



REGULAR BOARD MEETING AGENDA AND NOTICE

WEDNESDAY, August 16, 2023

5:30 PM

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

<https://video.cloudoffice.avaya.com/join/590205827>

You can also dial in using your phone.

United States: +1 (213) 463-4500

Access Code: 590-205-827

Board of Director	Title	Term
Elizabeth Douglass	President	May 2027
Lanny Hoel	Secretary	May 2027
Martin Lempecki	Treasurer	May 2025
Edith Coffman	Assistant Secretary	May 2027
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, August 16, 2023, 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

Rebecca Harris, WSDM – District Managers

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 July 19, 2023 (enclosed)

2) FINANCIAL MATTERS

- a) Review of Billing and Collection Status
- b) Review and accept the July 31, 2023, Unaudited Financial Status (enclosed)
- c) Discuss and Review Refund for 105 Denwood Dr
- d) Review and Approve the Payment of Claims (enclosed)

3) MANAGEMENT MATTERS

- a) Discuss Water Leak
- b) Discuss Ute Pass Regional Ambulance Tax Increase

4) LEGAL MATTERS

5) OPERATIONS

- a) ORC Report
- b) Water Loss Data Report (enclosed)

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,
SEPTEMBER 20, 2023, AT 5:30 PM





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

July 19, 2023, at 5:30 P.M.

Via Telephone and Video Conference Call

In attendance were Directors:

Edith Coffman

Elizabeth Douglass

Lanny Hoel (Excused)

Martin Lempecki

Jennifer Shepard

Also in attendance were:

Rebecca Harris, WSDM District Managers

Braden Hammond, BiggsKofford

Lynn Willow, ORC

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Douglass called the meeting to order at 5:31 PM and confirmed a quorum was present with Director Hoel excused.
- 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: President Douglass added a discussion item regarding treating the pond for mosquito larvae under Management Matters. Director Lempecki moved to approve the Agenda as amended; seconded by Director Shepard. Motion passed unanimously.
- d. Consider Approval of Meeting Minutes from June 21, 2023: After review, Director Coffman moved to approve the June 21, 2023 Meeting Minutes; seconded by Director Lempecki. Motion passed unanimously.

2. FINANCIAL MATTERS

- a. Review and Consider approval of the 2022 Audit and Presentation: Mr. Hammond with BiggsKofford presented the District's 2022 Audit. Mr. Hammond noted they expect to issue an unmodified opinion which is the highest level of assurance they can provide in a financial statement audit. After review, Director Lempecki moved to approve the 2022 Audit as presented; seconded by Director Shepard. Motion passed unanimously.
- b. Review of Billing and Collection Status: Ms. Harris presented a review of the current billing and collection status.
- c. Review and accept the June 30, 2023 Unaudited Financial Status: Ms. Harris presented the June 30, 2023 Unaudited Financial Status. Mr. Willow clarified the Other Expenses and Ms. Harris will move them into Repairs and Maintenance. The Board discussed the drop in water usage. After review, Director Lempecki moved to accept the June 30,

2023 Unaudited Financial Status as amended; seconded by Director Shepard. Motion passed unanimously.

- d. Discuss Payment of Claim Process: Ms. Harris discussed the payment of claim process. Ms. Harris proposed a process where she will meet with the Board President and Treasurer after Board meetings to review and process all payables together with Bill.com to avoid human error. Director Coffman expressed concerns with Bill.com and Kelly Brock's delayed payment. President Douglass proposed the Board proceed with Bill.com and if there are issues after 2 months the Board can revisit. Directors Lempecki and Shepard agreed. Director Coffman commented that she would rather get a physical check. The Board will proceed with Bill.com and can revisit in two months if needed.
- e. Review and Approve the Payment of Claims: Ms. Harris presented the Payment of Claims. She noted that Director Hoel's check will be removed if he is unable to join the meeting. After review, Director Lempecki moved to approve the Payment of Claims as presented; seconded by Director Shepard. Motion passed unanimously.

3. MANAGEMENT MATTERS

- a. Discussion regarding treating the ponds for mosquito larvae: President Douglass discussed treating ponds for mosquito larvae. Mr. Willow confirmed that the ponds have not been treated since at least 2007. The Board discussed that the District owns the pond itself, and Teller County can treat the pond for free. Mr. Willow recommended the Board have the pond treated as well as the standing water near control building A and noted recent West Nile Virus cases in other counties. Director Shepard moved to reach out to Teller County Health Department Environmental Services and request treatment for mosquito larvae in the two ponds and standing water; seconded by Director Lempecki. Motion passed unanimously.

4. LEGAL MATTERS: There were no legal matters.

5. OPERATIONS

- a. ORC Report: Mr. Willow presented the Operator's Report.
- b. Water Loss Data Report: Ms. Harris presented the Water Loss Data Report and noted that she feels confident in the data for April, May, and June. The average water loss is 20%.

6. PUBLIC COMMENT: There was no public comment.

7. ADJOURNMENT: Director Lempecki moved to adjourn the meeting at 6:30 PM; seconded by Director Shepard. Motion passed unanimously.

Respectfully Submitted,
WSDM District Managers

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 19, 2023 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

08/10/23

As of July 31, 2023

Accrual Basis

	<u>Jul 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
1072 · Bill.com Money Out Clearing	17,342.84
ECB Checking	492,722.66
2-1000 · COLOTRUST 4001	201,287.97
2-1020 · COLOTRUST Reserve 8002	33,498.49
3-1000 · COLOTRUST-Capital Reserve 8003	248,777.25
Total Checking/Savings	<u>993,629.21</u>
Accounts Receivable	
1-1200 · Accounts Receivable	11,313.15
Total Accounts Receivable	<u>11,313.15</u>
Other Current Assets	
1-1300 · Property Tax Receivable	10,162.71
Total Other Current Assets	<u>10,162.71</u>
Total Current Assets	1,015,105.07
Fixed Assets	
1-1850 · Construction in Progress	2,515,552.23
Total Fixed Assets	<u>2,515,552.23</u>
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	-613,015.00
Total Other Assets	<u>1,626,956.45</u>
TOTAL ASSETS	<u><u>5,157,613.75</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1-2000 · Accounts Payable	18,188.62
Total Accounts Payable	<u>18,188.62</u>
Other Current Liabilities	
1-2020 · Accrued Interest	7,427.30
2-2200 · Deferred Revenue-Property Taxes	10,162.71
Total Other Current Liabilities	<u>17,590.01</u>
Total Current Liabilities	35,778.63
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	21,459.88
3-4090 · CWCB Meter Loan 400K	154,568.42
Total Long Term Liabilities	<u>2,116,218.33</u>
Total Liabilities	2,151,996.96

8:20 AM

Arabian Acres Metropolitan District

08/10/23

Balance Sheet

Accrual Basis

As of July 31, 2023

	<u>Jul 31, 23</u>
Equity	
30000 · Opening Balance Equity	215,933.51
32000 · Retained Earnings	2,634,329.28
Net Income	<u>155,354.00</u>
Total Equity	<u>3,005,616.79</u>
TOTAL LIABILITIES & EQUITY	<u><u>5,157,613.75</u></u>

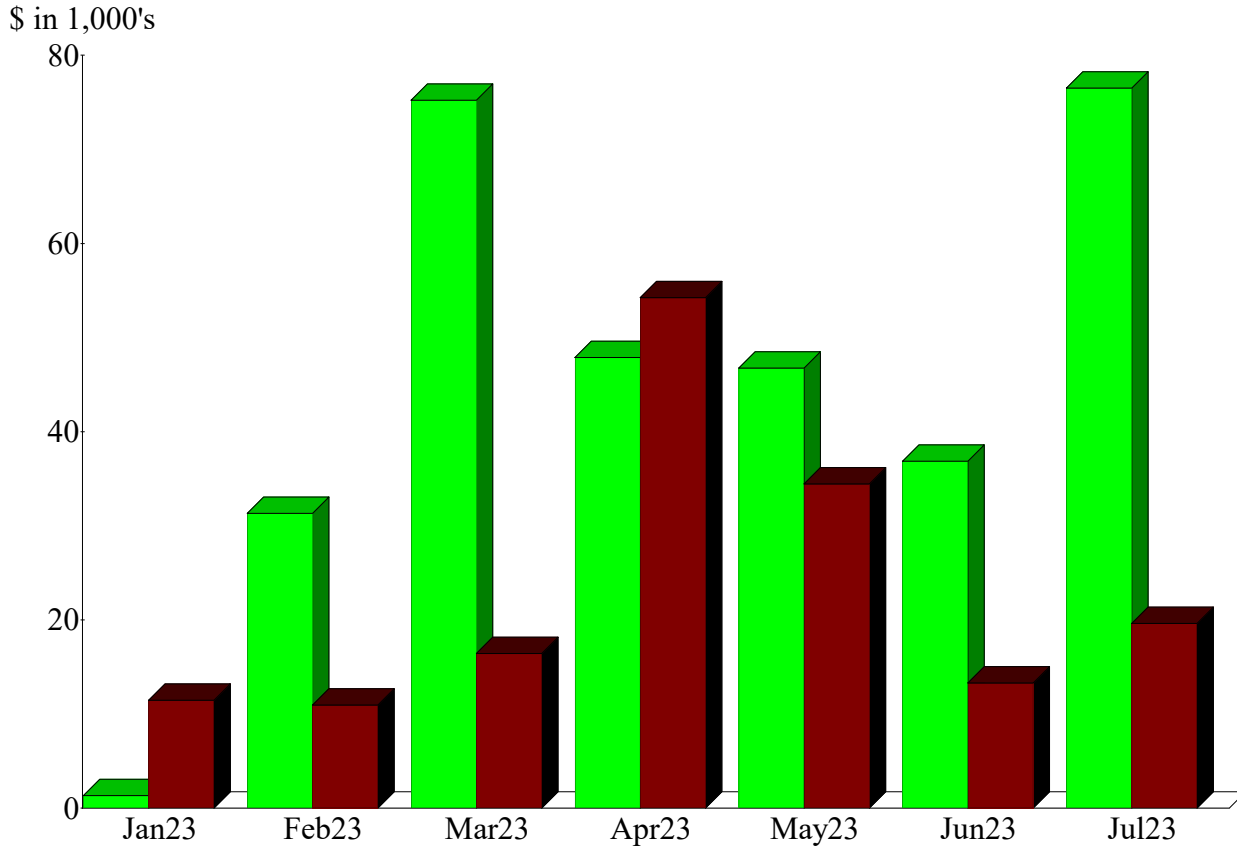
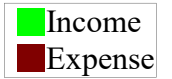
Arabian Acres Metropolitan District Profit & Loss Budget vs. Actual January through July 2023

	TOTAL					
	Jun 23	Jul 23	Jan - Jul 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Income						
2-4455 · Delinquent Taxes	890.76	0.00	890.76			
1-4000 · Capital Improvement Fees	8,318.78	11,984.79	68,486.91	106,000.00	-37,513.09	64.61%
1-4030 · Late Fee Revenue	261.15	656.94	1,823.09			
1-4050 · Water Service Fee	8,106.14	11,077.66	41,455.16	100,000.00	-58,544.84	41.46%
1-4080 · Water Usage	5,313.39	9,530.98	47,094.20	90,000.00	-42,905.80	52.33%
1-4090 · Trout Haven Exclusion Deposits	0.00	0.00	1,655.50			
2-4400 · Property Tax Revenue	10,574.20	39,858.95	128,482.17	138,644.88	-10,162.71	92.67%
2-4450 · Specific Ownership Tax	1,471.32	1,315.14	7,526.13	9,705.14	-2,179.01	77.55%
2-4460 · Restitution	16.77	16.77	117.39			
2-4470 · State Senior/ Veteran Funds	0.00	0.00	6,408.60			
Total Income	34,952.51	74,441.23	303,939.91	444,350.02	-140,410.11	68.4%
Expense						
1-6110 · Audit	0.00	8,225.00	8,225.00	8,225.00	0.00	100.0%
1-6020 · Bank Service Charges	7.00	0.00	48.00	100.00	-52.00	48.0%
1-6120 · Directors Fees	500.00	400.00	2,600.00	7,500.00	-4,900.00	34.67%
1-6050 · District Management-Operating	3,800.00	4,575.00	32,479.84	54,000.00	-21,520.16	60.15%
1-6060 · Dues Fees and Subscriptions	34.83	566.22	2,460.82	2,500.00	-39.18	98.43%
1-6070 · Election Expense	0.00	0.00	837.72	5,000.00	-4,162.28	16.75%
1-6080 · Insurance Expense-Operating	0.00	0.00	0.00	14,000.00	-14,000.00	0.0%
1-6130 · Legal						
1-6135 · Trout Haven Exclusions	478.16	0.00	1,243.16			
1-6130 · Legal - Other	0.00	0.00	0.00	10,000.00	-10,000.00	0.0%
Total 1-6130 · Legal	478.16	0.00	1,243.16	10,000.00	-8,756.84	12.43%
1-6090 · Office Supplies	0.00	100.17	227.17			
1-6180 · ORC Fees-Operating	3,472.87	3,472.87	23,948.61	48,000.00	-24,051.39	49.89%
1-6100 · Postage and Copies-Operating	152.01	129.95	1,195.91	4,000.00	-2,804.09	29.9%
1-6170 · Chemicals and Supplies	0.00	0.00	0.00	2,000.00	-2,000.00	0.0%
1-6190 · Repairs and Maintenance	2,982.19	263.93	30,613.70	35,000.00	-4,386.30	87.47%
1-6210 · Utilities	1,483.89	543.24	5,607.91	12,500.00	-6,892.09	44.86%
1-6150 · Water Billing	0.00	3.00	3.00	10,000.00	-9,997.00	0.03%
1-6220 · Water Distribution Purchases	0.00	0.00	0.00	10,000.00	-10,000.00	0.0%
1-6230 · Water Testing	21.00	121.00	582.00	4,000.00	-3,418.00	14.55%
2-6240 · Treasurer Collection Fee	343.17	1,196.32	3,881.05	4,159.35	-278.30	93.31%
63400 · Interest Expense	0.00	0.00	20,024.35			
63500 · Bond Principal Payment	0.00	0.00	0.00	75,000.00	-75,000.00	0.0%
Total Expense	13,275.12	19,596.70	133,978.24	305,984.35	-172,006.11	43.79%
Net Ordinary Income	21,677.39	54,844.53	169,961.67	138,365.67	31,596.00	122.84%
Other Income/Expense						
Other Income						
2-7000 · Interest Income	1,904.44	2,080.41	11,817.62			
2-7040 · Miscellaneous Income	0.00	0.00	153.00			
Total Other Income	1,904.44	2,080.41	11,970.62			

Arabian Acres Metropolitan District Profit & Loss Budget vs. Actual January through July 2023

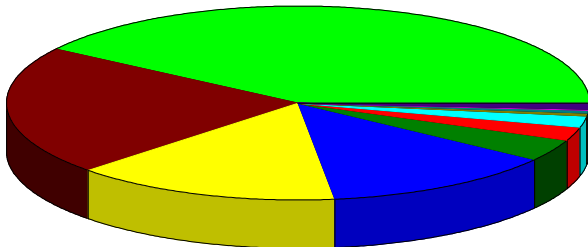
	TOTAL					
	Jun 23	Jul 23	Jan - Jul 23	Budget	\$ Over Budget	% of Budget
Other Expense						
2-8000 · Bond Interest	0.00	0.00	22,375.00	48,500.00	-26,125.00	46.13%
2-8050 · National Rural Water Interest	51.57	53.75	350.61	990.81	-640.20	35.39%
2-8055 · Interest Expense - CWCD	0.00	0.00	3,602.68	5,356.10	-1,753.42	67.26%
2-8080 · Trustee Fees	0.00	0.00	250.00	500.00	-250.00	50.0%
Total Other Expense	51.57	53.75	26,578.29	55,346.91	-28,768.62	48.02%
Net Other Income	1,852.87	2,026.66	-14,607.67	-55,346.91	40,739.24	26.39%
Net Income	23,530.26	56,871.19	155,354.00	83,018.76	72,335.24	187.13%

Income and Expense by Month
January through July 2023



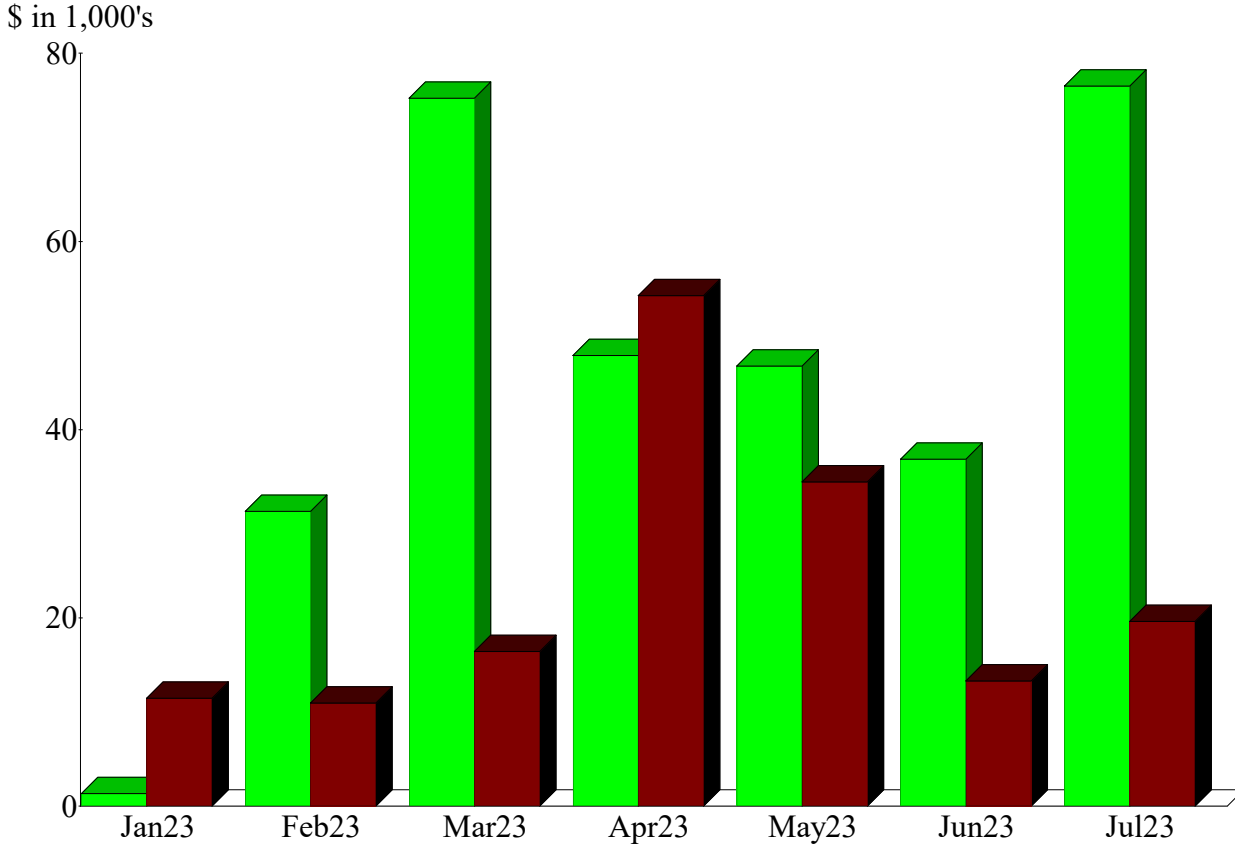
Income Summary
January through July 2023

2-4400 · Property Tax Revenue	40.67%
1-4000 · Capital Improvement Fees	21.68
1-4080 · Water Usage	14.91
1-4050 · Water Service Fee	13.12
2-7000 · Interest Income	3.74
2-4450 · Specific Ownership Tax	2.38
2-4470 · State Senior/ Veteran Funds	2.03
1-4030 · Late Fee Revenue	0.58
1-4090 · Trout Haven Exclusion Deposits	0.52
2-4455 · Delinquent Taxes	0.28
Other	0.09
Total	\$315,910.53



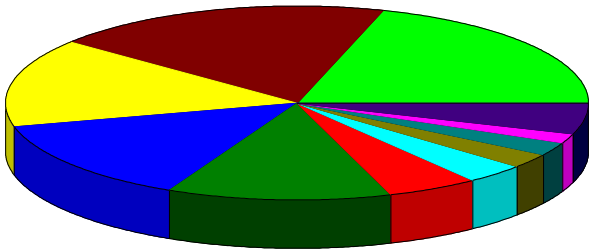
By Account

Income and Expense by Month January through July 2023



Expense Summary January through July 2023

1-6050 · District Management-Operating	20.23%
1-6190 · Repairs and Maintenance	19.07
1-6180 · ORC Fees-Operating	14.92
2-8000 · Bond Interest	13.94
63400 · Interest Expense	12.47
1-6110 · Audit	5.12
1-6210 · Utilities	3.49
2-6240 · Treasurer Collection Fee	2.42
2-8055 · Interest Expense - CWCD	2.24
1-6120 · Directors Fees	1.62
Other	4.48
Total	\$160,556.53



By Account



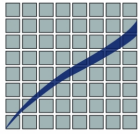
Arabian Acres Metropolitan District

PAYMENT REQUEST

8/16/2023

GENERAL FUND

Company	Invoice	Date	Amount	Comments
Edith Coffman	081623EC	8/16/2023	\$ 100.00	
Lanny Hoel	081623LH	8/16/2023	\$ 100.00	
Elizabeth Douglas	081623ED	8/16/2023	\$ 100.00	
Jennifer Shepard	081623JS	8/16/2023	\$ 100.00	
Martin Lempecki	081623ML	8/16/2023	\$ 100.00	
Biggs Kofford	111992	7/24/2023	\$ 8,225.00	
Capital One	80823	8/8/2023	\$ 18.06	
CDPHE	FGD20230611	7/25/2023	\$ 100.00	
Colorado Analytical Laboratories	230726026	7/26/2023	\$ 235.00	
Core Electric Coop	40032202	7/25/2023	\$ 130.52	ACH
Core Electric Coop	43183502	7/25/2023	\$ 143.15	ACH
Core Electric Coop	40299901	7/25/2023	\$ 124.88	ACH
Core Electric Coop	40045402	7/25/2023	\$ 117.69	ACH
Core Electric Coop	43071702	7/25/2023	\$ 13.50	ACH
CUSI	R15955	7/13/2023	\$ 3.00	
Dana Kepner Company	1580644-01	7/26/2023	\$ 206.70	
El Paso County Public Health	EHS202111715	7/31/2023	\$ 21.00	
J.A. Excavation & Septic's LLC	73123	7/31/2023	\$ 472.87	
J.A. Excavation & Septic's LLC	73123	7/31/2023	\$ 3,000.00	
Mailing Services Inc	18275	7/31/2023	\$ 129.95	
Mountain Mutual Reservoir Company	73123	7/31/2023	\$ 543.00	
National Rural Water Association	90123	8/16/2023	\$ 924.10	
UNCC	223070060	7/31/2023	\$ 23.22	
WSDM District Manager	7600	7/31/2023	\$ 4,675.17	
TOTAL			\$ 19,606.81	



BiggsKofford
CERTIFIED PUBLIC ACCOUNTANTS

630 Southpointe Ct., Suite 200
 Colorado Springs, CO 80906-3800
 (719) 579-9090
ar@biggskofford.com
www.biggskofford.com

Arabian Acres Metropolitan District
 614 North Tejon Street
 Colorado Springs, CO 80903

Date: 7/24/2023
 Invoice Number: 111992

INVOICE

For professional services rendered:

Preparation of your audited financial statements.	<u>\$8,225.00</u>
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Invoice Total: \$8,225.00

Please return this portion with payment.

Client ID:1130606
 Arabian Acres Metropolitan District

Current Invoice:	111992
Current Invoice Amount:	\$8,225.00

Amount Enclosed: _____

Our Commitment Is To Your Complete Satisfaction....
If you are not completely satisfied, then return payment for only what you feel the service was worth.

Payments are due upon receipt of this invoice. If we have not received your payment within 60 days of the invoice date a finance charge will be assessed at a rate of 1.5% per month.

Payment Information								
Payment Due Date	For online and phone payments, the deadline is 8pm ET.							
Sep 02, 2023								
New Balance	Minimum Payment Due							
\$18.06	\$15.00							
<p>LATE PAYMENT WARNING: If we do not receive your minimum payment by your due date, you may have to pay a \$39.00 late fee and your APRs may be increased up to the Penalty APR of 34.40%.</p> <p>MINIMUM PAYMENT WARNING: If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance. For example:</p> <table border="1"> <thead> <tr> <th>If you make no additional charges using this card and each month you pay...</th> <th>You will pay off the balance shown on this statement in about...</th> <th>And you will end up paying an estimated total of...</th> </tr> </thead> <tbody> <tr> <td>Minimum Payment</td> <td>2 Month(s)</td> <td>\$18</td> </tr> </tbody> </table>			If you make no additional charges using this card and each month you pay...	You will pay off the balance shown on this statement in about...	And you will end up paying an estimated total of...	Minimum Payment	2 Month(s)	\$18
If you make no additional charges using this card and each month you pay...	You will pay off the balance shown on this statement in about...	And you will end up paying an estimated total of...						
Minimum Payment	2 Month(s)	\$18						
If you would like information about credit counseling services, call 1-888-326-8055.								

Account Summary	
Previous Balance	\$57.23
Payments	- \$57.23
Other Credits	\$0.00
Transactions	+ \$18.06
Cash Advances	+ \$0.00
Fees Charged	+ \$0.00
Interest Charged	+ \$0.00
New Balance	= \$18.06
Credit Limit	\$5,000.00
Available Credit (as of Aug 08, 2023)	\$4,981.94
Cash Advance Credit Limit	\$2,500.00
Available Credit for Cash Advances	\$2,500.00

Rewards Summary		Rewards as of: 08/07/2023	
Rewards Balance	\$1.88	Track and redeem your rewards with our mobile app or on capitalone.com	
Previous Balance	Earned This Period	Redeemed this period	
\$1.01	\$0.87	\$0.00	

Account Notifications

i Welcome to your account notifications. Check back here each month for important updates about your account.

Pay or manage your account at capitalone.com

Customer Service: 1-800-867-0904

See reverse for Important Information



LYNN E WILLOW
ARABIAN ACRES METROPOLITAN DISTRICT
5305 WHIMSICAL DR
COLORADO SPRINGS, CO 80917-2756



Save time, stay informed. Discover new features with the Capital One Mobile app.

Scan this QR Code with your phone's camera to download the top-rated Capital One Mobile app.

Payment Due Date: **Sep 02, 2023** Account ending in 2712

New Balance	Minimum Payment Due	Amount Enclosed
\$18.06	\$15.00	\$ _____

Capital One
P.O. Box 60519
City of Industry CA 91716-0519

Please send us this portion of your statement and only one check (or one money order) payable to Capital One to ensure your payment is processed promptly. Allow at least seven business days for delivery.



How can I Avoid Paying Interest Charges? If you pay your New Balance in full by the due date each month, we will not charge interest on new transactions that post to the purchase balance. If you have been paying in full without Interest Charges, but fail to pay your next New Balance in full, we will charge interest on the unpaid balance. Interest Charges on Cash Advances and Special Transfers start on the transaction date. Promotional offers may allow you to pay less than the total New Balance and avoid paying interest on new transactions that post to your purchase balance. See the front of your statement for additional information.

How Is the Interest Charge Determined? Interest Charges accrue from the date of the transaction, date the transaction is processed or the first day of the Billing Cycle. Interest accrues daily on every unpaid amount until it is paid in full. Interest accrued during a Billing Cycle posts to your account at the end of the Billing cycle and appears on your next statement. You may owe Interest Charges even if you pay the entire New Balance one month, but did not do so the prior month. Once you start accruing Interest Charges, you generally must pay your New Balance in full two consecutive Billing Cycles before Interest Charges stop being posted to your Statement. Interest Charges are added to the corresponding segment of your account.

Do you assess a Minimum Interest Charge? We may assess a minimum Interest Charge of \$0.00 for each Billing Cycle if your account is subject to an Interest Charge.

How do you Calculate the Interest Charge? We use a method called Average Daily Balance (including new transactions).

1. First, for each segment we take the beginning balance each day and add in new transactions and the periodic Interest Charge on the previous day's balance. Then we subtract any payments and credits for that segment as of that day. The result is the daily balance for each segment. However, if your previous statement balance was zero or a credit amount, new transactions which post to your purchase segment are not added to the daily balance.

2. Next, for each segment, we add the daily balances together and divide the sum by the number of days in the Billing Cycle. The result is the Average Daily Balance for each segment.

3. At the end of each Billing Cycle, we multiply your Average Daily Balance for each segment by the daily periodic rate (APR divided by 365) for that segment, and then we multiply the result by the number of days in the Billing Cycle. We add the Interest Charges for all segments together. The result is your total Interest Charge for the Billing Cycle.

The Average Daily Balance is referred to as the Balance Subject to Interest Rate in the Interest Charge Calculation section of this Statement.

NOTE: Due to rounding or a minimum Interest Charge, this calculation may vary slightly from the Interest Charge actually assessed.

How can I Avoid Membership Fees? If a Renewal Notice is printed on this statement, you may avoid paying an annual membership Fee by contacting Customer Service fewer than 40 days after the annual membership Fee was assessed to request that we close your account. To avoid paying a monthly membership Fee, close your account and we will stop assessing your monthly membership Fee.

How can I Close My Account? You can contact Customer Service anytime to request that we close your account.

How do you Process Payments? When you make a payment, you authorize us to initiate an ACH or electronic payment that will be debited from your bank account or other related account. When you provide a check or check information to make a payment, you authorize us to use information from the check to make a one-time ACH or other electronic transfer from your bank account. We may also process it as a check transaction. Funds may be withdrawn from your bank account as soon as the same day we process your payment.

How do you Apply My Payment? We generally apply payments up to your Minimum Payment first to the balance with the lowest APR (including 0% APR), and then to balances with higher APRs. We apply any part of your payment exceeding your Minimum Payment to the balance with the highest APR, and then to balances with lower APRs.

Billing Rights Summary (Does not Apply to Small Business Accounts)

What To Do If You Think You Find A Mistake On Your Statement: If you think there is an error on your statement, write to us at:
P.O. Box 30285, Salt Lake City, UT 84130-0285.

In your letter, give us the following information:

- Account information: Your name and account number.
- Dollar amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake. You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing. You may call us or notify us electronically, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question. We will notify you in writing within 30 days of our receipt of your letter. While we investigate whether or not there has been an error, the following are true:
 - We cannot try to collect the amount in question, or report you as delinquent on that amount. The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
 - While you do not have to pay the amount in question until we send you a notice about the outcome of our investigation, you are responsible for the remainder of your balance.
 - We can apply any unpaid amount against your credit limit. Within 90 days of our receipt of your letter, we will send you a written notice explaining either that we corrected the error (to appear on your next statement) or the reasons we believe the bill is correct.

Your Rights If You Are Dissatisfied With Your Purchase: If you are dissatisfied with the goods or services that you have purchased with your credit card, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, the following must be true:

- 1) You must have used your credit card for the purchase. Purchases made with cash advances from an ATM or with a check that accesses your credit card account do not qualify; and
- 2) You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us in writing at: P.O. Box 30285, Salt Lake City, UT 84130-0285. While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

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ETC-08 07/13/2023



Pay online at capitalone.com



Pay using the Capital One mobile app



Customer Service 1-800-867-0904

Changing your mailing address?

You can change your address by signing into your account online or by calling Customer Service.

Any written request on this form will not be honored.

How do I Make Payments? You may make your payment in several ways:

1. Online Banking by logging into your account.
2. Capital One Mobile Banking app for approved electronic devices;
3. Calling the telephone number listed on the front of this statement and providing the required payment information;
4. Sending mail payments to the address on the front of this statement with the payment coupon or your account information.

When will you Credit My Payment?

- ◆ For mobile, online or over the phone, as of the business day we receive it, as long as it is made by 8 p.m. ET.
- ◆ For mail, as of the business day we receive it, as long as it is received by 5 p.m. local time at our processing center. You must send the bottom portion of this statement and your check to the payment address on the front of this statement. Please allow at least seven (7) business days for mail delivery. Mailed payments received by us at any other location or payments in any other form may not be credited as of the day we receive them.

Transactions

Visit capitalone.com to see detailed transactions.

LYNN E WILLOW #2712: Payments, Credits and Adjustments

Trans Date	Post Date	Description	Amount
Jul 24	Jul 26	Mailed Payment. Thank You!	- \$57.23

LYNN E WILLOW #2712: Transactions

Trans Date	Post Date	Description	Amount
Jul 25	Jul 26	THE UPS STORE 3835COLORADO SPRICO	\$15.57
Jul 25	Jul 27	7-ELEVEN 26693COLORADO SPRICO	\$2.49

LYNN E WILLOW #2712: Total Transactions **\$18.06**

Total Transactions for This Period **\$18.06**

Fees

Trans Date	Post Date	Description	Amount
Total Fees for This Period			\$0.00

Interest Charged

Interest Charge on Purchases	\$0.00
Interest Charge on Cash Advances	\$0.00
Interest Charge on Other Balances	\$0.00
Total Interest for This Period	\$0.00

Totals Year-to-Date

Total Fees charged	\$0.00
Total Interest charged	\$0.00

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	Annual Percentage Rate (APR)	Balance Subject to Interest Rate	Interest Charged
Purchases	24.24% P	\$0.00	\$0.00
Cash Advances	31.99% P	\$0.00	\$0.00

Variable APRs: If you have a letter code displayed next to any of the above APRs, this means they are variable APRs. They may increase or decrease based on one of the following indices (reported in The Wall Street Journal) as described below.

Code next to your APR(s)	How do we calculate your APR(s)?	When your APR(s) will change
P L	Prime Rate + margin 3 month LIBOR + margin	The first day of the Billing Cycles that end in Jan., April, July and Oct.
D F	Prime Rate + margin 1 month LIBOR + margin	The first day of each Billing Cycle

Additional Information on the next page



Protect yourself from scams.

When dealing with uninvited contacts from people, businesses, or social networking sites, always use caution.

Scan this QR Code with your phone's camera to learn more or visit
www.capitalone.com/stopscams

510496-EN

1000 Morris Dr Ste 1
Tulare, CA 93295, ED
719-260-8666
60920-2104

Leithel, P083835A
Employee 218907
Fasiner's Hair Levi

Date: 7/25/2023
Time: 11:44 AM

ITEM NAME	QTY	PRICE	TOTAL
Ground Commercial			

Tax 1 @ \$15.57 \$15.57

HMS0004K50002 \$0.00

Tracking Number 1Z822AK70370615270

Subtotal \$15.57
Shipping/Other Charges \$0.00
Total Tax \$0.00

Total \$15.57

Cards \$15.57

Items Designated NR are NOT eligible
for Returns, Refunds or Exchanges.

4720 Sample Shipping

US Postal Rates are Subject to Surcharges.

Ice
water sample

7-ELEVEN

3740 RANDALL DR

CO. COLORADO SPRINGS CO. 80901

PH: 7155991332

STORE#: 20693

THANKS

SALE

ABC Tea Company Ct 6 1.49 F

WATER \$ 49

ICE \$ 49

MST MERCARD \$ 2.49

*****2712

REF.#: 081060

TIME: 111601

CODE: 0

2.49

PH: 70072665334

23031787

CAPITAL ONE

000000001010

AP

WQCD DW PROGRAM



Customer			Invoice Number	Invoice Date
ARABIAN ACRES MD			FGD20230611	7/25/23
Customer Number	Reference Number	Due Date	Amount Due	Amount Enclosed
VC0000000251849	FG02_CO0160075	8/31/23	\$100.00	\$

Mail to: CDPHE
4300 Cherry Creek Drive South
ASD-AR-B1
Denver CO 80246-1530

DO NOT SEND CASH
Please write invoice number
on front of check or money order.

PAY ONLINE NOW
Accepting echeck, Debit and Credit Cards

ARABIAN ACRES MD
REBECCA HARDEKOPF
614 N TEJON ST
COLORADO SPRINGS CO 80903

Payment Fees:
eCheck (fee \$1.00)
Debit Card (fee \$.75 + 2.75%)
All major Credit Cards (fee \$.75 + 2.75%)
cdphe.colorado.gov/payinvoice

PAY ONLINE, visit us at cdphe.colorado.gov/payinvoice

Please detach the above stub and return with your payment



State of Colorado - Department of Public Health and Environment
WQCD DW PROGRAM
ORIGINAL

For billing questions, please contact us at 303-692-3556. If your billing address is incorrect, please submit a change of address on the Contact Change form available at wqcdcompliance.com.

Customer			Invoice Number	Invoice Date
ARABIAN ACRES MD			FGD20230611	7/25/23
Customer Number	Reference Number	Due Date	Amount Due	Amount Enclosed
VC0000000251849	FG02_CO0160075	8/31/23	\$100.00	\$

Invoice Charges

Ln	Description	Charges/Credits
1	Drinking Water Fee July 2023 to June 2024 - PWSID CO0160075 - FGD20230611 Community, Groundwater Supplier With a Population of 325.	\$100.00
TOTAL Invoice Charges		\$100.00



INVOICE #:	230726026
Invoice Date:	Aug 3, 2023
Date Received:	Jul 26, 2023

Bill To

Arabian Acres Metro District
Accounts Payable
614 N. Tejon St
Colorado Springs CO 80903

Original Results To

Arabian Acres Metro District
Lynn Willow
614 N. Tejon St
Colorado Springs CO 80903

<u>Client Project Name:</u> Arabian Acres Metro District CO0160075	<u>Task Number:</u> 230726026	<u>Customer PO:</u> Water Test
---	----------------------------------	-----------------------------------

Quantity	Item	Description	Unit Price	Extension
1	Water - Drinking	524.2 TTHMS	\$70.00	\$70.00
1	Water - Drinking	552.2 HAA5	\$150.00	\$150.00
1	Shipping	Cooler Shipment - UPS	\$15.00	\$15.00
Thank You! We Appreciate Your Business.			Total:	\$235.00

Payment Terms: Net 30
Pay From This Invoice.

Remit Payment To: Colorado Analytical Lab
P.O. Box 507
Brighton, CO 80601

We accept Mastercard and VISA

Invoices and results are sent via email only. If you have questions please call 303-659-2313.
Records associated with samples submitted will be retained for 5 years from the date received.

10411 Heinz Way / Commerce City, CO 80640 / 303-659-2313
Mailing Address: P.O. Box 507 / Brighton, CO 80601-0507



Pay by Phone: (877) 704-2014
Outages: (833) 267-3349

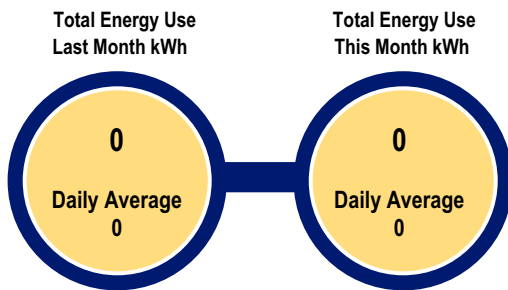
Account Number 43071702
Member Name ARABIAN ACRES METRO DISTRICT
Service Address 1 PUMP
District 3 Cycle 13
Billing Date 07/25/2023

AUTOPAY AMOUNT
\$13.50
Drafts on 08/15/2023

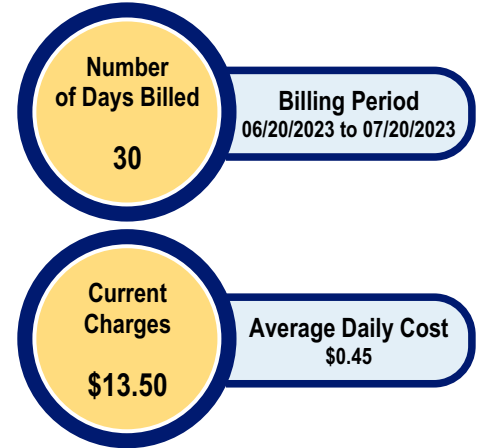
This bill does not reflect transactions after 07/25/2023
Charge detail found on the back of this page.

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Your Energy Use



Your Billing Snapshot



CORE.coop
CORE.SmartHub.coop

MemberContact@CORE.coop

Mon - Fri 7:00-5:30
(800) 332-9540

Outages (24/7)
(833) CORE-FIX

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT



CORE Electric Cooperative
5496 N. U.S. Highway 85
Sedalia, CO 80135

Bill Date: 07/25/2023
Account #: 43071702
AutoPay on 08/15/2023 - Do Not Pay \$13.50

To contribute to Energy Outreach Colorado, fill out information on reverse side.

ARABIAN ACRES METRO DISTRICT
C/O WALKER SCHOOLERS DISTRICT MANAGERS
614 N TEJON ST
COLORADO SPRINGS CO 80903-1010

4 379

CORE ELECTRIC COOPERATIVE 13
P.O. BOX 6437
CAROL STREAM IL 60197-6437



0043071702 00001350 00001350 0043071702 0



AUTOPAY AMOUNT **\$13.50**
DUE DATE 08/15/2023

Meter #	Read Dates		Days	Readings		Meter Multiplier	kWh Usage
	From	To		Previous	Present		
1ND86627703	06/20/2023	07/20/2023	30	12623	12623	1	0

Account Information

Account Number: 43071702
Member Name: ARABIAN ACRES METRO DISTRICT
Service Address: 1 PUMP
Rate: RESIDENTIAL RURAL
Next Read Date: 08/17/2023

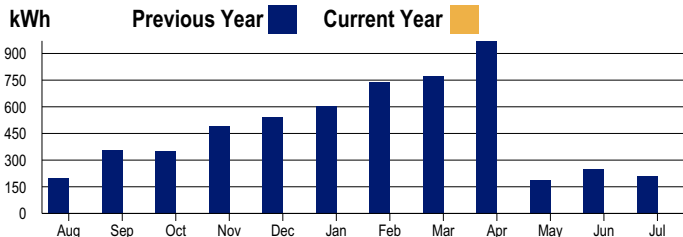
Previous Account Activity

Previous Balance	\$13.50
Payments Received	-\$13.50
Balance Forward	\$0.00


Current Activity

Basic Service Charge	\$13.50
Current Charges	\$13.50

Your energy use over the last 24 months



Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers






799366433659990703000430717028

By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at vanilladirect.com/pay/terms. After successful payment using this barcode, you may retrieve your full detailed e-receipt at vanilladirect.com/pay/ereceipt.

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.





Help fellow Coloradans stay warm by donating to Energy Outreach Colorado. Fill out and return the form below or visit www.EnergyOutreach.org to donate.

I would like to help struggling families in Colorado via Energy Outreach Colorado.

One-Time Contribution: \$ _____

OR Monthly Contribution: \$5 \$10 \$20 Other \$ _____

Signature _____ Date _____



Pay by Phone: (877) 704-2014
Outages: (833) 267-3349

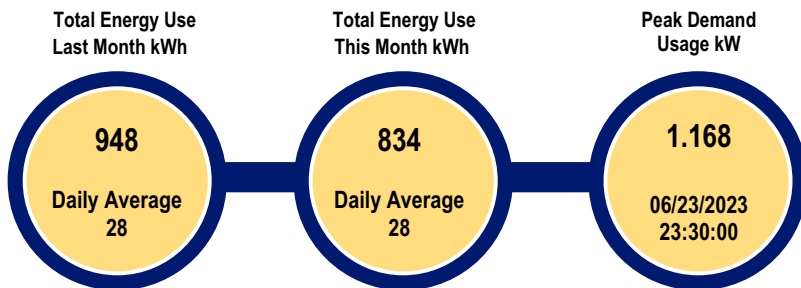
Account Number 40045402
Member Name ARABIAN ACRES METRO DISTRICT
Service Address 1 TANK
District 3 Cycle 13
Billing Date 07/25/2023

AUTOPAY AMOUNT
\$117.69
Drafts on 08/15/2023

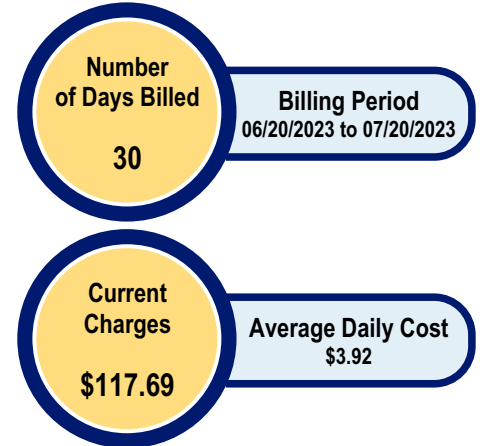
This bill does not reflect transactions after 07/25/2023
Charge detail found on the back of this page.

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Your Energy Use



Your Billing Snapshot



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CORE.SmartHub.coop

MemberContact@CORE.coop

Mon - Fri 7:00-5:30
(800) 332-9540

Outages (24/7)
(833) CORE-FIX

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT



CORE Electric Cooperative
5496 N. U.S. Highway 85
Sedalia, CO 80135

Bill Date: 07/25/2023
Account #: 40045402
AutoPay on 08/15/2023 - Do Not Pay \$117.69

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ARABIAN ACRES METRO DISTRICT
C/O WALKER SCHOOLERS DISTRICT MANAGERS
614 N TEJON ST
COLORADO SPRINGS CO 80903-1010

4 377

CORE ELECTRIC COOPERATIVE 13
P.O. BOX 6437
CAROL STREAM IL 60197-6437



0040045402 00011769 00011769 0040045402 8



AUTOPAY AMOUNT **\$117.69**
DUE DATE 08/15/2023

Meter #	Read Dates		Days	Readings		Meter Multiplier	kWh Usage
	From	To		Previous	Present		
1ND87952237	06/20/2023	07/20/2023	30	24186	25020	1	834

Account Information

Account Number: 40045402
 Member Name: ARABIAN ACRES METRO DISTRICT
 Service Address: 1 TANK
 Rate: SMALL COMMERCIAL E1 - FROZEN
 Next Read Date: 08/17/2023

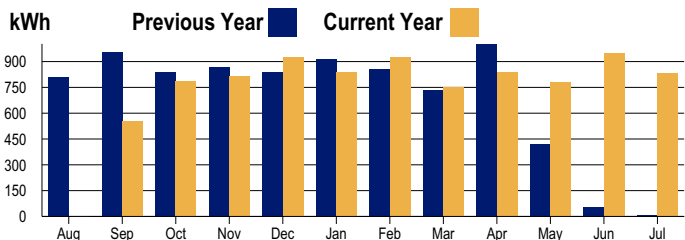
Previous Account Activity

Previous Balance	\$129.71
Payments Received	-\$129.71
Balance Forward	\$0.00

Current Activity

Basic Service Charge		\$21.00
Energy Charge	834 kWh @ 0.10595	\$88.36
Demand Charges	1.168 kW @ 4.630	\$5.41
Wholesale Power Cost Adj	834 kWh @ 0.0035	\$2.92
Current Charges		\$117.69

Your energy use over the last 24 months




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799366433659990703000400454024

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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

Help fellow Coloradans stay warm by donating to Energy Outreach Colorado. Fill out and return the form below or visit www.EnergyOutreach.org to donate.

I would like to help struggling families in Colorado via Energy Outreach Colorado.

One-Time Contribution: \$ _____

OR Monthly Contribution: \$5 \$10 \$20 Other \$ _____

Signature _____ Date _____



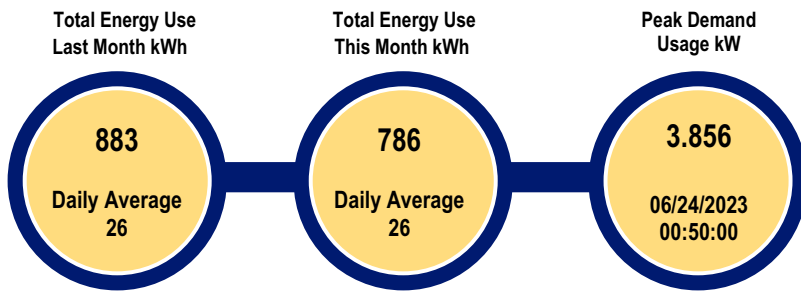
Account Number 40299901
Member Name ARABIAN ACRES METRO DISTRICT
Service Address 95 TIDI RD
District 3 Cycle 13
Billing Date 07/25/2023

AUTOPAY AMOUNT
\$124.88
Drafts on 08/15/2023

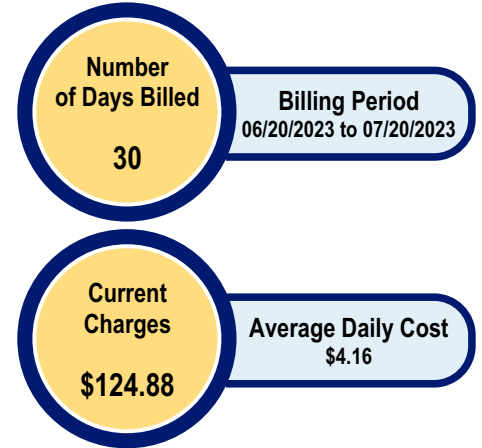
This bill does not reflect transactions after 07/25/2023
Charge detail found on the back of this page.

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Your Energy Use



Your Billing Snapshot



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(800) 332-9540

Outages (24/7)
(833) CORE-FIX

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT



CORE Electric Cooperative
5496 N. U.S. Highway 85
Sedalia, CO 80135

Bill Date: 07/25/2023
Account #: 40299901
AutoPay on 08/15/2023 - Do Not Pay \$124.88

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ARABIAN ACRES METRO DISTRICT
C/O WALKER SCHOOLERS DISTRICT MANAGERS
614 N TEJON ST
COLORADO SPRINGS CO 80903-1010

4 378

CORE ELECTRIC COOPERATIVE 13
P.O. BOX 6437
CAROL STREAM IL 60197-6437



0040299901 00012488 00012488 0040299901 2



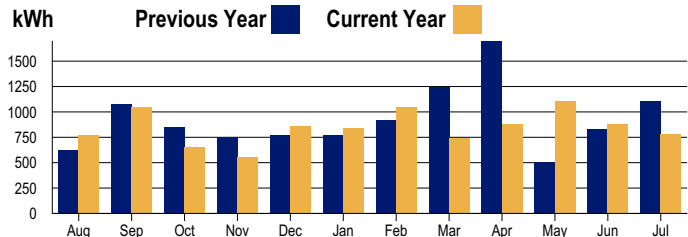
AUTOPAY AMOUNT **\$124.88**
DUE DATE 08/15/2023

Meter #	Read Dates		Days	Readings		Meter Multiplier	kWh Usage
	From	To		Previous	Present		
1ND87952294	06/20/2023	07/20/2023	30	29312	30098	1	786

Account Information

Account Number: 40299901
Member Name: ARABIAN ACRES METRO DISTRICT
Service Address: 95 TIDI RD
Rate: SMALL COMMERCIAL E1 - FROZEN
Next Read Date: 08/17/2023

Your energy use over the last 24 months



Previous Account Activity

Previous Balance	\$135.08
Payments Received	-\$135.08
Balance Forward	\$0.00

Current Activity

Basic Service Charge		\$21.00
Energy Charge	786 kWh @ 0.10595	\$83.28
Demand Charges	3.856 kW @ 4.630	\$17.85
Wholesale Power Cost Adj	786 kWh @ 0.0035	\$2.75
Current Charges		\$124.88




Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers




799366433659990703000402999018

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I would like to help struggling families in Colorado via Energy Outreach Colorado.

One-Time Contribution: \$ _____
 OR Monthly Contribution: \$5 \$10 \$20 Other \$ _____

Signature _____ Date _____



Pay by Phone: (877) 704-2014
Outages: (833) 267-3349

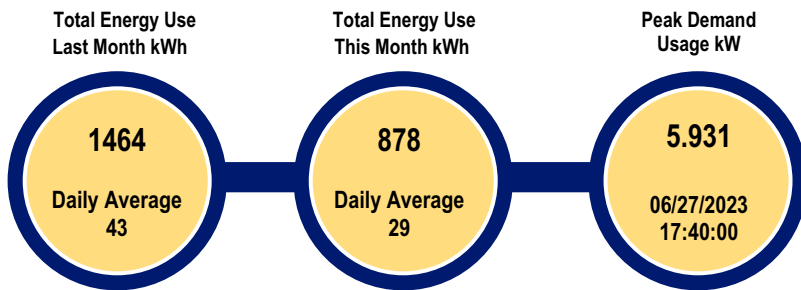
Account Number 40032202
Member Name ARABIAN ACRES METRO DISTRICT
Service Address 3 PUMP
District 3 Cycle 13
Billing Date 07/25/2023

AUTOPAY AMOUNT
\$130.52
Drafts on 08/15/2023

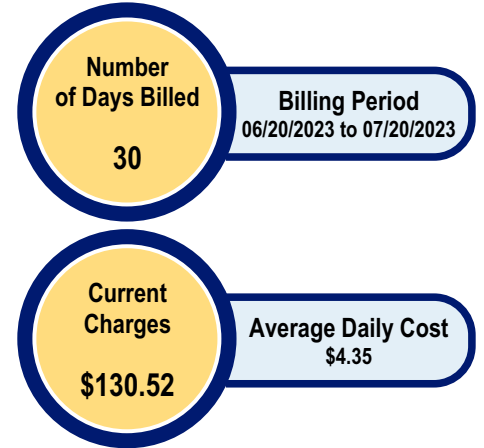
This bill does not reflect transactions after 07/25/2023
Charge detail found on the back of this page.

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Your Energy Use



Your Billing Snapshot



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Outages (24/7)
(833) CORE-FIX

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT



CORE Electric Cooperative
5496 N. U.S. Highway 85
Sedalia, CO 80135

Bill Date: 07/25/2023
Account #: 40032202
AutoPay on 08/15/2023 - Do Not Pay \$130.52

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ARABIAN ACRES METRO DISTRICT
C/O WALKER SCHOOLERS DISTRICT MANAGERS
614 N TEJON ST
COLORADO SPRINGS CO 80903-1010

4 376

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0040032202 00013052 00013052 0040032202 2



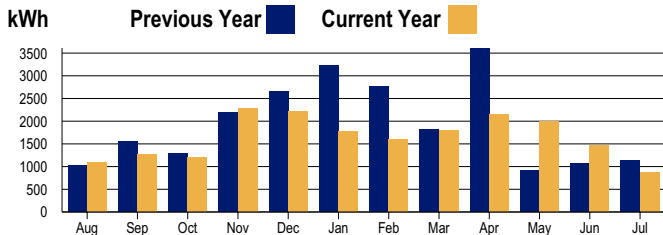
AUTOPAY AMOUNT **\$130.52**
DUE DATE 08/15/2023

Meter #	Read Dates		Days	Readings		Meter Multiplier	kWh Usage
	From	To		Previous	Present		
1ND87338886	06/20/2023	07/20/2023	30	59770	60648	1	878

Account Information

Account Number: 40032202
 Member Name: ARABIAN ACRES METRO DISTRICT
 Service Address: 3 PUMP
 Rate: RESIDENTIAL RURAL
 Next Read Date: 08/17/2023

Your energy use over the last 24 months



Previous Account Activity

Previous Balance	\$202.67
Payments Received	-\$202.67
Balance Forward	\$0.00

Current Activity

Basic Service Charge		\$13.50
Energy Charge	878 kWh @ 0.11627	\$102.09
Demand Charges	5.931 kW @ 2.000	\$11.86
Wholesale Power Cost Adj	878 kWh @ 0.0035	\$3.07
Current Charges		\$130.52



Always looking out

CORE follows a comprehensive wildfire mitigation plan that safeguards you, our employees and the electric grid. Learn more at www.CORE.coop.

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers

799366433659990703000400322023

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I would like to help struggling families in Colorado via Energy Outreach Colorado.

One-Time Contribution: \$ _____

OR Monthly Contribution: \$5 \$10 \$20 Other \$ _____

Signature _____ Date _____



Pay by Phone: (877) 704-2014
Outages: (833) 267-3349

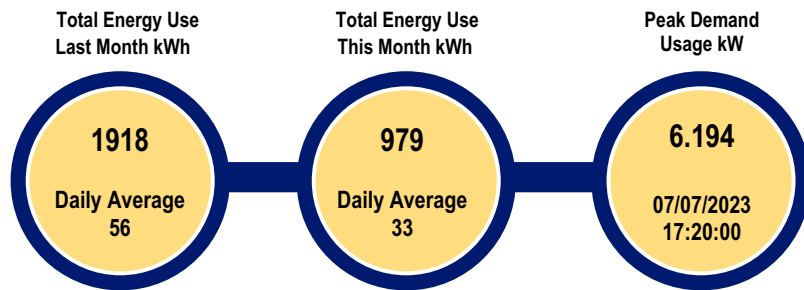
Account Number 43183502
Member Name ARABIAN ACRES METRO DISTRICT
Service Address 72 SILBANI LN
District 3 Cycle 13
Billing Date 07/25/2023

AUTOPAY AMOUNT
\$143.15
Drafts on 08/15/2023

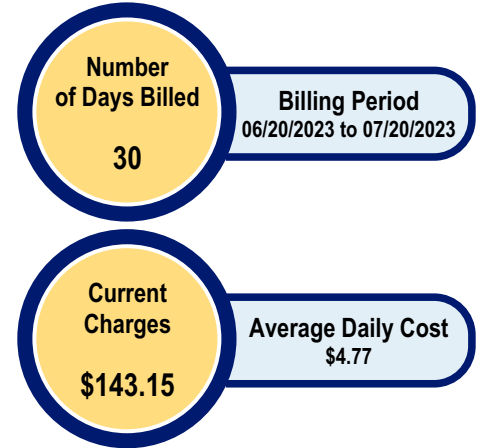
This bill does not reflect transactions after 07/25/2023
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Your Billing Snapshot



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CORE.SmartHub.coop

MemberContact@CORE.coop

Mon - Fri 7:00-5:30
(800) 332-9540

Outages (24/7)
(833) CORE-FIX

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT



CORE Electric Cooperative
5496 N. U.S. Highway 85
Sedalia, CO 80135

Bill Date: 07/25/2023
Account #: 43183502
AutoPay on 08/15/2023 - Do Not Pay \$143.15

To contribute to Energy Outreach Colorado, fill out information on reverse side.

ARABIAN ACRES METRO DISTRICT
C/O WALKER SCHOOLERS DISTRICT MANAGERS
614 N TEJON ST
COLORADO SPRINGS CO 80903-1010

4 380

CORE ELECTRIC COOPERATIVE 13
P.O. BOX 6437
CAROL STREAM IL 60197-6437



0043183502 00014315 00014315 0043183502 4



AUTOPAY AMOUNT **\$143.15**
DUE DATE 08/15/2023

Meter #	Read Dates		Days	Readings		Meter Multiplier	kWh Usage
	From	To		Previous	Present		
1ND86626754	06/20/2023	07/20/2023	30	61118	62097	1	979

Account Information

Account Number: 43183502
Member Name: ARABIAN ACRES METRO DISTRICT
Service Address: 72 SILBANI LN
Service Description: WELL 2
Rate: RESIDENTIAL RURAL
Next Read Date: 08/17/2023

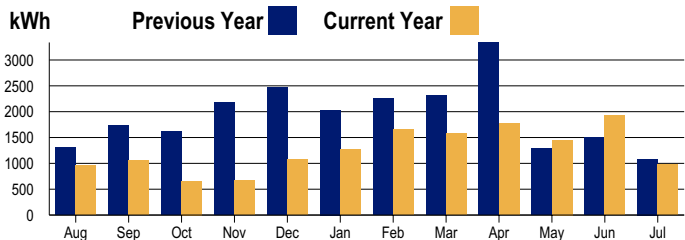
Previous Account Activity

Previous Balance	\$255.88
Payments Received	-\$255.88
Balance Forward	\$0.00

Current Activity

Basic Service Charge		\$13.50
Energy Charge	979 kWh @ 0.11627	\$113.83
Demand Charges	6.194 kW @ 2.000	\$12.39
Wholesale Power Cost Adj	979 kWh @ 0.0035	\$3.43
Current Charges		\$143.15

Your energy use over the last 24 months



Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers




799366433659990703000431835027


By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at vanilladirect.com/pay/terms. After successful payment using this barcode, you may retrieve your full detailed e-receipt at vanilladirect.com/pay/ereceipt.

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.









Help fellow Coloradans stay warm by donating to Energy Outreach Colorado. Fill out and return the form below or visit www.EnergyOutreach.org to donate.

I would like to help struggling families in Colorado via Energy Outreach Colorado.

One-Time Contribution: \$ _____

OR Monthly Contribution: \$5 \$10 \$20 Other \$ _____

Signature _____ Date _____



CONTINENTAL UTILITY SOLUTIONS, INC.

PO Box 1515
JONESBORO, AR 72403 US
accounting@cusi.com
www.cusi.com

Invoice

BILL TO
Kevin Walker
WSDM, LLC
614 N. Tejon
Colorado Springs, CO 80903

SHIP TO
Kevin Walker
WSDM, LLC
WSDM LLC
614 N TEJON ST
COLORADO SPRINGS, CO
80903-1010 US

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
R15955	07/13/2023	\$3.00	07/28/2023	

DESCRIPTION	QTY	RATE	AMOUNT USD
CUSI Bank Account & Routing Number Validation - Per ECheck or ACH Transaction - Arabian Acres	2	1.50	3.00

SUBTOTAL	3.00
TAX	0.00
TOTAL	3.00
BALANCE DUE	\$3.00

We appreciate your business!!

Invoice

Customer #	Invoice Date	Invoice #
42570000	7/26/23	1580644-01
Customer PO #	PO Date	Page #
LYNN	5/18/23	1 of 1

Bill To
ARABIAN ACRES METRO DISTRICT 614 N TEJON STREET COLORADO SPRINGS, CO 80903

Ship To
ARABIAN ACRES METRO DISTRICT ATTN: LYNN WILLOW 5305 WHIMSICAL DR COLORADO SPRINGS, CO 80917

Instructions				Remit To
Ship Point	Via	Shipped	Terms	Dana Kepner Company, LLC PO Box 710281 Denver, CO 80271-0281
	UPS GROUND	7/26/23	Net 30 Days	

Notes

Line	Product and Description	Order Quantity	Backorder Quantity	Shipped Quantity	Qty	UM	Unit Price	Price UM	Amount(Net)
3	74MXU520M1TCHRLD 520M MXU, 1 PORT, TC HOURLY READ, LEAK DET	1.00	0.00	1.00	each		206.7	each	206.70

1	Lines Total	Qty Shipped Total	1.00	Subtotal	206.70
				City Tax	0.00
				County Tax	0.00
				State Tax	0.00
				Total Due	206.70



El Paso County Public Health Laboratory
1675 W. Garden of the Gods Road, Suite 2044
Colorado Springs, CO 80907
Phone: 719-578-3199 Fax: 719-575-8633

INVOICE

Bill To: Arabian Acres Metropolitan District
 c/o Walker Schooler District Managers
 614 N Tejon St
 Colorado Springs, CO 80903

DATE: 07/31/2023
INVOICE: EHS202111715
PAYMENT DUE: \$21.00

(719) 482-5125

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Lab Services- Bacteriological- 07/20/2023	\$21.00	\$21.00
SUBTOTAL			\$21.00
PAST DUE			
TOTAL			\$21.00

Make all checks payable to: El Paso County Public Health Laboratory
 If you have any questions concerning this invoice contact us at 719-578-3120
 Please let us know if there are any changes to the mailing address or email address.

THANK YOU FOR YOUR BUSINESS!

J.A. Excavation & Septic's LLC

PO Box 220, Woodland Park, Co. 80866

719-482-5125

Invoice: Arabian Acres Metro. District for July 2023

Contracted hours	\$ <u>472.87</u>
Over contracted hours..... @70.00/hr.	\$ <u>0.00</u>
Total \$ 472.87	

J.A. Excavation & Septic's LLC

PO Box 220, Woodland Park, Co. 80866

719-482-5125

Invoice: Arabian Acres Metro. District for July 2023

Contracted hours\$ 3,000.00

Over contracted hours..... @70.00/hr. \$ 0.00

Total \$ 3,000.00

INVOICE

MAILING SERVICES INC
531 E CIMARRON ST
COLORADO SPRINGS, CO 80903

msi@msicoloradosprings.com
719-633-3611

Arabian Acres Metro District

Bill to

Arabian Acres Metro District
c/o Schooler & Associates, Inc.
PO Box 1479
Colorado Springs, CO 80901

Ship to

Arabian Acres Metro District
Arabian Acres Metro District
c/o Schooler & Associates, Inc.
PO Box 1479
Colorado Springs, CO 80901

Invoice details

Invoice no.: 18275
Terms: Net 30
Invoice date: 07/31/2023
Due date: 08/30/2023

	Product or service		Amount
1.	MAILING SERVICES	1 unit x \$50.00	\$50.00
	Service date: 07/07/2023		
	July Invoices (105 + 23)		
2.	POSTAGE	1 unit x \$79.95	\$79.95
	US POSTAGE		
		Total	\$129.95

MOUNTAIN MUTUAL RESERVOIR COMPANY
6949 HYW 73, SUITE 15
EVERGREEN, CO 80439
www.mmrcwater.com
303.989.6932

ASSESSMENT AND INVOICE

ARABIAN ACRES METROPOLITAN DISTRICT

At the 2022 annual meeting of the Mountain Mutual Reservoir Company stockholders voted the assessment for Water Year 2023-24. According to the records of this date you own **220.00** shares(s) of stock. **This amount is now due and payable.** A **\$10.00** service charge will be added if the assessment is not received by **September 1, 2023.**

2023-24 ASSESSMENT			OUTSTANDING BALANCE	\$0
Base Account Fee		\$45	LATE FEE	\$0
# of Shares	Per Share	Maximum	INTEREST	\$0.00
1.0-5.9	\$3.15	\$61	ACCOUNT FEE	\$45
6.0-249	\$2.60	\$543	2023-24 ASSESSMENT	\$498.00
250+	\$2.00	\$2,100	TOTAL DUE	\$543.00

PROXY

As of the close of business, July 31, 2023 the records of Mountain Mutual Reservoir Company indicated that **ARABIAN ACRES METROPOLITAN DISTRICT** own(s) **220.00** share(s) of common stock. I (We) will be unable to attend the Annual Stockholders meeting on August 17th, 2023 and designate that my (our) proxy vote be cast by the following individual as marked. (Choose one)

_____ William M. Blatchley

_____ Norman S. Lewis

_____ Abstain

Signed: _____

Signed: _____

Please return your proxy by August 15th, 2023 by mail, email (norm@hch2o.com) or by fax (720)-306-8018.

MOUNTAIN MUTUAL RESERVOIR COMPANY

6949 Hwy 73, Suite 15

Evergreen, Co 80439

303.989.6932

www.mmrcwater.com

July 31, 2023

To: Stockholder in Mountain Mutual Reservoir Company

Subject: Annual Stockholders Meeting, Annual Assessments, and Annual Survey

The Annual Stockholders Meeting of Mountain Mutual Reservoir Company will be held **Thursday, August 17th, 2023, 4:00 P.M.**, at the Mountain Mutual Reservoir Company office, located at **6949 Hwy 73, Suite 15, Evergreen, Colorado 80439**. Company records indicate your shares of ownership, as of this date, as shown on the attached proxy.

The following items will be included in the meeting agenda:

1. Election of Board of Directors for the following year.
2. Selection of firm to accomplish administrative services for the following year.
3. Determination of 2023-2024 assessments.
4. Determine disposition of delinquent accounts.
5. Other agenda requested by the membership.

To transact the required business, a majority of shares must be represented at this meeting. **If you are unable to attend, please complete the Proxy Form indicating your selection and return it to this office on or before August 15th, 2023.** If you select someone not listed on the proxy, please check with the person you choose as to whether they will be attending the meeting. If a majority is not represented, we will incur the added expense of sending notices for a second meeting.

The Stockholders, at the meeting on August 22nd, 2022, voted to approve the assessments for the fiscal year starting August 1st, 2023. This was accomplished so as to eliminate one mailing each year. **Your assessments are shown on the attached sheet and are due upon receipt of this notice.** Mountain Mutual Reservoir Company does not accept credit cards. We are only able to accept checks at this time. Please return the survey and/or signed proxy on the assessment with your check. **Payments are due by August 31, 2022. Late fees will accrue thereafter.**

If you no longer own the property, or have a different address, please return the attached sheet indicating the name and address, if known, of the new owner or your new address.

Sincerely,
Mountain Mutual Reservoir Co.

Norman S Lewis

Norman S. Lewis
President / General Manager

Enclosure

Amortization Table Arabian Acres Metro District

A simple amortization table covering 24 payment periods of a loan.

- 1) To use the table, simply change any of the values in the "Initial data" area of the worksheet.
- 2) To print the table, just choose "Print" from the "File" menu. The print area is already defined.

Initial Data

LOAN DATA

Loan amount: **\$95,701.48**
 Annual interest rate: 3.00%
 Term in years: 10
 Payments per year: 12
 First payment due: 8/1/2015

TABLE DATA

Table starts at date:
 or at payment number: 1

PERIODIC PAYMENT

Entered payment:
 Calculated payment: **\$924.10**

The table uses the calculated periodic payment amount unless you enter a value for "Entered payment".

213.2539887

CALCULATIONS

Use payment of: **\$924.10**
 1st payment in table: 1

Beginning balance at payment 1: 95,701.48
 Cumulative interest prior to payment 1: 0.00

Table

No.	Payment Date	Beginning Balance	Interest	Principal	Ending Balance	Cumulative Interest
77	12/1/2021	38,458.44	96.15	827.95	37,630.48	13,084.75
78	1/1/2022	37,630.48	94.08	830.02	36,800.46	13,178.83
79	2/1/2022	36,800.46	92.00	832.10	35,968.36	13,270.83
80	3/1/2022	35,968.36	89.92	834.18	35,134.18	13,360.75
81	4/1/2022	35,134.18	87.84	836.27	34,297.91	13,448.58
82	5/1/2022	34,297.91	85.74	838.36	33,459.56	13,534.33
83	6/1/2022	33,459.56	83.65	840.45	32,619.11	13,617.98
84	7/1/2022	32,619.11	81.55	842.55	31,776.55	13,699.53
85	8/1/2022	31,776.55	79.44	844.66	30,931.89	13,778.97
86	9/1/2022	30,931.89	77.33	846.77	30,085.12	13,856.30
87	10/1/2022	30,085.12	75.21	848.89	29,236.24	13,931.51
88	11/1/2022	29,236.24	73.09	851.01	28,385.23	14,004.60
89	12/1/2022	28,385.23	70.96	853.14	27,532.09	14,075.56
90	1/1/2023	27,532.09	68.83	855.27	26,676.82	14,144.39
91	2/1/2023	26,676.82	66.69	857.41	25,819.41	14,211.09
92	3/1/2023	25,819.41	64.55	859.55	24,959.86	14,275.63
93	4/1/2023	24,959.86	62.40	861.70	24,098.16	14,338.03
94	5/1/2023	24,098.16	60.25	863.86	23,234.30	14,398.28
95	6/1/2023	23,234.30	58.09	866.01	22,368.29	14,456.36
96	7/1/2023	22,368.29	55.92	868.18	21,500.11	14,512.29
97	8/1/2023	21,500.11	53.75	870.35	20,629.76	14,566.04
98	9/1/2023	20,629.76	51.57	872.53	19,757.23	14,617.61
99	10/1/2023	19,757.23	49.39	874.71	18,882.52	14,667.00
100	11/1/2023	18,882.52	47.21	876.89	18,005.63	14,714.21
101	12/1/2023	18,005.63	45.01	879.09	17,126.54	14,759.22
102	1/1/2024	17,126.54	42.82	881.28	16,245.26	14,802.04
103	2/1/2024	16,245.26	40.61	883.49	15,361.77	14,842.65
104	3/1/2024	15,361.77	38.40	885.70	14,476.07	14,881.06
105	4/1/2024	14,476.07	36.19	887.91	13,588.16	14,917.26
106	5/1/2024	13,588.16	33.97	890.13	12,698.03	14,951.22
107	6/1/2024	12,698.03	31.75	892.36	11,805.68	14,982.96
108	7/1/2024	11,805.68	29.51	894.59	10,911.09	15,012.48
109	8/1/2024	10,911.09	27.28	896.82	10,014.27	15,039.76
110	9/1/2024	10,014.27	25.04	899.06	9,115.20	15,064.79
111	10/1/2024	9,115.20	22.79	901.31	8,213.89	15,087.58
112	11/1/2024	8,213.89	20.53	903.57	7,310.32	15,108.11
113	12/1/2024	7,310.32	18.28	905.82	6,404.50	15,126.39
114	1/1/2025	6,404.50	16.01	908.09	5,496.41	15,142.40

Amortization Table Arabian Acres Metro District

A simple amortization table covering 24 payment periods of a loan.

- 1) To use the table, simply change any of the values in the "initial data" area of the worksheet.
- 2) To print the table, just choose "Print" from the "File" menu. The print area is already defined.

Initial Data

LOAN DATA		TABLE DATA
Loan amount:	\$95,701.48	Table starts at date:
Annual interest rate:	3.00%	or at payment number:
Term in years:	10	
Payments per year:	12	
First payment due:	8/1/2015	

PERIODIC PAYMENT 213.2539887

Entered payment: *The table uses the calculated periodic payment amount unless you enter a value for "Entered payment".*

Calculated payment: **\$924.10**

CALCULATIONS

Use payment of: **\$924.10** Beginning balance at payment 1: 95,701.48

1st payment in table: 1 Cumulative interest prior to payment 1: 0.00

Table

No.	Payment Date	Beginning Balance	Interest	Principal	Ending Balance	Cumulative Interest
115	2/1/2025	5,496.41	13.74	910.36	4,586.05	15,156.14
116	3/1/2025	4,586.05	11.47	912.64	3,673.41	15,167.61
117	4/1/2025	3,673.41	9.18	914.92	2,758.50	15,176.79
118	5/1/2025	2,758.50	6.90	917.20	1,841.29	15,183.69
119	6/1/2025	1,841.29	4.60	919.50	921.80	15,188.29
120	7/1/2025	921.80	2.30	921.80	0.00	15,190.59

UNCC

UTILITY NOTIFICATION
CENTER OF COLORADO

P.O. Box 208903, Dallas, TX 75320-8903
OFC (303) 232-1991 FAX (303) 234-1712

invoice

"IT'S THE LAW, CALL BEFORE YOU DIG"

To:

ARABIAN ACRES METRO DISTRICT
ATTN: LYNN WILLOW
614 N. TEJON ST
COLORADO SPRINGS, CO 80903

Invoice #: 223070060
Invoice Date: 07/31/23
Invoice for July 2023
P.O.#
Due Date: Upon Receipt
Member ID: 11410

Qty	Item	ID/Description	Price	Extension
13	1	RTL Transmissions ARBACR1	1.29	16.77
5	2	Positive Response Re-Notifications ARBACR1	1.29	6.45

Amount Due 23.22

PLEASE INCLUDE MEMBER ID NUMBER AND INVOICE NUMBER ON CHECK.
PLEASE MAKE CHECKS PAYABLE TO UTILITY NOTIFICATION CENTER OF COLORADO OR UNCC.

EFFECTIVE JANUARY 1, 2023, THE PER TRANSMISSION RATE
WAS REDUCED TO \$1.29

PLEASE NOTE OUR ACCOUNTS PAYABLE ADDRESS IS:
Utility Notification Center of Colorado P.O. Box 208903, Dallas, TX 75320-8903



614 N. Tejon St.
Colorado Springs, CO 80903

Invoice

Date	Invoice #
7/31/2023	7600

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

Description	Hours	Rate	Amount
July 2023			
Principal	1	225.00	225.00
Senior Manager	15.5	180.00	2,790.00
Senior Accountant	2.75	190.00	522.50
Asst Manager	3	150.00	450.00
Bookkeeper	2.5	75.00	187.50
Administrative / Support Services	8	50.00	400.00
Contract Not to Exceed \$5,271.00		0.00	0.00
Exclusion Related Work	0	180.00	0.00
Management Services - - Coordination with ORC - Website Updates - Monthly meeting attendance and preparation - Communicate with residents regarding District - Coordination for Exclusions - Preparation of water loss report - Coordination of Annual State & County Reporting			
Billing Services			

Phone:
(719) 447-1777

E-mail
suc.g@wsdistricts.co

Total This Invoice	
Unpaid Previous Invoice	
Payments/Credits	
Customer Total Balance	



614 N. Tejon St.
Colorado Springs, CO 80903

Invoice

Date	Invoice #
7/31/2023	7600

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

Description	Hours	Rate	Amount
<ul style="list-style-type: none"> - Customer service with residents regarding bills - Process monthly billing - Process monthly water usage - Provide assistance with exclusion fee collection - Process collections 			
Financial Services <ul style="list-style-type: none"> - Prepare monthly financial statements - Prepare monthly payables - Track bond/loan payments and revenue received for payments - Prepare monthly journal entries - Prepare Daily deposits - Prepare & coordinate Loan Payment 			
Copies/ Postage Reimbursement the Transcript		100.17	100.17
			0.00

*Thank You!
- Rebecca*

Phone: (719) 447-1777

E-mail sue.g@wsdistricts.co

Total This Invoice	\$4,675.17
Unpaid Previous Invoice	
Payments/Credits	\$0.00
Customer Total Balance	\$4,675.17