

# **TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS**

## **Regular Board Meeting Agenda**

June 22, 2023

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. Disclosure of Conflicts
4. Approval of Agenda
5. Public Comment
6. Approval of Consent Agenda
  - a. Prior Meeting Minutes  
May 18, 2023, Regular Board Meeting (enclosure)
  - b. Billing Summary Rate Code Report (enclosure)
  - c. Taps for May 2023 (enclosure)
  - d. Tax Transfer from Monument (enclosure)
7. Operations Reports
  - a. District Manager Monthly Report (enclosure)
  - b. Public Works and Parks and Open Space Updates (Matt Rayno)
  - c. Utilities Department Updates (Steve Sheffield and Shawn Sexton)
8. Action Items:
  - a. Review and Consider a Water Rights Lease Agreement between James Treat, whose address is 7021 County Road 104, Salida, CO 81201 and the Triview Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado, and authorize the District Manager to sign with only non-substantive changes to the approved agreement.
9. Review and Consider approval or ratification of the Triview Metropolitan

District Financials and Payables.

- a. Checks of \$5,000.00 or more (enclosure)
- b. May 2023 Financials (enclosure)

10. Legal Comments (George Rowley Triview General Counsel)

11. Update Board on Public Relation activities.

- Newsletter distribution
- Website Updates (NDS Project Website)
- Possible meeting with Monument Town Council

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

- Water Acquisitions,
- Property Acquisition Negotiations.
- Draft ASR Report

13. 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

May 18, 2023

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, May 18, 2023, 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, present
Vice President	Anthony Sexton, present
Secretary/Treasurer	James Barnhart, present
Director	James Otis, present

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

James McGrady, District Manager  
Steve Sheffield, Assistant District Manager  
Joyce Levad, District Administrator  
Chris Cummins, District Water Attorney  
George Rowley, Triview General Counsel  
Shawn Sexton, Water Superintendent  
Rob Lewis, Distribution and Collection Manager  
Matt Rayno, Parks, and Open Space Superintendent  
Natalie Barszcz, Our Community News  
Jason Gross, resident  
Amanda Carlton, resident  
Ann-Marie Jojola, resident

#### DISCLOSURE OF CONFLICTS

None.

## RECORD OF PROCEEDINGS

---

### ADMINISTRATIVE MATTERS

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

### RECOGNITION OF MARCO FIORITO AND JAMES OTIS

The Board of Directors presented a plaque to Marco Fiorito and James Otis for their 8 years of Service on the Triview Metropolitan District Board of Directors.

Director Melville, Sexton and Barnhart all expressed their appreciation to Marco Fiorito and James Otis for all their hard work and being a great example of being good Board members.

### SWEARING IN OF NEW BOARD MEMBERS

Jason Gross and Amanda Carlton were sworn in to serve a four-year term of Service to the Triview Metropolitan District Board of Directors by President Mark Melville.

### PUBLIC COMMENT

None.

#### Consent Agenda

- a) Prior Meeting Minutes
  - April 20, 2023, Regular Board Meeting
- b) Billing Summary Rate Code Report
- c) Taps for April 2023
- d) Tax Transfer from Monument

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



## RECORD OF PROCEEDINGS

---

### OPERATIONS REPORT

#### District Manager Report (enclosure)

- Mr. McGrady gave an update on the Northern Delivery System. Work is going extremely well. They are 3 weeks into the project with the boring crew starting next week. This should take about 10 to 11 days to complete.
- The second Pueblo County 1041 will hopefully be approved by the Pueblo County Commissioners on June 27, 2023.
- The pump at the Southern Reservoir is completed. By the end of May Triview will be able to move water out of the South Reservoir into the Arkansas River. Water actually hit the reservoir on May 12, 2023 at 10:45 a.m. In less than 3 years we were able to complete this structure and begin storing water.
- Mr. McGrady has not received any updates on the NMCI from Colorado Springs Utilities.

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

- Mr. Rayno stated irrigation and mowing schedule is set up for the season.
- The team is working hard on installing the trail and the landscaping this month at Agate Creek Park. The park will be seeded in May.
- June will include irrigation system upgrades along Leather Chaps. Also seeding bare spots, trail maintenance, lawn weed control and street sweeping the district roads.

#### Utilities Department Update

- Pumpage for the month of April 2023  
Total Production was 14,956 Mg.
- Well A4 and Well D9 are currently online and working.
- All Water plants are working well.
- A large pump install at the C Plant should be done by next week.
- Made accommodations at C Plant for Kiewit to work out of.
- The HMO project has been accepted by the State of Colorado for Triview to formally bring this into regular operations.
- There was a discussion on water produced vs water billed. Mr. Shawn Sexton is working on the discrepancies.

## RECORD OF PROCEEDINGS

---

### ACTION ITEMS:

Review and Consider a request for dissolution of the Triview Metropolitan District Sub District B which overlays the Conexus Metropolitan District 1 and 2 and provide direction to staff.

The Board decided to discuss this issue in Executive Session without a vote on the issue.

Review and Consider a Lease between the City of Colorado Springs, on behalf of its Enterprise, Colorado Springs Utilities, and the Triview Metropolitan District for Triview's use of the City's and Colorado Springs Utilities land known as the Highway 83 Tank Site, on which the Northern Delivery System Pump Station and various pipelines will be constructed and authorize the District Manager to sign said lease.

A motion was made by Director Sexton to approve the Lease between the City of Colorado Springs, on behalf of its Enterprise, Colorado Springs Utilities and the Triview Metropolitan District for Triview's use of the City's and Colorado Springs Utilities land known as the Highway 83 Tank Site on which the Northern Delivery System Pump Station and various pipelines will be constructed and to give Mr. McGrady permission to sign the lease. The motion was duly seconded by Director Barnhart. A vote was taken, and 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 checks greater than \$5,000 was made by Director Sexton. The motion was duly seconded by Director Barnhart. A vote was taken, and the motion was carried unanimously.

Monthly Cash Position and Unaudited Financial Statements - The Board reviewed the April 2023 unaudited Financial Statements as presented. A motion to approve the District's April 2023 Financial Statements was made by Director Sexton. The motion was duly seconded by Director Barnhart. A vote was taken, and the motion was carried unanimously.



## RECORD OF PROCEEDINGS

---

### LEGAL COMMENTS

Mr. Rowley gave the Board an overview of the 2023 Legislation affection For Special Districts.

### PUBLIC RELATIONS:

Kiewit developed their own private website for customers to have project updates each week. The website is [triviewnds.com](http://triviewnds.com). Customers can sign up for project status each week. Kiewit will give residents a hanger to put on their mirror in their cars to access their property off Roller Coaster Road.

All the bio's and pictures of new Board members will be in the next newsletter.

### BOARD BREAK

The Board took a ten-minute break at 7:44 p.m. before entering Executive Session.

### EXECUTIVE SESSION:

A motion was made by Director Sexton for the Board to enter Executive Session pursuant to C.R.S. Section 24-6-402(4) (b), (e), (f) Legal Advice and Negotiations. The motion was duly seconded by Director Barnhart. A vote was taken, and the motion was carried unanimously. Executive Session was entered into at 7:59 p.m.

- Water Acquisitions.
- Legal Advise on the Upper Monument Regional Wastewater Facility
- Property Acquisition Negotiations.
- Legal Advice on Sub District Dissolution.

### ADJOURN

There being no further business to come before the Board, a motion to adjourn the meeting was made by Director Sexton. The motion was duly seconded by Director Barnhart. A vote was taken, and the motion was carried unanimously. The meeting was adjourned at 9:17 p.m.

Respectfully Submitted

---

James C. McGrady  
Secretary for the Meeting

Triview Metropolitan District 5/1 to 5/31/2023  
Summary Financial Information - Board Packet

Sales	Amount	Transactions
Rate Code 01 Triview Metro - Res Sewer Base Rate	\$111,903.57	2158
Rate Code 01 Triview Metro - Res Sewer Use Rate	\$43,072.45	2142
Rate Code 01 Triview Metro - Res Water Base Rate	\$67,630.50	2150
Rate Code 01 Triview Metro - Res Water Use Rate Tier1	\$55,046.12	2130
Rate Code 01 Triview Metro - Res Water Use Rate Tier2	\$3,183.14	115
Rate Code 01 Triview Metro - Res Water Use Rate Tier3	\$212.96	4
Rate Code 01 Triview Metro - Res Water Use Rate Tier4		
Rate Code 01 Triview Metro - Res Water Use Rate Tier5		
Rate Code 02 Triview Metro - Com Sewer Base Rate 1"	\$2,831.49	27
Rate Code 02 Triview Metro - Com Water Base Rate 1"	\$1,692.90	27
Rate Code 04 Triview Metro - Com Sewer Base Rate 1.5"	\$6,292.50	30
Rate Code 04 Triview Metro - Com Water Base Rate 1.5"	\$3,887.40	31
Rate Code 07 Triview Metro - Com Sewer Base Rate 2"	\$6,712.00	16
Rate Code 07 Triview Metro - Com Water Base Rate 2"	\$4,012.80	16
Rate Code 09 Triview Metro - Com Sewer Base Rate 3"	\$2,516.97	3
Rate Code 09 Triview Metro - Com Water Base Rate 3"	\$1,504.80	3
Usage Fee Triview Metro - Com Sewer Use Rate	\$14,766.80	75
Usage Fee Triview Metro - Com Water Use Rate	\$21,993.13	75
Rate Code 03 Triview Metro - Com Irr Water Base 1"	\$1,442.10	23
Rate Code 11 Triview Metro - Com Irr Water Base 1.5"	\$2,131.80	17
Rate Code 10 Triview Metro - Com Irr Water Base 2"	\$4,263.60	17
Usage Fee Triview Metro - Com Irr Water Use	\$7,307.80	31
Triview Metro - Quik Way Sewer	\$213.00	1
Triview Metro - Metering & Billing Fee	\$11,345.00	2269
Title Prep Fee Triview Metro - Title Request Fee	\$600.00	12
Triview Metro - 5% Late Fee	\$1,751.07	169
Special Impact Triview Metro - Special Impact Fee	\$2,440.00	244
Triview Metro - Reconnect Fee		
Triview Metro - NSF Fee	\$25.00	1
<b>Total Accounts</b>	<b>\$378,778.90</b>	<b>11786</b>

Rate Code Breakout of Billed Accounts	# Units
Rate Code 01 - Residential 5/8"	2147
Rate Code 02 - Commercial Account 1"	27
Rate Code 03 - Irrigation Account 1"	22
Rate Code 04 - Commercial Account 1 1/2"	35
Rate Code 06 - Transition Account (Quik Way)	1
Rate Code 07 - Commercial Account 2"	13
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"	14
Rate Code 12 - Permitted	
<b>Total Accounts</b>	<b>2281</b>

Aging Report	Amount
Amount Past Due 1-30 Days	\$ 39,342.42
Amount Past Due 31-60 Days	\$ 5,856.60
Amount Past Due 61-90 Days	\$ (6,374.39)
Amount Past Due 91-120 Days	\$ 103.65
Amount Past Due 120+ Days	\$ (4,021.39)
<b>Total AR</b>	<b>\$34,906.89</b>



Receipts	Amount	Items
Payment - ACH		
Payment - ACH Key Bank	\$223,441.30	1439
Payment - Check Key Bank	\$133,419.01	627
Payment - On Site	\$28,580.71	144
Refund CREDIT	(\$1,930.25)	17
REVERSE Payment	(\$476.76)	3
Transfer CREDIT In		
Transfer CREDIT Out		
REVERSE Payment - NSF	(\$148.36)	1
<b>Total Receipts</b>	<b>\$382,885.65</b>	<b>2231</b>
<b>Checks versus Online Payments</b>	<b>34.89%</b>	<b>65.11%</b>
	<b>Checks</b>	<b>ACH's</b>

Water	Gallons	Accounts
Gallons sold 3-30 to 4-27-2023 =	12,192,187	2278
Gallons sold 4-27 to 5-31-2023 =	25,014,372	2282

Usage Breakout in Gallons for Residential	# 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	4	91,455	0.75%
10,001 - 20,000	46	588,832	4.83%
8,001 - 10,000	65	575,913	4.72%
6,001 - 8,000	186	1,262,799	10.36%
4,001 - 6,000	550	2,699,613	22.14%
2,001 - 4,000	913	2,721,184	22.32%
1 - 2,000	368	480,293	3.94%
Zero Usage	15	0	0.00%
<b>Total Meters</b>	<b>2147</b>	<b>8,420,089</b>	<b>69.06%</b>

Usage Breakout in Gallons for Commercial	# of Accounts	Combined Use	% of Usage
Over 50,000	20	2,237,251	18.35%
40,001 - 50,000	3	135,820	1.11%
30,001 - 40,000	5	170,257	1.40%
20,001 - 30,000	7	178,717	1.47%
10,001 - 20,000	4	67,521	0.55%
8,001 - 10,000	1	9,147	0.08%
6,001 - 8,000	5	32,566	0.27%
4,001 - 6,000	2	10,173	0.08%
2,001 - 4,000	10	26,024	0.21%
1 - 2,000	15	16,309	0.13%
Zero Usage	6	0	0.00%
<b>Total Meters</b>	<b>78</b>	<b>2,883,785</b>	<b>23.65%</b>

Usage Breakout in Gallons for Irrigation	# of Accounts	Combined Use	% of Usage
Over 50,000	7	729,663	5.98%
40,001 - 50,000	0	0	0.00%
30,001 - 40,000	2	66,747	0.55%
20,001 - 30,000	0	0	0.00%
10,001 - 20,000	3	37,518	0.31%
8,001 - 10,000	2	17,317	0.14%
6,001 - 8,000	2	12,918	0.11%
4,001 - 6,000	2	9,680	0.08%
2,001 - 4,000	3	8,692	0.07%
1 - 2,000	7	5,778	0.05%
Zero Usage	25	0	0.00%

SANCTUARY POINTE				
NO.	ADDRESS	PAYEE	DATE	TOTAL FEES PAID TO TMD
16332	Treetop Glory Court	Classic Homes	05/10/23	\$46,154.70
			<b>Total:</b>	<b>\$46,154.70</b>

JACKSON CREEK NORTH (CREEKSIDE)				
NO.	ADDRESS	PAYEE	DATE	TOTAL FEES PAID TO TMD
16728	Greyhawk Drive	Classic Homes	05/18/23	\$44,466.57
16767	Greyhawk Drive	Classic Homes	05/18/23	\$44,936.65
			<b>Total:</b>	<b>\$89,403.22</b>

HOME PLACE RANCH				
NO.	ADDRESS	PAYEE	DATE	TOTAL FEES PAID TO TMD
16291	Talons Bluff Lane	Challenger Homes	05/02/23	\$47,346.79
16319	Talons Bluff Lane	Challenger Homes	05/02/23	\$46,992.89
16333	Talons Bluff Lane	Challenger Homes	05/02/23	\$47,305.03
16347	Talons Bluff Lane	Challenger Homes	05/02/23	\$47,346.79
16361	Talons Bluff Lane	Challenger Homes	05/02/23	\$47,296.99
16373	Talons Bluff Lane	Challenger Homes	05/02/23	\$47,346.79
16305	Talons Bluff Lane	Challenger Homes	05/09/23	\$47,296.99
			<b>Total:</b>	<b>\$330,932.27</b>





June 15, 2023

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 \$228,560.38 to the Triview ColoTrust District Fund account on or before June 30, 2023. The ACH details are as follows and documentation is enclosed.

Sales Tax for April 2023	\$ 206,061.67
Regional Building Use Tax for May 2023	\$ 509.75
Motor Vehicle Tax for April 2023	\$ 21,988.96

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

Sincerely,

Mike Foreman  
Town Manager



## Triview Metro Public Works June 2023 Report

### List of June Projects:

- Kewitt A Yard asphalt project completed 6/10/23023
- Dead tree and shrub count and replacements
- Weekly/Daily: Daily trash pick-up around the district and bi-weekly cleaning of trash cans and doggie pot stations
- Grade trails, Trail repairs, and trail weed control
- Crack and curb weeds
- Irrigation repairs and maintenance on going
- Turf repairs throughout district. Seed bare spots.
- Native & Dentition Pond mow and trim
- Finish Agate Creek Park and trail enhancement project.
- Street sweeping District mains.
- Fleet maintenance

### Focus for July:

- Irrigation repairs and maintenance ongoing.
- Dead tree and shrub replacements
- Tree ring definition and mulch







- 2<sup>nd</sup> Round ornamental beds pre/post application
- Erosion control work on Transcontinental trail and Swing Park Trail
- Trail repairs
- District concrete repairs mid-month.
- Pruning trees and shrubs
- Street Sweeping residential roads
- Weed control.
- Remington Hill Mill and overlay to begin July 7<sup>th</sup>.





## Triview Metro Water Department

### List of Accomplishments for May, 2023

Pumpage for month of May 2023 –	
Total Well Pumpage	28.562 Mg
Corrected to match Amcobi Read Dates	27.132 Mg
Total Well Pumpage May/2022	31.668 Mg
Net water impounded in District ground storage tanks	-174719 Gal
Total District Irrigation	2.868 Mg
Total Sold	25.014 MG
Total Sold May/2022	30.983 Mg
Total District flow to WWTP for May 2022	14.794 MG

### Reported activity for Month of May 2023

#### Wellfield-

- All wells are available for use (A-4 rehab being completed)
- Well A-4 was reinstalled and is currently being clearanced for use

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

- A Plant is running normally utilizing well D1
- B Plant is running normally
- C Plant Pump Station is running normally
- Bulk chemicals for water treatment are arriving normally with no anticipated interruptions (Additional chemical storage is in place for the summer and full at both plants A and B)

#### Additional Accomplishments-

- Numerous locates were completed throughout the district during this month; over 250
- HMO is running at B plant, reconfiguration for state approval letter requirements is underway

- Rob is making site visits to Pueblo Triview reservoir construction projects
- B plant Ground storage plant and clearwell were cleaned and inspected by CW divers; awaiting report (Initial report from the divers was that both were cleaner than anticipated)

Future projects-

- Continued work on the fire hydrant and valve exercising maintenance for the next several months
- Prv vaults clean out and checks during the month

Forest Lakes-

- Main Ground storage tank and surface plant clearwell were cleaned and inspected by CW Divers; awaiting final report



## **WATER RIGHTS LEASE AGREEMENT**

This Water Rights Lease Agreement ("Lease") is entered into this \_\_\_ day of June, 2023 ("Effective Date"), between James Treat, whose address is 7021 County Road 104, Salida, CO 81201 ("Treat" or "Lessor"), and the Triview Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 10655 Old Forest Point, Ste. 302, Monument, CO 80132 ("Triview" or "Lessee"). Treat and Triview are each a "Party" and together are the "Parties" to this Lease.

### **RECITALS**

- A. Treat owns a 50% interest in Bale Ditch No. 2 (WDID 1100564). Triview owns the remaining 50% interest in Bale Ditch No. 2 and a 100% interest in the nearby Bale Ditch No. 1 (WDID 1100563).
- B. The water rights associated with Bale Ditch Nos. 1 and 2 are decreed for irrigation use.
- C. On January 31, 2022, Triview filed an application in Case No. 22CW3004, Water Division 2 (the "Application"), to change its interests in Bale Ditch Nos. 1 and 2 to permit Triview to use the water rights for municipal and other beneficial uses within its current and future service areas. Triview amended its Application on February 7, 2022.
- D. Treat seeks to change his interest in Bale Ditch No. 2 for the same uses as Triview requested in its Application.
- E. On or before June 30, 2023, Triview will amend its Application to add Treat as a co-applicant and to request a change of Treat's 50% interest in Bale Ditch No. 2 for the same uses currently requested in the Application.
- F. Triview wishes to lease from Treat, and Treat wishes to lease to Triview, the historical consumptive use of the water right associated with Treat's 50% interest in Bale Ditch No. 2 (the "Treat HCU") once the Division 2 Water Court enters a decree in Case No. 22CW3004 (the "22CW3004 Decree") quantifying the historical consumptive use of Bale Ditches No. 1 and 2 and changing the water right for additional types of beneficial use, and once Treat ceases use of the Treat HCU for irrigation use as described below.

**NOW THEREFORE**, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. Lease of Treat HCU. Treat hereby leases to Triview the Treat HCU for the Lease Term specified in Paragraph 6. Triview shall have ability to use the Treat HCU beginning on the date Treat provides notice to Triview as specified in Paragraph 2 that Treat has ceased use of the Treat HCU for irrigation. Treat will deliver the Treat HCU to Triview at the augmentation station that the Triview will construct on Treat's property at a location mutually agreeable to the Parties (the "Augmentation Station").

2. Notification of Availability of the Treat HCU. By March 1<sup>st</sup> of each year during the Lease Term, Treat will notify Triview whether he will use the Treat HCU for irrigation use during the upcoming irrigation season or will make the Treat HCU available for Triview's use. Once Treat



ceases use of the Treat HCU for irrigation use, Treat shall not have the ability to use the Treat HCU for irrigation use in the future, subject to the terms and conditions of the 22CW3004 Decree.

3. Use of Treat HCU. Once Treat ceases irrigation use, Triview shall be entitled to use the Treat HCU for all uses authorized by the 22CW3004 Decree.

4. Annual Rental. Once Treat ceases use of the Treat HCU for irrigation and makes it available for Triview's use, Triview shall pay Treat a base rate of \$150.00 per acre-foot of Treat HCU measured at the Augmentation Station. Triview shall increase the base rate by 3% each year during the Lease Term. Triview shall only pay Treat for each acre-foot of Treat HCU useable by Triview for the changed uses; Triview is not obligated to pay Treat for any Treat HCU available at the Augmentation Station that exceeds any volumetric limits that may be imposed by the 22CW3004 Decree.

a. Triview shall not be obligated to pay Treat the Annual Rental for any year in which Treat uses the Treat HCU for his own irrigation use.

b. Triview shall pay Treat annually on or before December 31<sup>st</sup> of each year for the total acre-feet of Treat HCU diverted through the Augmentation Station which was available for Triview's use pursuant to the terms and conditions of the 22CW3004 Decree.

5. Accounting. Triview shall maintain daily records of diversions of Bale Ditch No. 2 at the Augmentation Station consistent with the terms of the 22CW3004 Decree. Triview shall make the accounting available to Treat and shall send to Treat an annual summary of the Treat HCU measured at the Augmentation Station on or before December 31<sup>st</sup> of each year.

6. Lease Term. The initial term of the Lease shall be ten (10) years beginning on the Effective Date, with the option to extend for a second ten-year term upon mutual agreement of the Parties.

7. Notices. All notices, communications, and payments shall be made as follows:

Lessor: James Treat  
7021 County Road 104  
Salida, CO 81201  
Phone: (719) 221-0140  
**Email:**

Lessee: Triview Metropolitan District  
c/o James McGrady, District Manager  
16055 Old Forest Point, Ste. 302  
Monument, CO 80132  
Phone: (719) 494-3782  
Email: [jmcgrady@triviewmetro.com](mailto:jmcgrady@triviewmetro.com)

8. Ownership/Quiet Enjoyment. Treat warrants and represents: (1) he is the owner of a 50% interest in Bale Ditch No. 2; (2) he has not leased the Treat HCU to any other user for any use and will not lease the Treat HCU to any other person or entity during the term of the Lease; and (3) there are no liens or encumbrances upon Treat's interest in Bale Ditch No. 2 or the Treat HCU which would foreclose Triview's use of the same under this Lease. Treat further covenants

that that that Triview, upon performing the covenants and agreements of this Lease, shall have and hold quiet possession and enjoyment of the Treat HCU for the term of this Lease once Treat ceases irrigation use.

9. Assignment. This Lease shall not be assigned by Lessee without the written consent of Lessor.

10. Default. In the event of any default hereunder, the defaulting Party shall have a period of ten (10) days after written notice of default to cure any noncompliance. If any default is not cured within said cure period, the non-defaulting Party shall have such rights as are available under Colorado law, including, without limitation, damages for breach of contract.

11. Entire Agreement. This Lease represents the entire agreement of the Parties with respect to the subject matter herein. All negotiations, consideration, representations, and understandings between the Parties are incorporated and merged herein. This Lease may be modified or altered only by the Parties' written agreement.

12. Authority. The Parties represent they have the full power and authority to enter into and carry out the obligations of this Lease.

13. Severability. Unenforceability of any provision contained in this Lease shall not affect or impair the validity of any other provision of this Lease, provided that the primary purposes of this Lease remain fulfilled.

14. Binding Effect. The covenants, agreements, and obligations herein shall extend to, bind, and inure to the benefit not only of the Parties but also to their respective personal representatives, heirs, successors, and assigns.

15. Counterparts. This Lease may be executed in counterparts.

This lease is executed effective the date set forth above.

**LESSOR:**  
JAMES TREAT

**LESSEE:**  
TRIVIEW METROPOLITAN DISTRICT, by  
and through its Water Enterprise

By: \_\_\_\_\_  
James Treat

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





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**  
**June 22, 2023**

**Paid Invoices Over \$5,000 For 2023**

- 1. Donala Water & Sanitation District \$49,320.39**  
Enterprise Fund –Wastewater Operations –Wastewater-System-Wastewater -  
TF/Donala/IGA
- 2. Monson, Cummins & Shohet, LLC \$23,072.00**  
Enterprise Fund – Professional Services -Legal Fees/Monson, Cummins & Shohet
- 3. Kiewit Infrastructure Co. \$2,685,805.80**  
Capital Project –Enterprise – Water Improvements – Northern Delivery System
- 4. Carollo Engineers \$6,981.58**  
Enterprise Fund – Professional Services – Professional Services Engineering
- 5. White Bear Ankele Tanaka & Waldron \$22,477.29**  
General Fund – Professional Services – Legal Fees
- 6. A Green Image, LLC \$13,945.00**  
General Fund – Parks & Open Space – Lawn Fertilizer, Tree fertilizer & Weed Control  
Program (2 invoices April & May)
- 7. Brownstein Hyatt Farber Schreck, LLP \$43,857.33**  
Capital Project - Enterprise – Water Improvements – AVIC (2 invoices- April & May)

- 8. Brownstein Hyatt Farber Schreck, LLP** **\$8,377.75**  
Capital Project –Enterprise – Water Improvements– Bale Ditch– Augmentation Station
- 9. MCM Inc.** **\$236,571.37**  
Capital Project –Enterprise – Water Improvements – South Reservoir Improvements  
(Pay Applications 9 and 10)
- 10. Groninger Concrete** **\$23,532.00**  
Capital Project – General / Enterprise – Park & Street Improvements / Water  
Improvements – Storage/Garage Building
- 11. American Land Reclamation** **\$79,137.00**  
Capital Project – General – Park/Street Improvements –Playground Improvements -  
Agate Park
- 12. Kimley Horn** **\$9,300.00**  
Capital Project – General – Other Financing Sources – Higby Road –  
Developer Contribution – Escrow
- 13. Radiation Pros, LLC.** **\$38,244.23**  
Enterprise Fund – Water System – Water Testing (2 Invoices)
- 14. RESPEC Company LLC** **\$47,809.58**  
Capital Project –Enterprise – Water Improvements — Northern Delivery System

**Total Over \$5,000.00 = \$3,288,431.32**





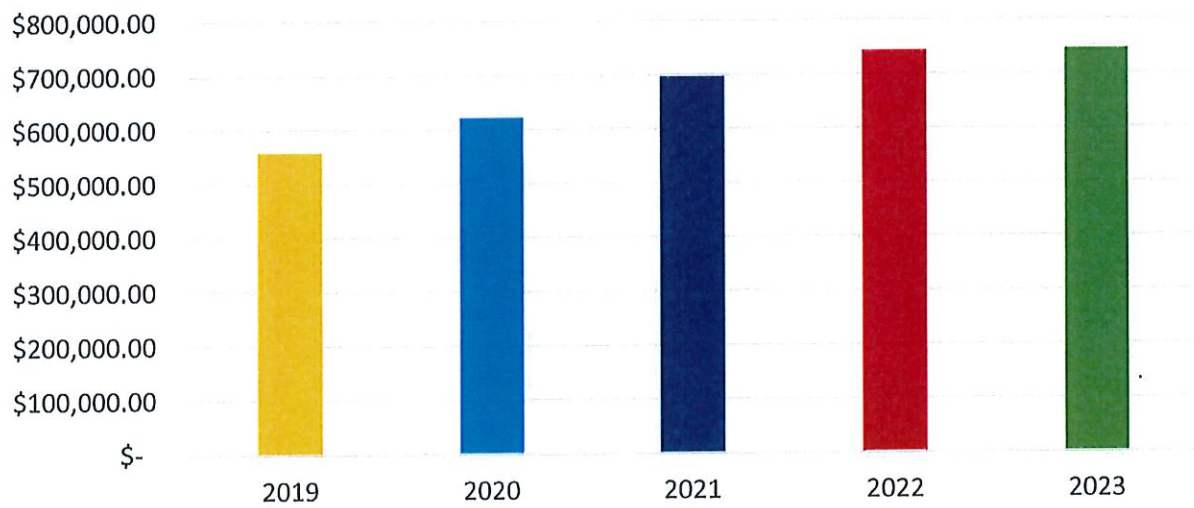
**TRIVIEW METROPOLITAN DISTRICT**  
**Financial Statements**  
**May 2023**  
**Unaudited**

# **TOWN OF MONUMENT**

## **Sales Tax Share**

**Year to Date – April 2023  
with 2019, 2020, 2021 and 2022**

**Town of Monument**  
Sales Tax Revenue  
April - YTD  
2019 thru 2023





**CASH POSITION**  
**May 31, 2023**

# TRIVIEW METROPOLITAN DISTRICT

Cash Position - 2023

Fund/Account	Balance Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23
<b>General/District Fund Accounts</b>													
<b>General Fund - Checking Account</b>													
KeyBank #1567	781,122	157,255	674,968	438,921	323,096	162,836	0	0	0	0	0	0	0
Transfer In Process													
<b>General Fund Investment Account - Sales Tax Revenue</b>													
ColoTrust #8002	8,923,994	9,220,331	9,562,918	7,034,418	7,442,439	8,078,662	0	0	0	0	0	0	0
Transfer In Process	(1,500,000)	(5,000,000)	(5,000,000)										
<b>General Fund Cash Accounts</b>	5,205,116	4,377,586	5,237,886	7,473,339	7,765,535	8,241,498	0	0	0	0	0	0	0
<b>Enterprise Fund Accounts</b>													
<b>Enterprise Fund - Checking Account</b>													
KeyBank #1575	583,342	839,955	549,293	723,411	1,425,534	750,019	0	0	0	0	0	0	0
Transfer In Process													
<b>Enterprise Fund Reserve Account</b>													
ColoTrust #8001	8,057,453	8,088,693	8,118,142	12,161,903	12,212,252	12,265,760	0	0	0	0	0	0	0
Enterprise Fund - Money Market	4,500,000	5,000,000	5,000,000										
KeyBank #7892	136,546	136,622	136,693	136,776	136,856	136,948	0	0	0	0	0	0	0
<b>Tan Fee Escrow Account</b>													
ColoTrust #8003	805	808	811	814	817	821	0	0	0	0	0	0	0
<b>Escrow Account-Renewable Water Fees</b>													
ColoTrust #8004 - GL #500-100-102.06	1,815,235	1,822,273	1,828,908	1,836,470	1,844,073	1,852,153	0	0	0	0	0	0	0
<b>Escrow Account-Sever and Water Impact Fees</b>													
ColoTrust #8006 - January corrected.	734,383	737,230	739,914	742,974	746,050	749,319	0	0	0	0	0	0	0
<b>Enterprise Fund Cash Accounts</b>	15,827,764	16,625,581	16,373,763	15,602,348	16,365,582	15,755,020	0	0	0	0	0	0	0
<b>Capital Projects Fund Accounts</b>													
<b>Capital Projects Fund-Checking Account</b>													
KeyBank #2516	868,276	632,744	3,948,351	3,476,275	3,280,084	2,349,165	0	0	0	0	0	0	0
<b>Capital Projects Fund-MI-PB Escrow</b>													
KeyBank #3676	243,002	243,002	243,002	226,002	226,002	226,002	0	0	0	0	0	0	0
<b>Capital Projects Fund-General-Highway Escrow</b>													
KeyBank #9922	2,023,104	2,021,304	1,981,754	1,894,404	1,894,404	1,821,554	0	0	0	0	0	0	0
<b>Capital Projects Fund Cash Accounts</b>	3,134,382	2,897,050	6,173,107	5,596,681	5,400,490	4,396,721	0	0	0	0	0	0	0
<b>2016 Bond Funds - Restricted</b>													
<b>Series 2016 Bond Fund</b>													
BOK Financial	937,661	940,892	2,187,222	2,194,765	2,203,374	1,304,362	0	0	0	0	0	0	0
Transfer In Process								0	0				
<b>Series 2016 Revenue Fund - (Property Tax)</b>													
BOK Financial	1,236,579	1,238,331	1	1	2	2	0	0	0	0	0	0	0
<b>Bond Funds - Totals - Restricted</b>	2,174,240	2,179,223	2,187,223	2,194,766	2,203,376	1,304,364	0	0	0	0	0	0	0
<b>Total Cash - All Funds</b>	26,341,502	26,079,440	29,971,979	30,867,134	31,734,983	29,697,603	0	0	0	0	0	0	0
<b>Month to Month Change</b>		(262,062)	3,892,539	895,155	867,849	(2,037,380)	0	0	0	0	0	0	0

Note 1: Bond Interest payments made in May.

Restricted Accounts

# **FUND BALANCE SUMMARY**

**May 31, 2023**



# TRIVIEW METROPOLITAN DISTRICT

May 31, 2023

## Fund Summary

### GENERAL FUND

	Public Works/ Streets	Parks and Open Space	Debt Service	Total
Total Revenue	\$ 1,696,609	\$ 1,197,028	\$ 1,900,536	\$ 4,794,173
Total Expenditures	638,907	419,423	1,004,202	2,062,532
Net Excess (Deficiency)	\$ 1,057,702	\$ 777,605	\$ 896,334	\$ 2,731,641
			Less: Transfer to Capital Projects Fund	\$ 421,963
			Transfer to Enterprise Fund	\$ 375,000
			Net Excess (Deficiency) - 2023	\$ 1,934,678
			Beginning Fund Balance - January 1, 2023 -unrestricted -estimated	\$ 2,737,674
			Less: Debt Service - Restricted	\$ 1,625,779
			Ending Fund Balance - May 31, 2023 - unrestricted	\$ 3,046,573

### WATER AND WASTEWATER ENTERPRISE FUND

	Water Operations	Wastewater Operations	Debt Service	Total
Total Revenue	\$ 969,333	\$ 971,811	\$ 629,809	\$ 2,570,952
Transfer from General Fund	-	-	375,000	375,000
Total Expenditures	791,179	773,206	733,122	2,297,508
Net Excess (Deficiency)	\$ 178,153	\$ 198,604	\$ 271,687	\$ 648,444
			Less: Transfer to Capital Projects Fund	\$ -
			Net Excess (Deficiency) - 2023	\$ 648,444
			Beginning Fund Balance - January 1, 2023 - estimated	\$ 18,340,298
			Ending Fund Balance - May 31, 2023 - unrestricted	\$ 18,988,742

### CAPITAL PROJECTS - GENERAL FUND

	Total
Total Revenue	\$ -
Plus: Transfer from General Fund	421,963
Total Expenditures	(535,363)
Less: Higby Road Escrow	113,400
Net Excess (Deficiency)	\$ -
Beginning Fund Balance - January 1, 2023	\$ -
Ending Fund Balance - May 31, 2023 - unrestricted	\$ -

### CAPITAL PROJECTS - ENTERPRISE FUND

	Total
Total Revenue	\$ 4,438,372
Plus:	
MI-PB Escrow	17,000
Total Expenditures	(2,467,112)
Net Excess (Deficiency)	\$ 1,988,260
Beginning Fund Balance - January 1, 2023 - estimated	\$ 440,373
Ending Fund Balance - May 31, 2023 - unrestricted	\$ 2,428,633

**GENERAL FUND**  
**Cost Allocation**  
**May 31, 2023**

**TRIVIEW METROPOLITAN DISTRICT  
GENERAL FUND**

**PUBLIC WORKS/STREETS  
For the Five Months Ending May 31, 2023**

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
<b>REVENUE</b>				
Sales Tax/IGA/Town - Estimated	\$ 1,980,000	\$ 626,750	\$ (1,353,250)	32%
Property Tax - Operations	226,890	142,579	(84,311)	63%
Property Tax/IGA/Town	231,000	-	(231,000)	0%
Specific Ownership Tax	198,000	82,511	(115,489)	42%
Auto Tax/IGA/Town - Estimated	165,000	60,614	(104,386)	37%
Interest	66,000	74,110	8,110	112%
Drainage Impact Fees	265,500	267,821	2,321	101%
Road and Bridge Fees	217,144	217,599	455	100%
Forest Lakes- Streets/ Parks Maintenance Revenue	60,000	22,303	(37,698)	37%
Use Tax - Construction Material	132,000	185,589	53,589	141%
Use Tax - Town	3,300	1,818	(1,482)	55%
Miscellaneous - (includes Safety Grant)	6,600	14,916	8,316	226%
<b>Total Revenue</b>	<b>\$ 3,551,434</b>	<b>\$ 1,696,609</b>	<b>\$ (1,854,825)</b>	<b>48%</b>
<b>EXPENDITURES</b>				
<b><u>Legislative</u></b>				
Directors' Fees	\$ 6,930	\$ 1,320	\$ 5,610	19%
FICA and Unemployment	554	101	453	18%
Workers Compensation Insurance	35	19	16	55%
<b>Total Legislative</b>	<b>\$ 7,519</b>	<b>\$ 1,440</b>	<b>\$ 6,079</b>	<b>19%</b>
<b><u>General and Administrative</u></b>				
<b><u>Salaries and Benefits</u></b>				
Salaries/Wages	\$ 179,837	\$ 43,245	\$ 136,592	24%
Unemployment Insurance	693	606	87	87%
Workers' Compensation Insurance	340	149	191	44%
Health and Dental Insurance	19,460	5,738	13,722	29%
Employer's FICA	9,513	2,649	6,864	28%
Employer's Medicare	2,608	638	1,970	24%
Retirement	2,888	471	2,417	16%
Life and Disability Insurance	2,099	422	1,677	20%
<b>Total Salaries and Benefits</b>	<b>\$ 217,437</b>	<b>\$ 53,918</b>	<b>\$ 163,520</b>	<b>25%</b>
<b><u>Professional Services</u></b>				
Professional Services-Engineering	\$ 39,600	\$ 9,333	\$ 30,267	24%
Professional Services-Public Relations	19,800	4,287	15,513	22%
Legal Fees/Monson, Cummins & Shohet	6,600	1,449	5,151	22%
Legal Fees	49,500	25,354	24,146	51%
<b>Total Professional Services</b>	<b>\$ 115,500</b>	<b>\$ 40,423</b>	<b>\$ 75,077</b>	<b>35%</b>
<b><u>General Administration</u></b>				
Accounting Services	\$ 33,000	\$ 14,727	\$ 18,273	45%
Audit Fees	8,250	-	8,250	0%
Conference, Class and Education	4,950	92	4,858	2%
Dues, Publications and Subscriptions	5,940	2,183	3,757	37%
Election	19,800	24,750	(4,950)	125%
IT Support	14,520	11,288	3,232	78%
Office Equipment and Supplies	3,960	2,346	1,614	59%
Publication - Legal Notice	990	-	990	0%



**TRIVIEW METROPOLITAN DISTRICT  
GENERAL FUND**

**PUBLIC WORKS/STREETS  
For the Five Months Ending May 31, 2023  
Unaudited**

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
Repairs and Maintenance	1,320	543	777	41%
Telephone Service	17,556	9,107	8,449	52%
Travel and Meeting Expense	3,300	1,020	2,280	31%
Office Overhead (COA, utilities, rent, etc.)	27,720	11,091	16,629	40%
General Insurance	31,246	31,820	(574)	102%
Tax Collection Expense - Operations	3,403	2,139	1,264	63%
Vehicle Expense	660	7,261	(6,601)	1100%
Stormwater Detention Pond Assessment	-	-	-	0%
Contingency/Emergency Reserves/Miscellaneous	6,600	2,818	3,782	43%
Total General Administration	<u>\$ 183,215</u>	<u>\$ 121,184</u>	<u>\$ 62,031</u>	<u>66%</u>
Total General Administrative, Legislative and Professional Services	<u>\$ 523,671</u>	<u>\$ 216,965</u>	<u>\$ 306,707</u>	<u>41%</u>

**Operations**

**Salaries and Benefits- Streets and Parks**

Salaries/Wages	\$ 514,430	\$ 206,586	\$ 307,844	40%
Salaries/Wages - Seasonal	16,500	8,712	7,788	53%
Overtime/On-call	13,200	8,801	4,399	67%
Unemployment Insurance	1,980	371	1,609	19%
Workers' Compensation Insurance	11,880	9,160	2,720	77%
Health and Dental Insurance	107,950	57,679	50,271	53%
Employer's FICA	33,736	14,083	19,653	42%
Employer's Medicare	7,890	3,293	4,597	42%
Retirement	26,382	6,576	19,806	25%
Life and Disability Insurance	5,584	2,943	2,641	53%
Total Salaries and Benefits - Streets and Parks	<u>\$ 739,531</u>	<u>\$ 318,206</u>	<u>\$ 421,326</u>	<u>43%</u>

**Streets Operations and Maintenance**

Operations and Maintenance - (includes Crack Seal)	\$ 60,000	\$ 17,384	\$ 42,616	29%
Vehicle Maintenance	20,000	15,457	4,543	77%
Customer Sidewalk Repair	20,000	-	20,000	0%
District Sidewalk Repair/ADA Ramps	35,000	-	35,000	0%
Streets- Engineering	2,500	800	1,700	32%
Snow Removal Per Diem/Emergency	5,000	-	5,000	0%
Engineering - TOM	5,000	-	5,000	0%
Fuel	25,000	8,005	16,995	32%
Contract Street Sweeping	25,000	3,685	21,315	15%
Sand and Salt for Roads	45,000	8,604	36,396	19%
Supplies	3,500	-	3,500	0%
Total Streets	<u>\$ 246,000</u>	<u>\$ 53,935</u>	<u>\$ 192,065</u>	<u>22%</u>
Total Streets O & M	<u>\$ 985,531</u>	<u>\$ 372,141</u>	<u>\$ 613,391</u>	<u>38%</u>

**Lighting**

MVE Operation and Maintenance	\$ 33,000	\$ 3,553	\$ 29,447	11%
Repair and Maintenance	1,980	4,150	(2,170)	210%
Total Lighting	<u>\$ 34,980</u>	<u>\$ 7,703</u>	<u>\$ 27,277</u>	<u>22%</u>

**TRIVIEW METROPOLITAN DISTRICT  
GENERAL FUND**

**PUBLIC WORKS/STREETS**

**For the Five Months Ending May 31, 2023**

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
<b><u>Signage</u></b>				
Repairs and Maintenance	\$ 5,280	\$ 117	\$ 5,163	2%
Total Signage	<u>\$ 5,280</u>	<u>\$ 117</u>	<u>\$ 5,163</u>	<u>2%</u>
<b><u>Traffic Control</u></b>				
Operation and Maintenance	\$ 50,000	\$ 41,724	\$ 8,276	83%
Operation and Maintenance- Signal Repair	15,000	-	15,000	0%
Repairs and Maintenance - Striping	30,000	-	30,000	0%
Total Traffic Control	<u>\$ 95,000</u>	<u>\$ 41,724</u>	<u>\$ 53,276</u>	<u>44%</u>
<b><u>Drainage/Erosion Control</u></b>				
Repairs and Maintenance (includes Concrete work)	\$ -	\$ 257	\$ (257)	0%
Stormwater Pond Maintenance Repair	20,000	-	20,000	0%
Stormwater Inlet Maintenance	20,000	-	20,000	0%
Total Drainage/Erosion Control	<u>\$ 40,000</u>	<u>\$ 257</u>	<u>\$ 39,743</u>	<u>1%</u>
<b>Total Expenditures - Public Works/Streets</b>	<u>\$ 1,684,462</u>	<u>\$ 638,907</u>	<u>\$ 1,045,557</u>	<u>38%</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>\$ 1,866,971</u>	<u>\$ 1,057,702</u>	<u>\$ (809,268)</u>	

# TRIVIEW METROPOLITAN DISTRICT

## GENERAL FUND

### PARKS AND OPEN SPACE

For the Five Months Ending May 31, 2023

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
<b>REVENUE - Parks and Open Space</b>				
Sales Tax/IGA/Town - Estimated	\$ 1,020,000	\$ 322,871	\$ (697,129)	32%
Property Tax - Operations	116,882	73,449	(43,433)	63%
Property Tax/IGA/Town	119,000	-	(119,000)	0%
Specific Ownership Tax	102,000	42,506	(59,494)	42%
Park, Rec and Landscape Fees	647,616	549,799	(97,817)	85%
Forest Lakes- Streets/ Parks Maintenance Revenue	60,000	22,303	(37,698)	37%
Auto Tax/IGA/Town - Estimated	85,000	31,225	(53,775)	37%
Interest	34,000	38,178	4,178	112%
Use Tax - Construction Material	68,000	95,606	27,606	141%
Use Tax- Town	1,700	936	(764)	55%
Conservation Trust Fund	40,000	12,471	(27,529)	31%
Miscellaneous - (includes Safety Grant)	3,400	7,684	4,284	226%
<b>Total Revenue</b>	<b>\$ 2,297,598</b>	<b>\$ 1,197,028</b>	<b>\$ (1,100,570)</b>	<b>52%</b>

## EXPENDITURES

### Legislative

Directors' Fees	\$ 3,570	\$ 680	\$ 2,890	19%
FICA and Unemployment	286	52	234	18%
Workers Compensation Insurance	18	10	8	55%
<b>Total Legislative</b>	<b>\$ 3,874</b>	<b>\$ 742</b>	<b>\$ 3,132</b>	<b>19%</b>

### General and Administrative

#### Salaries and Benefits

Salaries/Wages	\$ 92,643	\$ 22,278	\$ 70,365	24%
Unemployment Insurance	357	312	45	87%
Workers' Compensation Insurance	175	76	99	44%
Health and Dental Insurance	10,025	2,956	7,069	29%
Employer's FICA	4,901	1,365	3,536	28%
Employer's Medicare	1,343	328	1,015	24%
Retirement	1,488	243	1,245	16%
Life and Disability Insurance	1,081	217	864	20%
<b>Total Salaries and Benefits</b>	<b>\$ 112,013</b>	<b>\$ 27,776</b>	<b>\$ 84,237</b>	<b>25%</b>

#### Professional Services

Professional Services-Engineering	\$ 20,400	\$ 4,808	\$ 15,592	24%
Professional Services-Public Relations	10,200	2,208	7,992	22%
Legal Fees/Monson, Cummins & Shohet	3,400	747	2,653	22%
Legal Fees	25,500	13,061	12,439	51%
<b>Total Professional Services</b>	<b>\$ 59,500</b>	<b>\$ 20,824</b>	<b>\$ 38,676</b>	<b>35%</b>

#### General Administration

Accounting Services	\$ 17,000	\$ 7,587	\$ 9,413	45%
Audit Fees	4,250	-	4,250	0%
Conference, Class and Education	2,550	48	2,502	2%
Dues, Publications and Subscriptions	3,060	1,125	1,935	37%
Election	10,200	12,750	(2,550)	125%
IT Support	7,480	5,815	1,665	78%
Office Equipment and Supplies	2,040	1,208	832	59%
Publication - Legal Notice	510	-	510	0%
Repairs and Maintenance	680	279	401	41%
Telephone Service	9,044	4,691	4,353	52%
Travel and Meeting Expense	1,700	525	1,175	31%
Office Overhead (COA, utilities, rent, etc.)	14,280	5,714	8,566	40%
General Insurance	16,096	16,392	(296)	102%
Tax Collection Expense - Operations	1,753	1,102	651	63%
Vehicle Expense	340	3,741	(3,401)	1100%
Stormwater Detention Pond Assessment	-	-	-	0%
Contingency/Emergency Reserves/Miscellaneous	3,400	1,451	1,949	43%
<b>Total General Administration</b>	<b>\$ 94,383</b>	<b>\$ 62,428</b>	<b>\$ 31,955</b>	<b>66%</b>



# TRIVIEW METROPOLITAN DISTRICT

## GENERAL FUND

### PARKS AND OPEN SPACE

For the Five Months Ending May 31, 2023

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
Total Parks - Administrative, Professional Services, etc.	\$ 269,770	\$ 111,769	\$ 158,001	41%
<u>Operations</u>				
<u>Salaries and Benefits- Streets and Parks</u>				
Salaries/Wages	\$ 265,010	\$ 106,424	\$ 158,586	40%
Salaries/Wages - Seasonal	8,500	4,488	4,012	53%
Overtime/On-call	6,800	4,534	2,266	67%
Unemployment Insurance	1,020	191	829	19%
Workers' Compensation Insurance	6,120	4,719	1,401	77%
Health and Dental Insurance	55,610	29,713	25,897	53%
Employer's FICA	17,379	7,255	10,124	42%
Employer's Medicare	4,064	1,696	2,368	42%
Retirement	13,590	3,388	10,202	25%
Life and Disability Insurance	2,876	1,516	1,360	53%
Total Salaries and Benefits - Parks	\$ 380,971	\$ 163,923	\$ 217,046	43%
<u>Parks and Open Space O &amp; M</u>				
Repair of Facilities	\$ 6,000	\$ -	\$ 6,000	0%
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	60,000	6,650	53,350	11%
Park Irrigation Water Payments	200,000	37,983	162,017	19%
Repair and Maintenance	85,000	53,086	31,914	62%
Supplies/Trees Replacement	15,000	-	15,000	0%
Tools	7,000	1,563	5,437	22%
Equipment and Projects	10,000	12,625	(2,625)	126%
Clothing and Safety Equipment	12,000	7,213	4,787	60%
Vehicle Expense- Fuel	40,000	8,111	31,889	20%
Back Flow Inspection	3,500	-	3,500	0%
ET 3 Year Subscription	-	-	-	0%
Total Parks and Open Space O & M	\$ 453,500	\$ 127,231	\$ 326,269	28%
Total Parks O & M	\$ 834,471	\$ 291,154	\$ 543,315	35%
<u>Lighting</u>				
MVE Operation and Maintenance	\$ 17,000	\$ 1,830	\$ 15,170	11%
Repair and Maintenance	1,020	2,138	(1,118)	210%
Total Lighting	\$ 18,020	\$ 3,968	\$ 14,052	22%
<u>Signage</u>				
Repairs and Maintenance	\$ 2,720	\$ 61	\$ 2,659	2%
Total Signage	\$ 2,720	\$ 61	\$ 2,659	2%
Total Conservation Trust Fund Projects	\$ 40,000	\$ 12,471	\$ 27,529	31%
Total Expenditures - Parks and Open Space	\$ 1,164,981	\$ 419,423	\$ 745,556	36%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 1,132,618	\$ 777,605	\$ (355,013)	

**TRIVIEW METROPOLITAN DISTRICT  
GENERAL FUND  
DEBT SERVICE**

For the Five Months Ending May 31, 2023

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
<b>REVENUE</b>				
Property Tax	\$ 2,656,420	\$ 1,857,969	\$ (798,451)	70%
Interest - GO Bond	40,000	42,567	2,567	106%
<b>Total Revenue</b>	<u>\$ 2,696,420</u>	<u>\$ 1,900,536</u>	<u>\$ (795,884)</u>	<u>70%</u>
<b>EXPENDITURES</b>				
<u><b>Administrative</b></u>				
Tax Collection Expense	\$ 39,846	\$ 27,873	\$ 11,973	70%
<b>Total Administrative</b>	<u>\$ 39,846</u>	<u>\$ 27,873</u>	<u>\$ 11,973</u>	<u>70%</u>
<u><b>Debt Service</b></u>				
Bond Interest Payment	\$ 1,815,363	\$ 970,681	\$ 844,682	53%
Bond Principal Payment	760,000	-	760,000	0%
Paying Agent Fees	5,000	5,648	(648)	113%
<b>Total Debt Service</b>	<u>\$ 2,580,363</u>	<u>\$ 976,329</u>	<u>\$ 1,604,034</u>	<u>38%</u>
<b>Total Expenditures</b>	<u>\$ 2,620,209</u>	<u>\$ 1,004,202</u>	<u>\$ 1,616,007</u>	<u>38%</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>\$ 76,211</u>	<u>\$ 896,334</u>	<u>\$ 820,123</u>	

**ENTERPRISE FUND**  
**Cost Allocation**  
**May 31, 2023**



# TRIVIEW METROPOLITAN DISTRICT WATER AND WASTEWATER ENTERPRISE FUND

## Water Operations

For the Five Months Ending May 31, 2023

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
<b>REVENUE</b>				
Water Revenue	\$ 2,200,000	\$ 386,439	\$ (1,813,561)	18%
Base Rate/Capital Improvement Fee	977,000	418,848	(558,152)	43%
Contract Sewer and Water Service - Forest Lakes	110,000	44,641	(65,360)	41%
Lot Inspection Fees	-	5,950	5,950	0%
Water Meter Kits	34,500	29,750	(4,750)	86%
Administrative Fee	120,000	55,115	(64,885)	46%
Miscellaneous	30,000	19,012	(10,988)	63%
Bulk Water Revenue	100,000	9,578	(90,422)	10%
<b>Total Revenue</b>	<b>\$ 3,571,500</b>	<b>\$ 969,333</b>	<b>\$ (2,602,168)</b>	<b>27%</b>
<b>EXPENDITURES</b>				
<u><b>Administrative</b></u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 483,100	\$ 216,978	\$ 266,123	45%
Overtime/On-call	15,000	9,230	5,771	62%
Unemployment Insurance	1,650	287	1,364	17%
Workers' Compensation Insurance	5,000	4,554	447	91%
Health and Dental Insurance	87,865	34,142	53,724	39%
Employer's FICA	30,882	14,015	16,867	45%
Employer's Medicare	7,222	3,277	3,945	45%
Retirement	24,905	6,959	17,946	28%
Life and Disability Insurance	5,375	2,440	2,935	45%
<b>Total Salaries and Benefits</b>	<b>\$ 661,000</b>	<b>\$ 291,880</b>	<b>\$ 369,119</b>	<b>44%</b>
<u>Professional Services</u>				
Professional Services- Engineering	\$ 30,000	\$ 26,068	\$ 3,932	87%
Professional Services-Public Relations	15,000	3,248	11,753	22%
Professional Services/Amcobi/National Meter	51,500	23,924	27,577	46%
Development Services/Monson, Cummins & Shoheit	50,000	33,003	16,998	66%
<b>Total Professional Services</b>	<b>\$ 146,500</b>	<b>\$ 86,242</b>	<b>\$ 60,259</b>	<b>59%</b>
<u>Administrative</u>				
Accounting Services	25,000	11,157	13,843	45%
Audit Fees	6,250	-	6,250	0%
Conference, Class and Education	2,000	629	1,372	31%
Dues, Publications and Subscriptions	4,500	2,485	2,016	55%
Election Expense	-	-	-	0%
IT Support	11,000	11,986	(986)	109%
Office Equipment and Supplies	2,500	293	2,208	12%
Postage	500	391	109	78%
Publication - Legal Notice	100	-	100	0%
Repairs and Maintenance	-	-	-	0%
Telephone Service	7,300	3,630	3,671	50%
Travel and Meeting Expense	500	35	465	7%
Office Overhead (COA, utilities, rent, etc.)	7,000	2,522	4,478	36%
Clothing Uniform Rental and Safety Equipment	5,000	1,571	3,429	31%
General Insurance	23,671	25,059	(1,388)	106%
Vehicle Expense	30,000	10,101	19,900	34%
Bank Charges	7,500	135	7,366	2%
Miscellaneous	1,000	-	1,000	0%
<b>Total General Administration</b>	<b>\$ 133,821</b>	<b>\$ 69,990</b>	<b>\$ 63,831</b>	<b>52%</b>
<b>Total General Administrative</b>	<b>\$ 941,321</b>	<b>\$ 448,111</b>	<b>\$ 493,209</b>	<b>48%</b>

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

**Water Operations**

**For the Five Months Ending May 31, 2023**

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
<b><u>Water System</u></b>				
Water Testing	\$ 40,000	\$ 47,845	\$ (7,845)	120%
Waste Disposal	10,000	-	10,000	0%
Sludge Disposal	35,000	625	34,375	2%
Gas Utilities	9,000	5,827	3,173	65%
Electric Utilities	350,000	80,134	269,866	23%
SCADA Support/Meter Calibration	33,000	10,500	22,500	32%
Repairs and Maintenance	240,000	38,606	201,394	16%
Storage Tank Maintenance	5,000	-	5,000	0%
Operating Supplies	30,000	10,369	19,631	35%
Bulk Chemical Supplies (Starting HMO Treatment)	70,000	25,187	44,813	36%
Lab Chemicals and Supplies	15,000	8,352	6,648	56%
Instrumentation (Turbidity Meters, 2-CL-17, Photo Eye Lit, Repair Kit)	25,000	-	25,000	0%
Water and Ditch Assessments	150,000	103,489	46,511	69%
Tools	4,000	1,922	2,078	48%
Leased Pueblo Reservoir Lease & Outlet	63,206	-	63,206	0%
Equipment Meter Supplies/Meter Kits	204,000	10,212	193,788	5%
Lower Fountain Creek	11,500	-	11,500	0%
Total Water System	<u>\$ 1,294,706</u>	<u>\$ 343,068</u>	<u>\$ 940,138</u>	<u>26%</u>
<b>Total Expenditures</b>	<u>\$ 2,236,027</u>	<u>\$ 791,179</u>	<u>\$ 1,433,347</u>	<u>35%</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>\$ 1,335,473</u>	<u>\$ 178,153</u>	<u>\$ (1,157,320)</u>	

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

**Wastewater Operations  
For the Five Months Ending May 31, 2023**

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
<b>REVENUE</b>				
Sewer Revenue	\$ 2,063,000	\$ 908,158	\$ (1,154,842)	44%
Contract Sewer and Water Service - Forest Lakes	110,000	44,641	(65,360)	41%
Miscellaneous	30,000	19,012	(10,988)	63%
<b>Total Revenue</b>	<b>\$ 2,203,000</b>	<b>\$ 971,811</b>	<b>\$ (1,231,190)</b>	<b>44%</b>
<b>EXPENDITURES</b>				
<u><b>Administrative</b></u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 483,100	\$ 216,978	\$ 266,123	45%
Overtime/On-call	15,000	9,230	5,771	62%
Unemployment Insurance	1,650	287	1,364	17%
Workers' Compensation Insurance	5,000	4,554	447	91%
Health and Dental Insurance	87,865	34,142	53,724	39%
Employer's FICA	30,882	14,015	16,867	45%
Employer's Medicare	7,222	3,277	3,945	45%
Retirement	24,905	6,959	17,946	28%
Life and Disability Insurance	5,375	2,440	2,935	45%
<b>Total Salaries and Benefits</b>	<b>\$ 661,000</b>	<b>\$ 291,880</b>	<b>\$ 369,119</b>	<b>44%</b>
<u>Professional Services</u>				
Professional Services- Engineering	\$ 30,000	\$ 26,068	\$ 3,932	87%
Professional Services-Public Relations	15,000	3,248	11,753	22%
Professional Services/Amcobi/National Meter	51,500	23,924	27,577	46%
Development Services/Monson, Cummins & Shohet	50,000	33,003	16,998	66%
<b>Total Professional Services</b>	<b>\$ 146,500</b>	<b>\$ 86,242</b>	<b>\$ 60,259</b>	<b>59%</b>
<u>Administrative</u>				
Accounting Services	\$ 25,000	\$ 11,157	\$ 13,843	45%
Audit Fees	6,250	-	6,250	0%
Conference, Class and Education	2,000	629	1,372	31%
Dues, Publications and Subscriptions	4,500	2,485	2,016	55%
Election Expense	-	-	-	0%
IT Support	11,000	11,986	(986)	109%
Office Equipment and Supplies	2,500	293	2,208	12%
Postage	500	391	109	78%
Publication - Legal Notice	100	-	100	0%
Repairs and Maintenance	-	-	-	0%
Telephone Service	7,300	3,630	3,671	50%
Travel and Meeting Expense	500	35	465	7%
Office Overhead (COA, utilities, rent, etc.)	7,000	2,522	4,478	36%
Clothing Uniform Rental and Safety Equipment	5,000	1,571	3,429	31%
General Insurance	23,671	25,059	(1,388)	106%



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

**Wastewater Operations**

**For the Five Months Ending May 31, 2023**

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
Vehicle Expense	30,000	10,101	19,900	34%
Bank Charges	7,500	135	7,366	2%
Miscellaneous	1,000	-	1,000	0%
Total General Administration	<u>\$ 133,821</u>	<u>\$ 69,990</u>	<u>\$ 63,831</u>	<u>52%</u>
<b>Total General Administrative</b>	<u><b>\$ 941,321</b></u>	<u><b>\$ 448,111</b></u>	<u><b>\$ 493,209</b></u>	<u><b>48%</b></u>
<b><u>Wastewater System</u></b>				
Wastewater TF/Donala/IGA	\$ 824,000	\$ 226,577	\$ 597,423	27%
Repairs and Maintenance	5,000	1,528	3,472	31%
Tools	3,000	-	3,000	0%
Wastewater-Engineering	-	90,953	(90,953)	0%
Operating Supplies	1,000	349	651	35%
Transit Loss	5,700	5,688	12	100%
Total Wastewater System	<u>\$ 838,700</u>	<u>\$ 325,095</u>	<u>\$ 513,605</u>	<u>39%</u>
<b>Total Expenditures</b>	<u><b>\$ 1,780,021</b></u>	<u><b>\$ 773,206</b></u>	<u><b>\$ 1,006,814</b></u>	<u><b>43%</b></u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u><b>\$ 422,979</b></u>	<u><b>\$ 198,604</b></u>	<u><b>\$ (224,375)</b></u>	

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

**For the Five Months Ending May 31, 2023**

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
<b>REVENUE</b>				
Renewable Water Fee	\$ 421,260	\$ 236,913	\$ (184,347)	56%
Water Lease- Comanche	180,460	75,742	(104,718)	42%
Interest	150,000	317,154	167,154	211%
<b>Total Revenue</b>	<b>\$ 751,720</b>	<b>\$ 629,809</b>	<b>\$ (121,911)</b>	<b>84%</b>
 <b><u>Debt Service</u></b>				
Paying Agent Fees and Accrued Interest	\$ 5,000	\$ 2,000	\$ 3,000	40%
2018 Bond Issue- Debt Service	665,100	225,050	440,050	34%
2020B Bonds- Debt Service	641,650	210,825	430,825	33%
2020A Bond Issue- Debt Service	890,494	295,247	595,247	33%
<b>Total Debt Service</b>	<b>\$ 2,202,244</b>	<b>\$ 733,122</b>	<b>\$ 1,469,122</b>	<b>33%</b>
 <b>OTHER FINANCING SOURCES</b>				
Transfer from other funds	\$ 900,000	\$ 375,000	\$ (525,000)	42%
<b>Total Other Financing Sources</b>	<b>\$ 900,000</b>	<b>\$ 375,000</b>	<b>\$ (525,000)</b>	<b>42%</b>
 <b>EXCESS OF REVENUE OVER (UNDER)</b>				
<b>EXPENDITURES</b>	<b>\$ (550,524)</b>	<b>\$ 271,687</b>	<b>\$ 822,211</b>	

# **CAPITAL PROJECTS FUNDS**

**May 31, 2023**



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

**Budget Status Report - GAAP Basis  
For the Five Months Ending May 31, 2023**

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
<b>REVENUE</b>				
Total Revenue	\$ -	\$ -	\$ -	0%
<b>EXPENDITURES</b>				
<b><u>Vehicles and Equipment Utilities</u></b>				
3/4 Ton Truck, plow package and Flatbed	\$ 82,000	\$ 67,237	\$ 14,763	82%
Ventrac Power Rake	10,000	9,049	951	90%
Plow Truck Combo Dump Truck	100,000	-	100,000	0%
Vac Truck	185,000	-	185,000	0%
Material Storage Facility	20,000	-	20,000	0%
Software - Cash Receipts	10,000	-	10,000	0%
Total Vehicles and Equipment	\$ 407,000	\$ 76,286	\$ 330,714	19%
<b><u>Park and Street Improvements</u></b>				
Overlay Parking Lot at Public Works Facility	\$ 196,000	\$ -	\$ 196,000	0%
Higby Road Study	250,000	113,400	136,600	45%
Remington Hill Overlay	242,500	-	242,500	0%
Irrigation Enhancement Lyons Tail Kitchner to Leather Chaps Northside	20,000	-	20,000	0%
Baseline Controller	15,000	-	15,000	0%
Irrigation Enhancement Kitchner near James Gate	10,000	-	10,000	0%
Storage/ Garage Building	65,000	50,007	14,993	77%
Playground Improvements (Old Creek Park)	168,000	107,243	60,757	64%
Restroom in Train Park	6,000	2,645	3,355	44%
Gazebos (Old Creek Park and Train Park)	50,000	54,442	(4,442)	109%
Agate Park	150,000	131,340	18,660	88%
Leather Chaps and Jackson Street Light	50,000	-	50,000	0%
Total Park and Street Improvements	\$ 1,222,500	\$ 459,077	\$ 763,423	38%
<b>Total Expenditures - District Capital</b>	<b>\$ 1,629,500</b>	<b>\$ 535,363</b>	<b>\$ 1,094,137</b>	<b>33%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ (1,629,500)</b>	<b>\$ (535,363)</b>	<b>\$ 1,094,137</b>	
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer from General Fund	\$ 1,379,500	\$ 421,963	\$ (957,537)	31%
Higby Road - Developer Contribution - Escrow	250,000	113,400	(136,600)	45%
Total Other Financing Sources (Uses)	\$ 1,629,500	\$ 535,363	\$ (1,094,137)	33%
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES</b>	<b>\$ -</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	

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

Budget Status Report - GAAP Basis  
For the Five Months Ending May 31, 2023  
Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
<b>REVENUE</b>				
Water Tap Fees	\$ 722,400	\$ 456,092	\$ (266,308)	63%
Sewer Tap Fees	420,000	223,300	(196,700)	53%
Thompson Thrift Apartments	2,743,535	2,669,096	(74,439)	97%
Water/Sewer Impact Fee	30,000	16,450	(13,550)	55%
Renewable Water Fee	421,260	236,913	(184,347)	56%
Admin Fee	90,000	6,000	(84,000)	7%
Lease Revenue (FMIC)	65,000	51,629	(13,371)	79%
Effluent Paid-AGUA/Woodmoor	225,000	23,632	(201,368)	11%
Review and Comment Fee	30,000	16,310	(13,690)	54%
Western Interceptor	-	74,591	74,591	0%
Water Infrastructure Agreement Fee Homeplace Ranch	-	300,000	300,000	0%
Wastewater Treatment Fees Homeplace Ranch	-	300,000	300,000	0%
Miscellaneous Income-Stonevall Lease	1,000	36,429	35,429	3643%
Payment in Lieu of Water Rights	600,000	27,930	(572,070)	5%
<b>Total Revenue</b>	<b>\$ 5,348,195</b>	<b>\$ 4,438,372</b>	<b>\$ (909,823)</b>	<b>83%</b>
<b>EXPENDITURES</b>				
<b><u>Vehicles and Equipment Utilities</u></b>				
Camera Van - Outfit with Equipment	\$ 100,000	\$ 216,722	\$ (116,722)	217%
Vac Truck	185,000	-	185,000	0%
<b>Total Vehicles and Equipment</b>	<b>\$ 285,000</b>	<b>\$ 216,722</b>	<b>\$ 68,278</b>	<b>76%</b>
<b><u>Wells</u></b>				
A-4 Pump and Motor and Transfuser	\$ 150,000	\$ -	\$ 150,000	0%
<b>Total Wells</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ 150,000</b>	<b>0%</b>
<b><u>Water Improvements</u></b>				
Filter Media Replacement (2 Filter @ B Plant & 2 Filter @ A-Plant)	\$ 130,000	\$ 56,543	\$ 73,457	43%
SCADA	12,000	6,994	5,006	58%
NMCI-Wastewater Design and Permitting	300,000	1,604,163	(1,304,163)	535%
Northern Delivery System	100,000	-	100,000	0%
Bore I-25 for Service to Conexus	150,000	-	150,000	0%
Tap Fee Credits	100,000	66,800	33,200	67%
Bale Ditch- Augmentation Station	25,000	-	25,000	0%
Storage/ Garage Building	65,000	50,007	14,993	77%
AVIC Bale Change Case - Brownstein	200,000	126,292	73,708	63%
FMIC Change Case	50,000	-	50,000	0%
Excelsior Change Case - Cummins	50,000	14,211	35,789	28%
Excelsior Exchange Case	50,000	-	50,000	0%
Central Reservoir - Powerline Relocation and Permitting	200,000	145,945	54,055	73%
AVIC Augmentation Station	100,000	-	100,000	0%
Bale Ditch Purchase	100,000	33,201	66,799	33%
Quarter Circle Ranch	-	906	(906)	0%
Chicago Springs Ranch Master Plan and Improvements and Annex	50,000	-	50,000	0%
Chicago Springs Ranch Recharge Facility	40,000	-	40,000	0%
Chicago Springs Augmentation Station and Permitting	40,000	-	40,000	0%
MI-PB Infrastructure Project	-	17,000	(17,000)	0%
Sailor Property	-	3,767	(3,767)	0%
South Reservoir - Valve House	100,000	124,561	(24,561)	125%
Northern Delivery System Pipeline Construction Project	16,738,781	-	16,738,781	0%
<b>Total Water Improvements</b>	<b>\$ 18,600,781</b>	<b>\$ 2,250,390</b>	<b>\$ 16,350,391</b>	<b>12%</b>
<b>Total Expenditures - Enterprise Capital</b>	<b>\$ 19,035,781</b>	<b>\$ 2,467,112</b>	<b>\$ 16,568,669</b>	<b>13%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ (13,687,586)</b>	<b>\$ 1,971,260</b>	<b>\$ 15,658,846</b>	
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer from Enterprise Fund	\$ 12,787,586	\$ -	\$ (12,787,586)	0%
MI-PB - Escrow	-	17,000	17,000	0%
CWCB Loan Proceeds	900,000	-	(900,000)	0%
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 13,687,586</b>	<b>\$ 17,000</b>	<b>\$ (13,670,586)</b>	<b>0%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES</b>	<b>\$ -</b>	<b>\$ 1,988,260</b>	<b>\$ 1,988,260</b>	