



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, OCTOBER 20, 2021  
5:30 PM**

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

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

**You can also dial in using your phone.**

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

**Access Code:** 800-588-117

NOTICE IS HEREBY GIVEN that a Meeting of the Board of Directors of ARABIAN ACRES METROPOLITAN DISTRICT, Teller County, Colorado has been scheduled pursuant to emergency rules and regulations for Wednesday, October 20, 2021 at 5:30 p.m. via tele/videoconference for the purpose of addressing those matters in the Agenda set forth below.

**Board of Directors / Term Expires**

Allan Brown, 2022

Stan Claassen, 2022

Edith Coffman, 2023

Elizabeth Douglass, 2023

Lanny Hoel, 2023

Lynn Willow, ORC

Kevin Walker, WSDM

Rebecca Hardekopf, WSDM

Kristina Kulick, WSDM

Jason Downie, District 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 September 15, 2021

## **2) FINANCIAL MATTERS**

- a) Review of Billing and Collection Status
- b) Review and Accept the September 30, 2021 Unaudited Financial Status
- c) Review and Approve the Payment of Claims
- d) Review of Draft 2022 Budget

## **3) MANAGEMENT MATTERS**

- a) Update on Exclusion Process with Teller County
- b) Construction Update – Water Tank
- c) Board Vacancies

## **4) OPERATIONS**

- a) ORC Report

## **5) PUBLIC COMMENT**

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

## **6) ADJOURNMENT**

THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR WEDNESDAY, NOVEMBER 17, 2021 AT 5:30 PM.



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

September 15, 2021 at 5:30 P.M.  
Via Telephone and Video Conference Call

**In attendance were Directors:**

Allan Brown  
Edith Coffman  
Elizabeth Douglass  
Lanny Hoel (Excused)  
Stan Claassen

**Also in attendance were:**

Kevin Walker, WSDM  
Lynn Willow, ORC  
Members of the Public

**1. ADMINISTRATIVE MATTERS**

- a. Call to Order & Declaration of Quorum: President Coffman called the meeting to order at 5:32 p.m. and confirmed a quorum was 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 Claassen moved to approve the Agenda as presented; seconded by Director Douglass. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from August 18, 2021: After review, Director Douglass moved to approve the Meeting Minutes from August 18, 2021 as presented; seconded by Director Claassen. Motion passed unanimously.

**2. FINANCIAL MATTERS**

- a. Review of Billing and Collection Status: Mr. Walker presented the billing and collection status and noted there are currently two customers with services shut off due to non-payment and 10 warning letters were sent.
- b. Review and Accept the August 31, 2021 Unaudited Financial Status: Mr. Walker presented the unaudited financial status as of August 31, 2021. Mr. Walker noted the Treasurer's cost was underestimated by 1% so the cost is slightly over budget. After review, Director Claassen moved to accept the unaudited financial status as of August 31, 2021; seconded by Director Douglass. Motion passed unanimously.
- c. Review and Approve the Payment of Claims: Mr. Walker presented the payment of claims. After review, Director Claassen moved to approve the payment of claims as presented; seconded by Director Douglass. Motion passed unanimously.

**3. MANAGEMENT MATTERS**

- a. Update on Exclusion Process with Teller County: Mr. Walker updated the Board on the exclusion process with Teller County. Teller County and their legal counsel is currently reviewing the additional documents that were requested.
- b. Construction Update
  - i) Approval of Engineer for water tank project: Mr. Walker has reached out to several engineering companies who are all busy and unable to help until Spring 2022. There is one engineer recommended by AquaWorks who may be available as early as next week, and another engineer who has not returned the proposal. Mr. Walker noted he

can request an extension for the \$50,000 grant funds since this project may not be completed until next Spring due to weather.

- ii) Lowest cost bid for recoating: There was no discussion or Board action needed.
- iii) Water tank information: There was no discussion or Board action needed.
- iv) Plan for water tank: There was no discussion or Board action needed.
- c. Board Vacancies: The Board discussed advertising to solicit interest for the Board positions that will be vacant after the exclusion process is completed.
- d. Insurance Policy Question on Difference: Mr. Walker reported he is still waiting for an answer back on the question about the difference in coverage between Control Building A and B.

#### **4. OPERATIONS:**

- a. ORC Report: Mr. Willow presented the ORC Report. There was no water purchased and all meter reads were read and recorded. Mr. Willow is still waiting on the act pack from Census for replacement in Control Building B. He continues to work on exercising the valves and the flushing of the system is completed. Mr. Willow clarified the temporary water tank rental will only be charged for each day the tank is needed, there is no 21-day minimum. Mr. Willow noted he is still waiting on 30 insulators for the meter pits. The Board discussed purchasing insulation and installing as a backup plan if the insulators are not delivered in time before cold weather.

#### **5. PUBLIC COMMENT:** There was no public comment.

#### **6. ADJOURNMENT:** President Coffman moved to excuse Director Hoel; seconded by Director Claassen. Motion passed unanimously. Director Brown moved to adjourn at 6:07 p.m.; seconded by Director Douglass. Motion passed unanimously.

Respectfully Submitted,  
Walker Schooler District Managers

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By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 15, 2021 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



# Arabian Acres Metropolitan District

## Balance Sheet

As of September 30, 2021

	Sep 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
ECB Checking	363,252.24
2-1000 · COLOTRUST 4001	139,283.92
2-1020 · COLOTRUST Reserve 8002	31,981.29
3-1000 · COLOTRUST-Capital Reserve 8003	237,508.94
Total Checking/Savings	772,026.39
Accounts Receivable	
1-1200 · Accounts Receivable	31,069.15
Total Accounts Receivable	31,069.15
Other Current Assets	
1-1300 · Property Tax Receivable	6,064.22
Total Other Current Assets	6,064.22
Total Current Assets	809,159.76
<b>Fixed Assets</b>	
1-1850 · Construction in Progress	2,400,793.62
Total Fixed Assets	2,400,793.62
<b>Other Assets</b>	
3-1500 · Capital Assets	1,262,622.90
3-1520 · Equipment	702,640.55
3-1540 · Land	101,000.00
3-1560 · Water Rights	172,588.00
3-1590 · Accumulated Depreciation	-514,745.00
Total Other Assets	1,724,106.45
<b>TOTAL ASSETS</b>	<b>4,934,059.83</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
1-2000 · Accounts Payable	12,906.67
Total Accounts Payable	12,906.67
Other Current Liabilities	
1-2050 · Retainage Payable	107,100.00
1-2020 · Accrued Interest	9,885.30
2-2200 · Deferred Revenue-Property Taxes	6,064.22
Total Other Current Liabilities	123,049.52
Total Current Liabilities	135,956.19
Long Term Liabilities	
DWRF 1.5 Million Loan	1,097,164.07
2-2400 · 2007 Bonds Payable	1,040,000.00
2-2440 · Natural Rural Water	39,261.38
3-4090 · CWCB Meter Loan 400K	194,739.20
Total Long Term Liabilities	2,371,164.65
Total Liabilities	2,507,120.84
<b>Equity</b>	
30000 · Opening Balance Equity	215,933.51
32000 · Retained Earnings	2,074,155.60
Net Income	136,849.88
Total Equity	2,426,938.99
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>4,934,059.83</b>

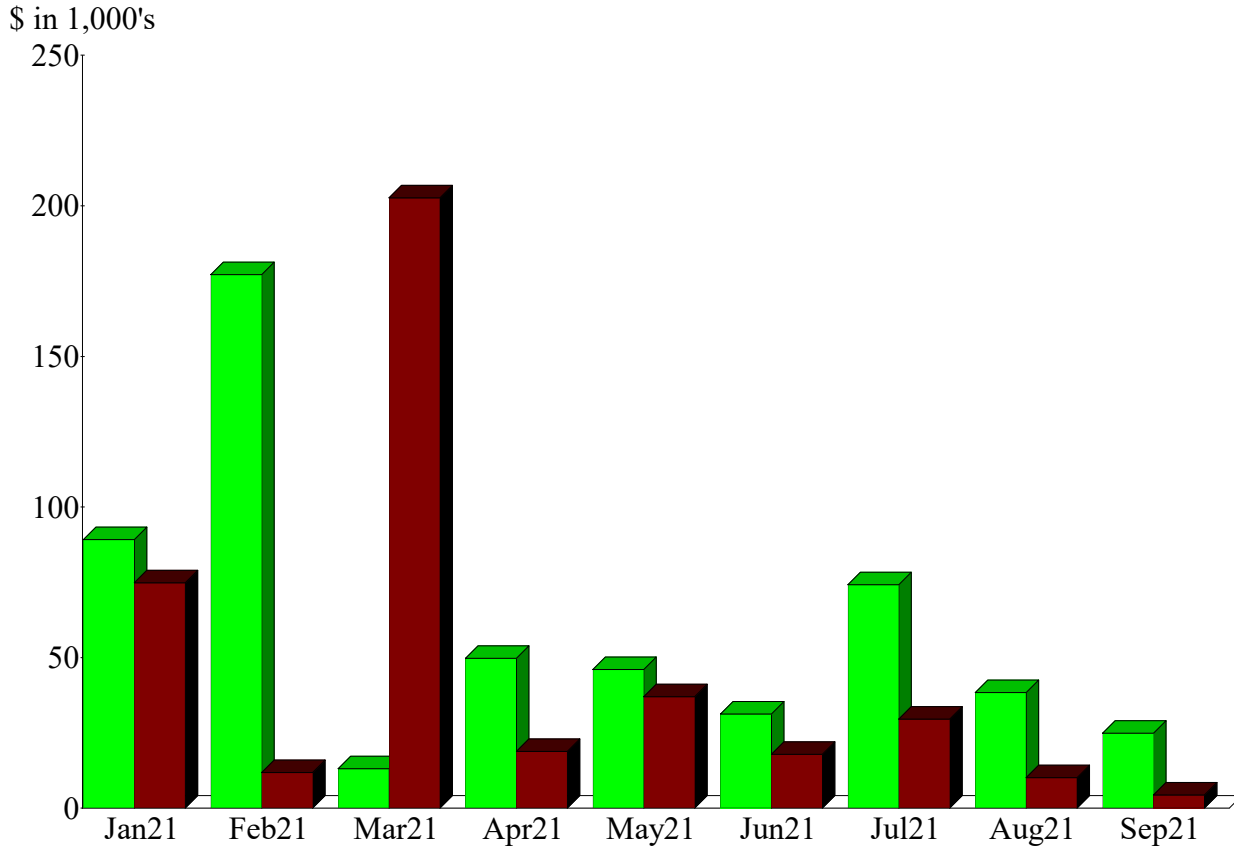


**Arabian Acres Metropolitan District  
Profit & Loss Budget vs. Actual  
January through September 2021**

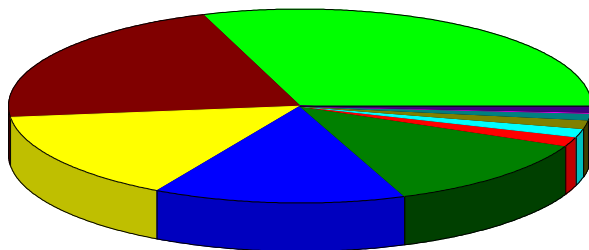
	TOTAL				
	Sep 21	Jan - Sep 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
1-4000 · Capital Improvement Fees	8,228.66	76,306.49	120,000.00	-43,693.51	63.59%
1-4030 · Late Fee Revenue	225.10	1,570.10	0.00	1,570.10	100.0%
1-4050 · Water Service Fee	7,935.29	82,020.41	107,503.00	-25,482.59	76.3%
1-4070 · Water Tap Fees	0.00	8,000.00	0.00	8,000.00	100.0%
1-4080 · Water Usage	6,917.91	68,269.00	80,000.00	-11,731.00	85.34%
1-4090 · Trout Haven Exclusion Deposits	0.00	8,400.00	0.00	8,400.00	100.0%
2-4400 · Property Tax Revenue	352.94	117,460.80	122,843.28	-5,382.48	95.62%
2-4450 · Specific Ownership Tax	1,253.98	9,294.14	8,599.03	695.11	108.08%
2-4460 · Restitution	0.00	166.20	0.00	166.20	100.0%
2-4470 · State Senior/ Veteran Funds	0.00	6,507.19	0.00	6,507.19	100.0%
3-4000 · Grant Funds					
3-4110 · DOLA Grant \$1 Million	0.00	166,133.34	0.00	166,133.34	100.0%
3-4000 · Grant Funds - Other	0.00	0.00	0.00	0.00	0.0%
Total 3-4000 · Grant Funds	0.00	166,133.34	0.00	166,133.34	100.0%
Total Income	24,913.88	544,127.67	438,945.31	105,182.36	123.96%
Expense					
1-6020 · Bank Service Charges	0.00	7.00	300.00	-293.00	2.33%
1-6050 · District Management-Operating	3,908.37	35,175.33	43,000.00	-7,824.67	81.8%
1-6060 · Dues Fees and Subscriptions	0.00	1,562.79	2,500.00	-937.21	62.51%
1-6065 · Engineering O&M	0.00	0.00	3,000.00	-3,000.00	0.0%
1-6080 · Insurance Expense-Operating	-8,976.00	2,072.00	8,000.00	-5,928.00	25.9%
1-6090 · Office Supplies	0.00	0.00	200.00	-200.00	0.0%
1-6100 · Postage and Copies-Operating	113.60	2,657.44	2,000.00	657.44	132.87%
1-6110 · Audit	0.00	7,100.00	8,000.00	-900.00	88.75%
1-6120 · Directors Fees	500.00	5,500.00	7,500.00	-2,000.00	73.33%
1-6130 · Legal					
1-6135 · Trout Haven Exclusions	0.00	1,768.25	0.00	1,768.25	100.0%
1-6130 · Legal - Other	0.00	2,613.75	15,000.00	-12,386.25	17.43%
Total 1-6130 · Legal	0.00	4,382.00	15,000.00	-10,618.00	29.21%
1-6150 · Water Billing	675.00	6,075.00	8,000.00	-1,925.00	75.94%
1-6160 · Other Expense	0.00	1,260.44	0.00	1,260.44	100.0%
1-6170 · Chemicals and Supplies	88.88	693.88	2,000.00	-1,306.12	34.69%
1-6180 · ORC Fees-Operating	3,307.50	30,877.50	48,000.00	-17,122.50	64.33%
1-6190 · Repairs and Maintenance	3,984.35	28,529.18	15,000.00	13,529.18	190.2%
1-6210 · Utilities	564.42	7,063.19	12,500.00	-5,436.81	56.51%
1-6220 · Water Distribution Purchases	0.00	14,300.00	10,000.00	4,300.00	143.0%
1-6230 · Water Testing	21.00	641.00	7,000.00	-6,359.00	9.16%
2-6240 · Treasurer Collection Fee	10.99	3,517.42	1,842.65	1,674.77	190.89%
3-6000 · Capital Outlay					
3-6002 · DOLA 1 Million Grant	0.00	109,812.45	0.00	109,812.45	100.0%
3-6000 · Capital Outlay - Other	0.00	114,678.16	0.00	114,678.16	100.0%
Total 3-6000 · Capital Outlay	0.00	224,490.61	0.00	224,490.61	100.0%
3-6050 · District Management	0.00	0.00	12,000.00	-12,000.00	0.0%
3-6100 · Postage and Copies	39.00	39.00	0.00	39.00	100.0%
3-6180 · ORC Fees	0.00	0.00	0.00	0.00	0.0%
63400 · Interest Expense	0.00	4,425.84	0.00	4,425.84	100.0%
Total Expense	4,237.11	380,369.62	205,842.65	174,526.97	184.79%
Net Ordinary Income	20,676.77	163,758.05	233,102.66	-69,344.61	70.25%
Other Income/Expense					
Other Income					
1-7020 · Interest Income - Operating	0.00	0.00	6,000.00	-6,000.00	0.0%
2-7000 · Interest Income	13.45	226.36	2,500.00	-2,273.64	9.05%
Total Other Income	13.45	226.36	8,500.00	-8,273.64	2.66%
Other Expense					
2-8000 · Bond Interest	0.00	25,790.00	51,580.00	-25,790.00	50.0%
2-8050 · National Rural Water Interest	202.59	1,094.53	1,288.89	-194.36	84.92%
2-8080 · Trustee Fees	0.00	250.00	500.00	-250.00	50.0%
Total Other Expense	202.59	27,134.53	53,368.89	-26,234.36	50.84%
Net Other Income	-189.14	-26,908.17	-44,868.89	17,960.72	59.97%
Net Income	20,487.63	136,849.88	188,233.77	-51,383.89	72.7%

# Income and Expense by Month January through September 2021

Income  
Expense



## Income Summary January through September 2021

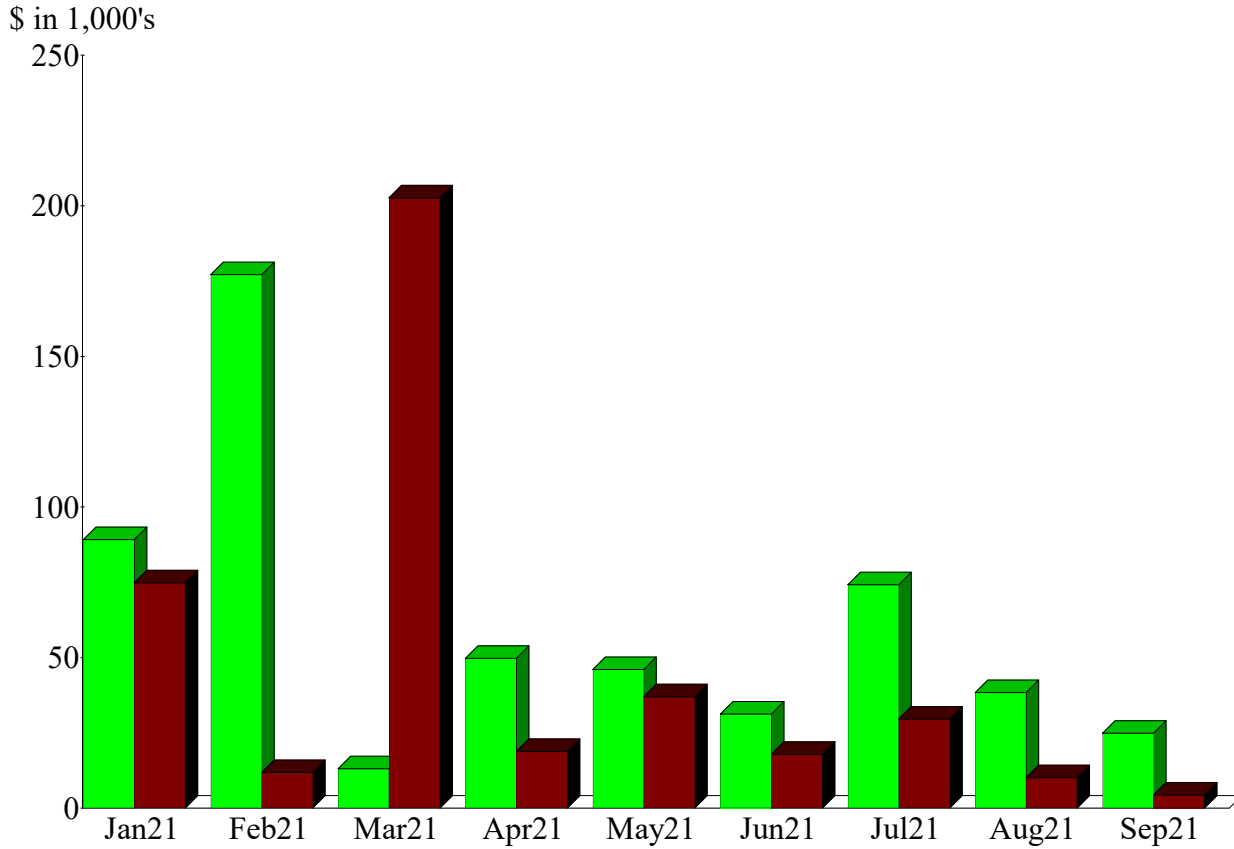


3-4000 · Grant Funds	30.52%
2-4400 · Property Tax Revenue	21.58
1-4050 · Water Service Fee	15.07
1-4000 · Capital Improvement Fees	14.02
1-4080 · Water Usage	12.54
2-4450 · Specific Ownership Tax	1.71
1-4090 · Trout Haven Exclusion Deposits	1.54
1-4070 · Water Tap Fees	1.47
2-4470 · State Senior/ Veteran Funds	1.20
1-4030 · Late Fee Revenue	0.29
Other	0.07
Total	\$544,354.03

By Account

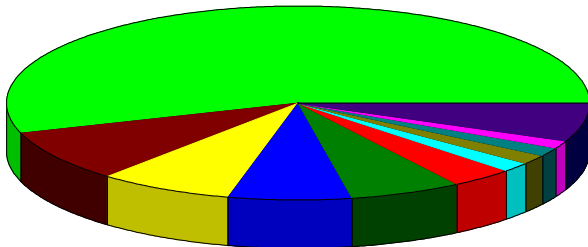
# Income and Expense by Month January through September 2021

Income  
Expense



## Expense Summary January through September 2021

3-6000 · Capital Outlay	55.09%
1-6050 · District Management-Operating	8.63
1-6180 · ORC Fees-Operating	7.58
1-6190 · Repairs and Maintenance	7.00
2-8000 · Bond Interest	6.33
1-6220 · Water Distribution Purchases	3.51
1-6110 · Audit	1.74
1-6210 · Utilities	1.73
1-6150 · Water Billing	1.49
1-6120 · Directors Fees	1.35
Other	5.55
Total	\$407,504.15



By Account



# Arabian Acres Metropolitan District

## PAYMENT REQUEST

10/13/2021

### GENERAL FUND

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
Edith Coffman	10202021EC		\$ 100.00		\$ 100.00	
Lanny Hoel	10202021LH		\$ 100.00		\$ 100.00	
Elizabeth Douglas	10202021ED		\$ 100.00		\$ 100.00	
Allan Brown	10202021AB		\$ 100.00		\$ 100.00	
Stan Claassen	10202021SC		\$ 100.00		\$ 100.00	
Core Electric Coop	43183502	9/22/2021	\$ 231.04		\$ 231.04	ACH
Core Electric Coop	43071702	9/22/2021	\$ 57.94		\$ 57.94	ACH
Core Electric Coop	40299901	9/22/2021	\$ 149.64		\$ 149.64	ACH
Core Electric Coop	40032202	9/22/2021	\$ 207.90		\$ 207.90	ACH
Core Electric Coop	40045402	9/22/2021	\$ 135.62		\$ 135.62	ACH
Dana Kepner Company	1547062-00	9/22/2021	\$ 527.43		\$ 527.43	
Dana Kepner Company	1548488-00	9/21/2021	\$ 2,377.97		\$ 2,377.97	
Dana Kepner Company	544004-00	9/29/2021	\$ 1,078.95		\$ 1,078.95	
El Paso County Public Health	93021	9/30/2021	\$ 21.00		\$ 21.00	
Front Range Winwater Works Co.	71673	9/28/2021	\$ 88.88		\$ 88.88	
J.A. Excavation & Septic's LLC	93021	9/30/2021	\$ 2,807.50		\$ 2,807.50	
J.A. Excavation & Septic's LLC	093021-1	9/30/2021	\$ 500.00		\$ 500.00	
K&A Excavating	77Silver	10/10/2021	\$ 4,060.00		\$ 4,060.00	
Mailing Services Inc	15650	9/10/2021	\$ 113.60		\$ 113.60	
Mountain Mutual Reservoir Co	23443	8/1/2021	510.00		\$ 510.00	
National Rural Water Association	110121	11/1/2021	924.10		\$ 924.10	
Walker Schooler District Managers	6892	9/30/2021	4,622.37		\$ 4,622.37	
<b>TOTAL</b>			<b>\$ 18,913.94</b>	<b>\$ -</b>	<b>\$ 18,913.94</b>	

### DEBT SERVICE FUND

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
Colorado Water Resources & Power	110121	11/1/2021	\$ 20,024.35			Must Be Paid VIA Wire or ACH
<b>TOTAL</b>			<b>\$ 20,024.35</b>		<b>\$ -</b>	



**ARABIAN ACRES METROPOLITAN DISTRICT  
2021 AMENDED AND 2022 BUDGET  
GENERAL FUND**

	2020 ACTUAL	2021 ACTUAL	2021 PROJECTED / AMENDED	2021 BUDGET	2022 BUDGET
<b>GENERAL FUND: BEGINNING BALANCE</b>	<b>\$ 401,219.63</b>	<b>\$ 631,984.85</b>	<b>\$ 631,984.85</b>	<b>\$ 570,961.79</b>	<b>\$ 335,823.90</b>
<b>REVENUES</b>					
CAPITAL IMPROVEMENT FEE	\$ 122,097.95	\$ 76,306.49	\$ 102,000.00	\$ 120,000.00	\$ 106,000.00
CORA REQUESTS	\$ 150.00			\$ -	\$ -
INTEREST INCOME			\$ -	\$ 6,000.00	\$ -
LATE FEES	\$ 2,175.21	\$ 1,570.10	\$ 2,100.00	\$ -	\$ -
MISCELLANEOUS (Trout Haven Exclusions)		\$ 8,400.00	\$ 8,400.00	\$ -	\$ -
RESTITUTION	\$ 51.52	\$ 166.20	\$ 166.20	\$ -	\$ -
TAP FEE		\$ 8,000.00	\$ 8,000.00	\$ -	\$ -
TITLE PASS THROUGH					
WATER SERVICE FEE	\$ 122,692.20	\$ 82,020.41	\$ 109,000.00	\$ 107,503.00	\$ 100,000.00
WATER USAGE	\$ 114,940.12	\$ 70,104.73	\$ 93,000.00	\$ 80,000.00	\$ 100,000.00
<b>TOTAL REVENUES</b>	<b>\$ 362,107.00</b>	<b>\$ 246,567.93</b>	<b>\$ 322,666.20</b>	<b>\$ 313,503.00</b>	<b>\$ 306,000.00</b>
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 763,326.63</b>	<b>\$ 878,552.78</b>	<b>\$ 954,651.05</b>	<b>\$ 875,464.79</b>	<b>\$ 641,823.90</b>
<b>EXPENSES</b>					
ADVERTISING/ PROMOTING			\$ -	\$ 500.00	\$ -
AUDIT	\$ 6,293.00	\$ 7,100.00	\$ 7,100.00	\$ 8,000.00	\$ 8,000.00
BAD DEBT	\$ -				
BANK SERVICE CHARGES	\$ 2,220.36	\$ 7.00	\$ 100.00	\$ 300.00	\$ 100.00
CHEMICALS & SUPPLIES	\$ 613.38	\$ 605.00	\$ 1,200.00	\$ 2,000.00	\$ 2,000.00
DIRECTOR FEES	\$ 9,000.00	\$ 5,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
DISTRICT MANAGEMENT	\$ 45,000.00	\$ 31,266.96	\$ 46,900.00	\$ 55,000.00	\$ 54,000.00
DUES, FEES, SUBSCRIPTIONS	\$ 4,452.28	\$ 1,052.79	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00
ELECTION - TABOR/BOD	\$ 13,746.22		\$ -	\$ -	\$ 10,000.00
ENGINEERING			\$ -	\$ 3,000.00	\$ -
INSURANCE	\$ 15,416.00	\$ 2,072.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
LEGAL	\$ 5,198.00	\$ 4,382.00	\$ 8,000.00	\$ 15,000.00	\$ 10,000.00
LOCATES					
OFFICE EXPENSE	\$ 16.42		\$ -	\$ 200.00	\$ -
ORC FEES	\$ 38,911.08	\$ 27,570.00	\$ 40,800.00	\$ 48,000.00	\$ 48,000.00
OTHER (TROUT HAVEN EXCLUSIONS)	\$ 994.00	\$ 1,260.00	\$ 1,260.00		
POSTAGE & COPIES	\$ 1,891.20	\$ 2,543.84	\$ 3,400.00	\$ 2,000.00	\$ 4,000.00
REPAIRS & MAINTENANCE	\$ 16,519.55	\$ 24,544.83	\$ 27,500.00	\$ 15,000.00	\$ 30,000.00
TITLE PASS THROUGH					
UTILITIES	\$ 11,990.50	\$ 7,063.19	\$ 9,500.00	\$ 12,500.00	\$ 12,500.00
WATER BILLING	\$ 9,599.64	\$ 5,400.00	\$ 7,200.00	\$ 8,000.00	\$ 10,000.00
WATER DISTRIBUTION/ PURCHASE	\$ 27,775.00	\$ 14,300.00	\$ 8,000.00	\$ 10,000.00	\$ 10,000.00
WATER SHARES					
WATER TAPS					
WATER TESTING	\$ 6,562.18	\$ 620.00	\$ 1,500.00	\$ 7,000.00	\$ 4,000.00
WEBSITE	\$ 137.84		\$ -	\$ -	\$ -
CONTINGENCY			\$ -	\$ 20,000.00	\$ 20,000.00
<b>TOTAL EXPENSES</b>	<b>\$ 216,336.65</b>	<b>\$ 135,287.61</b>	<b>\$ 179,460.00</b>	<b>\$ 224,500.00</b>	<b>\$ 240,600.00</b>
<b>OTHER FINANCING SOURCES</b>					
TRANSFERS OUT - DEBT SERVICE		\$ 58,095.88	\$ 58,095.88	\$ 35,000.00	\$ 74,825.27
TRANSFERS OUT - CAPITAL FUND	\$ (84,994.87)	\$ 381,271.27	\$ 381,271.27		
<b>GENERAL FUND: ENDING BALANCE</b>	<b>\$ 631,984.85</b>	<b>\$ 361,993.90</b>	<b>\$ 335,823.90</b>	<b>\$ 615,964.79</b>	<b>\$ 326,398.63</b>
EMERGENCY RESERVE: State Required at 3%	\$ 6,490.10	\$ 4,058.63	\$ 5,383.80	\$ 6,735.00	\$ 7,218.00

**ARABIAN ACRES METROPOLITAN DISTRICT  
2021 AMENDED AND 2022 BUDGET  
DEBT SERVICE FUND**

	2020 ACTUAL	2021 ACTUAL	2021 PROJECTED / AMENDED	2021 BUDGET	2022 BUDGET
<b>DEBT SERVICE FUND: BEGINNING BALANCE</b>	<b>\$ (22,589.30)</b>	<b>\$ 48,267.30</b>	<b>\$ 48,267.30</b>	<b>\$ 2,855.00</b>	<b>\$ 11,232.99</b>
<b>REVENUE</b>					
INTEREST INCOME	\$ 2,299.03	\$ 226.36	\$ 500.00	\$ 2,500.00	\$ -
MISCELLANEOUS					
PROPERTY TAX REVENUE	\$ 115,673.62	\$ 117,460.80	\$ 117,460.80	\$ 122,843.28	\$ 142,423.44
SPECIFIC OWNERSHIP TAX	\$ 12,898.49	\$ 9,294.14	\$ 13,941.00	\$ 8,599.03	\$ 9,969.64
STATE SENIOR/ VETERAN FUNDS	\$ 5,940.04	\$ 6,507.19	\$ 6,507.19		
TRANSFERS IN			\$ 10,000.00	\$ 35,000.00	\$ 50,000.00
<b>TOTAL REVENUE</b>	<b>\$ 136,811.18</b>	<b>\$ 133,488.49</b>	<b>\$ 148,408.99</b>	<b>\$ 168,942.31</b>	<b>\$ 202,393.08</b>
<b>EXPENSES</b>					
2007 BOND INTEREST	\$ 54,407.50	\$ 51,580.00	\$ 51,580.00	\$ 51,580.00	\$ 48,500.00
2007 BOND PRINCIPAL		\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 75,000.00
NATIONAL RURAL WATER INTEREST	\$ 1,435.83	\$ 1,288.89	\$ 1,288.89	\$ 1,288.89	\$ 990.81
NATIONAL RURAL WATER PRINCIPAL		\$ 9,800.31	\$ 9,800.31	\$ 9,800.31	\$ 10,098.39
CO WATER RESOURCES & POWER DEV AUTHORITY INTEREST		\$ 3,201.24	\$ 3,201.24		\$ 5,356.10
CO WATER RESOURCES & POWER DEV AUTHORITY PRINCIPAL		\$ 20,117.37	\$ 20,117.37		\$ 34,692.60
CWCD METER LOAN	\$ 6,386.75	\$ 23,688.07	\$ 23,688.07	\$ 27,614.00	\$ 23,688.07
TREASURER COLLECTION FEE	\$ 3,474.50	\$ 3,517.42	\$ 3,517.42	\$ 1,842.65	\$ 4,272.70
TRUSTEE FEES	\$ 250.00	\$ 250.00	\$ 250.00	\$ 500.00	\$ 500.00
CONTINGENCY			\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
<b>TOTAL EXPENSES</b>	<b>\$ 65,954.58</b>	<b>\$ 183,443.30</b>	<b>\$ 185,443.30</b>	<b>\$ 164,625.85</b>	<b>\$ 205,098.67</b>
<b>DEBT SERVICE: ENDING BALANCE</b>	<b>\$ 48,267.30</b>	<b>\$ (1,687.51)</b>	<b>\$ 11,232.99</b>	<b>\$ 7,171.46</b>	<b>\$ 8,527.40</b>
<b>ASSESSED VALUATION</b>			\$ 5,118,470.00	\$ 5,118,470.00	\$ 5,934,310.00
<b>MILL LEVY</b>			24.00	24.00	24.00



**ARABIAN ACRES METROPOLITAN DISTRICT  
2021 AMENDED AND 2022 BUDGET  
CAPITAL GRANT FUND**

	2020 ACTUAL	2021 ACTUAL	2021 AMENDED	2021 BUDGET	2022 BUDGET
<b>CAPITAL GRANT FUNDS</b>	<b>\$ 63,140.10</b>			<b>\$ 179,251.40</b>	<b>\$ -</b>
REVENUES-SERIES 2015 BOND PROCEEDS					
CDPHE PLANNING & DESIGN GRANT 10k				\$ -	\$ -
CDPHE DESIGN & ENGINEERING GRANT 300k	\$ 176,111.30			\$ -	\$ -
CWCB METER LOAN 400K	\$ 214,459.76			\$ -	\$ -
EIAF WATER METER GRANT 200K				\$ -	\$ -
CAPITAL LOAN DOLA	\$ -				
CAPITAL GRANT DOLA	\$ 1,155,150.94	\$ 166,133.34	\$ 166,133.34		
POSTAGE & COPIES					
TRANSFER IN FROM GENERAL FUND	\$ -	\$ 381,271.27	\$ 381,271.27		
TOTAL REVENUES	\$ 1,545,722.00	\$ 547,404.61	\$ 547,404.61	\$ -	\$ -
TOTAL REVENUE & FUND BALANCE	\$ 1,608,862.10	\$ 547,404.61	\$ 547,404.61	\$ 179,251.40	\$ -
EXPENSES					
BID ADVERTISING				\$ 500.00	\$ -
CAPITAL OUTLAY	\$ 1,519,407.23	\$ 547,404.61	\$ 547,404.61	\$ 178,751.40	\$ -
DISTRICT MANAGEMENT	\$ 1,000.00		\$ -	\$ -	\$ -
ORC FEES	\$ 3,460.00	\$ -	\$ -	\$ -	\$ -
POSTAGE & COPIES				\$ -	\$ -
TRANSFER OUT TO GENERAL FUND	\$ 84,994.87				
TOTAL EXPENSES	\$ 1,608,862.10	\$ 547,404.61	\$ 547,404.61	\$ 179,251.40	\$ -
<b>GRANT FUND: ENDING BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



# **ARABIAN ACRES METROPOLITAN DISTRICT**

## **MONTHLY OPERATIONS REPORT**

**September 7, 2021 to October 6, 2021**

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

### **TOTAL WATER PUMPED**

**Control A 477,614**

**Control B 171,852**

### **TOTAL PURCHASED WATER**

**Trucked – 0**

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

### **OPERATIONS & MAINTENANCE ISSUES**

- 1) Read, recorded, and turned in meter reads.
- 2) Act-Pac came in and was installed and working. It was installed by me.
- 3) I will continue to exercise valves.
- 4) Met with engineer at storage tank on how to connect temporary tank for tank coating project.
- 5) Still waiting for insulator disks to come in. If not here by the 15<sup>th</sup> of October, then I will get rolled R15 insulation and install.
- 6) Waiting on Saddle tap for new home on Gerka.

### **OTHER BUSINESS:**

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