

# **TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS**

## **Regular Board Meeting Agenda**

Thursday July 23, 2020

Triview Metropolitan District Office  
16055 Old Forest Point Suite 300  
Monument, CO 80132  
5:30 p.m. – 8:00 p.m.

A Conference Dial in will be established for Staff and Resident participants. The Dial in number and Access Code is as follows:

**1-866-212-0875 Dial In Number**  
**8214608# Access Code**

5:30 p.m. – 8:00 p.m.

## **AGENDA**

1. Call to Order
2. Declaration of a Quorum, Notice of Posting
3. Approval of Agenda
4. Presentation of Certificate of Appreciation to Jay Bateman
5. Presentation of 2019 Audited Financial Statements Haynie and Company (enclosure)
6. Approval of Consent Agenda
  - a. Prior Meeting Minutes
    - June 16, 2020 Special Board Meeting (enclosure)
    - June 17, 2020 Regular Board Meeting (enclosure)
  - b. Billing Summary Rate Code Report (enclosure)
  - c. Taps for June 2020 (enclosure)
  - d. Tax Transfer from Monument (enclosure)
7. Public Comment

## 8. Operations Report

- a. District Manager Monthly Report (enclosure)
  - Well A-9 D-9 Status
  - A-Yard Building Utilities and status of building construction
  - Agreement with Town of Monument related to inspection services and direction to staff and negotiators.
- b. Public Works and Parks and Open Space Updates (Matt Rayno)
  - Monthly activities and accomplishments
    - Fertilization Schedule
    - Tree Evaluation
    - Concrete Repair
    - Sanctuary Rim Drive Landscaping
  - Jackson Creek Landscape Installation
- c. Utilities Department Updates (Shawn Sexton)
  - Monthly activities and accomplishments (enclosure)

## 9. Board Discussion:

## 10. Action Items:

- a. Review and Consider Approval of Resolution 2020-08, a Resolution of the Triview Metropolitan District Expressing Intent to appropriate an Appropriative Right of Exchange on the Arkansas River.(enclosure)
- b. Review and Consider a request from Conexus for the Triview Metropolitan District to form a Subdistrict on approximately 158 acres of land generally located south of Second Street, East of Old Denver Highway, and west of I-25. Said subdistrict is being created for the installation of Public improvements to include water, wastewater, roads, sidewalks, curb and gutter, drainage facilities, lighting, etc.(enclosure)
- c. Discuss and direct Staff to file written notice to The El Paso County Clerk and Recorder's office of the Triview Metropolitan District's intent to participate in the November 3, 2020 General Election and file notice no later than Friday, July 24, 2020. (enclosure)
- d. Review and Consider approval of the 2019 Audited Financial Statements and direction to staff to file said audit with the State of Colorado

11. Review and Consider approval or ratification of the Triview Metropolitan District Financials and Payables.
  - a. Checks of \$5,000.00 or more (enclosure)
  - b. June, 2020 Financials (enclosure)
12. Update Board on Public Relation activities.
13. Executive Session §24-6-402(4)(b)(e) Legal Advice, Negotiations
14. Adjournment



## **TRIVIEW METROPOLITAN DISTRICT**

**BASIC FINANCIAL STATEMENTS**

**YEAR ENDED DECEMBER 31, 2019**

### **BOARD OF TRUSTEES**

President Mark Melville

Vice President Marco Fiorito

Secretary/Treasurer James Barnhart

Director James Otis

Director Anthony Sexton

James McGrady - District Manager



# TRIVIEW METROPOLITAN DISTRICT

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## **BASIC FINANCIAL STATEMENTS**

**TRIVIEW METROPOLITAN DISTRICT**  
**STATEMENT OF NET POSITION**  
**December 31, 2019**

	<b>Governmental Activities</b>	<b>Business-Type Activities</b>	<b>Total</b>
<b>ASSETS</b>			
Cash and cash equivalents	\$ 2,858,834	\$ 875,939	\$ 3,734,773
Cash and cash equivalents, restricted	1,496,875	201,970	1,698,845
Investments	5,205,624	6,996,704	12,202,328
Property taxes receivable	3,045,416	-	3,045,416
Interest receivable	5,656	11,544	17,200
Accounts receivable	447,873	40,818	488,691
Prepaid expenses	16,204	3,693	19,897
Internal balances	(7,070,268)	7,070,268	-
Funds held in escrow	-	-	-
Capital assets, net of accumulated depreciation	17,032,682	41,866,306	58,898,988
Total assets	<u>23,038,896</u>	<u>57,067,242</u>	<u>80,106,138</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred amount on refunding	3,838,513	248,689	4,087,202
Total deferred outflows of resources	<u>3,838,513</u>	<u>248,689</u>	<u>4,087,202</u>
<b>LIABILITIES</b>			
Accounts payable	547,676	1,037,489	1,585,165
Accrued interest	316,602	39,946	356,548
Escrow funds held	-	-	-
Accrued settlement	-	48,000	48,000
Long-term liabilities			
Due within one year	630,000	185,000	815,000
Due in more than one year	44,735,272	11,120,785	55,856,057
Total liabilities	<u>46,229,550</u>	<u>12,431,220</u>	<u>58,660,770</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred property tax revenue	3,045,416	-	3,045,416
Total deferred inflows of resources	<u>3,045,416</u>	<u>-</u>	<u>3,045,416</u>
<b>NET POSITION</b>			
Net investment in capital assets	(24,494,077)	30,809,210	6,315,133
Restricted			
Debt service	1,496,875	-	1,496,875
Contributions	-	201,970	201,970
Emergency reserve (TABOR)	132,000	-	132,000
Unrestricted	467,645	13,873,531	14,341,176
Total net position	<u>\$ (22,397,557)</u>	<u>\$ 44,884,711</u>	<u>\$ 22,487,154</u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.



**TRIVIEW METROPOLITAN DISTRICT**  
**STATEMENT OF ACTIVITIES**  
**Year Ended December 31, 2019**

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities
Governmental activities:						
General government	801,505	\$ 4,400	\$ -	\$ -	\$ (797,105)	\$ -
Streets	1,025,861	136,872	-	-	(888,989)	-
Lighting	52,011	-	-	-	(52,011)	-
Drainage	20,301	216,937	-	-	196,636	-
Signage	636	-	-	-	(636)	-
Traffic control	18,115	-	-	-	(18,115)	-
Parks, landscape and open space	460,209	381,149	-	-	(79,060)	-
Conservation	22,460	-	-	-	(22,460)	-
Interest and fiscal charges	2,184,514	-	-	-	(2,184,514)	-
General government	\$ 4,585,612	\$ 739,358	\$ -	\$ -	(3,846,254)	-
Business-type activities:						
Water and Wastewater Fund	\$ 3,813,033	\$ 7,745,073	\$ -	\$ -	3,932,040	3,932,040
Total	\$ 3,813,033	\$ 7,745,073	\$ -	\$ -	3,932,040	3,932,040
General revenues and transfers:						
Taxes					5,903,559	5,903,559
Investment earnings					155,380	249,391
Conservation Trust funds					22,460	-
Other revenues					37,631	1,028,788
Transfers					(400,000)	400,000
Total general revenues					5,719,030	1,678,179
Change in net position					1,872,776	5,610,219
Net position - Beginning					(24,270,333)	39,274,492
Net position - Ending					\$ (22,397,557)	\$ 44,884,711
						\$ 22,487,154

These financial statements should be read only in connection with the accompanying notes to financial statements.

**TRIVIEW METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUND  
December 31, 2019**

	<u>General</u>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 2,858,834
Investments	5,205,624
Restricted cash and cash equivalents	1,496,875
Property taxes receivable	3,045,416
Interest receivable	5,656
Accounts receivable, other	447,873
Prepaid expense	16,204
Total assets	<u>\$ 13,076,482</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>	
Accounts payable	\$ 547,676
Due to other funds	7,070,268
Total liabilities	<u>7,617,944</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred property tax revenue	<u>3,045,416</u>
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<u>3,045,416</u>
<b>FUND BALANCE</b>	
Nonspendable:	
Prepaid expenditures	16,204
Restricted:	
Debt service	1,496,875
Emergency reserves	132,000
Unassigned	768,043
Total fund balance	<u>2,413,122</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>	<u>\$ 13,076,482</u>
 Total fund balance, governmental funds	 \$ 2,413,122
 Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	
Capital assets	17,032,682
Deferred outflows of resources are not current financial resources, and therefore are not reported in the funds	3,838,513
Accrued interest is not due and payable in the current period, and therefore, is not reported as a liability in the funds	(316,602)
Long-term liabilities are not due and payable in the current period and are not included in the fund financial statements, but are included in the governmental activities of the Statement of Net Position	<u>(45,365,272)</u>
Net position of governmental activities	<u>\$ (22,397,557)</u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.



**TRIVIEW METROPOLITAN DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCE - GOVERNMENTAL FUND**  
**Year Ended December 31, 2019**

	<u>General</u>
<b>REVENUES</b>	
Taxes	\$ 5,903,559
Fees	739,358
Conservation trust funds	22,460
Interest income	155,380
Miscellaneous revenue	37,631
Total revenues	<u>6,858,388</u>
<b>EXPENDITURES</b>	
General government	796,690
Streets	7,739,251
Lighting	52,011
Signage	636
Traffic control	18,115
Drainage	20,301
Parks, landscape and open space	465,857
Conservation Trust	22,460
Debt Service:	
Interest and fiscal charges	2,487,013
Total expenditures	<u>11,602,333</u>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<u>(4,743,945)</u>
<b>OTHER FINANCING SOURCES (USES)</b>	
Transfers out	(400,000)
Total other financing sources	<u>(400,000)</u>
<b>NET CHANGE IN FUND BALANCE</b>	(5,143,945)
<b>FUND BALANCE - BEGINNING OF YEAR</b>	<u>7,557,067</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 2,413,122</u></u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**TRIVIEW METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCE - GOVERNMENTAL  
FUND TO THE STATEMENT OF ACTIVITIES  
Year Ended December 31, 2019**

A reconciliation reflecting the differences between the governmental funds net change in fund balances and change in net position reported for governmental activities in the Statement of Activities as follows:

Net change in fund balances - Total governmental funds	<u>\$ (5,143,945)</u>
Governmental funds report capital outlays as expenditures. However, in the statement of activities the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlays for the period.	6,714,223
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	<u>302,498</u>
Change in net position - Governmental activities	<u><u>\$ 1,872,776</u></u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**TRIVIEW METROPOLITAN DISTRICT**  
**STATEMENT OF NET POSITION**  
**PROPRIETARY FUND - WATER AND WASTEWATER FUND**  
**December 31, 2019**

**ASSETS AND DEFERRED OUTFLOWS OF RESOURCES**

Current assets	
Cash and cash equivalents	\$ 875,939
Investments	6,996,704
Restricted cash and cash equivalents	201,970
Interest receivable	11,544
Accounts receivable	40,818
Prepaid expenses	3,693
Due from other funds	7,070,268
Total current assets	<u>15,200,936</u>
Non-current assets	
Capital assets, net of depreciation	<u>41,866,306</u>
Total non-current assets	<u>41,866,306</u>
Total assets	<u>57,067,242</u>

**DEFERRED OUTFLOWS OF RESOURCES**

Deferred amount on refunding	<u>248,689</u>
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**TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES**

\$ 57,315,931

**LIABILITIES AND NET POSITION**

Current liabilities	
Accounts payable	\$ 1,037,489
Accrued interest	39,946
Accrued settlement	48,000
Bonds payable	185,000
Total current liabilities	<u>1,310,435</u>
Non-current liabilities	
Bonds payable	<u>11,120,785</u>
Total non-current liabilities	<u>11,120,785</u>
Total liabilities	<u>12,431,220</u>

**NET POSITION**

Net investment in capital assets	30,809,210
Restricted - other	201,970
Unrestricted	13,873,531
Total net position	<u>44,884,711</u>

**TOTAL LIABILITIES AND NET POSITION**

\$ 57,315,931

These financial statements should be read only in connection with  
the accompanying notes to financial statements.



**TRIVIEW METROPOLITAN DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
**PROPRIETARY FUND - WATER AND WASTEWATER FUND**  
**Year Ended December 31, 2019**

<b>OPERATING REVENUE</b>	
Water sales	\$ 3,040,652
Tap fees	2,303,847
Payment in lieu of fees	1,026,945
Sewer charges	1,495,730
Total operating revenue	<u>7,867,174</u>
<b>OPERATING EXPENSES</b>	
Water system	628,528
Wastewater system	734,784
General and administrative	757,203
Depreciation	1,031,666
Total operating expenses	<u>3,152,181</u>
<b>OPERATING INCOME</b>	<u>4,714,993</u>
<b>NONOPERATING REVENUE (EXPENSE)</b>	
Interest income	249,391
Miscellaneous income	218,080
Tap fee credits	(302,116)
Interest expense	(480,837)
Total nonoperating expense, net	<u>(315,482)</u>
<b>INCOME BEFORE TRANSFERS AND CONTRIBUTIONS</b>	4,399,511
<b>CONTRIBUTIONS</b>	810,708
<b>TRANSFERS IN</b>	<u>400,000</u>
<b>CHANGE IN NET POSITION</b>	<u>5,610,219</u>
<b>NET POSITION - BEGINNING OF YEAR</b>	<u>39,274,492</u>
<b>NET POSITION - END OF YEAR</b>	<u>\$ 44,884,711</u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**TRIVIEW METROPOLITAN DISTRICT**  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUND - WATER AND WASTEWATER FUND**  
**Year Ended December 31, 2019**

	<u>Water</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Cash received from customers	\$ 7,887,556
Cash payments to suppliers for goods and services	(1,392,890)
Cash payments to employees for services	<u>(323,512)</u>
Net cash provided by operating activities	<u>6,171,154</u>
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>	
Transfers in	400,000
Miscellaneous non-operating income	218,080
Change in due from other funds	<u>6,574,379</u>
Net cash provided by noncapital financing activities	<u>7,192,459</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Purchases of capital assets	(6,506,186)
Developer contributions	810,708
Principal paid on debt	(175,000)
Tap fee credits	(302,116)
Interest and other debt-related charges	<u>(504,837)</u>
Net cash used in capital and related financing activities	<u>(6,677,431)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Purchase of investments	(5,120,822)
Investment income	<u>249,391</u>
Net cash used by investing activities	<u>(4,871,431)</u>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	1,814,751
<b>CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR</b>	<u>6,259,862</u>
<b>CASH AND CASH EQUIVALENTS - END OF YEAR</b>	<u>\$ 8,074,613</u>

Continued

These financial statements should be read only in connection with  
the accompanying notes to financial statements.



**TRIVIEW METROPOLITAN DISTRICT  
STATEMENT OF CASH FLOWS  
PROPRIETARY FUND - WATER AND WASTEWATER FUND  
Year Ended December 31, 2019**

**RECONCILIATION OF OPERATING INCOME TO CASH FLOWS  
PROVIDED BY OPERATING ACTIVITIES**

Operating income	\$ 4,714,993
Adjustments to reconcile operating income to net cash used in operating activities:	
Depreciation	1,031,666
Effects of changes in operating assets and liabilities:	
Accounts receivable	20,382
Prepaid expense	24,753
Accounts payable	<u>379,360</u>
Total adjustments	<u>1,456,161</u>
Net cash provided by operating activities	<u><u>\$ 6,171,154</u></u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

## **NOTES TO BASIC FINANCIAL STATEMENTS**

# TRIVIEW METROPOLITAN DISTRICT

## NOTES TO FINANCIAL STATEMENTS

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### 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Triview Metropolitan District (the "District") is a quasi-municipal political subdivision of the State of Colorado organized to develop and provide certain services to the residents of the District. The District was formed by order of the District Court for the County of El Paso, Colorado, entered in Civil Action No. 85 CV 0893 on May 13, 1985, following the favorable outcome of an organizational election held on May 10, 1985. The District, as a metropolitan district, derives its power from state statutes. Among the express statutory powers of the District are the powers of taxation and eminent domain, and the power to borrow money and issue both general obligation bonds and revenue bonds. The District has purchased water rights, and has constructed a water distribution system, a sanitary and storm sewer collection system, roadways, signs and other improvements.

The District's financial statements are prepared in accordance with U.S. generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). A summary of the significant accounting policies used in the preparation of these financial statements follows.

**Reporting Entity** — The District has no component units for which either discrete or blended presentation is required. The inclusion or exclusion of component units is based on a determination of the elected official's financial accountability to their constituents, and whether the financial reporting entity follows the same accountability. Further, the financial statements of the reporting entity should enable the reader to distinguish between the primary government (including its blended component units, which are in substance, part of the primary government) and discretely presented component units. The criteria used for determining whether an entity should be included, either blended or discretely presented, includes but is not limited to fiscal dependency, imposition of will, legal standing, and the primary recipient of services.

**Government-Wide and Fund Financial Statements** — The government-wide financial statements (i.e. the statement of net assets and the statement of activities) report information on all of the non-fiduciary activities of the government. Eliminations have been made to minimize the double counting of internal activities. These statements distinguish between *governmental* and *business-type* activities of the District. Governmental activities are normally supported by taxes and intergovernmental revenues. Business-type activities are financed to a significant extent by fees and charges.

The statement of activities demonstrates the degree to which direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. Indirect expense allocations that have been made in the funds have been reversed for the statement of activities. *Program revenues* include 1) fees and charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Revenues that are not classified as program revenues, including all taxes, are reported as *general revenues*.



**Measurement Focus, Basis of Accounting and Financial Statement Presentation** — The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flow. On an accrual basis, property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue in the fiscal year in which all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis* of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the period or soon enough thereafter to pay liabilities of the current fiscal period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of long-term debt and acquisitions under capital leases are reported as other financing sources.

The District considers property taxes as available if they are collected within 30 days after year-end. Property taxes are recognized as revenue in the fiscal period for which they are levied, providing the available criteria are met.

Those revenues susceptible to accrual are property taxes, sales taxes, interest revenue and charges for services. Specific ownership taxes collected and held by the county at year-end on behalf of the District are also recognized as revenue.

Entitlements and shared revenues are recorded at the time of receipt or earlier if the accrual criteria are met. Expenditure-driven grants recognize revenue when the qualifying expenditures have been incurred and all other grant requirements have been met.

The accounts of the District are organized and operated on the basis of funds. A fund is an independent fiscal accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds maintained is consistent with legal and managerial requirements.

The District reports the following major governmental fund:

*General Fund* — The general fund is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Additionally, the District reports the following major proprietary fund:

*Enterprise Fund* — The enterprise fund is used to account for those operations financed and operated in a manner similar to private business or where the board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability. The District has one enterprise fund—the Water, Wastewater and Reuse Fund. The intent of the District is that the costs of providing goods and services to the general public on a



continuing basis be financed or recovered primarily through user charges. As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

Amounts reported as *program revenues* include 1) charges to customers for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise fund are charges for services. Operating expenses for enterprise funds include cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the District's policy to apply restricted resources first, then unrestricted resources as they are needed.

**Receivables** — All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

**Prepaid Expenses** — Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

**Due To and From Other Funds** — Interfund receivables and payables arise from interfund transactions and are recorded by all funds affected in the period in which transactions are executed. In the fund financial statements, these receivables and payable are classified as "due from other funds" or "due to other funds". In the government-wide financial statements, all internal balances have been substantially eliminated.

**Restricted Cash and Investments** — The use of certain cash and investments of the District is restricted. These cash and investment items are classified as restricted assets on the balance sheet because they are maintained in separate accounts and their use is limited by debt agreements.

**Investments** — Investments are stated at fair value. Fair value is the amount the District can reasonably expect to receive to sell an investment in an orderly transaction between market participants. See Note 4 for further information on the fair values of investments.

**Capital Assets** — Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, traffic, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. All purchased capital assets are valued at cost where historical records are available and at an estimated historical cost where no historical records exist. Donated capital assets are valued at their estimated fair market value on the date received. Major outlays for capital assets and improvements are capitalized as projects are constructed.

The costs of normal maintenance and repairs that do not add to the value of the asset, or materially extend asset lives, are not capitalized. Improvements are capitalized and are depreciated over the remaining useful lives of the related capital assets, as applicable.



Buildings, improvements, vehicles, and equipment of the government are depreciated using the straight-line method over the following estimated useful lives:

Roads and streets	2 – 40 years
Wells	20 years
Water storage tank	40 years
Wastewater treatment facility	40 years
Water distribution system and treatment facility	40 years
Equipment	3 – 7 years

When depreciable property is acquired, depreciation is included in expense for the year of acquisition for the number of months during the year the asset was in service. When depreciable property is retired or otherwise disposed of, depreciation is included in expense for the number of months in service during the year of retirement and the related costs and accumulated depreciation are removed from the accounts with any gain or loss reflected in the statement of revenue, expenses and changes in fund net assets.

**Accumulated Employee Benefit Amounts** — Accumulated unpaid vacation, sick pay, and other employee benefit amounts are not material. Therefore, a liability of these benefits has not been reflected in these financial statements.

**Long-Term Liabilities** — In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net assets. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the debt using the straight-line method. Bonds payable are reported net of the applicable premium or discount. Issue costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

**Fund Balance Classification** — The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications available to be used in the governmental fund financial statements are as follows:

*Non-spendable* — This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact.

*Restricted* - This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.



*Committed* – This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Board of Directors. These amounts cannot be used for any other purpose unless the Board of Directors removes or changes the specified use by taking the same type of action that was used when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

*Assigned* – This classification includes amounts that are constrained by the District's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the Board of Directors or through the Board of Directors delegating this responsibility to management through the budgetary process. This classification also includes the remaining positive fund balance for any governmental funds except for the General Fund.

*Unassigned* – This classification includes the residual fund balance for the General Fund. The unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of Assigned fund balance amounts.

The District would typically use restricted fund balances first, followed by committed resources, and then assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend unassigned resources first to defer the use of these other classified funds.

**Statement of Cash Flows** — For purposes of the Statement of Cash Flows, the District's cash and cash equivalents are considered to be cash on hand, demand deposits, government pools, and short-term investments with original maturities of three months or less from the date of acquisition, including restricted cash and cash equivalents. Funds held in escrow are excluded from the District's definition of cash and cash equivalents.

**Estimates** — The preparation of financial statements in conformity with generally accepted accounting principles in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**Subsequent Events** — The District has evaluated subsequent events for recognition or disclosure through the date of the Independent Auditors' Report, which is the date of issuance of the financial statements.

## 2. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

Explanation of certain differences between the general fund balance sheet and the government-wide statement of net position:

The general fund balance sheet includes reconciliation between *fund balance-governmental fund* and *net position-governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that "capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds". The details of this difference are as follows:

Capital assets	\$ 24,824,639
Accumulated depreciation	<u>(7,791,957)</u>
Net adjustment to fund balance – governmental fund to arrive at net position – governmental activities	<u>\$ 17,032,682</u>



Explanation of certain differences between the governmental fund statement of revenues, expenditures and change in fund balance and the government-wide statement of activities:

The governmental fund statement of revenues, expenditures, and change in fund balance includes a reconciliation of *net changes in fund balance-governmental fund* and *change in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that governmental funds report outlays for capital assets as expenditures. In contrast in the Statement of Activities the cost of capital assets is allocated over their estimated useful lives as depreciation expense. The details of this difference are as follows:

Depreciation	\$ (558,503)
Capital outlays	<u>7,272,726</u>
Net adjustment to net change in fund balance – governmental fund to arrive at change in net position – governmental activities	<u>\$ 6,714,223</u>

Another element of the reconciliation states that "The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities". The details of this difference are as follows:

Amortization of advance refunding difference	\$ (296,848)
Amortization of discount/premium	30,613
Repayment of bonds	560,000
Change in accrued interest	<u>(3,733)</u>
Net adjustment to net change in fund balance – governmental fund to arrive at change in net position of governmental activities	<u>\$ (290,032)</u>

### 3. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

**Budget Information** — The District follows these procedures in establishing the budgetary data reflected in the financial statements:

1. In the fall, the District Manager submits to the Board of Directors, a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted by the District to obtain taxpayer comments.
3. Prior to December 15, the budget is legally approved.
4. Any revisions that alter the total expenditures of any fund must be approved by the Board of Directors.
5. Formal budgetary integration is employed as a management control device during the year for the governmental and proprietary funds.
6. The budget for the General Fund is adopted on a basis consistent with generally accepted accounting principles (GAAP).
7. The budget for the Water and Wastewater Fund is prepared on a basis of accounting other



than generally accepted accounting principles, which is normal for proprietary funds. The primary differences are that bond proceeds are treated as a budget source, capital expenditures and principal payments are treated as a budget use, and accrued unpaid interest and the amortization and depreciation expense are not budgeted.

8. Budgeted amounts are as originally adopted or amended.

9. All annual appropriations lapse at the end of the year.

#### 4. DEPOSITS AND INVESTMENTS

The District's deposits and investments consist of the following at December 31, 2019:

	Deposits	Bonds	COLOTRUST	Total
Cash and cash equivalents	\$ 2,675,209	\$ -	\$ 8,143,139	\$ 10,818,348
Restricted cash and cash equivalents	201,970	-	1,496,875	1,698,845
Investments	-	5,118,753	-	5,118,753
Total	<u>\$ 2,877,179</u>	<u>\$ 5,118,753</u>	<u>\$ 9,640,014</u>	<u>\$ 17,635,946</u>

Reconciliation of cash and cash equivalents to the government-wide financial statements at December 31, 2019:

	Governmental Activities	Business-type Activities	Total
Cash and cash equivalents	\$ 7,004,894	\$ 3,813,454	\$ 10,818,348
Restricted cash and cash equivalents	1,496,875	201,970	1,698,845
Investments	1,059,564	4,059,189	5,118,753
Total	<u>\$ 9,561,333</u>	<u>\$ 8,074,613</u>	<u>\$ 17,635,946</u>

**Deposits** — The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulations. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. PDPA allows the financial institution to create a single collateral pool for all public funds held. The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits.

At December 31, 2019, the carrying amount of the District's deposits, including certificates of deposits and money markets, was \$2,877,179 the bank balances were \$2,940,509. Of the total bank balance, \$500,000 was covered by FDIC insurance and \$2,440,509 falls under the provision of the Colorado Public Deposit Protection Act which is collateralized in single institution pools.

**Investments** — The District is authorized by Colorado statutes to invest in the following:

- Obligations of the United States and certain U.S. government agencies' securities
- Certain international agencies' securities
- General obligation and revenue bonds of U.S. local government entities
- Bankers' acceptances of certain banks
- Certain commercial paper
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities
- Certificates of deposits
- Certain money market fund
- Guaranteed investment contracts

**Fair Value Measurements** — The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles.

The hierarchy is based on the valuation inputs used to measure the fair value of the asset and give the highest level to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurements) and the lowest level to unobservable inputs (level 3 ) as follows:

Level 1 Unadjusted quoted prices for identical instruments in active markets.

Level 2 Observable inputs other than quoted market prices.

Level 3 Valuation derived from valuation techniques in which significant inputs are unobservable

Investments that are measured at fair value using the net asset value (NAV) per share (or its equivalent) as a practical expedient are not classified in the fair value hierarchy.



The District has the following fair value measurements as of December 31, 2019:

	<u>Fair Value Measurements Using</u>			
	<u>December 31,</u>	<u>Quoted Prices</u>	<u>Significant</u>	<u>Significant</u>
	<u>2019</u>	<u>In Active</u>	<u>Other</u>	<u>Unobservable</u>
		<u>Markets for</u>	<u>Observable</u>	<u>Inputs</u>
		<u>Identical Assets</u>	<u>Inputs</u>	
		<u>(Level 1)</u>	<u>(Level 3)</u>	
Investments by fair level:				
Government Bonds	\$ 4,059,189		\$4,059,189	
Money Market	<u>1,059,564</u>	<u>\$ 1,059,564</u>		-
Total investments by fair level value:	<u>\$5,118,753</u>	<u>\$ 1,059,564</u>	<u>\$4,059,189</u>	<u>\$ -</u>

Fixed income securities classified in Level 2 of the fair value hierarchy are valued primarily using quoted prices in inactive markets, as well as other pricing methods using observable inputs.

Colorado Government Liquid Asset Trust (COLOTRUST) is an investment vehicle established for local government entities in Colorado to pool surplus funds for investment purposes by state statutes. A twelve-member Board of Trustees, elected by the fund participants, is responsible for overseeing the management of COLOTRUST, including establishing operating standards and policies. COLOTRUST operates similarly to a money market fund and each share is equal in value to \$1.00. Designated custodial banks provide safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal functions of COLOTRUST. All securities owned by COLOTRUST are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by COLOTRUST. Investments of COLOTRUST consist of U.S. Treasury bills, notes and note strips and repurchase agreements collateralized by U.S. Treasury notes. The District has no unfunded commitments or redemption restrictions on their investment in COLOTRUST. The separate audited financial statements of COLOTRUST are available on their website at [www.colotrust.com](http://www.colotrust.com).

Investments with maturities of less than 90 days are classified as cash and cash equivalents on the financial statements.

The District's investments are subject to interest rate risk and credit risk as described below:

*Interest Rate Risk:* The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses from increasing interest rates.

*Credit Risk.* State law limits investments to those described above. The District does not have an investment policy that would further limit its investment choices. As of December 31, 2019 the District's ColoTrust investment is rated AAAM by Standard & Poor's.

**5. ACCOUNTS RECEIVABLE**

Accounts receivable consisted of the following at December 31, 2019:

GENERAL FUND		
Cash with County Treasurer	\$	31,782
Taxes from town		<u>416,091</u>
Total general fund		<u>447,873</u>
WATER AND WASTEWATER FUND		
User fees receivable		<u>40,818</u>
Total water and wastewater fund		<u>40,818</u>
Total accounts receivables	\$	<u>488,691</u>

**6. INTERFUND BALANCES AND TRANSFERS**

Interfund balances consisted of the following at December 31, 2019:

Receivable	Payable	Amount
Enterprise fund	General fund	<u>\$ 7,070,268</u>

The enterprise fund has a receivable from the general fund, the purpose of this interfund balance is to be a mechanism to track the proper allocation of payments and receipts. During the year ended December 31, 2019 the General Fund transferred \$400,000 to the Enterprise Fund..

**7. PROPERTY TAX**

Property taxes attach as an enforceable lien on property as of January 1. Taxes are levied on January 1 and are payable in two installments due February 28 and June 15, or in one installment due April 30. El Paso County bills and collects property taxes for the District. District property tax revenues are recognized when levied to the extent that they result in current receivables. The tax rate for the year ended December 31, 2019 was 35.000 mills. The District's assessed valuation for 2018, for taxes collected in 2019, was \$83,183,850.

**8. ESCROW FUNDS HELD**

Escrow accounts in the District's name have been established. As a result of agreements between the District, El Paso County, Centre Development and Pinetree Properties one million dollars was deposited with the District to construct infrastructure improvements west of Interstate 25 and to provide service to that portion of the District. In 2018, an escrow account was established to construct the Western Interceptor and West Water Loop. The balance in the initial Escrow account was transferred to the Western Interceptor escrow. Several other developers contributed to the escrow to construct the improvements. The balance of the remaining escrows totaled \$201,970 at December 31, 2019.



## 9. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2019 was as follows:

	Balance at December 31, 2018	Additions	Disposals/ Retirements	Balance at December 31, 2019
<b>Governmental activities:</b>				
Capital assets, not being depreciated:				
Construction in process	\$ 131,980	\$ 5,447,129	\$ -	\$ 5,579,109
Total capital assets not being depreciated	131,980	5,447,129	-	5,579,109
Capital assets, being depreciated:				
Road and streets	14,843,506	1,664,399	-	16,507,905
Traffic control	436,399	-	-	436,399
Parks, landscape and open space	1,597,182	10,202	-	1,607,384
Equipment	365,501	110,681	-	476,182
Office space	177,345	40,315	-	217,660
Total capital assets being depreciated	17,419,933	1,825,597	-	19,245,530
Less accumulated depreciation for:				
Road and streets	(6,069,897)	(439,344)	-	(6,509,241)
Traffic control	(402,434)	(14,253)	-	(416,687)
Parks, landscape and open space	(493,733)	(39,608)	-	(533,341)
Equipment	(241,200)	(60,483)	-	(301,683)
Office space	(26,190)	(4,815)	-	(31,005)
Total accumulated depreciation	(7,233,454)	(558,503)	-	(7,791,957)
Total capital assets, net	\$ 10,186,479	\$ 6,714,223	\$ -	\$ 17,032,682
<b>Business-type activities:</b>				
Capital assets, not being depreciated:				
Water rights	\$ 11,977,058	\$ 4,221,213	\$ -	\$ 16,198,271
Construction in process	855,674	1,655,138	-	2,510,812
Total capital assets not being depreciated	12,832,732	5,876,351	-	18,709,083
Capital assets, being depreciated:				
Wells	2,554,746	202,604	-	2,757,350
Water storage tank	1,038,433	-	-	1,038,433
Wastewater treatment facility	10,017,728	-	-	10,017,728
Water distribution system and treatment facility	19,598,929	326,710	-	19,925,639
Sanctuary Pointe	3,472,177	-	-	3,472,177
Equipment	485,952	100,521	-	586,473
Total capital assets being depreciated	37,167,965	629,835	-	37,797,800
Less accumulated depreciation for:				
Wells	(948,246)	(86,606)	-	(1,034,852)
Water storage tank	(559,683)	(25,961)	-	(585,644)
Wastewater treatment facility	(3,743,049)	(250,605)	-	(3,993,654)
Water distribution system and treatment facility	(8,025,948)	(493,223)	-	(8,519,171)
Sanctuary Pointe	(202,856)	(88,247)	-	(291,103)
Equipment	(129,129)	(87,024)	-	(216,153)
Total accumulated depreciation	(13,608,911)	(1,031,666)	-	(14,640,577)
Total capital assets, net	\$ 36,391,786	\$ 5,474,520	\$ -	\$ 41,866,306



## 10. LONG-TERM LIABILITIES

**Revenue Bonds** — On November 29, 2018 the District issued Water and Wastewater Enterprise Revenue and Refunding and Improvement Bonds in the amount of \$11,165,000. The bonds were issued to retire existing debt consisting of a Tax Exempt Revenue Note issued in 2014 through Northstar/Independent Bank and the refunding of the Water and Wastewater Enterprise Revenue Bonds issued in 2016. In addition, the issuance of the bonds provided \$416,000 for the purchase of water rights. The bonds are payable semiannually on June 1 and December 1 each year commencing June 1, 2019 with the final payment due December 1, 2048. The bonds are pledged by water and sewer revenue and have a variable interest rate of 4% to 5%..

Annual debt service requirements to maturity for business-type activities bonds are as follows:

<u>December 31,</u>	<u>Business Type Activities.</u>	
	<u>Principal</u>	<u>Interest</u>
2020	\$ 185,000	\$ 479,350
2021	195,000	470,100
2022	205,000	460,350
2023	215,000	450,100
2024	225,000	439,350
2025 - 2029	1,295,000	2,017,250
2030 - 2034	1,655,000	1,659,250
2035 - 2039	2,080,000	1,243,000
2040 - 2044	2,525,000	793,000
2045- 2048	2,410,000	246,000
Total	<u>\$ 10,990,000</u>	<u>\$ 8,257,750</u>

**General Obligation Bonds** — The District issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. Voters of the District authorized the issuance of \$50,840,800 of debt at special elections held in November 1986 and November 1987. General obligation bonds have been issued for governmental activities.

On December 15, 2016, the District issued \$46,215,000 in general obligation bonds with interest rates ranging from 4.0% to 5.0%. The District issued the bonds to advance refund \$42,740,000 of the outstanding Series 2009 general obligation bonds. The refunding was undertaken to lock in interest rates which were being remarketed weekly with the refunded bonds. The reacquisition price exceeded the net carrying amount of the old debt by \$4,526,516. This amount is netted against the new debt and amortized over the life of the refunded debt, which is shorter than the life of the new debt issued. The 2009 Series Bonds were redeemed in November 2019 when the remaining bonds became callable. As of December 31, 2019, the balance in the Escrow account for the refunding of the 2009 Series Bonds was \$0.

General obligation bonds are direct obligations and pledge the full faith and credit of the government. General obligation bonds currently outstanding are as follows:

Series 2016 General Obligation Refunding Bonds bearing  
interest rates ranging from 4.00% to 5.00% until maturity  
on November 1, 2046. \$ 45,100,000

Annual debt service requirements to maturity for general obligation bonds are as follows:

<u>December 31,</u>	<u>Governmental Activities.</u>	
	<u>Principal</u>	<u>Interest</u>
2020	\$ 630,000	\$ 1,899,613
2021	655,000	1,874,412
2022	730,000	1,848,213
2023	760,000	1,815,363
2024	845,000	1,781,163
2025 - 2029	5,215,000	8,211,062
2030 - 2034	7,355,000	6,745,462
2035 - 2039	9,700,000	5,052,162
2040 - 2044	12,630,000	2,858,625
2045 - 2046	6,020,000	376,200
Total	<u>\$ 44,540,000</u>	<u>\$ 32,462,275</u>

#### Changes In Long-Term Liabilities —

	<u>Balance at</u> <u>December 31,</u>			<u>Balance at</u> <u>December 31,</u>	<u>Amounts</u> <u>Due</u> <u>Within</u> <u>One Year</u>
<u>Governmental Activities:</u>	<u>2018</u>	<u>Additions</u>	<u>Reductions</u>	<u>2019</u>	
Series 2016 GO Bonds	\$ 45,100,000	\$ -	\$ 560,000	\$ 44,540,000	\$ 630,000
Bond Issuance Premium	855,885	-	30,613	825,272	-
Total - Governmental Activities	<u>\$ 45,955,885</u>	<u>\$ -</u>	<u>\$ 590,613</u>	<u>\$ 45,365,272</u>	<u>\$ 630,000</u>
 <u>Business-Type Activities:</u>					
Revenue Bonds - 2018	\$ 11,165,000	\$ -	\$ 175,000	\$ 10,990,000	\$ 185,000
Bond Issuance Premium	326,674	-	10,889	315,785	10,889
Total - Business-Type Activities	<u>\$ 11,491,674</u>	<u>\$ -</u>	<u>\$ 185,889</u>	<u>\$ 11,305,785</u>	<u>\$ 195,889</u>



## 11. NET POSITION

The District has net assets consisting of three components: net investment in capital assets; restricted; and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets. If there are significant unspent related debt proceeds, the portion of the debt attributable to the unspent proceeds is not included in the calculation of net investment in capital assets. Rather, that portion of the debt is included in the same net position component as the unspent proceeds.

As of December 31, 2019, the District had net investment in capital assets as follows:

Net investment in capital assets:	
Capital assets, net of depreciation	\$ 58,898,988
Capital asset related to deferred outflow	4,087,202
Long-term liabilities due within one year	(815,000)
Long-term liabilities due in more than one year	<u>(55,856,057)</u>
Total net investment in capital assets	<u>\$ 6,315,133</u>

Restricted assets are reduced by liabilities and deferred inflows of resources related to those assets. Restricted assets are assets which have restrictions placed on the use of the assets through external constraints imposed by creditors (such as through debt covenants), contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation. Generally, a liability relates to restricted assets if the asset results from a resource flow that also results in the recognition of a liability or if the liability will be liquidated with the restricted assets reported:

As of December 31, 2019, the District had restricted net position as follows:

Restricted for debt service	\$ 1,496,875
Restricted contributions	201,970
Emergency reserve (TABOR)	<u>132,000</u>
Total restricted	<u>\$ 1,830,845</u>

Unrestricted net position consists of the net amount of assets, deferred outflows of resources, liabilities and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted component of net position. The District utilizes unrestricted net position before using restricted net position. As of December 31, 2019, the District had unrestricted net position of \$14,341,176.



## 12. RISK MANAGEMENT

The District is exposed to various risks of losses related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

The District carries commercial insurance for these risks of loss, including worker's compensation and employee health and accident insurance. Settlements have not exceeded coverage during the past three fiscal years.

## 13. COMMITMENTS AND CONTINGENCIES

**Litigation** — The District is involved in pending or threatened lawsuits and claims. The District and its legal counsel estimate that the potential claims against the District not covered by insurance or accrued for, resulting from such litigation, would not materially affect the financial statements of the District.

**Tap fees** — In 2007, the District settled a condemnation proceeding with a developer by agreeing to provide the developer with a credit for sewer and water tap fees in the cumulative amount of \$436,000. As of December 31, 2019 the developer had a remaining credit for sewer and water tap fees in the amount of \$48,000.

**Commitments** - On January 23, 2015 the District entered into an agreement with certain developers to expand the District's infrastructure to provide water, sewer and other standard services to a new area, Phase I of Sanctuary Pointe (Phase I) within the District's boundaries. The expansion of the District's services to this new area will require additional infrastructure estimated to cost approximately \$4,850,000.

A separate escrow account was set up for a portion of the tap fees to be used to fund the additional infrastructure improvements. The District pledged to escrow \$8,000 from each single family and \$6,000 from each multi-family tap fee from Phase I. The agreement required the Developers in Phase I to pay a Water Impact Fee of \$3,000, in excess of the standard District tap fees.

The agreement committed funding of approximately \$2,400,000 from escrowed tap fees and an additional \$250,000 from the District. The additional funding of approximately \$2,200,000 will be provided by the Developers. The contribution from the Developers will be repaid by the District from additional escrowed tap fees based on the schedule above. The estimated remaining funding of \$250,000 not supplied by the tap fees was required from the District within 90 days of the of the installation of the final residential meter in Phase I. As of December 31, 2019, the District had expended \$2,650,000 for infrastructure improvements in accordance with the Agreement.

Should the Developers fail to complete the development within two years after filing their intent to proceed the District will not be obligated to reimburse the Developers for all sewer infrastructure estimated to be approximately \$1,355,000.



#### 14. INTERGOVERNMENTAL AGREEMENTS

**Intergovernmental Agreement with Forest Lakes Metropolitan District and Donala Water and Sanitation District** — The District entered into an agreement dated November 11, 1999, subsequently amended on October 25, 2001, with Forest Lakes Metropolitan District and Donala Water and Sanitation District to define ownership rights in the wastewater treatment plant. Under the amended agreement, the District and Forest Lakes transferred part ownership to Donala.

In 2009 the Districts completed an expansion of the plant to 1.75 million gallons per day (MGD). Under the terms of the above agreements, the three Districts reallocated ownership. Ownership was also modified under a 2009 agreement between the District and Donala, with the District deeding ownership of 6.7% of the 1.75 MGD capacity to Donala. The current ownership is 37.3% owned by the District, 17.1% by Forest Lakes, and 45.6% by Donala. The plant is currently being operated by Donala and all parties are responsible for their respective share of operations and maintenance costs, based on the relative share of actual flows.

In 2009 the District deeded 6.7% of the 1.75 MGD total plant treatment capacity to Donala. The District expects the 6.7% of plant ownership to be deeded back to the District pursuant to the intergovernmental agreement to fund the completion of the wastewater treatment plant

In addition, in accordance with the November 11, 1999 agreement, an ownership interest in a 24" interceptor was transferred to the Forest Lakes Metropolitan District. As a result of the transfer, the interceptor is owned 50% by the District, 25% by Forest Lakes, and 25% by Donala.

**Intergovernmental Agreement with Forest Lakes Metropolitan** — On March 28, 2002, the District entered into an intergovernmental agreement with Forest Lakes Metropolitan District for the design, construction, operation and ownership of the Monument Creek Interceptor.

**Intergovernmental Agreements with the Town of Monument** — The 1987-1999 IGA with the Town of Monument is part of (appendix to) the 1987 Annexation Agreement which brought the property into the Town. This IGA sets out how the District and the Town will interact as two separate public entities. Additionally, the IGA contains various requirements for Triview Metropolitan District to follow, including the collection of certain fees and the methods for infrastructure construction as well as the maintenance of said facilities.

#### 15. AMENDMENT TO COLORADO CONSTITUTION

Colorado voters passed an amendment to the *State Constitution*, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments.

Fiscal year spending and revenue limits are determined based on the prior year's spending adjusted for inflation and local growth. Revenue in excess of the limit must be refunded unless the voters approve retention of such revenue.

On November 6, 2006 District residents voted to exempt the District from the revenue limits of the Amendment. This revenue change was effective from January 1, 2007 through December 31, 2017. On November 7, 2017 District residents voted to continue the exemption of the revenue limits indefinitely.

The Amendment is complex and subject to judicial interpretation. The entity believes it is in compliance with the requirements of the amendment. However, the entity has made certain interpretations of the amendment's language in order to determine its compliance.



**REQUIRED SUPPLEMENTAL INFORMATION**

**TRIVIEW METROPOLITAN DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCE - BUDGET AND ACTUAL**  
**GENERAL FUND**  
**For the Year Ended December 31, 2019**

	Budgeted Amounts Original	Budgeted Amounts Final	Actual	Variance with Final Budget - Positive (Negative)
<b>REVENUE</b>				
Taxes	\$ 5,993,935	\$ 5,904,000	\$ 5,903,559	\$ (441)
Fees	584,000	740,000	739,358	(642)
Conservation trust funds	20,000	20,000	22,460	2,460
Interest income	265,000	155,000	155,380	380
Grant revenue	-	-	-	-
Miscellaneous revenue	15,000	35,000	37,631	2,631
Total Revenues	6,877,935	6,854,000	6,858,388	4,388
<b>EXPENDITURES</b>				
General government	768,260	796,000	796,690	(690)
Streets	427,695	542,000	542,023	(23)
Capital	6,883,775	7,200,000	7,197,228	2,772
Lighting	52,000	52,000	52,011	(11)
Signage	4,000	1,000	636	364
Traffic control	4,000	18,000	18,115	(115)
Drainage	20,000	20,000	20,301	(301)
Parks, landscape & open space	437,815	395,000	390,359	4,641
Capital	269,375	76,000	75,498	502
Conservation trust	20,000	20,000	22,460	(2,460)
Debt Service:				
Interest and fiscal charges	2,484,513	2,489,000	2,487,013	1,987
Total Expenditures	11,371,433	11,609,000	11,602,333	6,666
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	(4,493,498)	(4,755,000)	(4,743,945)	11,054
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	(400,000)	(400,000)	(400,000)	-
Total other financing sources	(400,000)	(400,000)	(400,000)	-
<b>NET CHANGE IN FUND BALANCE</b>	(4,893,498)	(5,155,000)	(5,143,945)	11,054
<b>FUND BALANCE - BEGINNING OF YEAR</b>	14,249,820	7,557,067	7,557,067	-
<b>FUND BALANCE - END OF YEAR</b>	\$ 9,356,322	\$ 2,402,067	\$ 2,413,122	\$ 11,054

These financial statements should be read only in connection with the  
accompanying notes to financial statements.



## **SUPPLEMENTAL INFORMATION**

**TRIVIEW METROPOLITAN DISTRICT**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN**  
**NET POSITION (NON-GAAP BUDGETARY BASIS)**  
**WATER AND WASTEWATER FUND**  
**For the Year Ended December 31, 2019**

	Budgeted Amounts Original	Budgeted Amounts Final	Actual	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>				
Water assessments	\$ 2,859,550	\$ 3,050,000	\$ 3,040,652	\$ (9,348)
Sewer assessments	1,296,960	1,500,000	1,495,730	(4,270)
Interest income	25,000	250,000	249,391	(609)
Water and sewer tap fees	1,891,500	2,300,000	2,303,847	3,847
Payment in lieu of water	100,000	1,025,000	1,026,945	1,945
Fees	100,000	120,000	122,101	2,101
Developer contributions	-	810,000	810,708	708
Miscellaneous income	40,000	95,000	95,979	979
Total Revenues	6,313,010	9,150,000	9,145,353	(4,647)
<b>EXPENDITURES</b>				
General & administrative:				
Salaries & wages	290,960	325,000	323,512	1,488
Employee benefits	113,342	100,000	100,051	(51)
Engineering	12,000	55,000	54,750	250
Legal	5,500	60,000	59,131	869
Communications	20,000	35,000	30,603	4,397
Accounting and auditing	30,100	40,000	38,316	1,684
Conference/training/class	6,000	6,000	2,221	3,779
Dues, publications & subscriptions	9,000	6,300	8,847	(2,547)
IT support	3,200	1,000	8,279	(7,279)
Office supplies & equipment	5,000	5,000	6,503	(1,503)
Postage	800	4,000	872	3,128
Publications - legal notice	-	350	-	350
Repairs & maintenance	1,000	1,500	1,376	124
Telephone service	4,800	5,000	5,218	(218)
Travel & meetings	750	750	-	750
Office overhead	1,100	1,200	1,840	(640)
Insurance	22,250	20,000	23,430	(3,430)
Billing expense	74,000	65,000	65,472	(472)
Miscellaneous	900	7,500	7,252	248
Vehicle repair and maintenance	8,000	20,000	19,529	471
Total General & Administrative	608,702	758,600	757,202	1,398
Water system	762,200	630,000	628,528	1,472
Wastewater system	693,343	735,000	734,785	215
Principal payments on capital debt	175,000	175,000	175,000	-
Interest and bond expense	490,812	515,000	515,562	(562)
Tap fee credits	720,000	305,000	302,116	2,884
Capital expenditures	1,729,751	6,506,000	6,506,186	(186)
Total Expenses	5,179,808	9,624,600	9,619,379	5,221
<b>EXCESS OF REVENUE OVER (UNDER)</b>				
<b>EXPENDITURES</b>	1,133,202	(474,600)	(474,026)	574
<b>OTHER FINANCING SOURCES (USES)</b>				
Reserve for 2018 Water Improvement Project	416,000	-	-	-
Transfer from (to) other funds	400,000	400,000	400,000	-
Total other financing sources	816,000	400,000	400,000	-
<b>EXCESS OF REVENUE OVER EXPENSES</b>	1,949,203	(74,600)	(74,026)	574
<b>NET POSITION - BEGINNING OF YEAR</b>	5,681,093	13,237,507	13,237,507	-
<b>NET POSITION - END OF YEAR</b>	\$ 7,630,296	\$ 13,162,907	\$ 13,163,481	\$ 574



**TRIVIEW METROPOLITAN DISTRICT**  
**RECONCILIATION OF BUDGETARY BASIS TO STATEMENT OF**  
**REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION - PROPRIETARY FUND**  
**Year Ended December 31, 2019**

Excess of revenues over expenses	<u>\$ (74,026)</u>
Reconciling Items:	
Expenditures included in statement of revenues, expenses and changes in net position, but not included with expenditures on a budgetary basis:	
Depreciation	(1,031,666)
Expenditures included under budgetary basis, but not included in statement of revenues, expenses and changes in net position	
Capital outlay - water system improvements and water rights	6,506,186
Debt paid	<u>209,725</u>
Change in net position per statement of revenues, expenses and changes in net position	<u><u>\$ 5,610,219</u></u>

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE TRIVIEW METROPOLITAN DISTRICT AND THE BOARD OF DIRECTORS OF THE WATER ACTIVITY ENTERPRISE, USING ZOOM FOR THE VIDEO CONFERENCE HELD

**June 16, 2020**

A Special meeting of the Board of Directors of the Triview Metropolitan District was held on June 16, 2020, beginning at 1:30 p.m. The meeting was conducted online using Zoom. This meeting was called to order at 1:30 p.m.

#### ATTENDANCE

#### In attendance were Directors:

President:	Mark Melville
Vice President	Marco Fiorito
Treasurer	James Barnhart
Director	James Otis
Director	Anthony Sexton

#### Also in attendance were:

James McGrady, District Manager  
Chris Cummins, District Water Attorney  
Gary Shupp, District Attorney  
Joyce Levad, District Administrator  
Jennifer Kaylor, OCN

Agenda – Mr. McGrady distributed for the Board's approval the proposed agenda. A motion was made by Director Fiorito to approve the agenda. Upon a second by Director Otis vote was taken, and the motion carried unanimously.



## RECORD OF PROCEEDINGS

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### ACTION ITEM:

Discussion regarding May 2020 water use and Utility Billing

- a) Mr. McGrady stated Triview had a staff meeting Monday, June 14, 2020. We are dealing with the complaints from our customers and also encouraging installing new cellular meters and transponders in order for our customers to see water use on the EyeOnWater application. This will give the customer the information to manage their water use. Many of the customers complaining, had not used a huge amount of water.
- b) Triview plans to address these complaints by putting information in the newsletter, with common questions about the line items on the billing statement and what they are getting billed for.

### ADJOURN

There being no further business to come before the Board, a motion to adjourn the meeting was made by Director Otis. The motion was duly seconded by Director Sexton. The motion carried unanimously. The meeting was adjourned at 2:30 p.m.

Respectfully Submitted

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James C. McGrady  
Secretary for the Meeting

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE TRIVIEW METROPOLITAN DISTRICT AND THE BOARD OF DIRECTORS OF THE WATER ACTIVITY ENTERPRISE, USING ZOOM FOR THE VIDEO CONFERENCE HELD

June 17, 2020

A meeting of the Board of Directors of the Triview Metropolitan District was held on Wednesday, June 17, 2020, beginning at 5:30 p.m. The meeting was conducted online using Zoom. This meeting was open to the public. The meeting was called to order at 5:42 p.m.

#### ATTENDANCE

##### In attendance were Directors:

President:	Mark Melville
Vice President	Marco Fiorito
Director	Anthony Sexton
Director	James Otis
Director	James Barnhart

##### Also in attendance were on roll call:

James McGrady, District Manager  
Chris Cummins, District Water Attorney  
Gary Shupp, District Attorney  
Joyce Levad, District Administrator  
Shawn Sexton, Water Superintendent,  
Jay Bateman, Parks and Open Space Superintendent  
Craig Persinger  
Jennifer Kaylor, Our Community News  
Mr. Perkins, resident

#### ADMINISTRATIVE MATTERS

Agenda – Mr. McGrady distributed for the Board's approval the proposed agenda with the addition of water usage prior to public comment. A motion was made by Director Fiorito to approve the agenda. Upon a second by Director Otis, vote was taken, and the motion carried unanimously.



## RECORD OF PROCEEDINGS

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### Consent Agenda –

- a. Prior Meeting Minutes May 20, 2020 Regular Board Meeting (enclosure)
- b. Billing Summary Rate Code Report
- c. District Tap Fees received in May 2020
- d. Tax Transfer from Monument

A motion was made by Director Fiorito to approve the consent agenda. The motion was duly seconded by Director Sexton. A vote was taken, and the motion carried unanimously.

Mr. McGrady stated customers are complaining about water usage in May of this year. This year's temperature was higher in May, than in 2019. Precipitation is much lower than in 2019 also. Total water usage in May of 2019 was 20,000,000 gallons and in May of 2020 it was 35,000,000 gallons. Triview is offering new cellular meters to be installed in a customer's home. That will give the customer the ability to see how much water they are using every 15 minutes.

If a customer can prove he has a leak repaired, Triview will make a one time adjustment to their bill. Mr. McGrady has created a spreadsheet model for customers to learn how to set up their irrigation system to use the correct amount of applied irrigation for the entire year. This spreadsheet is being made available on Triview's website under the conservation tab. Triview has our water employees going to homes helping educate them on water leaks and irrigation issues.

Triview is revising our Conservation information on the website. Also when rates were changed it was based upon a rate study that justified the change. Triview did a comprehensive rate study that goes towards debt services, and revenue to fund General O&M. Triview's rates are the second lowest rates in all of the surrounding areas.

### PUBLIC COMMENT

Mr. Perkins said his questions were covered in the previous comments by Mr. McGrady.

### OPERATIONS REPORT

#### District Manager Report (enclosure)

- The building at Wells A9 and D9 is starting to be constructed. These wells will eventually be connected to the B Plant.
- Utilities are being completed for the A Yard building.
- Installation of the cellular meters are being done on a voluntary basis during the COVID epidemic. The District is doing about 40 to 50 meters a week. The 1500 homes in the District should be changed out in about 30 weeks.

## RECORD OF PROCEEDINGS

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### Public Works and Parks and Open Space Updates (Jay Bateman)

- Mill and overlay project was completed in May.
- 2020 Crack seal completed
- Heavier than average snowfall this year.
- Street sweeping should be complete by the end of the week.
- Kiewit is completing paving in the next week.

### Utilities Department Updates (Shawn Sexton)

Superintendent Sexton went over his monthly report. Highlights included the following:

- A Plant is running 24/7 and B Plant is working with some rest.
- C Plant Pump station is running normally.
- Locates are around 250 for May.
- Arsenic sampling is complete and being reviewed.

### BOARD DISCUSSION

- Board meeting will change to Thursday, July 23, 2020. The meetings will change to the 3<sup>rd</sup> Tuesday of each month going forward.

### ACTION ITEMS:

- a) Ratify resolution 2020-07 of the Triview Metropolitan District Approving the Purchase of Water and Water Rights, Land and Mineral Rights from the Stonewall Springs Quarry, LLC, Stonewall Water, LLC, and Stonewall Springs Reservoir Company.

A motion to ratify Resolution 2020-07 of the Triview Metropolitan District approving the purchase of Water and Water Rights, Land and Mineral Rights from the Stonewall Springs Quarry, LLC, Stonewall Water, LLC, and Stonewall Springs Reservoir Company was made by Director Fiorito. The motion was duly seconded by Director Otis. The Motion carried unanimously.

- b) Review and Consider an Interim Wastewater Conveyance and Treatment Agreement between Colorado Springs Utilities, Donala Water and Sanitation District, and the Triview Metropolitan District.

A motion was made by Director Fiorito to direct Mr. McGrady to sign the Interim Wastewater Conveyance and Treatment Agreement if no substantial



## RECORD OF PROCEEDINGS

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changes to the present agreement. The motion was duly seconded by Director Otis. The Motion carried unanimously.

### FINANCIALS AND PAYABLES:

Approve and Ratify Checks over \$5,000 – The Board reviewed the payment of claims over \$5,000. A motion to approve the checks greater than \$5,000 was made by Director Barnhart. This is after getting clarification on the invoice from 4 Rivers Equipment. The motion was duly seconded by Director Otis. The motion carried unanimously.

Director Otis asked Mr. McGrady to ask the Town of Monument to show the separation of internet sales tax and regular sales tax on their report.

Monthly Cash Position and Unaudited Financial Statements – The Board reviewed the May 2020 unaudited Financial Statements as presented. A motion to approve the District's May 2020 Financial Statements was made by Director Barnhart. The motion was duly seconded by Director Otis. The motion carried unanimously.

### PUBLIC RELATIONS:

Mr. McGrady said he is revising the conservation tab on the website. Triview will republish the article, from last month's newsletter, on water consumption and how to reduce that.

### EXECUTIVE SESSION

A motion was made by Director Fiorito for the Board to enter into Executive Session pursuant to C.R.S. Section 24-6-402(4) (b), (e), Legal Advice and Negotiations. Upon a second by Director Otis a vote was taken. The motion carried unanimously. Executive session was entered into at 6:55 p.m.

### ADJOURN

There being no further business to come before the Board, a motion to adjourn the meeting was made by Director Fiorito. The motion was duly seconded by Director Otis. The motion carried unanimously. The meeting was adjourned at 8:15 p.m.

Respectfully Submitted

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James C. McGrady  
Secretary for the Meeting

Triview Metropolitan District 6/1 to 6/30/2020  
Summary Financial Information - Board Packet

Sales	Amount	Items
Rate Code 01 Triview Metro - Res Sewer Base Rate	\$82,251.71	1817
Rate Code 01 Triview Metro - Res Sewer Use Rate	\$34,841.65	1771
Rate Code 01 Triview Metro - Res Water Base Rate	\$46,722.00	1806
Rate Code 01 Triview Metro - Res Water Use Rate Tier1	\$50,631.00	1733
Rate Code 01 Triview Metro - Res Water Use Rate Tier2	\$97,901.50	1401
Rate Code 01 Triview Metro - Res Water Use Rate Tier3	\$19,839.00	232
Rate Code 01 Triview Metro - Res Water Use Rate Tier4	\$6,176.25	55
Rate Code 01 Triview Metro - Res Water Use Rate Tier5	\$5,025.00	13
Rate Code 02 Triview Metro - Com Sewer Base Rate 1"	\$1,196.00	23
Rate Code 02 Triview Metro - Com Water Base Rate 1"	\$1,196.00	23
Rate Code 04 Triview Metro - Com Sewer Base Rate 1.5"	\$2,808.00	27
Rate Code 04 Triview Metro - Com Water Base Rate 1.5"	\$2,912.00	28
Rate Code 07 Triview Metro - Com Sewer Base Rate 2"	\$2,288.00	11
Rate Code 07 Triview Metro - Com Water Base Rate 2"	\$2,288.00	11
Rate Code 09 Triview Metro - Com Sewer Base Rate 3"	\$1,248.00	3
Rate Code 09 Triview Metro - Com Water Base Rate 3"	\$1,248.00	3
Usage Fee Triview Metro - Com Sewer Use Rate	\$13,214.07	64
Usage Fee Triview Metro - Com Water Use Rate	\$18,393.75	64
Rate Code 03 Triview Metro - Com Irr Water Base 1"	\$936.00	18
Rate Code 11 Triview Metro - Com Irr Water Base 1.5"	\$1,144.00	11
Rate Code 10 Triview Metro - Com Irr Water Base 2"	\$3,328.00	16
Usage Fee Triview Metro - Com Irr Water Use	\$25,518.75	43
Triview Metro - Quik Way Sewer	\$73.40	1
Triview Metro - Metering & Billing Fee	\$7,548.00	1887
Title Prep Fee Triview Metro - Title Request Fee	\$1,000.00	20
Triview Metro - 5% Late Fee	\$931.37	137
Special Impact Triview Metro - Special Impact Fee	\$2,480.00	248
Triview Metro - Disconnect Fee	\$300.00	6
Triview Metro - NSF Fee		
<b>Total Accounts</b>	<b>\$433,439.45</b>	<b>11472</b>

Rate Code Breakout	# Units
Rate Code 01 - Residential 5/8"	1776
Rate Code 02 - Commercial Account 1"	23
Rate Code 03 - Irrigation Account 1"	20
Rate Code 04 - Commercial Account 1 1/2"	28
Rate Code 06 - Transition Account (Quik Way)	1
Rate Code 07 - Commercial Account 2"	11
Rate Code 08 - Triview No Charge	2
Rate Code 09 - Commercial Account 3"	3
Rate Code 10 - Irrigation Account 2"	16
Rate Code 11 - Irrigation Account 1 1/2"	11
Rate Code 12 - Permitted	
<b>Total Accounts</b>	<b>1891</b>

Aging Report	Amount
Amount Past Due 1-30 Days	\$ 64,381.17
Amount Past Due 31-60 Days	\$ 3,821.66
Amount Past Due 61-90 Days	\$ (204.38)
Amount Past Due 91-120 Days	\$ (280.34)
Amount Past Due 120+ Days	\$ (1,588.12)
<b>Total AR</b>	<b>\$66,129.99</b>



Receipts	Amount	Items
Payment - ACH	\$1,214.07	6
Payment - ACH Key Bank	\$190,994.21	949
Payment - Check Key Bank	\$162,646.63	685
Payment - On Site	\$48,456.53	155
Refund CREDIT	(\$3,483.46)	38
REVERSE Payment	(\$663.18)	3
Transfer CREDIT In		
Transfer CREDIT Out		
REVERSE Payment - NSF	(\$250.00)	1
<b>Total Receipts</b>	\$398,914.80	1837
<b>Checks versus Online Payments</b>	<b>46.80%</b> <b>Checks</b>	<b>53.20%</b> <b>ACH's</b>

Water	Gallons	Accounts
Gallons sold 5-1 to 5-31-2020 =	31,380,000	1888
Gallons sold 6-1 to 6-30-2020 =	35,538,000	1895

Usage Breakout in Gallons for Residential	# of Accounts	Combined Use	% of Usage
Over 50,000	6	399,000	1.27%
40,001 - 50,000	6	273,000	0.87%
30,001 - 40,000	43	1,475,000	4.70%
20,001 - 30,000	176	4,258,000	13.57%
10,001 - 20,000	806	12,000,000	38.24%
8,001 - 10,000	198	1,884,000	6.00%
6,001 - 8,000	159	1,179,000	3.76%
4,001 - 6,000	129	706,000	2.25%
2,001 - 4,000	120	420,000	1.34%
1 - 2,000	82	134,000	0.43%
Zero Usage	51	0	0.00%
<b>Total Meters</b>	1776	22,728,000	72.43%

Usage Breakout in Gallons for Commercial	# of Accounts	Combined Use	% of Usage
Over 50,000	24	2,259,000	7.20%
40,001 - 50,000	6	269,000	0.86%
30,001 - 40,000	8	282,000	0.90%
20,001 - 30,000	5	126,000	0.40%
10,001 - 20,000	4	63,000	0.20%
8,001 - 10,000	1	10,000	0.03%
6,001 - 8,000	3	23,000	0.07%
4,001 - 6,000	5	26,000	0.08%
2,001 - 4,000	3	10,000	0.03%
1 - 2,000	6	9,000	0.03%
Zero Usage	0	0	0.00%
<b>Total Meters</b>	65	3,077,000	9.81%

Usage Breakout in Gallons for Irrigation	# of Accounts	Combined Use	% of Usage
Over 50,000	18	4,985,000	15.89%
40,001 - 50,000	5	223,000	0.71%
30,001 - 40,000	2	68,000	0.22%
20,001 - 30,000	7	186,000	0.59%
10,001 - 20,000	6	86,000	0.27%
8,001 - 10,000	1	10,000	0.03%
6,001 - 8,000	2	14,000	0.04%
4,001 - 6,000	0	0	0.00%
2,001 - 4,000	1	3,000	0.01%
1 - 2,000	0	0	0.00%
Zero Usage	5	0	0.00%

# SANCTUARY POINTE

NO.	ADDRESS	PAYEE	DATE	TOTAL FEES PAID TO TMD
16194	Enchanted Pe/antage Home		06/08/20	\$40,991.38
16333	Mountain GlorClassic Homes		06/09/20	\$40,421.29
660	Sage Forest L Classic Homes		06/09/20	\$38,864.33
16379	Corkbark Terr/antage Home		06/26/20	\$40,698.04
16447	Golden Sun VClassic Homes		06/25/20	\$40,880.66
16488	Golden Sun VClassic Homes		06/18/20	\$40,824.17
907	Graywoods TrClassic Homes		06/25/20	\$40,773.44
755	Sage Forest L Classic Homes		06/26/20	\$39,185.77
16291	Snowy Vista FClassic Homes		06/25/20	\$40,442.05
16310	Snowy Vista F/antage Home		06/26/20	\$40,645.79
16025	Sunrise Glory Classic Homes		06/18/20	\$40,697.38
16320	Treetop CourtClassic Homes		06/25/20	\$41,051.71
16334	Treetop CourtClassic Homes		06/18/20	\$40,398.34
<b>TOTAL:</b>				<b>\$525,874.35</b>

NO.	ADDRESS	PAYEE	DATE	TOTAL FEES PAID TO TMD
<b>JACKSON CREEK (CREEKSIDE) NORTH</b>				
16532	Hallmark Trail	Classic Homes	06/30/20	\$38,899.31
16612	Hallmark Trail	Classic Homes	06/18/20	\$38,740.74
16676	Hallmark Trail	Classic Homes	06/18/20	\$38,881.07
<b>TOTAL:</b>				<b>\$116,521.12</b>



# TOTAL TAP FEES RECEIVED AS OF JUNE 2020

## SANCTUARY POINTE

Number of Permits	NO.	ADDRESS	PAYEE	DATE	TOTAL FEES PAID TO TMD
1	16054	Enchanted Peak Way	Classic Homes	01/07/20	\$29,750.40
2	16154	Enchanted Peak Way	Classic Homes	01/07/20	\$29,749.48
3	16133	Enchanted Peak Way	Saddletree Homes	01/10/20	\$30,585.00
4	16134	Enchanted Peak Way	Vantage Homes	01/10/20	\$29,513.03
5	1057	Forest Chime Place	Classic Homes	01/07/20	\$29,134.38
6	659	Sage Forest Lane	Classic Homes	01/07/20	\$28,609.13
7	736	Stonewood Court	Classic Homes	01/07/20	\$29,244.48
8	16242	Sunrise Glory Lane	Classic Homes	01/07/20	\$29,750.40
9	16496	Florawood Place	Saddletree Homes	01/14/20	\$31,176.89
10	16429	Dancing Bear Lane	Vantage Homes	01/16/20	\$28,963.91
11	643	Sage Forest Lane	Classic Homes	01/17/20	\$28,103.61
12	699	Sage Forest Lane	Classic Homes	01/17/20	\$28,609.13
13	16290	Snowy Vista Place	Vantage Homes	01/16/20	\$29,564.60
14	1755	Catnap Lane	Classic Homes	02/03/20	\$40,402.10
15	16309	Mountain Glory Drive	Vantage Homes	02/14/20	\$40,611.74
16	16080	Sunrise Glory Lane	Classic Homes	02/03/20	\$37,650.62
17	16170	Sunrise Glory Lane	Classic Homes	02/24/20	\$40,575.79
18	1022	Tree Bark Terrace	Classic Homes	02/10/20	\$40,437.89
19	16435	Corkbark Terrace	Classic Homes	02/18/20	\$40,563.24
20	16380	Corkbark Terrace	Vantage Homes	03/05/20	\$40,411.20
21	16211	Lark Sparrow Place	Classic Homes	03/09/20	\$41,971.67
22	16188	Sunrise Glory Lane	Classic Homes	03/02/20	\$41,057.70
23	1033	Forest Chime Place	Classic Homes	03/13/20	\$40,792.68
24	707	Sage Forest Lane	Classic Homes	03/13/20	\$38,738.36
25	763	Sage Forest Lane	Classic Homes	03/19/20	\$38,738.36
26	16278	Sunrise Glory Lane	Saddletree Homes	03/16/20	\$42,113.39
27	16408	Corkbark Terrace	Classic Homes	03/27/20	\$41,140.51
28	16074	Enchanted Peak Way	Classic Homes	03/25/20	\$40,356.24
29	16088	Misty Rain Ct.	Classic Homes	03/25/20	\$40,688.65
30	16271	Snowy Vista Place	Classic Homes	03/27/20	\$40,652.92
31	780	Sage Forest Lane	Classic Homes	04/16/20	\$38,695.49
32	968	Tree Bark Terrace	Vantage Homes	04/14/20	\$40,688.43
33	16366	Corkbark Terrace	Classic Homes	04/23/20	\$40,164.26
34	16071	Misty Rain Ct.	Classic Homes	04/30/20	\$40,650.62
35	16325	Mountain Glory Drive	Vantage Homes	04/24/20	\$40,763.30
36	842	Tree Bark Terrace	Classic Homes	04/23/20	\$40,725.84
37	16407	Corkbark Terrace	Classic Homes	05/11/20	\$40,858.05
38	16453	Dancing Bear Lane	Classic Homes	05/11/20	\$40,910.64
39	627	Sage Forest Lane	Classic Homes	05/11/20	\$38,695.49
40	620	Sage Forest Lane	Classic Homes	05/12/20	\$38,909.89
41	16194	Enchanted Peak Way	Vantage Homes	06/08/20	\$40,991.38
42	16456	Florawood Place	Classic Homes	05/27/20	\$41,418.21
43	16333	Mountain Glory Drive	Classic Homes	06/09/20	\$40,421.29
44	660	Sage Forest Lane	Classic Homes	06/09/20	\$38,864.33
45	16379	Corkbark Terrace	Vantage Homes	06/26/20	\$40,698.04
46	16447	Golden Sun Way	Classic Homes	06/25/20	\$40,880.66
47	16488	Golden Sun Way	Classic Homes	06/18/20	\$40,824.17
48	907	Graywoods Terr.	Classic Homes	06/25/20	\$40,773.44
49	755	Sage Forest Lane	Classic Homes	06/26/20	\$39,185.77
50	16291	Snowy Vista Place	Classic Homes	06/25/20	\$40,442.05
51	16310	Snowy Vista Place	Vantage Homes	06/26/20	\$40,645.79
52	16025	Sunrise Glory Lane	Classic Homes	06/18/20	\$40,697.38
53	16320	Treetop Court	Classic Homes	06/25/20	\$41,051.71
54	16334	Treetop Court	Classic Homes	06/18/20	\$40,398.34
TOTAL:					\$2,038,012.07

## JACKSON CREEK NORTH

Number of Permits	NO.	ADDRESS	PAYEE	DATE	TOTAL FEES PAID TO TMD
1	16524	Hallmark Trail	Classic Homes	03/27/20	\$38,761.54
2	16675	Hallmark Trail	Classic Homes	03/25/20	\$39,120.59
3	16580	Hallmark Trail	Classic Homes	01/17/20	\$83,582.27
4	16667	Hallmark Trail	Classic Homes	04/30/20	\$39,036.41
5	16628	Hallmark Trail	Classic Homes	04/22/20	\$39,640.51
6	16659	Hallmark Trail	Classic Homes	05/06/20	\$38,867.51
7	16588	Hallmark Trail	Classic Homes	02/03/20	\$39,038.26
8	16555	Hallmark Trail	Classic Homes	05/06/20	\$38,781.34
9	16564	Hallmark Trail	Classic Homes	05/26/20	\$38,907.28
10	16516	Hallmark Trail	Classic Homes	05/27/20	\$38,500.80
11	16532	Hallmark Trail	Classic Homes	06/30/20	\$38,899.31
12	16612	Hallmark Trail	Classic Homes	06/18/20	\$38,740.74
13	16676	Hallmark Trail	Classic Homes	06/18/20	\$38,881.07
TOTAL:					\$550,757.63



July 15, 2020

Triview Metropolitan District  
P. O. Box 849  
Monument, CO 80132

Upon approval by the Board of Trustees on August 3, 2020, the Town will transfer \$225,168.27 to the Triview ColoTrust District Fund account on or before Friday, August 7, 2020. The ACH detail is as follows and documentation is enclosed.

Please note that due to COVID-19, some companies have delayed filing certain months and then are back-filing them during later months. I've made some notes on the right-hand side of the Sales Tax Summary page regarding things I've noticed while calculating Triview's sales tax this month.

Sales Tax for May 2020	\$ 212,638.96
Regional Building Use Tax for June 2020	\$ 648.18
Motor Vehicle Tax for May 2020	\$ 11,881.13

If you have questions or need additional information, please do not hesitate to contact me.

Sincerely,

Rosa R. Ooms, CPA  
Treasurer/Finance Director



**Monthly Report for June 18– July 23, 2020**  
**Triview Metropolitan District**

**By James C. McGrady**  
**District Manager**

**(Proprietary and Confidential)**

**Utility Enterprise Activities**

- Colorado Springs Utilities continues to work on the permitting of the NMCI. Please see the excerpt from the update I received on July 13, 2020.

**Next steps:**

- We have drafted a new Design Cost Sharing Agreement for your consideration. You will receive the draft in a separate email this week.
- After execution of the agreement, we hope to proceed with the design of the interceptor using a design firm chosen by competitive bid.
- For those considering the use of State Revolving Funds, please make sure you have filled out the annual eligibility survey by the July 17, 2020 extended deadline for 2021 funds: <https://www.colorado.gov/pacific/cdphe/wq-eligibility-survey>

Below is the timeline for our project – you can literally see the progress we are making together!

## **Schedule – Major Milestone Dates**

- ✓ February 12, 2019 - Phase Gate Review #1
- ✓ May 2019 – CM/GC Contract Executed
- ✓ October 2019 – Preliminary design on one of six routing alternatives complete
- ✓ February 2020 – NEPA Routing Alternatives Analysis complete
- ✓ June 2020 – Utilities Board Regionalization Policy finalized
- July 2021 – Final design commencement
- July 2022– Final design complete
- July 2022 – NEPA permitting process complete
- September 2022– CM/GC construction contract amended
- October 2022– USAFA easement process complete
- October 2022– Construction commencement
- November 2023– Project Complete

- A draft agreement to use excess capacity at the Upper Monument Plant was presented to the Triview Metropolitan District. I informed CSU Staff that the Triview Board had authorized me to sign the agreement. The only hang up appears to be with Donala as they are evaluating their lift station capacity and are asking for additional information regarding timing of flows. Even though this agreement is a ten-year agreement given the pace of the NMCI project, discussed above, it is unlikely that Triview treatment capacity will be needed for more than two years. The flows generated by the Visitor Center will also be minimal during that time given the timing of the Visitor's Center Construction.
- Hydro Resources has completed well A-9 and well D-9. On and offsite utilities have been constructed. Two pitless adapters were installed. The parking lot for the park is being constructed and it is anticipated that the pump house/restroom facility will be under construction soon. Barnard Construction has been hired to complete the interior pipe installation in the well pump house. The next major milestone will be the installation of the actual pumps and motors. It is our goal to complete the well and the restroom/pump house building prior to the 2020 Parade of Homes which has been rescheduled for mid-September, 2020.
- The District submitted our application for a Pueblo Reservoir "If and When" storage account from the United States Bureau of Reclamation. It seems reasonable that we could have this storage account in place by the end of 2020. Having this storage account is a prerequisite of having CSU wheel us water long term. Chris Cummins and Emilie Polie and I have a conference call with USBR representatives scheduled for July 17, 2020 to review our application, answer questions, and chart a path forward.
- JDS Hydro has completed the Draft Routing Study for the Northern Delivery System. This report was shared with CSU staff, the Town of Monument, Woodmoor, and Donala. John McGinn and I met with the Town of Monument, including Mike Foreman and Tom Tharnish to discuss how to connect into the Town of Monument's Water Distribution system.
- A meeting with Jeff Hodges the new Donala General Manager will be held on July 21, 2020. There are a number of topics to be discussed that include the Northern Supply Pipeline participation, Stonewall Reservoir Participation, and other topics.
- Attended a meeting with Don Deere and representatives from Black Hills Energy to discuss relocation of power lines in and around the Central Reservoir site. If a power line near the southern boundary of the Central Reservoir can be relocated or abandoned the reservoir can be moved north which will eliminate any impact to Pete Lien and Sons gravel mining operation.



- Design of the inlet and outlet works for the South Reservoir site continues. Hopefully these facilities can be constructed soon so that we can begin using the South Reservoir site.
- The entire Stonewall Spring Reservoir site is in the process of being flown. The flight will be approximately 3,500 acres and will include all of the District's recently purchased facilities. These aerial flights will be invaluable when it comes to designing the reservoirs and various inlet and outlet facilities. A capacity table will also be created for the South Reservoir to determine the existing capacity of the reservoir.
- Fremont Sand and Gravel is in the process of cleaning out the floor of the South Reservoir. They are currently using two large trucks and a backhoe to dig out the material including approximately 3 feet of shale. This will add a significant volume of storage to the reservoir and get it very close to the projected design volume.
- The new cellular water meters are being installed. To date we have scheduled and installed approximately 103 meters.
- Continued settlement discussions with Mr. Steve Simms and Jason Brothers and three opposers regarding on the Comanche Water Rights. The month of August will be critical as far as wrapping up these settlement discussions.
- On June 19<sup>th</sup>, 2020 I was elected to the Excelsior Irrigation Ditch Board as Vice President.
- Participated in two Regional Water meetings. CSU has determined that there will be three regions as it relates to service. Those regions include the Northern Region, the Eastern Region, and the Southern Region. Based on discussions with CSU staff it is clear that they recognize the work the Northern entities have done. To quote Earl Wilkenson, "we do not want to lose the momentum we have to advance Regional Water". I think it is very clear that we are way ahead of the eastern region. The Southern Region have the vast majority of their needs taken care of and will not be a major player in Regional Water Discussions.
- Design work continues on the Northern Delivery Pipeline. The District's surveyor has completed work on making sure all of the various Datums used in the region are consistent across all jurisdictions. The next step is to create an overall base map. We can then begin work on plan and profile drawings. A preliminary route is in place but we need to walk the route to evaluate constructability.

## **General Fund Activities Parks and Open Space and Public Works**

- Jay Bateman has left the district and July 3, 2020. Mr. Matt Rayno has taken Jay's position and began work on July 13, 2020. Matt is doing a really good job and has hit the ground running.
- Phase 2 of the landscape installation from Leather Chaps North to Higby Road is well under way. The soil work has been completed and the Boulders are set. The plant material will be installed the week of July 20, 2020 with final completion done by the end of July.
- Kiewit has completed the sidewalk south of Blevins Buckle to Lyons tail. Jackson Creek Parkway has been completed. The road is overlaid and all lane markings have been installed. Once the landscape has been installed the Jackson Creek Parkway Widening and rehabilitation will be complete. This project represents the largest public works project the District has ever done!!!
- The site utilities for the Public Works Facility has been stubbed out at the A-Yard, with the exception of gas. We are working with Black Hills Energy to find a suitable connection point so that gas will be on site. The final plans for the building were submitted to the Regional Building Department for approval. We hope to have a building permit by early September. Hopefully we can begin construction this fall with the remaining funds we have budgeted in 2020.
- The District's 2020 road overlay and improvement project is complete. Participated in a punch list walk through on June 24, 2020. Only three minor items were identified to be repaired.

## **General Administration**

- Worked closely with Ground Floor Media to develop the District's July 2020 newsletter. The e-mail version came out on July 16, 2020 and the mailed version should be at our customers' homes on July 18, 2020. Began work on the August newsletter which will focus on District finances and the passage of an O&M mill levy.
- Receive a request form Conexus to consider their development for a sub district. This will be discussed further during the July Board meeting.

## **Customer Contacts and Communications**

- Answered normal customer calls and e-mails. Wendy and Joyce have done a fantastic job addressing customer complaints regarding water bills. I would like to suggest we consider giving them both a gift certificate for all of the verbal abuse they have taken over the past couple of months. The perfect storm of dry weather and increased water rates have led to a substantial increase in call volume at the office.



**Regional Meetings Attended**

- Pikes Peak Regional Water Authority Virtual Meeting



## Triview Metro Water Department

### List of Accomplishments for June, 2020

Pumpage for month of June 2020 –	
Total to Production	<b>41.290 Mg</b>
Total to Production June/2019	30.446 Mg
Net water impounded in District ground storage tanks	123882 Gal
Total District Irrigation	5741281 Gal
Total Sold	<b>35.538 MG</b>
Total Sold June/2019	25.758 Mg
Total District flow to WWTP for June 2020	11.607 MG

### Reported activity for Month of June 2020

#### Wellfield-

- All wells are running normally and available as needed
- Well A9/D9 drilling completed; wellheads were installed 7/15
- Peak pumpage to date – 2.2 MG (July 10)
- Wells A7 and D7 had level transducers installed by Timberline

#### Water Plants A/B, C Plant Pump Station-

- A Plant is running normally; yard was cleaned up and policed
- B Plant is running normally
- C Plant Pump Station is running normally
- Comcast line hookup at C plant completed on 7/16
- Sodium hypochlorite deliveries are occurring without delay to both A and B plants
- Nitrate and Flouride test sampling completed
- Lead and Copper test sampling completed
- Awaiting test results for radionuclides; sample processing takes several weeks
- We are looking into additional chemical feed (Potassium Permanganate) for radionuclide mitigation



#### Additional Accomplishments-

- Numerous locates were completed throughout the district during this month; approx. 250
- Fleet vehicle maintenance completed, oil changes and one truck had new tires installed.

#### Future projects-

- Continued work on the fire hydrant maintenance for the next several months
- Staff is currently preparing operations facilities for the next State sanitary survey anticipated on Dec/2020
- Replacement of roll seal control valve on Lyons Tail near Kitchner
- A plant landscaping improvements will be upcoming

**RESOLUTION 2020-08**

**Resolution of the Triview Metropolitan District Expressing Intent to Appropriate an  
Appropriative Right of Exchange on the Arkansas River**

WHEREAS, Triview Metropolitan District ("District") is a Colorado special district, quasi-municipal corporation and political subdivision of the State of Colorado, charged with the provision of certain municipal services to landowners, commercial businesses and residential customers within the District's Service Area; and,

WHEREAS, pursuant to C.R.S. §§32-1-1001(1)(h), (k), and (l), and 32-1-1004(3), this Board has the authority on behalf of the District to manage and control the business affairs of the District, to include the construction, installation, operation and maintenance of District improvements, the furnishing of services, and the acceptance of real and personal property for use by the District, specifically as concerns utility infrastructure, and for the acquisition of such real property interests, including through the appropriation of water rights, as benefit the District and the citizens it serves; and,

WHEREAS, the District did on or about December 18, 2019 execute a certain "term sheet" or "letter of intent" with Stonewall Springs Quarry, LLC, a Colorado limited liability company ("SSQ") and Stonewall Water, LLC, a Colorado limited liability company ("SW") (collectively "Stonewall") concerning the purchase of certain real estate, mineral and water rights interests on the Arkansas River in Pueblo County, Colorado; and,

WHEREAS, said Term Sheet resulted in a Purchase and Sale Agreement dated January 27, 2020, as amended, by and between Stonewall, and the Stonewall Springs Reservoir Company, a Colorado mutual water company, for (a) the purchase of certain water storage rights, both existing and prospective, totaling 18,338 acre feet; (b) approximately 797 acres of real property, including mineral rights, upon which such water storage structures are to be constructed, and (c) 1,341 shares in the Excelsior Irrigating Company, representing valuable renewable water resources for the District, along with associated and appurtenant assets and infrastructure. The above described water resources are hereafter collectively referred to as the "Stonewall Water"; and,

WHEREAS, the District did engage in substantial and extended diligence under the terms of the PSA, to ensure such assets, when developed will provide benefit commensurate with the cost of acquiring such assets to the residents and citizens of the District, and on May 29, 2020 the District did proceed to closing on said Purchase and Sale Agreement, following public notice and a public meeting to discuss and approve the same, as formally approved by Resolution 2020-07; and,



WHEREAS, the District did previously acquire, through various transactions, 1,057 shares of the Fountain Mutual Irrigation Company ("FMIC"), shares which the District intends to, and has begun to, change to the District's municipal use;

WHEREAS, the District further owns and controls substantial quantities of re-usable treated effluent discharged from its Waste Water Treatment Facility ("WWTF") shared with the Donala Water and Sanitation District and the Forest Lakes Metropolitan District, currently derived from first use of the District's augmented Denver Basin groundwater supplies, but ultimately derived from first municipal use of renewable water resources, including Excelsior Ditch supplies and FMIC supplies. Such effluent is anticipated to continue to be available should the District, as hoped, participate in the Colorado Springs Utilities ("CS-U") North Monument Creek Interceptor project ("NMCI"), thus delivering said re-usable treated effluent at the CS-U J.D. Phillips wastewater facility; and,

WHEREAS, the District has been engaged in negotiations and discussions with CS-U and other regional water and wastewater providers concerning the potential to utilize currently unused capacity and administrative trades/exchanges to other storage vessels, including unused capacity in the CS-U water delivery system, and further including components of that system requiring water storage in Pueblo Reservoir (*i.e.* the Southern Delivery System, "SDS"); and,

WHEREAS, the District has submitted an application to the United States Bureau of Reclamation ("Bureau") for an if-and-when long-term storage account in Pueblo Reservoir in order to facilitate cooperative uses of water with CS-U, and potentially others, utilizing the District's portfolio of re-usable and HCU water supplies; and,

WHEREAS, the District's multiple sources of water, when combined result in average annual volumes of water in excess of 1,500 annual acre feet of fully consumable water supplies, water which the District seeks to exchange at the greatest rate available in priority under an appropriative right of exchange on the Arkansas River, at 150 cubic feet per second.

WHEREAS, in order to capture the District's re-usable effluent, FMIC water and/or Stonewall Water in the SSRC and move such water supplies to storage in Pueblo Reservoir, the District has deemed it prudent to seek a judicial decree for an appropriative right of exchange from the SSRC to Pueblo Reservoir, in such quantities as the District's engineering consultants may deem necessary for maximum beneficial use of the District's various water resources, subject to priority administration.

NOW, THEREFORE, pursuant to the District's authority and the power under C.R.S. §§32-1001 and 32-1-1004, the following resolution is made in regards to the District's formulation of the intent to appropriate, adjudicate and establish an appropriative right of exchange on the

Arkansas River.

Upon unanimous affirmative vote of the District's Board of Director's during public session of the Board meeting held July 23, 2020, it is so resolved that the Triview Metropolitan District did, effective upon execution of the Term Sheet with Stonewall dated December 18, 2019, formulate and evidence its intent to appropriate and establish an appropriative right of exchange, being an in-priority administrable water right, in such quantities as to facilitate the delivery of all water the District may potentially store in the SSRC, both in established components thereof and those to be constructed, from the SSRC to storage in Pueblo Reservoir, and for subsequent delivery or trade with other partners or entities, and for the maximization of the District's beneficial use of all available water resources. Such formulated intent to appropriate said appropriative right of exchange includes all sources available to the District, including but not limited to supplies pending lease from the Pueblo Board of Water Works, FMIC Water, Stonewall Water, and re-usable effluent derived from Denver Basin groundwater or other sources available to the District. The District instructs its manager James McGrady, and such consultants as necessary, to prepare and file an application with the Division 2 Water Court to seek to establish such appropriative right of exchange on the Arkansas River with a December 18, 2019 date of appropriation, such application to be prepared and filed during the year of 2020.

Dated this 23rd day of July, 2020.

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Mark Melville, President  
Triview Metropolitan District

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Marco Fiorito, Vice President  
Triview Metropolitan District





**SCHUCK COMMUNITIES**

2 NORTH CASCADE AVENUE  
SUITE 1280  
COLORADO SPRINGS, CO 80903  
719.633.4500 • FAX 719.633.6258

Mr. Jim McGrady

July 6, 2020

Triview Metropolitan District

16055 Old Forest Point, Suite 300

Monument, CO 80132

**Re: Conexus Project in Monument, CO**

Dear Jim:

As a result of our informative meeting with you on July 1, 2020, Schuck Communities, Inc., as the manager of Conexus, LLC and the optionee for an additional 140 +/- contiguous acres forming the Conexus project, hereby notifies you and the Board of our serious interest in examining the feasibility of forming a subdistrict within Triview Metropolitan District on the property now owned by Conexus LLC and/or controlled by this entity via purchase options. We are interested in the opportunities provided by such a subdistrict to help facilitate the financing, development and future sale to end users of the Conexus project acreage along the west side of Interstate 25, north of Baptist Road, south of the Monument Interchange and east of Old Denver Highway.

Please let this letter serve as notice of our interest in forming a subdistrict for the Conexus project and formal request to the Triview Metro District Board for approval to include this subdistrict formation on the November 2020 election ballot. We will provide you with detailed descriptions of the potential subdistrict properties soon. If there is anything else you need from us to facilitate this subdistrict exploration and election ballot inclusion approval process in time for the next Triview Board Meeting, please call me at (720) 771-1442. Thank you in advance for your guidance and support.

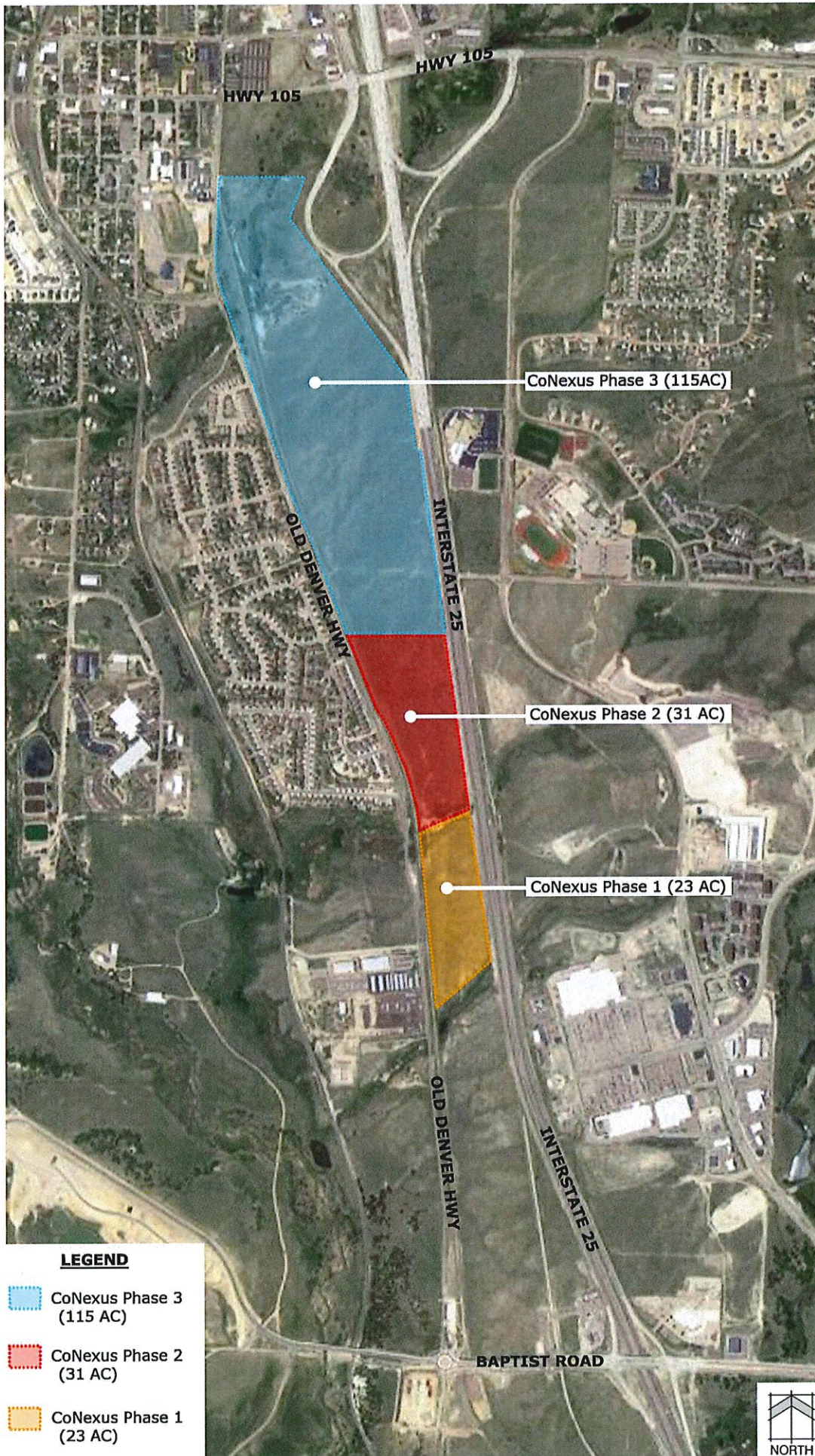
Sincerely,

Brock R Chapman, President

Schuck Communities, Inc.

CC: Steve Schuck, Steve Everson, Mike DeGrant







Chuck Broerman  
Clerk & Recorder  
(719) 520-6202  
chuckbroerman@elpasoco.com



Citizens Service Center – Suite 2201  
1675 West Garden of the Gods Road  
Mailing Address: P.O. Box 2007  
Colorado Springs, CO 80901-2007  
Web Site: <http://car.elpasoco.com>

## OFFICE OF THE CLERK AND RECORDER

June 13, 2019

TRIVIEW METROPOLITAN DISTRICT  
16055 OLD FOREST POINT, SUITE 300  
MONUMENT, CO 80132

### Designated Election Official:

Greetings from the El Paso County Election Department. Please accept this letter as a reminder that if, by one hundred days before an election, a political subdivision has taken formal action to participate in an election that will be coordinated by the county clerk and recorder, the political subdivision must notify the county clerk and recorder in writing. The El Paso County Clerk & Recorder's office requests written notice of your intent to participate in the November 3, General Election no later than **Friday, July 24, 2020**.

Once it is determined which political jurisdictions will be participating in the election, we will send each jurisdiction an Intergovernmental Agreement (IGA). The IGA will be mailed on or about August 7, 2020, and will include an estimate of the jurisdiction's portion of the costs to participate in the 2020 General Election. The IGA must be signed by you or your district's appointed Designated Election Official and the jurisdiction's attorney.

The 2020 General Election will be conducted as a mail ballot election. If your jurisdiction plans to participate in November, please complete the enclosed form and deliver it to our office in the pre-addressed envelope no later than **July 24, 2020**. The enclosed form can also be emailed to [angieleath@elpasoco.com](mailto:angieleath@elpasoco.com). If the written intent to participate is not received by 5:00 p.m. on July 24, 2020, we will interpret a non-response to mean that the jurisdiction will not be coordinating any election activities with El Paso County in 2020.

If you have any questions, contact Angie Leath at (719) 520-7325.

Sincerely,

*Angie Leath*

Angie Leath  
Director of Elections

**Chief Deputy - Suite 2201**  
Mary Bartelson, Director of Operations  
520-6278  
[marybartelson@elpasoco.com](mailto:marybartelson@elpasoco.com)

**Clerk to BOCC - Suite 2201**  
Kristy Smart, Manager  
520-6432  
[kristysmart@elpasoco.com](mailto:kristysmart@elpasoco.com)

**Election - Suite 2202**  
Angie Leath, Director  
520-7325  
[angieleath@elpasoco.com](mailto:angieleath@elpasoco.com)

**Motor Vehicle - Suite 1200**  
Kelly Lindgren, Director  
520-7302  
[kellylindgren@elpasoco.com](mailto:kellylindgren@elpasoco.com)

**Recording - Suite 1200**  
Jimmie Van Buskirk, Manager  
520-7074  
[jimmievanbuskirk@elpasoco.com](mailto:jimmievanbuskirk@elpasoco.com)

**PIO - Suite 2201**  
Kristi Ridlen  
520-6226  
[kristiridlen@elpasoco.com](mailto:kristiridlen@elpasoco.com)

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If necessary, please update and provide your responses to the questions below.

District Name: TRIVIEW METROPOLITAN DISTRICT

District Mailing Address: 16055 OLD FOREST POINT, SUITE 300

District DEO on File: BRAD NEIMAN - N/A

**Designated Election Official Contact Info:**

Name: ASHLEY FRISBIE

Phone Number: 303-858-1800

Fax Number: 303-858-1801

E-mail Address: afrisbie@wbapc.com

**Alternate Contact Person:**

Name: JOYCE LEVAD

Phone Number: 719-488-6868

Fax Number: 719-488-6565

E-mail Address: jlevad@triviewmetro.co

1. Do you plan to conduct an election on November 3, 2020?

☒ Yes

☐ No \*If you answer No here, you do not need to return this form.

2. Will your district be coordinating its election with El Paso County, or will your district be conducting its own, independent mail ballot election, separate from El Paso County on November 3, 2020?

☒ Coordinating with EPC  
(If you mark this one, skip to question 4)

☐ Conducting an independent mail ballot election  
(If you mark this one, answer question 3 only)

3. If you are conducting an independent mail ballot election, will you participate in the County's TABOR notice? If you answer no to this question, it is understood that you will be responsible for mailing TABOR notices to your voters as required by law. N/A

☐ Yes

☐ No

The remaining questions are for those jurisdictions coordinating with El Paso County for their November Election. If you are conducting your own independent mail ballot election the below questions do not apply. Please return the form so we know of your plans to hold an election on November 3, 2020.

4. Does your district anticipate placing candidates on the November ballot?

☐ Yes

☒ No

If "Yes," what positions- e.g. - Director, vote for two, four year term and Director, vote for four, two year term

\_\_\_\_\_

\_\_\_\_\_

5. Does your district anticipate placing a ballot issue (tax related) question(s) on the November ballot?

☒ Yes

☐ No

If "Yes," how many questions do you anticipate? 1

6. Does your district anticipate placing a question other than a ballot issue (tax related) on the November ballot?

☐ Yes

☒ No

If "Yes," how many questions do you anticipate? \_\_\_\_\_

Please return this form in the enclosed envelope by July 24, 2020 or email it to [angieleath@elpasoco.com](mailto:angieleath@elpasoco.com).



If necessary, please update and provide your responses to the questions below.

District Name: TRIVIEW METROPOLITAN DISTRICT Sub District B

District Mailing Address: 16055 OLD FOREST POINT, SUITE 300

District DEO on File: BRAD NEIMAN N/A

**Designated Election Official Contact Info:**

Name: ASHLEY FRISBIE

Phone Number: 303-858-1800

Fax Number: 303-858-1801

E-mail Address: afrisbie@wbapc.com

**Alternate Contact Person:**

Name: JOYCE LEVAD

Phone Number: 719-488-6868

Fax Number: 719-488-6565

E-mail Address: JLevad@triviewmetro.com

1. Do you plan to conduct an election on November 3, 2020?

☒ Yes

☐ No

\*If you answer No here, you do not need to return this form.

2. Will your district be coordinating its election with El Paso County, or will your district be conducting its own, independent mail ballot election, separate from El Paso County on November 3, 2020?

☐ Coordinating with EPC

(If you mark this one, skip to question 4)

☒ Conducting an independent mail ballot election

(If you mark this one, answer question 3 only)

3. If you are conducting an independent mail ballot election, will you participate in the County's TABOR notice? If you answer no to this question, it is understood that you will be responsible for mailing TABOR notices to your voters as required by law.

☐ Yes

☒ No

The remaining questions are for those jurisdictions coordinating with El Paso County for their November Election. If you are conducting your own independent mail ballot election the below questions do not apply. Please return the form so we know of your plans to hold an election on November 3, 2020.

4. Does your district anticipate placing candidates on the November ballot?

☐ Yes

☐ No

If "Yes," what positions- e.g. - Director, vote for two, four year term and Director, vote for four, two year term

\_\_\_\_\_

\_\_\_\_\_

5. Does your district anticipate placing a ballot issue (tax related) question(s) on the November ballot?

☐ Yes

☐ No

If "Yes," how many questions do you anticipate? \_\_\_\_\_

6. Does your district anticipate placing a question other than a ballot issue (tax related) on the November ballot?

☐ Yes

☐ No

If "Yes," how many questions do you anticipate? \_\_\_\_\_

Please return this form in the enclosed envelope by July 24, 2020 or email it to [angieleath@elpasoco.com](mailto:angieleath@elpasoco.com).



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### TIMETABLE FOR NOVEMBER 3, 2020 COORDINATED BALLOT ISSUE ELECTION

The following table sets forth important dates for a November 3, 2020 ballot issue election held pursuant to the Uniform Election Code (C.R.S. Articles 1 to 13 of Title 1). The term "TABOR" refers to Article X, Section 20 of the Colorado Constitution. *Note: all elections run by county clerks will be by mail ballot only.*

TIME	EVENT	STATUTE
By 100 days prior to the election (July 24)	Governmental Entity notifies the County Clerk in writing if it has taken formal action to participate in election	1-7-116(5)
Not less than 70 days prior to election (August 25)	Governmental Entity executes an election IGA with the County Clerk and identifies its Designated Election Official	1-7-116(2)
Not less than 60 days before election (September 4)	Designated Election Official certifies the ballot issue(s) and ballot order to the County Clerk	1-5-203(3)
By <u>noon</u> on the Friday before the 45th day before the election (September 18)	Written comments for or against the ballot issue must be filed with the Designated Election Official	Const. Art. X, Sec. 20(3)(b) 1-7-901(4)
Not less than 43 days before election (September 21)	Designated Election Official transmits TABOR Notice to the County Clerk	1-7-904
At least 30 days before election (October 2)	County Clerk mails TABOR Notice	Const. Art. X Sec. 20(3)(b);
No earlier than 22 days and no later than 18 days before election (October 9-16)	Mail ballots sent by County Clerk to electors	1-7.5-107(3)(a)
Not less than 20 days before election (October 14)	Specified financial information must be posted on Governmental Entity's website	1-7-908(1)
Not later than 20 days before election (October 14)	County Clerk or Designated Election Official provides notice of election by publication and posting	1-5-205(1)
November 3, 2020	Election Day ☺	Const. Art. X, Sec. 20(3) 1-1-104(17)



WITHOUT INCREASING THE RATE OF THE DISTRICT'S CURRENT MILL LEVY, SHALL TRIVIEW METROPOLITAN DISTRICT BE AUTHORIZED TO REPURPOSE REVENUES DERIVED FROM UP TO 7 MILLS OF ITS DEBT SERVICE MILL LEVY **THROUGH A GENERAL OPERATIONS MILL LEVY** IN COLLECTION YEAR 2021 AND EACH YEAR THEREAFTER TO FUND, IF NECESSARY, CONTINUED DELIVERY OF THE DISTRICT'S BASIC OPERATIONS AND SERVICES, PROVIDED THAT SUCH AUTHORIZATION SHALL BE SUSPENDED IN ANY FUTURE CALENDAR YEAR IN WHICH (I) THE DISTRICT'S **BOARD ANTICIPATES** RECEIVING SUFFICIENT SALES TAX REVENUES FROM THE TOWN OF MONUMENT, COLORADO TO FUND ITS BUDGETED OPERATIONS AND SERVICES EXPENDITURES OR (II) THE TOTAL MILLS LEVIED BY THE DISTRICT WOULD OTHERWISE EXCEED 32 MILLS TO ENABLE THE DISTRICT TO PAY DEBT SERVICE ON ITS GENERAL OBLIGATION BONDS; AND SHALL THE REPURPOSED REVENUES HEREBY AUTHORIZED CONSTITUTE A VOTER-APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION AND AN EXCEPTION TO THE ANNUAL 5.5% PROPERTY TAX REVENUE LIMITATION SET FORTH IN SECTION 29-1-301 OF COLORADO REVISED STATUTES?