

NOTICE OF REGULAR BOARD MEETING AND AGENDA

Board of Directors:	Office:	Term/Expires:
Rebecca Bonilla	President	3 Years / May 2025
Melissa Raetz	Vice President	3 Years / May 2025
Christopher Olney	Secretary	3 Years / May 2023
Russell Lawrence	Treasurer	3 Years / May 2025
David Lisle	Assistant Secretary	3 Years / May 2023

DATE:	August 18th, 2022
TIME:	5:30 P.M.
PLACE:	Paint Brush Hills Metropolitan District Administration & Maintenance Building 9985 Towner Avenue Falcon, Colorado 80831

1. ADMINISTRATIVE MATTERS

- 1.1. Pledge of Allegiance
- 1.2. Present Disclosures of Potential Conflicts of Interest
- 1.3. Approve Agenda
- 1.4. Public Comments (For items, not on the agenda only. Comments limited to 3 minutes per person and are taken in order listed on the sign-in sheet)

2. ENGINEERING MATTERS

- 2.1. Discuss Engineer's Report (enclosure)

3. FINANCIAL MATTERS

- 3.1. Discuss and Review Monthly Financials (enclosure)

Summary of Last Month's Financials

Source Fund	Revenue	Expenses	Totals
General Fund (01)	\$10,564	\$47,086	\$36,521
Enterprise Fund (04)	\$161,584	\$306,783	\$145,200
Conservation Trust Fund (05)	\$2	-	\$2
Subdistrict A Operations (10)	-	-	-
Subdistrict A Debt Services (11)	\$8,165	\$67	\$8,099
Grand Total	\$180,315	\$353,936	\$173,621

4. STAFF REPORTS

- 4.1. Acknowledge Manager’s Report (enclosure)
 - 4.1.1. 2022 Budget Priorities
 - 4.1.2. Aged Receivables – Condensed
 - 4.1.3. Leaks From Prior Month
 - 4.1.4. Monthly Maintenance Report
 - 4.1.5. Monthly Balance Sheet Report
- 4.2. Acknowledge Operations Report
 - 4.2.1. Well Status Report
 - 4.2.2. Multi-Year Pumping History Report
 - 4.2.3. Well Distribution Report
 - 4.2.4. Sewage Flow Data Report

5. CONSENT AGENDA & ACTION ITEMS

- 5.1. CONSENT AGENDA – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Director so request; in which event, the item will be removed from the Consent Agenda and considered in the regular Agenda.
 - 5.1.1. Accept Project Items (enclosure)
 - 5.1.2. Approve Minutes from previous Board Meeting (enclosure)
 - 5.1.3. Approve/ratify the payment of claims for the period between July 21st, 2022, ending August 18th, 2022, as follows (enclosure)

Source Fund	Amount
General Fund	\$20,348.11
Enterprise Fund	\$313,636.78
Subdistrict A	-
Conservation Trust Fund	-
Total	\$333,984.89

5.2. ACTION ITEMS

- 5.2.1. Suggest, review and change (if needed) meeting dates for September, November, and December
- 5.2.2. Discuss and approve community clean-up event (dumpsters)
- 5.2.3. Discuss and review tentative plans for State Land Board / Autumn Acres
 - 5.2.3.1. Discuss single family equivalents (SFE’s) ratio (0.36 AF/yr)
 - 5.2.3.2. Discuss the number of SFE’s the district is willing to commit to

6. LEGAL MATTERS

- 6.1. Review and consider water attorney engagement letter

7. SUBDISTRICT A MATTERS

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8. EXECUTIVE SESSION (§§24-6-402(4)(b), (e), and/or (f), C.R.S.), if needed.
 - 8.1. “I move that the Board enter into an executive session pursuant to Section 24-6-402(4)(b), C.R.S., for the purposes of receiving legal advice from the district’s legal counsel on specific legal questions regarding the Woodmen Hills rate issues.”
 - 8.2. “I move that the Board enter into an executive session pursuant to Section 24-6-402(4)(e)(I), C.R.S., for purposes of determining positions on matters which may be subject to negotiations, developing strategy for negotiations, and to instruct negotiators regarding the development of Autumn Acres.”
 9. ADOJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED ON September, (TBD), 2022.



Engineer’s Report for August 2022

Lift Station Improvements

This project is currently scheduled to be advertised for bids for construction next February 2023. Engineering work left to be done is prepare construction drawings, construction documents, and finalize the site application with CDPHE. We will finalize the cost to complete for this project in the next couple of months, and begin finalizing the contract documents around September

Well #12

Bids were opened for the second phase of this project on June 17th. The low bidder was Layne Christiansen for a price of \$272,400. Phase 2 is the installation of the well pump, motor, VFD, and the piping vault equipment. The price for Phase 1 was \$497,965. That cost plus the cost of Phase 2 is \$770,365 lower than our last estimate of \$800,000 (Item “drill and equip well” in the budget) and lower than our original estimate of \$975,000. Phase 2 is currently under way. Due to the recent materials increases, however, and based on the actual bid price for the booster pump house building, we are now estimating that the “metal building” line item in this estimate to be \$338,350, higher than our original estimate of \$119,700. Our estimate for total engineering is now \$220,397, higher than our original estimate of \$152,110. Our estimate of the completed project, for all phases is now \$1,472,983, overall lower than our original estimate of \$1,577,132. The estimate breakdown is shown below.

For this report, we are leaving the project cost estimate as it has been. This next month we will update the budget for the Phase 3 portion.

Project Cost Estimate

Drill and equip well	\$ 770,365
Wellhouse	
28’x45’ metal building	\$ 338,350
Site work and erosion control	\$ 10,000
Access road	\$ 20,000
Subtotal	\$1,138,715
Engineering and Construction Services	\$ 220,397
Contingencies @ 10%	\$ 113,871
Total	\$1,472,983

Estimated Schedule:

Finish SDP	August 30, 2022
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Submit SDP to county	August	30, 2022
Finish Pumphouse 6 Plans and CD's	Sept	30, 2022
Advertise for bids for Phase 3	Jan	30, 2023
Receive SDP approval	Dec	30, 2022
Open bids Phase 3	Feb	28, 2023
Start Construction Phase 3	March	30, 2023
Finish construction on Phase 2	Nov	25, 2022
Complete construction on Phase 3	Oct	30, 2023

New booster pump house and treatment facilities

The construction phase of this project is underway. Time this last month has been spent reviewing contractor submittals, answering RFIs, processing pay estimates and change orders, and making re-bar inspections on the chlorine contact tank. Construction of the chlorine contact chamber is done and undergoing leak testing at this moment. We have proposed a way to save money on the project by eliminating the vertical reinforced concrete retaining wall and replacing it with a more utilitarian 2:1 riprap slope. Completion date for the project at this time looks to be in October.

Our overall estimate for the project is still currently at \$4,262,270.

Scenic View Detention Pond Improvements

The project has been approved by the county. It was advertised for bids and a bid opening held on July 15 at 3:00 pm. No contractor submitted bids. No bids were received likely because all contractors are extremely busy at the present time. At that point, the district manager has asked GSE to submit a bid, which they did for approximately \$160,000. As this bid was almost double the original budget, the manager rejected the bid. We will rebid the project again in September to hopefully catch a late available contractor and therefore get a more reasonable price.

Our current project estimate is still \$101,000, which is higher than the original estimate, as shown below. The higher estimate comes from additional work the county required to be designed into the project, which included additional earthwork to increase the pond size, and re-constructing the outlet structure.

2022 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 11/4/2021

PROJECT INFORMATION						
Scenic View at Paint Brush Hills Pond Modifications			5/13/2022			
Project Name:			Date: 5/13/2022		PCD File No.	
Description	Quantity	Units	Unit Cost	Total	% Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)						
* Earthwork						
less than 1,000; \$5,300 min		CY	\$ 8.00	= \$ -		\$ -
* Permanent Seeding (inc. noxious weed mgmnt.)	0.42	AC	\$ 886.00	= \$ 372.12		\$ 372.12
* Mulching	0.42	AC	\$ 831.00	= \$ 349.02		\$ 349.02
* Permanent Erosion Control Blanket	752	SY	\$ 7.00	= \$ 5,264.00		\$ 5,264.00
Vehicle Tracking Control	1	EA	\$ 2,625.00	= \$ 2,625.00		\$ 2,625.00
Silt Fence	584	LF	\$ 3.00	= \$ 1,752.00		\$ 1,752.00
Erosion Logs/Straw Waddle	170	LF	\$ 6.00	= \$ 1,020.00		\$ 1,020.00
Inlet Protection	2	EA	\$ 185.00	= \$ 370.00		\$ 370.00
Concrete Washout Basin	1	EA	\$ 997.00	= \$ 997.00		\$ 997.00
Outlet Structure Modifications	1	LS	\$ 2,500.00	= \$ 2,500.00		\$ 2,500.00
Remove and dispose of riprap, sediment, and vegetation	284	CY	\$ 25.00	= \$ 7,100.00		\$ 7,100.00
Trickle channel and forebay site preparation	1	LS	\$ 2,500.00	= \$ 2,500.00		\$ 2,500.00
MAINTENANCE (35% of Construction BMPs)				= \$ 6,602.40		\$ 6,602.40
Section 1 Subtotal				= \$ 31,451.54		\$ 31,451.54
SECTION 2 - PUBLIC IMPROVEMENTS *						
ROADWAY IMPROVEMENTS						
Construction Traffic Control	1	LS	\$ 2,500.00	= \$ 2,500.00		\$ 2,500.00
STORM DRAIN IMPROVEMENTS						
Drainage Channel Construction, Size (4' W x 6" H)	115	LF	\$ 70.00	= \$ 8,050.00		\$ 8,050.00
Drainage Channel Lining, Concrete	68	CY	\$ 631.00	= \$ 42,908.00		\$ 42,908.00
Section 2 Subtotal				= \$ 53,458.00		\$ 53,458.00
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)						
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ -	= \$ -		\$ -
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ -	= \$ -		\$ -
Total Construction Financial Assurance					\$	84,909.54
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)					\$	84,909.54
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance					\$	11,888.63
(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)						

Subtotal construction: \$ 84,909

Engineering, including county approval \$ 20,900

Total \$ 105,809

Falcon Reserve and Additional Water Rights Search

In our November 2021 Engineers Report, we reported that there “appeared to be” an additional 600 ac-foot per year of 300 year water rights available for appropriation under the district’s current boundary and Paint Brush Hills Filings 1,2 and 3. That number was not correct and was the product of a mis-interpretation on our part of the data that had been assembled at that time. We have currently re-assessed all that information to come up with how much additional 300 year water can truly be appropriated under the district and PBH 123 boundaries. That number is 127.8 ac-ft/yr of 300 year water.

Additionally, the district has 20.9 ac-ft/year of 300 year water not utilized by district thru buildout of filing 14, and 79.0 ac-ft/yr of 300 year water in an existing district water right determination 719-BD that needs an approved replacement plan before it can be used.

The total additional 300 year water that can be used to support development, then, is 227.6 ac-ft/yr, which at 0.36 ac-ft/yr/SFE is enough to serve 632 units.

Paint Brush Hills Metropolitan District

GENERAL FUND (01)

Budget Status Report - GAAP Basis

For the Three Months Ending July 31, 2022

Unaudited

Account Number	May			June			July			YTD		
	May Actual	MTD Budget	Percent of Budget	June Actual	MTD Budget	Percent of Budget	July Actual	MTD Budget	Percent of Budget	YTD Actual	2021 Budget	Percent of Budget (YTD 58.3%)
REVENUE												
01-4170-000	\$ 35,723	\$ 114,900	31%	\$ 256,433	\$ 114,900	223%	\$ 3,852	\$ 2,345	164%	\$ 701,133	\$ 703,472	100%
01-4171-000	5,696	6,027	95%	6,317	6,027	105%	5,802	6,027	96%	41,129	72,322	57%
01-4201-000	209	135	156%	226	135	168%	510	135	379%	1,556	1,615	96%
01-4209-000	-	-	0%	-	-	0%	400	-	0%	3,057	-	0%
01-4800-000	-	-	0%	-	-	0%	-	-	0%	-	14,373	0%
Total Revenue	\$ 41,628	\$ 121,062	34%	\$ 262,977	\$ 121,062	217%	\$ 10,564	\$ 8,506	124%	\$ 746,874	\$ 791,783	94%
EXPENDITURES												
<u>General and Administrative</u>												
<u>Salaries and Benefits</u>												
01-5002-000	\$ 22,435	\$ 24,573	91%	\$ 23,825	\$ 24,573	97%	\$ 22,826	\$ 24,573	93%	\$ 159,065	\$ 303,180	52%
01-5004-000	1,762	1,834	96%	2,025	1,834	110%	1,754	1,834	96%	12,774	22,632	56%
01-5005-000	886	983	90%	898	983	91%	760	983	77%	5,866	12,127	48%
01-5006-000	4,987	5,420	92%	4,987	5,420	92%	4,987	5,420	92%	34,354	65,045	53%
01-5011-000	-	417	0%	-	417	0%	-	417	0%	-	5,004	0%
Total Salaries and Benefits	\$ 30,070	\$ 33,228	90%	\$ 31,735	\$ 33,228	96%	\$ 30,327	\$ 33,228	91%	\$ 212,059	\$ 407,989	52%
<u>Professional Services</u>												
01-5003-000	\$ 815	\$ 860	95%	\$ 688	\$ 860	80%	\$ 720	\$ 860	84%	\$ 4,926	\$ 10,257	48%
01-5200-000	4,776	6,000	80%	5,937	6,000	99%	6,427	6,000	107%	33,662	72,000	47%
01-5210-000	336	2,500	13%	-	2,500	0%	-	2,500	0%	3,009	30,000	10%
01-5222-000	225	250	0%	-	250	0%	-	250	0%	3,108	3,000	104%
Total Professional Services	\$ 6,152	\$ 9,610	64%	\$ 6,625	\$ 9,610	69%	\$ 7,147	\$ 9,610	74%	\$ 44,705	\$ 115,257	39%
<u>Administration</u>												
01-5010-000	\$ 500	\$ 650	77%	\$ 500	\$ 650	77%	\$ 400	\$ 650	62%	\$ 3,900	\$ 7,800	50%
01-5101-000	1,608	3,292	49%	6,270	3,292	0%	-	3,292	0%	8,838	9,875	89%
01-5102-000	155	325	48%	394	325	121%	266	325	82%	2,158	3,897	55%
01-5110-000	283	119	237%	89	119	75%	-	119	0%	1,092	1,432	76%
01-5111-000	240	127	189%	87	151	58%	-	151	0%	970	1,621	60%
01-5112-000	172	226	76%	173	226	76%	212	226	94%	1,532	2,716	56%
01-5113-000	-	117	0%	-	117	0%	-	117	0%	-	1,409	0%
01-5120-000	-	100	0%	-	100	0%	-	100	0%	2,820	1,200	235%
01-5121-000	2,685	223	1203%	728	223	326%	381	223	171%	7,454	2,678	278%
01-5122-000	30	185	16%	30	185	16%	110	185	60%	1,005	2,215	45%
01-5130-000	955	789	121%	965	789	122%	895	789	114%	7,795	9,462	82%
01-5132-000	71	107	67%	71	107	67%	71	107	67%	560	1,283	44%
01-5141-000	268	320	84%	420	320	131%	220	320	69%	2,388	4,340	55%
01-5142-000	-	100	0%	-	100	0%	-	100	0%	166	1,200	14%
01-5143-000	-	-	0%	-	-	0%	-	-	0%	-	-	0%
01-5144-000	-	10,000	0%	-	-	0%	-	-	0%	700	10,000	0%

Paint Brush Hills Metropolitan District

GENERAL FUND (01)

Budget Status Report - GAAP Basis

For the Three Months Ending July 31, 2022

Unaudited

		May			June			July			YTD		
		May Actual	MTD Budget	Percent of Budget	June Actual	MTD Budget	Percent of Budget	July Actual	MTD Budget	Percent of Budget	YTD Actual	2021 Budget	Percent of Budget (YTD 58.3%)
01-5145-000	Dues/Subscriptions/Conferences	0	-	0%	298	-	0%	-	-	0%	1,323	5,920	22%
01-5146-000	Uniforms	-	44	0%	-	44	0%	-	44	0%	594	522	114%
01-5151-000	Adminstration Building Maintenance	23	96	24%	-	96	0%	-	96	0%	947	1,151	82%
01-5152-000	Adminstration Building Repairs	-	59	0%	-	59	0%	-	59	0%	326	2,114	15%
01-5153-000	Adminstration Building Improvements	25	11	222%	-	11	0%	-	11	0%	265	135	196%
01-5154-000	Security (Cameras)	962	-	0%	-	-	0%	-	-	0%	4,024	-	0%
01-5160-000	Insurance	-	-	0%	-	-	0%	-	-	0%	35,510	38,809	91%
01-5170-000	Treasurer's Fees	536	1,724	31%	3,848	1,724	223%	60	35	171%	10,521	10,552	100%
01-5190-000	Bank Charges	-	23	0%	-	23	0%	-	23	0%	26	281	9%
01-5191-000	Miscellaneous	4	161	2%	47	161	29%	-	161	0%	1,812	1,937	94%
01-5991-000	Freight	-	5	0%	143	5	2860%	-	5	0%	184	60	306%
01-5960-000	Contingency	-	1,944	0%	-	1,944	0%	-	1,944	0%	-	23,322	0%
	Total Administration	\$ 8,517	\$ 20,747	41%	\$ 14,063	\$ 10,771	131%	\$ 2,616	\$ 9,082	29%	\$ 96,910	\$ 145,933	66%
	Total General Administrative Expenditures	\$ 44,739	\$ 63,585	70%	\$ 52,423	\$ 53,609	98%	\$ 40,090	\$ 51,920	77%	\$ 353,673	\$ 669,179	53%
	Operations												
	<u>General Administration- Parks and Grounds</u>												
01-5300-000	Fuel	\$ 195	\$ 231	84%	\$ 1,387	\$ 231	600%	\$ 427	\$ 231	185%	\$ 3,293	\$ 2,775	119%
01-5301-000	Vehicle Maintenance	4	178	0%	-	178	0%	-	178	0%	49	2,141	0%
01-5302-000	Vehicle Repair	-	53	0%	10	53	18%	-	53	0%	10	636	2%
01-5303-000	Vehicle Misc. Cost	-	50	0%	-	50	0%	-	50	0%	721	600	120%
01-5309-000	Vehicle Wash	22	10	220%	26	10	264%	-	10	0%	76	120	63%
01-5310-000	Safety Equipment	251	13	1956%	9	13	70%	-	13	0%	336	154	218%
01-5330-000	Supplies and Tools	1,012	200	506%	32	200	16%	-	200	0%	3,758	2,400	157%
01-5401-000	Parks, Landscaping & Rec Fac Maintenance	2,521	2,000	126%	833	2,000	42%	-	2,000	0%	12,132	24,000	51%
01-5402-000	Parks, Landscaping & Rec Fac Repairs	1,125	500	225%	-	500	0%	-	500	0%	1,363	6,000	23%
01-5403-000	Parks, Landscaping & Rec Fac Improvements	-	200	0%	283	200	142%	390	200	195%	5,118	2,400	213%
01-5404-000	Irrigation Water Expense	3,445	1,982	174%	4,784	4,493	106%	5,028	4,938	102%	13,257	27,473	48%
01-5410-000	Stroage & Port-O-Let Fees	-	95	0%	195	95	0%	150	95	0%	345	570	61%
01-5561-000	Storm Water Facilities Maintenance	-	300	0%	-	300	0%	-	300	0%	-	3,600	0%
	Total General Administration- Parks and Grounds	\$ 8,574	\$ 5,813	148%	\$ 7,559	\$ 8,324	91%	\$ 5,995	\$ 8,769	68%	\$ 40,457	\$ 72,869	56%
	<u>Capital Outlay - Parks and Grounds</u>												
01-6001-000	Parks and Recreation Facility Improvements	\$ -	\$ -	0%	\$ -	\$ -	0%	\$ -	\$ -	0%	\$ -	\$ -	0%
01-6006-000	Vehicles and equipment	-	2,500	0%	-	2,500	0%	-	2,500	0%	44,062	30,000	0%
	Total Capital Outlay - Parks and Grounds	\$ -	\$ 2,500	0%	\$ -	\$ 2,500	0%	\$ -	\$ 2,500	0%	\$ 44,062	\$ 30,000	0%
	Total Operations Expenditures	\$ 8,574	\$ 8,313	103%	\$ 7,559	\$ 10,824	70%	\$ 5,995	\$ 11,269	53%	\$ 84,519	\$ 102,869	82%
	Total Expenditures	\$ 53,313	\$ 71,897	74%	\$ 59,982	\$ 64,432	93%	\$ 46,085	\$ 63,189	73%	\$ 438,192	\$ 772,049	57%
	EXCESS OF REVENUE OVER (UNDER)												
	EXPENDITURES AND OTHER FINANCING USES	\$ (11,685)	\$ 49,165		\$ 202,995	\$ 56,630		\$ (35,520)	\$ (54,682)		\$ 308,682.30	\$ 19,734	

Paint Brush Hills Metropolitan District

GENERAL FUND (01)

Budget Status Report - GAAP Basis

For the Three Months Ending July 31, 2022

Unaudited

	May			June			July			YTD		
	May Actual	MTD Budget	Percent of Budget	June Actual	MTD Budget	Percent of Budget	July Actual	MTD Budget	Percent of Budget	YTD Actual	2021 Budget	Percent of Budget (YTD 58.3%)
Beginning Fund Balance	489,706.28	\$ 630,913.97		\$ 833,908.78			\$ 798,388.58					

Paint Brush Hills Metropolitan District

Enterprise Fund (04)

**Budget Status Report - GAAP Basis
For the Three Months Ending July 31, 2022**

Unaudited

Account Number	May			June			July			YTD		
	May Actual	MTD Budget	Percent of Budget	June Actual	MTD Budget	Percent of Budget	July Actual	MTD Budget	Percent of Budget	YTD Actual	2021 Budget	Percent of Budget (YTD 58.3%)
Meters Billed	1,266	1,291		1,267	1,295			1,299				
REVENUE												
<u>Water Revenue</u>												
04-4500-000 Water Base Fees	\$ 38,606	\$ 39,720	97%	\$ 38,223	\$ 39,840	96%	\$ 37,950	\$ 39,960	95%	\$ 268,238	\$ 478,740	56%
04-4501-030 Water Tiered Fee - Residential	75,158	43,432	173%	83,674	72,866	115%	83,937	104,085	81%	404,858	755,874	54%
04-4501-031 Water Tiered Fee - School	8,021	1,126	712%	7,381	4,535	163%	9,898	8,211	121%	33,259	52,112	64%
04-4501-032 Water Tiered Fee - Church	7	6	115%	8	5	151%	4	14	28%	39	82	47%
04-4501-033 Water Tiered Fee - General Fund	3,445	1,982	174%	4,784	4,493	106%	5,028	4,938	102%	13,257	27,473	48%
Total Water Revenue	\$ 125,237	\$ 86,266	145%	\$ 134,070	\$ 121,739	110%	\$ 136,817	\$ 157,209	87%	\$ 719,650	\$ 1,314,281	55%
<u>Wastewater Revenue</u>												
04-4601-030 Wastewater-Residential	\$ 7,505	\$ 7,548	99%	\$ 7,429	\$ 7,572	98%	\$ 7,374	\$ 7,596	97%	\$ 52,136	\$ 90,996	57%
04-4601-031 Wastewater-School	192	192	100%	192	192	100%	192	192	100%	1,344	2,304	58%
04-4601-032 Wastewater-Church	24	24	100%	24	24	100%	24	24	100%	168	288	58%
Total Wastewater Revenue	\$ 7,721	\$ 7,764	99%	\$ 7,645	\$ 7,788	98%	\$ 7,590	\$ 7,812	97%	\$ 53,648	\$ 93,588	57%
<u>Fee Revenue</u>												
04-4101-000 Reinspection Fees	\$ -	\$ -	0%	\$ -	\$ -	0%	\$ -	\$ -	0%	\$ 150	\$ -	0%
04-4102-000 Meters	-	2,000	0%	-	2,000	0%	-	2,000	0%	-	23,500	0%
04-4110-000 Tap Fees	-	126,666	0%	-	151,999	0%	-	126,666	0%	-	1,317,325	0%
04-4111-000 System Development Fees	-	9,724	0%	-	11,669	0%	-	9,724	0%	-	101,130	0%
04-4120-000 Builders Fees	-	-	0%	-	-	0%	-	-	0%	-	-	0%
04-4131-000 Street Lighting	1,525	1,452	105%	1,506	1,452	104%	1,501	1,452	103%	10,580	17,424	61%
04-4132-000 Other Service Fees	525	75	700%	400	75	533%	-	75	0%	1,325	900	147%
04-4202-000 Other Operating Revenue	-	-	0%	-	-	0%	-	-	0%	-	-	0%
04-4203-000 Advertising Fee	-	-	0%	-	-	0%	-	-	0%	-	-	0%
04-4210-000 Insurance Reimbursement	-	-	0%	-	-	0%	-	-	0%	-	-	0%
04-4503-000 Underdrain	-	-	0%	-	-	0%	-	-	0%	-	-	0%
04-4509-000 Penalties/ Late Fees/ Postings Fees	1,375	1,436	96%	1,740	1,436	121%	1,625	1,436	113%	11,168	17,226	65%
04-4510-000 Transfer Fees	1,375	990	139%	875	990	88%	875	990	88%	7,500	11,880	63%
Total Fee Revenue	\$ 4,800	\$ 142,342	3%	\$ 4,521	\$ 169,620	3%	\$ 4,001	\$ 142,342	3%	\$ 30,723	\$ 1,489,385	2%
<u>Miscellaneous Revenue</u>												
04-4201-000 Interest	\$ 519	\$ 200	259%	\$ 561	\$ 200	281%	\$ 1,464	\$ 200	732%	\$ 4,702	\$ 2,401	196%
04-4202-000 Other Operating Revenue	-	-	0%	-	-	0%	-	-	0%	-	-	0%
04-4204-000 Proceeds from Sale of Capital Assets	-	-	0%	-	-	0%	-	-	0%	21,500	-	0%
04-4209-000 Miscellaneous Income	913	695	131%	(449)	695	-65%	659	695	95%	7,555	8,343	91%
04-4210-000 Insurance Reimbursement	-	-	0%	-	-	0%	-	-	0%	-	-	0%
Total Miscellaneous Revenue	\$ 1,432	\$ 895	160%	\$ 113	\$ 895	13%	\$ 2,123	\$ 895	237%	\$ 33,757	\$ 10,744	314%
<u>Grants and Loans</u>												
04-4220-000 Developer Advancement	\$ -	\$ -	0%	\$ -	\$ -	0%	\$ -	\$ -	0%	\$ -	\$ 1,500	0%
04-4750-000 Loan Proceeds	-	-	0%	2,500,000	-	0%	-	-	0%	2,500,000	-	0%

Paint Brush Hills Metropolitan District

Enterprise Fund (04)

**Budget Status Report - GAAP Basis
For the Three Months Ending July 31, 2022**

Unaudited

		May			June			July			YTD		
		May Actual	MTD Budget	Percent of Budget	June Actual	MTD Budget	Percent of Budget	July Actual	MTD Budget	Percent of Budget	YTD Actual	2021 Budget	Percent of Budget (YTD 58.3%)
04-4800-000	Grants	-	-	0%	-	-	0%	5,823	-	0%	6,012	-	0%
04-4810-000	Developer Contributions - Capital	11,858	95,833	0%	2,098	95,833	0%	7,117	-	0%	42,466	575,000	7%
04-4820-000	Reserve Income										10,005	-	0%
	Total Grants and Loans	\$ 11,858	\$ 95,833	0%	\$ 2,502,098	\$ 95,833	0%	\$ 12,939	\$ -	0%	\$ 2,558,482	\$ 576,500	444%
	Total Revenue	\$ 151,048	\$ 333,101	45%	\$ 2,648,446	\$ 395,876	669%	\$ 163,471	\$ 308,258	53%	\$ 3,396,260	\$ 3,484,498	97%
EXPENDITURES													
General and Administrative													
<u>Salaries and Benefits</u>													
04-5002-000	Employees	\$ 12,752	\$ 14,509	88%	\$ 12,666	\$ 14,509	87%	\$ 17,462	\$ 14,509	120%	\$ 106,645	\$ 190,605	56%
04-5004-000	Payroll Taxes	989	1,083	91%	1,053	1,083	97%	1,359	1,083	125%	8,414	14,229	59%
04-5005-000	457b Plan Contributions	517	580	89%	511	580	88%	710	580	122%	3,993	7,624	52%
04-5006-000	Health Insurance	3,984	4,111	97%	3,266	4,111	79%	3,266	4,111	79%	25,415	49,337	52%
04-5011-000	Employee Compensation	-	250	0%	256	250	102%	-	250	0%	256	3,140	8%
	Total Salaries and Benefits	\$ 18,243	\$ 20,534	89%	\$ 17,752	\$ 20,534	86%	\$ 22,798	\$ 20,534	111%	\$ 144,725	\$ 264,936	55%
<u>Professional Services</u>													
04-5200-000	Legal	\$ 2,000	\$ 2,095	95%	\$ 1,100	\$ 2,095	53%	\$ 1,000	\$ 2,095	48%	\$ 13,975	\$ 25,134	56%
04-5220-000	Engineer - Developer Reimbursable	-	-	0%	-	-	0%	-	-	0%	-	-	0%
04-5222-000	Engineer - Other	3,231	-	0%	2,179	-	0%	-	-	0%	12,805	-	0%
	Total Professional Services	\$ 5,231	\$ 2,095	250%	\$ 3,279	\$ 2,095	157%	\$ 1,000	\$ 2,095	48%	\$ 26,780	\$ 25,134	107%
<u>General Administration</u>													
04-5120-000	Computers & Computer accessories	\$ -	\$ 423	0%	\$ -	\$ 423	0%	\$ -	\$ 423	0%	\$ -	4,875	0%
04-5121-000	Office Technology/Website	337	463	73%	253	463	55%	279	463	60%	2,605	5,560	47%
04-5122-000	IT Support	-	102	0%	830	102	817%	80	102	79%	1,150	1,219	94%
04-5130-000	Utilities	584	130	448%	354	130	271%	303	130	232%	3,086	1,566	197%
04-5131-000	Street Light Utilities	1,305	1,299	100%	1,305	1,299	100%	-	1,299	0%	7,827	15,587	50%
04-5132-000	Telephone	122	150	81%	97	150	65%	71	150	48%	802	1,801	45%
04-5133-000	Bulk Water Purchases	2,859	3,203	89%	2,859	3,203	89%	2,859	3,203	89%	19,874	38,432	52%
04-5134-000	Utilities - Pumphouse	16,059	19,379	83%	23,816	19,379	123%	23,759	19,379	123%	124,396	232,552	53%
04-5140-000	Team Meals	81	100	81%	-	100	0%	-	100	0%	469	2,400	20%
04-5141-000	Employee Reimbursement	260	280	93%	180	280	64%	446	280	159%	2,002	3,440	58%
04-5142-000	Employee Training	-	200	0%	-	200	0%	-	200	0%	116	2,400	5%
04-5143-000	OPS Certification and Training	-	25	0%	-	25	0%	-	25	0%	135	300	45%
04-5145-000	Dues and Subscriptions	-	-	0%	-	-	0%	-	680	0%	475	1,175	40%
04-5146-000	Uniforms	-	44	0%	-	44	0%	-	44	0%	424	522	81%
04-5150-000	Billing Expense	3,869	3,853	100%	1,179	1,413	83%	494	853	58%	13,748	18,584	74%
04-5154-000	Security	690	900	77%	530	900	59%	530	900	59%	4,188	18,800	22%
04-5160-000	Insurance	-	-	0%	-	-	0%	-	-	0%	20,384	15,524	131%
04-5190-000	Bank Charges	-	10	0%	-	10	0%	-	10	0%	10	122	8%
04-5191-000	Miscellaneous Expenses	-	461	0%	-	461	0%	-	461	0%	1,152	5,531	21%
04-5321-000	Tap Fees Remitted-Outside District Entities	-	10,000	0%	-	12,000	0%	-	10,000	0%	26,300	104,000	25%
04-5500-000	Refunds	-	674	0%	-	674	0%	-	674	0%	-	8,092	0%

Paint Brush Hills Metropolitan District

Enterprise Fund (04)

Budget Status Report - GAAP Basis
For the Three Months Ending July 31, 2022

Unaudited

		May			June			July			YTD		
		May Actual	MTD Budget	Percent of Budget	June Actual	MTD Budget	Percent of Budget	July Actual	MTD Budget	Percent of Budget	YTD Actual	2021 Budget	Percent of Budget (YTD 58.3%)
04-5750-000	Cost of Issuance - Loan	-	-	0%	39,577	-	0%	-	-	0%	39,577	-	0%
	Total Administrative	\$ 26,164	\$ 41,697	63%	\$ 70,979	\$ 41,257	172%	\$ 28,821	\$ 39,376	73%	\$ 268,719	\$ 482,481	56%
	Total General Administrative Expenditures	\$ 49,638	\$ 64,326	77%	\$ 92,010	\$ 63,886	144%	\$ 52,618	\$ 62,005	85%	\$ 440,224	\$ 772,551	57%
	Operations												
04-5300-000	Fuel	\$ 461	\$ 788	59%	\$ 746	\$ 788	95%	\$ 348	\$ 788	44%	\$ 2,522	\$ 9,456	27%
04-5301-000	Vehicle Maintenance	-	132	0%	-	132	0%	-	132	0%	-	1,582	0%
04-5302-000	Vehicle Repair	-	150	0%	-	150	0%	-	150	0%	90	1,800	5%
04-5303-000	Vehicle Misc. Cost	45	68	65%	225	68	329%	-	68	0%	459	820	56%
04-5309-000	Vehicle Wash	6	11	56%	-	11	0%	-	11	0%	19	135	14%
04-5310-000	Safety Equipment	375	232	162%	164	232	71%	295	232	127%	1,557	2,781	56%
04-5330-000	Supplies and Tools	-	727	0%	-	727	0%	-	727	0%	3,364	8,727	39%
04-5340-000	SCADA System Maintenance	2,775	2,381	117%	2,775	2,381	117%	3,147	2,381	132%	20,357	28,574	71%
04-5501-000	Pumphouse Maintenance	-	292	0%	-	292	0%	-	292	0%	-	3,498	0%
04-5502-000	Pumphouse Repairs	-	2,442	0%	-	2,442	0%	-	2,442	0%	1,418	29,303	5%
04-5503-000	Pumphouse Improvements	-	686	0%	-	686	0%	-	686	0%	52	8,236	1%
04-5511-000	Well Maintenance	-	15	0%	-	15	0%	-	15	0%	-	180	0%
04-5512-000	Well Repairs	-	4,499	0%	-	4,499	0%	86	4,499	2%	15,660	53,982	29%
04-5520-000	Locates	104	292	36%	88	292	30%	66	292	23%	583	3,504	17%
04-5531-000	Storage Tank Repairs and Maintenance/Reserve	-	2,500	0%	-	2,500	0%	-	2,500	0%	31,792	30,000	106%
04-5540-000	Analytical Testing	1,690	1,800	94%	5,090	1,800	283%	-	1,800	0%	9,107	21,600	42%
04-5541-000	Water Treatment Chemicals	5,047	1,376	367%	-	1,376	0%	4,522	1,376	329%	11,927	16,507	72%
04-5542-000	Water Treatment Equipment / Repairs	869	65	1341%	-	65	0%	191	65	295%	1,060	777	136%
04-5550-000	Meters- Residential Install	-	2,054	0%	-	2,054	0%	-	2,054	0%	-	24,649	0%
04-5551-000	Meters-Residential Repairs & Replacement	-	75	0%	-	75	0%	-	75	0%	-	900	0%
04-5591-000	Roadway Repairs	-	2,100	0%	-	2,100	0%	-	2,100	0%	-	25,200	0%
04-5592-000	Waterline Repairs	-	-	0%	-	-	0%	-	-	0%	-	-	0%
04-5601-000	Lift Station Maintenance	-	83	0%	-	83	0%	-	83	0%	2,016	6,200	33%
04-5602-000	Lift Station Repairs	-	50	0%	-	50	0%	-	50	0%	1,088	600	181%
04-5611-000	Wastewater-Collection System Maintenance	-	2,600	0%	18,786	2,600	723%	-	2,600	0%	18,786	31,200	60%
04-5612-000	Wastewater-Collection System Repairs	-	4,500	0%	-	4,500	0%	-	4,500	0%	-	54,000	0%
04-5801-000	Hydrant Maintenance	-	50	0%	-	50	0%	-	50	0%	-	600	0%
04-5960-000	Reserve for Contingency	-	8,711	0%	-	8,711	0%	-	8,711	0%	-	104,535	0%
04-5991-000	Frieght	283	41	683%	80	41	193%	202	41	489%	1,000	497	201%
04-6230-000	Loss on Disposal of Capital Asset	-	-	0%	-	-	0%	-	-	0%	-	-	0%
	Total Operations	\$ 11,655	\$ 38,720	30%	\$ 27,954	\$ 38,720	72%	\$ 8,857	\$ 38,720	23%	\$ 122,857	\$ 469,844	26%
	Total Operations Expenditures	\$ 11,655	\$ 38,720	30%	\$ 27,954	\$ 38,720	72%	\$ 8,857	\$ 38,720	23%	\$ 122,857	\$ 469,844	26%
	Total Administrative and Operations	\$ 61,293	\$ 103,046	59%	\$ 119,964	\$ 102,606	117%	\$ 61,475	\$ 100,725	61%	\$ 563,081	\$ 1,242,395	45%
	Debt Service												
04-5701-801	FSB Lease Purchase-Principal	\$ 21,297	\$ 21,376	100%	\$ 660,894	\$ 21,376	3092%	\$ -	\$ 21,376	0%	\$ 766,785	\$ 256,512	299%
04-5701-803	FSB Lease Purchase (9/1/16)- Building-Principal	7,092	7,408	96%	299,838	7,408	4047%	-	7,408	0%	335,027	338,896	99%
04-5701-804	SCADA System Lease Purchase-Principal	1,789	1,789	100%	1,794	1,794	100%	1,799	1,799	100%	12,485	21,553	58%

Paint Brush Hills Metropolitan District

Enterprise Fund (04)

**Budget Status Report - GAAP Basis
For the Three Months Ending July 31, 2022**

Unaudited

	May			June			July			YTD		
	May Actual	MTD Budget	Percent of Budget	June Actual	MTD Budget	Percent of Budget	July Actual	MTD Budget	Percent of Budget	YTD Actual	2021 Budget	Percent of Budget (YTD 58.3%)
04-5702-801 FSB Lease Purchase-Interest	1,705	1,626	105%	3,253	1,626	200%	-	1,626	0%	12,374	19,508	63%
04-5702-803 FSB Lease Purchase (9/1/16)- Building-Interest	1,023	707	145%	1,976	707	280%	-	707	0%	7,364	8,484	87%
04-5702-804 SCADA System Lease Purchase-Interest	71	71	100%	66	66	100%	61	61	100%	535	767	70%
Total Debt Service	\$ 32,978	\$ 32,977	100%	\$ 967,821	\$ 32,977	2935%	\$ 1,860	\$ 32,977	6%	\$ 1,134,569	\$ 645,720	176%
Capital Outlay												
04-6002-259 Water System (PRVs)	\$ -	\$ -	0%	\$ -	\$ -	0%	\$ -	\$ -	0%	\$ 40,933	\$ -	0%
04-6001-350 Parks, Landscaping & Recreation Facilities	3,790	-	0%	-	-	0%	-	-	0%	5,823	-	0%
04-6003-000 Equipment Storage Facility	-	-	0%	-	-	0%	-	-	0%	-	-	0%
04-6006-000 Vehicle replacements	833	834	100%	833	834	100%	833	834	100%	18,152	10,008	181%
04-6007-258 Pump Houses (Booster Station)	201,310	487,350	41%	181,978	637,350	29%	238,610	487,350	49%	1,395,498	3,741,000	37%
04-6008-000 Storage Tanks	2,500	-	0%	2,500	-	0%	2,500	-	0%	18,394	30,000	61%
04-6009-000 Well Rehabilitation	-	-	0%	-	-	0%	-	-	0%	-	500,000	0%
04-6009-212 Well Construction (Well#12 / PH#6)	11,858	95,833	12%	2,098	95,833	2%	-	-	0%	35,349	575,000	6%
Total Capital Outlay	\$ 220,291	\$ 584,017	38%	\$ 187,410	\$ 734,017	26%	\$ 241,943	\$ 488,184	50%	\$ 1,514,148	\$ 4,856,008	31%
Total Expenditures	\$ 314,562	\$ 720,040	44%	\$ 1,275,194	\$ 869,600	147%	\$ 305,279	\$ 621,886	49%	\$ 3,211,798	\$ 6,744,123	48%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	\$ (163,514)	\$ (386,939)		\$ 1,373,251	\$ (473,724)		\$ (141,808)	\$ (313,628)		\$ 184,461.43	\$ (3,259,624)	-6%

	\$1,581,360.44	\$ 534,378		\$ 1,907,630		\$ 1,765,822	\$ 1,765,822
	\$1,325,314.19	\$ 1,859,693		\$ 3,232,944		\$ 3,091,136	\$ 3,091,136
4810-000		11,858		2,098		7,117	42,466
6007-253		-		-		-	-
6009-212		11,858		2,098		-	35,349
Net amount (should be zero)		-		-		7,117	7,117

Paint Brush Hills Metropolitan District

Conservation Trust Fund (05)

Budget Status Report - GAAP Basis

For the Three Months Ending July 31, 2022

Unaudited

Account Number	April			May			June			July			YTD		
	April Actual	April Budget	Percent of Budget	May Actual	MTD Budget	Percent of Budget	June Actual	MTD Budget	Percent of Budget	July Actual	MTD Budget	Percent of Budget	2021 Actual	YTD Budget	Percent Of Budget (YTD 58.3%)
REVENUE															
05-4201-000 Interest Income	\$ 1	\$ 1	44%	\$ 1	\$ 1	45%	\$ 1	\$ 1	93%	\$ 2	\$ 1	135%	\$ 4	\$ 14	30%
05-4420-000 Conservation Trust Revenue	-	-	0%	-	-	0%	4,662	3,591	130%	-	-	0%	10,077	14,363	70%
Total Revenue	\$ 1	\$ 1	44%	\$ 1	\$ 1	45%	\$ 4,663	\$ 3,592	130%	\$ 2	\$ 1	135%	\$ 10,081	\$ 14,377	70%
EXPENDITURES															
05-5420-000 Conservation Trust Expenditure	\$ -	\$ -	0%	\$ -	\$ -	0%	\$ -	\$ -	0%	\$ -	\$ -	0%	-	14,377	0%
Total	\$ -	\$ -	0%	\$ -	\$ -	0%	\$ -	\$ -	0%	\$ -	\$ -	0%	\$ -	\$ 14,377	0%
Total Expenditure	\$ -	\$ -	0%	\$ -	\$ -	0%	\$ -	\$ -	0%	\$ -	\$ -	0%	\$ -	\$ 14,377	0%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 1	\$ 1		\$ 1	\$ 1		\$ 4,663	\$ 3,592		\$ 2	\$ 1		\$ 10,081.04	\$ 0	

Beginning Fund Balance		1,001.44		\$ 6,416.95		\$ 6,417.49		\$ 11,080.86		\$ 11,082.48		\$ 11,082.48
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Paint Brush Hills Metropolitan District
SUBDISTRICT A OPERATIONS SPECIAL REVENUE FUND (10)
 Budget Status Report - GAAP Basis
 For the Three Months Ending July 31, 2022

Unaudited

Account Number		May			June			July			YTD		
		May Actual	MTD Budget	Percent of Budget	June Actual	MTD Budget	Percent of Budget	July Actual	MTD Budget	Percent of Budget	YTD Actual	2021 Budget	Percent of Budget (YTD 58.3%)
	REVENUE												
10-4220-000	Cost Reimbursement	\$ -	\$ 2,000	0%	\$ -	\$ 2,000	0%	\$ -	\$ 2,000	0%	\$ 904	\$ 24,000	4%
10-4209-000	Miscellaneous Income	-	-	0%	-	-	0%	-	-	0%	-	-	0%
	Total Revenue	\$ -	\$ 2,000	0%	\$ -	\$ 2,000	0%	\$ -	\$ 2,000	0%	\$ 904	\$ 24,000	4%
	EXPENDITURES												
10-5191-000	Miscellaneous	\$ -	\$ -	0%	\$ -	\$ -	0%	\$ -	\$ -	0%	\$ 904	\$ -	0%
10-5200-000	Legal	-	2,000	0%	-	2,000	0%	-	2,000	0%	-	24,000	0%
10-5220-000	Engineering	-	-	0%	-	-	0%	-	-	0%	-	-	0%
	Total Expenditures	\$ -	\$ 2,000	0%	\$ -	\$ 2,000	0%	\$ -	\$ 2,000	0%	\$ 904	\$ 24,000	4%
	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -	
	Beginning Fund Balance	\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -	

Paint Brush Hills Metropolitan District

SUBDISTRICT A DEBT SERVICE FUND (11)

Budget Status Report - GAAP Basis

For the Three Months Ending July 31, 2022

Unaudited

Account Number	REVENUE	May			June			July			YTD		
		May Actual	MTD Budget	Percent of Budget	June Actual	MTD Budget	Percent of Budget	July Actual	MTD Budget	Percent of Budget	YTD Actual	2021 Budget	Percent of Budget (YTD 58.3%)
11-4170-000	Property Tax Revenue	\$ 17,668	\$ 73,643	24%	\$ 179,326	\$ 73,643	244%	\$ 4,317	\$ 1,503	287%	\$ 447,914	\$ 450,878	99%
11-4171-000	Specific Ownership Tax	3,651	3,121	117%	4,049	3,121	130%	3,719	3,121	119%	26,361	37,458	70%
11-4201-000	Interest/Dividends Income	101	42	242%	50	42	120%	130	42	310%	407	502	81%
	Total Revenue	\$ 21,420	\$ 76,807	28%	\$ 183,425	\$ 76,807	239%	\$ 8,165	\$ 4,666	175%	\$ 474,682	\$ 488,838	97%
	EXPENDITURES												
11-5170-000	Treasurer's Fees	\$ 265	\$ 1,105	24%	\$ 2,690	\$ 1,105	244%	\$ 67	\$ 23	296%	\$ 6,721	\$ 6,763	99%
11-5190-000	Bank Charges	0	0	0%	0	0	0%	0	0	0%	1	2	0%
11-5003-000	Contract Staffing	-	-	0%	-	-	0%	-	500	0%	-	500	0%
11-5701-800	Bond Payments (Principal)	-	-	0%	-	-	0%	-	-	0%	-	20,660	0%
11-5702-800	Bond Payments (Interest)	230,927	-	0%	-	230,932	0%	-	-	0%	230,927	461,864	50%
	Total Expenditures	\$ 231,192	\$ 1,105	20925%	\$ 2,690	\$ 232,037	1%	\$ 67	\$ 523	13%	\$ 237,649	\$ 489,790	49%
	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	\$ (209,772)	\$ 75,702		\$ 180,735	\$ (155,230)		\$ 8,099	\$ 4,143		\$ 237,033.02	\$ (952)	

Beginning Fund Balance

	\$ 5,669.01	\$ 53,868.84	\$ 234,603.48	\$ 242,702.03	\$ 242,702.03
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Beginning	\$ 5,669.01
Previous	\$ 9,000,000.00
Principle Payments	(118,000.00)
Current Principle	\$ 8,882,000.00
2022 Interest	\$ 461,864.00
Payments	\$ 230,932.00

Priority	Title	Budgeted Amount	Current Projected	Status	Updates
1.0	Pump Booster Station #8 (w/GAC & Chlorine)	\$ 4,800,000	\$ 3,855,285	2022	Chlorine Contact chamber complete, starting foundation.
2.2	Equipment Well #12	\$ 750,000	\$ 272,000	2022	Bid Awarded to Lane. Start date around Oct.
2.3	Upgrade PH#6	\$ 750,000	\$ 500,000	2022	Maybe consider this to be moved to 2023
3.0	Rehab TWO Wells	\$ 500,000	\$ 500,000	2022	Well #10 & Well # 8, well be placed on schedule after well 12, currently in process of scheduling. Start date around Oct.
5.0	Add 3600 camera coverage to all Pump Houses	\$ 8,000	\$ 8,000	2022	Moving to 2023 - Adding parks

WELLS STATUS REPORT

WELL	FLOW	OPERATIONAL	COMMENTS
Well #1 (A-1) Pumphouse #1	36	No	Well has Short Curcuit downhole. Could die anytime. Chlorine dosing unreliable Needs downhole rehab work for iron bacteria/corrosion Last motor/pump rehab and controls 2012, New meter in 2016
Well #2 (A-2) Pumphouse #2	28	Yes	Well Flow getting too low to operate in late summer (< 20 gpm) Hard to start, once turned on in summer months we will leave running until aquifer level gets too low Last motor/pump rehab 2011 New meter installed 12/2017, New soft start controls 10/2018
Well #3 (A-3) Pumphouse #3	54	Yes	Must be started manually because sand binds impeller. Once on we leave on for summer months Well videod Oct 2016, cleaned and rehabed 2018, Re-equipped April 2019 w/ pump & motor Well stopped use May 2006. Equipment pulled October 2006
Well #4 (LFH-1) Pumphouse #3	95	Yes	Well increased production due to discovering/opening hidden valves in Londonderry Stopped use Sept 2007, videod Feb 2017, cleaned and rehabed 2018. Re-equipped April 2019 Well is down currently and waiting for transformer to be installed
Well #5 (LFH-2) Pumphouse #2	45	No	Well videod Nov 2020. 50% of screens are severly clogged. Level has dropped 600' in 21 yrs Not Functional - Sucks air and needs lowering of equipment Well has odor/quality issues
Well #6 (A-4) Pumphouse #4	49	Yes	Operational Last motor/pump rehab 2013
Well #7 (LFH-3) Pumphouse #4	51	Yes	Rehab completed fall 2020, less "diesel" smell. Cannot pump at full speed. Dialed down to 54Hz. New motor/pump 2014. Last well rehab 2020.
Well #8 (A-5) Pumphouse #5	60	Yes	Operational. Could be wearing out. Faults out occasionally-unknown reason Have to dial down to 57.3 Hz in summer. Well level very low Original 2007 well equipment, New controls 2014 - Never Rehabed
Well #9 (LFH-4) Pumphouse #5	89	Yes	2021 Rehab completed, scrubbed, acid swabbed, sonar jetted, and bailed, removed 20+ ft of silt/debris Screens cleaner now, Operational New controls 2015, replaced Filter 2021
Well #10 (A-6) Pumphouse #6	47	Yes	Replaced VFD and Filter May 2021. Have to dial down to 57 Hz. Well level very low in summer Uses the most electricity Original 2007 well equipment and controls - Never Rehabed
Well #11 (LFH-5) Pumphouse #6	96	Yes	Operational Original 2007 well equipment New controls in 2017 - Never Rehabed
Interconnect	60-140	Yes	Operational
Well #12 Pumphouse #6	N/A	N/A	Well Drilling Has Completed and Pumphouse To Be Constructed
BPS/Filtration Pumphouse #8	N/A	N/A	Future Booster Pressure Station / Water Filtration Plant

Pumping History - Multiple Years



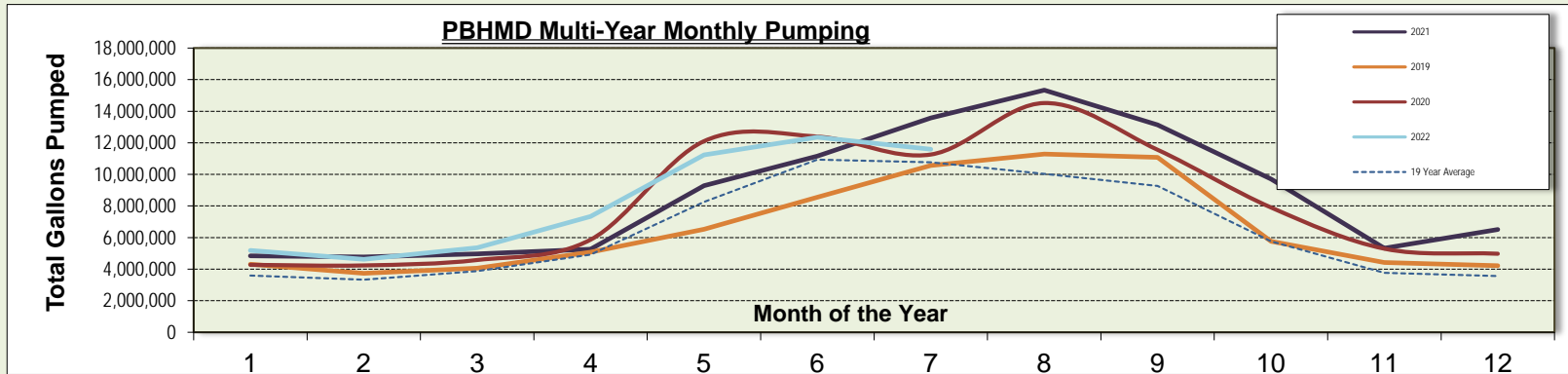
= Record Distribution for Month

= Highest Historical Month

= Lowest Historical Month

YEAR:	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Average
January	2,035,054	2,796,989	3,923,210	4,074,288	2,660,652	2,893,173	3,915,001	4,120,554	3,958,477	3,985,980	3,753,420	3,115,030	3,416,020	3,936,060	3,440,120	4,309,700	4,269,140	4,833,280	5,175,330	3,591,599
February	2,774,015	2,853,215	3,160,490	3,061,381	3,628,804	3,581,570	3,282,820	3,104,340	3,413,525	2,852,674	3,082,630	3,292,000	2,743,320	3,239,660	3,368,740	3,734,860	4,233,850	4,770,610	4,620,680	3,329,778
March	3,374,575	2,980,660	2,892,455	3,470,617	3,066,080	4,512,660	3,107,474	3,288,115	4,296,923	3,913,010	3,754,280	4,665,900	3,691,750	4,503,070	3,966,350	4,053,270	4,576,170	4,970,290	5,354,010	3,867,485
April	3,955,799	3,946,359	8,029,643	4,080,757	5,295,051	3,240,151	4,219,505	4,341,041	6,503,553	3,471,780	4,956,020	5,147,810	3,168,970	4,186,460	4,498,530	5,071,710	5,863,960	5,260,300	7,334,010	4,912,978
May	9,336,104	8,508,738	11,153,278	6,192,122	8,797,450	7,292,827	5,821,752	6,507,255	8,628,004	7,985,090	8,261,690	4,151,210	6,156,442	6,575,660	9,741,970	6,527,413	12,100,800	9,278,180	11,239,680	8,258,391
June	8,985,243	10,632,692	13,167,769	11,714,135	10,474,426	9,426,593	13,993,541	11,930,894	13,133,858	12,811,130	10,099,510	5,605,510	8,200,330	11,979,090	12,971,930	8,557,930	12,393,910	11,157,420	12,352,160	10,933,812
July	6,441,607	12,647,081	8,807,046	14,982,714	11,571,840	8,328,430	10,415,987	9,892,038	13,453,776	9,623,130	9,295,420	8,188,470	9,597,400	10,454,240	11,789,380	10,558,730	11,257,520	13,565,410	11,590,160	10,768,575
August	6,135,250	8,758,863	9,359,848	9,003,776	11,372,075	7,522,766	7,475,977	10,200,310	13,614,907	7,462,390	7,864,980	9,559,400	9,033,350	7,629,830	9,922,150	11,287,040	14,517,260	15,335,700		10,032,754
September	9,590,502	10,777,685	5,162,126	10,807,434	8,485,059	5,236,884	10,371,727	6,479,865	9,867,368	8,074,420	9,284,140	10,591,970	8,984,620	9,552,310	12,173,760	11,077,870	11,557,580	13,135,050		9,262,434
October	5,868,651	6,066,403	4,195,270	6,992,577	5,147,114	3,134,196	5,741,075	5,031,435	5,570,803	5,153,400	3,443,360	6,115,470	6,770,850	4,353,690	5,773,020	5,752,150	7,904,130	9,703,411		5,760,270
November	2,868,332	5,608,728	3,516,186	2,495,577	2,894,937	2,233,917	2,704,742	3,290,252	4,112,477	3,985,600	6,043,620	3,291,540	4,304,570	2,951,430	3,804,350	4,416,440	5,293,200	5,327,300		3,756,176
December	3,301,643	3,422,020	3,048,170	2,357,129	2,816,928	3,208,084	2,598,946	3,752,396	3,879,285	3,745,750	3,725,870	3,334,360	3,455,050	3,237,300	3,746,290	4,218,790	4,973,190	6,500,900		3,563,081
TOTALS:	64,666,775	78,999,433	76,415,491	79,232,507	76,210,416	60,611,251	73,648,547	71,938,495	90,432,956	73,064,354	73,564,940	67,058,670	69,522,672	72,598,800	85,196,590	79,565,903	98,940,710	103,837,851	57,666,030	76,196,359

December (prior year), January, February & March																			
BASE USE	2,826,870	2,983,127	3,349,544	3,413,614	2,928,166	3,451,083	3,378,345	3,277,989	3,855,330	3,657,737	3,584,020	3,699,700	3,296,363	3,783,460	3,503,128	3,961,030	4,324,488		5,030,803



NOTES:

WELL DISTRIBUTION REPORT

Paint Brush Hills Metropolitan District -- PWSID #CO0221690

July 2022	Meter Read 6/30/2021 (gal)	Meter Read 7/31/2021 (gal)	Days Well 'ON' July	Days Well 'ON' 2020	July Distribution (gal)	July Distribution (ac-ft)	YTD TOTAL Distribution (gal)	YTD TOTAL Distribution (ac-ft)
Well #1 (A-1)	8,173,200	8,173,200	0	0	0	0.00	0	0.00
Well #2 (A-2)	46,144,120	47,393,760	31	95	1,249,640	3.84	4,165,160	12.78
Well #3 (A-3)	13,173,180	15,243,250	24	50	2,070,070	6.35	3,995,850	12.26
Well #4 (LFH-1)	26,082,000	26,082,000	16	70	0	0.00	9,791,300	30.05
Well #5 (LFH-2)	11,664,500	11,664,500	n/a	0	0	0.00	0	0.00
Well #6 (A-4)	100,596,270	101,782,530	16	86	1,186,260	3.64	6,220,330	19.09
Well #7 (LFH-3)	25,482,160	26,921,560	16	79	1,439,400	4.42	6,128,560	18.81
Well #8 (A-5)	109,295,500	110,744,490	16	76	1,448,990	4.45	6,670,590	20.47
Well #9 (LFH-4)	142,458,150	143,544,030	6	35	1,085,880	3.33	4,617,930	14.17
Well #10 (A-6)	122,475,470	123,600,340	16	86	1,124,870	3.45	5,981,940	18.36
Well #11 (LFH-5)	75,028,630	76,743,860	9	61	1,715,230	5.26	8,732,860	26.80
MR Interconnect	17,783,500	17,963,500	2	11	180,000	0.55	1,316,600	4.04
Storage Tank Levels (ft)	29.0	27.0	n/a	n/a	89,820	0.28	48,000	0.15
TOTAL PUMPING:	(Well & Interconnect Usage)				11,500,340	35.30	57,621,120	176.84
TOTAL DISTRIBUTION:	(Distribution = Pumping +/- Storage)				11,590,160	35.57	57,669,120	176.99

Meters Installed 1240
 Schools Extra SFE's 30
 Grace Church SFE's 3

SFE's in District	1273
Monthly SFE's in ac-ft	0.34
SFE's for Year in ac-ft	0.14

PUMPING TOTALS:	YTD TOTAL USAGE vs. APPROPRIATIONS TALLIES:
July Well Pumping: 11,500,340 gal	Annual Arapahoe (unappropriated): 0.00 ac/ft of 90.6 ac/ft
July Well Pumping: 35.30 ac/ft	Annual Arapahoe (appropriated): 82.97 ac/ft of 182.0 ac/ft
YTD TOTAL Well Pumping: 57,621,120 gal	Annual Laramie-Fox Hills (appropriated): 89.83 ac/ft of 388.0 ac/ft
YTD TOTAL Well Pumping: 176.84 ac/ft	Annual MR Interconnect Water: 4.04 ac/ft of 85.0 ac/ft
	(Guthrie alluvial water via Meridian Ranch Water Service Agreement)
	Total Annual Available Water: 745.6 ac/ft

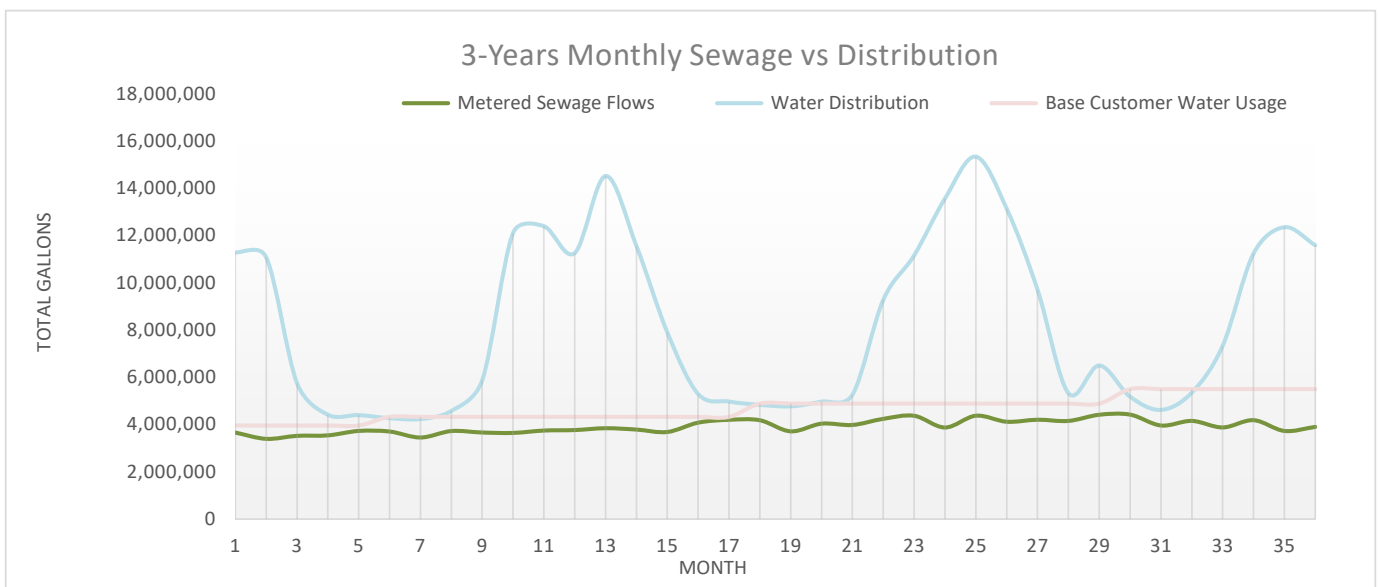
Storage capacity approx. 48,000 gal/ft (with both tanks in operation).
 Large tank approx. 32,000 gal/ft -- Small tank approx. 16,000 gal/ft

* As of 8/16/22 demand on the system is between 50%-60% of production rates. System pressure at the Booster Station has not dropped below 50psi. This means no restriction triggers have been activated. Current Water Conservation Level 1 is enforced.

PBHMD 3 Year Sewage Meter Flow Data Summary

Month/Year	Total Flow (gal)	Irrigation Usage	Days in Month	Average MGD/Day	Monthly Water Distribution	Base Water Usage
AUG'19	3,661,000	7,626,040	31	0.118	11,287,040	3,961,030
SEPT'19	3,395,000	7,682,870	30	0.113	11,077,870	3,961,030
OCT'19	3,522,000	2,230,150	31	0.114	5,752,150	3,961,030
NOV'19	3,542,000	874,440	30	0.118	4,416,440	3,961,030
DEC'19	3,730,000	670,950	31	0.120	4,400,950	3,961,030
2019 Average 3,441,250						
JAN'20	3,705,000	564,140	31	0.120	4,269,140	4,324,488
FEB'20	3,452,000	781,850	29	0.119	4,233,850	4,324,488
MAR'20	3,725,000	851,170	31	0.120	4,576,170	4,324,488
APR'20	3,663,000	2,200,960	30	0.122	5,863,960	4,324,488
MAY'20	3,646,000	8,454,800	31	0.118	12,100,800	4,324,488
JUNE'20	3,746,000	8,647,910	30	0.125	12,393,910	4,324,488
JULY'20	3,767,000	7,490,520	31	0.122	11,257,520	4,324,488
AUG'20	3,845,000	10,672,260	31	0.124	14,517,260	4,324,488
SEPT'20	3,788,000	7,769,580	30	0.126	11,557,580	4,324,488
OCT'20	3,686,000	4,218,130	31	0.119	7,904,130	4,324,488
NOV'20	4,081,000	1,212,200	30	0.136	5,293,200	4,324,488
DEC'20	4,200,000	773,190	31	0.135	4,973,190	4,324,488
2020 Average 3,775,333						
JAN'21	4,182,000	651,280	31	0.135	4,833,280	4,886,843
FEB'21	3,713,000	1,057,610	28	0.133	4,770,610	4,886,843
MAR'21	4,038,000	932,290	31	0.130	4,970,290	4,886,843
APR'21	3,983,000	1,277,300	30	0.133	5,260,300	4,886,843
MAY'21	4,242,000	5,036,180	31	0.137	9,278,180	4,886,843
JUNE'21	4,371,000	6,786,420	30	0.146	11,157,420	4,886,843
JULY'21	3,875,000	9,690,410	31	0.125	13,565,410	4,886,843
AUG'21	4,374,000	10,961,700	31	0.141	15,335,700	4,886,843
SEPT'21	4,119,000	9,016,050	30	0.137	13,135,050	4,886,843
OCT'21	4,204,000	5,499,411	31	0.136	9,703,411	4,886,843
NOV'21	4,154,000	1,173,300	30	0.138	5,327,300	4,886,843
DEC'21	4,415,000	2,085,900	31	0.142	6,500,900	4,886,843
2021 Average 4,139,167						
JAN'22	4,420,000	755,330	31	0.143	5,175,330	5,500,000
FEB'22	3,960,000	660,680	28	0.141	4,620,680	5,500,000
MAR'22	4,154,000	1,200,010	31	0.134	5,354,010	5,500,000
APR'22	3,878,000	3,456,010	30	0.129	7,334,010	5,500,000
MAY'22	4,185,000	7,054,680	31	0.135	11,239,680	5,500,000
JUNE'22	3,730,000	8,622,160	30	0.124	12,352,160	5,500,000
JULY'22	3,901,000	7,689,160	31	0.126	11,590,160	5,500,000
2022 Average 4,032,571						

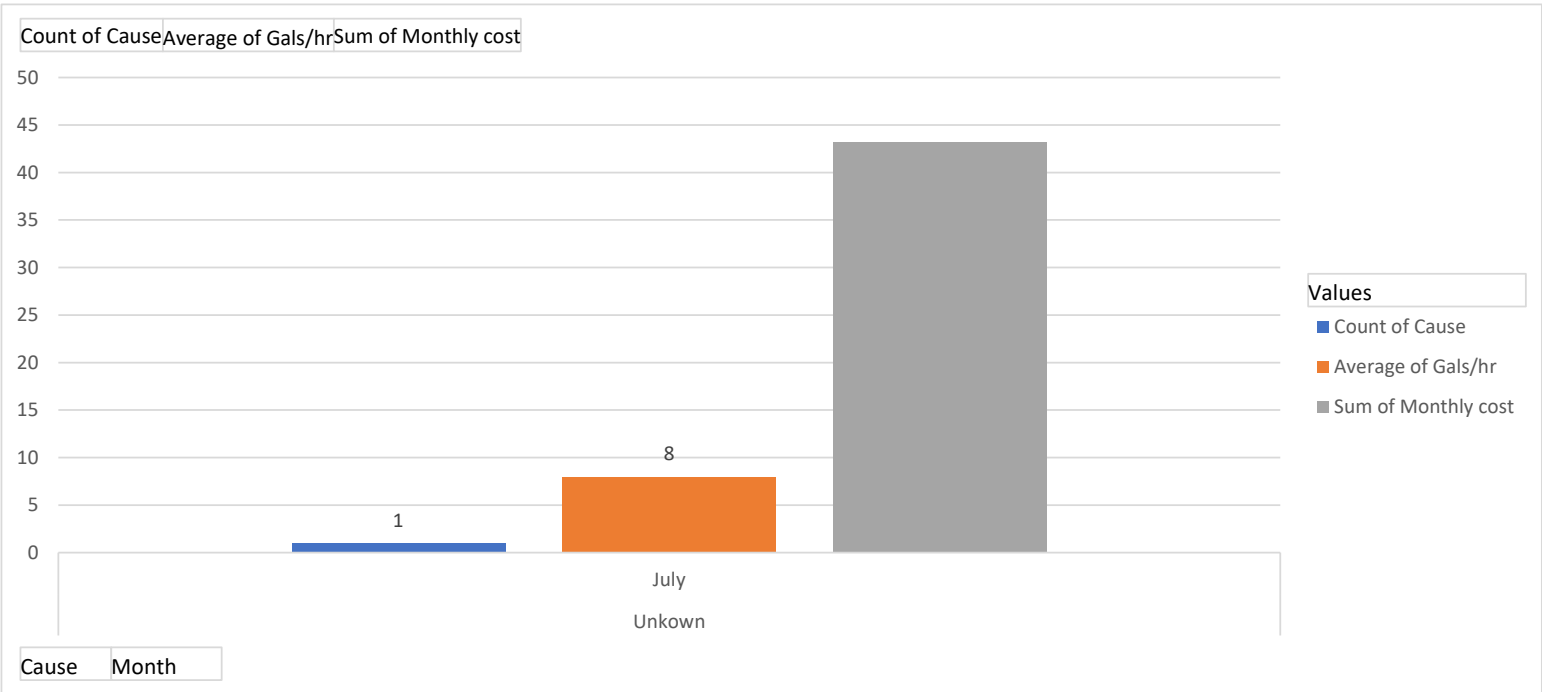
Avg./Month: **3,475,791** gal/month 2015 thru 2022 30.4
 Avg/Day: **114,335** gal/day 2015 thru 2022
 Avg/Day This Month: **125,839** gal/day recent month
 Avg/Day/Home: **101** ga/day per household for current month 1240 Homes



2022 Leaks



Month	Count of Cause	Average of Gals/hr	Sum of Monthly cost
Unkown	1	8	43.2
July	1	8	43.2
Grand Total	1	8	43.2



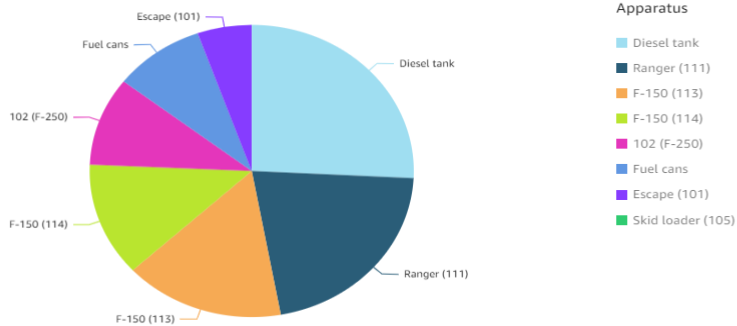
July Maintenance Report

Location Type	Location	Workflow	Workflow State	Ticket Name	Description	Parts Cost
Apparatus	102 (F-250)	Vehicle	Complete	F-250	Need to replace air filter.	\$52.89
	Escape (101)	Vehicle	Outside vender needed	Recall	Ford has a recall out for the transmission shifter cable.	
	F-150 (113)	Vehicle	Complete	Pass. Window has chip in it	Pass. Side window has a chip in it from weedwacking	\$223.58
			New ticket	Window	Drivers side window is cracked	
	F-150 (114)	Vehicle	Complete	Nail in tire	Tire King patched the tire	
Skid loader (105)	Heavy Equipment	outside vender needed	Oil in coolant	Twisted G came out and looked at the unit. Said that there is a leak in the raidator and needs new filters. They will order parts and do a full service on the unit.		
Equipment	Buildings - Admin Building	Buildings	acknowledged	Move and Mount District Map	We are moving the district map from the conference room to the front office (behind Sarah's desk). Please help mount the new nap, fill the holes in conference room and touch up paint. Thank you.	
	Weed Wackers - FS 240	Equipment	Complete	Spark arrestor clogged	Ordered and replaced the spark arrestor and air filter	\$29.99
	Wells - Well 02	Buildings	Complete	Camera's have water or dirt in them	Pump House 2 and 4 have water or dirt in the camera's. both cameras were full of water	
	Wells - Well 10	Wells	Complete	Leak Well 10 CL2 pump	Replaced bottom half of pump as there was a leak coming from the hose inside the pump.	
	Wells - Well 11	Wells	New Ticket	Water in flow meter	Well 11 had a low flow alarm today. After checking it the totalizer was showing -3000 GMP. upon investigation we found that the flow meter in the vault and all electrical conduit was filled with water	
Total						\$306.46

Ticket Spend	Service Task Spend	Fuel Spend
Total Cost \$1,695.30	Total Cost \$133.22	Total Cost \$5,223.91

Row Labels	Sum of Qu	Sum of Cost
Escape (101)	9.24	44.35
F-150 (113)	23.93	114.89
F-150 (114)	30.83	147.99
F-250	18.69	89.74
Fuel cans	68.49	328.74
Ranger (111)	16.64	79.87
Total	167.82	805.58
Grand Total	335.64	1611.16

Total Spend by Vehicle



Balance Sheet July

Loan # 's	Beginning Balance	Principal	Interest	Current Balance
3721	\$ 2,500,000.00	\$ -	\$ -	\$ 2,492,500.00
SCADA	\$ 21,918.52	\$ 1,798.55	\$ 61.45	\$ 20,119.97
Subdistrict A Bond (YTD)	\$ 8,882,000.00	\$ -	\$ 230,926.97	\$ 8,882,000.00
Name	Beginning of Month	Revenue / Expenses	Current Balance	
Vehicle	\$ 4,999.98	\$ 833.33	\$ 5,833.31	
Postage change	\$ 1,331.34	\$ 281.19	\$ 1,050.15	
Meters	53	0	123	\$ 32,103.00
Storage Tanks Repairs and Maintenance / Reserve	\$ 45,000.00	\$ 2,500.00	\$ 47,500.00	
Well #12 / PH #6	\$ 1,336,627.81	\$ 5,229.86	\$ 1,331,397.95	
Subdistrict A Debt Service Fund (BOKF)	\$ 234,559.84	\$ 8,143.31	\$ 242,703.15	

Paint Brush Hills Metropolitan District

AUGUST District Manager Report

Enclosures

- 1. 2020 Budget Priorities**
- 2. Aged Receivables – Condensed (Finals)**
- 3. Leaks from previous month.**
- 4. Monthly Maintenance Report**
- 5. Balance Sheets/Loans Update**

Employees/Resident Matters

Personnel:

- Request permission for 1 or 2 team events during the year. Cost would stay within Team Meal budget but will need to close early. (i.e. Top golf or escape room)
- Consider adding body for extra work.

Residents/District News

- Several compliments on Landscaping (passed on to the team)
- Billing issues.
 - Printing issue
 - Rate issue
 - Folding machine (Will review for budget item).

Documentation Review

Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement

- In progress: Researching which Detention Basins have been filed and which have not. Currently PH#6, Londonderry North and South have been verified. (Not using RG & Associates) -

District Rules and Regulations

- Currently review Rules and Regulations to update drawings and typos on drawings.

Active Projects (Minor)

Curb stop project – locating all resident’s curb stop valves and photographing location.

Phase I (Visible with no searching) – Complete (741)

Phase II (Not Visible but easily located with metal detector – 75% complete (199)

Homes verified (940).

Homes with issues (8), driveways, landscaping, etc.

Homes with buried curb stops (37), moved to P-III

Phase III (Not Visible but can be located with tracer wire)

Phase IV (Cannot locate Curb stop, needing mini excavator)

General District Information

Accounts Receivable (previous month) (enclosed) Outstanding A/R

1-30 Days	\$	93,415.11
31-60 Days	\$	1,671.29
61 Days	\$	1,626.98
91 Days	\$	722.67
121 days	\$	3,043.97

Notes as of August

- Total number of adjustments
 - August – 2 (\$30.00)
 - September – 2 (\$30.00)
 - October – 10 (\$150.00)
 - November – 25 (\$375.00) issues with ENT bank
 - December – 11 (\$165.00)
 - January – 3 (\$45.00)
 - February – 2 (\$30.00)
 - March – 1 (\$15.00)
 - April – 4 (\$60.00)
 - May – 3 (\$45.00)
 - June – 2 (\$25.00)
 - July – 5 (\$105.00)
 - August- 4 (\$158.76) 113.76 Meter Mix up
- Total number of accounts **1,238**
- **132** CC payments, **8** declined.
- **363** bank drafts, (i.e., Autopay) (therefore the other **751** are being manually processed).

Summary:

Month	Late Fees	Shut off Notices	Shut offs	Past Due Amount	Payment plan amount
August	74	19	1	\$2,037.86	\$0.00
September	56	26	3	\$2,155.35	\$0.00
October	70	31	2	\$4,271.26	\$0.00
November	110	36	3	\$4,793.08	\$0.00
December	76	28	3	\$2,903.11	\$571.75
January	84	31	1	\$1,045.55	\$0.00
February	58	24	0	\$1,760.83	\$0.00
March	72	28	1	\$2,113.48	\$0.00
April	76	28	3	\$1,624.32	\$0.00
May	66	27	5	\$2,094.45	\$0.00
June	59	26	5	\$2,087.54	\$398.26
July	91	30	3	\$2,130.63	\$398.26
August	71	24	0	\$2,984.55	\$341.40
Trends	74.1	27.5	2.3	\$2,461.69	\$131.51

Note: New payment plan due to miss in system.

Irrigation usage for **July- 502,831**

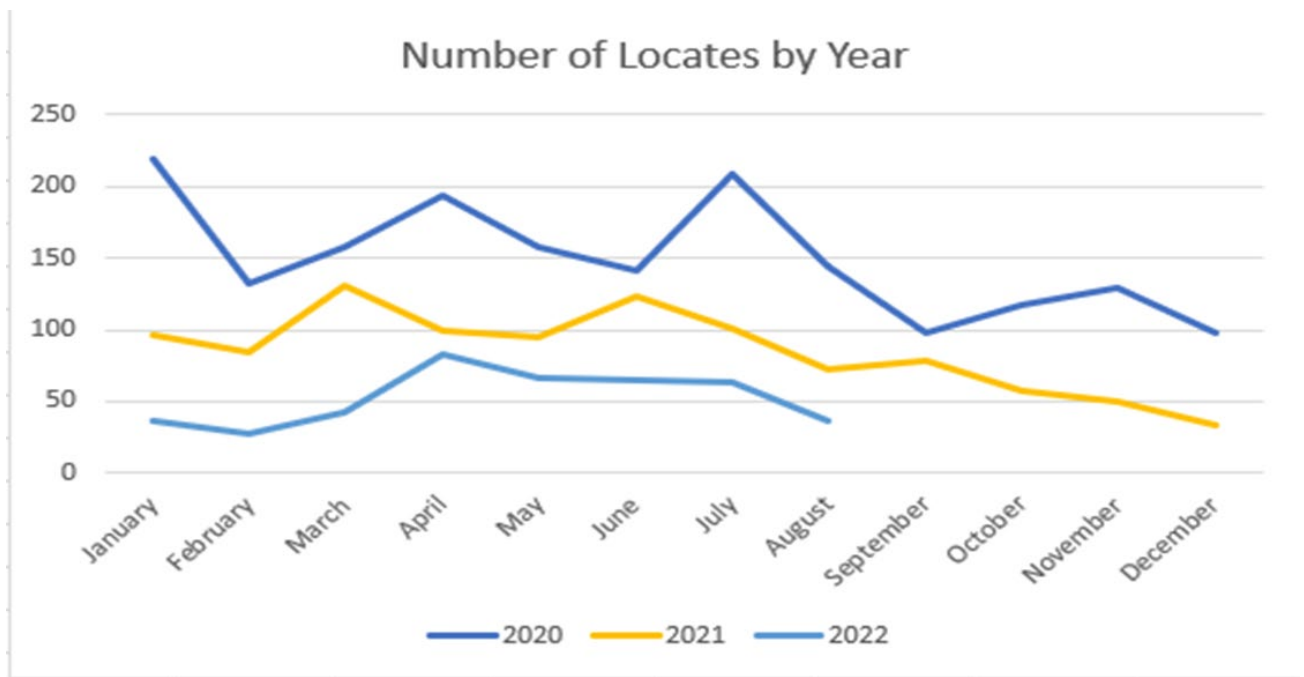
July	Current Month	Average per month	YTD Totals
North Manchester	0	6,040	72,484
Drayton Green	13,762	3,382	40,586
Scenic View	28,594	5,737	68,846
Center Irrigation	58,571	18,151	217,816
East Irrigation & South Manchester Park)	320,075	60,184	722,207
West Irrigation	81,829	16,980	203,754
Total	502,831	110,474	1,325,693
Cost	\$5,028.31		\$13,256.93

As of this month's Board Meeting

Meters 1,240 (0)
Taps fees 1,240 (0) (0 homes under construction)
Magic # 84 (1324)

Locates:

Month	Locate Total	New Builds	Last Year Locates	Cost
January	36	0	96	\$47.52
February	28	0	84	\$36.96
March	43	0	133	\$56.76
April	83	0	99	\$109.56
May	66	0	96	\$87.12
June	65	0	126	\$84.50
July	64	0	73	\$84.48
August	36	0	0	\$47.52
September	0	0	0	\$0.00
October	0	0	0	\$0.00
November	0	0	0	\$0.00
December	0	0	0	\$0.00



Robert J. Guevara

District Manager

5.1.1 Project Items

Title	Date	Due Date	Status	Category	Description	Updates	Assigned To:
New Well #12	2/20/2020	4/1/2022	Open	Project	The new well is to be constructed, that trigger date should be in the agreement between the district and the developer. My understanding about that agreement is that the developer, Jeff Mark, is to pay for Well #3 by the 175 lot of Filing 13E, Well #4 by the 350th lot, and for the new well by the end of Filing 13E.	Bid awarded to Layne, start date Octr 2022	District Manager
New BPS/Filtration Pumphouse #8	2/21/2020	8/1/2022	Open	Project	This Booster Pump Station was to be built in support equal pressure to the upper position of Filing 13E. I am recommending this pumphouse be relocated behind the PBHMD Building to support the equal pressure to the upper position of filing 13E and Filtration System.	Chlorine Contact Chamber complete, working on Foundation. Most underground piping complete. System operation date Dec 9th	District Manager
Lift Station Upgrade (Part Two)	2/20/2020	4/1/2023	Open	Project	The Lift Station upgrade is to provide overflow protection to ensure that it is properly for the desired emergency Response time. In addition to build a new emergency storage.	5/14/2020 - (lift station additional storage tank) Permit process has started. Paperwork is being circulated to City of Peyton, Health department, Woodmen Hills and County of El Paso Commissioner. 8/18/2020 Refiled permit due to cost, hand delivering the permit request to county on Monday. Move project to 2023, Estimated cost 742,000. County wants to ensure odor control is handled.	District Manager
Additional Water Storage Tank	2/20/2020	12/1/2023	Open	Project	As for information on the new 500k storage tank, costs for those are contained in the Master Plan.	Needs to be reassessed based on Actual SFE's with Autmn Arces	District Manager
Woodmen Hills MD Notice of Rate Increase	Open	Open	Open	Rate Increase	WHMD required to notify by 1 October if any rate increase is "planned". 2022 No Rate increase is planned	Yearly - Notify board immediate when and if a letter is received. Received notice on 10/14/2020 of a 2.5% recommended rate increase. Budget meeting on 12/3 will attend. 12/3/20WHMD approved 3% increase, PBHMD sent a letter with the intent of disputing this. 6/17 Letter sent to get information and prepare for arbitration 11/15 Letter sent requesting Date for arbatriton, WHMD agreed to let us pick an Arbitrator. 2/16/21 Mediation set for 3/1/22 NEXT meeting is 5/27 with lawyers, DM will attend Arbitration schedule has been set. NOV is Arbitration	Legal/ Board President/ District Manager

Check Date	Check No.	Bank Account No.	Description	Amount	Fund Code 01	Fund Code 04
8/16/2022	23808	CHECKING 8087	LYONS GADDIS	6,588.20	\$ 6,588.20	
8/16/2022	23807	CHECKING 8087	GSE Construction Company Inc.	238,610.63		\$ 238,610.63
8/16/2022	23806	CHECKING 8087	RG and Associates, LLC	2,921.50	\$ 165.00	\$ 2,756.50
8/16/2022	23805	CHECKING 8087	CINTAS	126.66	\$ 126.66	
8/16/2022	23804	CHECKING 8087	Colorado Hi-Tech Solutions	640.00	\$ 480.00	\$ 160.00
8/16/2022	23803	CHECKING 8087	Colorado Department of Public Health & Environment	680.00		\$ 680.00
8/16/2022	23802	CHECKING 8087	UNCC	84.50		\$ 84.50
8/16/2022	23801	CHECKING 8087	Mug-A-Bug Pest Control	48.00	\$ 48.00	
8/16/2022	23800	CHECKING 8087	Judicial Arbiter Group, Inc.	195.00		\$ 195.00
8/16/2022	23799	CHECKING 8087	El Paso County Public Health Laboratory	105.00		\$ 105.00
8/16/2022	23798	CHECKING 8087	StratusIQ	832.30	\$ 127.34	\$ 704.96
8/16/2022	23797	CHECKING 8087	Paul G. Anderson/Paul G. Anderson, LLC	160.00		\$ 160.00
8/9/2022	G04313	CHECKING 8087	Wex Bank	895.33	\$ 112.66	\$ 782.67
8/2/2022	G04308	CHECKING 8087	The Scrub doctors	386.70	\$ 386.70	
8/1/2022	G04300	CHECKING 8087	FSB	24,261.86		\$ 24,261.86
8/1/2022	23796	CHECKING 8087	CEBT	8,253.64	\$ 4,987.15	\$ 3,266.49
8/1/2022	23795	CHECKING 8087	Colorado Hi-Tech Solutions	495.10	\$ 321.82	\$ 173.28
8/1/2022	23794	CHECKING 8087	Browns Hill Engineering & Controls, LLC	4,635.00		\$ 4,635.00
8/1/2022	23793	CHECKING 8087	Fromm & Company	6,270.00	\$ 6,270.00	
8/1/2022	23792	CHECKING 8087	Rob's Septic Service and Porta-Pot Rental, Inc.	150.00		\$ 150.00
8/1/2022	23791	CHECKING 8087	RG and Associates, LLC	1,647.50		\$ 1,647.50
8/1/2022	23790	CHECKING 8087	MSPS	18,639.80		\$ 18,639.80
8/1/2022	23789	CHECKING 8087	CINTAS	232.20	\$ 157.93	\$ 74.27
8/1/2022	23788	CHECKING 8087	Treatment Technology	4,154.00		\$ 4,154.00
8/1/2022	23787	CHECKING 8087	Browns Hill Engineering & Controls, LLC	372.30		\$ 372.30
7/31/2022	23777	CHECKING 8087	CINTAS	190.31		\$ 190.31
7/31/2022	23776	CHECKING 8087	Mug-A-Bug Pest Control	48.00	\$ 48.00	
7/30/2022	G04303	CHECKING 8087	Waste Connections of Colorado, Inc	80.42	\$ 80.42	
7/30/2022	G04299	CHECKING 8087	Xerox Corporation	424.69	\$ 212.35	\$ 212.34
7/29/2022	G04307	CHECKING 8087	ADP	108.24	\$ 108.24	
7/29/2022	G04306	CHECKING 8087	ADP	49.95	\$ 49.95	
7/29/2022	G04301	CHECKING 8087	Meridian Service Metropolitan District	2,858.54		\$ 2,858.54
7/28/2022	G04310	CHECKING 8087	Mountain View Electric Association	7,412.53		\$ 7,412.53
7/25/2022	G04302	CHECKING 8087	Woodmen Hills Metropolitan District	40.48	\$ 40.48	
7/21/2022	G04311	CHECKING 8087	Mountain View Electric Association	1,304.52		\$ 1,304.52
7/21/2022	G04309	CHECKING 8087	Black Hills Energy	81.99	\$ 37.21	\$ 44.78

Grand Total	\$ 333,984.89	\$	20,348.11	\$	313,636.78
Source Fund					
General Fund	\$ 20,348.11				
Enterprise Fund	\$ 313,636.78				
Grand Total	\$ 333,984.89				

Paul G. Anderson, LLC
Attorney/Mediator

P.O. Box 50631
Colorado Springs, CO 80949-0631

Phone: (719) 510-9420
pandllc@comcast.net

August 1, 2022

**Privileged and
Confidential**

Via Electronic Mail Only

Board of Directors
Paint Brush Hills Metropolitan District
c/o Robert Guevara, Manager
9985 Towner Avenue
Peyton, CO 80831

Re: Legal Counsel Agreement

Dear Robert,

Thank you for asking me to provide legal counsel for the Paint Brush Hills Metropolitan District (District) on the matter described below. This letter describes the terms for my service and the specific scope of the client-attorney relationship for the matter described below.

You have asked me to provide legal counsel for the following:

Water rights and related matters (hereafter the "client matter").

The client matter describes the scope of my service unless we agree in a separate writing to add to or change the scope. Any such addition or change must be done by a separate letter countersigned by an authorized representative of the District.

I charge an hourly rate for all work I perform. My standard rate is \$250.00/hour plus expenses. If I initiate, or participate in, any type of adjudicatory or government agency proceeding (whether administrative, arbitration, mediation or court) on the District's behalf, a litigation rate of \$300/hour will apply at that time for the proceeding.

Any expense I incur under this agreement will be billed to the District at actual cost, and mileage will be charged at \$0.50 per mile, if charged. I will not incur any single expense that exceeds \$50 without the District's prior approval.

Because of our prior working relationship, I have waived my standard retainer. Instead, the District will be billed monthly and provided a detailed summary of my work on the client matter. Any amount charged is payable upon receipt, and any charges that remain unpaid for

thirty (30) days or more shall entitle me, at my option, to suspend or terminate my representation hereunder. At my option, any unpaid amounts after thirty (30) days of the billing date may be charged interest at a rate of one percent (1%) per month and added to the next monthly billing. In the event I bring a successful collection claim against the District for any unpaid amount in connection with my services under this agreement, the Court shall also award me all my attorney's fees and all costs incurred in prosecuting that claim.

I will update you regularly on my current work and confer with you as appropriate to review and assess your current options. Upon request, I will provide you copies of any correspondence or other documents in my possession involving the client matter. In all instances, I will carry out my responsibilities under this agreement to the best of my ability while adhering to the highest legal and ethical standards.

At the conclusion of my work, I will contact you regarding the disposition of any "hard copy" documents for the client matter that I have in my possession. In that instance, the files will be handled pursuant to your direction, and ultimately returned to you or destroyed within thirty (30) days of such contact.

If these terms are acceptable, please have the District sign and return this to me with an original signature as soon as possible. If you wish, you may return the signed agreement to me by email as a portable data format (PDF) document to expedite things. If you have any questions about the terms of this agreement or my work on the client matter, please do not hesitate to contact me.

I look forward to working with you. Thank you again for the opportunity.

Very truly yours,

/s/ Paul G. Anderson
Paul G. Anderson

ACKNOWLEDGEMENT & ACCEPTANCE

I have read the foregoing agreement, understand its terms and hereby accept the same, and further represent I am authorized to bind any entity on whose behalf I am signing.

Rebecca E. Bonilla, President
Paint Brush Hills Metropolitan District

Date: _____

Paul G. Anderson, LLC
Attorney/Mediator

P.O. Box 50631
Colorado Springs, CO 80949-0631

Phone: (719) 510-9420
pandllc@comcast.net

August 1, 2022

**Privileged and
Confidential**

Via Electronic Mail Only
Board of Directors
Paint Brush Hills Metropolitan District
c/o Robert Guevara, Manager
9985 Towner Avenue
Peyton, CO 80831

Re: Termination of 2022 Retainer Engagement Letter

Dear Robert,

Per our emails from July 21, this letter hereby terminates the above retainer agreement with the District dated December 6, 2021.

Per our emails, I am willing to continue providing legal counsel to the District on water rights matters under a new engagement letter which is sent simultaneously with this letter.

Please do not hesitate to contact me with any questions. Thanks very much.

Very truly yours,

/s/ Paul G. Anderson
Paul G. Anderson