

# TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS

## Regular Board Meeting Agenda

Thursday, March 17, 2022

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
    - February 17, 2022, Board Meeting (enclosure)
  - b. Billing Summary Rate Code Report (enclosure)
  - c. Taps for February 2022 (enclosure)
  - d. Tax Transfer from Monument (enclosure)
5. Operations Reports
  - a. District Manager Monthly Report (enclosure)
  - b. Public Works and Parks and Open Space Updates (Matt Rayno)
  - c. Utilities Department Updates (Shawn Sexton)
6. Action Items:
  - a. Review and Consider a Property Lease Agreement by and between the Triview Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado, and Stroud Farms, totaling approximately 792 acres, located at Triview's Stonewall Premises, and authorization for the District Manager to sign.
  - b. Set Special Meeting date to review the Northern Delivery System project including pipeline alignment, cost, property acquisitions, and contract negotiations.
  - c. Consider Amendment(s) to the District Bylaws

- d. Consider Ratification of Resolution 2022-01, A Resolution Approving a Loan From The Colorado Water Conservation Board in the amount of \$4,778,310 at an interest rate not to exceed 2.05%; Authorizing The Form And Execution Of The Loan Contract, Promissory Note To Evidence Such Loan, And Security Agreement In Connection Therewith; Authorizing the Execution and Delivery Of Documents Related Thereto and Prescribing Other Details In Connection Therewith.
    - e. Set Budget Amendment Hearing Date
  7. Review and Consider approval or ratification of the Triview Metropolitan District Financials and Payables.
    - a. Checks of \$5,000.00 or more (enclosure)
    - b. February 2022 Financials (enclosure)
  8. Update Board on Public Relation activities.
    - Public Meeting Northern Delivery System
    - April Newsletter Photo's and Board member Q&A
  9. Executive Session §24-6-402(4) (a), (b), (e), (f) Acquisitions, Legal Advice, Negotiations, and Personnel regarding the following general topics, if needed.
    - Negotiation regarding Northern Delivery System.
  10. Adjournment

## RECORD OF PROCEEDINGS

---

### 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 HELD

February 17, 2022

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, February 17, 2022, beginning at 5:30 p.m. The meeting was conducted via Zoom and in person. This meeting was open to the public. The meeting was called to order at 5:30 p.m.

#### ATTENDANCE

##### In attendance were Directors:

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

##### 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  
Jackie Burhans, Our Community News

#### ADMINISTRATIVE MATTERS

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 Barnhart, vote was taken, and the motion carried unanimously.



## RECORD OF PROCEEDINGS

---

### Consent Agenda

- a) Prior Meeting Minutes for January 20, 2022 Work Session  
Prior Meeting Minutes for January 24, 2022 Special Board Meeting
- b) Billing Summary rate Code Report
- c) Taps for January 2022
- d) Tax Transfer from monument

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

### OPERATIONS REPORT

#### District Manager Report (enclosure)

- Mr. McGrady stated that the meeting for the NDS was on January 29<sup>th</sup>. This meeting was with NEPCO. Approximately 35 people attended, and it went very well. He discussed several changes that would be made on the project. The final meeting will be held sometime in April 2022.
- Triview is working on the Pueblo Reservoir 1041 permit.
- Triview has completed the 1041 application which was submitted to Pueblo.
- Triview is also working on the 1041 application with El Paso County which is a requirement to present to the public for any additional input.
- The grating of the South Reservoir has been completed.

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

- Fleet maintenance and continued work on servicing all 2-cycle, summer mow equipment is being done.
- Installation of new solar LED Blinking stop signs on Leather Chaps & Kitchener N/S bound lanes is being done in March.
- The District will be increasing the Pedestrian crossing signs on Glen Eagle Drive.
- Scheduling turf fertilizer applications med March.



## RECORD OF PROCEEDINGS

---

### Utilities Department Update (Shawn Sexton)

- Total water production for January 2022 was 13.142 Mg.
- Cleaning of Well D1 is nearing completion.
- All Wells are on a normal operating basis.
- Water Treatment Plants A and B are running normally.

### ACTION ITEMS:

- a) Review and Consider a Lease agreement between the Triview Metropolitan District, acting by and through its Water and Wastewater Enterprise, and the Arkansas Groundwater and Reservoir Association (AGRA) for the lease of up to 365 Acre Feet of reusable Wastewater Effluent and authorization for the District Manager to sign.
- b) Review and Consider a Lease agreement between the Triview Metropolitan District, acting by and through its Water and Wastewater Enterprise, and the Arkansas Groundwater and Reservoir Association (AGRA) for the lease of the yield from 773 Shares of Fountain Mutual Irrigation Company (FMIC) and use of Triview's storage in the Stonewall Springs South Reservoir resulting from Triview's Ownership of 1,850 Class A shares in the Stonewall Springs Reservoir Company.
- c) Review and Consider a Lease agreement between the Triview Metropolitan District, acting by and through its Water and Wastewater Enterprise, and the Arkansas Groundwater and Reservoir Association (AGRA) for the lease of yield from 1,341 shares of Excelsior Irrigating Company and authorization for the District Manager to sign.

A motion was made by Director Fiorito to approve Lease Agreements A,B and C and give authorization for the District Manager to sign. The motion was duly seconded by Director Barnhart. The motion was carried unanimously.

- d) Review and Consider Resolution 2022-001. A resolution Approving a Loan from the Colorado Water Conservation Board in the amount of \$4,778,310 at an interest rate not to exceed 2.05%. Authorizing The Form And Execution Of The Loan Contract, Promissory Note To Evidence Such Loan, And Security Agreement In Connection Therewith; Authorizing the Execution and Delivery Of Documents Related Thereto and Prescribing Other Details in Connection Therewith.

## RECORD OF PROCEEDINGS

---

A motion was made by Director Fiorito to approve Resolution 2022-001. The motion was duly seconded by Director Barnhart. The motion was carried unanimously.

- e) Review and Consider and Authorize District Manager to sign quitclaim deed transferring real property from the Triview Metropolitan District to Pueblo Phase III, LLC, an affiliate of Fremont Sand and Gravel, such property being unintentionally granted to Triview as part of the Stonewall purchase and of no benefit to Triview in the ownership and operation of the SSRC project, and such property being of material import to Fremont in their own gravel operations.

A motion was made by Director Barnhart to authorize the District Manager to sign the quitclaim deed to transfer real property to Pueblo Phase III, LLC. The motion was duly seconded by Director Fiorito. The motion was 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. The motion was duly seconded by Director Fiorito. The motion carried unanimously.

Monthly Cash Position and Unaudited Financial Statements – The Board reviewed the January 2022 unaudited Financial Statements as presented. A motion to approve the District's January 2022 Financial Statements was made by Director Barnhart. The motion was duly seconded by Director Fiorito. The motion carried unanimously.

### PUBLIC RELATIONS:

Newsletters are also being sent to Forest Lakes Metropolitan District. The Northern Delivery System update will be in one of the next newsletters.

A motion was made by Director Fiorito to amend the agenda to include 8.1, Public Comment and 8.2, Board Discussion. The motion was duly seconded by Director Barnhart. The motion was carried unanimously.



## RECORD OF PROCEEDINGS

---

### PUBLIC COMMENT:

A comment was made by Jackie Burhans, with the OCN, thanking the Board for having her at the Board Meeting and she commented that the Board was doing a good job.

### BOARD DISCUSSION:

Director Melville was concerned about the ice buildup on the southside of Venison Creek Drive. Suggested this be fixed, during plowing, in the future.

### EXECUTIVE SESSION:

A motion was made by Director Fiorito 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 Barnhart, a vote was taken. The Motion carried unanimously. Executive Session was entered into at 6:40 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 Barnhart. The motion carried unanimously. The meeting was adjourned at 8:00 p.m.

Respectfully Submitted

---

James C. McGrady  
Secretary for the Meeting



Triview Metropolitan District 2/1 to 2/28/2022  
Summary Financial Information - Board Packet

Sales	Amount	Transactions
Rate Code 01 Triview Metro - Res Sewer Base Rate	\$96,170.81	2053
Rate Code 01 Triview Metro - Res Sewer Use Rate	\$37,531.07	2029
Rate Code 01 Triview Metro - Res Water Base Rate	\$57,997.50	2042
Rate Code 01 Triview Metro - Res Water Use Rate Tier1	\$44,672.71	2015
Rate Code 01 Triview Metro - Res Water Use Rate Tier2	\$1,640.47	71
Rate Code 01 Triview Metro - Res Water Use Rate Tier3	\$293.86	5
Rate Code 01 Triview Metro - Res Water Use Rate Tier4	\$0.00	2
Rate Code 01 Triview Metro - Res Water Use Rate Tier5	\$0.00	2
Rate Code 02 Triview Metro - Com Sewer Base Rate 1"	\$2,383.50	25
Rate Code 02 Triview Metro - Com Water Base Rate 1"	\$1,425.00	25
Rate Code 04 Triview Metro - Com Sewer Base Rate 1.5"	\$5,529.72	29
Rate Code 04 Triview Metro - Com Water Base Rate 1.5"	\$3,420.00	30
Rate Code 07 Triview Metro - Com Sewer Base Rate 2"	\$4,194.96	11
Rate Code 07 Triview Metro - Com Water Base Rate 2"	\$2,508.00	11
Rate Code 09 Triview Metro - Com Sewer Base Rate 3"	\$2,288.16	3
Rate Code 09 Triview Metro - Com Water Base Rate 3"	\$1,368.00	3
Usage Fee Triview Metro - Com Sewer Use Rate	\$11,818.01	66
Usage Fee Triview Metro - Com Water Use Rate	\$17,052.18	66
Rate Code 03 Triview Metro - Com Irr Water Base 1"	\$1,311.00	23
Rate Code 11 Triview Metro - Com Irr Water Base 1.5"	\$1,710.00	15
Rate Code 10 Triview Metro - Com Irr Water Base 2"	\$3,648.00	16
Usage Fee Triview Metro - Com Irr Water Use	\$39.68	2
Triview Metro - Quik Way Sewer	\$73.40	1
Triview Metro - Metering & Billing Fee	\$9,643.50	2143
Title Prep Fee Triview Metro - Title Request Fee	\$950.00	21
Triview Metro - 5% Late Fee	\$1,077.31	164
Special Impact Triview Metro - Special Impact Fee	\$2,500.00	250
Triview Metro - Disconnect Fee		
Triview Metro - NSF Fee		
<b>Total Accounts</b>	<b>\$311,246.84</b>	<b>11123</b>

Rate Code Breakout of Billed Accounts	# Units
Rate Code 01 - Residential 5/8"	2020
Rate Code 02 - Commercial Account 1"	26
Rate Code 03 - Irrigation Account 1"	22
Rate Code 04 - Commercial Account 1 1/2"	34
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"	17
Rate Code 11 - Irrigation Account 1 1/2"	12
Rate Code 12 - Permitted	
<b>Total Accounts</b>	<b>2148</b>

Aging Report	Amount
Amount Past Due 1-30 Days	\$ 60,856.95
Amount Past Due 31-60 Days	\$ 2,843.89
Amount Past Due 61-90 Days	\$ (2,348.82)
Amount Past Due 91-120 Days	\$ (663.43)
Amount Past Due 120+ Days	\$ (7,662.05)
<b>Total AR</b>	<b>\$53,026.54</b>

Receipts	Amount	Items
Payment - ACH	\$134.90	1
Payment - ACH Key Bank	\$173,019.71	1288
Payment - Check Key Bank	\$94,613.72	582
Payment - On Site	\$21,793.23	164
Refund CREDIT	(\$2,712.80)	40
REVERSE Payment	(\$1,511.27)	7
Transfer CREDIT In		
Transfer CREDIT Out		
REVERSE Payment - NSF		
<b>Total Receipts</b>	<b>\$285,337.49</b>	<b>2082</b>
<b>Checks versus Online Payments</b>	<b>36.66%</b>	<b>63.34%</b>
	<b>Checks</b>	<b>ACH's</b>

Water	Gallons	Accounts
Gallons sold 1-1 to 1-31-2022 =	10,016,734	2144
Gallons sold 2-1 to 2-28-2022 =	9,155,277	2150

Usage Breakout in Gallons for Residential	# of Accounts	Combined Use	% of Usage
Over 50,000	0	0	0.00%
40,001 - 50,000	1	48,536	0.48%
30,001 - 40,000	0	0	0.00%
20,001 - 30,000	3	77,388	0.77%
10,001 - 20,000	24	289,589	2.89%
8,001 - 10,000	42	374,366	3.74%
6,001 - 8,000	163	1,114,982	11.13%
4,001 - 6,000	496	2,390,541	23.87%
2,001 - 4,000	888	2,635,024	26.31%
1 - 2,000	380	503,053	5.02%
Zero Usage	22	0	0.00%
<b>Total Meters</b>	<b>2019</b>	<b>7,433,479</b>	<b>74.21%</b>

Usage Breakout in Gallons for Commercial	# of Accounts	Combined Use	% of Usage
Over 50,000	18	1,950,783	19.48%
40,001 - 50,000	5	218,353	2.18%
30,001 - 40,000	4	133,750	1.34%
20,001 - 30,000	6	159,948	1.60%
10,001 - 20,000	2	29,370	0.29%
8,001 - 10,000	2	18,136	0.18%
6,001 - 8,000	3	21,403	0.21%
4,001 - 6,000	4	17,769	0.18%
2,001 - 4,000	8	18,592	0.19%
1 - 2,000	13	9,483	0.09%
Zero Usage	9	0	0.00%
<b>Total Meters</b>	<b>74</b>	<b>2,577,587</b>	<b>25.73%</b>

Usage Breakout in Gallons for Irrigation	# of Accounts	Combined Use	% of Usage
Over 50,000	0	0	0.00%
40,001 - 50,000	0	0	0.00%
30,001 - 40,000	0	0	0.00%
20,001 - 30,000	0	0	0.00%
10,001 - 20,000	0	0	0.00%
8,001 - 10,000	0	0	0.00%
6,001 - 8,000	0	0	0.00%
4,001 - 6,000	1	5,328	0.05%
2,001 - 4,000	0	0	0.00%
1 - 2,000	1	340	0.00%
Zero Usage	49	0	0.00%



SANCTUARY POINTE				
NO.	ADDRESS	PAYEE	DATE	TOTAL FEES PAID TO TMD
16148	Evening Sunset Place	Classic Homes	02/28/22	\$46,372.10
16149	Evening Sunset Place	Classic Homes	02/28/22	\$46,518.26
16495	Golden Sun Way	Saddletree Homes	02/28/22	\$46,226.47
16233	Sunset Splendor Lane	Classic Homes	02/28/22	\$46,561.63
			<b>TOTAL:</b>	<b>\$185,678.46</b>

JACKSON CREEK NORTH (CREEKSIDE)				
NO.	ADDRESS	PAYEE	DATE	TOTAL FEES PAID TO TMD





March 15, 2022

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 \$216,462.78 to the Triview ColoTrust District Fund account on or before March 31, 2022. The ACH detail is as follows and documentation is enclosed.

Sales Tax for January 2022	\$ 198,254.94
Regional Building Use Tax for February 2022	\$ 556.89
Motor Vehicle Tax for January 2022	\$ 17,650.95

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

Sincerely,

A handwritten signature in blue ink that reads "Mike Foreman". The signature is stylized with a large, sweeping "M" and "F".

Mike Foreman  
Town Manager



## Triview Metropolitan Public Works March 2022 Report

### *List of March Projects:*

- Weekly/Daily: Daily trash pick-up around the district and bi-weekly cleaning of trash cans and doggie pot stations
- Mulching ornamental beds on Jackson Creek and throughout district.
- Street sign repairs
- Aeration / overseeding to start late month weather permitting.
- Post Emergent application started on Jackson creek beds continued throughout district on all rock and landscape beds.
- Winter watering trees and shrubs
- Snow reports attached for mid-February to mid-March
- Fleet maintenance (Post snow work on multiple trucks and other equipment) All mowers serviced, and repairs made. Next up servicing 2-cycle equipment.
- Finish up and cutbacks on shrubs, perennials, and tree pruning

### *Focus for April:*

- Irrigation 4G upgrade install on all ET Water controllers
- Start working on Baptist and Leather chaps landscape project
- Irrigation start up around the district (weather permitting)
- Fertilize all ornamental shrub/perennial beds
- Finish application of granular pre-emergent





- Promontory Point Fire medication project
- Bid out concrete repairs for 2020
- Spot mow areas in the district
- Schedule turf fertilization
- Build retaining wall at A Yard parking lot Pre pavement.
- Mow and maintenance schedules set for the season
- Install Pedestrian crossing signs on Glen Eagle





# SNOW REPORT

your window to the weather  
**SKYVIEW WEATHER**®

Report Created March 3, 2022

Start Date: February 1, 2022  
End Date: February 28, 2022

Region: Colorado Springs and Pueblo

## February 2022 Summary:

The month of February was a cold and snowy one for SE Colorado as multiple storm systems would move through with a prolonged period of temperatures below freezing from the 22-25th. There were 7 snow events that produced snow from Monument to Pueblo. The month started off strong with a storm on the 1-2nd producing 5-12" of snow for many areas along the I-25 corridor. A weak disturbance on the 7th produced accumulating snow for some but not others while more meaningful snow would fall on the 11-12th and 16-17th. A string of storms and very cold temperatures would produce nightly relatively minor snows on the 21-22nd, 22-23rd and 23-24th with minimal melt. A few flurries were observed in the afternoon/evening on the 25th but most areas remained dry with warmer and drier weather to end the month.

The numerous storms produced 10.5" of snow officially in Colorado Springs with Pueblo coming in with 8.0" for the month. Most areas in and around Colorado Springs in El Paso County reported between 10-20" of snow for the month with isolated higher amounts towards Palmer Lake. In Pueblo 7-14" was observed with Canon City coming in with a robust 17.2-22.3" for the month of February. The 10.5" of snow in Colorado Springs at the airport produced 0.56" of total moisture which was 0.24" above normal while the 8.0" of snow in Pueblo resulted in 0.58" of moisture and was 0.26" above normal. Temperature wise, in Colorado Springs average highs of 42.2 and average lows of 15.5 produced a monthly mean temperature of 28.8 degrees which was 4.6 degrees below normal. There were 3 days during the month with a temperature below zero with a reading of -2 on the 3rd, -6 on the 23rd and -1 on the 24th. 6 days in Colorado Springs did not break the freezing mark for a high. In Pueblo average highs of 47.5 and average lows of 12.9 created a monthly mean temperature of 30.2 which was 4.9 degrees below normal. The coldest temperature during the month in Pueblo was -8 on the 3rd. Above normal snowfall and below normal temperatures were observed along the I-25 corridor from Monument to Pueblo during the month of February 2022.



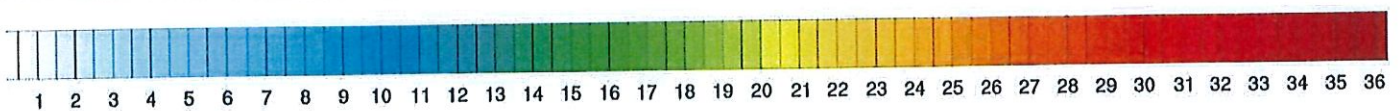
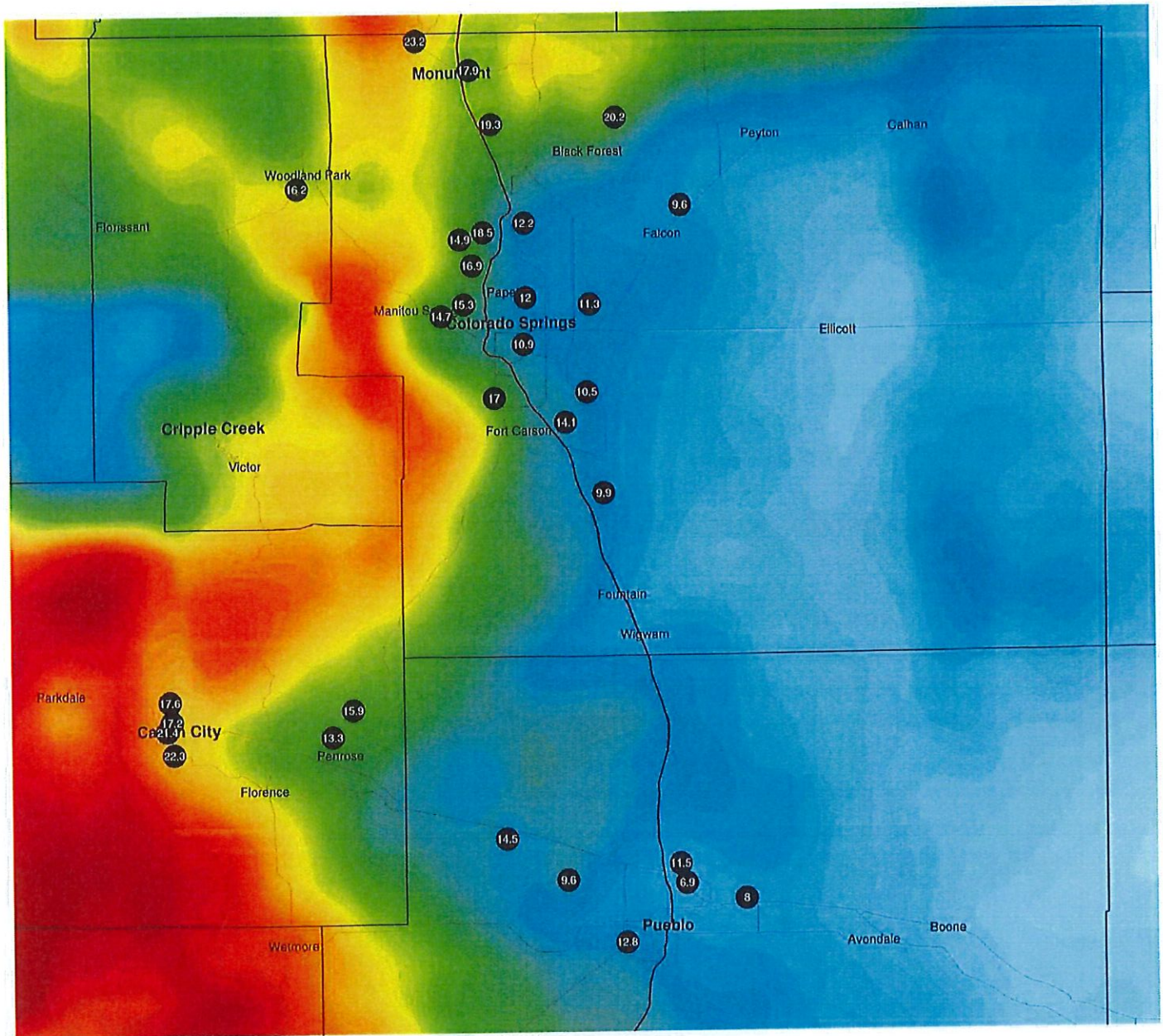
# SNOW REPORT

your window to the weather  
**SKYVIEW WEATHER**®

Report Created March 3, 2022

Start Date: February 1, 2022  
End Date: February 28, 2022

Region: Colorado Springs and Pueblo





# SNOW REPORT

your window to the weather  
**SKYVIEW WEATHER**<sup>®</sup>

Report Created March 3, 2022

Start Date: February 1, 2022  
End Date: February 28, 2022

Region: Colorado Springs and Pueblo

## Snowfall by Location

Location	Zip Code	Snowfall	Location	Zip Code	Snowfall	Location	Zip Code	Snowfall
Black Forest WSW	80908	20.2	Colo Springs 7.2 SSW or 3.0S	80906	17.0	Penrose ESE	81240	13.3
Canon City	81212	22.3	Colo Springs 6 NW	80919	16.9	Pueblo NWS	81001	8.0
Canon City N	81212	17.6	Colo Springs 3.1 NW	80904	15.3	Pueblo 2E	81001	6.9
Canon City NW	81212	17.2	Colo Springs 3 NE	80909	12.0	Pueblo WSW	81007	9.6
Canon City SE	81212	21.4	Falcon 2.3 NNE	80831	9.6	Pueblo W	81007	14.5
Cimarron Hills	80915	11.3	Fountain E	80817	9.9	Pueblo SW	81005	12.8
Colorado Springs Airport	80916	10.5	Gleneagle	80921	19.3	Pueblo N	81001	11.5
Colo Sprgs 7 NW	80919	14.9	Manitou Springs East	80829	14.7	Widefield/Security	80911	14.1
Colo Sprgs NNW/Falcon Estates	80919	18.5	Monument Hill - 2.9 N	80132	17.9	Woodland Park	80863	16.2
Colo Sprgs 7 NNE	80920	12.2	Palmer Lake	80133	23.2			
Colo Springs S FD HQ	80910	10.9	Penrose NW	81240	15.9			

## *Disclaimer Statement*

*This Skyview Weather SnowREPORT is certified to be accurate and representative of snowfall totals. Individual data reports (black dots) represent both physical measurements and derived-snowfall totals for specific georeferenced locations. The source of this data may include Cooperative Observers, National Weather Service (NWS) reports, and other private and public entities. Reports are quality controlled by Skyview Weather meteorologists through a comparison of physical and derived measurements vs. storm reanalysis data. Filled contour data is made available by the NWS NOHRSC system, providing high-resolution snowfall reanalysis through remote sensing, local storm reports, and area climatology. NOHRSC data is interpolated and experimental and may not align with physical measurements. Skyview Weather reserves the right to update these reports as needed as new data becomes available. Use of this SnowREPORT for legal purposes is prohibited without expressed written consent. If approved, additional fees may apply.*



# SNOW REPORT

your window to the weather  
**SKYVIEW WEATHER**®

Report Created March 9, 2022

Start Date: March 5, 2022

End Date: March 7, 2022

Region: Colorado Springs and Pueblo

## Meteorological Discussion:

This snow report will cover the period from March 5, 2022, through midnight Monday, March 7, 2022, as 3 separate disturbances would impact Colorado with the 2nd producing most of the snow along the I-25 corridor from Monument to Pueblo. The first but least impactful disturbance would move through Colorado late on Friday, March 4, 2022, into the morning of Saturday the 5th. This initial area of low pressure would lower temperatures from the 70's the previous day into the 60's on Friday and rain/snow would develop over Western CO but little if any moisture made it into SE CO. As the low-pressure center began to emerge onto the plains Friday evening scattered rain showers developed over northern CO with SE CO remaining relatively dry beyond a few light rain showers/sprinkles. After midnight into daybreak Saturday a few flurries developed over far north El Paso County producing just a trace of snow in the Black Forest area. No snow was observed into daybreak Saturday for most areas.

The second and stronger piece of this storm system would begin to move into SE CO on Saturday with snow showers developing after sunset, between 6-8pm. Most of the snow fell prior to midnight with a lull into about daybreak on Sunday morning the 6th with minor accumulations of just a trace to around 1" from Monument into Colorado Springs with accumulations of 1" or more limited to southern areas of the city. While light snow showers were ongoing over Colorado Springs Sunday morning a band of heavy snow moved into Pueblo around 5am and persisted through about noon. This band of snow grazed S Colorado Springs but Colorado Springs as a whole missed out on the heavier snowfall from this particular band of snow. In Pueblo this heavy snow band produced 3-6" of snow during the morning with isolated higher amounts.

As the day progressed the high sun angle of March resulted in snow melting on pavement during the afternoon despite temperatures below freezing. As the sun set, flurries to light snow would continue over El Paso and Pueblo Counties with a few pockets of moderate snow. These additional snow showers would have no issues accumulating on pavement after sunset leading to snow covered roadways and icy spots developing Sunday evening. Light snow showers/flurries would continue overnight into Monday morning as the main system responsible for the snow moved eastward. Overnight lows dropped into the single digits to mid-teens by Monday morning, remaining in the teens and 20's for highs. The lingering snow showers Monday morning were a product of "upslope" S/SE surface winds and just enough moisture to wring out some light "powdery" snow. Although snow was light it would accumulate pavement during the morning but with the high sun angle of March snow would generally melt off pavement after 10 or 11am despite temperatures in the upper teens to lower 20's.



# SNOW REPORT

your window to the weather  
**SKYVIEW WEATHER**®

Report Created March 9, 2022

Start Date: March 5, 2022

End Date: March 7, 2022

Region: Colorado Springs and Pueblo

Yet another disturbance would move into SE Colorado during the afternoon on Monday and begin to produce additional snow shower activity in the late afternoon and evening. Snow shower in the evening mainly concentrated between the hours of 5-10pm with conditions drying out by midnight over El Paso County with additional accumulations of around 1" or less. Snow showers southward into the Pueblo area lingered until about 2-3am Tuesday morning the 8th before completely drying out ahead of daybreak. Snow accumulated all surfaces once again Monday evening with temperatures dropping into the teens with a few single digits over N El Paso County. Additional snow totals from 6-8am Monday until the end of the event generally ranged from a 0.5-1" over SE Colorado from Colorado Springs to Pueblo with isolated lower amounts over the Palmer Lake to Monument area and isolated higher amounts over S/SW Colorado Springs.

Storm totals for snow that started on the March 5th and lingered into the pre-dawn hours March 8th ranged from 2-4" over Colorado Springs with isolated higher amounts over north El Paso County and over southern Colorado Springs. Snow totals in Canon City ranged from 2.5-4" with Pueblo coming in with anywhere from 5.5-8.5" of snow. Snow totals in the table may be lower than peak due to compaction/melting and timing of spotter reports. Some estimates had to be used due to missing or partial data.

The National Weather Service issued a Winter Weather Advisory for El Paso, Pueblo, and Fremont Counties in effect from 2am Sunday March 6<sup>th</sup>, 2022, until 5pm March 6, which was extended by the NWS until 8pm.

The official high temperature at the Colorado Springs airport on Saturday, March 5, 2022, was 55°F set at 11:46am with a low of 26 set at 11:59pm. The airport reported 0.01" of moisture and 0.3" of snow. The high on Sunday, March 6, 2022, was 27°F set at 1:16am, with a low of 16°F set at 10:40pm. The Colorado Springs airport reported 0.10" of moisture and 2.1" of snow. The official high temperature at the Colorado Springs airport on Monday, March 7, 2022, was 22°F set at 10:52am with a low of 16 set at 9:11am. The airport reported 0.02" of moisture and 1.5" of snow. The low into Tuesday morning the 8th was 15°F set at 6:55am. The airport reported a storm total of 3.9" of snow for this period.

The official high temperature in Pueblo on Saturday, March 5, 2022, was 64°F set at 2:22pm with a low of 31°F set at 11:59pm. Pueblo reported 0.00" of moisture and 0.0" of snow. The official high temperature in Pueblo on Sunday, March 6, 2022, was 31°F set at 12:33am with a low of 9°F set at 11:10pm. Pueblo reported 0.51" of moisture and 5.4" of snow. The official high temperature in Pueblo on Monday, March 7, 2022, was 27°F set at 6:19pm with a low of 11°F set at 5:33am. Pueblo reported 0.06" of moisture and 1.6" of snow for the date. The low into Tuesday morning the 8th was 11°F set at 3:33am. The airport in Pueblo reported an additional 0.01" of moisture and 0.1" of snow after midnight Monday into Tuesday morning making for a storm total of 7.1" for this period.



# SNOW REPORT

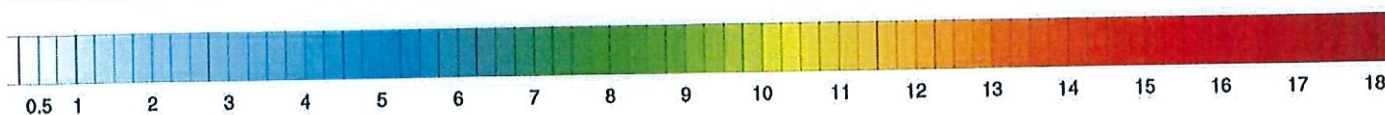
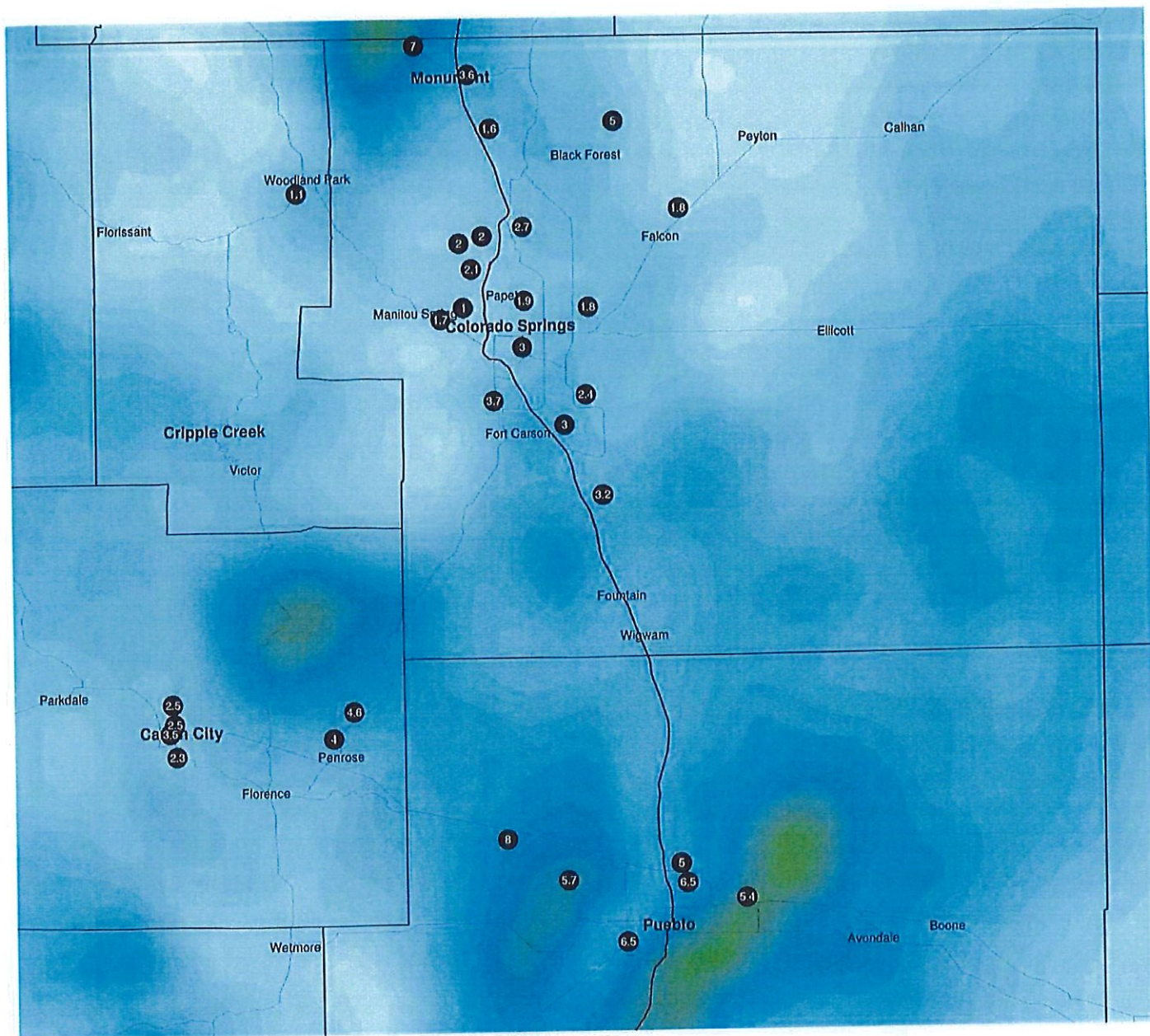
your window to the weather  
**SKYVIEW WEATHER®**

Report Created March 9, 2022

Start Date: March 5, 2022

End Date: March 7, 2022

Region: Colorado Springs and Pueblo





# SNOW REPORT

your window to the weather  
**SKYVIEW WEATHER**®

Report Created March 9, 2022

Start Date: March 5, 2022

End Date: March 7, 2022

Region: Colorado Springs and Pueblo

## Snowfall by Location

Location	Zip Code	Snowfall	Location	Zip Code	Snowfall	Location	Zip Code	Snowfall
Black Forest WSW	80908	4.0	Colo Springs 7.2 SSW or 3.0S	80906	5.7	Penrose ESE	81240	4.5
Canon City	81212	2.5	Colo Springs 6 NW	80919	2.4	Pueblo NWS	81001	7.1
Canon City N	81212	2.8	Colo Springs 3.1 NW	80904	1.5	Pueblo 2E	81001	7.3
Canon City NW	81212	3.0	Colo Springs 3 NE	80909	2.4	Pueblo WSW	81007	5.9
Canon City SE	81212	3.8	Falcon 2.3 NNE	80831	2.1	Pueblo W	81007	8.5
Cimarron Hills	80915	2.8	Fountain E	80817	3.2	Pueblo SW	81005	7.1
Colorado Springs Airport	80916	3.9	Gleneagle	80921	1.8	Pueblo N	81001	5.5
Colo Sprgs 7 NW	80919	2.3	Manitou Springs East	80829	2.3	Widefield/Security	80911	3.0
Colo Sprgs NNW/Falcon Estates	80919	2.5	Monument Hill - 2.9 N	80132	3.6	Woodland Park	80863	1.1
Colo Sprgs 7 NNE	80920	3.1	Palmer Lake	80133	6.3			
Colo Springs S FD HQ	80910	4.0	Penrose NW	81240	5.3			

## Disclaimer Statement

This Skyview Weather SnowREPORT is certified to be accurate and representative of snowfall totals. Individual data reports (black dots) represent both physical measurements and derived-snowfall totals for specific georeferenced locations. The source of this data may include Cooperative Observers, National Weather Service (NWS) reports, and other private and public entities. Reports are quality controlled by Skyview Weather meteorologists through a comparison of physical and derived measurements vs. storm reanalysis data. Filled contour data is made available by the NWS NOHRSC system, providing high-resolution snowfall reanalysis through remote sensing, local storm reports, and area climatology. NOHRSC data is interpolated and experimental and may not align with physical measurements. Skyview Weather reserves the right to update these reports as needed as new data becomes available. Use of this SnowREPORT for legal purposes is prohibited without expressed written consent. If approved, additional fees may apply.



# SNOW REPORT

your window to the weather  
**SKYVIEW WEATHER**<sup>®</sup>

Report Created March 11, 2022

Start Date: March 9, 2022

End Date: March 10, 2022

Region: Colorado Springs and Pueblo

## Meteorological Discussion:

An Artic airmass, combined with breezy northerly winds would impact southeast Colorado throughout the day Wednesday. High temperatures would only reach the low to mid 30's around midday with temperatures quickly dropping into the teens in the afternoon and into the evening. Winds would be in the 10-20mph range with higher gusts making it feel even colder with the wind chill. Snow would be banded in nature most the day impacting some locations but not others with most of the snow completely missing El Paso County throughout the day Wednesday and into the early evening. West of Pueblo into Cañon City received better snow during the day Wednesday, however, snowfall struggled to accumulate on pavement during the daytime hours despite sub-freezing temperatures. As the evening progressed, snow began to fill in for all southeast Colorado with light to moderate snow starting during the evening rush hour and lasting through about midnight. Heaviest snowfall over El Paso County fell S of Hwy 24 for the most part. By 2am Thursday most of the accumulating snow had occurred with light snow flurries into daybreak Thursday.

Due to banding, there was quite a bit a variability in snow totals with 1-3" common over northern El Paso County, 0.5-1.5" northern Colorado Springs and points eastward. Central and southern Colorado Springs received higher snowfall totals with between 2-3" reported most areas S of Hwy 24. Pueblo reported anywhere between 0.5-1.5" of snow with 1-2" in and around Cañon City through Thursday morning. Additional light snow continued after daybreak with generally just a trace of additional accumulations most areas with up to a few tenths of an inch. Most of the flurry activity had ended by mid-morning Thursday but a few additional light snow showers/flurries did develop later Thursday afternoon with little or no consequence. Snow totals in the table may be lower than peak due to compaction/melting and timing of spotter reports. Some estimates had to be used due to missing or partial data.



# SNOW REPORT

your window to the weather  
**SKYVIEW WEATHER**®

Report Created March 11, 2022

Start Date: March 9, 2022

End Date: March 10, 2022

Region: Colorado Springs and Pueblo

The National Weather Service issued a Winter Weather Advisory for Fremont and Pueblo Counties in effect from 2pm Wednesday March 9, 2022, until 5am Friday March 11, 2022. The NWS issued a Winter Weather Advisory for El Paso County in effect from 2pm Wednesday, March 9, 2022, effective until 11am Thursday, March 10, 2022.

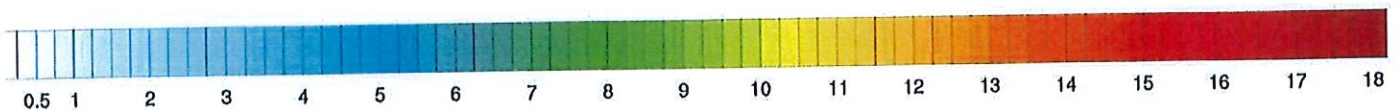
The official high temperature at the Colorado Springs airport on Wednesday, March 9, 2022, was 36°F set at 11:53am with a low of 11°F set at 11:39pm. The airport reported 0.10" of moisture and 0.8" of snow. The high temperature on Thursday, March 10, 2022, was 18°F set at 4:20pm, with a low of 4°F set at 6:46am. The Colorado Springs airport reported another 0.10" of moisture and 1.0" of snow making for a storm total of 1.8" of snow.

The official high temperature in Pueblo on Wednesday, March 9, 2022, was 32°F set at 11:57am with a low of 15°F set at 11:59pm. Pueblo reported 0.01" of moisture and 0.2" of snow. The official high temperature in Pueblo on Thursday, March 10, 2022, was 18°F set at 11:42m with a low of 4°F set at 6:09am. Pueblo reported an additional 0.03" of moisture and 0.4" of snow making for a storm total of 0.6".



your window to the weather  
**SKYVIEW WEATHER®**

Region: Colorado Springs and Pueblo





# SNOW REPORT

your window to the weather  
**SKYVIEW WEATHER**<sup>®</sup>

Report Created March 11, 2022

Start Date: March 9, 2022

End Date: March 10, 2022

Region: Colorado Springs and Pueblo

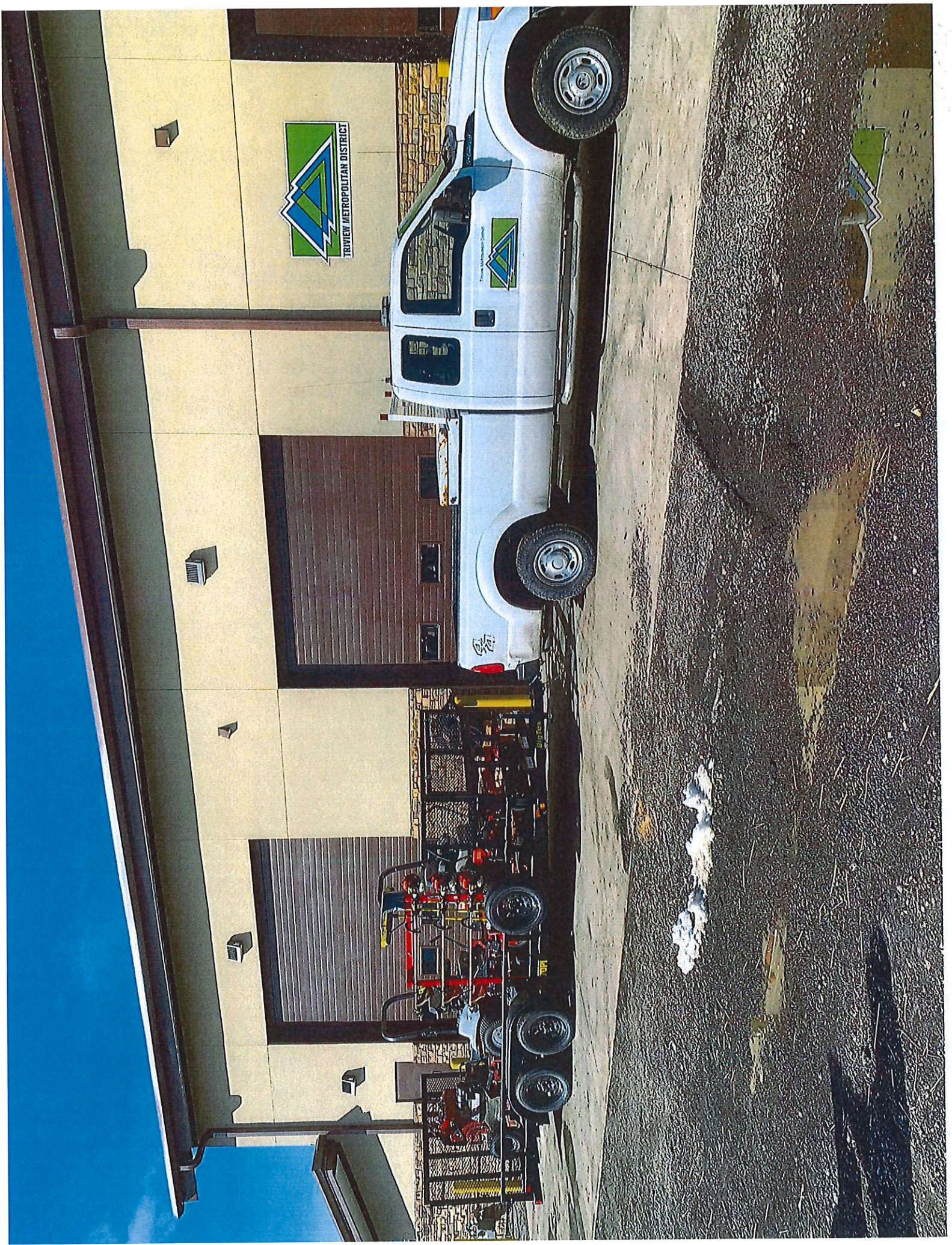
## Snowfall by Location

Location	Zip Code	Snowfall	Location	Zip Code	Snowfall	Location	Zip Code	Snowfall
Black Forest WSW	80908	2.0	Colo Springs 7.2 SSW or 3.0S	80906	2.5	Penrose ESE	81240	0.7
Canon City	81212	1.0	Colo Springs 6 NW	80919	1.1	Pueblo NWS	81001	0.6
Canon City N	81212	1.0	Colo Springs 3.1 NW	80904	1.2	Pueblo 2E	81001	1.0
Canon City NW	81212	1.0	Colo Springs 3 NE	80909	1.1	Pueblo WSW	81007	0.6
Canon City SE	81212	1.2	Falcon 2.3 NNE	80831	0.5	Pueblo W	81007	1.1
Cimarron Hills	80915	0.5	Fountain E	80817	1.5	Pueblo SW	81005	1.5
Colorado Springs Airport	80916	1.8	Gleneagle	80921	1.0	Pueblo N	81001	0.5
Colo Sprgs 7 NW	80919	1.5	Manitou Springs East	80829	1.6	Widefield/Security	80911	2.3
Colo Sprgs NNW/Falcon Estates	80919	1.2	Monument Hill - 2.9 N	80132	2.0	Woodland Park	80863	1.4
Colo Sprgs 7 NNE	80920	1.0	Palmer Lake	80133	2.5			
Colo Springs S FD HQ	80910	2.0	Penrose NW	81240	1.3			

## *Disclaimer Statement*

*This Skyview Weather SnowREPORT is certified to be accurate and representative of snowfall totals. Individual data reports (black dots) represent both physical measurements and derived-snowfall totals for specific georeferenced locations. The source of this data may include Cooperative Observers, National Weather Service (NWS) reports, and other private and public entities. Reports are quality controlled by Skyview Weather meteorologists through a comparison of physical and derived measurements vs. storm reanalysis data. Filled contour data is made available by the NWS NOHRSC system, providing high-resolution snowfall reanalysis through remote sensing, local storm reports, and area climatology. NOHRSC data is interpolated and experimental and may not align with physical measurements. Skyview Weather reserves the right to update these reports as needed as new data becomes available. Use of this SnowREPORT for legal purposes is prohibited without expressed written consent. If approved, additional fees may apply.*









## Triview Metro Water Department

### List of Accomplishments for February, 2022

Pumpage for month of February 2022 –	
Total to Production	12.805 Mg
Total to Production February/2021	11.723 Mg
Net water impounded in District ground storage tanks	358131 Gal
Total Sold	9.155 MG
Total Sold February/2021	9.119 Mg
Total District flow to WWTP for February 2022	11.326 MG

### Reported activity for Month of February 2022

#### Wellfield-

- Well D1 post cleaning video completed with great results for well screen
- Well D7 VFD scheduled for replacement parts ordered for new VFD
- All other wells operating normally
- Anticipate the next well needing service work/possible cleaning is A8

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

- A Plant is off line; effluent pumps control valves and check valves have been replaced due to age/wear; we are also doing some minor plumbing repairs
- B Plant is running normally; one soft start for booster pumps has been replaced due to failure (age). We anticipate replacing the other two soft starts for the other pumps soon
- C Plant is running normally; upgrades to the smaller booster pumps is being looked into

#### Additional accomplishments-

- A water main repair was completed by staff behind Walgreens; a valve mechanical joint had come loose and the bolts needed to be replaced; this dig was a little tricky, because there were two power conduits installed directly on top of the valve and piping

- Distribution crew continues to monitor and maintain district PRV vaults; this includes pumping out water from the vaults, recording pressure on the high and low sides of the PRV's, adjusting as necessary, and performing any maintenance needed
- Backflow prevention program; Rob and the crews are getting this wrapped up, final report as required by the state is being completed (due by June) We have 100% compliance for all backflow prevention devices, that includes commercial and district
- FOG compliance; Rob and crews are working to complete this vital task for collection system compliance
- Crews are continuing work at Forest Lakes; coordinating with Timberline switching SCADA over to TVM from Donala, brought new ground storage tank on line, started new booster pump station with JDS Hydro and Classic Homes contractors on the project, normal operations as well

#### Future projects-

- Repair to chemical feed tank at B plant scheduled when new fitting arrives (cracked jam nut on bulkhead fitting (tank was emptied into a back up tank for the repair)
- HMO project at B plant to start March 21<sup>st</sup>. (10 week project)



## PROPERTY LEASE AGREEMENT

This Lease is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022 by and between the Triview Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado, hereinafter referred to collectively as "Lessor" or "Triview"; and Stroud Farms, whose address is 1587 38th In Pueblo co 81006, 719-468-6138, hereinafter referred to as "Lessee" or "Stroud".

WHEREAS, Triview is the owner of real property located in Pueblo County, Colorado, including Pueblo County Assessor Parcel Nos. 1206000006, 1302000058, 231000006, 335000020, and 336000008, which collectively constitute approximately 874.11 acres of land (the "Triview Land"); and,

WHEREAS, Stroud previously leased an approximately 600-acre portion of the Triview Land ("Leased Premises") from Triview's predecessors in title, Stonewall Springs Quarry, LLC and Stonewall Water, LLC (collectively "Stonewall"), such lease having been assigned to Triview at the time of the purchase of the Triview Land from Stonewall, and such lease expiring on September 30, 2021; and,

WHEREAS, Triview intends to ultimately utilize portions of the Triview Land, including portions of the Leased Premises, for development of lined water storage associated with the Stonewall Springs Reservoir Complex ("SSRC"), as decreed and described by the Division 2 Water Court in Case No. 16CW3093. Development of the SSRC will necessitate mining activities for removal of sand and gravel materials from the Triview Land, including portions of the Leased Premises, and Triview anticipates limited such activity to begin occurring in 2022; and,

WHEREAS, Triview and Stroud wish to renew and extend the prior lease(s) of the Leased Premises upon the terms and conditions herein.

NOW THEREFORE, In consideration of the covenants and agreements hereinafter provided, the parties agree as follows:

1. Lessor hereby leases to Lessee approximately 600 acres of deeded and potentially farmable land located in Pueblo County, Colorado and commonly known as the properties associated with the "Central Reservoir" and "East Reservoir" sites of the SSRC, the "Leased Premises". This lease shall replace all prior leases between the parties and their respective predecessors in interest in their entirety. A map depicting the approximate location of the Leased Premises, totaling approximately 792 acres, of which approximately 400 acres is currently farmable, is attached hereto as Exhibit A, and made a part hereof.

2. Lessee shall have the exclusive farming, cattle grazing/feeding and hunting rights upon the Leased Premises during the term described below, subject to the covenants and agreements contained herein, specifically including Lessor's right to reduce the acreage of the Leased Premises as described herein.



3. The Term of this Lease shall be for a period of 5 years, terminating on September 30, 2027, and beginning retroactively on October 1, 2021, unless extended or terminated, in writing. Early termination of this Lease by Lessor shall occur only with 6 months written notice, with compensation as described.

4. The Lease shall not terminate for non-payment without first giving written notice to Lessee in the manner described herein. Lessee shall be allowed thirty (30) business days from receipt of said notice to cure the alleged default. Provided Lessee is not in default Lessee shall also have the first right of refusal on a new lease upon this lease's termination, if Lessor opts to lease the property. In the event the property is sold during the term of the Lease, the new owner can accept the lease with Lessee as is, or buyout the remaining term of Lessee's lease, in said new owner's discretion.

5. The annual cost for this Lease for irrigable acreage shall be \$75 per acre, and for acreage available only or grazing/pasture and hunting purposes, \$15 per acre. All such acreage and their available uses are identified on the attached Exhibit A map.

A. For 2022, this results in an annual fee of \$30,000.00 for the currently farmable 400 acres, plus an additional \$3,150 for the approximately 210 acres suitable for grazing, pasture and hunting uses (approximately 81 acres of the Triview Property is unsuitable for grazing or irrigation, for which no fee shall be charged, while 100 acres on the eastern portion of the Triview Property is not accessible by Lessor, being subject to existing leasehold uses by the Arkansas Groundwater and Reservoir Association), subject to adjustments as described in Paragraph 17, below ("Rental Payment"), and further subject to any change in the types of uses of acreage following the 2022 irrigation season, as likewise described in Paragraph 17, below. Therefore the total Rental Payment for 2022 shall be \$33,150.00.

B. For 2023-27, as described in Paragraph 17, below, it is anticipated that the Central Reservoir Property will cease to be available for irrigation uses. As illustrated on Exhibit B. Approximately 338 irrigated acres will remain available (assuming the center pivot is moved from the Central Reservoir property to the East Reservoir property), with grazing and pasture land being reduced to approximately 40 acres. Therefore, the anticipated Rental Payment from 2023-2027 shall be \$25,950 annually (\$25,350 irrigated, \$600 pasture).

C. Said Rental Payments shall be offset by improvements made by Stroud Farms to the Property and infrastructure and fixtures thereon, provided Lessor consents in advance, and in writing, to such improvements. Lease payments shall be due in the following manner, to the extent not offset by improvements as provided in this Paragraph 5:

Quarterly payments shall be due on the following dates for the term of the lease as follows:

25% on or before April 1  
25% on or before July 1



25% on or before October 1  
25% on or before January 1

6. Farming: Lessee shall have the right to plant, maintain and harvest crops at Lessee's sole discretion and shall be the sole owner of all said crops produced on the Property.

7. Cattle and Other Livestock: Lessee shall have the right to bring cattle to the property for pasturing and feeding by Lessee during the term of the Lease, provided Lessee shall be solely responsible for fencing necessary to secure such livestock from accessing areas in or adjacent to the Triview Property, including portions of the Leased Premises upon which Triview may be preparing for future mining activities. Lessor shall have no liability for Lessee's failure to so secure any livestock on the Leased Premises.

8. Expenses: In addition to the above-described lease costs, Lessee shall be responsible for all costs and expense associated with Lessee's use of the Leased Premises, including but not limited to costs associated with all irrigation water, augmentation water necessary to pump and utilize the same, and all utility costs relative to Lessee's use of the Property under this Agreement.

9. Fences: Lessee shall be responsible for the maintenance of any and all fences on the Leased Premises during the term of the Lease, with the limited exception of any fencing installed by Lessor to secure activities associated with preparation of any portion of the Leased Premises for mining activity, or for conducting any such mining activity. Lessor shall supply all fencing materials and Lessee shall supply all labor costs for any new construction of any new perimeter fencing as mutually agreed by the parties. The Parties agree, in light of Lessee's prior possession of the Leased Premises under prior leases, that all such fencing is satisfactory to Lessee as of the time of execution of this Lease. Notwithstanding any Colorado law to the contrary, Lessee shall be solely responsible for fencing in any cattle or livestock brought to the Leased Premises, and further liable to adjacent property owners for the presence of such livestock.

10. Wells: To the best of Lessor's knowledge, all active irrigation wells on the Leased Premises are operable and in adequate working order. The parties agree and understand that one or more sprinkler irrigation systems may be inoperable and/or in disrepair and require a substantial amount of money to restore any such sprinkler pivots to an operable condition. Lessee shall be responsible for all repair and maintenance of sprinkler and flood irrigation systems on the property during the term of the lease, as well as all augmentation water necessary for the operation of the same (typically obtained through AGUA).

11. Gates/Locks: All gates that are presently locked by Lessor, and any gates that Lessor chooses to lock, and any gates Lessor and Lessee mutually agree to lock, shall be maintained in such locked condition at all times. The locked gates are intended to limit entry by the general public and unauthorized access, and are used to control trespassing upon private property. In order to maintain access by Lessee to the Leased Premises, Lessor shall provide Lessee the keys or combinations to all locks or allow



Lessee to attach his own additional lock to each locked gate separate from Lessor's existing lock. Lessor grants to Lessee the specific right, duty, authority and obligation of controlling hunting and other trespassers to the Leased Premises and bestows upon Lessee equal discretion concerning the enforcement of Colorado law and the parties equally recognize the need to protect the above-described hunting and grazing rights, and other real property interests.

12. Pole Barn and Farm Shop: Lessee shall have exclusive use of the Pole Barn located on the Southeast corner of Hwy 50 and Nyberg Rd during the term of this Lease, unless Lessor provides 30-days written notice of interruption or shared use of the Pole Barn as may be required for staging of Lessor's activities. As the Pole Barn is not included in the 600 acres for which the Rental Payment is calculated, there shall be no reduction in said Rental Payment should Lessor seek to utilize or share said Pole Barn, and the Parties shall cooperate to maximize each Parties' respective beneficial uses of the Pole Barn under this Lease.

13. Grazing and Hunting. Lessor shall be indemnified and held harmless by Lessee from all lawsuits (including Lessor's reasonable attorney fees) connected with or related to Lessee's grazing and hunting operations on the Leased Premises under this Lease. Lessor shall not be responsible in any way for any legal actions stemming from any of Lessee's grazing or hunting operations on the Leased Premises. Lessee agrees that Lessor shall not be liable for any damage or injury to Lessee, to Lessee's personal property or livestock, or to any other person, occurring on or off the Property, or any part thereof, and Lessee agrees to save and hold Lessor harmless from any and all claims for such injury, however caused, and for any claims or damages caused by Lessee's livestock, or hunting operations regardless of whether such claims or damages occur on or off the Leased Premises. Lessor shall not be liable for any loss of property of Lessee or any other person by reason of fire, theft, breakage, burglary or otherwise, nor for any accidental damage to person or property in or about the Property.

14. Waiver of Claims. As a material part of the consideration bargained for herein, Lessee waives all claims against Lessor for damages to property and injuries to persons occurring upon or about the Leased Premises from any cause arising at any time during the term of this Lease. Lessee has inspected the Leased Premises and accepts full responsibility for injuries caused by any defects in or hazardous conditions of the Property. Prior to any hunting operations, Lessee shall provide a signed release to Lessor, signed by any and all persons hunting on the Leased Premises, likewise relieving Lessor of any responsibility for any injury, death, or legal action stemming from said hunting as to such persons.

15. Insurance. Lessee shall carry liability insurance which shall include broad-form property damage and personal injury liability insurance in the minimum amount of one million (\$1,000,000.00) per event. Lessee shall provide Lessor with a current insurance certificate naming Lessor as an additional insured on Lessee's insurance policy. Said insurance certificate shall be provided to Lessor immediately following execution of this Lease.



16. Surrender: Upon expiration or termination of this Lease, Lessee shall surrender and deliver the Leased Premises to Lessor in a state of repair and condition comparable to the state of repair and condition of the property at the time Lessor delivered possession thereof to Lessee, reasonable wear and tear accepted. Any damages to the fences, water wells, or other property occurring during the course of this Lease shall be repaired by Lessee and at Lessee's expense.

17. Partial Releases of Leased Premises. Both Parties agree that Lessor from time to time shall require partial releases of portions of the Leased Premises for Lessor's other uses on the property, specifically including but not limited to mining activities and preparation for the same, including reclamation as lined water storage for the SSRC. Lessee agrees to promptly release any requested land from the provisions of this Lease, and Lessor agrees to reduce the Rental Payment *pro rata* per acre for such land released.

A. The Parties anticipate that in late 2<sup>nd</sup> Quarter or early 3<sup>rd</sup> Quarter of 2022, Lessor may require an approximately 5 acre (a 100-foot wide buffer surrounding the footprint of the Central Reservoir, as depicted on the attached Exhibit A) portion of the Leased Premises to be released from this lease so that Lessor may initiate activities associated with the construction of a "slurry wall", a prerequisite both to the mining of the Central Reservoir portion of the Leased Premises, and to its reclamation as lined water storage as part of the SSRC. Lessor shall be permitted to continue farming and use of the portions of the Leased Premises inside of the slurry wall construction area until such time as mining commences, and it is anticipated that the center pivot sprinkler system currently utilized on the Central Reservoir portion of the Leased Premises may continue to be utilized during and following slurry wall construction, through the removal of one or more of the outer towers. The Parties shall cooperate to calculate any appropriate Rental Payment reduction for 2022 based upon such release of Property.

B. At such time as mining activities commence, Triview will require the release of the remainder of the Central Reservoir portion of the Leased Premises, which is anticipated to occur in early 2023 or 2024. However, following the completion of the 2022 irrigation season, Stroud shall relocate the center pivot sprinkler system currently utilized on the Central Reservoir portion of the Leased Premises to a location on the East Reservoir portion of the Leased Premise suitable for maximizing irrigation thereon. Stroud shall be responsible for rehabilitation of any applicable wells on the East Property and for the costs of electrical or plumbing improvements necessary for said relocation of the center pivot sprinkler irrigation system to the East Property; however, Triview shall, upon provision of written receipts for the same, discount the Rental Payments due from Stroud in 2023 by the amount of the costs of such improvements.

18. Notices. Any written notice required under any provisions of this Lease shall be in writing and sent either (a) by personal delivery to the party requiring notice (party delivering notice is entitled to a written receipt for same); or (b) By USPS Certified Mail, Return Receipt Requested, directed to the address stated at the beginning of this Lease, or to such other address as may have been furnished by written notice. While the Parties may elect to routinely communicate by email or other means, the above shall be the sole



means for any notice required for compliance with or enforcement of the provisions of this Lease.

19. This Lease shall be governed by the laws of the State of Colorado and enforceable thereunder, and venue shall be property in either of the Pueblo County or El Paso County District Courts.

20. This Lease shall be binding upon the parties and their heirs, successors, representatives and assigns, and represents and contains the complete agreement of the Parties in relation to the matters addressed. This Lease may be amended only in writing signed by all Parties.

21. The headings of paragraphs are included solely for convenience. If any conflict exists between any heading and the text of this Lease, the text shall control.

22. The Parties agree that if either party shall be determined by a court of proper jurisdiction to have breached any material term or condition of this Lease, and if either Party has had to employ an attorney to enforce its rights under this Lease, the prevailing party shall receive as additional compensation under any court order, its reasonable attorney's fees incurred in remedying any such breach of this Lease.

23. Assignability. Lessee may assign his rights and interests under this Lease only with the express written consent of Lessor, which consent shall not be unreasonably withheld. Lessor may assign all or a portion of this lease in its sole and complete discretion without further consent of Lessee, though Lessor shall promptly notify Lessee of any such assignment.

IN WITNESS WHEREOF, the Parties have approved and executed this Lease Agreement, as of the Effective Date.

*(signatures follow, remainder of page intentionally blank)*



**Lessor, Triview Metropolitan District**  
(acting by and through its Utility Enterprise):

By: \_\_\_\_\_  
James McGrady, District Manager

STATE OF COLORADO                    )  
  )ss.  
COUNTY OF \_\_\_\_\_            )

The foregoing instrument was acknowledged before me the \_\_\_\_ day of \_\_\_\_\_, 2022, by James McGrady, as the District Manager of the Triview Metropolitan District, by and through its Utility Enterprise.

Witness my hand and official seal.

My Commission Expires: \_\_\_\_\_                    \_\_\_\_\_  
Notary Public

(Seal)

**Lessee, Stroud Farms**

By: \_\_\_\_\_  
Kyle Stroud, Manager

STATE OF COLORADO                    )  
  )ss.  
COUNTY OF \_\_\_\_\_            )

The foregoing instrument was acknowledged before me the \_\_\_\_ day of \_\_\_\_\_, 2022, by Kyle Stroud, as the Manager of Stroud Farms.

Witness my hand and official seal.

My Commission Expires: \_\_\_\_\_                    \_\_\_\_\_  
Notary Public

(Seal)



# Exhibit A

Triview - Stroud Farm Lease

## Legend

- 2022 Irrig. Acreage (Central Res. SSRC)
- 2022-27 Irrig. Acreage (East Res. SSRC, North)
- 2023-27 Irrig. Acreage (East Res. SSRC, South Circle)
- No Access - AGRA







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**  
**March 17, 2022**

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

- 1. Donala Water & Sanitation District \$67,419.45**  
Enterprise Fund –Wastewater Operations -Wastewater-  
System-Wastewater -TF/Donala/IGA
- 2. Summit Water Engineers, Inc. \$6,500.00**  
Capital Project – Enterprise – Water Improvements – Excelsior Exchange Case
- 3. Summit Water Engineers, Inc. \$14,826.67**  
Capital Project –Enterprise – Water Improvements – AVIC Change Case
- 4. Pueblo County Department of Planning & Development \$10,000.00**  
Capital Project –Enterprise – Water Improvements – Pueblo Reservoir Excess  
Capacity Leasing & Permitting
- 5. Brownstein Hyatt Farber Schreck, LLP \$5,212.13**  
Capital Project –Enterprise – Water Improvements – Bale Ditch Purchase
- 6. Brownstein Hyatt Farber Schreck, LLP \$16,321.06**  
Capital Project –Enterprise – Water Improvements – AVIC Change Case
- 7. JDS Hydro Consultants \$56,778.88**  
Capital Project –Enterprise – Water Improvements – Regional Water/Wastewater  
Design & Permitting – Northern Delivery System
- 8. HR Green, Inc. \$9,928.00**  
General Fund – Professional Services – Professional Services Engineering



- |   |                     |
|---|---------------------|
| <b>9. N.E.S. Inc.</b>   | <b>\$5,244.00</b>   |
| Capital Project –Enterprise – Water Improvements – Regional Water/Wastewater Design & Permitting – Northern Delivery System |                     |
| <b>10. N.E.S. Inc.</b>  | <b>\$7,098.75</b>   |
| Capital Project – Enterprise – Water Improvements – AVIC Change Case  |                     |
| <b>11. Mountain fox Garage Doors</b>  | <b>\$5,917.11</b>   |
| Capital Project – General – Park & Street Improvements – Steel Building for A-Yard  |                     |
| <b>12. Badger Meter</b>   | <b>\$119,766.96</b> |
| Enterprise Fund – Water System – Equipment Meter Supplies/Meter Kits  |                     |
| <b>13. Monson, Cummins &amp; Shoheit, LLC</b>   | <b>\$10,858.11</b>  |
| Enterprise Fund – Professional Services -Legal Fees/Monson, Cummins & Shoheit   |                     |
| <b>14. Phil Long Ford</b>   | <b>\$31,726.15</b>  |
| Capital Project – General – Vehicles & Equipment Utilities – Vehicles & Equipment   |                     |

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

- |  |                    |
|--|--------------------|
| <b>14. Hydro Resources Rocky Mt</b>  | <b>\$53,137.00</b> |
| Capital Projects - Enterprise – Wells – Rehab A-1 & D-1                            |                    |
| <b>15. Rocky Mountain Electrical Services, Inc.</b>                                | <b>\$24,053.50</b> |
| Capital Project – General – Park & Street Improvements – Steel Building for A-Yard |                    |

**Total Over \$5,000.00 = \$503,287.77**





**TRIVIEW METROPOLITAN DISTRICT**  
**Financial Statements**  
**February 2022**  
**Unaudited**



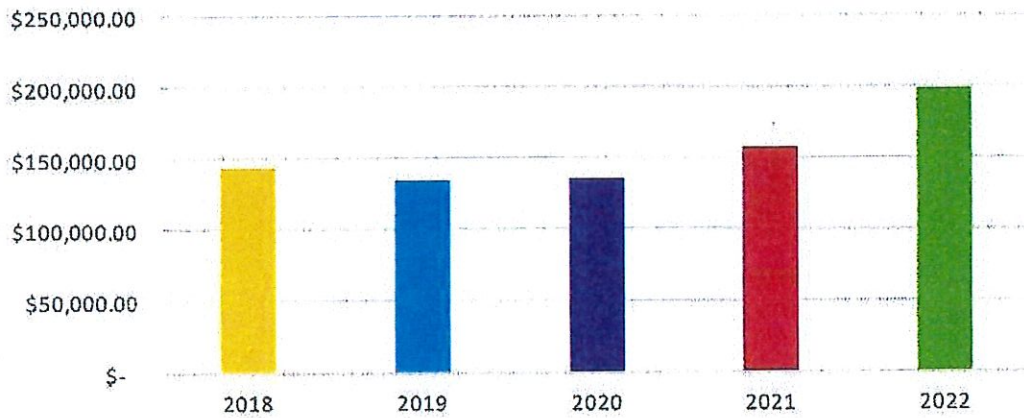
# **TOWN OF MONUMENT**

## **Sales Tax Share**

**Year to Date – January 2022  
with 2018, 2019, 2020 and 2021**



**Town of Monument**  
**Sales Tax Revenue**  
**January - YTD**  
**2018 thru 2022**





**CASH POSITION**  
**February 28, 2022**



# TRIVIEW METROPOLITAN DISTRICT

Cash Position - 2022

	Balance Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-21	Sep-22	Oct-22	Nov-22	Dec-22
<b>Fund/Account</b>													
<b>General/District Fund Accounts</b>													
General Fund - Checking Account	347,243	274,470	336,806										
KeyBank #1567	4,695,828	4,721,498	5,260,335										
General Fund Investment Account - Sales Tax Revenue	0		(933,600)										
ColoTrust #8002	5,043,071	4,995,968	4,664,141	0	0	0	0	0	0	0	0	0	0
<i>Transfer in Process</i>													
<b>General Fund Cash Accounts</b>													
<b>Enterprise Fund Accounts</b>													
Enterprise Fund - Checking Account	470,610	331,144	285,965										
KeyBank #1575	8,917,704	8,918,261	8,918,932										
ColoTrust #8001	461,090	461,094	461,097										
Enterprise Fund - Money Market	791	791	791										
KeyBank #7892													
Tan Fee Escrow Account													
ColoTrust #8003	1,784,021	1,784,132	1,784,267										
Escrow Account-Renewable Water Fees	721,755	721,800	721,854										
ColoTrust #8004 - GL #500-100-102.06	12,355,971	12,217,222	12,172,906	0	0	0	0	0	0	0	0	0	0
Escrow Account-Sewer and Water Impact Fees													
ColoTrust #8006													
<b>Enterprise Fund Cash Accounts</b>													
<b>Capital Projects Fund Accounts</b>													
Capital Projects Fund Checking Account	2,245,013	1,903,188	1,147,143										
KeyBank #2516	0	1,645,422	1,645,422										
Capital Projects Fund-ML-PB Escrow	2,149,954	2,149,954	2,149,954	0	0	0	0	0	0	0	0	0	0
KeyBank #3676	4,394,967	5,698,564	4,942,519										
Capital Projects Fund-General-Hiebr Escrow													
KeyBank #9922													
<b>Capital Projects Fund Cash Accounts</b>													
<b>2016 Bond Funds - Restricted</b>													
Series 2016 Bond Fund	325	325	325										
Colorado State Bank and Trust/BOK Financial			933,600										
<i>Transfer in Process</i>													
Series 2016 Revenue Fund - (Property Tax)	2,120,381	2,117,965	2,118,100										
Colorado State Bank and Trust/BOK Financial	2,120,706	2,118,290	3,051,425	0	0	0	0	0	0	0	0	0	0
<b>Bond Funds - Totals - Restricted</b>	23,914,715	25,030,044	24,830,991	0	0	0	0	0	0	0	0	0	0
<b>Total Cash - All Funds</b>													
Month to Month Change	1,115,329	(199,053)		0	0	0	0	0	0	0	0	0	0

Restricted Accounts

# **FUND BALANCE SUMMARY**

**February 28, 2022**



# TRIVIEW METROPOLITAN DISTRICT

February 28, 2022

## Fund Summary

### GENERAL FUND

	Public Works/ Streets	Parks and Open Space	Debt Service	Total
Total Revenue	\$ 411,238	\$ 226,601	\$ 949,468	\$ 1,587,307
Total Expenditures	212,467	131,216	16,738	360,422
Net Excess (Deficiency)	\$ 198,771	\$ 95,385	\$ 932,730	\$ 1,226,885
Less: Transfer to Capital Projects Fund				\$ 59,609
Transfer to Enterprise Fund				\$ 125,000
Net Excess (Deficiency) - 2022				\$ 1,042,276
Beginning Fund Balance - estimated				\$ 3,856,033
Ending Fund Balance - February 28, 2022				\$ 4,898,309

### WATER AND WASTEWATER ENTERPRISE FUND

	Water Operations	Wastewater Operations	Debt Service	Total
Total Revenue	\$ 330,451	\$ 325,815	\$ 64,423	\$ 720,688
Transfer from General Fund	-	-	125,000	125,000
Total Expenditures	441,667	178,130	1,000	620,797
Net Excess (Deficiency)	\$ (111,216)	\$ 147,685	\$ 188,423	\$ 224,892
Less: Transfer to Capital Projects Fund				\$ 70,152
Net Excess (Deficiency) - 2022				\$ 154,740
Beginning Fund Balance - estimated				\$ 17,535,774
Ending Fund Balance - February 28, 2022				\$ 17,690,514

### CAPITAL PROJECTS - GENERAL FUND

	Total
Total Revenue	\$ -
Plus: Transfer from General Fund	59,609
Total Expenditures	(59,609)
Net Excess (Deficiency)	\$ -
Beginning Fund Balance - estimated	\$ -
Ending Fund Balance - February 28, 2022	\$ -

### CAPITAL PROJECTS - ENTERPRISE FUND

	Total
Total Revenue	\$ 1,984,995
Plus: Transfer from Enterprise Fund	70,152
Less: MI-PB Escrow	(1,645,422)
Total Expenditures	(409,725)
Net Excess (Deficiency)	\$ -
Beginning Fund Balance - estimated	\$ -
Ending Fund Balance - February 28, 2022	\$ -

**GENERAL FUND**  
**Cost Allocation**  
**February 28, 2022**



**TRIVIEW METROPOLITAN DISTRICT**  
**GENERAL FUND**

**PUBLIC WORKS/STREETS**

**For the Two Months Ending February 28, 2022**

Unaudited

	2022 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
<b>REVENUE</b>				
Sales Tax/IGA/Town - Estimated	\$ 1,518,000	\$ 252,948	\$ (1,265,052)	17%
Property Tax - Operations	198,168	72,844	(125,324)	37%
Property Tax/IGA/Town	204,600	-	(204,600)	0%
Specific Ownership Tax	214,500	30,361	(184,139)	14%
Auto Tax/IGA/Town - Estimated	148,500	21,550	(126,950)	15%
Interest	3,300	444	(2,856)	13%
Drainage Impact Fees	206,250	9,625	(196,625)	5%
Road and Bridge Fees	162,300	7,574	(154,726)	5%
Use Tax - Construction Material	264,000	15,257	(248,743)	6%
Use Tax - Town	3,960	635	(3,325)	16%
Miscellaneous - (includes Safety Grant)	17,160	-	(17,160)	0%
Lot & Inspection Fees	660	-	(660)	0%
<b>Total Revenue</b>	<b>\$ 2,941,398</b>	<b>\$ 411,238</b>	<b>\$ (2,530,160)</b>	<b>14%</b>
<b>EXPENDITURES</b>				
<b><u>Legislative</u></b>				
Directors' Fees	\$ 3,960	\$ 462	\$ 3,498	12%
FICA and Unemployment	264	37	227	14%
Workers Compensation Insurance	23	18	5	77%
<b>Total Legislative</b>	<b>\$ 4,247</b>	<b>\$ 517</b>	<b>\$ 3,730</b>	<b>12%</b>
<b><u>General and Administrative</u></b>				
<b><u>Salaries and Benefits</u></b>				
Salaries/Wages	\$ 83,054	\$ 11,359	\$ 71,695	14%
Unemployment Insurance	330	74	256	22%
Workers' Compensation Insurance	330	257	73	78%
Health and Dental Insurance	19,760	1,496	18,264	8%
Employer's FICA	6,354	714	5,640	11%
Employer's Medicare	1,204	169	1,035	14%
Retirement	990	152	838	15%
Life and Disability Insurance	1,036	124	912	12%
<b>Total Salaries and Benefits</b>	<b>\$ 113,059</b>	<b>\$ 14,346</b>	<b>\$ 98,712</b>	<b>13%</b>
<b><u>Professional Services</u></b>				
Professional Services-Engineering	\$ 52,800	\$ 1,793	\$ 51,007	3%
Professional Services-Management	-	-	-	0%
Professional Services-Public Relations	19,800	2,490	17,310	13%
Legal Fees/Monson, Cummins & Shohet	13,200	320	12,880	2%
Legal Fees	23,100	3,419	19,681	15%
<b>Total Professional Services</b>	<b>\$ 108,900</b>	<b>\$ 8,022</b>	<b>\$ 100,878</b>	<b>7%</b>
<b><u>General Administration</u></b>				
Accounting Services	\$ 29,700	\$ 4,333	\$ 25,367	15%
Audit Fees	5,940	-	5,940	0%
Conference, Class and Education	660	-	660	0%

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

**For the Two Months Ending February 28, 2022**

Unaudited

	2022 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
Dues, Publications and Subscriptions	5,280	1,523	3,757	29%
Election	26,400	385	26,015	1%
IT Support	6,600	1,566	5,034	24%
Office Equipment and Supplies	9,900	213	9,687	2%
Publication - Legal Notice	264	-	264	0%
Repairs and Maintenance	660	215	446	33%
Telephone Service	15,180	2,686	12,494	18%
Travel and Meeting Expense	4,950	260	4,690	5%
Office Overhead (COA, utilities, rent, etc.)	27,720	3,221	24,499	12%
General Insurance	21,780	22,096	(316)	101%
Tax Collection Expense - Operations	2,973	1,093	1,880	37%
Vehicle Expense	231	2,929	(2,698)	1268%
Stormwater Detention Pond Assessment	1,980	-	1,980	0%
Contingency/Emergency Reserves/Miscellaneous	66,000	1,524	64,476	2%
Total General Administration	<u>\$ 226,218</u>	<u>\$ 42,043</u>	<u>\$ 184,175</u>	<u>19%</u>
<b>Total General Administrative, Legislative and Professional Services</b>	<b><u>\$ 452,424</u></b>	<b><u>\$ 64,927</u></b>	<b><u>\$ 387,496</u></b>	<b><u>14%</u></b>

**Operations**

**Salaries and Benefits- Streets and Parks**

Salaries/Wages	\$ 470,696	\$ 57,237	\$ 413,459	12%
Salaries/Wages - Seasonal	16,474	-	16,474	0%
Overtime/On-call	4,158	6,622	(2,464)	159%
Unemployment Insurance	1,056	466	590	44%
Workers' Compensation Insurance	10,560	8,237	2,323	78%
Health and Dental Insurance	105,075	14,583	90,492	14%
Employer's FICA	37,587	4,023	33,564	11%
Employer's Medicare	7,124	940	6,184	13%
Retirement	13,200	2,297	10,903	17%
Life and Disability Insurance	5,796	747	5,049	13%
Total Salaries and Benefits - Streets and Parks	<u>\$ 671,725</u>	<u>\$ 95,153</u>	<u>\$ 576,573</u>	<u>14%</u>

**Streets Operations and Maintenance**

Operations and Maintenance - (includes Crack Seal)	\$ 60,000	\$ 25,681	\$ 34,319	43%
Vehicle Maintenance	20,000	5,674	14,326	28%
Customer Sidewalk Repair	20,000	-	20,000	0%
District Sidewalk Repair/ADA Ramps	25,000	-	25,000	0%
Streets- Engineering	2,500	-	2,500	0%
Snow Removal Per Diem/Emergency	5,000	-	5,000	0%
Engineering - TOM	20,000	-	20,000	0%
Contract Street Sweeping	25,000	-	25,000	0%
Sand and Salt for Roads	40,000	7,358	32,642	18%
Supplies	1,000	356	644	36%
Total Streets	<u>\$ 218,500</u>	<u>\$ 39,069</u>	<u>\$ 179,431</u>	<u>18%</u>
<b>Total Streets O &amp; M</b>	<b><u>\$ 890,225</u></b>	<b><u>\$ 134,222</u></b>	<b><u>\$ 756,004</u></b>	<b><u>15%</u></b>



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

**For the Two Months Ending February 28, 2022**

Unaudited

	2022 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
<b><u>Lighting</u></b>				
MVE Operation and Maintenance	\$ 36,300	\$ 733	\$ 35,567	2%
Repair and Maintenance	1,980	-	1,980	0%
Total Lighting	<u>\$ 38,280</u>	<u>\$ 733</u>	<u>\$ 37,547</u>	<u>2%</u>
<b><u>Signage</u></b>				
Repairs and Maintenance	\$ 2,640	\$ 6,711	\$ (4,071)	254%
Total Signage	<u>\$ 2,640</u>	<u>\$ 6,711</u>	<u>\$ (4,071)</u>	<u>254%</u>
<b><u>Traffic Control</u></b>				
Operation and Maintenance	\$ 1,500	\$ 5,874	\$ (4,374)	392%
Repairs and Maintenance - Striping	30,000	-	30,000	0%
Total Traffic Control	<u>\$ 31,500</u>	<u>\$ 5,874</u>	<u>\$ 25,626</u>	<u>19%</u>
<b><u>Drainage/Erosion Control</u></b>				
Repairs and Maintenance (includes Concrete work)	\$ 50,000	\$ -	\$ 50,000	0%
Total Drainage/Erosion Control	<u>\$ 50,000</u>	<u>\$ -</u>	<u>\$ 50,000</u>	<u>0%</u>
<b>Total Expenditures - Public Works/Streets</b>	<u>\$ 1,465,069</u>	<u>\$ 212,467</u>	<u>\$ 1,252,602</u>	<u>15%</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>\$ 1,476,329</u>	<u>\$ 198,771</u>	<u>\$ (1,277,558)</u>	

# TRIVIEW METROPOLITAN DISTRICT

## GENERAL FUND

### PARKS AND OPEN SPACE

For the Two Months Ending February 28, 2022

Unaudited

	2022 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
<b>REVENUE - Parks and Open Space</b>				
Sales Tax/IGA/Town - Estimated	\$ 782,000	\$ 130,307	\$ (651,693)	17%
Property Tax - Operations	102,087	37,526	(64,561)	37%
Property Tax/IGA/Town	105,400	-	(105,400)	0%
Specific Ownership Tax	110,500	15,640	(94,860)	14%
Park, Rec and Landscape Fees	505,950	23,611	(482,339)	5%
Auto Tax/IGA/Town - Estimated	76,500	11,101	(65,399)	15%
Interest	1,700	229	(1,471)	13%
Use Tax - Construction Material	136,000	7,860	(128,140)	6%
Use Tax- Town	2,040	327	(1,713)	16%
Conservation Trust Fund	22,500	-	(22,500)	0%
Miscellaneous - (includes Safety Grant)	8,840	-	(8,840)	0%
Lot & Inspection Fees	340	-	(340)	0%
<b>Total Revenue</b>	<b>\$ 1,853,857</b>	<b>\$ 226,601</b>	<b>\$ (1,627,256)</b>	<b>12%</b>
<b>EXPENDITURES</b>				
<b><u>Legislative</u></b>				
Directors' Fees	\$ 2,040	\$ 238	\$ 1,802	12%
FICA and Unemployment	136	19	117	14%
Workers Compensation Insurance	12	9	3	77%
<b>Total Legislative</b>	<b>\$ 2,188</b>	<b>\$ 266</b>	<b>\$ 1,922</b>	<b>12%</b>
<b><u>General and Administrative</u></b>				
<b><u>Salaries and Benefits</u></b>				
Salaries/Wages	\$ 42,786	\$ 5,851	\$ 36,935	14%
Unemployment Insurance	170	38	132	22%
Workers' Compensation Insurance	170	133	37	78%
Health and Dental Insurance	10,180	771	9,409	8%
Employer's FICA	3,273	368	2,905	11%
Employer's Medicare	620	87	533	14%
Retirement	510	79	431	15%
Life and Disability Insurance	534	64	470	12%
<b>Total Salaries and Benefits</b>	<b>\$ 58,242</b>	<b>\$ 7,390</b>	<b>\$ 50,853</b>	<b>13%</b>
<b><u>Professional Services</u></b>				
Professional Services-Engineering	\$ 27,200	\$ 923	\$ 26,277	3%
Professional Services-Public Relations	10,200	1,283	8,917	13%
Legal Fees/Monson, Cummins & Shohet	6,800	165	6,635	2%
Legal Fees	11,900	1,761	10,139	15%
<b>Total Professional Services</b>	<b>\$ 56,100</b>	<b>\$ 4,132</b>	<b>\$ 51,968</b>	<b>7%</b>
<b><u>General Administration</u></b>				
Accounting Services	\$ 15,300	\$ 2,232	\$ 13,068	15%
Audit Fees	3,060	-	3,060	0%
Conference, Class and Education	340	-	340	0%
Dues, Publications and Subscriptions	2,720	785	1,935	29%
Election	13,600	198	13,402	1%
IT Support	3,400	807	2,593	24%
Office Equipment and Supplies	5,100	110	4,990	2%
Publication - Legal Notice	136	-	136	0%
Repairs and Maintenance	340	111	230	33%
Telephone Service	7,820	1,383	6,437	18%
Travel and Meeting Expense	2,550	134	2,416	5%
Office Overhead (COA, utilities, rent, etc.)	14,280	1,659	12,621	12%
General Insurance	11,220	11,383	(163)	101%
Tax Collection Expense - Operations	1,531	563	968	37%
Vehicle Expense	119	1,509	(1,390)	1268%
Stormwater Detention Pond Assessment	1,020	-	1,020	0%
Contingency/Emergency Reserves/Miscellaneous	34,000	785	33,215	2%
<b>Total General Administration</b>	<b>\$ 116,536</b>	<b>\$ 21,659</b>	<b>\$ 94,877</b>	<b>19%</b>



**TRIVIEW METROPOLITAN DISTRICT**  
**GENERAL FUND**  
**PARKS AND OPEN SPACE**

For the Two Months Ending February 28, 2022

Unaudited

	2022 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
<b>Total Parks - Administrative, Professional Services, etc.</b>	<b>\$ 233,067</b>	<b>\$ 33,447</b>	<b>\$ 199,620</b>	<b>14%</b>
<b><u>Operations</u></b>				
<b><u>Salaries and Benefits- Streets and Parks</u></b>				
Salaries/Wages	\$ 242,480	\$ 29,486	\$ 212,994	12%
Salaries/Wages - Seasonal	8,486	-	8,486	0%
Overtime/On-call	2,142	3,412	(1,270)	159%
Unemployment Insurance	544	240	304	44%
Workers' Compensation Insurance	5,440	4,243	1,197	78%
Health and Dental Insurance	54,129	7,512	46,617	14%
Employer's FICA	19,363	2,072	17,291	11%
Employer's Medicare	3,670	485	3,185	13%
Retirement	6,800	1,184	5,616	17%
Life and Disability Insurance	2,986	385	2,601	13%
<b>Total Salaries and Benefits - Parks</b>	<b>\$ 346,039</b>	<b>\$ 49,018</b>	<b>\$ 297,022</b>	<b>14%</b>
<b><u>Parks and Open Space O &amp; M</u></b>				
Repair of Facilities	\$ 6,000	\$ 15,412	\$ (9,412)	257%
Annual Flower and Shrub replacement Program	10,000	-	10,000	0%
Holiday Lights	5,000	-	5,000	0%
Lawn Fertilizer, Tree Fertilizer and Weed Control Program	50,000	-	50,000	0%
Park Irrigation Water Payments	180,000	11,281	168,719	6%
Repair and Maintenance	55,000	7,225	47,775	13%
Supplies/Trees Replacement	15,000	-	15,000	0%
Tools	3,000	3,002	(2)	100%
Equipment and Projects	-	6,735	(6,735)	0%
Clothing and Safety Equipment	9,500	1,261	8,239	13%
Back Flow Inspection	3,000	-	3,000	0%
ET 3 Year Subscription	15,000	-	15,000	0%
<b>Total Parks and Open Space O &amp; M</b>	<b>\$ 351,500</b>	<b>\$ 44,916</b>	<b>\$ 306,584</b>	<b>13%</b>
<b>Total Parks O &amp; M</b>	<b>\$ 697,540</b>	<b>\$ 93,934</b>	<b>\$ 603,606</b>	<b>13%</b>
<b><u>Lighting</u></b>				
MVE Operation and Maintenance	\$ 18,700	\$ 378	\$ 18,322	2%
Repair and Maintenance	1,020	-	1,020	0%
<b>Total Lighting</b>	<b>\$ 19,720</b>	<b>\$ 378</b>	<b>\$ 19,342</b>	<b>2%</b>
<b><u>Signage</u></b>				
Repairs and Maintenance	\$ 1,360	\$ 3,457	\$ (2,097)	254%
<b>Total Signage</b>	<b>\$ 1,360</b>	<b>\$ 3,457</b>	<b>\$ (2,097)</b>	<b>254%</b>
<b><u>Total Conservation Trust Fund Projects</u></b>	<b>\$ 22,500</b>	<b>\$ -</b>	<b>\$ 22,500</b>	<b>0%</b>
<b>Total Expenditures - Parks and Open Space</b>	<b>\$ 974,187</b>	<b>\$ 131,216</b>	<b>\$ 842,971</b>	<b>13%</b>
<b>EXCESS OF REVENUE OVER (UNDER)</b>				
<b>EXPENDITURES</b>	<b>\$ 879,670</b>	<b>\$ 95,385</b>	<b>\$ (784,285)</b>	

**TRIVIEW METROPOLITAN DISTRICT  
GENERAL FUND  
DEBT SERVICE**

For the Two Months Ending February 28, 2022  
Unaudited

	2022 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
<b>REVENUE</b>				
Property Tax	\$ 2,582,190	\$ 949,249	\$ (1,632,941)	37%
Interest - GO Bond	2,000	218	(1,782)	11%
<b>Total Revenue</b>	<b>\$ 2,584,190</b>	<b>\$ 949,468</b>	<b>\$ (1,634,722)</b>	<b>37%</b>
<b>EXPENDITURES</b>				
<u><b>Administrative</b></u>				
Tax Collection Expense	\$ 38,733	\$ 14,238	\$ 24,495	37%
Total Administrative	<b>\$ 38,733</b>	<b>\$ 14,238</b>	<b>\$ 24,495</b>	<b>37%</b>
<u><b>Debt Service</b></u>				
Bond Interest Payment	\$ 1,848,213	\$ -	\$ 1,848,213	0%
Bond Principal Payment	730,000	-	730,000	0%
Paying Agent Fees	2,500	2,500	-	100%
Total Debt Service	<b>\$ 2,580,713</b>	<b>\$ 2,500</b>	<b>\$ 2,578,213</b>	<b>0%</b>
<b>Total Expenditures</b>	<b>\$ 2,619,446</b>	<b>\$ 16,738</b>	<b>\$ 2,602,708</b>	<b>1%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ (35,256)</b>	<b>\$ 932,730</b>	<b>\$ 967,986</b>	



**ENTERPRISE FUND**  
**Cost Allocation**  
**February 28, 2022**

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

**Water Operations**

**For the Two Months Ending February 28, 2022**

Unaudited

	<b>2022 Budget</b>	<b>YTD Actual</b>	<b>Variance Favorable (Unfavorable)</b>	<b>Percent of Budget (YTD 17%)</b>
<b>REVENUE</b>				
Water Revenue	\$ 2,001,240	\$ 131,157	\$ (1,870,083)	7%
Base Rate/Capital Improvement Fee	800,000	146,711	(653,289)	18%
Contract Sewer and Water Service - Forest Lakes	99,000	-	(99,000)	0%
Water Meter Kits	75,000	3,500	(71,500)	5%
Administrative Fee	118,800	19,260	(99,540)	16%
Miscellaneous	30,000	4,688	(25,313)	16%
Bulk Water Revenue	40,000	25,135	(14,865)	63%
<b>Total Revenue</b>	<b>\$ 3,164,040</b>	<b>\$ 330,451</b>	<b>\$ (2,833,590)</b>	<b>10%</b>
<b>EXPENDITURES</b>				
<u><b>Administrative</b></u>				
<u><b>Salaries and Benefits</b></u>				
Salaries/Wages	\$ 342,320	\$ 59,999	\$ 282,321	18%
Overtime/On-call	4,713	1,737	2,976	37%
Unemployment Insurance	450	422	28	94%
Workers' Compensation Insurance	3,250	2,575	675	79%
Health and Dental Insurance	63,192	10,541	52,652	17%
Employer's FICA	26,582	3,823	22,759	14%
Employer's Medicare	5,032	895	4,138	18%
Retirement	12,500	2,289	10,212	18%
Life and Disability Insurance	3,783	722	3,061	19%
<b>Total Salaries and Benefits</b>	<b>\$ 461,821</b>	<b>\$ 83,001</b>	<b>\$ 378,821</b>	<b>18%</b>
<u><b>Professional Services</b></u>				
Professional Services- Engineering	\$ 37,500	\$ 1,358	\$ 36,142	4%
Professional Services-Public Relations	15,000	1,887	13,114	13%
Professional Services/Amcobi/National Meter	45,000	8,870	36,130	20%
Development Services/Monson, Cummins & Shoheit	50,000	6,105	43,895	12%
<b>Total Professional Services</b>	<b>\$ 147,500</b>	<b>\$ 18,220</b>	<b>\$ 129,281</b>	<b>12%</b>
<u><b>Administrative</b></u>				
Accounting Services	22,500	3,283	19,218	15%
Audit Fees	5,000	-	5,000	0%
Conference, Class and Education	1,000	200	800	20%
Dues, Publications and Subscriptions	3,000	1,147	1,853	38%
Election Expense	-	292	(292)	0%
IT Support	8,500	2,617	5,884	31%
Office Equipment and Supplies	5,000	241	4,760	5%
Postage	500	-	500	0%
Publication - Legal Notice	100	-	100	0%
Repairs and Maintenance	250	-	250	0%
Telephone Service	5,000	1,216	3,784	24%
Travel and Meeting Expense	500	-	500	0%
Office Overhead (COA, utilities, rent, etc.)	4,500	775	3,725	17%
Clothing Uniform Rental and Safety Equipment	7,500	-	7,500	0%
General Insurance	15,673	16,739	(1,066)	107%
Vehicle Expense	13,000	1,391	11,610	11%
Bank Charges	9,000	1,648	7,353	18%
Miscellaneous	1,000	-	1,000	0%
<b>Total General Administration</b>	<b>\$ 102,023</b>	<b>\$ 29,546</b>	<b>\$ 72,477</b>	<b>29%</b>



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

**Water Operations**

**For the Two Months Ending February 28, 2022**

Unaudited

	2022 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
<b>Total General Administrative</b>	<b>\$ 711,345</b>	<b>\$ 130,767</b>	<b>\$ 580,578</b>	<b>18%</b>
<b><u>Water System</u></b>				
Water Testing	\$ 40,000	\$ 4,360	\$ 35,640	11%
Waste Disposal	10,000	-	10,000	0%
Sludge Disposal	35,000	-	35,000	0%
Gas Utilities	9,000	1,370	7,630	15%
Electric Utilities	300,000	16,091	283,909	5%
SCADA Support/Meter Calibration	33,000	-	33,000	0%
Repairs and Maintenance	240,000	33,283	206,717	14%
Storage Tank Maintenance	10,000	-	10,000	0%
Operating Supplies	30,000	1,938	28,062	6%
Bulk Chemical Supplies (Starting HMO Treatment)	60,000	-	60,000	0%
Lab Chemicals and Supplies	10,000	-	10,000	0%
Instrumentation (Turbidity Meters, 2-CL-17, Photo Eye Lit, Repair Kit)	20,000	-	20,000	0%
Water and Ditch Assessments	156,000	131,439	24,561	84%
Tools	3,000	-	3,000	0%
Leased Pueblo Reservoir Lease & Outlet	62,187	-	62,187	0%
Equipment Meter Supplies/Meter Kits	120,000	122,419	(2,419)	102%
<b>Total Water System</b>	<b>\$ 1,138,187</b>	<b>\$ 310,900</b>	<b>\$ 827,287</b>	<b>27%</b>
<b>Total Expenditures</b>	<b>\$ 1,849,532</b>	<b>\$ 441,667</b>	<b>\$ 1,407,865</b>	<b>24%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 1,314,508</b>	<b>\$ (111,216)</b>	<b>\$ (1,425,724)</b>	

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

**Wastewater Operations**

**For the Two Months Ending February 28, 2022**

Unaudited

	2022 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
<b>REVENUE</b>				
Sewer Revenue	\$ 1,956,387	\$ 321,127	\$ (1,635,260)	16%
Contract Sewer and Water Service - Forest Lakes	99,000	-	(99,000)	0%
Miscellaneous	30,000	4,688	(25,313)	16%
<b>Total Revenue</b>	<b>\$ 2,085,387</b>	<b>\$ 325,815</b>	<b>\$ (1,759,573)</b>	<b>16%</b>
<b>EXPENDITURES</b>				
<u><b>Administrative</b></u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 342,320	\$ 59,999	\$ 282,321	18%
Overtime/On-call	4,713	1,737	2,976	37%
Unemployment Insurance	450	422	28	94%
Workers' Compensation Insurance	3,250	2,575	675	79%
Health and Dental Insurance	63,192	10,541	52,652	17%
Employer's FICA	26,582	3,823	22,759	14%
Employer's Medicare	5,032	895	4,138	18%
Retirement	12,500	2,289	10,212	18%
Life and Disability Insurance	3,783	722	3,061	19%
<b>Total Salaries and Benefits</b>	<b>\$ 461,821</b>	<b>\$ 83,001</b>	<b>\$ 378,821</b>	<b>18%</b>
<u>Professional Services</u>				
Professional Services- Engineering	\$ 37,500	\$ 1,358	\$ 36,142	4%
Professional Services-Public Relations	15,000	1,887	13,114	13%
Professional Services/Amcobi/National Meter	45,000	8,870	36,130	20%
Development Services/Monson, Cummins & Shohet	50,000	6,105	43,895	12%
<b>Total Professional Services</b>	<b>\$ 147,500</b>	<b>\$ 18,220</b>	<b>\$ 129,281</b>	<b>12%</b>
<u>Administrative</u>				
Accounting Services	\$ 22,500	\$ 3,283	\$ 19,218	15%
Audit Fees	5,000	-	5,000	0%
Conference, Class and Education	1,000	200	800	20%
Dues, Publications and Subscriptions	3,000	1,147	1,853	38%
Election Expense	-	292	(292)	0%
IT Support	8,500	2,617	5,884	31%
Office Equipment and Supplies	5,000	241	4,760	5%
Postage	500	-	500	0%
Publication - Legal Notice	100	-	100	0%
Repairs and Maintenance	250	-	250	0%
Telephone Service	5,000	1,216	3,784	24%
Travel and Meeting Expense	500	-	500	0%
Office Overhead (COA, utilities, rent, etc.)	4,500	775	3,725	17%
Clothing Uniform Rental and Safety Equipment	7,500	-	7,500	0%
General Insurance	15,673	16,739	(1,066)	107%
Vehicle Expense	13,000	1,391	11,610	11%



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

**Wastewater Operations**

**For the Two Months Ending February 28, 2022**

Unaudited

	<b>2022 Budget</b>	<b>YTD Actual</b>	<b>Variance Favorable (Unfavorable)</b>	<b>Percent of Budget (YTD 17%)</b>
Bank Charges	9,000	1,648	7,353	18%
Miscellaneous	1,000	-	1,000	0%
Total General Administration	<u>\$ 102,023</u>	<u>\$ 29,546</u>	<u>\$ 72,477</u>	<u>29%</u>
<b>Total General Administrative</b>	<u>\$ 711,345</u>	<u>\$ 130,767</u>	<u>\$ 580,578</u>	<u>18%</u>
<b><u>Wastewater System</u></b>				
Wastewater TF/Donala/IGA	\$ 717,106	\$ 41,219	\$ 675,887	6%
Repairs and Maintenance	7,500	355	7,145	5%
Tools	3,000	-	3,000	0%
Video Collection System - Annual (2 Zones and Commercial)	180,000	-	180,000	0%
Operating Supplies	1,000	91	909	9%
Transit Loss	5,700	5,698	2	100%
Total Wastewater System	<u>\$ 914,306</u>	<u>\$ 47,363</u>	<u>\$ 866,943</u>	<u>5%</u>
<b>Total Expenditures</b>	<u>\$ 1,625,651</u>	<u>\$ 178,130</u>	<u>\$ 1,447,521</u>	<u>11%</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>\$ 459,736</u>	<u>\$ 147,685</u>	<u>\$ (312,051)</u>	

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

**For the Two Months Ending February 28, 2022**

Unaudited

	<b>2022 Budget</b>	<b>YTD Actual</b>	<b>Variance Favorable (Unfavorable)</b>	<b>Percent of Budget (YTD 17%)</b>
<b>REVENUE</b>				
Renewable Water Fee	\$ 1,100,000	\$ 48,915	\$ (1,051,085)	4%
Water Lease- Comanche	171,866	13,928	(157,938)	8%
Interest	8,000	1,580	(6,420)	20%
<b>Total Revenue</b>	<b>\$ 1,279,866</b>	<b>\$ 64,423</b>	<b>\$ (1,215,443)</b>	<b>5%</b>
<b>Debt Service</b>				
Paying Agent Fees	\$ 5,000	\$ 1,000	\$ 4,000	20%
2018 Bond Issue- Debt Service	665,350	-	665,350	0%
2020B Bonds- Debt Service	421,650	-	421,650	0%
2020A Bond Issue- Debt Service	889,744	-	889,744	0%
<b>Total Debt Service</b>	<b>\$ 1,981,744</b>	<b>\$ 1,000</b>	<b>\$ 1,980,744</b>	<b>0%</b>
<b>OTHER FINANCING SOURCES</b>				
Transfer from other funds	\$ 750,000	\$ 125,000	\$ (625,000)	17%
<b>Total Other Financing Sources</b>	<b>\$ 750,000</b>	<b>\$ 125,000</b>	<b>\$ (625,000)</b>	<b>17%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 48,122</b>	<b>\$ 188,423</b>	<b>\$ 140,301</b>	



# **CAPITAL PROJECTS FUNDS**

**February 28, 2022**

**TRIVIEW METROPOLITAN DISTRICT**  
**CAPITAL PROJECTS FUND - GENERAL**  
**Budget Status Report - GAAP Basis**  
**For the Two Months Ending February 28, 2022**  
Unaudited

	<b>2022 Budget</b>	<b>YTD Actual</b>	<b>Variance Favorable (Unfavorable)</b>	<b>Percent of Budget (YTD 17%)</b>
<b>REVENUE</b>				
Total Revenue	\$ -	\$ -	\$ -	0%
<b>EXPENDITURES</b>				
<b><u>Vehicles and Equipment Utilities</u></b>				
Vehicles and Equipment	\$ 60,000	\$ 35,750	\$ 24,250	60%
2 Post Lift for Truck	9,000	11,060	(2,060)	123%
Mower 60" Riding Mower Toro Z Master	13,500	-	13,500	0%
Ventrac 4500 Tractor	53,000	-	53,000	0%
Used John Deere Compact Loader	75,000	-	75,000	0%
Used Walk Behind Trencher	9,000	-	9,000	0%
New Hotsy Power Pressure Washer	6,000	5,756	244	96%
Two Way Radio System for Fleet	9,000	-	9,000	0%
Total Vehicles and Equipment	\$ 234,500	\$ 52,566	\$ 181,934	22%
<b><u>Park and Street Improvements</u></b>				
Overlay Parking Lot at Public Works Facility	\$ 153,000	\$ -	\$ 153,000	0%
Streetscape Improvements Leather Chaps and Baptist Road	75,000	-	75,000	0%
Irrigation Enhancement Lyons Tail Kitchner to Leather Chaps Northside	20,000	-	20,000	0%
Irrigation Enhancement Kitchner near James Gate	10,000	-	10,000	0%
Trail Enhancement Project St. Lawrence Way Cul de Sac	15,000	-	15,000	0%
Street Improvements	130,000	-	130,000	0%
Steel Building for A-yard	-	7,043	(7,043)	0%
Total Park and Street Improvements	\$ 403,000	\$ 7,043	\$ 395,957	2%
<b>Total Expenditures - District Capital</b>	<b>\$ 637,500</b>	<b>\$ 59,609</b>	<b>\$ 577,891</b>	<b>9%</b>
<b>EXCESS OF REVENUE OVER (UNDER)</b>				
<b>EXPENDITURES</b>	<b>\$ (637,500)</b>	<b>\$ (59,609)</b>	<b>\$ 577,891</b>	
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer from General Fund	\$ 637,500	\$ 59,609	\$ (577,891)	9%
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 637,500</b>	<b>\$ 59,609</b>	<b>\$ (577,891)</b>	
<b>EXCESS OF REVENUE OVER (UNDER)</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 Two Months Ending February 28, 2022  
Unaudited**

	<b>2022 Budget</b>	<b>YTD Actual</b>	<b>Variance Favorable (Unfavorable)</b>	<b>Percent of Budget (YTD 17%)</b>
<b>REVENUE</b>				
Water Tap Fees	\$ 1,806,000	\$ 84,280	\$ (1,721,720)	5%
Sewer Tap Fees	1,050,000	48,875	(1,001,125)	5%
Water/Sewer Impact Fee	150,000	3,500	(146,500)	2%
Renewable Water Fee	1,060,600	46,997	(1,013,603)	4%
Admin Fee	225,000	-	(225,000)	0%
Lease Revenue (FMIC)	65,000	-	(65,000)	0%
Effluent Paid-AGUA/Woodmoor	60,000	10,270	(49,730)	17%
Review and Comment Fee	75,000	3,500	(71,500)	5%
Sale of 18" Pipeline Forest Lakes	122,500	122,500	-	100%
Miscellaneous Income	10,000	100	(9,900)	1%
Developer Contribution - MI-PB Infrastructure	-	1,645,422	1,645,422	0%
Payment in Lieu of Water Rights	500,000	19,551	(480,449)	4%
<b>Total Revenue</b>	<b>\$ 5,124,100</b>	<b>\$ 1,984,995</b>	<b>\$ (3,139,105)</b>	<b>39%</b>
<b>EXPENDITURES</b>				
<b><u>Vehicles and Equipment Utilities</u></b>				
Equipment/Vehicles 2021 Ranger for Treatment Manager	\$ 70,000	\$ -	\$ 70,000	0%
Equipment/Vehicles 2021 F-250 Field Operation and Treatment Ops	75,000	-	75,000	0%
Metal Building to Enclose Equipment	50,000	-	50,000	0%
Equipment/Vehicles	-	58,000	(58,000)	0%
Replacement Pumps at C-Plant 2-300-500 gpm, plus VFD	87,000	-	87,000	0%
Vac Truck	180,000	-	180,000	0%
<b>Total Vehicles and Equipment</b>	<b>\$ 462,000</b>	<b>\$ 58,000</b>	<b>\$ 404,000</b>	<b>13%</b>
<b><u>Wells</u></b>				
Replace VFD for Well D-1 and A-1	\$ 143,250	\$ -	\$ 143,250	0%
<b>Total Wells</b>	<b>\$ 143,250</b>	<b>\$ -</b>	<b>\$ 143,250</b>	<b>0%</b>
<b><u>Water Improvements</u></b>				
Two, Plant Blower Motors	\$ 15,728	\$ -	\$ 15,728	0%
Filter Media Replacement (2 Filter @ B Plant & 2 Filter @ A-Plant)	125,000	-	125,000	0%
25 Yard Dewatering Container (TNORM sludge containment)	28,000	-	28,000	0%
SCADA	50,000	-	50,000	0%
NMCI-Regional Water/Wastewater Design and Permitting	200,000	67,735	132,265	34%
Northern Delivery System	500,000	-	500,000	0%
Segment C Installation	1,000,000	-	1,000,000	0%
Tap Fee Credits	200,000	-	200,000	0%
AVIC Bale Change Case - Brownstein	200,000	25,197	174,803	13%
Excelsior Change Case - Cummins	100,000	-	100,000	0%
Excelsior Exchange Case	100,000	-	100,000	0%
Pueblo Reservoir - Excess Capacity Leasing and Permitting	200,000	34,257	165,743	17%
South Reservoir - Improvements	950,000	199,324	750,676	21%
AVIC Augmentation Station	660,250	-	660,250	0%
Chicago Springs Ranch Master Plan and Improvements	250,000	-	250,000	0%
Water Purchases and Diligence Investigations/Permitting/Land Purchase	20,000	25,212	(5,212)	126%
<b>Total Water Improvements</b>	<b>\$ 4,598,978</b>	<b>\$ 351,725</b>	<b>\$ 4,247,253</b>	<b>8%</b>
<b>Total Expenditures - Enterprise Capital</b>	<b>\$ 5,204,228</b>	<b>\$ 409,725</b>	<b>\$ 4,794,503</b>	<b>8%</b>
<b>EXCESS OF REVENUE OVER (UNDER)</b>	<b>\$ (80,128)</b>	<b>\$ 1,575,270</b>	<b>\$ 1,655,398</b>	
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer from Enterprise Fund	\$ 80,128	\$ 70,152	\$ (9,976)	88%
MI-PB - Escrow	-	(1,645,422)	(1,645,422)	0%
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 80,128</b>	<b>\$ (1,575,270)</b>	<b>\$ (1,655,398)</b>	<b>NA</b>
<b>EXCESS OF REVENUE OVER (UNDER)</b>				
<b>EXPENDITURES AND OTHER FINANCING SOURCES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	