, 2020
5:30 PM**

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

<https://global.gotomeeting.com/join/363683365>

You can also dial in using your phone.

United States (Toll Free): [1 877 309 2073](tel:18773092073)

United States: [+1 \(646\) 749-3129](tel:+16467493129)

Access Code: 363-683-365

Public invited to attend

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, September 16, 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) Review and Approval of the July 29, 2020 Special Board of Directors Meeting Minutes (see attached)
- e) Review and Approval of the August 19, 2020 Regular Board of Directors Meeting Minutes (see attached)

- f) Review and Approval of the September 1, 2020 Special Board of Directors Meeting Minutes (under separate cover)

2) FINANCIAL MATTERS

- a) Review of billing and collection status
- b) Review and accept the August 31, 2020 Unaudited Financial Status (see attached)
- c) Review and approve the Payment of Claims (see attached)
- d) 2020 budget process – establish date for Budget hearing and possible fee adjustments

3) OLD BUSINESS

- a) Update on Construction Project
 - i) Schedule status – Michael Groselle
 - (a) Control Buildings COVID delay
 - (b) October 1 substantial completion – Kevin Walker
 - (i) Project to be completed by October 1
 - (ii) Extra crews request for additional funds vs. date extension
 - ii) Budget update
 - iii) Other issues for discussion and update
 - (a) Water purchases
 - (b) Extension of project
- b) Fire Mitigation project status
- c) Website update and review – see request for review of website
- d) Trout Haven Exclusion project – Directors Brown and Claasen

3) OPERATORS REPORT – See attached report

4) NEW BUSINESS

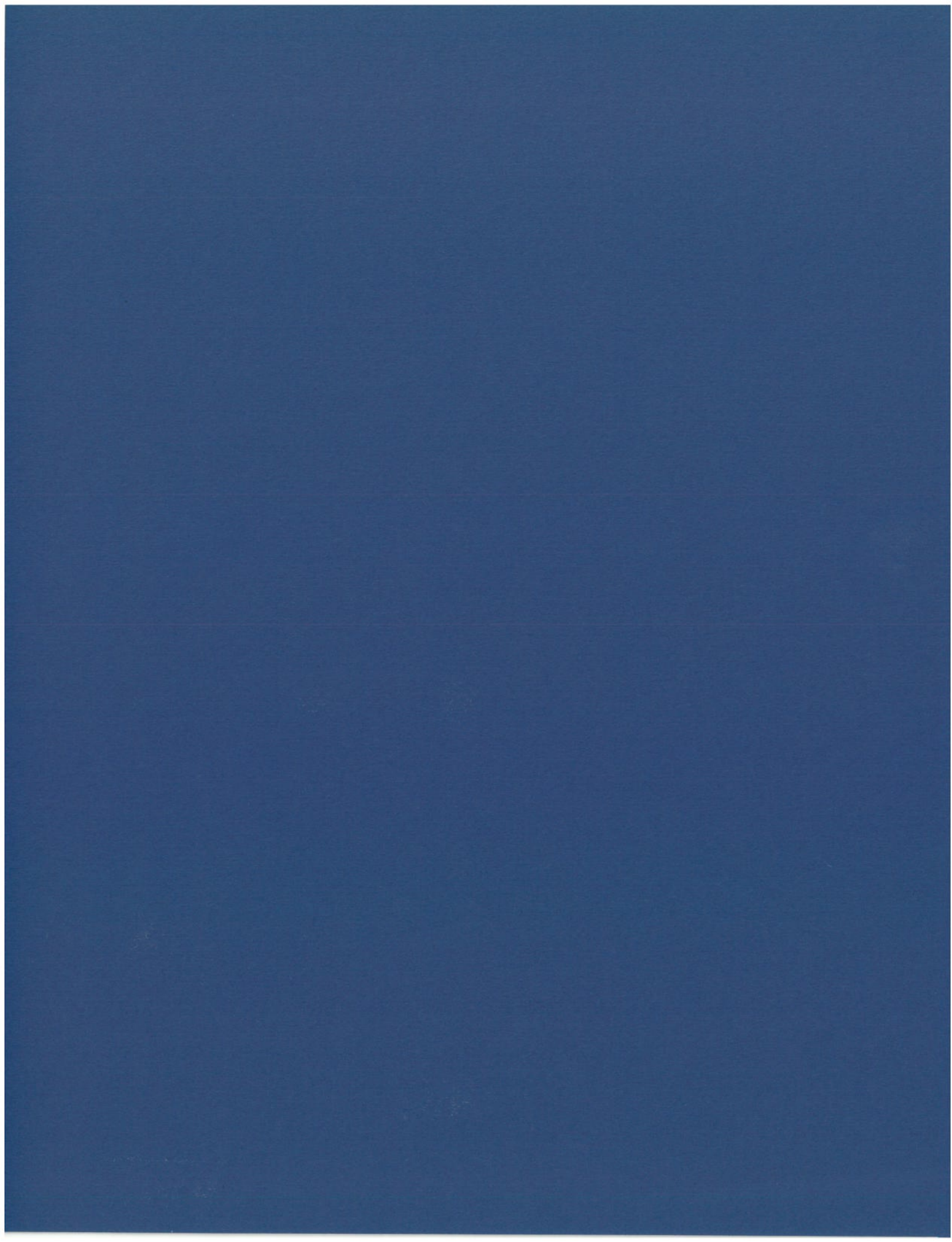
5) OTHER BUSINESS

6) PUBLIC COMMENT

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

7) ADJOURNMENT

THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR WEDNESDAY, OCTOBER 21, 2020 at 5:30 p.m.



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

July 29, 2020 at 5:00 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
Mike Groselle, AquaWorks
Lynn Willow, ORC
Members of the public (See sign-in sheet)

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Coffman called the meeting to order at 5:01 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 Claassen. Motion passed unanimously.

2. FINANCIAL MATTERS:

- a. Review and approval of Pay Application No. 1 for Native Sun Construction, Inc., and accompanying work change orders – AquaWorks DBO, Inc.: Mr. Walker discussed the capital improvement project history and the difficulties with main breaks. He noted things have improved in the last few weeks and they have identified phantom service lines that are causing problems. Construction is behind schedule, but crews are working to make up time. Work has been done on the wells which has increased the amount of water available into the tank, and at various times the tank has been up to 14 feet. In general, the project has not been very smooth and has caused some stress for those in the District, but things are getting better.

Mr. Groselle went over the Pay Application No. 1 in detail with the Board. He noted the summary of work completed and partial charges for storage on site. Mr. Groselle verified that he reviewed and confirmed the amount of pipe they have put in the ground and the 20 yards of rock removal. He pointed out a deduct the District is getting from Native Sun for water sold to them that was not included in the contract. He also noted a line break that drained the tank that was Native Sun's fault, so Mr. Walker put together a complete summary of costs the District incurred as a result of the break and billed Native Sun \$3,500. Mr. Groselle discussed Change Order No. 102 that was for booster pumps that were installed in both control buildings that benefit the District by producing more water when there is a line break. Once the tanks are fuller, we can sell water to the contractor which will deduct from the total overall costs of the project. Change Orders 103 and 105 are for when the contractor hit unmarked services and main lines. Mr. Groselle noted that he worked with Native Sun to determine the hours that were actually incurred. He noted Change Order 104 that was discussed at the last meeting for the tape upgrade from plastic

tape to metallic tape that is able to be located and an electrical conduit for Well #10 that Native Sun will complete instead of Glacier, so that is a net zero change. Mr. Groselle reported the project is 22% completed and they have gone through 18% of the total contingency, but if you remove the \$7,741, they are only 15%. Mr. Sommers added that over the past month, the contractor has gotten faster at responding to the breaks so they anticipate the charges to fix these things will go down.

Director Douglass asked if the District would keep the booster pumps that were installed. Mr. Groselle confirmed the District owns them, but they will not be the permanent booster pumps and they will be used to get through the project. The Board discussed selling them after the project. Mr. Sommers noted they could be used if a booster pump fails and the District could find a use for them. Director Douglass asked if the contingency percentage is on track. Mr. Sommers explained they have used less contingency than progress, so the District is doing well. He noted there is nothing typical with this project, but there are still unknowns such as hitting rock moving forward. President Coffman asked if the booster pumps could be a cause of some of the leaks. Mr. Willow said they do not believe they are the cause and were caused by mistakes made by Native Sun. The pumps do not increase the pressure in the system, just the flow. The Board discussed wells #2 and #8, and the issues with well #8 not pumping. Mr. Groselle noted there may not be enough water in the ground to pump well #8 full. Mr. Walker discussed a potential leak in the system and that they performed an analysis that shows they are not gaining enough in the tank based on what they are pumping out of the control buildings. Mr. Willow and Mr. Groselle have been working on locating it, but it has not been found yet which adds to frustration in the project. The Board discussed door hangers that that are being used to notify customers of potential service interruptions or if their driveway will be affected by construction. The Board discussed the issues with the owner of Native Sun not communicating with his crew on repairs he made.

After further discussion, Director Douglass moved to accept the Pay Application No. 1 for Native Sun Construction, Inc., and accompanying work change orders; seconded by Directors Brown and Hoel. Motion passed unanimously.

Mr. Sommers discussed the history between Ground Engineering and Native Sun and noted they are not always in agreement. In the past few weeks, Native Sun has had difficulty achieving the 95% compaction that is required in the plans and specifications of the project. Mr. Groselle has been putting in a lot of time with Ground Engineering, but the options were not suitable for Native Sun, so Native Sun brought in a second Geotechnical Engineer at their own expense to look at the project and do some tests. They came out and redid the tests and compaction, and the good news is that the tests passed. The new geotechnical engineer, RMG is working well with Native Sun so Mr. Sommers recommends switching to them from Ground Engineering. Mr. Sommers noted that RMG is slightly more expensive, but the amount of time savings and effort will make up for it. Mr. Walker noted that he has worked with RMG multiple times in the past, and he has very high trust in them. President Coffman requested they confirm that there will be no legal issues with cancelling Ground Engineering's contract. Mr. Walker confirmed they will follow all appropriate procedures. Director Claassen moved to approve the

replacement of Ground Engineering with RMG; seconded by Director Brown. Motion passed unanimously.

- b. Authorization to submit 2019 Financial Statements: Director Douglass moved to accept the 2019 Audit and authorize President Coffman to sign the representation letter; seconded by Director Claassen. Motion passed unanimously.

3. OTHER BUSINESS: Director Douglass asked about what happened with the CenturyLink line that was cut. Mr. Groselle explained the line was marked in both instances, but the contractor accidentally cut the line when they were trying to expose it. Director Douglass asked if we could charge them. Mr. Groselle confirmed they had to pay CenturyLink the cost of the repairs.

4. PUBLIC COMMENT: There was no public comment.

5. ADJOURNMENT: Director Claassen moved to adjourn; seconded by Director Douglass. Motion passed unanimously at 6:10 p.m.

Respectfully Submitted,
Walker Schooler District Managers

By: Recording Secretary

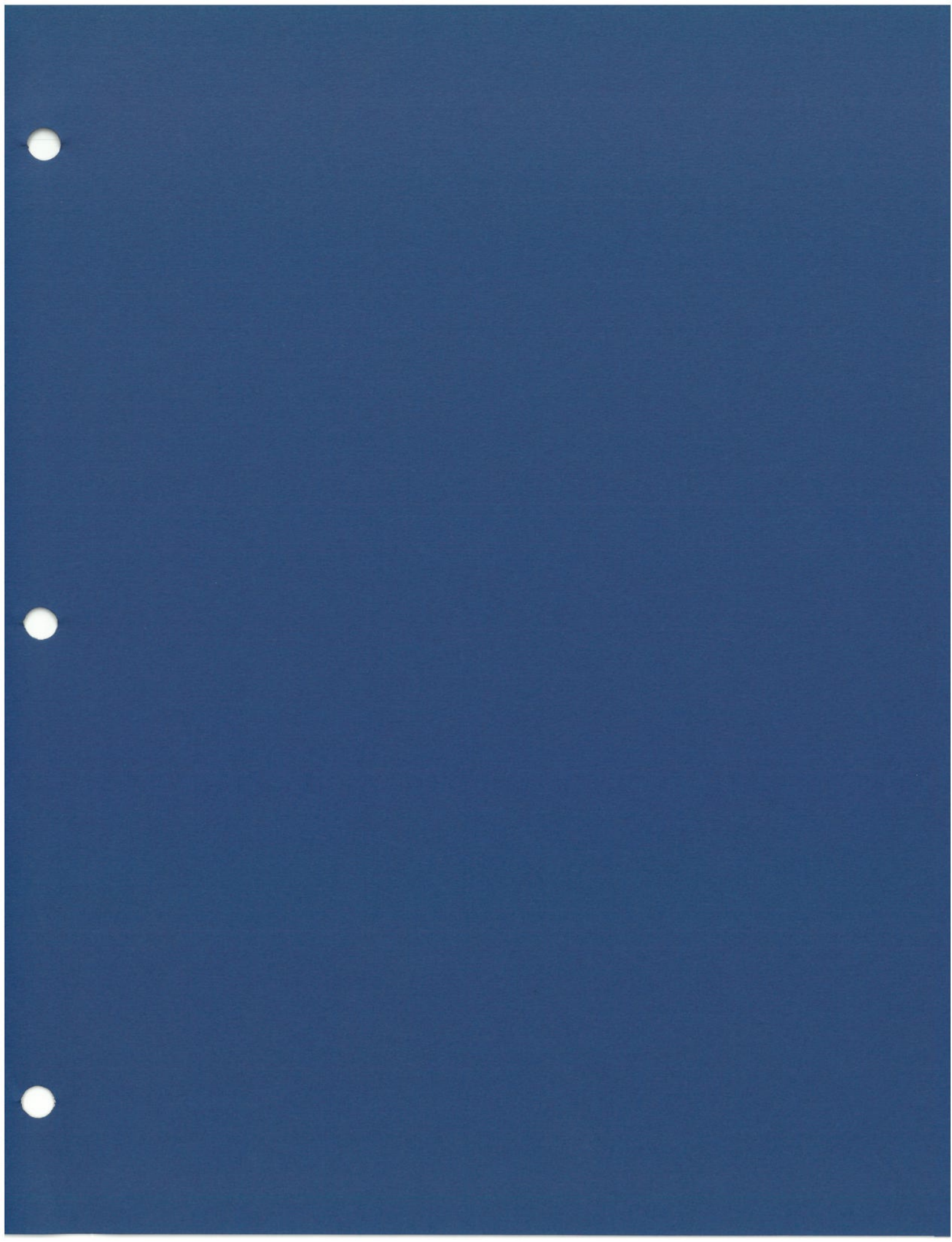
THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 29, 2020 MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Allan Brown

Stan Claassen

Edith Coffman

Elizabeth Douglass



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

August 19, 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
Mike Groselle, AquaWorks
Lynn Willow, ORC
Jason Downie, Susemihl, McDermott &
Downie, P.C.
Members of the public (See sign-in sheet)

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 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 July 15, 2020 Board of Directors Meeting Minutes: Director Claassen moved to approve the July 15, 2020 Board of Directors Meeting Minutes; seconded by Director Douglass. Motion passed unanimously.

2. FINANCIAL MATTERS:

- a. Review of billing and collection status: Mr. Walker reported on billing and noted it was the first monthly billing cycle. There were a few customers who called with questions and commentary, and overall the new monthly billing has gone smoothly. There are 3 accounts in collection status ready to be turned off which is an improvement from last month's 11 accounts in collections.
- b. Review and accept the July 31, 2020 Unaudited Financial Status: Mr. Walker presented the Financials and noted they are on track with all income related items and they are at 95% received property tax revenue. Mr. Walker discussed expenses and noted postage and water testing expenses were slightly over budget due to reporting and additional lead testing, but they are not major items and the District is still 10% below projected expenses. The cash on hand is over \$575,000 and some of that is capital reserve for the bonds. The remaining \$235,000 is for operating cash which is well within budget. Director Douglass moved to accept the July 31, 2020 Unaudited Financial Statements; seconded by Director Hoel. Motion passed unanimously.
- c. Review and approve the Payment of Claims: Mr. Walker went over the new items on the Payables including K & A Excavating, a payment to Empire Title and the Board's participation in the July 29th meeting. Mr. Walker noted the Ground Engineering invoice for \$3,800 is their final invoice and they will hold their check until they receive funds from the draw request. Director Claassen moved to approve the Payment of Claims as presented. The Board discussed that Gold Rush only trucked in 2 loads of water and they

were charged for more than that. Mr. Willow explained his report is probably incorrect and he will review his report. Mr. Walker confirmed the invoices from Gold Rush are correct. The motion was seconded by Director Brown. Motion passed unanimously.

- d. 2019 Audit – submitted and posted on Website: Mr. Walker confirmed the 2019 Audit was submitted to the State on time and posted on the website for viewing.
- e. Ratify contract approval for RMG: Mr. Walker explained at the last meeting, the Board approved the RMG contract approval and now the Board needs to ratify the signature. Director Brown moved to approve the contract for RMG; seconded by Director Douglass. Motion passed unanimously.

3. OLD BUSINESS:

a. Update on Construction Project

i) Schedule status – Michael Groselle: Mr. Groselle reported on the schedule status and noted they have installed 13,000 of the 19,000 feet of pipe that was authorized. They are close to on-track to complete the main line pipe the first week of September. There are 2 crews working on different tie-ins in the District. Glacier began work at Control Building B and the fiberglass buildings are scheduled to be delivered mid to late October but are hoping for sooner. Mr. Sommers discussed the County's October 1st deadline due to the weather and noted they should be able to continue work on the District's property into October. The Board discussed getting an updated schedule from the contractors to have a better idea of the timing. Mr. Groselle went over the wells and tank status and that the last 2 to 3 weeks have been running smoothly. President Coffman asked about a tank truck at Control Building B taking water last night. Mr. Groselle explained the contractor was most likely hauling water and they do those runs at night, so they do not have to do them during the day.

(a) Control Buildings

(b) Other changes to program

(c) Wells and tank status

ii) Engineering and Construction management contract update: Mr. Sommers discussed his contract with the District for the engineering and construction management. He initially estimated Mr. Groselle to be on-site 4 days a week, 32 hours per week. Now that the project has started, it requires more time to do the basic field services and Mr. Groselle has been spending 40 to 50 hours per week. He has also been asked to fill in for additional services, so Mr. Sommers wanted to advise the Board in advance that they will run out of budget before the project ends. Mr. Sommers estimated another 6 weeks of full-time service hours for Mr. Groselle, and another 4 or 5 weeks of part-time service hours, so basically 9 weeks at 35 hours. The Board discussed the primary reason for the excess of hours is for the water main breaks and unmarked, unknown utilities. Mr. Walker noted he has asked Mr. Groselle to perform out of scope tasks such as bucket tests and turning water back on to provide better service to the water customers, and he has been more than happy to help. The Board expressed appreciation for Mr. Groselle's hard work. President Coffman discussed needing additional information and record of the extra services Mr. Groselle is performing to properly document the project.

iii) Budget update: Mr. Walker updated the Board on the project budget and went

over the current change orders and noted the contingency is at \$157,000. Director Claassen noted a \$7,500 credit that needs to be added. Mr. Walker discussed the anticipated expenditures. First is the AquaWorks additional expenses that were discussed and projected at \$42,000. Mr. Walker noted Gerka and Lady Lane that were not initially on the design plans because of the report done by JDS Hydro that showed Gerka as already replaced with newer pipe might be old pipe, so they should consider replacing it as well. Mr. Groselle believes they are done with rock, but there might be a little bit more. Added together, there is \$65,000 remaining in the contingency fund and an additional \$7,500 credit that was identified earlier. Mr. Groselle discussed meter pits and explained that 12 homes did not have locatable service lines so there was no curb stop. On those homes, the meters were installed in the homes or under the homes as a solution at the time. He noted it would be better to have meter pits done so that Mr. Willow is able to access the meters without entering the homes. The Board discussed the options surrounding the installation of those meter pits in detail.

iv) 222 Denwood Easement work around: Mr. Walker discussed the situation at 222 Denwood and explained an old plat that was redone identified a water line on the property line but the area is heavily forested so digging it up would be devastating to the environment there. He noted the District most likely has a prescriptive right on the line at this point. Mr. Walker explained the option of extending the line from where it terminates at Denwood down to Twin Rocks Road and through the right-away and connect to Jenwood extension to Control Building B. This option was projected to be an \$10,000 cost. He noted the right-away is a crowded area with fiberoptics and telephone cables which adds an additional expense. The option that would be the cheapest alternative was if the owner was willing to give the District an easement to travel inside the property line, but the owner is not willing to do that. Another option is to bore the line, but the cost would be \$20,000, or to use the Twin Rocks right-away but that would cost \$20,000 as well. The Board discussed the details of each option. After discussion, Director Claassen moved to authorize Native Sun and Mr. Kelly to complete the exploratory pothole work on Jenwood to discover the quality of the line and to begin the design work to go around on Twin Rocks Road with approval from Teller County; seconded by Director Douglass. President Coffman confirmed this is just authorizing finding out more information and not the final decision on the work. Motion passed. President Coffman abstained from voting. Mr. Groselle and Mr. Sommers left the meeting.

v) Other issues for discussion and update

(a) Soils engineering update

- b. Fire Mitigation project status: Director Douglass reported that they will be going through the properties with the owners tomorrow to decide what they want cut, and what they do not. Things have changed a bit with the County now and they would like the right-away completely cleared of trees. Director Douglass asked the Board if it would be okay to walk it with CUSP tomorrow and see what the options are, and to have the piece on 45 Silver Trail mitigated which is District property and would be at no cost. Director Douglass will report at the special board meeting in two weeks.
- c. Website update and review: Mr. Walker reported the new website is mocked up and ready for Board review.
- d. Trout Haven Exclusion project – memorandum from Jason Downie: Mr. Walker

discussed the report from Mr. Downie that outlines how the Trout Haven Exclusion project will work. He explained the only method to exclude property is to have the owners in Trout Haven file a petition and the Board is unable to do it on its own. The costs associated could be from \$250 to \$1,000 per property owner. He noted the District could do it cheaper than that if they were done together as a group. Mr. Walker discussed that if there were to be a refinance of the debt in 2030, they would also be responsible but not any additional debt after the exclusion. The Board discussed questions surrounding the service plan and the exclusion process.

4. OPERATOR'S REPORT: Mr. Willow presented the Operator's Report. He noted he will revise the trucked water amount in his report to make sure the numbers are correct. Bac-T samples for the month were taken and negative. Well #6 is out of water and Well #8 is running out of water. Well #9 was repaired by Black Mountain and they discovered Well #3 was not pumping water because Native Sun did not reconnect the inlet pipe correctly but that was fixed. Mr. Willow clarified that Wells #6 and #8 will most likely recharge and start pumping water again this winter.

5. NEW BUSINESS: Mr. Walker reported that the Fire Station is allowing meetings again, so the Board can choose to hold meetings there or continue via telephone and video conference.

6. OTHER BUSINESS: There was no discussion.

7. PUBLIC COMMENT: Mr. Winterer thanked the Board for allowing him to contribute to the conversation. Mr. Winterer commented that the communication out to the water customers about service interruptions has been excellent.

President Coffman moved to schedule a Special Board meeting for September 2, 2020 at 5:30 p.m. to discuss the next pay app and change orders and any other business that needs to be discussed; seconded by Director Douglass. Motion passed unanimously.

Mr. Walker commented that Mr. Groselle has been doing a fabulous job and working very hard on behalf of the District. The Board agreed.

8. ADJOURNMENT: The Board adjourned the meeting at 8:15 p.m.

Respectfully Submitted,
Walker Schooler District Managers

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL AUGUST 19, 2020 MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

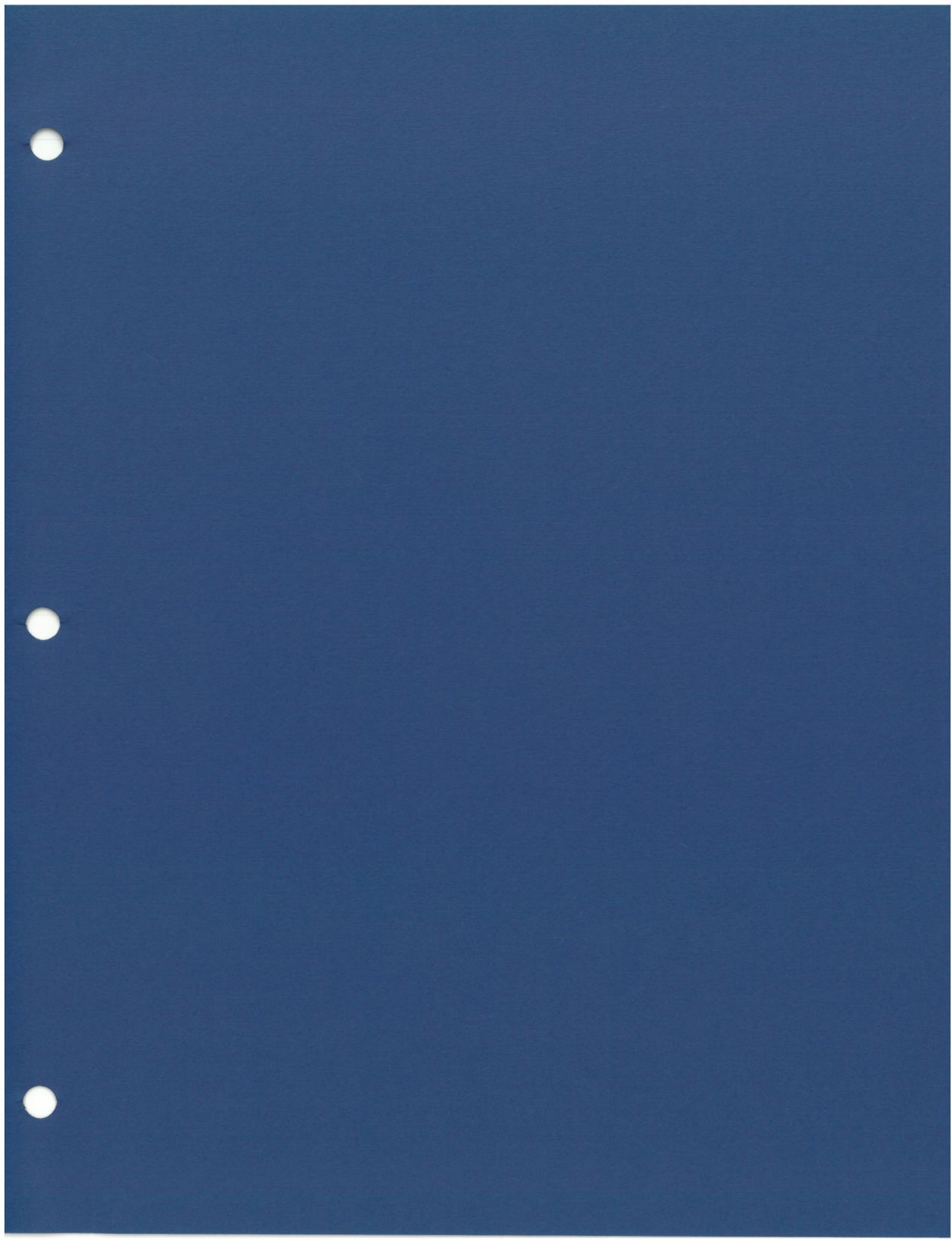
Allan Brown

Stan Claassen

Edith Coffman

Elizabeth Douglass

Lanny Hoel



Arabian Acres Metropolitan District
Balance Sheet
As of August 31, 2020

	Aug 31, 20
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	217,481.65
1-1020 · Zions First National Bank	0.75
2-1000 · COLOTRUST 4001	119,657.15
2-1020 · COLOTRUST Reserve 8002	31,950.83
3-1000 · COLOTRUST-Capital Reserve 8003	237,282.99
Total Checking/Savings	606,373.37
Accounts Receivable	
1-1200 · Accounts Receivable	25,838.53
Total Accounts Receivable	25,838.53
Other Current Assets	
1-1210 · Accounts Receivable County	1,010.44
1-1250 · Prepaid Expense	6,408.57
1-1300 · Property Tax Receivable	92,587.44
Total Other Current Assets	100,006.45
Total Current Assets	732,218.35
Fixed Assets	
1-1850 · Construction in Progress	68,299.63
Total Fixed Assets	68,299.63
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	-442,548.00
Total Other Assets	1,096,970.45
TOTAL ASSETS	1,897,488.43
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1-2000 · Accounts Payable	577,551.17
Total Accounts Payable	577,551.17
Other Current Liabilities	
DWRF 1.5 Million Loan	1,500,000.00
1-2020 · Accrued Interest	4,767.00
2-2200 · Deferred Revenue-Property Taxes	92,587.44
Total Other Current Liabilities	1,597,354.44
Total Current Liabilities	2,174,905.61
Long Term Liabilities	
2-2400 · 2007 Bonds Payable	1,105,000.00
2-2440 · Natural Rural Water	50,609.90
Total Long Term Liabilities	1,155,609.90
Total Liabilities	3,330,515.51

4:19 PM

09/10/20

Accrual Basis

Arabian Acres Metropolitan District

Balance Sheet

As of August 31, 2020

	Aug 31, 20
Equity	
30000 · Opening Balance Equity	-1,284,066.49
32000 · Retained Earnings	175,717.23
Net Income	-324,677.82
Total Equity	-1,433,027.08
TOTAL LIABILITIES & EQUITY	1,897,488.43

4:21 PM

09/10/20

Accrual Basis

Arabian Acres Metropolitan District

Profit & Loss Budget vs. Actual

January through August 2020

	Jan - Aug 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
1-4000 · Capital Improvement Fees	88,222.69	130,000.00	-41,777.31	67.9%
1-4020 · CORA Requests	150.00			
1-4030 · Late Fee Revenue	1,589.41			
1-4050 · Water Service Fee	74,625.87	107,503.00	-32,877.13	69.4%
1-4070 · Water Tap Fees	0.00	8,000.00	-8,000.00	0.0%
1-4080 · Water Usage	59,071.22	80,000.00	-20,928.78	73.8%
2-4400 · Property Tax Revenue	115,654.64	121,646.88	-5,992.24	95.1%
2-4450 · Specific Ownership Tax	6,239.29	8,515.28	-2,275.99	73.3%
2-4460 · Restitution	46.27			
2-4470 · State Senior/ Veteran Funds	5,940.04			
3-4090 · CWCBC Meter Loan 400K	27,295.65			
3-4095 · CDPHE Grant 300K	116,111.30	100,000.00	16,111.30	116.1%
3-4105 · Drinking Water Revolving Fund	423,367.79			
Total Income	918,314.17	555,665.16	362,649.01	165.3%
Gross Profit	918,314.17	555,665.16	362,649.01	165.3%
Expense				
1-6020 · Bank Service Charges	80.00	750.00	-670.00	10.7%
1-6030 · Website	137.84	750.00	-612.16	18.4%
1-6050 · District Management-Operating	29,000.00	50,000.00	-21,000.00	58.0%
1-6060 · Dues Fees and Subscriptions	1,605.28	3,500.00	-1,894.72	45.9%
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	1,411.87	800.00	611.87	176.5%
1-6110 · Audit	0.00	7,500.00	-7,500.00	0.0%
1-6120 · Directors Fees	5,500.00	10,000.00	-4,500.00	55.0%
1-6130 · Legal	3,355.50	20,000.00	-16,644.50	16.8%
1-6150 · Water Billing	6,457.14	5,000.00	1,457.14	129.1%
1-6170 · Chemicals and Supplies	613.38	2,500.00	-1,886.62	24.5%
1-6180 · ORC Fees-Operating	27,311.08	44,000.00	-16,688.92	62.1%
1-6190 · Repairs and Maintenance	8,966.29	20,000.00	-11,033.71	44.8%
1-6210 · Utilities	8,691.74	12,500.00	-3,808.26	69.5%
1-6220 · Water Distribution Purchases	9,075.00	30,000.00	-20,925.00	30.3%
1-6230 · Water Testing	5,856.18	3,000.00	2,856.18	195.2%
2-6240 · Treasurer Collection Fee	3,382.56	1,824.70	1,557.86	185.4%
3-6000 · Capital Outlay				
3-6001 · DWRF 1.5 Million Loan	1,011,568.42			
3-6000 · Capital Outlay - Other	70,629.36	2,100,000.00	-2,029,370.64	3.4%
Total 3-6000 · Capital Outlay	1,082,197.78	2,100,000.00	-1,017,802.22	51.5%
3-6030 · Bid Advertising	0.00	500.00	-500.00	0.0%
3-6050 · District Management	1,000.00			
3-6180 · ORC Fees	1,550.00			
60000 · Advertising and Promotion	0.00	500.00	-500.00	0.0%
Total Expense	1,216,630.28	2,329,624.70	-1,112,994.42	52.2%
Net Ordinary Income	-298,316.11	-1,773,959.54	1,475,643.43	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	2,032.77	2,500.00	-467.23	81.3%
Total Other Income	2,032.77	8,500.00	-6,467.23	23.9%

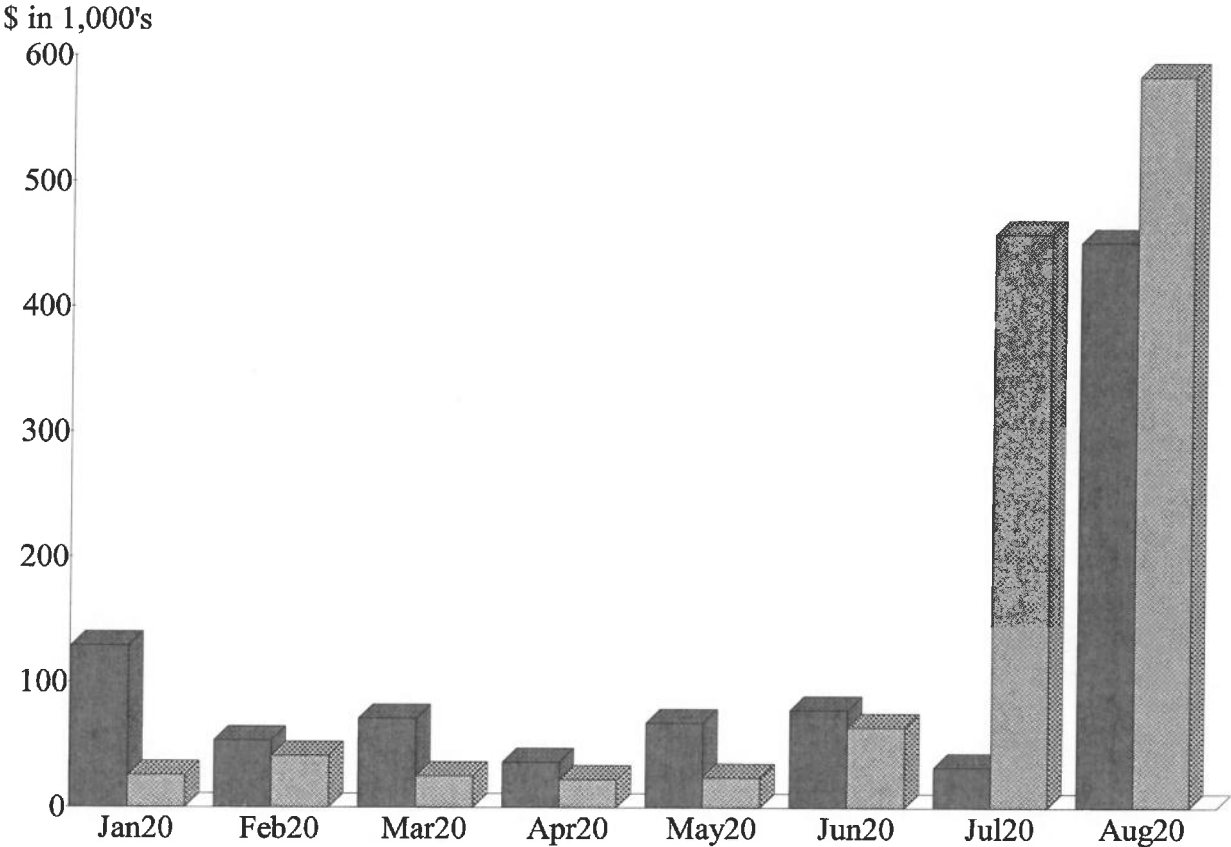
4:21 PM
09/10/20
Accrual Basis

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

	Jan - Aug 20	Budget	\$ Over Budget	% of Budget
Other Expense				
2-8000 · Bond Interest	27,203.00	54,408.00	-27,205.00	50.0%
2-8050 · National Rural Water Interest	941.48	1,578.18	-636.70	59.7%
2-8080 · Trustee Fees	250.00	250.00	0.00	100.0%
Total Other Expense	28,394.48	56,236.18	-27,841.70	50.5%
Net Other Income	-26,361.71	-47,736.18	21,374.47	55.2%
Net Income	-324,677.82	-1,821,695.72	1,497,017.90	17.8%

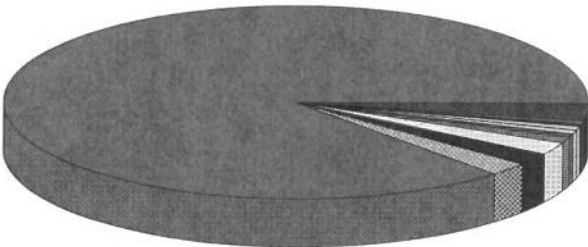
Income and Expense by Month January through August 2020

Income
Expense



Expense Summary January through August 2020

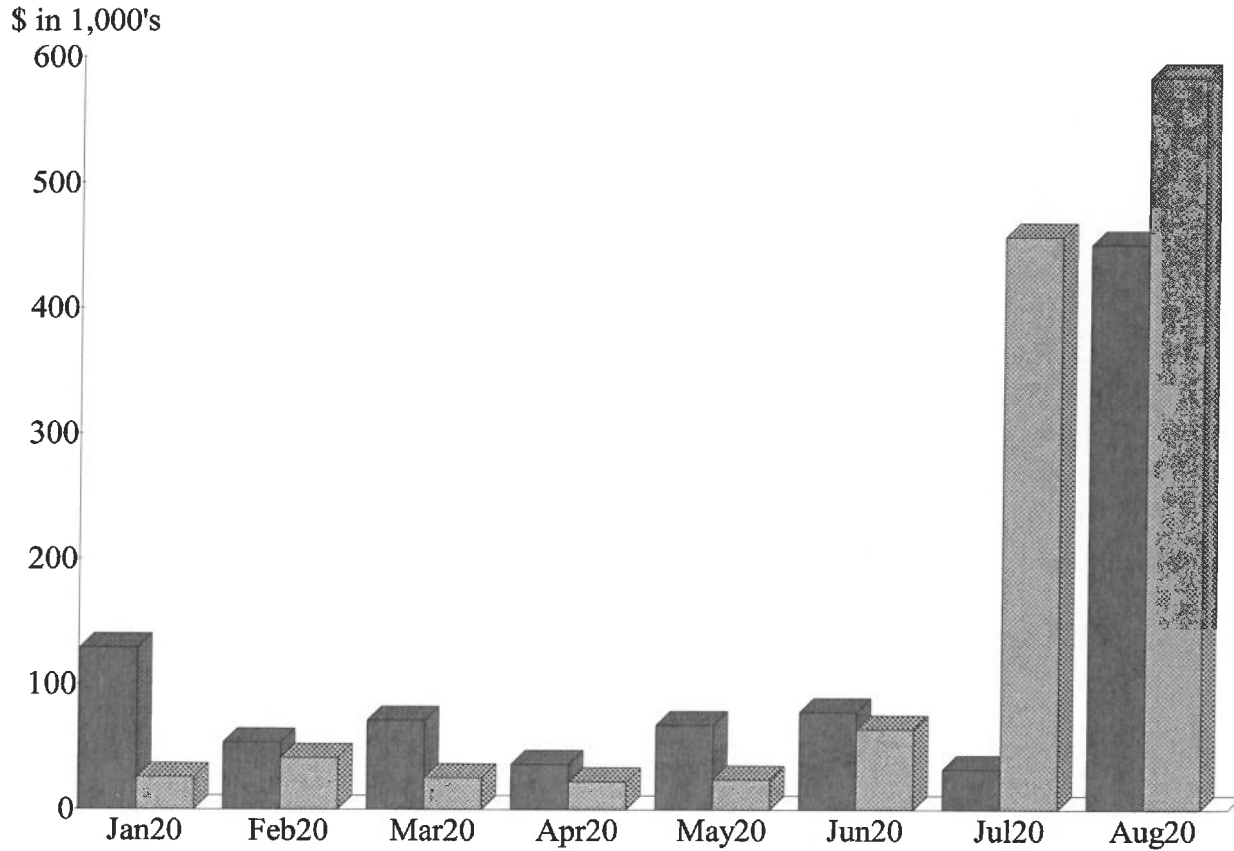
3-6000 · Capital Outlay	86.92%
1-6050 · District Management-Operating	2.33
1-6180 · ORC Fees-Operating	2.19
2-8000 · Bond Interest	2.18
1-6070 · Election Expense	1.10
1-6220 · Water Distribution Purchases	0.73
1-6190 · Repairs and Maintenance	0.72
1-6210 · Utilities	0.70
1-6080 · Insurance Expense-Operating	0.54
1-6150 · Water Billing	0.52
Other	2.06
Total	\$1,245,024.76



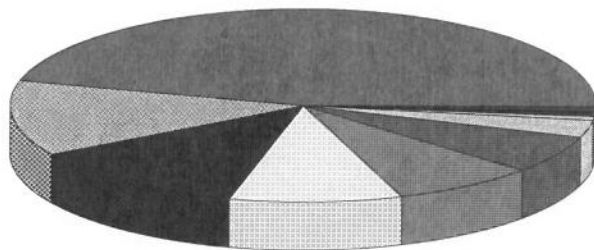
By Account

Income and Expense by Month January through August 2020

Income
Expense



Income Summary January through August 2020



3-4105 · Drinking Water Revolving Fund	46.00%
3-4095 · CDPHE Grant 300K	12.62
2-4400 · Property Tax Revenue	12.57
1-4000 · Capital Improvement Fees	9.59
1-4050 · Water Service Fee	8.11
1-4080 · Water Usage	6.42
3-4090 · CWCB Meter Loan 400K	2.97
2-4450 · Specific Ownership Tax	0.68
2-4470 · State Senior/ Veteran Funds	0.65
2-7000 · Interest Income	0.22
Other	0.19
Total	\$920,346.94

By Account

Arabian Acres Metropolitan District
PAYMENT REQUEST
9/16/2020

GENERAL FUND

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
Edith Coffman	09162020EC	9/16/2020	\$ 100.00		\$ 100.00	
Lanny Hoel	09162020LH	9/16/2020	\$ 100.00		\$ 100.00	
Elizabeth Douglas	09162020ED	9/16/2020	\$ 100.00		\$ 100.00	
Allan Brown	09162020AB	9/16/2020	\$ 100.00		\$ 100.00	
Stan Claassen	09162020SC	9/16/2020	\$ 100.00		\$ 100.00	
Edith Coffman	09022020EC	9/2/2020	\$ 100.00		\$ 100.00	
Lanny Hoel	09022020LH	9/2/2020	\$ 100.00		\$ 100.00	
Elizabeth Douglas	09022020ED	9/2/2020	\$ 100.00		\$ 100.00	
Allan Brown	09022020AB	9/2/2020	\$ 100.00		\$ 100.00	
Stan Claassen	09022020SC	9/2/2020	\$ 100.00		\$ 100.00	
Alpine Locates & Utilities	10790	8/12/2020	\$ 285.00		\$ 285.00	
Dana Kepner Company, Inc.	3080401-00	9/9/2020	\$ 779.12		\$ 779.12	
El Paso County Public Health	83120	8/31/2020	\$ 21.00		\$ 21.00	
Gold Rush Water	15573	9/5/2020	\$ 1,925.00		\$ 1,925.00	
IREA	40045402	9/11/2020	\$ 21.11		\$ 21.11	ACH
IREA	40032202	9/11/2020	\$ 327.30		\$ 327.30	ACH
IREA	40289901	9/11/2020	\$ 166.43		\$ 166.43	ACH
IREA	43071702	9/11/2020	\$ 102.17		\$ 102.17	ACH
IREA	43183602	9/11/2020	\$ 318.98		\$ 318.98	ACH
J.A. Excavation & Septic's LLC	Contracted082020	8/31/2020	\$ 500.00		\$ 500.00	
J.A. Excavation & Septic's LLC	Contracted082020	8/31/2020	\$ 2,650.00		\$ 2,650.00	
Key Bank Credit Card	*8927	8/20/2020	\$ 1,620.00		\$ 1,620.00	ACH - Paid
Mailing Services Inc	14139	8/12/2020	\$ 111.50		\$ 111.50	
National Rural Water Association	10012020	10/1/2020	\$ 924.10		\$ 924.10	
Susemihl, McDermott & Downie P.C.	32802	8/17/2020	\$ 16,701.72		\$ 16,701.72	
Walker Schooler District Managers	6583	8/31/2020	\$ 4,479.10		\$ 4,479.10	
TOTAL			\$ 31,932.53	\$ -	\$ 31,932.53	

CAPITAL FUND

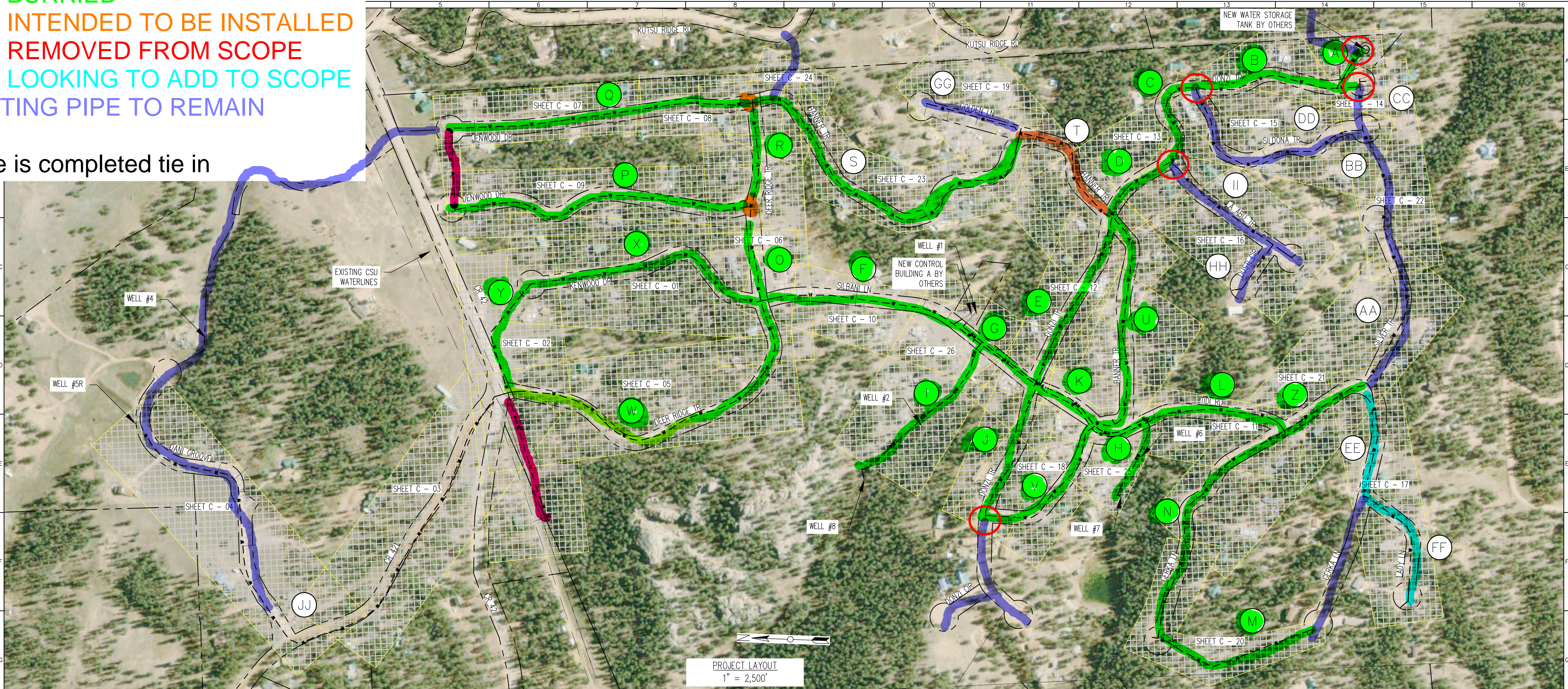
Company	Invoice	Date	Amount	Retainage	Amount this Draw	Due	Comments
AquaWorks DBO, Inc.	2170	9/1/2020	\$ 32,023.27		\$ 32,023.27		
Native Sun Construction	One (REV #3)	7/28/2020	\$ 375,903.00		\$ 375,903.00		Check cut on 7/15/2020
Native Sun Construction	Two (REV #2)	8/27/2020	\$ 551,847.98		\$ 551,847.98		
TOTAL			\$ 959,774.25	\$ -	\$ 959,774.25		

_____, Treasurer
Arabian Acres Metropolitan District

TOTAL \$ 991,706.78


PIPE BURRIED
PIPE INTENDED TO BE INSTALLED
PIPE REMOVED FROM SCOPE
PIPE LOOKING TO ADD TO SCOPE
EXISTING PIPE TO REMAIN

Circle is completed tie in



Segment	Starting Intersection	Ending Intersection	Pipe Diameter (in)	Begin Station	End Station	Length (ft)	Residential Taps	Gate Valves	Blow-offs	High Point
A	Tank Drain	Tank Drain	4"	1+00	2+80	180	2	2	0	0
B	Donzi and Sildona	Watertank	4"	22+91	30+04	713	5	2	1	0
C	Donzi and La Abu	Donzi and Sildona	4"	18+57	22+91	434	4	2	0	0
D	Donzi and Banner	Donzi and La Abu	4"	14+98	18+57	359	3	2	0	0
E	Donzi and Tidi	Donzi and Banner	4"	7+17	14+98	781	5	3	0	0
F	Deer Ridge and Silbani	Silbani and Donzi	4"	1+00	13+69	1269	7	2	1	1
G	Raw Water in Street	Raw Water in Street	2"	4+56	14+24	968	0	2	0	1
H	Raw Water - Well #6 and #7	Raw Water - Well #6 and #7	2"	1+00	4+56	356	0	1	0	0
I	Raw Water - Well #2 and #8	Raw Water - Well #2 and #8	2"	1+00	8+60	760	0	1	0	0
J	Donzi and Tidi	Donzi and Tidi	4"	1+00	7+17	717	4	3	1	0
K	Silbani and Donzi	Silbani and Banner	4"	13+69	16+82	313	0	2	0	1
L	Tidi and Banner	Tidi and Gerka	4"	16+82	25+56	874	2	2	1	0
M	Old Abandoned Line	Old Abandoned Line	4"	1+00	8+21	721	2	2	1	2
N	Abandon and Gerka	Gerka and Tidi	4"	8+21	19+27	1106	6	3	1	1
O	Deer Ridge and Kenwood	Deer ridge and Denwood	4"	16+60	20+61	401	3	2	0	0
P	Denwood and Deer Ridge	Denwood and CR 42	4"	1+00	14+03	1303	7	3	1	0
Q	Deer Ridge and Jenwood	Jenwood and CR 42	4"	1+00	17+26	1626	6	5	1	0
R	Deer ridge and Denwood	Deer Ridge and Jenwood	4"	20+61	25+22	561	3	3	0	1

REV. No:	DATE:	BY:	REVISION DESCRIPTION:



AquaWorks DBO
DESIGN BUILD OPERATE
3252 WILLIAMS STREET
DENVER, CO 80205
(303) 477-5915

ARABIAN ACRES
METROPOLITAN DISTRICT
DISTRIBUTION SYSTEM
IMPROVEMENT PROJECT



PROJECT: DISTRIBUTION SYSTEM FINAL DESIGN
PROJECT NUMBER: 1289
CLIENT: ARABIAN ACRES METROPOLITAN DISTRICT
LOCATION: UNINCORPORATED TELLER COUNTY, COLORADO
DESIGNED BY: MIKE GROESSELLE, P.E.
CHECKED BY: ADAM SOMMERS, P.E.
FILE PRINTED ON: 5/7/2020 2:42:00 PM
COPYRIGHT: AQUAWORKS DBO, INC.
DRAWING SIZE: 22" X 34"

USE OF DOCUMENTS
THIS DOCUMENT, INCLUDING THE INCORPORATED
DESIGNS, IS AN INSTRUMENT OF SERVICE FOR
THIS PROJECT AND SHALL NOT BE USED FOR
ANY OTHER PROJECT WITHOUT THE WRITTEN
AUTHORIZATION OF AQUAWORKS DBO, INC.

PROJECT LAYOUT
1" = 2,500'
SHEET NUMBER:
G - 02

PROJECT LAYOUT
1" = 2,500'

Item Completed
Item in Progress

Segment	Starting Intersection	Ending Intersection	Pipe Diameter (in)	Begin Station	End Station	Length (ft)	Residential Taps	Gate Valves	Blow-offs	High Point
S	Banner and Golden	Banner and Deer Ridge	4"	1+00	16+70	1570	8	3	0	1
T	Banner and Donzi	Banner and Golden	4"	18+10	24+07	597	5	2	0	0
U	Banner and Tidi	Banner and Donzi	4"	7+71	18+10	1039	4	2	1	1
V	Banner and Donzi	Banner and Tidi	4"	1+00	7+71	771	4	2	1	1
W	Deer Ridge and CR 42	Deer Ridge and Kenwood	4"	1+00	16+60	1560	5	2	0	0
X	Kenwood and CR 42	Kenwood and Deer Ridge	4"	1+00	11+67	1067	5	5	0	0
Y	Kenwood and CR 42	CR 42 Last Lot	4"	1+00	12+00	600	1	2	1	1
Z	Gerka and Tidi	Gerka and Silver	4"	19+27	23+34	407	1	2	1	0
AA	Golden and Silbani	Silbani and Golden	4"	23+04	28+60	556	1	1	1	1
BB	Banner and Denwood	Denwood and Banner	4"	23+04	28+60	556	1	1	1	1
CC	Donzi and Golden	Golden and Donzi	4"	21+04	21+04	0	0	0	0	0
DD	Donzi and Sildona	Sildona and Donzi	4"	21+04	21+04	0	0	0	0	0
EE	Lady In and Gerka	Gerka In and Silver Tr	4"	6+46	11+47	501	4	3	0	0
FF	Lady lane cul-de-sac	Lady In and Gerka	4"	1+00	6+46	1092	5	2	1	1

0 1 IF THIS BAR DOES NOT READ 1" DRAWING IS NOT LABELED TO SCALE

Capital Project Budget Review
AAMD
9/14/2020
KJW

2-Sep-20	
DOLA EIAF Grant	\$1,000,000
SRF Principal Forgiveness	\$400,000
SRF Loan	\$1,100,000
Total Project Budget	\$2,500,000
Treatment Project Award Amount	\$706,868
Distribution Project: Alternate B	\$1,400,000
Preconstruction Pot Holes	\$0
AquaWorks Construction Engineering current budget	\$111,775
Structural & Electrical Engineering	\$5,000
Loan Closing Expenses	\$12,500
Jehn Water Well Application Fees	\$2,000
District Services (Lynn & Adam)	\$0
Materials Testing	\$25,000
Change Order #1	\$41,999
Change Order #2 (anticipated)	\$30,307
222 Denwood Alignment Mods	\$0
AquaWorks Contract Extension	\$40,000
Total Anticipated Expenses	\$2,375,449
Contingency/Rock/Breakages/Extra Pipe	\$124,551

14-Sep-20	
DOLA EIAF Grant	\$1,000,000
SRF Principal Forgiveness	\$400,000
SRF Loan	\$1,100,000
Total Project Budget	\$2,500,000
Treatment Project Award Amount	\$706,868
Distribution Project: Alternate B	\$1,400,000
Preconstruction Pot Holes	\$0
AquaWorks Construction Engineering current budget	\$111,775
Structural & Electrical Engineering	\$5,000
Loan Closing Expenses	\$12,500
Jehn Water Well Application Fees	\$2,000
District Services (Lynn & Adam)	\$0
Materials Testing	\$25,000
Change Order #1	\$41,999
Change Order #2 (anticipated)	\$30,307
222 Denwood Alignment Mods	\$0
AquaWorks Contract Extension	\$40,000
Total Anticipated Expenses	\$2,375,449
	\$124,551

Likely Additions to next changer orders

Rock	\$ 25,000	Jenwood/Deer Ridge/banner(?)
Addl tie ins	\$ 15,000	Per MG
Deduct for pumps	\$ (7,500)	From Glacier contract
Additional labor expense for substantial completion	\$ 17,500	PER KW Agreement with NS

Anticipated remaining contingency \$74,551

Possible uses

Glacier contingency
New Native Sun issues
222 Denwood fix
Tank modifications