

NOTICE OF REGULAR BOARD MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Rebecca Bonilla	President	3 Years / May 2025
Melissa Raetz	Vice President	3 Years / May 2025
David Lisle	Secretary	3 Years / May 2027
Russell Lawrence	Treasurer	3 Years / May 2025
Frank Coleman	Assistant Secretary	3 Years / May 2027

DATE:	January 4th, 2024
TIME:	5 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. Pump House 6

3. FINANCIAL MATTERS
 - 3.1. Discuss and Review Monthly Financials (enclosure)
 - 3.2. Monthly Balance Sheet Report (enclosure)
 - 3.3. Approve Current 2024 Budget Pending Final Assessment
 - 3.3.1. Review and Approve Paint Brush Hills Metropolitan District 2024 Water Tier Rate Increase and consider adoption of Resolution No. 2024-01-01 (enclosure)
 - 3.3.2. Review and Approve Paint Brush Hills Metropolitan District’s 2024 Budget, Certification of Mill Levy and Appropriating Funds and consider adoption of Resolution No. 2024-01-02 (enclosure)
 - 3.3.3. Review and Approve Paint Brush Hills Metropolitan District Subdistrict A 2024 Budget, Certification of Mill Levy and Appropriating Funds and consider adoption of Resolution No. 2024-01-03 (enclosure)

Summary of Last Month's Financials

Source Fund	Revenue	Expenses	Totals
General Fund (01)	\$ 4,095	\$ 62,511	\$ (58,416)
Enterprise Fund (04)	\$ 5,223	\$ 63,949	\$ (58,726)
Conservation Trust Fund (05)	\$ 6,469	\$ -	\$ 6,469
Subdistrict A Debt Services (11)	\$ -	\$ 313,230	\$ (313,230)
Grand Total	\$ 15,787	\$ 439,691	\$ (423,904)

4. STAFF REPORTS

4.1. Acknowledge Manager's and Operational Reports (enclosure)

- 4.1.1. Operator in Responsible Charge Report
- 4.1.2. Field Supervisor Report
- 4.1.3. District Manager Report

5. CONSENT AGENDA & ACTION ITEMS

5.1. CONSENT AGENDA – "I make a motion to approve the consent agenda." These items are routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Director so requests; in which event, the item will be removed from the Consent Agenda and considered in the regular Agenda.

- 5.1.1. Approve Minutes from previous Board Meeting (enclosure)
- 5.1.2. Approve/ratify the payment of claims for the period between December 7th, 2023, ending January 4th, 2024, as follows (enclosure)

Source Fund	Amount
General Fund	\$
Enterprise Fund	\$
Subdistrict A	\$
Total	\$

5.2. ACTION ITEMS

None

6. LEGAL MATTERS

None

7. SUBDISTRICT A MATTERS



Paint Brush Hills
Metropolitan District

9985 Towner Avenue
Falcon, CO 80831
(719) 495-8188 phone
Pbhmd.colorado.gov

8. EXECUTIVE SESSION

9. ADJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED ON FEBRUARY 15th, 2024.

Paint Brush Hills Metropolitan District

GENERAL FUND (01)

BUDGET 2024

	YTD Actual 2023	Monthly Average	Yearly Trend	2023 Budget	January	February	March	April	May	June	July	August	September	October	November	December	YTD
6%																	
GL Account# REVENUE																	
01-4170-000 Property Tax Revenue	\$ 775,054	\$ 64,588	\$ 775,054	\$ 775,066	\$ 16,364	\$ 343,640	\$ 49,091	\$ 65,455	\$ 49,091	\$ 286,367	\$ 8,182	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 818,191
01-4171-000 Specific Ownership Tax	67,859	6,786	81,431	78,312	7,193	7,193	7,193	7,193	7,193	7,193	7,193	7,193	7,193	7,193	7,193	7,193	86,317
01-4201-000 Interest Income	28,136	2,814	33,763	2,316	2,898	2,898	2,898	2,898	2,898	2,898	2,898	2,898	2,898	2,898	2,898	2,898	34,776
01-4209-000 Miscellaneous Income	10,375	1,038	12,450	-	-	-	-	-	-	-	-	-	-	-	-	-	-
01-3910-000 Reserve for Vehicles (Capital Reserve)	-	-	-	-	-	11,000	-	-	-	-	-	-	-	-	-	-	11,000
01-4800-000 Grants	-	-	-	20,544	-	-	-	-	-	-	-	-	-	-	-	22,062	22,062
01-4810-000 Developer Contributions - Capital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	\$ 881,424	\$ 75,225	\$ 902,698	\$ 876,238	\$ 26,455	\$ 364,731	\$ 59,183	\$ 75,546	\$ 59,183	\$ 296,458	\$ 18,273	\$ 10,091	\$ 10,091	\$ 10,091	\$ 10,091	\$ 32,153	\$ 972,346
EXPENDITURES																	
General and Administrative																	
0.002 Salaries and Benefits																	
01-5002-000 Employee Wages	\$ 296,370	\$ 29,637	\$ 355,644	\$ 398,115	\$ 23,294	\$ 34,940	\$ 25,623	\$ 28,583	\$ 28,583	\$ 28,583	\$ 28,583	\$ 42,874	\$ 28,583	\$ 25,623	\$ 25,623	\$ 32,029	\$ 352,920
01-5004-000 Payroll Taxes	23,658	2,366	28,390	29,718	1,785	2,608	1,913	2,134	2,134	2,134	2,134	3,201	2,134	1,913	1,913	2,391	26,392
01-5005-000 457b Plan Contributions	11,231	1,123	13,477	15,924	932	1,398	1,025	1,143	1,143	1,143	1,143	1,715	1,143	1,025	1,025	1,281	14,117
01-5006-000 Health Insurance	58,308	5,831	69,970	68,832	5,326	5,326	5,326	5,326	5,326	5,326	5,326	5,326	5,326	5,326	5,326	5,326	63,913
01-5011-000 Employee Compensation	2,330	233	2,796	3,000	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Total Salaries and Benefits	\$ 391,897	\$ 39,190	\$ 470,276	\$ 515,589	\$ 31,587	\$ 44,522	\$ 34,137	\$ 37,436	\$ 37,436	\$ 37,436	\$ 37,436	\$ 53,366	\$ 37,436	\$ 34,137	\$ 34,137	\$ 41,277	\$ 460,341
Professional Services																	
01-5003-000 Contract Staffing	\$ 17,496	\$ 700	\$ 8,395	\$ 17,932	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 742	\$ 8,899
01-5200-000 Legal	19,259	1,926	23,111	72,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	72,000
01-5210-000 Accounting	6,934	693	8,321	24,000	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
01-5222-000 Engineer - Other	-	417	5,000	4,944	442	442	442	442	442	442	442	442	442	442	442	442	5,300
Total Professional Services	\$ 43,689	\$ 3,736	\$ 44,827	\$ 118,876	\$ 8,683	\$ 8,683	\$ 8,683	\$ 8,683	\$ 8,683	\$ 8,683	\$ 8,683	\$ 8,683	\$ 8,683	\$ 8,683	\$ 8,683	\$ 8,683	\$ 104,199
General Administration																	
01-5010-000 Director's Fees	\$ 5,900	\$ 590	\$ 7,080	\$ 9,000	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 9,000
01-5101-000 Audit	31,812	3,181	38,174	15,000	-	-	-	5,000	5,000	5,000	5,000	5,000	-	-	-	-	25,000
01-5102-000 Payroll Processing	2,858	286	3,430	4,128	303	303	303	303	303	303	303	303	303	303	303	303	3,635
01-5110-000 Office Supplies	1,134	113	1,361	2,160	120	120	120	120	120	120	120	120	120	120	120	120	1,442
01-5111-000 Office Supplies - Consumables	1,794	179	2,153	2,600	190	190	190	190	190	190	190	190	190	190	190	190	2,282
01-5112-000 Office Equipment	1,274	127	1,529	2,712	135	135	135	135	135	135	135	135	135	135	135	135	1,621
01-5113-000 Office Furniture / Furnishings	436	44	523	1,440	60	60	60	60	60	60	60	60	60	60	60	60	720
01-5120-000 Computers and equipment	10,754	75	905	9,244	80	1,580	80	80	80	80	80	80	80	80	80	80	2,459
01-5121-000 Office Technology	5,612	561	6,734	6,552	595	2,095	595	595	595	595	595	595	595	595	595	595	8,638
01-5122-000 IT Support	11,518	772	9,262	2,580	818	818	818	818	818	818	818	818	818	818	818	818	9,817
01-5130-000 Utilities	11,009	901	10,811	12,288	955	955	955	955	955	955	955	955	955	955	955	955	11,459
01-5132-000 Telephone	651	65	781	1,020	249	249	249	249	249	249	249	249	249	249	249	249	2,988
01-5141-000 Employee Reimbursement	4,029	403	4,835	4,872	500	500	500	500	500	500	500	500	500	500	500	500	6,000
01-5142-000 Employee Training / Tuition reimbursement	145	542	6,500	600	542	542	542	542	542	542	542	542	542	542	542	542	6,500
01-5143-000 Certifications	-	-	-	300	25	25	25	25	25	25	25	25	25	25	25	25	300
01-5144-000 Election / Board Meetings	21	2	25	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-
01-5145-000 Dues / Subscriptions / Conferences	7,630	763	9,156	9,576	578	254	-	-	-	991	5,300	-	8,480	-	2,544	-	18,147
01-5146-000 Uniforms	1,071	107	1,285	900	425	25	25	775	25	25	25	25	25	775	25	25	2,200
01-5151-000 Administration Building Maintenance	75	8	90	540	42	42	42	42	42	42	42	42	42	42	42	42	504
01-5152-000 Administration Building Repairs	402	40	482	888	125	125	125	125	125	125	125	125	125	125	125	125	1,500
01-5153-000 Administration Building Improvements	1,405	141	1,686	1,932	799	799	799	799	799	799	799	799	799	799	799	799	9,587
01-5154-000 Security (Cameras)	7,502	120	1,442	1,380	127	127	127	127	127	127	127	127	127	127	127	127	1,529
01-5160-000 Insurance	33,812	3,381	33,812	44,692	48,779	976	-	-	-	-	-	-	-	-	-	-	49,755
01-5170-000 Treasurer's Fees	11,630	1,163	13,956	11,627	245	5,155	736	982	736	4,296	123	-	-	-	-	-	12,273
01-5190-000 Bank Charges	129	13	155	384	14	14	14	14	14	14	14	14	14	14	14	14	164
01-5191-000 Miscellaneous	3,539	194	2,327	5,384	206	206	206	1,806	206	206	206	206	1,806	206	206	206	5,666
01-5991-000 Freight	94	9	113	300	10	10	10	10	10	10	10	10	10	10	10	10	120
01-5960-000 Contingency	-	2,431	29,170	26,292	2,431	2,431	2,431	2,431	2,431	2,431	2,431	2,431	2,431	2,431	2,431	2,431	29,170
Total General Administration	\$ 156,236	\$ 13,771	\$ 187,777	\$ 188,391	\$ 59,103	\$ 18,485	\$ 9,837	\$ 17,432	\$ 14,837	\$ 19,387	\$ 19,523	\$ 14,100	\$ 19,180	\$ 9,850	\$ 11,644	\$ 9,100	\$ 222,478
Total General Administrative Expenditures	\$ 591,822	\$ 56,697	\$ 702,880	\$ 822,856	\$ 99,373	\$ 71,690	\$ 52,656	\$ 63,551	\$ 60,956	\$ 65,506	\$ 65,642	\$ 76,149	\$ 65,299	\$ 52,670	\$ 54,464	\$ 59,060	\$ 787,019

Paint Brush Hills Metropolitan District

GENERAL FUND (01)

BUDGET 2024

	YTD Actual 2023	Monthly Average	Yearly Trend	2023 Budget	January	February	March	April	May	June	July	August	September	October	November	December	YTD	
6%																		
Operations																		
General Administration- Parks and Grounds																		
01-5300-000	Fuel	\$ 3,345	\$ 335	\$ 4,014	\$ 6,732	\$ 418	418	418	418	418	418	418	418	418	418	418	418	5,018
01-5301-000	Vehicle Maintenance	1,008	101	1,210	1,020	137	137	137	137	137	137	137	137	137	137	137	137	1,642
01-5302-000	Vehicle Repair	502	50	602	1,020	103	103	103	103	103	103	103	103	103	103	103	103	1,239
01-5303-000	Vehicle Misc. Improvements	283	28	340	360	30	30	30	30	30	30	30	30	30	30	30	30	360
01-5309-000	Vehicle Wash	136	14	163	360	25	25	25	25	25	25	25	25	25	25	25	25	300
01-5310-000	Safety Equipment	914	91	1,097	840	57	57	57	57	57	57	57	57	57	57	57	57	683
01-5330-000	Supplies and Tools	1,457	146	1,748	2,400	239	239	239	239	239	239	239	239	239	239	239	239	2,873
01-5401-000	Parks, Landscaping & Rec Fac Maintenance	12,404	1,240	14,885	16,464	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800
01-5402-000	Parks, Landscaping & Rec Fac Repairs	1,260	126	1,512	1,500	134	134	134	134	134	134	134	134	134	134	134	134	1,603
01-5403-000	Parks, Landscaping & Rec Fac Improvements	2,284	228	2,741	2,400	242	242	242	242	242	242	242	242	242	242	242	242	2,905
01-5404-000	Irrigation Water Expense	26,326	2,633	31,591	19,235	-	-	-	1,547	3,310	3,310	3,308	3,310	2,707	2,707	-	-	20,198
01-5410-000	Storage & Port-O-Let Fees	503	72	431	990	-	-	-	-	165	165	165	165	165	165	-	-	990
01-5561-000	Storm Water Facilities Maintenance	995	100	1,194	3,000	250	250	250	250	250	250	250	250	250	250	250	250	3,000
	Total General Administration- Parks and Grounds	\$ 51,417	\$ 5,163	\$ 61,528	\$ 56,321	\$ 3,035	\$ 3,035	\$ 3,035	\$ 4,582	\$ 6,510	\$ 6,510	\$ 6,508	\$ 6,510	\$ 5,907	\$ 5,907	\$ 3,035	\$ 3,035	\$ 57,610
Capital Outlay- Parks and Grounds																		
01-6001-000	Parks and Recreation Facility Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
01-6003-070	Buildings (Administrative Building Parking Lot)	92,313	17,667	53,000	112,901	-	-	-	-	-	-	-	-	-	-	-	-	-
01-6003-077	Buildings (Administrative Building Retaining Wall)	-	19,967	59,900	-	-	-	-	-	-	-	-	-	-	-	-	-	-
01-6013-000	District Software and Technology	-	3,333	40,000	-	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
01-6004-350	Easements & Properties (Land)	12,605	14,000	14,000	14,000	-	-	-	-	-	-	-	-	-	-	-	-	-
01-6006-000	Vehicles and equipment	-	917	11,004	11,004	972	46,972	30,972	972	972	972	972	972	972	972	972	972	87,664
	Total Parks and Grounds Expenditures	\$ 104,918	\$ 55,884	\$ 177,904	\$ 137,905	\$ 4,305	\$ 50,305	\$ 34,305	\$ 4,305	\$ 4,305	\$ 4,305	\$ 4,305	\$ 4,305	\$ 4,305	\$ 4,305	\$ 4,305	\$ 4,305	\$ 127,664
	Total Parks and Grounds Expenditures	\$ 156,335	\$ 61,047	\$ 239,432	\$ 194,226	\$ 7,341	\$ 53,341	\$ 37,341	\$ 8,887	\$ 10,815	\$ 10,815	\$ 10,814	\$ 10,815	\$ 10,212	\$ 10,212	\$ 7,341	\$ 7,341	\$ 185,274
	Total General Administrative and Operations	\$ 748,157	\$ 117,744	\$ 942,312	\$ 1,017,082	\$ 106,713	\$ 125,031	\$ 89,997	\$ 72,439	\$ 71,771	\$ 76,321	\$ 76,456	\$ 86,965	\$ 75,512	\$ 62,883	\$ 61,805	\$ 66,401	\$ 972,293
	EXCESS OF REVENUE OVER (UNDER)																	
	EXPENDITURES AND OTHER FINANCING USES	\$ 133,267	\$ (42,519)	\$ (39,614)	\$ (140,844)	\$ (80,258)	\$ 239,701	\$ (30,814)	\$ 3,108	\$ (12,589)	\$ 220,137	\$ (58,183)	\$ (76,874)	\$ (65,421)	\$ (52,792)	\$ (51,714)	\$ (34,248)	\$ 53

Paint Brush Hills Metropolitan District

Enterprise Fund (04)

BUDGET 2024

	YTD Actual 2023	Monthly Average	Yearly Trend	2023 Budget	January	February	March	April	May	June	July	August	September	October	November	December	YTD
6.0%																	
Number of Homes																	
					1,240	1,242	1,244	1,246	1,248	1,250	1,252	1,254	1,256	1,258	1,260	1,262	1,262
Account Number	REVENUE																
	Water Revenue																
04-4500-000	\$ 383,185	\$ 38,319	\$ 459,822	\$ 459,000	\$ 38,130	\$ 38,190	\$ 38,250	\$ 38,310	\$ 38,370	\$ 38,430	\$ 38,490	\$ 38,550	\$ 38,610	\$ 38,670	\$ 38,730	\$ 38,790	\$ 461,520
04-4501-030	513,923	51,392	616,708	640,045	32,540	33,405	30,743	32,292	41,551	75,066	80,420	80,085	95,687	84,486	54,497	35,278	676,049
04-4501-031	53,796	5,380	64,555	9,613	382	550	454	583	522	43	25	1,314	1,831	1,582	1,223	431	8,941
04-4501-032	73	7	88	52	7	5	7	7	6	6	5	8	7	7	6	6	77
04-4501-033	26,326	2,633	31,591	19,235	-	-	-	1,547	3,310	3,310	3,308	3,310	2,707	2,707	-	-	20,198
	\$ 977,303	\$ 97,730	\$ 1,172,764	\$ 1,127,945	\$ 71,060	\$ 72,150	\$ 69,454	\$ 72,738	\$ 83,759	\$ 116,855	\$ 122,249	\$ 123,267	\$ 138,842	\$ 127,452	\$ 94,456	\$ 74,505	\$ 1,166,784
	Wastewater Revenue																
04-4601-030	\$ 74,477	\$ 7,448	\$ 89,372	\$ 89,424	\$ 7,440	\$ 7,452	\$ 7,464	\$ 7,476	\$ 7,488	\$ 7,500	\$ 7,512	\$ 7,524	\$ 7,536	\$ 7,548	\$ 7,560	\$ 7,572	\$ 90,072
04-4601-031	1,920	192	2,304	2,304	192	192	192	192	192	192	192	192	192	192	192	192	2,304
04-4601-032	240	24	288	288	24	24	24	24	24	24	24	24	24	24	24	24	288
	\$ 76,637	\$ 7,664	\$ 91,964	\$ 92,016	\$ 7,656	\$ 7,668	\$ 7,680	\$ 7,692	\$ 7,704	\$ 7,716	\$ 7,728	\$ 7,740	\$ 7,752	\$ 7,764	\$ 7,776	\$ 7,788	\$ 92,664
	Fees Revenue																
04-4101-000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
04-4102-000	500	50	600	8,000	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	13,200
04-4110-000	528,482	52,848	634,178	647,472	76,844	76,844	76,844	76,844	76,844	76,844	76,844	76,844	76,844	76,844	76,844	76,844	922,125
04-4111-000	38,799	3,880	46,559	49,008	6,432	6,432	6,432	6,432	6,432	6,432	6,432	6,432	6,432	6,432	6,432	6,432	77,189
04-4120-000	37,752	3,775	45,302	52,416	2,927	2,927	2,927	2,927	2,927	2,927	2,927	2,927	2,927	2,927	2,927	2,927	35,119
04-4131-000	15,120	1,512	18,144	18,000	1,515	1,521	1,527	1,533	1,539	1,545	1,551	1,557	1,563	1,569	1,575	1,581	18,576
04-4132-000	660	66	792	2,220	70	70	70	70	70	70	70	70	70	70	70	70	840
04-4509-000	17,445	1,745	20,934	17,220	1,745	1,745	1,745	1,745	1,745	1,745	1,745	1,745	1,745	1,745	1,745	1,745	20,934
04-4510-000	11,585	1,159	13,902	10,920	1,159	1,159	1,159	1,159	1,159	1,159	1,159	1,159	1,159	1,159	1,159	1,159	13,902
	\$ 650,343	\$ 65,034	\$ 780,412	\$ 805,256	\$ 91,791	\$ 91,797	\$ 91,803	\$ 91,809	\$ 91,815	\$ 91,821	\$ 91,827	\$ 91,833	\$ 91,839	\$ 91,845	\$ 91,851	\$ 91,857	\$ 1,101,884
	Miscellaneous Revenue																
04-4201-000	\$ 39,404	\$ 3,940	\$ 47,285	\$ 8,232	\$ 3,940	\$ 3,940	\$ 3,940	\$ 3,940	\$ 3,940	\$ 3,940	\$ 3,940	\$ 3,940	\$ 3,940	\$ 3,940	\$ 3,940	\$ 3,940	\$ 47,285
04-4202-000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
04-4204-000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
04-4209-000	36,514	1,651	19,817	8,660	713	713	713	713	713	713	713	741	741	741	741	741	8,698
04-4210-000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
04-3910-000	-	-	-	-	-	9,000	12,000	-	-	-	-	-	-	-	-	-	21,000
	\$ 75,918	\$ 5,592	\$ 67,102	\$ 16,892	\$ 4,653	\$ 13,653	\$ 16,653	\$ 4,653	\$ 4,653	\$ 4,653	\$ 4,653	\$ 4,682	\$ 4,682	\$ 4,682	\$ 4,682	\$ 4,682	\$ 76,983
	Grants and Loans																
04-4220-000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
04-4750-000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
04-4800-000	-	-	-	1,500	-	-	-	-	-	-	-	-	-	-	-	750	750
04-4810-000	200,387	20,039	240,464	575,001	-	-	-	191,667	191,667	191,667	-	-	-	-	-	-	575,000
04-4820-000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	\$ 200,387	\$ 20,039	\$ 240,464	\$ 576,501	\$ -	\$ -	\$ -	\$ 191,667	\$ 191,667	\$ 191,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750	\$ 575,750
	\$ 1,980,588	\$ 196,059	\$ 2,352,706	\$ 2,618,610	\$ 175,160	\$ 185,268	\$ 185,590	\$ 368,559	\$ 379,597	\$ 412,711	\$ 226,457	\$ 227,521	\$ 243,114	\$ 231,742	\$ 198,764	\$ 179,581	\$ 3,014,066
	EXPENDITURES																
	General and Administrative																
	Salaries and Benefits																
04-5002-000	\$ 138,867	\$ 13,887	\$ 166,640	\$ 204,332	\$ 18,422	\$ 27,632	\$ 20,264	\$ 20,264	\$ 20,264	\$ 20,264	\$ 20,264	\$ 30,396	\$ 20,264	\$ 20,264	\$ 20,264	\$ 25,330	\$ 263,888
04-5004-000	11,189	1,119	13,427	15,253	1,375	2,063	1,513	1,513	1,513	1,513	1,513	2,269	1,513	1,513	1,513	1,891	19,699
04-5005-000	5,497	550	6,596	8,173	737	1,105	811	811	811	811	811	1,216	811	811	811	1,013	10,556
04-5006-000	27,067	2,707	32,480	54,636	2,404	2,404	2,404	2,404	2,404	2,404	2,404	2,404	2,404	2,404	2,404	2,404	28,853
04-5011-000	\$ 168	\$ 17	\$ 202	\$ 1,695	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 1,500
	\$ 182,788	\$ 18,279	\$ 219,346	\$ 284,089	\$ 23,063	\$ 33,330	\$ 25,116	\$ 25,116	\$ 25,116	\$ 25,116	\$ 25,116	\$ 36,410	\$ 25,116	\$ 25,116	\$ 25,116	\$ 30,763	\$ 324,496
	Professional Services																

Paint Brush Hills Metropolitan District

Enterprise Fund (04)

BUDGET 2024

		YTD Actual 2023	Monthly Average	Yearly Trend	2023 Budget	January	February	March	April	May	June	July	August	September	October	November	December	YTD
6.0%																		
04-5200-000	Legal	\$ 5,335	\$ 534	\$ 6,402	\$ 6,000	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 9,000
04-5220-000	Engineer - Developer Reimbursable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
04-5222-000	Engineer - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Professional Services	\$ 5,335	\$ 534	\$ 6,402	\$ 6,000	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 9,000
	General Administration																	
04-5120-000	Computers & Computer accessories	\$ 311	\$ 31	\$ 373	\$ 1,695	\$ 33	\$ 3,233	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 3,596
04-5121-000	Office Technology/Website	5,564	631	7,577	5,484	749	2,249	749	749	749	749	749	749	749	749	749	749	10,491
04-5122-000	IT Support	1,145	115	1,374	2,604	121	121	121	121	121	121	121	121	121	121	121	121	1,456
04-5130-000	Utilities	3,273	327	3,928	5,460	347	347	347	347	347	347	347	347	347	347	347	347	4,163
04-5131-000	Street Light Utilities	17,777	1,778	21,332	25,296	1,884	1,884	1,884	1,884	1,884	1,884	1,884	1,884	1,884	1,884	1,884	1,884	22,612
04-5132-000	Telephone	907	91	1,088	1,440	276	276	276	276	276	276	276	276	276	276	276	276	3,314
04-5133-000	Bulk Water Purchases	30,872	3,087	37,046	35,844	3,272	3,272	3,272	3,272	3,272	3,272	3,272	3,272	3,272	3,272	3,272	3,272	39,269
04-5134-000	Utilities - Pumphouse	184,634	18,463	221,561	279,648	21,171	21,171	21,171	21,171	21,171	21,171	21,171	21,171	21,171	21,171	21,171	21,171	254,054
04-5140-000	Team Meals	1,176	118	1,411	2,720	140	140	340	140	140	140	140	140	140	340	140	1,600	3,540
04-5141-000	Employee Reimbursement	2,219	222	2,663	4,032	120	120	120	120	120	120	120	120	120	120	120	120	1,440
04-5142-000	Employee Training	-	-	-	600	100	100	100	100	100	100	100	100	100	100	100	100	1,200
04-5143-000	OPS Certification and Training	85	9	102	300	25	25	25	25	25	25	25	25	25	25	25	25	300
04-5145-000	Dues / Subscriptions / Conferences	2,060	206	2,472	3,370	572	1,548	-	-	1,325	530	975	-	18,020	27	254	-	23,251
04-5146-000	Uniform Expense	94	9	113	420	15	215	515	15	15	15	15	15	15	315	15	15	1,180
04-5150-000	Billing Expense	21,485	1,296	15,550	21,075	1,374	1,374	1,374	7,497	4,289	1,374	1,374	1,374	1,374	1,374	1,374	1,374	25,521
04-5154-000	Security (Wells & Pump Houses)	11,489	1,149	13,787	19,628	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	14,614
04-5160-000	Insurance	23,238	2,324	27,886	22,346	24,390	488	-	-	-	-	-	-	-	-	-	-	24,877
04-5190-000	Bank Charges	238	24	286	72	25	25	25	25	25	25	25	25	25	25	25	25	303
04-5191-000	Miscellaneous Expenses	2,312	231	2,774	1,656	245	245	245	245	245	245	245	245	245	245	245	245	2,941
04-5321-000	Tap Fees Remitted - Outside District Entities	64,980	6,498	77,976	56,160	-	-	-	-	-	-	-	-	-	-	-	-	-
04-5500-000	Refunds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
04-5750-000	Cost of Issuance - Loan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total General Administration	\$ 373,859	\$ 36,608	\$ 439,298	\$ 489,850	\$ 56,078	\$ 38,052	\$ 31,816	\$ 37,240	\$ 35,356	\$ 31,646	\$ 32,092	\$ 31,116	\$ 49,136	\$ 31,643	\$ 31,371	\$ 32,576	\$ 438,124
	Total General Administrative Expenditures	\$ 561,982	\$ 55,421	\$ 665,046	\$ 779,939	\$ 79,891	\$ 72,131	\$ 57,683	\$ 63,106	\$ 61,223	\$ 57,513	\$ 57,958	\$ 68,276	\$ 75,003	\$ 57,509	\$ 57,237	\$ 64,089	\$ 771,619
	Operations																	
04-5300-000	Vehicle Fuel	\$ 3,031	\$ 303	\$ 3,637	\$ 4,116	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000
04-5301-000	Vehicle Maintenance	355	36	426	1,020	100	100	100	100	100	100	100	100	100	100	100	100	1,200
04-5302-000	Vehicle Repair	1,003	100	1,204	2,496	125	125	125	125	125	125	125	125	125	125	125	125	1,500
04-5303-000	Vehicle Misc. Cost	420	42	504	300	50	50	50	50	50	50	50	50	50	50	50	50	600
04-5309-000	Vehicle Wash	18	2	22	-	-	-	-	-	-	-	-	-	-	-	-	-	-
04-5310-000	Safety Equipment	1,792	179	2,150	1,500	125	125	125	125	125	125	125	125	125	125	125	125	1,500
04-5330-000	Supplies and Tools	452	45	542	1,140	48	48	48	48	48	48	48	48	48	48	48	48	575
04-5340-000	SCADA System Maintenance	23,733	2,373	28,480	44,460	4,163	4,163	4,163	4,163	4,163	4,163	4,163	4,163	4,163	4,163	4,163	4,163	49,956
04-5501-000	Pumphouse Maintenance	-	-	-	1,200	50	50	50	50	50	50	50	50	50	50	50	50	600
04-5502-000	Pumphouse Repairs	104	10	125	2,376	100	100	100	100	100	100	100	100	100	100	100	100	1,200
04-5503-000	Pumphouse Improvements	47	5	56	1,200	100	100	100	100	100	100	100	100	100	100	100	100	1,200
04-5511-000	Well Maintenance	482	48	578	300	25	25	25	25	25	25	25	25	25	25	25	25	300
04-5512-000	Well Repairs	4,077	408	4,892	30,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
04-5520-000	Locates	794	79	953	1,140	84	84	84	84	84	84	84	84	84	84	84	84	1,010
04-5531-000	Storage Tank Repairs and Maintenance / Reserve	-	2,500	30,000	30,000	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	31,800
04-5540-000	Analytical Testing	3,389	339	4,067	19,200	443	443	443	443	4,043	443	443	4,318	443	443	443	443	12,794
04-5541-000	Water Treatment Chemicals	17,154	1,715	20,585	21,936	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	1,955	23,458
04-5542-000	Water Treatment Equipment / Repairs	290	29	348	900	31	31	31	31	31	31	31	31	31	31	31	31	369
04-5550-000	Meters - Residential Install	274	550	6,600	-	550	550	550	550	550	550	550	550	550	550	550	550	6,600
04-5551-000	Meters - Residential Repairs & Replacement	-	-	-	900	67	67	67	67	67	67	67	67	67	67	67	67	804
04-5591-000	Roadway Repairs	6,213	621	7,456	25,200	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	32,400
04-5592-000	Waterline Repairs	-	-	-	1,200	100	100	100	100	100	100	100	100	100	100	100	100	1,200
04-5601-000	Lift Station Maintenance	4,650	465	5,580	4,900	25	25	1,392	25	25	25	25	25	3,587	25	25	25	5,229
04-5602-000	Lift Station Repairs	514	125	1,500	1,488	133	133	133	133	133	133	133	133	133	133	133	133	1,590
04-5611-000	Wastewater - Collection System Maintenance	27,987	2,799	33,584	24,000	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800
04-5612-000	Wastewater - Collection System Repairs	725	73	870	50,400	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000
04-5801-000	Hydrant Maintenance, Repair and Flushing	-	83	1,000	2,004	83	83	83	83	83	83	83	83	83	83	83	83	1,000

Paint Brush Hills Metropolitan District

Enterprise Fund (04)

BUDGET 2024

	YTD Actual 2023	Monthly Average	Yearly Trend	2023 Budget	January	February	March	April	May	June	July	August	September	October	November	December	YTD
6.0%																	
04-5960-000 Reserve for Contingency	-	-	90,422	78,552	-	-	-	-	-	-	-	-	-	-	-	-	-
04-5991-000 Frieght	641	64	769	1,692	68	68	68	68	68	68	68	68	68	68	68	68	815
04-6230-000 Loss on Disposal of Capital Asset	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations	\$ 98,145	\$ 12,994	\$ 246,350	\$ 353,620	\$ 21,425	\$ 21,425	\$ 22,792	\$ 21,425	\$ 25,025	\$ 21,425	\$ 21,425	\$ 25,300	\$ 24,986	\$ 21,425	\$ 21,425	\$ 21,425	\$ 269,500
Total Administrative and Operations	\$ 660,127	\$ 68,415	\$ 911,396	\$ 1,133,559	\$ 101,316	\$ 93,556	\$ 80,475	\$ 84,531	\$ 86,247	\$ 78,937	\$ 79,383	\$ 93,576	\$ 99,989	\$ 78,934	\$ 78,662	\$ 85,514	\$ 1,041,120
Debt Services																	
04-5701-801 FSB Lease Purchase - Principal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
04-5701-803 FSB Lease Purchase (9/1/16) - Building - Principal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
04-5701-804 SCADA System Lease Purchase - Principal	9,207	921	11,048	11,051	-	-	-	-	-	-	-	-	-	-	-	-	-
04-5701-805 FSB Lease Purchase - Principal	181,415	18,293	219,510	219,530	18,592	18,640	18,688	18,736	18,785	18,833	18,882	18,931	18,980	19,029	19,078	19,128	226,303
04-5702-801 FSB Lease Purchase - Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
04-5702-803 FSB Lease Purchase (9/1/16) - Building-Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
04-5702-804 SCADA System Lease Purchase-Interest	93	9	112	109	-	-	-	-	-	-	-	-	-	-	-	-	-
04-5702-805 FSB Lease Purchase - Interest	61,203	6,120	73,444	71,631	5,670	5,622	5,574	5,525	5,477	5,428	5,380	5,331	5,282	5,233	5,183	5,134	64,839
Total Debt Service	\$ 251,918	\$ 25,343	\$ 304,114	\$ 302,321	\$ 24,262	\$ 24,262	\$ 24,262	\$ 24,262	\$ 24,262	\$ 24,262	\$ 24,262	\$ 24,262	\$ 24,262	\$ 24,262	\$ 24,262	\$ 24,262	\$ 291,142
Capital Outlay																	
04-6000-000 Water Rights (District)	49,894	4,989	59,873	-	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	19,200
04-6002-259 Water System (PRVs)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
04-6003-000 Equipment Storage Facility	19,000	1,900	22,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-
04-6006-000 Vehicle replacements	-	917	11,000	11,004	972	9,972	15,972	972	972	972	972	972	972	972	972	972	32,745
04-6007-256 Pump Houses (PH#6)	65,282	6,528	78,338	575,001	-	-	-	191,667	191,667	191,667	-	-	-	-	-	-	575,000
04-6007-258 Pump Houses (Booster Station)	389,882	38,988	467,858	351,000	-	-	-	-	-	-	-	-	-	-	-	-	-
04-6008-000 Storage Tanks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
04-6009-208 Well Rehabilitation	331,895	33,190	398,274	177,500	-	-	-	-	-	-	-	-	350,000	350,000	-	-	700,000
04-6009-210 Well Rehabilitation	306,895	30,690	368,274	177,500	-	-	85,000	-	-	-	-	-	-	-	-	-	85,000
04-6009-212 Well Construction (Well#12)	26,895	2,690	32,274	-	-	-	-	-	-	-	-	-	-	-	-	-	-
04-6010-000 Lift Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
04-6013-000 District Software and Technology	-	3,333	40,000	-	3,333	18,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	55,000
Total Capital Outlay	\$ 1,189,743	\$ 123,224	\$ 1,478,692	\$ 1,292,005	\$ 5,905	\$ 29,905	\$ 105,905	\$ 197,572	\$ 197,572	\$ 197,572	\$ 5,905	\$ 5,905	\$ 355,905	\$ 354,933	\$ 4,933	\$ 4,933	\$ 1,466,945
Total Expenditures	\$ 2,101,788	\$ 216,982	\$ 2,694,202	\$ 2,727,885	\$ 131,483	\$ 147,723	\$ 210,642	\$ 306,365	\$ 308,081	\$ 300,771	\$ 109,549	\$ 123,743	\$ 480,156	\$ 458,129	\$ 107,857	\$ 114,709	\$ 2,799,207
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES																	
	\$ (121,200)	\$ (20,923)	\$ (341,496)	\$ (109,275)	\$ 43,677	\$ 37,545	\$ (25,052)	\$ 62,194	\$ 71,516	\$ 111,940	\$ 116,907	\$ 103,778	\$ (237,041)	\$ (226,387)	\$ 90,908	\$ 64,872	\$ 214,859

Beginning Balance Fund 04	\$ (400,000)				\$ 543,677	\$ 581,222	\$ 556,171	\$ 618,365	\$ 689,882	\$ 801,822	\$ 918,729	\$ 1,022,508	\$ 785,466	\$ 559,079	\$ 649,987	\$ 714,859	\$ 714,859
Developer Advance	\$ 900,000																

Paint Brush Hills Metropolitan District CONSERVATION TRUST FUND (05)

		BUDGET 2024																
3		YTD Actual 2023	Monthly Projection	Yearly Trend	2023 Budget	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Account Number																		
REVENUE																		
05-4201-000	Interest Income	\$ 12	\$ 1	\$ 16	\$ 17	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 16
05-4420-000	Conservation Trust Revenue	15,747	5,249	20,996	20,528	-	-	5,511	-	-	5,511	-	-	5,511	-	-	5,511	22,046
Total Revenue Conservation Trust		\$ 15,759	\$ 5,250	\$ 21,012	\$ 20,545	\$ 1	\$ 1	\$ 5,513	\$ 1	\$ 1	\$ 5,513	\$ 1	\$ 1	\$ 5,513	\$ 1	\$ 1	\$ 5,513	\$ 22,062
EXPENDITURES																		
05-5420-000	Conservation Trust Expenditure	\$ -	\$ -	\$ -	\$ 14,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,062	\$ 22,062
Total Expenditure		\$ -	\$ -	\$ -	\$ 14,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,062	\$ 22,062
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES		\$ 15,759	\$ 5,250	\$ 21,012	\$ 6,172	\$ 1	\$ 1	\$ 5,513	\$ 1	\$ 1	\$ 5,513	\$ 1	\$ 1	\$ 5,513	\$ 1	\$ 1	\$ (16,549)	\$ -

Cash Position 1/1/24

\$ 1,000	\$ 1,001	\$ 1,003	\$ 6,515	\$ 6,517	\$ 6,518	\$ 12,031	\$ 12,032	\$ 12,034	\$ 17,546	\$ 17,548	\$ 17,549	\$ 1,000
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Paint Brush Hills Metropolitan District Sub District A Debt Service Fund (11)

		Budget 2024																
6.0%		YTD Actual 2023	Monthly Projection	Yearly Trend	2023 Budget	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Account Number																		
REVENUE																		
11-4170-000	Property Tax Revenue	\$ 491,421	\$ 81,904	\$ 491,421	\$ 491,786	\$ 15,714	\$ 330,002	\$ 47,143	\$ 62,857	\$ 47,143	\$ 275,001	\$ 7,857	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 785,718
11-4171-000	Specific Ownership Tax	43,030	4,781	57,373	50,196	5,068	5,068	5,068	5,068	5,068	5,068	5,068	5,068	5,068	5,068	5,068	5,068	60,816
11-4201-000	Interest Income	8,364	929	11,152	2,028	874	874	874	874	874	874	874	874	874	874	874	874	10,483
Total Revenue		\$ 542,815	\$ 87,614	\$ 559,946	\$ 544,010	\$ 21,656	\$ 335,943	\$ 53,085	\$ 68,799	\$ 53,085	\$ 280,943	\$ 13,799	\$ 5,942	\$ 5,942	\$ 5,942	\$ 5,942	\$ 5,942	\$ 857,017
EXPENDITURES																		
11-5170-000	Treasurer's Fees	\$ 7,374	\$ 615	\$ 7,374	\$ 7,378	\$ 236	\$ 4,950	\$ 707	\$ 943	\$ 707	\$ 4,125	\$ 118	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,786
11-5190-000	Bank Charges	362	40	483	2	161	161	161	161	161	161	161	161	161	161	161	161	1,931
11-5003-000	Contract Staffing	500	56	667	500	-	-	-	-	-	-	-	500	-	-	-	-	500
11-5701-800	Bond Payments (Principle)	-	-	-	76,314	-	-	-	-	-	-	-	-	-	-	-	388,217	388,217
11-5702-800	Bond Payments (Interest)	230,230	25,581	460,460	460,460	-	-	-	-	-	228,254	-	-	-	-	-	228,254	456,508
Total Expenditures		\$ 238,466	\$ 26,291	\$ 468,983	\$ 544,654	\$ 236	\$ 4,950	\$ 707	\$ 943	\$ 707	\$ 232,540	\$ 279	\$ -	\$ -	\$ -	\$ -	\$ 616,632	\$ 858,941
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES		\$ 304,349	\$ 61,323	\$ 90,963	\$ (644)	\$ 21,420	\$ 330,993	\$ 52,377	\$ 67,856	\$ 52,377	\$ 48,403	\$ 13,520	\$ 5,942	\$ 5,942	\$ 5,942	\$ 5,942	\$ (610,690)	\$ (1,924)

Beginning Balance 2023 \$ 7,866.00
 \$ 8,855,000.00
 (76,000.00)
 Current Principle \$ 8,779,000.00
 Total Interest \$ 456,508.00
 Payments \$ 228,254.00

\$ 29,286	\$ 360,279	\$ 412,657	\$ 480,513	\$ 532,890	\$ 581,293	\$ 594,813	\$ 600,755	\$ 606,696	\$ 612,638	\$ 618,580	\$ 7,890
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Board of Directors
Paint Brush Hills Metropolitan District
El Paso County, Colorado

Paint Brush Hills Metropolitan District (District) is providing this budget for the year ending December 31, 2024, including the estimate of comparative information for the year ending December 31, 2023, and the actual comparative information for the year ending December 31, 2022, in the format required by Colorado Revised Statutes 29-1-105.

The actual comparative information for the year ending December 31, 2022, is presented for comparative purposes as required by Colorado Revised Statutes 29-1-105. Such information is taken from the audited financial statements of the District for the year ended December 31, 2022. Stockman Kast Ryan + Company audited the financial statements for the year ended December 31, 2022, whose report was dated October 2, 2023.

The budget is presented in accordance with the requirements of Colorado Revised Statutes 29-1-105 and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

Robert Guevara
District Manager

**PAINT BRUSH HILLS METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Disclosures contained in this summary as presented by district management, are those that are believed to be significant as of the date of the compilation report and are not intended to be all-inclusive. The disclosures are intended to describe assumptions used during the preparation of the 2024 annual budget. Actual results may differ from the prospective results contained in the budget.

The 2024 budget was prepared in accordance with the Local Budget Law of Colorado (Colorado Revised Statutes 29-1-105). The budget reflects the anticipated spending plan for the 2023 fiscal year based on available revenues. This budget provides for the general operation of the District, a business-like enterprise for the wastewater collection, water distribution and conservation trust revenue and expenditures.

SERVICES PROVIDED

The District was formed in 1986 for the purpose of providing water, sanitary sewer, storm sewer and drainage, streets, streetlights, traffic signals, bridges, mosquito control, safety protection and parks and recreation services. The District currently serves customers in the service area which is located in El Paso County. No change in the level of service is anticipated during 2024.

In 2015 the Board of Directors of the District formed the Paint Brush Hills Metropolitan District Subdistrict A. Paint Brush Hills Metropolitan District Subdistrict A prepares a budget in accordance with Local Budget Law of Colorado that is separate from the District's budget.

BUDGETARY BASIS OF ACCOUNTING

The District uses funds to budget and report on its financial position and results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain functions. The various funds determine the total District budget. District's General Fund and Conservation Trust Fund are considered Governmental Funds and are budgeted using the current financial resources measurement focus and the modified accrual basis of accounting. For the modified accrual basis of accounting revenues are recognized as soon as they are both measurable and available. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the fiscal period. Property taxes are recognized as revenues in the year for which they are levied. Expenditures (including capital asset additions and improvements), other than long-term obligations, are recorded when the liability is incurred, or the long-term obligation paid. The District's Enterprise Capital/Rehabilitation Reserve Fund and Enterprise Fund are also budgeting using the current financial resources measurement focus and the modified accrual basis of accounting, with the exception that revenues are recognized when earned.

FUND SUMMARIES

General Fund is used to account for resources traditionally associated with government such as property taxes, and specific ownership tax. Expenditures which include district administration, legal services, storm water and park services and other expenses related to statutory operations of a local government. The General Fund's primary sources of revenue are property taxes and specific ownership taxes.

This information is an integral part of the accompanying budget.

**PAINT BRUSH HILLS METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Enterprise Fund accounts for the operations that are financed and operated in a manner similar to private business enterprise, where the intent is that costs of providing services to the public on a continuing basis be financed primarily through user charges. The Enterprise Fund's primary services are water, and wastewater services.

Conservation Trust Fund is used to account for disbursements of allocated state lottery revenue from the Colorado Department of Local Affairs, based on the District's census. The funds are restricted until such time as the District incurs expenditures for allowable public improvements, including acquisition, development, or maintenance of public areas.

REVENUE

Water and Wastewater Fees

District residents are charged monthly for water and sanitation service. The water charges consist of base fees plus fees per 1,000 gallons of water used. Wastewater charges consist of a base fee. The District customers consist of residential, school district and church customers.

Property Taxes

For 2024 the District's assessed valuation increased by 37.90% to \$49,859,310. The District is levying a property tax mill levy of 16.410 mills upon all taxable property within the District to be used to defray the operational costs of the District. The mill levy consists of a General Fund mill levy of 22.107, which has been reduced by a temporary reduction of 5.697 mills for 2024 taxes to avoid collection of taxes in excess of the amounts allowed by TABOR in 2023.

Specific Ownership Taxes

This revenue is based on a sharing of the collection of vehicle ownership taxes pooled by the County. The amounts estimated for 2024 are based on historical collections.

Conservation Trust Fund Revenue

The District receives an allocation of the Conservation Trust Fund (Colorado Lottery) proceeds. The amounts estimated for 2024 are based on historical collections.

Tap Fees

The District receives tap fees related to development of property within the District's boundaries. The District has estimated the tap fees based on anticipated residential construction in 2024.

Developer Contributions

The District has budgeted \$575,000 of developer contributions to be received in accordance with certain agreements. These contributions are to be used for Pump House #6 improvements.

This information is an integral part of the accompanying budget.

**PAINT BRUSH HILLS METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Other Revenues

The District receives income on the investment of District funds. Interest income is based on historical interest earnings (2024 rates are expected to be comparable to 2023) and cash balances.

EXPENDITURES

District expenditures are forecasted based on prior years' amounts expended, adjusted for known variations. The District has budgeted inflationary increases for 2024 with no significant changes in the level of services provided.

Capital Outlay

The District's 2024 budget anticipates spending \$575,000 to construct Pump House #6, \$80,000 for software improvements to the billing, financial and payroll systems, and \$33,000 for reserve money for vehicle replacements.

Debt Service

Debt service payments have been budgeted based on the scheduled debt service requirements on the respective debt obligations outstanding.

DEBT AND LEASES

The District has entered into a \$2,500,000 Lease Purchase Agreement dated June 1, 2022 to refinance existing lease purchase agreements and finance the remaining booster station project. The agreement requires monthly payments of \$24,261.86 which began on August 1, 2022, including interest at 3.10%. The final payment and maturity of the agreement is on July 1, 2032. The agreement is subject to annual appropriation by the District.

EMERGENCY RESERVE

As required by Section 20 of Article X of the Colorado Constitution ("TABOR"), the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year revenue in the General Fund.

PAINT BRUSH HILLS METROPOLITAN DISTRICT
 Assessed Value, Property Tax and Mill Levy Information
 For the Years Ended and Ending December 31

Actual 2022	Estimated 2023	Adopted 2024
-------------	----------------	--------------

Assessed Valuation	\$	35,691,130	\$	36,155,520	\$	49,859,310
<hr/>						
Mill Levy						
General Fund		22.107		22.107		22.107
Temporary Mill Levy Reduction - Rebate		-		-		-
Temporary Mill Levy Reduction - Current Year		(2.397)		(0.670)		(5.697)
Total Mill Levy		<u>19.710</u>		<u>21.437</u>		<u>16.410</u>
<hr/>						
Property Taxes						
General Fund	\$	789,024	\$	799,290	\$	1,102,240
Temporary Mill Levy Reduction - Rebate		-		-		-
Temporary Mill Levy Reduction - Current Year		(85,552)		(24,224)		(284,048)
Budgeted Property Taxes	<u>\$</u>	<u>703,472</u>	<u>\$</u>	<u>775,066</u>	<u>\$</u>	<u>818,191</u>
<hr/>						
Changed in Assessed Value				1.30%		37.90%

PAINT BRUSH HILLS METROPOLITAN DISTRICT
GENERAL FUND (01)
2023 Budget as Adopted
With 2021 Actual and 2022 Estimated
For the Years Ended and Ending December 31

	Audited 2022	Estimated 2023	Budget 2023	Adopted 2024
BEGINNING FUND BALANCE	\$ 460,663	\$ 367,906	\$ 367,906	\$ 429,563
REVENUE				
Property Tax Revenue	702,560	774,657	775,066	818,191
Specific Ownership Taxes	73,145	80,869	78,312	86,317
Interest Income	6,357	33,573	2,316	34,776
Miscellaneous Income	107,590	13,233	-	-
Capital Reserve	-	-	-	11,000
Grants	-	22,059	20,544	22,062
Developer Contributions	-	-	-	-
TOTAL REVENUE	889,652	924,391	876,238	972,346
TOTAL FUNDS AVAILABLE	1,350,315	1,292,297	1,244,144	1,401,909
EXPENDITURES				
<u>General and Administrative</u>				
Salaries and Benefits				
Employee Wages	301,469	357,500	398,115	352,920
Payroll Taxes	24,335	28,244	29,718	26,392
457b Plan Contributions	11,451	13,472	15,924	14,117
Health Insurance	58,383	69,769	68,832	63,913
Employee Compensation	-	3,107	3,000	3,000
Total Salaries and Benefits	395,638	472,092	515,589	460,341
Professional Services				
Contract Staffing	8,556	18,984	17,932	8,899
Legal	93,421	24,124	72,000	72,000
Accounting	3,522	6,067	24,000	18,000
Engineering	3,863	-	4,944	5,300
Total Professional Services	109,362	49,175	118,876	104,199
<u>General Administration</u>				
Director's Fees	7,400	6,533	9,000	9,000
Audit	26,222	30,500	15,000	25,000
Payroll Processing	4,551	3,621	4,128	3,635
Office Supplies and Equipment	5,722	5,739	8,912	6,065
Computers and Technology	19,570	28,090	18,376	20,915
Administration Building Utilities	12,851	10,733	12,288	11,459
Telephone	917	773	1,020	2,988
Employee Training and Reimbursement	8,974	6,198	6,372	15,000
Election/Board Meetings	700	28	10,000	-
Dues/Subscriptions/Conferences	7,369	10,171	9,576	18,147
Administration Building Maintenance and Repairs	6,257	2,218	3,360	11,591
Security (Cameras)	-	1,541	1,380	1,529
Insurance	39,381	33,812	44,692	49,755
Treasurer's Fees	10,544	15,499	11,627	12,273
Bank Charges	-	172	384	164
Miscellaneous	16,042	2,053	5,384	5,666
Freight	-	125	300	120
Contingency	-	-	26,292	29,170
Total General Administration	166,500	157,806	188,091	222,478
<u>Operations</u>				
Parks and Grounds				
Vehicle Expense	7,813	7,925	9,492	8,558
Supplies, Tools, and Safety Equipment	-	3,016	3,240	3,556
Parks, Landscaping, & Rec Fac Expense	57,072	55,803	40,589	42,496

PAINT BRUSH HILLS METROPOLITAN DISTRICT
GENERAL FUND (01)
2023 Budget as Adopted
With 2021 Actual and 2022 Estimated
For the Years Ended and Ending December 31

	Audited 2022	Estimated 2023	Budget 2023	Adopted 2024
Storm Water Facilities Maintenance	-	995	3,000	3,000
Total Parks and Grounds	64,885	67,739	56,321	57,610
Capital Outlay				
Park and Recreation Facility Improvements	-	-	-	-
Buildings (Administrative Building)	-	92,313	112,901	40,000
Easements & Properties	-	12,605	14,000	-
Vehicles and equipment	246,024	11,004	11,004	87,664
Total Capital Outlay	246,024	115,922	137,905	127,664
EXPENDITURES REQUIRING APPROPRIATION	982,409	862,734	1,016,782	972,293
EXCESSIVE REVENUE OVER (UNDER) EXPENDITURES	\$ (92,757)	\$ 61,657	\$ (140,544)	\$ 53
OTHER FINANCING SOURCES (USES)				
Transfer from Conservation Trust Fund	\$ 20,022	\$ 22,059	\$ 20,544	\$ 22,062
Total Other Financing Sources	20,022	22,059	20,544	22,062
Net Change in Fund Balance (YTD Balance)	(92,757)	61,657	(120,000)	53
ENDING FUND BALANCE	\$ 367,906	\$ 429,563	\$ 247,906	\$ 429,616
EMERGENCY RESERVE REQUIREMENT 3%	\$ 26,690	-	\$ 26,287	\$ 29,170

PAINT BRUSH HILLS METROPOLITAN DISTRICT
ENTERPRISE FUND (04)
2023 Budget as Adopted
With 2021 Actual and 2022 Estimated
For the Years Ended and Ending December 31

	Audited 2022	Estimated 2023	Budget 2023	Adopted 2024
BEGINNING FUNDS AVAILABLE	\$ 1,507,274	\$ (128,035)	\$ (128,035)	\$ (191,487)
REVENUE				
Water / Waste Water Revenue				
Water Base Fees	458,702	460,336	459,000	461,520
Water Tiered Fee - Total	767,861	708,405	668,945	705,264
Wastewater - Total	91,740	92,067	92,016	92,664
Total Wastewater Revenue	1,318,303	1,260,808	1,219,961	1,259,448
Fees Revenue				
Meter & Inspection Fees - Totals	150	667	8,000	13,200
Tap, System Development and other Buidler fees - Totals	-	801,407	748,896	1,034,433
Street lighting and Other Fees - Totals	18,108	18,711	20,220	19,416
Penalties / Late / Posting Fees	18,536	20,347	17,220	20,934
Transfer Fees	14,375	13,775	10,920	13,902
Total Fees Revenue	51,169	854,907	805,256	1,101,884
Miscellaneous Revenue				
Interest	24,375	46,005	8,232	47,285
Other Operating Revenue	29,729	-	-	-
Proceeds from Sale of Capital Assets	21,500	-	-	-
Miscellaneous Income	2,004	19,104	8,660	8,698
Insurance Reimbursement	-	-	-	-
Capital Reserve	-	-	-	21,000
Total Miscellaneous Revenue	77,608	65,109	16,892	76,983
Grants and Loans				
Developer Advancement	208,647	-	-	-
Loan Proceeds	2,500,000	-	-	-
Grants	1,809	-	1,500	750
Developer Reimbursement	-	266,095	575,001	575,000
Reserve Income	-	-	-	-
Total Grants and Loans	2,710,456	266,095	576,501	575,750
TOTAL REVENUE	4,157,536	2,446,919	2,618,610	3,014,066
TOTAL FUNDS AVAILABLE	5,664,810	2,318,884	2,490,575	2,822,579
EXPENDITURES				
General and Administrative				
Salaries and benefits				
Employee Wages	180,285	171,647	204,332	263,888
Payroll Taxes	14,485	13,751	15,253	19,699
457b Plan Contributions	7,071	6,788	8,173	10,556
Health Insurance	44,186	34,095	54,636	28,853
Employee Compensation	-	224	1,695	1,500
Total Salaries and benefits	246,027	226,505	284,089	324,496
Professional Services				
Legal	17,060	6,780	6,000	9,000
Engineer - Developer Reimbursable	3,378	-	-	-
Engineer	23,616	-	-	-
Total Professional Services	44,054	6,780	6,000	9,000
General Administration				
Computers and Technology - Total	6,383	9,847	9,783	15,543

PAINT BRUSH HILLS METROPOLITAN DISTRICT
ENTERPRISE FUND (04)
2023 Budget as Adopted
With 2021 Actual and 2022 Estimated
For the Years Ended and Ending December 31

	Audited 2022	Estimated 2023	Budget 2023	Adopted 2024
General Utilities - Total	25,034	26,366	32,196	30,089
Bulk Water Purchases	31,580	37,047	35,844	39,269
Utilities - Pumphouse	231,043	216,339	279,648	254,054
Employee related expenses	10,522	4,469	8,072	7,660
Dues / Subscriptions / Conferences	3,015	2,713	3,370	23,251
Billing Expense	18,500	16,521	21,075	25,521
Security	7,639	14,612	19,628	14,614
Insurance	21,941	31,005	22,346	24,877
Bank Charges	-	317	72	303
Miscellaneous Expense	3,645	3,083	1,656	2,941
Tap Fees Remitted - Outside District Entities	26,300	86,640	56,160	-
Refunds	2,109	-	-	-
Cost of Issuance - Loan	39,577	-	-	-
Total General Administration	427,288	448,959	489,850	438,124
Operatoinis				
Vehicle Expense - Total	10,176	6,128	7,932	6,300
Supplies , tools and Safety equipment	7,539	2,776	2,640	2,075
SCADA System Maintenance	34,232	26,093	44,460	49,956
Pumphouse Maintenance and Repairs	3,428	202	4,776	3,000
Well Maintenance and Repairs	21,221	6,079	30,300	30,300
Locates	948	940	1,140	1,010
Storage Tank Repairs and Maintenance	64,105	30,000	30,000	31,800
Analytical Texting, chemicals and equipment expense	34,821	23,453	42,036	36,621
Meters - Residential Install	-	550	-	6,600
Meters - Residential Repairs & Replacement	-	-	900	804
Emergency Repairs (Roadway and waterline)	31,887	1,161	26,400	33,600
Lift station Maintenance and Repairs	8,296	7,700	6,388	6,819
Wastewater Collection system maintenance and Repairs	33,672	28,954	74,400	58,800
Hydrant Maintenance, Repair, and Flushing	-	-	2,004	1,000
Freight	-	643	1,692	815
Loss on Disposal of Capital Asset	-	-	-	-
Reserve for Contingency	-	-	78,552	-
Total Operations	250,325	134,679	353,620	269,500
Debt service				
FSB Lease Purchase-Principal	1,212,490	228,717	230,581	226,303
FSB Lease Purchase-Interest	55,941	73,727	71,740	64,839
Total Debt Service	1,268,431	302,444	302,321	291,142
Capital outlay				
Total Capital Outlay	3,556,720	1,391,004	1,292,005	1,466,945
TOTAL EXPENDITURES	5,792,845	2,510,371	2,727,885	2,799,207
EXPENDITURES REQUIRING APPROPRIATION	5,792,845	2,510,371	2,727,885	2,799,207
NET CHANGE YTD	\$ (1,635,309)	\$ (63,452)	\$ (109,275)	\$ 214,859
ENDING FUNDS AVAILABLE	\$ (128,035)	\$ (191,487)	\$ (237,310)	\$ 23,372

PAINT BRUSH HILLS METROPOLITAN DISTRICT
CONSERVATION TRUST FUND (05)
2022 Budget as Adopted
With 2021 Actual and 2022 Estimated
For the Years Ended and Ending December 31

	Audited 2022	Estimated 2023	Adopted 2024
BEGINNING FUND BALANCE	\$ 29,397	\$ 29,399	\$ 1,000
REVENUE			
Conservation Trust Revenue	20,009	20,527	22,046
Interest Income	15	17	16
TOTAL REVENUE	<u>20,024</u>	<u>20,544</u>	<u>22,062</u>
TOTAL FUNDS AVAILABLE	<u>49,421</u>	<u>49,943</u>	<u>23,062</u>
EXPENDITURES			
Capital outlay			
Bank Chargers and fees	-	-	-
Conservation Trust Expenditure	20,022	48,943	22,062
TOTAL EXPENDITURES	<u>20,022</u>	<u>48,943</u>	<u>22,062</u>
TRANSFERS AND OTHER FINANCING USES			
Transfer to General Fund	20,022	48,943	-
EXPENDITURES REQUIRING APPROPRIATION	<u>20,022</u>	<u>48,943</u>	<u>22,062</u>
NET CHANGE YTD	<u>\$ 2</u>	<u>\$ (28,399)</u>	<u>\$ -</u>
ENDING FUND BALANCE	<u>\$ 29,399</u>	<u>\$ 1,000</u>	<u>\$ 1,000</u>

PAINT BRUSH HILLS METROPOLITAN DISTRICT DEBT SERVICE REQUIREMENTS TO MATURITY

**\$2,500,000 Lease Purchase Agreement dated 6/30/2022 with interest at
3.10% and Maturing 7/1/2032**

Year	Balance	Payments	Interest	Principal
2024	\$ 2,191,183.20	\$ 291,142.27	\$ 67,926.68	226,302.97
2025	1,964,880.23	291,142.27	60,911.29	233,431.17
2026	1,731,449.06	291,142.27	53,674.92	240,790.17
2027	1,490,658.89	291,142.27	46,210.43	248,368.42
2028	1,242,290.47	291,142.27	38,511.00	256,191.64
2029	986,098.83	291,142.27	30,569.06	264,261.29
2030	721,837.54	291,142.27	22,376.96	272,585.11
2031	449,252.43	291,142.27	13,926.83	281,171.13
2032	168,081.30	173,291.82	5,210.52	168,081.30
2033	(0.00)		(0.00)	0.00
		\$ 2,502,429.98	\$ 339,317.69	\$ 2,191,183.21



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Board of Directors
Paint Brush Hills Metropolitan District
Subdistrict A
El Paso County, Colorado

Paint Brush Hills Metropolitan District Subdistrict A (District) is providing this budget for the year ending December 31, 2024, including the estimate of comparative information for the year ending December 31, 2023, and the actual comparative information for the year ending December 31, 2022, in the format required by Colorado Revised Statutes 29-1-105.

The actual comparative information for the year ending December 31, 2022 is presented for comparative purposes as required by Colorado Revised Statutes 29-1-105. Such information is taken from the audited financial statements of the District for the year ended December 31, 2022. Stockman Kast Ryan + Company audited the financial statements for the year ended December 31, 2022, whose report was dated October 2, 2023.

The budget is presented in accordance with the requirements of Colorado Revised Statutes 29-1-105 and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

Robert Guevara
District Manager

**PAINT BRUSH HILLS METROPOLITAN DISTRICT SUBDISTRICT A
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Disclosures contained in this summary as presented by management, are those that are believed to be significant as of the date of the compilation report and are not intended to be all-inclusive. The disclosures are intended to describe assumptions used during the preparation of the 2023 annual budget. Actual results may differ from the prospective results contained in the budget.

The 2024 budget was prepared in accordance with the Local Budget Law of Colorado. The budget reflects the anticipated spending plan for the 2024 fiscal year based on available revenues. This budget provides for the general operation and debt service of the Paint Brush Hills Metropolitan District Subdistrict A.

SERVICES PROVIDED

The Paint Brush Hills Metropolitan District Subdistrict A (Subdistrict A) was formed in 2015 by the Board of Directors of the Paint Brush Hills Metropolitan District for the purpose of providing water, sanitary sewer, storm sewer and drainage, streets, street lights, traffic signals, bridges, mosquito control, safety protection and parks and recreation services. The Subdistrict A currently serves customers in the service area which is located in El Paso County. No change in the level of service is anticipated during 2024.

BUDGETARY BASIS OF ACCOUNTING

The Subdistrict A uses funds to budget and report on its financial position and results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain functions. The various funds determine the total Subdistrict A budget. Subdistrict A's Operational Fund and Debt Service Fund are considered Governmental Funds and are budgeted using the current financial resources measurement focus and the modified accrual basis of accounting. For the modified accrual basis of accounting revenues are recognized as soon as they are both measurable and available. For this purpose, the Subdistrict A considers revenues to be available if they are collected within 60 days of the end of the fiscal period. Property taxes are recognized as revenues in the year for which they are levied. Expenditures (including capital asset additions and improvements), other than long-term obligations, are recorded when the liability is incurred, or the long-term obligation paid.

FUND SUMMARIES

Debt Service Fund is used to account for accumulation of property taxes and specific ownership taxes for the payment of debt service on bonds or other long-term obligations that are anticipated to be issued by the Subdistrict A in a future period.

This information is an integral part of the accompanying budget.

**PAINT BRUSH HILLS METROPOLITAN DISTRICT SUBDISTRICT A
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

REVENUE

Property Taxes

For 2024 the Subdistrict A's assessed valuation is \$19,642,950. The Subdistrict A is levying a property tax mill levy of 40.000 mills to be used for payment of debt service on bonds or other long-term obligations to be issued in a future period.

Specific Ownership Taxes

This revenue is based on a sharing of the collection of vehicle ownership taxes pooled by the County. The amounts estimated for 2024 are based on historical collections.

Developer Advances

The Subdistrict A does not anticipate receiving developer advances during 2024.

EXPENDITURES

Subdistrict A expenditures are budgeted based on prior years' amounts expended adjusted for known variations. The Subdistrict A has budgeted inflationary increases for 2024 with no significant changes in the level of services provided.

DEBT AND LEASES

Subdistrict A issued \$9,000,000.00 in limited tax general obligation bonds for the purpose of reimbursing Eagle Development Company for the infrastructure within Subdistrict A property and pursuant to an agreement dated February 10, 2017. The bonds bear interest at 5.2% per annum, payable on June 1 and December 1, commencing on June 1, 2021, and shall mature on December 1, 2040. The bonds are secured and payable from pledged revenue which consists of monies derived from the required mill levy and a portion of Specific Ownership Tax.

This information is an integral part of the accompanying budget.

PAINT BRUSH HILLS METROPOLITAN DISTRICT SUBDISTRICT A

Assessed Value, Property Tax and Mill Levy Information

For the Years Ended and Ending December 31

	Audited 2022	Estimated 2023	Adopted 2024
Assessed Valuation	<u>\$ 11,271,960</u>	<u>\$ 12,294,650</u>	<u>\$ 19,642,950</u>
Mill Levy			
Debt Service Fund	40.000	40.000	40.000
Total Mill Levy	<u>40.000</u>	<u>40.000</u>	<u>40.000</u>
Property Taxes			
Debt Service Fund	\$ 450,878	\$ 491,786	\$ 785,718
Budgeted Property Taxes	<u>\$ 450,878</u>	<u>\$ 491,786</u>	<u>\$ 785,718</u>
Changed in Assessed Value		9.07%	59.77%

PAINT BRUSH HILLS METROPOLITAN DISTRICT SUBDISTRICT A

DEBT SERVICE FUND (11)

2023 Budget as Adopted

With 2021 Actual and 2022 Estimated

For the Years Ended and Ending December 31

	Audited 2022	Estimated 2023	Adopted 2024
BEGINNING FUND BALANCE	\$ 5,668	\$ 8,574	\$ 8,072
REVENUE			
Property Taxes	449,022	491,786	785,718
Specific Ownership Taxes	46,881	50,196	60,816
Interest earn	3,256	9,251	10,483
TOTAL REVENUE	<u>499,159</u>	<u>551,233</u>	<u>857,017</u>
TOTAL FUNDS AVAILABLE	<u>504,827</u>	<u>559,807</u>	<u>865,089</u>
EXPENDITURES			
County Treasurer's Fees	6,738	7,378	11,786
Bond Interest Payment	461,859	460,460	456,144
Bond Principle Payment	27,000	83,000	388,581
Bank Charges	2	397	1,931
Contract Staffing	654	500	500
Miscellaneous	-	-	-
TOTAL EXPENDITURES	<u>496,253</u>	<u>551,735</u>	<u>858,941</u>
EXPENDITURES REQUIRING APPROPRIATION	<u>496,253</u>	<u>551,735</u>	<u>858,941</u>
ENDING FUND BALANCE	\$ 8,574	\$ 8,072	\$ 6,148

WELLS STATUS REPORT

WELL	FLOW	OPERATIONAL	COMMENTS
Well #1 (A-1) Pumphouse #1	36	No	Well has Short Circuit downhole. 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	29	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	53	No	Shorted out downhole 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	89	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 Power Supply was installed and back online 8/2022
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	47	Yes	Operational Last motor/pump rehab 2013
Well #7 (LFH-3) Pumphouse #4	60	No	Internal vfd fans are out, may need new VFD, getting quote for new one. Cannot pump at full speed. Dialed down to 54Hz. Rehab completed fall 2020, less "diesel" smell. New motor/pump 2014. Last well rehab 2020.
Well #8 (A-5) Pumphouse #5	61	Yes	Well back online, level transducer fixed Have to dial down to 57.3 Hz in summer. Well level very low Original 2007 well equipment, New controls 2014 - Rehabbed 2023 and new pump/motor
Well #9 (LFH-4) Pumphouse #5	110	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	59	Yes	Well back online Replaced VFD and Filter May 2021. Have to dial down to 57 Hz. Well level very low in summer Uses the most electricity. Rehabbed 2023 and new pump and motor
Well #11 (LFH-5) Pumphouse #6	86	Yes	Operational Original 2007 well equipment New controls in 2017 - Never Rehabed
Well #12 (DEN) Pumphouse #6	45	Yes	Well is online as of June 29th 2023
Interconnect	60-140	Yes	Operational
BPS/Filtration	N/A	N/A	Completed and operational

Pumping History - Multiple Years



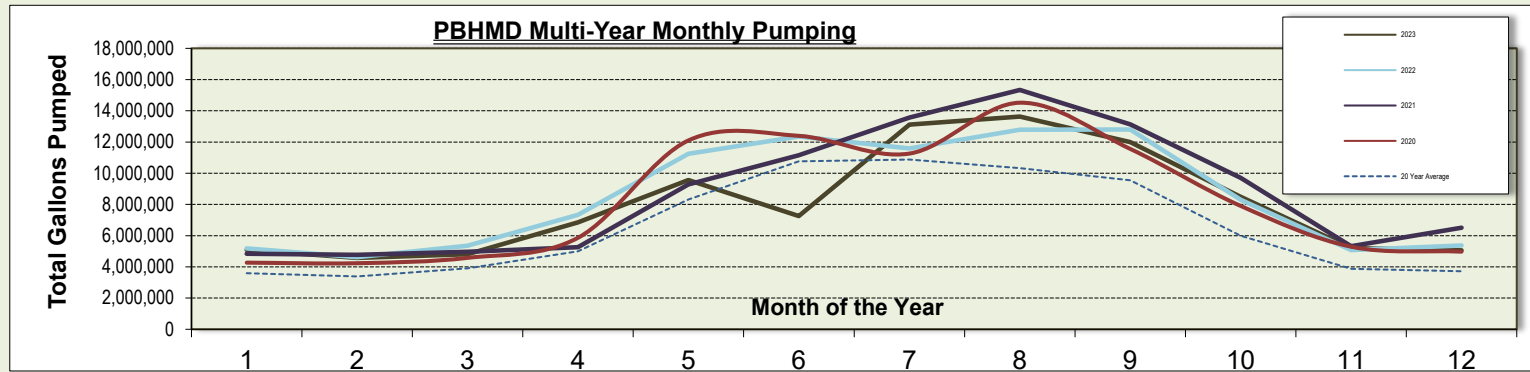
= Record Distribution for Month

= Highest Historical Month

= Lowest Historical Month (Jan-2004 @ 2,035,054)

YEAR:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average
MONTH:																			
January	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	5,085,700	3,591,599
February	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	4,573,590	3,386,315
March	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	4,812,230	3,910,428
April	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	6,856,160	5,001,305
May	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	9,567,390	8,317,891
June	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	7,259,000	10,766,775
July	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	13,120,330	10,875,473
August	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	12,786,410	13,629,461	10,321,407
September	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	12,800,280	11,996,050	9,547,501
October	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	8,305,640	8,489,220	6,000,012
November	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	5,079,870	5,191,650	3,881,593
December	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	5,371,510	5,059,200	3,713,288
TOTALS:	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	102,009,740	95,639,981	76,196,359

December (prior year), January, February & March																			
BASE USE	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	4,886,843	5,030,803	5,243,105	



NOTES:

WELL DISTRIBUTION REPORT

Paint Brush Hills Metropolitan District -- PWSID #CO0221690

December 2023	Meter Read 11/30/2023 (gal)	Meter Read 12/31/2023 (gal)	Days Well 'ON' December	Days Well 'ON' 2023	December Distribution (gal)	December 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)	54,631,590	54,631,590	0	88	0	0.00	4,067,410	12.48
Well #3 (A-3)	29,208,000	29,208,000	0	20	0	0.00	2,183,590	6.70
Well #4 (LFH-1)	57,557,250	59,564,210	16	176	2,006,960	6.16	23,772,380	72.96
Well #5 (LFH-2)	11,664,500	11,664,500	n/a	0	0	0.00	0	0.00
Well #6 (A-4)	118,509,100	119,726,650	18	188	1,217,550	3.74	13,926,450	42.74
Well #7 (LFH-3)	30,314,340	30,314,340	0	1	0	0.00	45,240	0.14
Well #8 (A-5)	117,679,910	118,509,750	10	48	829,840	2.55	4,424,040	13.58
Well #9 (LFH-4)	162,494,450	162,637,450	1	99	143,000	0.44	14,645,920	44.95
Well #10 (A-6)	133,314,570	133,314,570	0	89	0	0.00	6,003,270	18.42
Well #11 (LFH-5)	94,462,060	94,462,160	0	108	100	0.00	12,622,640	38.74
Well #12 (DEN-1)	3,419,201	4,244,151	18	72	824,950	2.53	2,962,499	9.09
MR Interconnect	20,851,800	21,032,600	2	18	180,800	0.55	1,978,700	6.07
Storage Tank Levels (ft)	21.0	24.0	n/a	n/a	-144,000	-0.44	48,000	0.15
TOTAL PUMPING:	(Well & Interconnect Usage)				5,203,200	15.97	86,632,139	265.88
TOTAL DISTRIBUTION:	(Distribution = Pumping +/- Storage)				5,059,200	15.53	86,680,139	266.03

Meters Installed 1240
 Schools Extra SFE's 30
 Grace Church SFE's 4

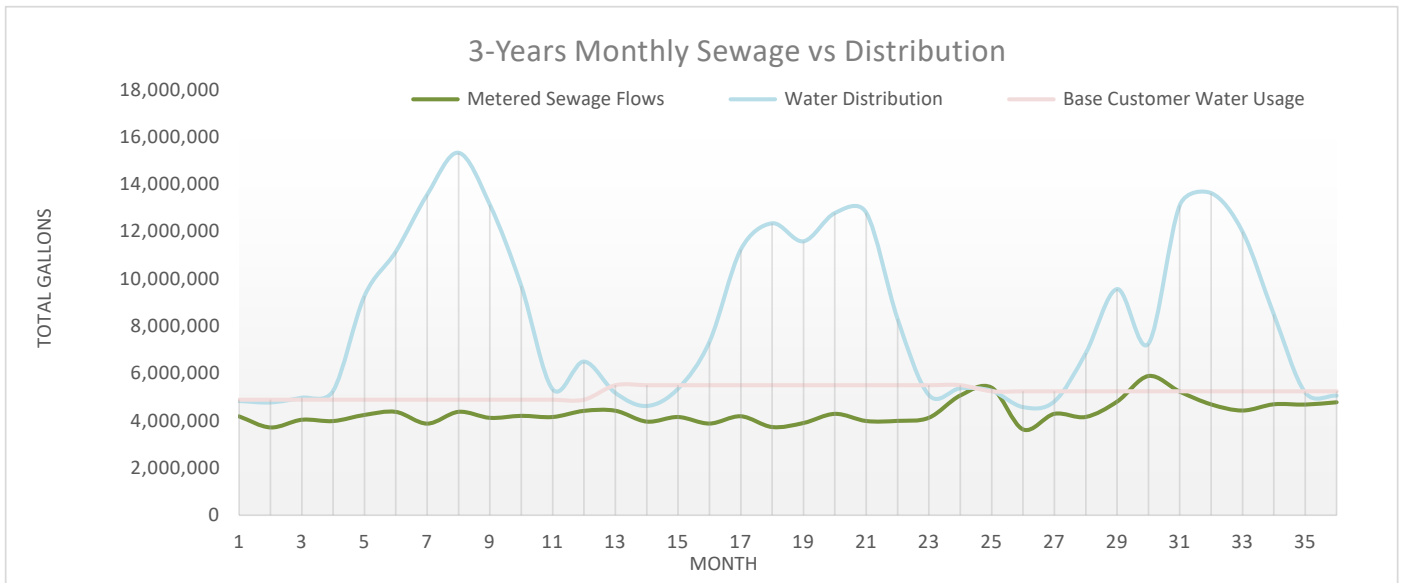
SFE's in District	1274
December SFE's in ac-ft	0.15
FINAL for year	0.231

PUMPING TOTALS:	YTD TOTAL USAGE vs. APPROPRIATIONS TALLIES:
December Well Pumping: 5,203,200 gal	Annual Arapahoe (unappropriated): 0.00 ac/ft of 90.6 ac/ft
December Well Pumping: 15.97 ac/ft	Annual Arapahoe (appropriated): 93.93 ac/ft of 182.0 ac/ft
YTD TOTAL Well Pumping: 86,632,139 gal	Annual Laramie-Fox Hills (appropriated): 156.79 ac/ft of 388.0 ac/ft
YTD TOTAL Well Pumping: 265.88 ac/ft	Annual MR Interconnect Water: 6.07 ac/ft of 85.0 ac/ft
	<i>(Guthrie alluvial water via Meridian Ranch Water Service Agreement)</i>
	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

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
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	2021	2021	1,173,300	30	0.138	5,327,300	4,886,843
DEC'21	4,415,000	Average 4,139,167	Total 49,670,000	2,085,900	31	0.142	6,500,900	4,886,843
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
AUG'22	4,288,000			8,498,410	31	0.138	12,786,410	5,500,000
SEPT'22	3,985,000			8,815,280	30	0.133	12,800,280	5,500,000
OCT'22	3,991,000			4,314,640	31	0.129	8,305,640	5,500,000
NOV'22	4,124,000	2022	2022	955,870	30	0.137	5,079,870	5,500,000
DEC'22	5,066,000	Average 4,140,167	Total 49,682,000	305,210	31	0.163	5,371,210	5,500,000
JAN'23	5,395,000			-129,480	31	0.174	5,265,520	5,243,105
FEB'23	3,629,000			944,590	28	0.130	4,573,590	5,243,105
MAR'23	4,289,000			523,230	31	0.138	4,812,230	5,243,105
APR'23	4,157,000			2,699,160	30	0.139	6,856,160	5,243,105
MAY'23	4,805,000			4,762,390	31	0.155	9,567,390	5,243,105
JUNE'23	5,889,000			1,370,000	30	0.196	7,259,000	5,243,105
JULY'23	5,227,000			7,893,330	31	0.169	13,120,330	5,243,105
AUG'23	4,688,000			8,941,461	31	0.151	13,629,461	5,243,105
SEPT'23	4,429,000		12-Month	7,567,050	30	0.148	11,996,050	5,243,105
OCT'23	4,693,000			3,796,220	31	0.151	8,489,220	5,243,105
NOV'23	4,681,000	12-Month		510,650	30	0.156	5,191,650	5,243,105
DEC'23	4,778,000	Average 4,721,667	Total 56,660,000	281,200	31	0.154	5,059,200	5,243,105
12 mo Average	4,721,667							
Avg/Day This	154,129	gal/day recent month						
Avg/Day/Horr	121	qa/day/SFE for current month						1274 SFE's



Total Pumping Capacity and Distribution Demands

Well	Well Available	Current Flow/GPM	Well ON
1	<input type="checkbox"/>	0	
2	<input checked="" type="checkbox"/>	32	2
3	<input type="checkbox"/>	56	
4	<input checked="" type="checkbox"/>	93	4
5	<input type="checkbox"/>	0	
6	<input checked="" type="checkbox"/>	49	6
7	<input checked="" type="checkbox"/>	60	7
8	<input checked="" type="checkbox"/>	61	8
9	<input checked="" type="checkbox"/>	110	9
10	<input checked="" type="checkbox"/>	49	10
11	<input checked="" type="checkbox"/>	86	11
12	<input checked="" type="checkbox"/>	45	12

Current 5-Day Average 176,800 GPD

Total Pumping Capacity 842,400 GPD

Current Pumping Capacity % 21%

(<60%) Pumping Capacity 505,440 GPD

(60%) Pumping Capacity 505,440 GPD

(75%) Pumping Capacity 631,800 GPD

(90%) Pumping Capacity 758,160 GPD



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Falcon, Colorado 80831
(719) 495-8188 Phone
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December 2023

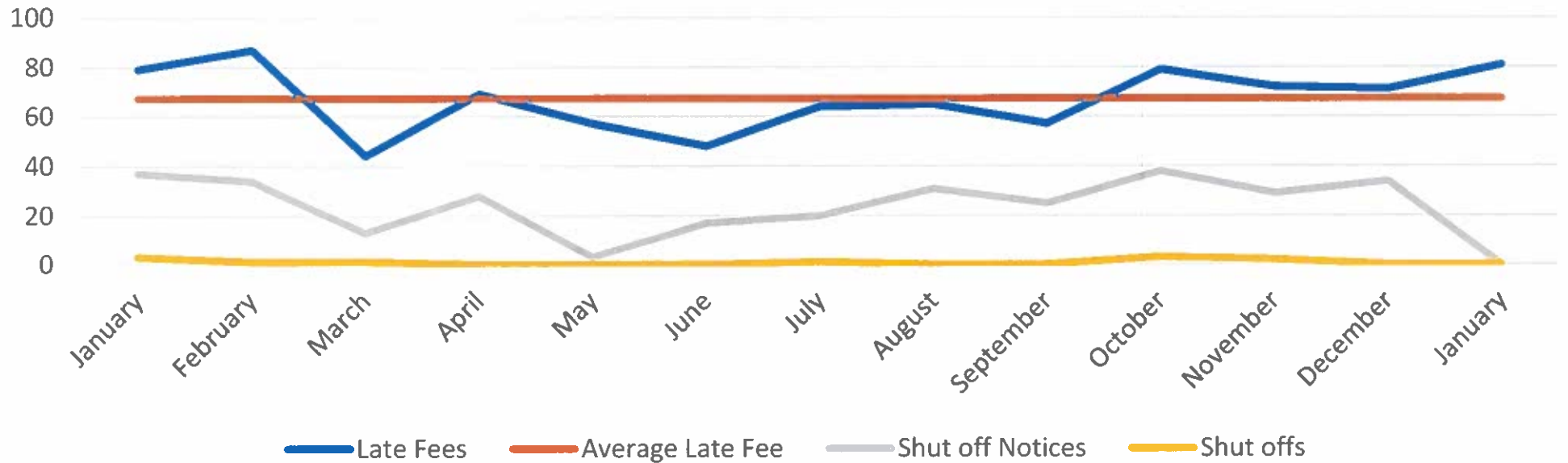
To The Board of Directors
Parks and open spaces report

Welcome to the new year! This letter is going to be a little different as I want to give you a brief overview of my plans for this new year. This coming season is going to be exciting for us as well as a learning season with the new equipment. I think we are going to be a lot more efficient than in years past, giving us time to focus on areas that we have never been able to mow before. Like behind the homes along Asbee and Allendale. I also want to focus on the Londonderry entryway, and we want to redo the flower beds with more flowers and plants and new mulch. After the entry way is complete, we want to refresh Drayton Green Park with some new flowers and new mulch in the playground. I also have about 4 trees in the district that need to be replaced.

Chris Sulewski
Field maintenance Supervisor

Priority	Degree of Need	Fund Code	Title	Estimated Amount	Actual Costs	Status	Updates
1.1	1.0	01	Equipment "VenTrac"	\$ 46,000		2024	In Progress
2.1	1.0	04	GIS programs	\$ 15,000		2024	In Progress
2.2	3.0	01 & 04	Upgraded Phone system	\$ 2,700		2024	In Progress
2.3	3.0	01	Landscaping improvements to admin building	\$ 8,000		2024	Pending final scheduling
3.1	2.0	01 & 04	Integrate Billing, Financial and Payroll Systems	\$ 80,000		2024	In Progress
4.1	2.0	01	Tractor Replacement (John deer v. Kubota)	\$ 28,100		2024	In Progress
4.2	2.0	04	Equipment, 12' mowing deck	\$ 2,300		2024	In Progress
4.3	1.0	04	Husky replacement (Mini Tractor)	\$ 8,400		2024	In Progress
4.4	4.0	04	Zero Turn Mower	\$ 17,000		2024	In Progress
0.2	1.0	04	Upgrade PH#6	\$ -		2024	Pending Final changes to drawings

Number of Past Due Accounts

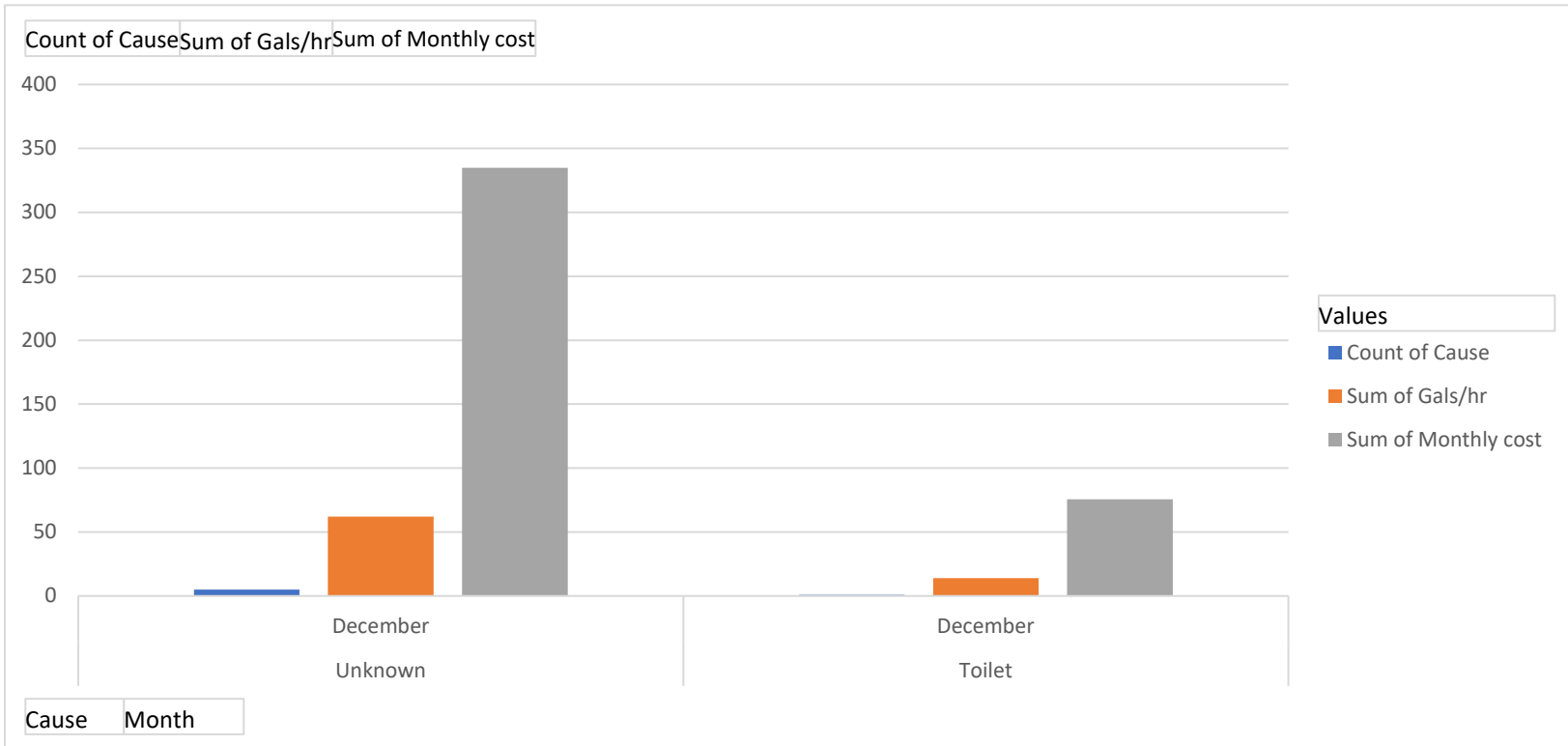


Average Late fees Notices Shut offs Past Due amount # of PP \$ of PP

Average	67.2	23.8	0.8	\$5,184.96	1.0	\$0.00
Note: There are currently no residents on a payment plan						
Accounts	CC Payments	CC Declined	Banks Drafts	eChecks	Manual Checks	
1239	202	13	368	0	669	



Row Labels	Count of Cause	Sum of Gals/hr	Sum of Monthly cost
Unknown	5	62	334.8
December	5	62	334.8
Toilet	1	14	75.6
December	1	14	75.6
Grand Total	6	76	410.4



Month	Locate Total	New Builds	Last Year Locates	Cost
January	11	0	36	\$14.19
February	15	0	28	\$19.35
March	21	0	43	\$27.09
April	42	0	83	\$54.18
May	46	0	66	\$59.34
June	33	0	65	\$42.57
July	41	0	64	\$52.89
August	61	0	61	\$78.69
September	39	0	28	\$50.31
October	63	0	41	\$81.27
November	28	0	49	\$36.12
December	30	0	16	\$38.70

