

# TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS

## **Regular Board Meeting Agenda**

Thursday, October 21, 2021

Triview Metropolitan District  
Office

16055 Old Forest Point Suite 302  
Monument, CO 80132  
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. Approval of Consent Agenda
  - a. Prior Meeting Minutes
    - September 16, 2021 Regular Board Meeting (enclosure)
  - b. Billing Summary Rate Code Report (enclosure)
  - c. Taps for September 2021 (enclosure)
  - d. Tax Transfer from Monument (enclosure)
5. Public Comment
6. Operations Report
  - a. District Manager Monthly Report (enclosure)
    - Northern Delivery System (enclosure)
    - NMCI Update.
    - Status of Stonewall Springs South Reservoir, Outlet Pump, Outlet Pipe.
    - Pueblo County 1041 Permit
    - Buena Vista Master Plan and Annexation Discussions
    - Status of Central Reservoir
    - Pueblo Reservoir Excess Capacity Agreement
  - b. Public Works and Parks and Open Space Updates (Matt Rayno)
    - Monthly activities and accomplishments (enclosure)
    - A-Yard Building status of building construction.

c. Utilities Department Updates (Shawn Sexton)

- Monthly activities and accomplishments (enclosure)
- Status/Update of HMO Demonstration Project at B-Plant

7. Board Discussion

8. Legal Discussion Items.

a. Memo Regarding Executive Session Topics

9. Action Items:

- a. Review and Consider Resolution 2021-11, a Resolution of the Triview Metropolitan District Board of Directors, Concerning the Petition of Wooded Vista, LLC Regarding Temporary Individual Well and Septic Service for Property within Homeplace Ranch -100 Acre Woods.
- b. Review and Consider a Petition for Inclusion into the Triview Metropolitan District from Monument Ice rinks located at 16240 Old Denver Road, Monument, CO 80132.

10. Review and Consider approval or ratification of the Triview Metropolitan District Financials and Payables.

- a. Checks of \$5,000.00 or more (enclosure)
- b. September 2021 Financials (enclosure)

11. Update Board on Public Relation activities.

- Newsletter October
- 2022 Budget
- Public Hearing for 2022 Budget
- Public Hearing for 2022 Rates and Fees

12. Executive Session §24-6-402(4) (a), (b), (e), Acquisitions, Legal Advice, and Negotiations, regarding the following general topics:

- Negotiations associated with water delivery infrastructure.
- Water Court Filing AVIC water rights.
- Negotiations regarding intergovernmental agreement with the Town of Monument

13. Adjournment

## 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 CONDERENCE HELD

September 16, 2021

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, September 16, 2021, beginning at 5:30 p.m. The meeting was conducted in office and online using Zoom. This meeting was open to the public with that meeting being called to order at 5:31 p.m.

#### ATTENDANCE

##### In attendance were Directors:

President	Mark Melville
Vice President	Marco Fiorito, Via Zoom
Director	James Otis, Via Zoom
Director	Anthony Sexton

#### ABSENT

Secretary/Treasurer, James Barnhart whose absence was excused.

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

James McGrady, District Manager  
Joyce Levad, District Administrator  
Chris Cummins, District Water Attorney  
George Rowley, District Legal Counsel  
Shawn Sexton, Water Superintendent  
Matt Rayno, Parks and Open Space Superintendent  
Jennifer Kaylor, Our Community News

#### ADMINISTRATIVE MATTERS

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

## RECORD OF PROCEEDINGS

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### Consent Agenda –

- a. Prior Meeting Minutes August 19, 2021 Regular Board Meeting
- b. Billing Summary Rate Code Report
- c. District Tap Fees received in August 2021.
- d. Tax Transfer from Monument

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

### PUBLIC COMMENT

None.

### OPERATIONS REPORT

#### District Manager Report (enclosure)

- An update on the Northern Delivery System was given by Mr. McGrady. He had a meeting with El Paso County today about the pipeline going through Fox Run Park. There will be an Open House to explain to the residents' details of the project. The Open House will be at Fox Run Park.
- The Stonewall Springs Reservoir is project is going to construct an outlet pump. Mr. McGrady estimates the cost to be \$836,314.00. The District needs to get a 1041 Permit, for Pueblo County, in order to continue to allow water rights to utilize the Pueblo County SDS.
- The District is in the process of getting an annexation agreement with the property located in the town of Buena Vista. This is for the renewable water purchase in the area.
- Mr. McGrady gave an update on the Pueblo Reservoir Excess Capacity Agreement All public comments are due to the Bureau of Reclamation by October 4, 2021. The Agreement should be finalized sometime in October 2021.

#### Public Works and Parks and Open Space Updates (Matt Rayno)

- Mr. Rayno stated the repair of the road on Jackson Creek Parkway will start on September 17, 2021.
- The A Yard work in done for the electric service.
- Fall aeration and over seed to start September 16, 2021. The fencing repairs at Venison Creek Park are completed.



## RECORD OF PROCEEDINGS

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- The irrigation winterization schedule to be determined depending on weather forecast.

### Utilities Department Update (Shawn Sexton)

- Total water production for August 2021 was 47.27 Mg.
- All wells are running normally and available as needed.
- Mr. Sexton explained the HMO demonstration.

### BOARD DISCUSSION:

A discussion on the ASR Project. This would recharge the wells in the District. Triview and Donala has applied for a \$200,000 grant to study a regional water study. The recharge rate is up to 150 gallons a minute which doesn't work unless you put treated water down the hole.

Director Otis gave a short update on his visit to the SDA Conference.

### LEGAL DISCUSSION ITEMS

None.

### ACTION ITEMS:

None.

### 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 Fiorito. The motion was duly seconded by Director Otis. The motion carried unanimously.

Monthly Cash Position and Unaudited Financial Statements – The Board reviewed the August 2021 unaudited Financial Statements as presented. A motion to approve the District's August 2021 Financial Statements was made by Director Fiorito. The motion was duly seconded by Director Otis. The motion carried unanimously.

### PUBLIC RELATIONS:

The next newsletter will be out in October.

## RECORD OF PROCEEDINGS

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The Board of Directors took a 15-minute break at 6:30 p.m.

### EXECUTIVE SESSION:

A motion was made by Director Otis for the Board to enter Executive Session pursuant to C.R.S. Section 24-6-402(4) (b), (e), Legal Advice and Negotiations. Upon a second by Director Fiorito, a vote was taken. The motion carried unanimously. Executive session was entered into at 6:45 p.m.

### 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 8:20 p.m.

Respectfully Submitted

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James C. McGrady  
Secretary for the Meeting

Triview Metropolitan District 9/1 to 9/30/2021  
Summary Financial Information - Board Packet

Sales	Amount	Transactions
Rate Code 01 Triview Metro - Res Sewer Base Rate	\$90,156.44	2002
Rate Code 01 Triview Metro - Res Sewer Use Rate	\$35,712.77	1970
Rate Code 01 Triview Metro - Res Water Base Rate	\$51,188.43	1988
Rate Code 01 Triview Metro - Res Water Use Rate Tier1	\$56,748.79	1960
Rate Code 01 Triview Metro - Res Water Use Rate Tier2	\$129,745.16	1645
Rate Code 01 Triview Metro - Res Water Use Rate Tier3	\$34,682.88	428
Rate Code 01 Triview Metro - Res Water Use Rate Tier4	\$9,711.58	95
Rate Code 01 Triview Metro - Res Water Use Rate Tier5	\$5,106.30	18
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	\$19,477.21	64
Usage Fee Triview Metro - Com Water Use Rate	\$27,134.14	63
Rate Code 03 Triview Metro - Com Irr Water Base 1"	\$1,092.00	21
Rate Code 11 Triview Metro - Com Irr Water Base 1.5"	\$1,456.00	14
Rate Code 10 Triview Metro - Com Irr Water Base 2"	\$3,120.00	15
Usage Fee Triview Metro - Com Irr Water Use	\$55,521.40	51
Triview Metro - Quik Way Sewer	\$73.40	1
Triview Metro - Metering & Billing Fee	\$8,260.00	2067
Title Prep Fee Triview Metro - Title Request Fee	\$1,150.00	25
Triview Metro - 5% Late Fee	\$2,425.80	199
Special Impact Triview Metro - Special Impact Fee	\$2,570.00	257
Triview Metro - Disconnect Fee		
Triview Metro - NSF Fee	\$50.00	2
<b>Total Accounts</b>	<b>\$550,566.30</b>	<b>13014</b>

Rate Code Breakout of Billed Accounts	# Units
Rate Code 01 - Residential 5/8"	1951
Rate Code 02 - Commercial Account 1"	24
Rate Code 03 - Irrigation Account 1"	20
Rate Code 04 - Commercial Account 1 1/2"	32
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	0
<b>Total Accounts</b>	<b>2071</b>

Aging Report	Amount
Amount Past Due 1-30 Days	\$ 121,202.98
Amount Past Due 31-60 Days	\$ 14,735.85
Amount Past Due 61-90 Days	\$ (166.27)
Amount Past Due 91-120 Days	\$ (698.57)
Amount Past Due 120+ Days	\$ (9,344.10)
<b>Total AR</b>	<b>\$125,729.89</b>



Receipts	Amount	Items
Payment - ACH	\$118.96	1
Payment - ACH Key Bank	\$278,200.74	1183
Payment - Check Key Bank	\$195,716.17	653
Payment - On Site	\$27,612.03	127
Refund CREDIT	(\$1,637.91)	7
REVERSE Payment	(\$243.10)	1
Transfer CREDIT In		
Transfer CREDIT Out		
REVERSE Payment - NSF	(\$1,363.78)	4
<b>Total Receipts</b>	\$498,403.11	1976
<b>Checks versus Online Payments</b>	<b>39.71%</b>	<b>60.29%</b>
	<b>Checks</b>	<b>ACH's</b>

Water	Gallons	Accounts
Gallons sold 8-1 to 8-31-2021 =	41,734,026	2067
Gallons sold 9-1 to 9-30-2021 =	36,386,331	2080

Usage Breakout in Gallons for Residential	# of Accounts	Combined Use	% of Usage
Over 50,000	6	356,840	0.86%
40,001 - 50,000	12	533,370	1.28%
30,001 - 40,000	77	2,609,585	6.25%
20,001 - 30,000	333	7,947,603	19.04%
10,001 - 20,000	929	13,819,914	33.11%
8,001 - 10,000	150	1,374,770	3.29%
6,001 - 8,000	129	902,135	2.16%
4,001 - 6,000	111	550,600	1.32%
2,001 - 4,000	106	312,640	0.75%
1 - 2,000	83	101,684	0.24%
Zero Usage	14	0	0.00%
<b>Total Meters</b>	<b>1950</b>	<b>28,509,141</b>	<b>68.31%</b>

Usage Breakout in Gallons for Commercial	# of Accounts	Combined Use	% of Usage
Over 50,000	37	5,039,838	12.08%
40,001 - 50,000	6	272,646	0.65%
30,001 - 40,000	6	213,636	0.51%
20,001 - 30,000	0	0	0.00%
10,001 - 20,000	5	72,148	0.17%
8,001 - 10,000	4	34,946	0.08%
6,001 - 8,000	2	14,067	0.03%
4,001 - 6,000	2	10,458	0.03%
2,001 - 4,000	4	11,532	0.03%
1 - 2,000	3	3,564	0.01%
Zero Usage	1	0	0.00%
<b>Total Meters</b>	<b>70</b>	<b>5,672,835</b>	<b>13.59%</b>

Usage Breakout in Gallons for Irrigation	# of Accounts	Combined Use	% of Usage
Over 50,000	26	7,034,037	16.85%
40,001 - 50,000	5	231,851	0.56%
30,001 - 40,000	4	140,715	0.34%
20,001 - 30,000	2	53,363	0.13%
10,001 - 20,000	5	77,011	0.18%
8,001 - 10,000	1	8,748	0.02%
6,001 - 8,000	0	0	0.00%
4,001 - 6,000	0	0	0.00%
2,001 - 4,000	2	6,325	0.02%
1 - 2,000	0	0	0.00%
Zero Usage	2	0	0.00%



SANCTUARY POINTE				
NO.	ADDRESS	PAYEE	DATE	TOTAL FEES PAID TO TMD
16251	Sunset Splendor Lane	Vantage Homes	09/22/21	\$40,616.12
16417	Mountain Glory Drive	Saddletree Homes	09/20/21	\$42,739.82
16228	Forest Cloud Way	Classic Homes	09/13/21	\$40,794.58
16227	Forest Cloud Way	Classic Homes	09/13/21	\$41,243.80
16070	Misty Rain Ct.	Saddletree Homes	09/09/21	\$46,160.99
680	Panoramic Dr.	Saddletree Homes	09/20/21	\$42,550.55
16161	Sunset Splendor Lane	Classic Homes	09/16/21	\$41,322.85
16198	Sunset Splendor Lane	Vantage Homes	09/15/21	\$40,601.88
TOTAL:				\$336,030.59

JACKSON CREEK NORTH (CREEKSIDE)				
NO.	ADDRESS	PAYEE	DATE	TOTAL FEES PAID TO TMD
1,047	Foggy Day Drive	Classic Homes	09/12/21	\$38,740.74
1095	Foggy Day Drive	Classic Homes	09/13/21	\$38,788.30
1091	Parkline Lane	Classic Homes	09/23/21	\$38,877.58
1044	Parkline Lane	Classic Homes	09/23/21	\$39,133.05
1092	Parkline Lane	Classic Homes	09/13/21	\$38,761.54
16702	Roaming Elk Dr.	Classic Homes	09/13/21	\$39,002.53
16858	Roaming Elk Dr.	Classic Homes	09/13/21	\$38,967.87
1049	Treasure Seeker Drive	Classic Homes	9/2/2021	\$39,046.63
TOTAL:				\$311,318.24



October 18, 2021

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

Per the current Intergovernmental Agreement (IGA) between the Town of Monument and Triview Metropolitan District, the Town will transfer \$244,637.97 to the Triview ColoTrust District Fund account on or before October 31, 2021. The ACH detail is as follows and documentation is enclosed.

Sales Tax for August 2021	\$ 214,753.18
Regional Building Use Tax for September 2021	\$ 1,177.35
Motor Vehicle Tax for August 2021	\$ 28,707.44

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

Sincerely,

Mike Foreman  
Town Manager



## Triview Metro Public Works October 2021 Report

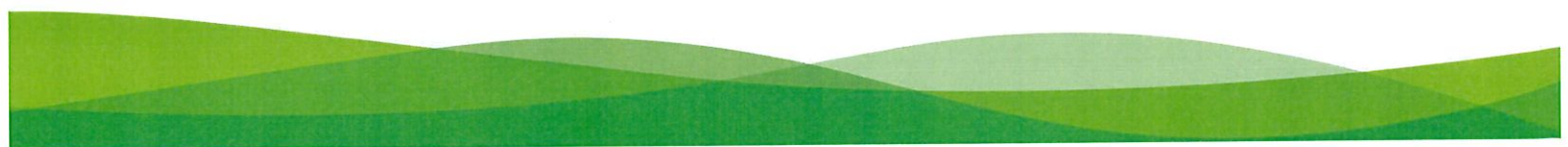
### List of October Projects:

- Fall Fertilizer & aeration completed
- Cut back perennials on Jackson creek
- Weekly/Daily: Daily trash pick-up around the District and bi-weekly cleaning of trash cans and doggie pot stations
- District concrete repairs started 9/27/2021 should finish up by oct.11<sup>th</sup>.
- Irrigation Winterization started 10-12-2021 with drain down of systems.
- Final mow and un-going clean up and pruning
- Ice-melt buckets placed at large mailbox kiosk
- Detention pond have been cutback to cattails
- Sanctuary Pointe detention pond clean-up complete
- Tree wrapping on all smooth bark trees 4" cal. And under
- Fleet maintenance
- Baptist and Leather Chaps retaining Wall construction started 10-8-2021, should be completed by 10-15-2021
- A Yard building construction update. Utilities in the building except electric should be completed this week. All walls painted, all painting completed this week, HVAC should be completed this week. No ETA on completion at this time. It is getting close to completion.
- Snow service planning and training.



*Focus for November:*

- Winter water new plant material
- Christmas lighting on Jackson Creek
- Street Sweeping of district as needed
- Irrigation plans for Lions Tail, from Lacuna to Leather chaps north side. And Kitchener and James Gate east and west side.
- Trails: Grade and top dress where needed and start on enhancing trail from St. Lawrence way cul-de-sac.
- A yard building move in and organizing.
- Finish up Tree & Shrub fertilizer.
- leather chaps and Baptist enhancement planning of west side spring planting orders.
- Set up training for team (ALCC, SiteOne U, Pro-green, DBC two-wire class)
- Winter cutbacks on perennials, and woody shrubs
- Crack and seal coat roads where needed











## Triview Metro Water Department

### List of Accomplishments for September, 2021

Pumpage for month of September 2021 –		
Total to Production		<b>44.136 Mg</b>
	Total to Production September/2020	37.368 Mg
Net water impounded in District ground storage tanks		27246 Gal
Total District Irrigation		8663373 Gal
Total Sold		<b>36.386 MG</b>
	Total Sold September/2020	30.063 Mg
Total District flow to WWTP for September 2021		12.428 MG

### Reported activity for Month of September 2021

#### Wellfield-

- Well D1 is being scheduled for maintenance cleaning/inspection
- Well A9 and D9 had some minor warranty repairs to the well heads; electrical conduit and air test line corrections had to be made

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

- A Plant is running normally
- B Plant is running normally
- C Plant Pump Station is running normally
- Sodium hypochlorite deliveries are occurring without delay to both A and B plants
- District Bacti sampling completed on 10/13
- Radium samples for 4<sup>th</sup> quarter, and wells A9/D9 were sent to ACZ labs
- HMO demonstration study set to commence pending TENORM application process approval (Credit to our staff in designing, ordering parts, fabricating the entire system, and putting together the plan for execution of this new, vital process system)

#### Additional Accomplishments-

- Numerous locates were completed throughout the district during the month of September

- PRV vault maintenance- staff continues to maintain vaults by pumping out any ground water intrusion, inspecting plumbing, looking for leaks and repairing, recording vault high and low side pressures to ensure pressures are consistent with established setpoints.
- We have achieved 100% compliance again this year for state required backflow device inspections (220 devices total) This program was undertaken and managed by Rob Lewis, who did an excellent job on this vital project (It should be noted that this is also a closely monitored requirement for the State Sanitary survey)
- 191 fire hydrants have been flushed and serviced

## **RESOLUTION 2021-11**

### **RESOLUTION OF THE BOARD OF DIRECTORS OF TRIVIEW METROPOLITAN DISTRICT CONCERNING THE PETITION OF WOODED VISTA, LLC, REGARDING TEMPORARY INDIVIDUAL WELL AND SEPTIC SERVICE FOR PROPERTY WITHIN THE HOMEPLACE RANCH – 100-ACRE WOODS**

WHEREAS, Triview Metropolitan District ("District") has received a Petition from Wooded Vista, LLC ("100-Acre Woods") requesting temporary use of District-owned Dawson aquifer water resources, and for the use of non-District water and wastewater facilities on a property previously included within the District.

WHEREAS, 100-Acre Woods has specifically requested that the District allow for the temporary use of several existing exempt well and individual septic disposal systems ("ISDS"), as opposed to utilizing District water/wastewater services, to service an approximately 109-acre parcel, which has two captive lots currently platted within the larger parcel and currently located within Home Place Ranch property (collectively, the "Lot"), as described and depicted on Exhibit A hereto.

WHEREAS, the Home Place Ranch property, including the Lot, was the subject of a Petition for Inclusion within the District dated July 14, 2006, and said Petition was subsequently approved by the District by Order of the District Board of Directors dated August 23, 2006. The owner of the Home Place Ranch, Home Place, LLC ("HP"), subsequently entered into an Infrastructure Agreement with the District, largely replacing the terms and conditions of the prior Petition and Order, dated November 15, 2019.

WHEREAS, the 100-Acre Woods Lot has likewise previously been annexed into the Town of Monument, and for purposes of this Resolution and Agreement the Lot remains a part of the Home Place Ranch property as described in the District's Order including the same and the Infrastructure Agreement.

WHEREAS, the District has considered the 100-Acre Woods Petition, and has determined that it is appropriate to approve the 100-Acre Woods Petition, subject to the terms and conditions herein.

WHEREAS, in light of the unique nature of this Resolution and mutual rights and responsibilities accruing not only to the District, but also to 100-Acre Woods, it is the District's intent that this Resolution, when agreed and acknowledged by all parties, shall be enforceable as a contract;

WHEREAS, pursuant to C.R.S. §32-1-1001(m) and (n), this Board has the power to adopt, amend and enforce bylaws and rules and regulations for the District that are not in conflict with the constitution and laws of the State of Colorado, for the carrying on of the business of the District, and may exercise all rights and powers necessary or incident to or implied from its specific powers.



NOW, THEREFORE, pursuant to the District's authority and the power under Title 32 of Colorado Revised Statutes, the 100-Acre Woods Petition concerning the following exceptions to the established District policy concerning use of non-District services upon lands included within the District, as specifically concerns only the Lot, and as concerns the use of the District-owned not-nontributary Dawson aquifer resource, as described and defined herein, is hereby approved, subject to the following terms and conditions:

1. 100-Acre Woods Temporary Infrastructure. The District shall allow for 100-Acre Woods's temporary utilization of Well Permit No. 016013-F, as well as two (2) unpermitted wells which currently exist on the property (collectively the "100-Acre Wells") to provide a domestic water supply to the Lot. The one permitted well as currently permitted to Higby Cattle Company, and the two (2) unpermitted wells are constructed to the District-owned Dawson Aquifer, and provided all such uses remain consistent with any and all applicable regulations, including the terms and conditions stated in the above described well permit documents, the District shall allow the continued use and operations of such wells, consistent with the terms and conditions herein. 100-Acre Woods shall be solely and completely responsible for all maintenance, repair, replacement and abandonment of the 100-Acre Wells, including all cost and expense thereof, and further including responsibility for all regulatory compliance, including water quality. The District shall allow the existing residence and outbuildings on site to continue to utilize water produced by the 100-Acre Wells, and further allow for 100-Acre Woods's construction, repair, maintenance and temporary utilization of 2 existing Individual Septic Disposal Systems on the Lot for a maximum of three (3) single family residences, including one primary residence and two (2) guest facilities, to be constructed thereon (the "100-Acre ISDS"). 100-Acre Woods shall similarly be solely and completely responsible for all maintenance, repair, replacement and abandonment of the 100-Acre ISDS, including all cost and expense thereof, and further including responsibility for all regulatory compliance. The 100-Acre Wells and 100-Acre ISDS are collectively the "Temporary Infrastructure". All Temporary Infrastructure shall be constructed and operated in compliance with all applicable State, County or local laws, ordinances and regulations, and 100-Acre Woods shall be solely and completely responsible for ensuring such compliance and hereby covenants to fully indemnify the District for any costs incurred by the District as a result of any non-compliance. 100-Acre Woods expressly waives and releases the District from any liability associated with such regulatory compliance, and the parties agree that the 100-Acre Woods Temporary Infrastructure, and the 100-Acre ISDS in particular, shall at no time be considered infrastructure owned, operated or controlled by the District, unless otherwise expressly provided herein.

2. Temporary. 100-Acre Woods's use of the Temporary Infrastructure shall be strictly of a temporary nature, and shall only be for such period as District water and wastewater services are not available to the Lot. Notwithstanding the foregoing, for so long as no land use proceedings or further subdivision of the 100-Acre Woods Lot is sought, the District shall allow the use of the Temporary Infrastructure regardless of whether District water and sewer services have become physically available to the Lot.



District services shall be considered available at such time as District main water and/or wastewater lines are constructed to a location adjacent to the Lot, as specifically provided herein. As specifically provided herein, unless no changes in land use or platting of the 100-Acre Wood Lot are sought, under no circumstances may 100-Acre Woods, or its successors, be entitled to continue to utilize the Temporary Infrastructure once District services are available for the same.

3. Notice of District Service Availability. The District shall advise 100-Acre Woods in writing at such time as the District and/or entities constructing such infrastructure for District use, have constructed main water and/or wastewater infrastructure to a point within 400 feet of any portion of the Lot, which shall be considered the point in time at which District services have been "constructed to a location adjacent to the Lot" for purposes of this Resolution and Agreement.

4. 100-Acre Woods Water Improvements/Connection. 100-Acre Woods shall, within 180 days of written notice from the District of water service availability, cause the residential structures/facilities constructed on the Lot to be connected to the District's water service infrastructure and thereafter obtain such services from the District exclusively, unless no changes in platting or land use of the 100-Acre Woods has occurred, in which instance the 100-Acre Woods may continue to utilize the Temporary Infrastructure. 100-Acre Woods shall, within said 180 days, construct and pay for all costs associated with connection to the District's water delivery and distribution system mains adjacent to the Lot as necessary to properly supply and distribute water from the District's water facilities to the Lot ("Water Utility Improvements"), the sufficiency of which shall be acceptable to the District in its sole and complete discretion. Prior to construction of such Water Utility Improvements, 100-Acre Woods shall first obtain final design approval of the Water Utility Improvements by the District, in writing, that such improvements are in accordance with the District's design criteria and construction standards. The District shall approve any design plan, or provide reasons for any disapproval within 30 days of submission by 100-Acre Woods. 100-Acre Woods shall be solely responsible for ensuring that the infrastructure as designed and constructed is adequate to properly service the Lot in accordance with the District's design criteria, construction standards, and construction oversight observations. 100-Acre Woods shall further be responsible for, and bear all costs associated with, coordination with HP or their successors in interests to the balance of the Home Place Ranch property, to ensure that 100-Acre Woods's Water Utility Improvements are consistent with and complimentary to, as may be necessary, HP's own water utility improvements for the Home Place Ranch property. As a result, the District shall bear no responsibility to 100-Acre Woods for the adequacy of design or construction. 100-Acre Woods shall be responsible for all costs and expenditures associated with the design and construction of the Water Utility Improvements, and shall likewise be responsible for ensuring that all District approvals, design, and construction of the same is completed within the 180 day period provided herein.

5. 100-Acre Woods Wastewater Improvements/Connection. 100-Acre Woods



shall, within 180 days of written notice from the District of sewer service availability, cause the structures/facilities constructed on the Lot to be connected to the District's sewer service infrastructure and thereafter obtain such services from the District exclusively, unless no changes in platting or land use of the 100-Acre Woods has occurred, in which instance the 100-Acre Woods may continue to utilize the Temporary Infrastructure. 100-Acre Woods shall, within said 180 days, construct and pay for the wastewater collection lines as necessary to properly collect the wastewater from the Lot and connect to the District's wastewater main ("Wastewater Utility Improvements"), the sufficiency of which shall be acceptable to the District in its discretion. 100-Acre Woods shall obtain final design approval of the Wastewater Utility Improvements by the District, in writing, that such improvements are in accordance with the District's design criteria and construction standards. The District shall approve any design plan, or provide reasons for any disapproval within 30 days of submission 100-Acre Woods. 100-Acre Woods shall be solely responsible for ensuring that the infrastructure as designed and constructed is adequate to properly service the Lot in accordance with the District's design criteria, construction standards, and construction oversight observations. 100-Acre Woods shall further be responsible for, and bear all costs associated with, coordination with HP or their successors in interests to the balance of the Home Place Ranch property, to ensure that 100-Acre Woods's Wastewater Utility Improvements are consistent with and complimentary to, as may be necessary, HP's own wastewater utility improvements for the Home Place Ranch property. As a result, the District shall bear no responsibility to 100-Acre Woods for the sufficiency of design or construction. 100-Acre Woods shall be responsible for all costs and expenditures associated with the design and construction of the Wastewater Utility Improvements, and shall likewise be responsible for ensuring that all District approvals, design, and construction of the same is completed within the 180 day period provided herein.

6. Plan Approval. Prior to construction of any Water Utility Improvements or Wastewater Utility Improvements, 100-Acre Woods shall submit detailed construction plans to the District for final design approval. Construction shall not begin until 100-Acre Woods has obtained the prior written approval by the District of such final design construction plans, which approval shall be in the District's discretion as to whether such plans comply with this Resolution and Agreement, the District's design criteria and construction standards, and all other rules, regulations and policies of the District. The District shall approve the final design plan, or provide reasons for any disapproval within 30 days of submission by 100-Acre Woods.

7. Design and Construction Standards. The design criteria and construction standards to be applied under this Agreement shall be guided by the District's applicable rules and regulations, however the parties realize that the rules and regulations will not address all of the requirements and circumstances that may arise and that the District's staff and engineering consultants will apply generally accepted construction and engineering standards for municipal type water and wastewater infrastructure.

8. Tap Fees. Upon connection of the Lot through the Utility Infrastructure



discussed in Paragraphs 4 and 5, above, to District water and/or wastewater services, 100-Acre Woods shall pay to the District the then applicable "tap fee" for a water and/or wastewater tap, along with any and all other applicable tap and impact fees. Payment in full of said tap fees shall be a prerequisite to 100-Acre Woods's receipt of water and/or wastewater service to the Lot from the District.

9. 100-Acre Woods Abandonment of Temporary Infrastructure. Within 90 days of connection of the Lot through the Utility Infrastructure discussed in Paragraphs 4 and 5, above, to District water and/or wastewater services, 100-Acre Woods shall cause all applicable portions of the 100-Acre Woods Temporary Infrastructure, including the 100-Acre ISDS and 100-Acre Wells, to be properly abandoned, de-commissioned, or capped, in conformance to all applicable District, County or State regulations. In the alternative, as concerns the 100-Acre Wells, the District may in its discretion advise 100-Acre Woods in writing of its intent to take ownership of such well structures all associated infrastructure, and such notice shall discharge 100-Acre Woods of any abandonment/capping obligations, as pertains only to such wells for which the District accepts ownership, in writing.

10. Easements. In order to ensure compliance with the terms and conditions of this Resolution and Agreement, District personnel will require access to inspect and approve the infrastructure described herein, as well as for any maintenance, operation and inspection of the 100-Acre Wells, should the District elect to take possession and ownership thereof following connection of the Lot to District water services as provided herein. 100-Acre Woods agrees to specifically describe and grant to the District, in writing, such easement interests as are reasonably necessary for the District to facilitate such activities, upon written request by the District for the same. Absent such written grant of easements, 100-Acre Woods consents to the District's permissive entry to facilitate such activities, with reasonable advance notice by the District.

11. Reimbursement. As part of the District's requirements and consideration in providing this Resolution and Agreement, 100-Acre Woods shall reimburse the District for its reasonable attorney fees, engineering fees, and any District staff overtime incurred in connection with this Resolution and Agreement, review and analysis of the Petition, and activities associated with the terms and conditions of this Resolution and Agreement, together with all other direct costs incurred by the District that would not have been incurred if the 100-Acre Woods Petition had not been submitted. All such amounts shall constitute a charge relating to the Lot. Any amount not timely paid after appropriate itemized statements from the District shall constitute a lien upon the Lot until paid, and may be enforced in the same matter as the statutory lien upon the Lot for charges and services due to the District under C.R.S. 32-1-1001(j).

12. Payment for Use of District-Owned Dawson Aquifer Resource. For so long as 100-Acre Woods is utilizing any portion of the Temporary Infrastructure described above, 100-Acre Woods shall make an annual payment to the District, due on January 31 of each year, of \$1,000.00 (the "Water Use Fee"). The Water Use Fee shall be subject



to an annual escalator of 4%. By way of example, The Water Use Fee due on January 31, 2022 is \$1,000.00, the Water Use Fee due on January 31, 2023 shall be \$1,040.00 (\$1,000.00 X 1.04%).

13. Service Lines. The cost of 100-Acre Woods's connections to the water and the wastewater main lines and the cost of the service lines from the main lines to the improvements on the Lot shall be at the sole expense and obligation of 100-Acre Woods.

14. Nature of Work. All work to be performed by 100-Acre Woods under the terms of this Resolution and Agreement shall be performed using quality materials and shall be performed in a workmanlike manner in compliance with the rules, regulations, specifications, and requirements of the District. Compliance with such specifications and requirements shall be determined in accordance with standard procedures and the discretion of the District.

15. Water Quality. For so long as 100-Acre Woods utilizes Temporary Infrastructure for provision of water to the Lot, the District shall have no responsibility or liability for the quality of water produced through such Temporary Infrastructure, and 100-Acre Woods hereby expressly waives any and all claims concerning the same as to the District and agrees to indemnify the District for any and all expenses incurred as a result of water quality or other regulatory concerns. 100-Acre Woods shall be solely and completely responsible for maintenance of potable and adequate water quality, and for any regulatory or treatment costs.

16. Acceptance of Work/Warranties. The construction obligations of 100-Acre Woods herein shall not be complete until the District's inspection and written acceptance of the infrastructure as being in compliance with the District's specifications and this Resolution and Agreement. Such acceptance shall be in accordance with the standard policies and procedures and in the reasonable discretion of the District. 100-Acre Woods shall guarantee all infrastructure improvements for one year after determination of final completion by the District and until acceptance by the District. 100-Acre Woods shall maintain the improvements during said period of time and until acceptance by the District, and shall cure any nonconforming work or any failures in materials or workmanship. After said one year period of time and provided the improvements are in compliance with this Resolution and Agreement, 100-Acre Woods may request in writing that the District inspect and accept the infrastructure improvements. The District shall then promptly inspect the infrastructure and shall either accept the infrastructure as provided herein or detail to 100-Acre Woods in writing the reasons why the infrastructure is not acceptable and will not be accepted. 100-Acre Woods shall promptly cure such deficiencies and resubmit its request for inspection and acceptance. All infrastructure improvements performed by 100-Acre Woods, once accepted by the District, shall become the property of the District and shall be maintained and operated by the District. Upon acceptance of the infrastructure improvements by the District, 100-Acre Woods shall convey good and marketable title for the utility improvements to the District, free and clear of all liens and encumbrances.



17. Liability of the District. No portion of the Temporary Infrastructure shall at any time during its period of temporary use as described herein, and prior to the District's provision of District water and wastewater service to the Lot, be considered property or infrastructure of the District. The District shall not be responsible for any liabilities associated with the use or operation of such Temporary Infrastructure, and 100-Acre Woods agrees to fully defend and indemnify the District for any claims to the contrary. The District specifically shall at no time, prior to or after provision of District services to the Lot, be considered the owner or operator of the ISDS to be constructed by 100-Acre Woods, nor be responsible for any costs or responsibilities associated with the use, operation, disabling, or remediation of the same. The District shall further not be liable for any losses or damages resulting from the inability of the District to supply water or wastewater services due to governmental regulations, statutes or orders, electrical or other power failures, temporary shut down due to repairs, maintenance, construction, alterations, acts of God, or other occurrences beyond the direct control of the District, or resulting for the lack of availability or capacity of the District's facilities, once connection of the Lot to District services is established.

18. Assignment. This Resolution and Agreement shall be for the sole benefit of 100-Acre Woods and the District. 100-Acre Woods may, with the express written consent of the District, assign or otherwise transfer the rights and responsibilities expressed in this Resolution and Agreement to: (i) any parent, subsidiary, franchisee or affiliate corporation or entity of 100-Acre Woods or HP; (ii) any entity resulting from the consolidation or merger of 100-Acre Woods or HP into or with any other entity; or (iii) any other person, firm, entity or corporation to which the District consents (hereinafter, "Permitted Transfer"), provided that all such Permitted Transfers shall be subject to all terms and conditions herein, specifically including the condition that the 100-Acre Woods undergo no further land use planning in order to continue to utilize the Temporary Infrastructure, and further provided that any such assignment must be to the then-owner of the 100-Acre Woods property. This Resolution and Agreement shall be considered an appurtenance to such 100-Acre Woods property. The District shall not withhold consent to a Permitted Transfer provided they are provided with reasonable advance notice of such assignment, the assignee expressly assumes the obligations of this Resolution and Agreement, and the District is provided with full documentation of such assignment and assumption. No partial assignments shall be allowed.

19. Default/Remedies. A party shall be in default hereunder in the event it fails to perform its obligations as required hereunder, and if such noncompliance is not cured within 15 days after written notice by the other party of the nature of the alleged noncompliance. In the event of default, the non-defaulting party shall have all remedies available under Colorado law, including that the District shall have the right to injunctive relief and specific performance in order to require 100-Acre Woods to perform its obligations under this Resolution and Agreement. In addition, in the event of 100-Acre Woods's default and failure to cure the same upon written notice from the District, the District may elect to treat this Resolution and Agreement as null and void, and withdraw



all consent for use of non-District services (*i.e.* the Temporary Infrastructure) upon lands included within the District.

20. Right to Cure. After construction of the Water Utility Improvements and the Wastewater Utility Improvements begins, the District shall have the right, but not the obligation, to cure any default by 100-Acre Woods under this Resolution and Agreement and to recover from 100-Acre Woods the District's costs and expenses in curing such default and in performing 100-Acre Woods's obligations.

21. Severability. Unenforceability of any provision contained in this Resolution and Agreement shall not affect or impair the validity of any other provision of this Agreement, provided the core intent of this Resolution and Agreement remains unimpaired.

22. Attorney's Fees. In the event of any dispute between the parties concerning the rights and obligations under this Resolution and Agreement or in the event of any action to enforce said rights and obligations under this Resolution and Agreement or to collect damages on account of any breach of the obligations provided for herein, the prevailing party shall be entitled to recover from the other party all costs and expenses, including reasonable attorney's fees, incurred in such litigation as well as all additional such costs and expenses incurred in enforcing and collecting any judgment rendered in such action.

23. Governing Law. The laws of the State of Colorado shall govern the validity, performance, and enforcement of rights and responsibilities under this Resolution and Agreement. Proper venue for any action shall be in the District Court of El Paso County, Colorado.

24. Binding Effect/Covenant Upon the Lot. The covenants, agreements, and obligations contained herein shall extend to, bind, and inure to the benefit of not only the parties hereto, but also their respective personal representatives, heirs, successors, and assigns. This Resolution and Agreement benefits and burdens the District, and also the Lot, and therefore shall constitute a covenant running with the land until all obligations are fully performed hereunder.

25. Proper Action. This action is taken by the Board at its regular public meeting after all required public notices and postings of the meeting have been made, with a quorum of the Board in attendance and taking proper action thereon.

THEREFORE, the above Resolution and Agreement concerning non-District infrastructure use on a temporary basis, including the use of the District-Owned non-tributary Dawson aquifer, as requested by Petitioner 100-Acre Woods was adopted by the Board of Directors of the District on this \_\_\_\_ day of \_\_\_\_\_, 2021, to be effective immediately.

\_\_\_\_\_  
Mark Melville, as President of the  
Triview Metropolitan District

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Marco Fiorito, as Vice President of  
the Triview Metropolitan District

Date: \_\_\_\_\_

Acknowledged and agreed by:

\_\_\_\_\_  
By: \_\_\_\_\_, as \_\_\_\_\_  
of Wooded Vista, LLC

Date: \_\_\_\_\_

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

100 ACRE WOODS is an approximately 100 acre parcel with two separate captive lots totaling approximately 9 acres, platted in the interior of the larger parcel for a total of approximately 109 acres as described below:

- 1) An approximately 100.98 acre parcel known as 475 E. Higby Road, Monument CO 80132; with the following legal description:

**A parcel of land located in the South half of Section 19, Township 11 South, Range 66 West of the 6th P.M., Town of Monument, County of El Paso, State of Colorado, described as follows:**

**Bearings are based on the West line of the East Half of the Southeast Quarter of Section 24, Township 11 South, Range 67 West of the 6th P.M., monumented at the Southwest corner of said East Half of Southeast Quarter of Section 24 with a 3.25" aluminum cap stamped "RLS 10377" and monumented at the North end by a 30.00' witness corner marking the Center-East 1/16th corner of said Section 24, being a 3.25" aluminum cap stamped "RLS 10377", and is assumed to bear N 00°08'32" W.**

**BEGINNING at the Southeast corner of the West Half of the Southeast Quarter of said Section 19; thence S 89°09'43" W along the South line of the West Half of the Southeast Quarter of said Section 19, a distance of 951.93 feet;**

**thence N 00°50'14" W, a distance of 540.36 feet;**

**thence N 63°36'54" W, a distance of 480.75 feet;**

**thence N 83°32'14" W, a distance of 647.26 feet;**

**thence N 44°42'09" W, a distance of 680.45 feet;**

**thence N 00°00'00" W, a distance of 653.63 feet;**

**thence N 90°00'00" E, a distance of 708.75 feet;**

**thence N 00°00'00" W, a distance of 670.76 feet to a point lying 50.00 feet South of the North line of the Southwest Quarter of said Section 19;**

**thence parallel with and 50.00 feet South of said North line, S 89°31'04" E, a distance of 226.03 feet to a point of curvature, said point lying 50.00 feet Southerly of Higby Road as described under Reception No. 205092635 and Reception No. 205092636 of the El Paso County records;**

**thence parallel with and 50.00 Southerly of the said Southerly line of Higby Road, the following two (2) courses:**

**1) 238.94 feet along the arc of a 1044.32 foot radius non-tangent curve to the left, having a central angle of 13°06'34" and a chord that bears S 82°51'45" E 238.42 feet;**

**2) S 89°25'00" E, a distance of 726.07 feet;**



- 2) An approximately 2.5 acre parcel described as Lot 1 100-Acre Wood Filing No. 1 also known as 499 Higby Road, Monument CO 80132; and
- 3) An approximately 4.02 acre parcel described as Lot 2 100-Acre Wood Filing No. 1 also known as 487 E. Higby Road, Monument CO 80132.

There are three (3) existing wells located within the bounds of the 100 Acre Woods.



16240 Old Denver Road  
Monument, CO 80132

October 1, 2021

To whom it may concern,

This is a request for inclusion with Triview Metropolitan Water District.

This is for the two buildings of:

Monument Ice Rinks  
16240 Old Denver Road  
Monument, CO 80132

Thank you,

Jeremy Hunter  
Monument Ice Rinks  
Facility Manager  
719-482-5474



TRIVIEW METROPOLITAN DISTRICT  
16055 Old Forest Point  
Suite 302  
P.O. Box 849  
Monument, CO 80132  
(719) 488-6868 Fax: (719) 488-6565

**DISBURSEMENTS OVER \$5,000**  
**October 21, 2021**

**Paid Invoices Over \$5,000 for 2021**

- 1. Donala Water & Sanitation District** **\$42,244.47**  
Enterprise Fund –Wastewater Operations -Wastewater-  
System-Wastewater -TF/Donala/IGA
- 2. White Bear Ankele Tanaka & Waldron** **\$5,132.96**  
General Fund – Professional Services -Legal Fees
- 3. Raftelis** **\$6,080.00**  
Enterprise Fund – Professional Services -Rate/Service Study
- 4. HR Green, Inc.** **\$11,392.50**  
Capital Project – General – Parks & Street Improvements –  
(Old Denver Hwy Escrow Fund from Woodmen Valley Chapel)
- 5. Panther Locating Services** **\$7,010.00**  
Capital Project –Enterprise – Water Improvements – East Teachout Loop
- 6. A Green Image, LLC** **\$13,635.35**  
General Fund – Parks & Open Space – Lawn Fertilizer, Tree Fertilizer & Weed  
Control Program
- 7. Tanglewood Trailers** **\$7,902.21**  
General Fund – Streets Operation & Maintenance – Operation & Maintenance
- 8. Tanglewood Trailers** **\$9,674.56**  
General Fund – Streets Operation & Maintenance – Operation & Maintenance



<b>9. Radiation Pros, LLC</b>	<b>\$7,604.03</b>
Enterprise Fund – Professional Services – Professional Services Engineering	
<b>10. Carus, LLC</b>	<b>\$10,581.50</b>
Enterprise Fund -Water System – Bulk Chemical Supplies	
<b>11. HydroLogik</b>	<b>\$9,922.35</b>
Capital Project – Enterprise – Water Improvements -South Reservoir	
<b>12. Majesty Painting, LLC</b>	<b>\$10,362.26</b>
Capital Project – General – Park & Street Improvements – Steel Building for A-Yard	
<b>13. Monson, Cummins &amp; Shohet, LLC</b>	<b>\$10,040.45</b>
Enterprise Fund – Professional Services -Legal Fees/Monson, Cummins & Shohet	
<b>14. Reliable Sanitation</b>	<b>\$7,370.00</b>
Enterprise Fund – Water System - Waste Disposal	
<b>15. Summit Water Engineers, Inc.</b>	<b>\$7,177.50</b>
Capital Project – Enterprise - Water Improvements – AVIC Change Case	
<b>16. Martin Marietta</b>	<b>\$6,886.00</b>
Enterprise Fund – Wastewater System – Repair and Maintenance	
<b>17. MWI Corporation</b>	<b>\$51,540.00</b>
Capital Project – Enterprise –Water Improvements -South Reservoir (Invoice #8052)	
<b>18. MWI Corporation</b>	<b>\$51,540.00</b>
Capital Project – Enterprise –Water Improvements -South Reservoir (Invoice #8082)	
<b>19. Timber Line Electric &amp; Control Corporation</b>	<b>\$6,400.00</b>
Capital Project – Enterprise – Water Improvements -South Reservoir	
<b>20. Timber Line Electric &amp; Control Corporation</b>	<b>\$9,197.30</b>
Enterprise Fund – Wastewater System – Repair and Maintenance	

**21. Integrated Design & Construction** **\$10,692.47**  
Capital Project – General – Park & Street Improvements – Steel Building for A-Yard

**22. Drywall Solutions, Ltd** **\$18,000.00**  
Capital Project – General – Park & Street Improvements – Steel Building for A-Yard



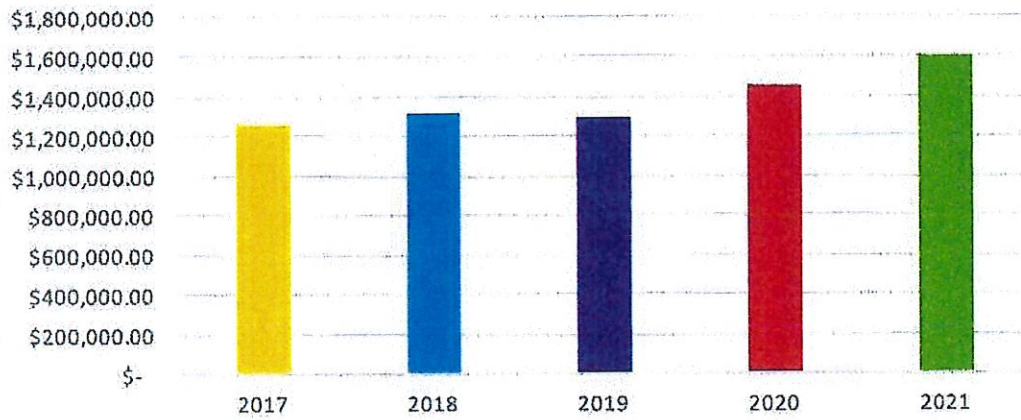


**TRIVIEW METROPOLITAN DISTRICT**  
**Financial Statements**  
**September 2021**  
**Unaudited**

**TOWN OF MONUMENT**  
**Sales Tax Share**  
**Year to Date – August 2021**  
**with 2017, 2018, 2019 and 2020**



**Town of Monument**  
**Sales Tax Revenue**  
**August - YTD**  
**2017 thru 2021**



# **CASH POSITION**

**September 30, 2021**



# TRIVIEW METROPOLITAN DISTRICT

Cash Position - 2021

Fund/Account	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21
<b>General Fund - District Fund Accounts</b>													
Community Banks #8605	147,944	91,830	1,470	15,501	6,463	5,317	12,594	11,618	10,599	15,913			
General Fund - Checking Account - Payroll	571,172	624,024	719,618	215,095	304,938	244,610	147,906	278,389	299,772	207,712			
KeyBank #1567	(450,000)	(450,000)	(450,000)										
<i>Transfer in Process</i>													
General Fund Investment Account - Sales Tax Revenue	3,176,979	3,352,879	3,632,321	4,603,377	2,231,323	2,808,463	3,163,298	4,341,035	4,641,997	4,953,291			
ColoTrust #8002	(2,300,000)	(2,300,000)	(2,300,000)	(2,300,000)				(7,330,000)	(7,330,000)	(7,330,000)			
<i>Transfer in Process</i>													
<b>General Fund Cash Accounts</b>	946,095	1,118,733	1,403,409	2,333,973	2,542,924	3,058,590	3,323,798	3,301,042	3,622,368	3,846,916	0	0	0
<b>Enterprise Fund Accounts</b>													
<b>Enterprise Fund - Checking Account</b>													
Community Banks #0538	23,620	23,620	11,500	3,349	10,908	10,341	10,341	10,341	10,341	10,341			
<b>Enterprise Fund - Checking Account</b>													
KeyBank #1575	1,127,202	1,059,997	925,638	1,362,980	1,336,766	474,957	457,190	248,773	484,320	678,230			
Enterprise Fund Reserve Account	(450,000)	(450,000)	(450,000)										
ColoTrust #8001	11,120,001	11,120,997	11,121,731	7,622,260	9,622,623	9,623,092	9,398,409	9,598,675	8,916,887	8,917,021			
<i>Transfer in Process</i>	2,500,000	2,500,000	2,500,000	2,500,000									
<b>Enterprise Fund - Money Market</b>													
KeyBank #7892	461,044	461,048	461,051	461,055	461,059	461,063	461,067	461,071	461,074	461,078			
Tan Fee Escrow Account	791	791	791	791	791	791	791	791	791	791	71		
ColoTrust #8003	1,783,163	1,783,323	1,783,440	1,783,539	1,783,623	1,783,710	1,783,768	1,783,818	1,783,858	1,783,884			
Escrow Account-Renewable Water Fees	721,408	721,472	721,520	721,560	721,594	721,629	721,652	721,673	721,689	721,699			
ColoTrust #8006	18,187,229	18,121,248	17,975,671	14,455,594	13,937,364	13,075,583	13,093,218	12,825,142	12,378,560	12,572,324	0	0	0
<b>Enterprise Fund Cash Accounts</b>													
<b>Capital Projects Fund Accounts</b>													
<b>Capital Projects Fund Checking Account</b>													
Community Banks #8590/Water Escrow	1,647	1,647	1,647	47	47	47	47	0	0	0			
<b>Capital Projects Fund Checking Account</b>													
KeyBank #2516	1,454,445	1,625,976	1,691,303	1,769,729	2,552,693	4,188,451	4,424,977	4,057,903	3,967,162	4,389,991			
<b>Capital Projects Fund-General-Highy Escrow</b>													
KeyBank #9922	0	0	0	0	0	0	2,161,571	2,161,571	2,161,571	2,161,571			
<b>Capital Projects Fund Cash Accounts</b>	1,456,092	1,627,623	1,692,950	1,769,776	2,552,740	4,188,498	6,586,595	6,219,474	6,128,733	6,551,562	0	0	0
<b>2016 Bond Funds - Restricted</b>													
Series 2016 Bond Fund	1,466,863	1,467,201	1,467,330	1,467,427	2,012,736	1,592,274	1,592,352	1,592,405	1,592,458	1,592,484			
Colorado State Bank and Trust/BOK Financial													
<i>Transfer in Process</i>													
Series 2016 Revenue Fund - (Promotiv Tax Repository)	544,982	545,163	545,163	545,199	1,260,001	743,337	743,395	743,419	743,443	743,456			
Colorado State Bank and Trust/BOK Financial	2,011,845	2,012,364	2,012,493	2,012,626	3,272,737	2,333,631	2,335,747	3,665,824	3,665,901	3,665,940	0	0	0
<b>Bond Funds - Totals - Restricted</b>	22,601,261	22,879,968	23,084,525	20,571,909	22,302,765	22,658,302	25,279,338	26,011,482	25,795,962	26,636,742	0	0	0
<b>Total Cash - All Funds</b>													
Month to Month Change	278,707	204,555	(2,512,614)	1,733,856	352,537	2,621,056	732,124	(215,520)	840,780		0	0	0

Note 1: Bond Interest payments made in May.

Note 1

Note 1: Bond Interest payments made in May.

# **FUND BALANCE SUMMARY**

**September 30, 2021**



# TRIVIEW METROPOLITAN DISTRICT

September 30, 2021

## Fund Summary

### GENERAL FUND

	Public Works/ Streets	Parks and Open Space	Debt Service	Total
Total Revenue	\$ 3,071,750	\$ 1,943,156	\$ 2,632,920	\$ 7,647,826
Total Expenditures	773,442	633,224	979,215	2,385,880
Net Excess (Deficiency)	\$ 2,298,308	\$ 1,309,932	\$ 1,653,705	\$ 5,261,945
		Less: Transfer to Capital Projects Fund		\$ 1,027,211
		Transfer to Enterprise Fund		\$ 450,000
		Net Excess (Deficiency) - 2021		\$ 3,784,734
		Beginning Fund Balance -		\$ 1,623,502
		Ending Fund Balance - September 30, 2021		\$ 5,408,236

### WATER AND WASTEWATER ENTERPRISE FUND

	Water Operations	Wastewater Operations	Debt Service	Total
Total Revenue	\$ 2,060,247	\$ 1,335,331	\$ 1,768,947	\$ 5,164,525
Transfer from General Fund	-	-	450,000	450,000
Total Expenditures	1,368,867	1,025,905	786,449	3,181,222
Net Excess (Deficiency)	\$ 691,380	\$ 309,425	\$ 1,432,498	\$ 2,433,303
		Less: Transfer to Capital Projects Fund		\$ 2,779,881
		Net Excess (Deficiency) - 2021		\$ (346,578)
		Beginning Fund Balance -		\$ 19,709,456
		Ending Fund Balance - September 30, 2021		\$ 19,362,878

### CAPITAL PROJECTS - GENERAL FUND

	Total
Total Revenue	\$ 2,373,979
Plus: Transfer from General Fund	1,027,211
Total Expenditures	1,239,619
Less: Higby Road Escrow	2,161,571
Net Excess (Deficiency)	\$ -
Beginning Fund Balance -	\$ -
Ending Fund Balance - September 30, 2021	\$ -

### CAPITAL PROJECTS - ENTERPRISE FUND

	Total
Total Revenue	\$ 5,559,466
Plus: Transfer from Enterprise Fund	2,779,881
Total Expenditures	8,339,347
Net Excess (Deficiency)	\$ -
Beginning Fund Balance -	\$ -
Ending Fund Balance - September 30, 2021	\$ -

**GENERAL FUND**  
**Cost Allocation**  
**September 30, 2021**

**TRIVIEW METROPOLITAN DISTRICT**  
**GENERAL FUND**  
**PUBLIC WORKS/STREETS**

**For the Nine Months Ending September 30, 2021**

Unaudited

	2021 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 75%)
<b>REVENUE</b>				
Sales Tax/IGA/Town - Estimated	\$ 1,518,000	\$ 1,161,831	\$ (356,169)	77%
Property Tax - Operations	66,878	66,809	(69)	100%
Property Tax/IGA/Town	204,600	203,660	(941)	100%
Specific Ownership Tax	198,660	159,097	(39,563)	80%
Auto Tax/IGA/Town - Estimated	99,000	123,723	24,723	125%
Interest	3,300	2,362	(938)	72%
Drainage Impact Fees	206,250	321,645	115,395	156%
Road and Bridge Fees	162,300	639,742	477,442	394%
Use Tax - Construction Material	158,400	366,424	208,024	231%
Use Tax - Town	3,960	3,540	(420)	89%
Miscellaneous - (includes Safety Grant)	9,900	16,910	7,010	171%
Lot & Inspection Fees	-	6,006	6,006	0%
<b>Total Revenue</b>	<b>\$ 2,631,248</b>	<b>\$ 3,071,750</b>	<b>\$ 440,502</b>	<b>117%</b>
<b>EXPENDITURES</b>				
<b><u>Legislative</u></b>				
Directors' Fees	\$ 4,620	\$ 2,442	\$ 2,178	53%
FICA and Unemployment	363	193	170	53%
Workers Compensation Insurance	21	20	1	94%
<b>Total Legislative</b>	<b>\$ 5,004</b>	<b>\$ 2,655</b>	<b>\$ 2,349</b>	<b>53%</b>
<b><u>General and Administrative</u></b>				
<b><u>Salaries and Benefits</u></b>				
Salaries/Wages	\$ 73,326	\$ 58,671	\$ 14,655	80%
Unemployment Insurance	330	41	289	12%
Workers' Compensation Insurance	594	216	378	36%
Health and Dental Insurance	8,052	4,546	3,506	56%
Employer's FICA	4,546	3,549	997	78%
Employer's Medicare	1,063	840	223	79%
Retirement	944	794	150	84%
Life and Disability Insurance	822	614	208	75%
<b>Total Salaries and Benefits</b>	<b>\$ 89,677</b>	<b>\$ 69,273</b>	<b>\$ 20,404</b>	<b>77%</b>
<b><u>Professional Services</u></b>				
Professional Services-Engineering	\$ 33,000	\$ 51,178	\$ (18,178)	155%
Professional Services-Management	-	-	-	0%
Professional Services-Public Relations	22,440	11,595	10,845	52%
Professional Services-Cost Service Study	16,500	1,293	15,207	8%
Legal Fees/Monson, Cummins & Shohet	13,200	6,687	6,513	51%
Legal Fees	23,100	24,177	(1,077)	105%
<b>Total Professional Services</b>	<b>\$ 108,240</b>	<b>\$ 94,930</b>	<b>\$ 13,310</b>	<b>88%</b>
<b><u>General Administration</u></b>				
Accounting Services	\$ 27,060	\$ 21,106	\$ 5,954	78%
Audit Fees	6,600	5,643	957	86%



**TRIVIEW METROPOLITAN DISTRICT**  
**GENERAL FUND**  
**PUBLIC WORKS/STREETS**

**For the Nine Months Ending September 30, 2021**

Unaudited

	2021 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 75%)
Conference, Class and Education	660	-	660	0%
Dues, Publications and Subscriptions	5,280	4,461	819	84%
IT Support	6,600	3,625	2,975	55%
Office Equipment and Supplies	16,500	6,853	9,647	42%
Publication - Legal Notice	66	258	(192)	391%
Repairs and Maintenance	66	541	(475)	820%
Telephone Service	11,880	8,610	3,270	72%
Travel and Meeting Expense	6,270	1,181	5,089	19%
Office Overhead (COA, utilities, rent, etc.)	27,461	10,586	16,875	39%
General Insurance	19,353	19,087	266	99%
Tax Collection Expense - Operations	1,003	1,003	-	100%
Vehicle Expense	19,800	26,737	(6,937)	135%
Stormwater Detention Pond Assessment	9,900	8,082	1,818	82%
Contingency/Emergency Reserves/Miscellaneous	66,000	4,109	61,891	6%
Total General Administration	<u>\$ 224,499</u>	<u>\$ 121,880</u>	<u>\$ 102,619</u>	<u>54%</u>
<b>Total General Administrative, Legislative and Professional Services</b>	<b>\$ 427,421</b>	<b>\$ 288,738</b>	<b>\$ 138,682</b>	<b>68%</b>

**Operations**

**Salaries and Benefits- Streets and Parks**

Salaries/Wages	\$ 314,309	\$ 219,427	\$ 94,882	70%
Salaries/Wages - Seasonal	19,800	30,307	(10,507)	153%
Overtime/On-call	13,200	18,556	(5,356)	141%
Unemployment Insurance	660	689	(29)	104%
Workers' Compensation Insurance	10,890	6,869	4,021	63%
Health and Dental Insurance	56,100	45,973	10,127	82%
Employer's FICA	21,533	16,965	4,568	79%
Employer's Medicare	5,036	3,968	1,068	79%
Retirement	16,375	8,907	7,468	54%
Life and Disability Insurance	3,729	3,003	726	81%
Total Salaries and Benefits - Streets and Parks	<u>\$ 461,632</u>	<u>\$ 354,664</u>	<u>\$ 106,968</u>	<u>77%</u>

**Streets Operations and Maintenance**

Operations and Maintenance	\$ 40,000	\$ 34,782	\$ 5,218	87%
Vehicle Maintenance	10,000	14,988	(4,988)	150%
Customer Sidewalk Repair	20,000	-	20,000	0%
District Sidewalk Repair/ADA Ramps	25,000	-	25,000	0%
Contract Snow Removal/Equipment Rental	5,000	-	5,000	0%
Streets- Engineering	-	2,435	(2,435)	0%
Snow Removal Per Diem/Emergency	5,000	2,774	2,226	55%
Engineering - TOM	20,000	-	20,000	0%
Contract Street Sweeping	15,000	4,825	10,175	32%
Sand and Salt for Roads	40,000	17,279	22,721	43%
Supplies	1,000	-	1,000	0%
Total Streets	<u>\$ 181,000</u>	<u>\$ 77,084</u>	<u>\$ 103,916</u>	<u>43%</u>

**TRIVIEW METROPOLITAN DISTRICT  
GENERAL FUND  
PUBLIC WORKS/STREETS**

**For the Nine Months Ending September 30, 2021**

Unaudited

	2021 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 75%)
<b>Total Streets O &amp; M</b>	<b>\$ 642,632</b>	<b>\$ 431,748</b>	<b>\$ 210,884</b>	<b>67%</b>
<b><u>Lighting</u></b>				
MVE Operation and Maintenance	\$ 36,300	\$ 20,225	\$ 16,075	56%
Repair and Maintenance	1,980	-	1,980	0%
Total Lighting	<b>\$ 38,280</b>	<b>\$ 20,225</b>	<b>\$ 18,055</b>	<b>53%</b>
<b><u>Signage</u></b>				
Repairs and Maintenance	\$ 1,320	\$ 104	\$ 1,216	8%
Total Signage	<b>\$ 1,320</b>	<b>\$ 104</b>	<b>\$ 1,216</b>	<b>8%</b>
<b><u>Traffic Control</u></b>				
Operation and Maintenance	\$ 1,500	\$ 4,306	\$ (2,806)	287%
Repairs and Maintenance - Striping	10,000	-	10,000	0%
Total Traffic Control	<b>\$ 11,500</b>	<b>\$ 4,306</b>	<b>\$ 7,194</b>	<b>37%</b>
<b><u>Drainage/Erosion Control</u></b>				
Repairs and Maintenance (includes Concrete work)	\$ 50,000	\$ 28,320	\$ 21,680	57%
Total Drainage/Erosion Control	<b>\$ 50,000</b>	<b>\$ 28,320</b>	<b>\$ 21,680</b>	<b>57%</b>
<b>Total Expenditures - Public Works/Streets</b>	<b>\$ 1,171,153</b>	<b>\$ 773,442</b>	<b>\$ 397,710</b>	<b>66%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 1,460,095</b>	<b>\$ 2,298,308</b>	<b>\$ 838,212</b>	



# TRIVIEW METROPOLITAN DISTRICT

## GENERAL FUND

### PARKS AND OPEN SPACE

For the Nine Months Ending September 30, 2021

Unaudited

	2021 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 75%)
<b>REVENUE - Parks and Open Space</b>				
Sales Tax/IGA/Town - Estimated	\$ 782,000	\$ 598,519	\$ (183,481)	77%
Property Tax - Operations	\$ 34,452	34,417	(35)	100%
Property Tax/IGA/Town	105,400	104,916	(484)	100%
Specific Ownership Tax	102,340	81,959	(20,381)	80%
Park, Rec and Landscape Fees	505,950	834,953	329,003	165%
Auto Tax/IGA/Town - Estimated	51,000	63,736	12,736	125%
Interest	1,700	1,217	(483)	72%
Use Tax - Construction Material	81,600	188,764	107,164	231%
Use Tax- Town	2,040	1,823	(217)	89%
Conservation Trust Fund	22,500	21,047	(1,453)	94%
Miscellaneous - (includes Safety Grant)	5,100	8,711	3,611	171%
Lot & Inspection Fees	-	3,094	3,094	0%
<b>Total Revenue</b>	<b>\$ 1,694,082</b>	<b>\$ 1,943,156</b>	<b>\$ 249,074</b>	<b>115%</b>
<b>EXPENDITURES</b>				
<b><u>Legislative</u></b>				
Directors' Fees	\$ 2,380	\$ 1,258	\$ 1,122	53%
FICA and Unemployment	187	100	87	53%
Workers Compensation Insurance	11	10	1	94%
<b>Total Legislative</b>	<b>\$ 2,578</b>	<b>\$ 1,368</b>	<b>\$ 1,210</b>	<b>53%</b>
<b><u>General and Administrative</u></b>				
<b><u>Salaries and Benefits</u></b>				
Salaries/Wages	\$ 37,774	\$ 30,225	\$ 7,549	80%
Unemployment Insurance	170	21	149	12%
Workers' Compensation Insurance	306	112	194	36%
Health and Dental Insurance	4,148	2,342	1,806	56%
Employer's FICA	2,342	1,829	513	78%
Employer's Medicare	548	433	115	79%
Retirement	486	409	77	84%
Life and Disability Insurance	423	316	107	75%
<b>Total Salaries and Benefits</b>	<b>\$ 46,197</b>	<b>\$ 35,686</b>	<b>\$ 10,511</b>	<b>77%</b>
<b><u>Professional Services</u></b>				
Professional Services-Engineering	\$ 17,000	\$ 26,364	\$ (9,364)	155%
Professional Services-Public Relations	11,560	5,973	5,587	52%
Professional Services-Cost Service Study	8,500	666	7,834	8%
Legal Fees/Monson, Cummins & Shohet	6,800	3,445	3,355	51%
Legal Fees	11,900	12,455	(555)	105%
<b>Total Professional Services</b>	<b>\$ 55,760</b>	<b>\$ 48,903</b>	<b>\$ 6,857</b>	<b>88%</b>
<b><u>General Administration</u></b>				
Accounting Services	\$ 13,940	\$ 10,873	\$ 3,067	78%
Audit Fees	3,400	2,907	493	86%
Conference, Class and Education	340	-	340	0%
Dues, Publications and Subscriptions	2,720	2,298	422	84%
IT Support	3,400	1,867	1,533	55%
Office Equipment and Supplies	8,500	3,530	4,970	42%
Publication - Legal Notice	34	133	(99)	391%
Repairs and Maintenance	34	279	(245)	820%
Telephone Service	6,120	4,435	1,685	72%
Travel and Meeting Expense	3,230	608	2,622	19%
Office Overhead (COA, utilities, rent, etc.)	14,147	5,453	8,694	39%
General Insurance	9,970	9,833	137	99%
Tax Collection Expense - Operations	517	517	-	100%
Vehicle Expense	10,200	13,774	(3,574)	135%
Stormwater Detention Pond Assessment	5,100	4,163	937	82%



# TRIVIEW METROPOLITAN DISTRICT

## GENERAL FUND

### PARKS AND OPEN SPACE

For the Nine Months Ending September 30, 2021

Unaudited

	2021 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 75%)
Contingency/Emergency Reserves/Miscellaneous	34,000	2,117	31,883	6%
Total General Administration	\$ 115,652	\$ 62,788	\$ 52,864	54%
Total Parks - Administrative, Professional Services, etc.	\$ 220,186	\$ 148,745	\$ 71,442	68%
<b>Operations</b>				
<b>Salaries and Benefits- Streets and Parks</b>				
Salaries/Wages	\$ 161,917	\$ 113,038	\$ 48,879	70%
Salaries/Wages - Seasonal	10,200	15,613	(5,413)	153%
Overtime/On-call	6,800	9,559	(2,759)	141%
Unemployment Insurance	340	355	(15)	104%
Workers' Compensation Insurance	5,610	3,539	2,071	63%
Health and Dental Insurance	28,900	23,683	5,217	82%
Employer's FICA	11,093	8,740	2,353	79%
Employer's Medicare	2,594	2,044	550	79%
Retirement	8,436	4,589	3,847	54%
Life and Disability Insurance	1,921	1,547	374	81%
Total Salaries and Benefits - Parks	\$ 237,810	\$ 182,706	\$ 55,105	77%
<b>Parks and Open Space O &amp; M</b>				
Repair of Facilities	\$ 3,000	\$ 5,736	\$ (2,736)	191%
Annual Flower and Shrub replacement Program	10,000	-	10,000	0%
Holiday Lights	10,000	-	10,000	0%
Lawn Fertilizer, Tree Fertilizer and Weed Control Program	40,000	43,849	(3,849)	110%
Park Irrigation Water Payments	180,000	154,510	25,490	86%
Repair and Maintenance	55,000	43,801	11,199	80%
Supplies/Trees Replacement	15,000	12,641	2,359	84%
Tools	3,000	264	2,737	9%
Clothing and Safety Equipment	8,000	7,048	952	88%
Back Flow Inspection	2,500	2,405	95	96%
Total Parks and Open Space O & M	\$ 326,500	\$ 270,253	\$ 56,247	83%
Total Parks O & M	\$ 564,310	\$ 452,960	\$ 111,351	80%
<b>Lighting</b>				
MVE Operation and Maintenance	\$ 18,700	\$ 10,419	\$ 8,281	56%
Repair and Maintenance	1,020	-	1,020	0%
Total Lighting	\$ 19,720	\$ 10,419	\$ 9,301	53%
<b>Signage</b>				
Repairs and Maintenance	\$ 680	\$ 54	\$ 626	8%
Total Signage	\$ 680	\$ 54	\$ 626	8%
Total Conservation Trust Fund Projects	\$ 22,500	\$ 21,047	\$ 1,453	94%
Total Expenditures - Parks and Open Space	\$ 827,396	\$ 633,224	\$ 194,174	77%
EXCESS OF REVENUE OVER (UNDER)	\$ 866,686	\$ 1,309,932	443,246	
EXPENDITURES				

**TRIVIEW METROPOLITAN DISTRICT**  
**GENERAL FUND**  
**DEBT SERVICE**

For the Nine Months Ending September 30, 2021  
Unaudited

	<u>2021 Budget</u>	<u>YTD Actual</u>	<u>Variance Favorable (Unfavorable)</u>	<u>Percent of Budget (YTD 75%)</u>
<b>REVENUE</b>				
Property Tax	\$ 2,634,585	\$ 2,631,866	\$ (2,719)	100%
Interest - GO Bond	5,000	1,054	(3,946)	21%
<b>Total Revenue</b>	<u>\$ 2,639,585</u>	<u>\$ 2,632,920</u>	<u>\$ (6,665)</u>	<u>100%</u>
<b>EXPENDITURES</b>				
<u>Administrative</u>				
Tax Collection Expense	\$ 39,520	\$ 39,509	\$ 11	100%
Total Administrative	<u>\$ 39,520</u>	<u>\$ 39,509</u>	<u>\$ 11</u>	<u>100%</u>
<u>Debt Service</u>				
Bond Interest Payment	\$ 1,874,412	\$ 937,206	\$ 937,206	50%
Bond Principal Payment	655,000	-	655,000	0%
Paying Agent Fees	2,500	2,500	-	100%
Total Debt Service	<u>\$ 2,531,912</u>	<u>\$ 939,706</u>	<u>\$ 1,592,206</u>	<u>37%</u>
<b>Total Expenditures</b>	<u>\$ 2,571,432</u>	<u>\$ 979,215</u>	<u>\$ 1,592,217</u>	<u>38%</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>\$ 68,153</u>	<u>\$ 1,653,705</u>	<u>\$ 1,585,552</u>	

**ENTERPRISE FUND**  
**Cost Allocation**  
**September 30, 2021**



**TRIVIEW METROPOLITAN DISTRICT**  
**WATER AND WASTEWATER ENTERPRISE FUND**  
**Water Operations**  
**For the Nine Months Ending September 30, 2021**

Unaudited

	2021 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 75%)
<b>REVENUE</b>				
Water Revenue	\$ 1,836,000	\$ 1,250,741	\$ (585,259)	68%
Base Rate/Capital Improvement Fee	769,881	575,320	(194,561)	75%
Water Meter Kits	73,500	73,000	(500)	99%
Administrative Fee	97,340	72,943	(24,397)	75%
Miscellaneous	30,000	30,421	421	101%
Bulk Water Revenue	7,000	57,823	50,823	826%
<b>Total Revenue</b>	<b>\$ 2,813,721</b>	<b>\$ 2,060,247</b>	<b>\$ (753,474)</b>	<b>73%</b>
<b>EXPENDITURES</b>				
<u>Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 337,530	\$ 260,287	\$ 77,244	77%
Overtime/On-call	15,000	11,699	3,301	78%
Unemployment Insurance	250	433	(183)	173%
Workers' Compensation Insurance	2,500	3,235	(735)	129%
Health and Dental Insurance	42,500	33,128	9,372	78%
Employer's FICA	21,857	16,392	5,465	75%
Employer's Medicare	5,112	3,871	1,241	76%
Retirement	15,564	9,312	6,252	60%
Life and Disability Insurance	4,000	2,651	1,349	66%
<b>Total Salaries and Benefits</b>	<b>\$ 444,313</b>	<b>\$ 341,006</b>	<b>\$ 103,307</b>	<b>77%</b>
<u>Professional Services</u>				
Professional Services- Engineering	\$ 25,000	\$ 42,632	\$ (17,632)	171%
Professional Services-Public Relations	17,000	8,784	8,216	52%
Professional Services/Amcobi/National Meter	37,500	32,902	4,598	88%
Rate/Service Study	15,000	10,836	4,164	72%
Development Services/Monson, Cummins & Shoheit	12,500	69,767	(57,267)	558%
<b>Total Professional Services</b>	<b>\$ 107,000</b>	<b>\$ 164,920</b>	<b>\$ (57,920)</b>	<b>154%</b>
<u>Administrative</u>				
Accounting Services	20,500	16,511	3,989	81%
Audit Fees	5,000	4,275	725	86%
Conference, Class and Education	3,000	225	2,775	7%
Dues, Publications and Subscriptions	2,500	380	2,121	15%
IT Support	12,500	4,948	7,552	40%
Office Equipment and Supplies	12,500	2,817	9,683	23%
Postage	500	174	326	35%
Publication - Legal Notice	100	-	100	0%
Repairs and Maintenance	250	202	48	81%
Telephone Service	5,000	3,872	1,128	77%
Travel and Meeting Expense	500	591	(91)	118%
Office Overhead (COA, utilities, rent, etc.)	1,000	4,682	(3,682)	468%
Clothing and Safety Equipment	1,606	-	1,606	0%
General Insurance	13,795	14,248	(453)	103%
Vehicle Expense	10,000	14,843	(4,843)	148%
Bank Charges	2,500	6,690	(4,190)	268%

**TRIVIEW METROPOLITAN DISTRICT**  
**WATER AND WASTEWATER ENTERPRISE FUND**

**Water Operations**

**For the Nine Months Ending September 30, 2021**

Unaudited

	2021 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 75%)
Miscellaneous	1,000	31	969	3%
Total General Administration	\$ 92,251	\$ 74,488	\$ 17,763	81%
Total General Administrative	\$ 643,563	\$ 580,415	\$ 63,149	90%
<b><u>Water System</u></b>				
Water Testing	\$ 15,000	\$ 9,058	\$ 5,942	60%
Waste Disposal	32,000	8,795	23,205	27%
Gas Utilities	7,500	7,360	140	98%
Electric Utilities	400,000	223,321	176,679	56%
Repairs and Maintenance	150,000	223,906	(73,906)	149%
Storage Tank Maintenance	50,000	4,910	45,090	10%
Operating Supplies	30,000	17,629	12,371	59%
Bulk Chemical Supplies	25,000	29,700	(4,700)	119%
Lab Chemicals and Supplies	7,500	34,129	(26,629)	455%
Instrumentation	5,000	-	5,000	0%
Water Assessments	137,700	112,402	25,298	82%
Tools	3,000	-	3,000	0%
Equipment Meter Supplies/Meter Kits	150,000	117,243	32,757	78%
Total Water System	\$ 1,012,700	\$ 788,452	\$ 224,248	78%
<b>Total Expenditures</b>	<b>\$ 1,656,263</b>	<b>\$ 1,368,867</b>	<b>\$ 287,397</b>	<b>83%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 1,157,458</b>	<b>\$ 691,380</b>	<b>\$ (466,078)</b>	



**TRIVIEW METROPOLITAN DISTRICT**  
**WATER AND WASTEWATER ENTERPRISE FUND**

**Wastewater Operations**

**For the Nine Months Ending September 30, 2021**

Unaudited

	2021 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 75%)
<b>REVENUE</b>				
Sewer Revenue	\$ 1,669,013	\$ 1,304,910	\$ (364,103)	78%
Miscellaneous	30,000	30,421	421	101%
<b>Total Revenue</b>	<b>\$ 1,699,013</b>	<b>\$ 1,335,331</b>	<b>\$ (363,682)</b>	<b>79%</b>
<b>EXPENDITURES</b>				
<u><b>Administrative</b></u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 337,530	\$ 260,287	\$ 77,244	77%
Overtime/On-call	15,000	11,699	3,301	78%
Unemployment Insurance	250	433	(183)	173%
Workers' Compensation Insurance	2,500	3,235	(735)	129%
Health and Dental Insurance	42,500	33,128	9,372	78%
Employer's FICA	21,857	16,392	5,465	75%
Employer's Medicare	5,112	3,871	1,241	76%
Retirement	15,564	9,312	6,252	60%
Life and Disability Insurance	4,000	2,651	1,349	66%
<b>Total Salaries and Benefits</b>	<b>\$ 444,313</b>	<b>\$ 341,006</b>	<b>\$ 103,307</b>	<b>77%</b>
<u>Professional Services</u>				
Professional Services- Engineering	\$ 25,000	\$ 42,632	\$ (17,632)	171%
Professional Services-Public Relations	17,000	8,784	8,216	52%
Professional Services/Amcobi/National Meter	37,500	32,902	4,598	88%
Rate/Service Study	15,000	10,836	4,164	72%
Development Services/Monson, Cummins & Shohet	12,500	69,767	(57,267)	558%
<b>Total Professional Services</b>	<b>\$ 107,000</b>	<b>\$ 164,920</b>	<b>\$ (57,920)</b>	<b>154%</b>
<u>Administrative</u>				
Accounting Services	\$ 20,500	\$ 16,511	\$ 3,989	81%
Audit Fees	5,000	4,275	725	86%
Conference, Class and Education	3,000	225	2,775	7%
Dues, Publications and Subscriptions	2,500	380	2,121	15%
IT Support	12,500	4,948	7,552	40%
Office Equipment and Supplies	12,500	2,817	9,683	23%
Postage	500	174	326	35%
Publication - Legal Notice	100	-	100	0%
Repairs and Maintenance	250	202	48	81%
Telephone Service	5,000	3,872	1,128	77%
Travel and Meeting Expense	500	591	(91)	118%
Office Overhead (COA, utilities, rent, etc.)	1,000	4,682	(3,682)	468%
Clothing and Safety Equipment	1,606	-	1,606	0%
General Insurance	13,795	14,248	(453)	103%
Vehicle Expense	10,000	14,843	(4,843)	148%
Bank Charges	2,500	6,690	(4,190)	268%



**TRIVIEW METROPOLITAN DISTRICT**  
**WATER AND WASTEWATER ENTERPRISE FUND**

**Wastewater Operations**

**For the Nine Months Ending September 30, 2021**

Unaudited

	2021 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 75%)
Miscellaneous	1,000	31	969	3%
Total General Administration	\$ 92,251	\$ 74,488	\$ 17,763	81%
<b>Total General Administrative</b>	<b>\$ 643,563</b>	<b>\$ 580,415</b>	<b>\$ 63,149</b>	<b>90%</b>
<b><u>Wastewater System</u></b>				
Wastewater TF/Donala/IGA	\$ 703,048	\$ 390,808	\$ 312,240	56%
Repairs and Maintenance	5,000	7,370	(2,370)	147%
Tools	3,000	-	3,000	0%
Video Collection System - Annual	85,000	46,567	38,433	55%
Operating Supplies	1,000	745	255	75%
Transit Loss	7,500	-	7,500	0%
<b>Total Wastewater System</b>	<b>\$ 804,548</b>	<b>\$ 445,491</b>	<b>\$ 359,057</b>	<b>55%</b>
<b>Total Expenditures</b>	<b>\$ 1,448,111</b>	<b>\$ 1,025,905</b>	<b>\$ 422,207</b>	<b>71%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 250,901</b>	<b>\$ 309,425</b>	<b>\$ 58,524</b>	

**TRIVIEW METROPOLITAN DISTRICT**  
**WATER AND WASTEWATER ENTERPRISE FUND**  
**DEBT SERVICE**

**For the Nine Months Ending September 30, 2021**

Unaudited

	2021 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 75%)
<b>REVENUE</b>				
Renewable Water Fee	\$ 1,235,000	\$ 1,638,536	\$ 403,536	133%
Water Lease- Comanche	166,860	125,352	(41,508)	75%
Interest	35,000	5,059	(29,941)	14%
<b>Total Revenue</b>	<u>\$ 1,436,860</u>	<u>\$ 1,768,947</u>	<u>\$ 332,087</u>	<u>123%</u>
<b>Debt Service</b>				
Paying Agent Fees	\$ 5,000	\$ 1,000	\$ 4,000	20%
2018 Bond Issue- Debt Service	665,100	235,050	430,050	35%
2020B Bonds- Debt Service	452,103	241,278	210,826	53%
2020A Bond Issue- Debt Service	888,244	309,122	579,122	35%
<b>Total Debt Service</b>	<u>\$ 2,010,447</u>	<u>\$ 786,449</u>	<u>\$ 1,223,998</u>	<u>39%</u>
<b>OTHER FINANCING SOURCES</b>				
Transfer from other funds	\$ 600,000	\$ 450,000	\$ (150,000)	75%
<b>Total Other Financing Sources</b>	<u>\$ 600,000</u>	<u>\$ 450,000</u>	<u>\$ (150,000)</u>	<u>75%</u>
<b>EXCESS OF REVENUE OVER (UNDER)</b>				
<b>EXPENDITURES</b>	<u>\$ 26,413</u>	<u>\$ 1,432,498</u>	<u>\$ 1,406,085</u>	

# **CAPITAL PROJECTS FUNDS**

**September 30, 2021**



**TRIVIEW METROPOLITAN DISTRICT**  
**CAPITAL PROJECTS FUND - GENERAL**  
**Budget Status Report - GAAP Basis**  
**For the Nine Months Ending September 30, 2021**  
**Unaudited**

	<b>2021 Budget</b>	<b>YTD Actual</b>	<b>Variance Favorable (Unfavorable)</b>	<b>Percent of Budget (YTD 75%)</b>
<b>REVENUE</b>				
Developer Reimbursement	\$ -	\$ 23,836	\$ 23,836	0%
Insurance Reimbursement	-	6,430	6,430	0%
Sale of Asset	-	5,000	5,000	0%
Higby Road Study	-	21,376	21,376	0%
Higby Road -Developer Contribution/Escrow	-	2,161,571	2,161,571	0%
Woodman Escrow	-	152,766	152,766	0%
Gain of Sale of Assets	-	3,000	3,000	0%
<b>Total Revenue</b>	<b>\$ -</b>	<b>\$ 2,373,979</b>	<b>\$ 2,370,979</b>	<b>0%</b>
<b>EXPENDITURES</b>				
<b><u>Vehicles and Equipment Utilities</u></b>				
4-Post Lift	\$ 20,000	\$ 19,330	\$ 670	97%
Mower 60" Riding Mower Toro Z Master	13,000	13,058	(58)	100%
John Deere Gator (Replaces Club Car)	16,000	16,334	(334)	102%
Ventrac 4500 Tractor	53,000	52,918	82	100%
Equipment Trailer	8,000	15,946	(7,946)	199%
Equipment - Insurance to reimburse	-	6,072	(6,072)	0%
Welder Welding Equipment	3,000	4,787	(1,787)	160%
<b>Total Vehicles and Equipment</b>	<b>\$ 113,000</b>	<b>\$ 128,445</b>	<b>\$ (15,445)</b>	<b>114%</b>
<b><u>Park and Street Improvements</u></b>				
Reconfigure Admin Area	\$ 30,000	\$ 3,835	\$ 26,165	13%
Steel Building for A-yard	500,000	694,180	(194,180)	139%
Higby Road Study	-	16,155	(16,155)	0%
Woodman- Old Denver Road	-	30,607	(30,607)	0%
Streetscape Improvements	60,000	10,555	49,445	18%
Street Improvements	440,000	355,842	84,158	81%
<b>Total Park and Street Improvements</b>	<b>\$ 1,030,000</b>	<b>\$ 1,111,174</b>	<b>\$ (81,174)</b>	<b>108%</b>
<b>Total Expenditures - District Capital</b>	<b>\$ 1,143,000</b>	<b>\$ 1,239,619</b>	<b>\$ (96,619)</b>	<b>108%</b>
<b>EXCESS OF REVENUE OVER (UNDER)</b>	<b>\$ (1,143,000)</b>	<b>\$ 1,134,360</b>	<b>\$ 2,274,360</b>	
<b>EXPENDITURES</b>				
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer from General Fund	\$ 1,143,000	\$ 1,027,211	\$ (115,789)	90%
Higby Road - Developer Contribution - Escrow	\$ -	\$ (2,161,571)	\$ (2,161,571)	0%
<b>Total Other Financing</b>	<b>\$ 1,143,000</b>	<b>\$ (1,134,360)</b>	<b>\$ (2,277,360)</b>	<b>-99%</b>
<b>EXCESS OF REVENUE OVER (UNDER)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>EXPENDITURES AND OTHER FINANCING SOURCES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	



**TRIVIEW METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND - ENTERPRISE**

**Budget Status Report - GAAP Basis  
For the Nine Months Ending September 30, 2021**

Unaudited

	2021 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 75%)
<b>REVENUE</b>				
Water Tap Fees	\$ 1,806,000	\$ 2,396,241	\$ 590,241	133%
Sewer Tap Fees	1,031,250	1,362,879	331,629	132%
Water/Sewer Impact Fee	300,000	183,050	(116,950)	61%
Renewable Water Fee	190,000	244,839	54,839	129%
Admin Fee	150,000	78,760	(71,240)	53%
Lease Revenue (FMIC)	43,000	60,298	17,298	140%
Effluent Paid-AGUA/ Woodmoor	60,000	47,230	(12,770)	79%
Review & Comment Fee	75,000	83,708	8,708	112%
Sale of 18" Pipeline Forest Lakes	122,500	122,500	-	100%
Miscellaneous Income/Grazing Lease	-	17,773	17,773	0%
Payment in Lieu of Water Rights	800,000	962,188	162,188	120%
<b>Total Revenue</b>	<b>\$ 4,577,750</b>	<b>\$ 5,559,466</b>	<b>\$ 981,716</b>	<b>121%</b>
<b>EXPENDITURES</b>				
<b><u>Vehicles and Equipment Utilities</u></b>				
Equipment/Vehicles	\$ 50,000	\$ 49,158	\$ 842	98%
Metal Build to Enclose B Plant Well Equipment Enclosure	15,000	-	15,000	0%
Plant A Effluent Pump(s)	50,000	46,423	3,577	93%
Total Vehicles and Equipment	<b>\$ 115,000</b>	<b>\$ 95,581</b>	<b>\$ 19,419</b>	<b>83%</b>
<b><u>Wells</u></b>				
Replacement of VFD for Well D-7	\$ 59,900	\$ -	\$ 59,900	0%
Replace VFD for Well D-1	51,250	-	51,250	0%
Drill and Outfit A-9 & D-9 Wells	-	13,745	(13,745)	0%
Rehab Wells A-1 and D-1	148,527	17,600	130,927	12%
Total Wells	<b>\$ 259,677</b>	<b>\$ 31,345</b>	<b>\$ 228,332</b>	<b>12%</b>
<b><u>Water Improvements</u></b>				
B-Plant Booster Station	\$ 20,000	\$ 7,164	\$ 12,836	36%
C-Plant Vertical Pumps	50,000	6,622	43,378	13%
Driveway for C-Plant/Improvements	38,000	66,234	(28,234)	174%
SCADA	75,000	23,718	51,282	32%
Regional Water/Wastewater Design and Permitting	150,000	349,186	(199,186)	233%
Bore I-25 for Service to Conexus	300,000	94,504	205,496	32%
Tap Fee Credits	150,000	443,646	(293,646)	296%
AVIC Change Case - Brownstein	100,000	88,190	11,810	88%
Excelsior Change Case - Cummins	100,000	-	100,000	0%
Pueblo Reservoir - Excess Capacity Leasing and Permitting	150,000	187,300	(37,300)	125%
Central Reservoir - Powerline Relocation and Permitting	150,000	179,714	(29,714)	120%
South Reservoir - Purchase and Install Inlet Channel and Spillway	5,500,000	5,703,774	(203,774)	104%
Booster Pump- Professional Svc	-	4,805	(4,805)	0%
Sanctuary Park Site	-	92,875	(92,875)	0%
Quarter Circle Ranch/Sailor Property	-	13,401	(13,401)	0%
Water System Master Control Maintenance	-	72,607	(72,607)	0%
Bale Ditch	-	706,992	(706,992)	0%
Water Purchase & Diligence Investigations	-	171,689	(171,689)	0%
Total Water Improvements	<b>\$ 6,783,000</b>	<b>\$ 8,212,421</b>	<b>\$ (1,429,421)</b>	<b>121%</b>
<b>Total Expenditures - Enterprise Capital</b>	<b>\$ 7,157,677</b>	<b>\$ 8,339,347</b>	<b>\$ (1,181,670)</b>	<b>117%</b>
<b>EXCESS OF REVENUE OVER (UNDER)</b>				
<b>EXPENDITURES</b>	<b>\$ (2,579,927)</b>	<b>\$ (2,779,881)</b>	<b>\$ (199,954)</b>	<b>108%</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer from Enterprise Fund	\$ 2,580,000	\$ 2,779,881	\$ 199,881	108%
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 2,580,000</b>	<b>\$ 2,779,881</b>	<b>\$ 199,881</b>	<b>108%</b>
<b>EXCESS OF REVENUE OVER (UNDER)</b>				
<b>EXPENDITURES AND OTHER FINANCING SOURCES</b>	<b>\$ 73</b>	<b>\$ -</b>	<b>\$ (73)</b>	