



REGULAR BOARD MEETING AGENDA AND NOTICE

WEDNESDAY, DECEMBER 21, 2022

5:30 PM

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

<https://video.cloudoffice.avaya.com/join/688197787>

You can also dial in using your phone.

United States: +1 (213) 463-4500

Access Code: 688-197-787

Board of Director	Title	Term
Edith Coffman	President	May 2023
Lanny Hoel	Treasurer	May 2023
Elizabeth Douglass	Secretary	May 2023
Martin Lempecki	Assistant Secretary	May 2025
Jennifer Shepard	Assistant Secretary	May 2025

NOTICE IS HEREBY GIVEN that a Meeting of the Board of Directors of ARABIAN ACRES METROPOLITAN DISTRICT, Teller County, Colorado has been scheduled pursuant to emergency rules and regulations for Wednesday, December 21, 2022, at 5:30 p.m. via tele/videoconference for the purpose of addressing those matters in the Agenda set forth below.

Management Team

Lynn Willow, ORC

Kevin Walker, WSDM

Rebecca Hardekopf, WSDM

Jason Downie, District Legal Counsel

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 November 16, 2022 (enclosed)

2) FINANCIAL MATTERS

- a) Review of Billing and Collection Status
- b) Review and accept the November 30, 2022, Unaudited Financial Status (enclosed)
- c) Review and Approve the Payment of Claims (enclosed)
- d) Review Petition for Exclusion revenue versus expense
- e) Public Hearing on 2022 Amended and 2023 Budget
 - i) Consider Adoption of Resolution to Amend 2022 and Appropriate 2023 Budget (enclosure)

3) MANAGEMENT MATTERS

- a) Public Hearing on Petitions for Exclusions – none scheduled

4) LEGAL MATTERS

5) OPERATIONS

- a) ORC Report
- b) Leak data report

6) PUBLIC COMMENT

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

7) ADJOURNMENT

THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR WEDNESDAY, JANUARY 18, 2023, AT 5:30 PM.





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

November 16, 2022 at 5:30 P.M.
Via Telephone and Video Conference Call

In attendance were Directors:

Edith Coffman
Elizabeth Douglass
Lanny Hoel
Martin Lempecki
Jennifer Shepard

Also in attendance were:

Kevin Walker, WSDM
Rebecca Hardekopf, WSDM
Lynn Willow, ORC
Elric Thurstonsen, Resident

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Coffman called the meeting to order at 5:30 PM and confirmed a quorum with all Directors 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 Hoel moved to approve the Agenda as presented; seconded by Director Douglass. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from October 19, 2022: After review, Director Lempecki moved to approve the October 19, 2022 Meeting Minutes as presented; seconded by Director Douglass. Motion passed unanimously.

2. FINANCIAL MATTERS

- a. Review of Billing and Collection Status: Ms. Hardekopf presented the Billing and Collection status. The Board discussed the situation that occurred where the wrong address had services shut off in error. The Board discussed an outstanding account that has their property for sale. Ms. Hardekopf explained the title company is required to get a final bill that must be paid at closing.
- b. Review and accept the October 31, 2022, Unaudited Financial Status: Ms. Hardekopf presented the October 31, 2022 Unaudited Financial Status. After review, Director Lempecki moved to accept the October 31, 2022 Unaudited Financial Status; seconded by Director Douglass. Motion passed unanimously.
- c. Review and Approve the Payment of Claims: Ms. Hardekopf presented the Payment of Claims. After review, Director Douglass moved to approve the Payment of Claims as presented; seconded by Director Lempecki. Motion passed unanimously.
- d. Public Hearing on 2022 Amended and 2023 Budget: Ms. Hardekopf confirmed the 2022 Budget Amendment is not needed. Director Douglass moved to open the Public Hearing on the 2023 Budget; seconded by Director Lempecki. Motion passed unanimously. Mr. Thurstonsen asked how much is budgeted for water purchase. The

2023 Budget includes \$10,000 for Water Distribution Purchase. After no further public comment, President Coffman closed the Public Hearing. Ms. Hardekopf presented the 2023 Budget and noted a change to Water Usage Revenue from \$95,000 to \$90,000. The Board discussed the option of receiving additional proposals for services including district management and auditors. The Board agreed to table the approval of the 2023 Budget until next month to allow time to review 2023 service contracts.

- i. Consider Adoption of Resolution to Amend 2022 and Appropriate 2023 Budget:
After review, Director Douglass moved to adopt the 24 mills for the debt service mill levy to be certified with the State; seconded by Director Lempecki. Motion passed unanimously.

3. MANAGEMENT MATTERS

- a. Discuss 2021 Exclusions Payment Collection Status: Ms. Hardekopf reported that \$2,816.49 has been collected out of \$3,966.27. The Board requested an additional reminder letter be sent to those who have not paid with a due date of November 30th, and request Mr. Downie waive the difference in fees.
- b. Discuss New Petitions for Exclusion: Ms. Hardekopf has informed the two interested petitioners of the costs and fees for exclusion and confirmed the petition will not be filed with the County until all fees are paid. The Petition Hearing with the Board will be held in December. The total estimated fees per petition is \$1,655.50 which includes a \$500 contingency. Director Douglass moved to approve the \$1,655.50 fees per petitioner; seconded by Director Lempecki. Motion passed unanimously.
 - i. 146 Uintah Vale Drive
 - ii. 163 Uintah Vale Drive

4. LEGAL MATTERS

- a. Review and Consider Approval for BiggsKofford 2022 Audit Engagement Letter: The Board requested an additional proposal for Auditor.
- b. Review and Consider Approval for WSDM – Annual Engagement Letter: Ms. Hardekopf presented the WSDM Annual Engagement letter. The Board discussed the proposed monthly increase of \$688. Ms. Hardekopf confirmed the contract includes a 30-day termination option. After discussion, Director Douglass moved to approve the WSDM Annual Engagement letter; seconded by Director Lempecki. Motion passed unanimously.
- c. Consider Adoption of Resolution Calling the May 2, 2023 Election: Ms. Hardekopf presented the Resolution Calling the May 2, 2023 Election. Director Douglass moved to approve the Resolution Calling the May 2, 2023 Election with the amendment to designate WSDM as the DEO; seconded by Director Lempecki. Motion passed unanimously.
- d. Consider Adoption of Annual Administrative Resolution: Ms. Hardekopf presented the Annual Administrative Resolution. After review, Director Douglass moved to adopt the Annual Administrative Resolution as amended to designate WSDM as the DEO; seconded by Director Lempecki. Motion passed unanimously.
- e. Consider Adoption of Waiving Family and Medical Leave Resolution: Ms. Hardekopf presented the Waiving Family and Medical Leave Resolution. Director Douglass moved to adopt the Waiving Family and Medical Leave Resolution; seconded by Director Shepard. Motion passed unanimously.

5. OPERATIONS

- a. ORC Report: Mr. Willow presented the Operator's Report.

b. Leak Data Report: There was no discussion.

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

7. **ADJOURNMENT:** Director Lempecki moved to adjourn the meeting at 6:40 PM; seconded by Director Douglass. Motion passed unanimously.

THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR WEDNESDAY, DECEMBER 21, 2022 AT 5:30 PM.

Respectfully Submitted,
WSDM District Managers

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 16, 2022 REGULAR MEETING MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Edith Coffman

Elizabeth Douglass

Lanny Hoel

Martin Lempecki

Jennifer Shepard



Arabian Acres Metropolitan District
Balance Sheet
 As of November 30, 2022

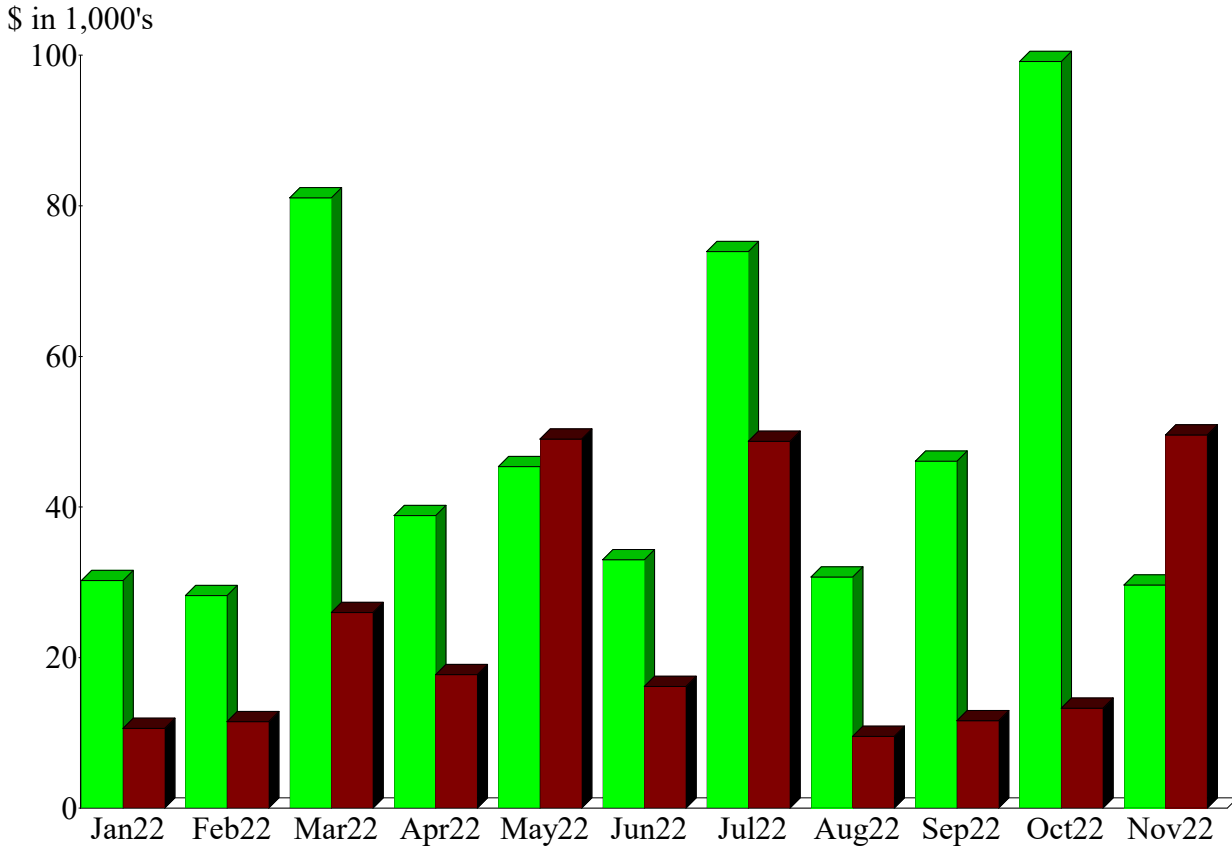
	Nov 30, 22
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	478,281.98
2-1000 · COLOTRUST 4001	78,071.95
2-1020 · COLOTRUST Reserve 8002	32,425.10
3-1000 · COLOTRUST-Capital Reserve 8003	240,805.68
Total Checking/Savings	829,584.71
Accounts Receivable	
1-1200 · Accounts Receivable	11,313.15
Total Accounts Receivable	11,313.15
Other Current Assets	
1-1300 · Property Tax Receivable	6,893.20
Total Other Current Assets	6,893.20
Total Current Assets	847,791.06
Fixed Assets	
1-1850 · Construction in Progress	2,515,552.23
Total Fixed Assets	2,515,552.23
Other Assets	
3-1500 · Capital Assets	1,263,742.90
3-1520 · Equipment	702,640.55
3-1540 · Land	101,000.00
3-1560 · Water Rights	172,588.00
3-1590 · Accumulated Depreciation	-563,876.00
Total Other Assets	1,676,095.45
TOTAL ASSETS	5,039,438.74
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1-2000 · Accounts Payable	31,125.03
Total Accounts Payable	31,125.03
Other Current Liabilities	
1-2020 · Accrued Interest	7,427.30
2-2200 · Deferred Revenue-Property Taxes	6,893.20
Total Other Current Liabilities	14,320.50
Total Current Liabilities	45,445.53
Long Term Liabilities	
DWRP 1.5 Million Loan	1,045,190.03
2-2400 · 2007 Bonds Payable	895,000.00
2-2440 · Natural Rural Water	27,509.14
3-4090 · CWCB Meter Loan 400K	174,653.81
Total Long Term Liabilities	2,142,352.98
Total Liabilities	2,187,798.51
Equity	
30000 · Opening Balance Equity	215,933.51
32000 · Retained Earnings	2,363,125.59
Net Income	272,581.13
Total Equity	2,851,640.23
TOTAL LIABILITIES & EQUITY	5,039,438.74

**Arabian Acres Metropolitan District
 Profit & Loss Budget vs. Actual
 January through November 2022**

	TOTAL					
	Oct 22	Nov 22	Jan - Nov 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Income						
1-4000 · Capital Improvement Fees	9,165.90	0.00	95,348.67	106,000.00	-10,651.33	89.95%
1-4030 · Late Fee Revenue	211.34	0.00	2,587.74			
1-4050 · Water Service Fee	9,089.51	0.00	90,307.48	100,000.00	-9,692.52	90.31%
1-4070 · Water Tap Fees	0.00	0.00	16,000.00			
1-4080 · Water Usage	5,458.92	25,651.08	95,921.20	100,000.00	-4,078.80	95.92%
1-4090 · Trout Haven Exclusion Deposits	2,022.02	933.24	3,049.80			
2-4400 · Property Tax Revenue	0.00	485.28	135,554.72	142,291.92	-6,737.20	95.27%
2-4450 · Specific Ownership Tax	1,271.91	1,252.90	12,531.96	9,960.43	2,571.53	125.82%
2-4460 · Restitution	16.77	16.77	298.49			
2-4470 · State Senior/ Veteran Funds	0.00	0.00	6,551.07			
3-4000 · Grant Funds						
3-4110 · DOLA Grant \$1 Million	70,800.24	0.00	70,800.24			
Total 3-4000 · Grant Funds	70,800.24	0.00	70,800.24			
47900 · Sales	0.00	0.00	1,868.50			
Total Income	98,036.61	28,339.27	530,819.87	458,252.35	72,567.52	115.84%
Gross Profit	98,036.61	28,339.27	530,819.87	458,252.35	72,567.52	115.84%
Expense						
1-6110 · Audit	0.00	0.00	7,600.00	8,000.00	-400.00	95.0%
1-6020 · Bank Service Charges	20.00	0.00	72.00	100.00	-28.00	72.0%
1-6120 · Directors Fees	400.00	400.00	5,700.00	7,500.00	-1,800.00	76.0%
1-6050 · District Management-Operating	3,908.37	3,908.37	42,992.07	54,000.00	-11,007.93	79.62%
1-6060 · Dues Fees and Subscriptions	26.00	15.60	1,149.38	2,500.00	-1,350.62	45.98%
1-6065 · Engineering O&M	754.50	0.00	754.50			
1-6070 · Election Expense	0.00	0.00	267.19	10,000.00	-9,732.81	2.67%
1-6080 · Insurance Expense-Operating	0.00	13,891.00	13,970.00	8,000.00	5,970.00	174.63%
1-6130 · Legal						
1-6135 · Trout Haven Exclusions	0.00	-77.77	5,980.19			
1-6130 · Legal - Other	0.00	2,103.75	2,995.75	10,000.00	-7,004.25	29.96%
Total 1-6130 · Legal	0.00	2,025.98	8,975.94	10,000.00	-1,024.06	89.76%
1-6180 · ORC Fees-Operating	3,420.00	3,307.50	36,565.00	48,000.00	-11,435.00	76.18%
1-6160 · Other Expense	0.00	131.34	131.34	22,000.00	-21,868.66	0.6%
1-6100 · Postage and Copies-Operating	76.45	327.40	2,295.34	4,000.00	-1,704.66	57.38%
1-6170 · Chemicals and Supplies	0.00	0.00	376.75	2,000.00	-1,623.25	18.84%
1-6190 · Repairs and Maintenance	621.78	0.00	20,631.99	30,000.00	-9,368.01	68.77%
1-6210 · Utilities	609.69	532.08	8,499.31	12,500.00	-4,000.69	67.99%
1-6150 · Water Billing	675.00	675.00	7,425.00	10,000.00	-2,575.00	74.25%
1-6220 · Water Distribution Purchases	0.00	0.00	7,425.00	10,000.00	-2,575.00	74.25%
1-6230 · Water Testing	21.00	21.00	1,091.33	4,000.00	-2,908.67	27.28%
2-6240 · Treasurer Collection Fee	0.00	15.43	4,065.81	4,268.76	-202.95	95.25%
3-6000 · Capital Outlay						
3-6001 · DWRF 1.5 Million Loan	0.00	0.00	12,655.08			
3-6000 · Capital Outlay - Other	0.00	0.00	22,500.00			
Total 3-6000 · Capital Outlay	0.00	0.00	35,155.08			
63400 · Interest Expense	2,656.39	0.00	5,356.10	5,356.10	0.00	100.0%
63500 · Bond Principal Payment	0.00	0.00	0.00	75,000.00	-75,000.00	0.0%
Total Expense	13,189.18	25,250.70	210,499.13	327,224.86	-116,725.73	64.33%
Net Ordinary Income	84,847.43	3,088.57	320,320.74	131,027.49	189,293.25	244.47%
Other Income/Expense						
Other Income						
2-7000 · Interest Income	1,123.15	1,294.65	5,509.79			
Total Other Income	1,123.15	1,294.65	5,509.79			
Other Expense						
2-8000 · Bond Interest	0.00	24,250.00	48,500.00	48,500.00	0.00	100.0%
2-8050 · National Rural Water Interest	73.09	70.96	896.72	990.81	-94.09	90.5%
2-8055 · Interest Expense - CWCD	0.00	0.00	3,602.68	23,688.07	-20,085.39	15.21%
2-8080 · Trustee Fees	0.00	0.00	250.00	500.00	-250.00	50.0%
Total Other Expense	73.09	24,320.96	53,249.40	73,678.88	-20,429.48	72.27%
Net Other Income	1,050.06	-23,026.31	-47,739.61	-73,678.88	25,939.27	64.79%
Net Income	85,897.49	-19,937.74	272,581.13	57,348.61	215,232.52	475.31%

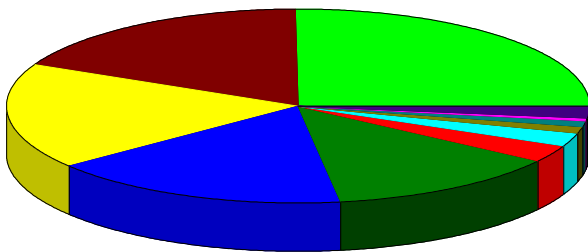
Income and Expense by Month
January through November 2022

Income
Expense



Income Summary
January through November 2022

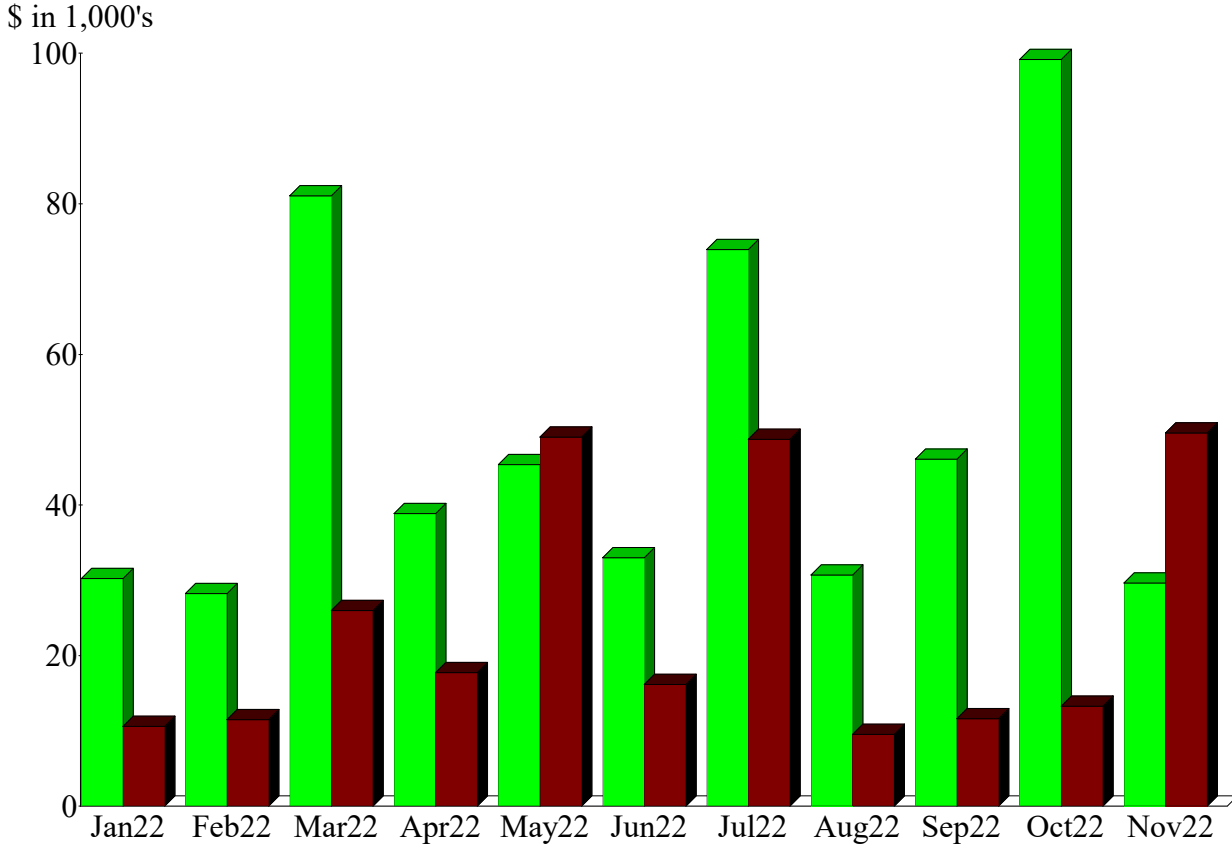
2-4400 · Property Tax Revenue	25.27%
1-4080 · Water Usage	17.88
1-4000 · Capital Improvement Fees	17.78
1-4050 · Water Service Fee	16.84
3-4000 · Grant Funds	13.20
1-4070 · Water Tap Fees	2.98
2-4450 · Specific Ownership Tax	2.34
2-4470 · State Senior/ Veteran Funds	1.22
2-7000 · Interest Income	1.03
1-4090 · Trout Haven Exclusion Deposits	0.57
Other	0.89
Total	\$536,329.66



By Account

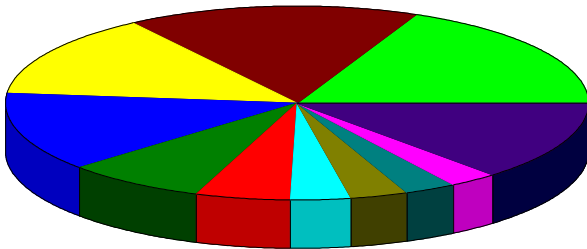
Income and Expense by Month
January through November 2022

Income
Expense



Expense Summary
January through November 2022

2-8000 · Bond Interest	18.39%
1-6050 · District Management-Operating	16.30
1-6180 · ORC Fees-Operating	13.86
3-6000 · Capital Outlay	13.33
1-6190 · Repairs and Maintenance	7.82
1-6080 · Insurance Expense-Operating	5.30
1-6130 · Legal	3.40
1-6210 · Utilities	3.22
1-6110 · Audit	2.88
1-6220 · Water Distribution Purchases	2.82
Other	12.68
Total	\$263,748.53



By Account



Arabian Acres Metropolitan District

PAYMENT REQUEST

12/21/2022

GENERAL FUND

Company	Invoice	Date	Amount	Comments
Edith Coffman	122122EC	12/21/2022	\$ 100.00	
Lanny Hoel	122122LH	12/21/2022	\$ 100.00	
Elizabeth Douglas	122122ED	12/21/2022	\$ 100.00	
Jennifer Shepard	122122JS	12/21/2022	\$ 100.00	
Martin Lempecki	122122ML	12/21/2022	\$ 100.00	
CO Special Districts Prop & Liab Pool	23PL-60210-2784	11/20/2022	\$ 13,891.00	
Core Electric Coop	43183502	11/22/2022	\$ 104.29	ACH
Core Electric Coop	43071702	11/22/2022	\$ 13.50	ACH
Core Electric Coop	40299901	11/22/2022	\$ 104.30	ACH
Core Electric Coop	40032202	11/22/2022	\$ 316.07	ACH
Core Electric Coop	40045402	11/22/2022	\$ 121.90	ACH
El Paso County Public Health	EHS20215643	11/30/2022	\$ 21.00	
Front Range Winwater Works	77459	12/2/2022	\$ 458.00	
High Tide Technologies	20227637	12/1/2022	\$ 1,200.00	
HR Green, Inc	156372	10/18/2022	\$ 754.50	
J.A. Excavation & Septic's LLC	113022	11/30/2022	\$ 2,807.50	
J.A. Excavation & Septic's LLC	113022-1	11/30/2022	\$ 573.80	
Mailing Services Inc	17311	11/8/2022	\$ 124.10	
Mailing Services Inc	17438	12/8/2022	\$ 125.81	
National Rural Water Association	10123	12/15/2022	\$ 924.10	
Susemihl, McDermott & Downie	34869	11/14/2022	\$ 2,103.75	
UNCC	222110058	11/30/2022	\$ 15.60	
Walker Schooler District Managers	7245	11/30/2022	\$ 4,844.21	
TOTAL			\$ 29,003.43	



BUDGET RESOLUTION ADOPTING 2023 BUDGET AND AMENDING 2022 BUDGET

ARABIAN ACRES METROPOLITAN DISTRICT

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO THE FUNDS AND IN THE AMOUNTS SET FORTH HEREIN FOR THE ARABIAN ACRES METROPOLITAN DISTRICT (THE “DISTRICT”), TELLER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023, AND ENDING ON THE LAST DAY OF DECEMBER 2023 AND AMENDING THE 2022 BUDGET.

WHEREAS, the Board of Directors of the District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time;

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration;

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 16, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ARABIAN ACRES METROPOLITAN DISTRICT, TELLER COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO:

Section 1. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. Budget Expenditures. That estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget. That the budget as submitted and attached and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of District for the year stated above and the amended budget for 2022 is approved.

Section 4. Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance for the debt service fund is \$ 216,180 , and that the valuation for assessment, as certified by the Teller County Assessor, is \$ 5,776,870

Section 5. Mill Levy. That for the purposes of meeting all debt service of the District for the budget year, there is hereby levied a tax of 24.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 7. Certification. The District's agents are hereby authorized and directed to immediately certify to the County Commissioners of Teller County, Colorado, the mill levies for the District hereinabove determined and set.

Section 8. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated and no other.

ADOPTED AND APPROVED this 21st day of December 2022.

DISTRICT
BOARD OF DIRECTORS

By: _____
President

ATTEST:

Secretary

**ARABIAN ACRES METROPOLITAN DISTRICT
2022 AMENDED AND 2023 BUDGET
GENERAL FUND**

	2021 ACTUAL	2022 PROJECTED / AMENDED	2022 BUDGET	2023 BUDGET
GENERAL FUND: BEGINNING BALANCE	\$ 631,984.85	\$ 347,468.91	\$ 335,824.17	\$ 476,210.44
REVENUES				
CAPITAL IMPROVEMENT FEE	\$ 107,016.77	\$ 102,000.00	\$ 106,000.00	\$ 106,000.00
CORA REQUESTS	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ -	\$ -	\$ -	\$ -
LATE FEES	\$ 2,446.10	\$ 2,600.00	\$ -	\$ -
MISCELLANEOUS (Trout Haven Exclusions)	\$ 8,400.00	\$ 3,049.80	\$ -	\$ -
RESTITUTION	\$ 220.08	\$ 396.42	\$ -	\$ -
TAP FEE	\$ 8,000.00	\$ 24,000.00	\$ -	\$ -
WATER SERVICE FEE	\$ 88,152.69	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
WATER USAGE	\$ 82,867.26	\$ 100,000.00	\$ 100,000.00	\$ 90,000.00
TOTAL REVENUES	\$ 297,102.90	\$ 332,046.22	\$ 306,000.00	\$ 296,000.00
TOTAL FUNDS AVAILABLE	\$ 929,087.75	\$ 679,515.13	\$ 875,464.79	\$ 772,210.44
EXPENSES				
AUDIT	\$ 7,100.00	\$ 7,600.00	\$ 8,000.00	\$ 8,225.00
BANK SERVICE CHARGES	\$ 7.00	\$ 100.00	\$ 100.00	\$ 100.00
CHEMICALS & SUPPLIES	\$ 693.88	\$ 1,200.00	\$ 2,000.00	\$ 2,000.00
DIRECTOR FEES	\$ 7,000.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
DISTRICT MANAGEMENT	\$ 46,900.44	\$ 46,900.00	\$ 54,000.00	\$ 54,000.00
DUES, FEES, SUBSCRIPTIONS	\$ 1,704.47	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00
ELECTION - TABOR/BOD	\$ -	\$ 300.00	\$ 10,000.00	\$ 5,000.00
ENGINEERING	\$ 2,357.25	\$ 754.50	\$ -	\$ -
INSURANCE	\$ 14,838.00	\$ 13,970.00	\$ 8,000.00	\$ 14,000.00
LEGAL	\$ 2,613.75	\$ 4,000.00	\$ 10,000.00	\$ 10,000.00
LOCATES	\$ -	\$ -	\$ -	\$ -
ORC FEES	\$ 41,325.00	\$ 48,000.00	\$ 48,000.00	\$ 48,000.00
OTHER (TROUT HAVEN EXCLUSIONS)	\$ 1,768.25	\$ 5,980.19	\$ -	\$ -
POSTAGE & COPIES	\$ 3,096.17	\$ 3,400.00	\$ 4,000.00	\$ 4,000.00
REPAIRS & MAINTENANCE	\$ 38,053.27	\$ 25,000.00	\$ 30,000.00	\$ 35,000.00
UTILITIES	\$ 9,416.36	\$ 9,500.00	\$ 12,500.00	\$ 12,500.00
WATER BILLING	\$ 8,100.00	\$ 8,100.00	\$ 10,000.00	\$ 10,000.00
WATER DISTRIBUTION/ PURCHASE	\$ 14,300.00	\$ 8,000.00	\$ 10,000.00	\$ 10,000.00
WATER SHARES	\$ -	\$ -	\$ -	\$ -
WATER TAPS	\$ -	\$ -	\$ -	\$ -
WATER TESTING	\$ 1,074.00	\$ 1,500.00	\$ 4,000.00	\$ 4,000.00
CONTINGENCY	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00
TOTAL EXPENSES	\$ 200,347.84	\$ 193,304.69	\$ 240,600.00	\$ 246,825.00
OTHER FINANCING SOURCES				
TRANSFERS OUT - DEBT SERVICE	\$ 58,095.88	\$ 10,000.00	\$ 74,825.27	\$ 50,000.00
TRANSFERS OUT - CAPITAL FUND	\$ 381,271.00	\$ -	\$ -	\$ -
GENERAL FUND: ENDING BALANCE	\$ 347,468.91	\$ 476,210.44	\$ 560,039.52	\$ 475,385.44
EMERGENCY RESERVE: State Required at 3%	\$ 6,010.44	\$ 5,799.14	\$ 7,218.00	\$ 7,404.75

**ARABIAN ACRES METROPOLITAN DISTRICT
2022 AMENDED AND 2023 BUDGET
DEBT SERVICE FUND**

	2021 ACTUAL	2022 PROJECTED / AMENDED	2022 BUDGET	2023 BUDGET
DEBT SERVICE FUND: BEGINNING BALANCE	\$ 48,267.30	\$ 56,784.47	\$ 2,855.00	\$ 17,830.16
REVENUE				
INTEREST INCOME	\$ 268.88	\$ 500.00	\$ -	\$ -
MISCELLANEOUS				
PROPERTY TAX REVENUE	\$ 117,682.32	\$ 117,460.80	\$ 142,291.92	\$ 138,644.88
SPECIFIC OWNERSHIP TAX	\$ 13,474.91	\$ 13,941.00	\$ 9,960.43	\$ 9,705.14
STATE SENIOR/ VETERAN FUNDS	\$ 6,507.19	\$ 6,507.19	\$ -	\$ -
TRANSFERS IN FROM GENERAL FUND	\$ 58,095.88	\$ 10,000.00	\$ 50,000.00	\$ 50,000.00
TOTAL REVENUE	\$ 196,029.18	\$ 148,408.99	\$ 202,252.35	\$ 198,350.02
EXPENSES				
2007 BOND INTEREST	\$ 51,580.00	\$ 48,500.00	\$ 48,500.00	\$ 48,500.00
2007 BOND PRINCIPAL	\$ 70,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00
NATIONAL RURAL WATER INTEREST	\$ 1,382.97	\$ 1,288.89	\$ 990.81	\$ 990.81
NATIONAL RURAL WATER PRINCIPAL	\$ 9,800.31	\$ 9,800.31	\$ 10,098.39	\$ 10,098.39
CO WATER RESOURCES & POWER DEV AUTHOF	\$ 7,168.75	\$ 3,201.24	\$ 5,356.10	\$ 5,356.10
CO WATER RESOURCES & POWER DEV AUTHOF	\$ 20,117.37	\$ 20,117.37	\$ 34,692.60	\$ 34,692.60
CWCD METER LOAN	\$ 23,688.07	\$ 23,688.07	\$ 23,688.07	\$ 23,688.07
TREASURER COLLECTION FEE	\$ 3,524.54	\$ 3,517.42	\$ 4,268.76	\$ 4,159.35
TRUSTEE FEES	\$ 250.00	\$ 250.00	\$ 500.00	\$ 500.00
CONTINGENCY	\$ -	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
TOTAL EXPENSES	\$ 187,512.01	\$ 187,363.30	\$ 205,094.73	\$ 204,985.32
DEBT SERVICE: ENDING BALANCE	\$ 56,784.47	\$ 17,830.16	\$ 12.62	\$ 11,194.87
ASSESSED VALUATION		\$ 5,928,830.00	\$ 5,928,830.00	\$ 5,776,870.00
MILL LEVY		24.00	24.00	24.00

**ARABIAN ACRES METROPOLITAN DISTRICT
2022 AMENDED AND 2023 BUDGET
CAPITAL GRANT FUND**

	2021 ACTUAL	2022 PROJECTED / AMENDED	2022 BUDGET	2023 BUDGET
CAPITAL GRANT FUNDS			\$ -	\$ -
REVENUES-SERIES 2015 BOND PROCEEDS				
CDPHE PLANNING & DESIGN GRANT 10k			\$ -	\$ -
CDPHE DESIGN & ENGINEERING GRANT 300k			\$ -	\$ -
CWCB METER LOAN 400K			\$ -	\$ -
EIAF WATER METER GRANT 200K			\$ -	\$ -
CAPITAL LOAN DOLA				
CAPITAL GRANT DOLA	\$ 166,133.34	\$ 70,824.00		
POSTAGE & COPIES				
TRANSFER IN FROM GENERAL FUND	\$ 381,271.27	\$ -		
TOTAL REVENUES	\$ 547,404.61	\$ 70,824.00	\$ -	\$ -
TOTAL REVENUE & FUND BALANCE	\$ 547,404.61	\$ 70,824.00	\$ -	\$ -
EXPENSES				
BID ADVERTISING			\$ -	\$ -
CAPITAL OUTLAY	\$ 547,404.61	\$ 70,824.00	\$ -	\$ -
DISTRICT MANAGEMENT	\$ -	\$ -	\$ -	\$ -
ORC FEES	\$ -	\$ -	\$ -	\$ -
TRANSFER TO GENERAL FUND			\$ -	\$ -
TOTAL EXPENSES	\$ 547,404.61	\$ 70,824.00	\$ -	\$ -
GRANT FUND: ENDING BALANCE	\$ -	\$ -	\$ -	\$ -

