

TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS

Regular Board Meeting Agenda

July 20, 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 Not Related to Amended 2022 Budget Hearing
6. Public Hearing on Amended 2022 Budget (Cathy Fromm)
7. Presentation 2022 Audit (Christine McCleod)
8. Approval of Consent Agenda
 - a. Prior Meeting Minutes
June 22, 2023, Regular Board Meeting (enclosure)
 - b. Billing Summary Rate Code Report (enclosure)
 - c. Taps for June 2023 (enclosure)
 - d. Tax Transfer from Monument (enclosure)
9. Operations Reports
 - a. District Manager Monthly Report (enclosure)
 - b. Assistant District Manager Steve Sheffield Update on training activities
 - c. Public Works and Parks and Open Space Updates (Matt Rayno)
 - d. Utilities Department Updates (Shawn Sexton)
10. Action Items:
 - a. Approve the Triview Metropolitan District's 2022 Audited Financial Statements and direction to Staff to file said statements with the State of Colorado.

- b. Review and Approve Resolution 2023-04, a Resolution of the Triview Metropolitan District Board of Directors Amending the District 2022 Budget.
 - c. Review and Approve Resolution 2023-05, a Resolution of the Triview Metropolitan District Board of Directors, acting at the request of the Property Owners, Conexus Developers, Schuck-Chapman, to Dissolve Subdistrict B and authorize District Staff and the District's Legal team, to prepare documents, make filings, and consummate said Dissolution of Triview Subdistrict B.
11. Review and Consider approval or ratification of the Triview Metropolitan District Financials and Payables.
- a. Checks of \$5,000.00 or more (enclosure)
 - b. June 2023 Financials (enclosure)
12. Legal Comments (George Rowley Triview General Counsel)
13. Update Board on Public Relation activities.
- Newsletter distribution
 - Website Updates (NDS Project Website)
 - Possible meeting with Monument Town Council
14. Executive Session §24-6-402(4) (a), (b), (e), Acquisitions, Legal Advice, and Negotiations, regarding the following general topics:
- Water Acquisitions, Change Cases,
 - Property Acquisition Negotiations
 - Higby Road Design
15. Adjournment



TRIVIEW METROPOLITAN DISTRICT

BASIC FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2022

DRAFT

BOARD OF TRUSTEES

President Mark Melville

Vice President Anthony Sexton

Secretary/Treasurer James Barnhart

Director Amanda Carlton

Director Jason Gross

James McGrady - District Manager

TRIVIEW METROPOLITAN DISTRICT

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1
MANAGEMENT'S DISCUSSION AND ANALYSIS	3
BASIC FINANCIAL STATEMENTS AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2022:	
Government-wide Financial Statements:	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Balance Sheet – Governmental Fund and Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position	11
Statement of Revenues, Expenditures and Changes in Fund Balance – Governmental Fund	12
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance – Governmental Fund to the Statement of Activities	13
Statement of Net Position – Proprietary Fund – Water and Wastewater Fund	14
Statement of Revenues, Expenses and Change in Net Position – Proprietary Fund – Water and Wastewater Fund	15
Statement of Cash Flows – Proprietary Fund – Water and Wastewater Fund	16
Notes to Financial Statements	18
REQUIRED SUPPLEMENTAL INFORMATION:	
Schedule of Revenues, Expenditures and Change in Fund Balance – Budget and Actual – General Fund	35
SUPPLEMENTAL INFORMATION:	
Schedule of Revenues, Expenses and Change in Net Position – Budget and Actual (Non-GAAP Budgetary Basis) – Water and Wastewater Fund	36
Reconciliation of Budgetary Basis to Statement of Revenues, Expenses and Changes in Net Position – Proprietary Fund	37

INDEPENDENT AUDITOR'S REPORT

To be provided upon completion of Audit.

BASIC FINANCIAL STATEMENTS

Management's Discussion and Analysis
To be provided when numbers are finalized.
Pages 3-8

TRIVIEW METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
December 31, 2022

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 1,395,861	\$ 347,420	\$ 1,743,281
Cash and cash equivalents, restricted	4,197,344	243,002	4,440,346
Investments	8,923,994	10,607,876	19,531,870
Property taxes receivable	3,000,192	-	3,000,192
Accounts receivable	515,824	42,568	558,392
Prepaid expenses	120,461	59,105	179,566
Internal balances	(8,393,191)	8,393,191	-
Capital assets, net of accumulated depreciation	20,317,271	85,202,214	105,519,485
Total assets	<u>30,077,756</u>	<u>104,895,376</u>	<u>134,973,132</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred amount on refunding	3,345,686	99,962	3,445,648
Total deferred outflows of resources	<u>3,345,686</u>	<u>99,962</u>	<u>3,445,648</u>
LIABILITIES			
Accounts payable	141,653	865,904	1,007,557
Accrued interest	302,560	162,611	465,171
Accrued settlement	-	48,000	48,000
Long-term liabilities			
Due within one year	760,000	735,000	1,495,000
Due in more than one year	42,498,433	43,123,827	85,622,260
Total liabilities	<u>43,702,646</u>	<u>44,935,342</u>	<u>88,637,988</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred property tax revenue	3,000,192	-	3,000,192
Total deferred inflows of resources	<u>3,000,192</u>	<u>-</u>	<u>3,000,192</u>
NET POSITION			
Net investment in capital assets	(19,595,476)	41,443,349	21,847,873
Restricted			
Contributions	-	243,002	243,002
Emergency reserve (TABOR)	121,335	-	121,335
Unrestricted	6,194,745	18,373,645	24,568,390
Total net position	<u>\$ (13,279,396)</u>	<u>\$ 60,059,996</u>	<u>\$ 46,780,600</u>

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

8

TRIVIEW METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
Year Ended December 31, 2022

Functions/Programs	Program Revenue			Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities
Governmental activities:						
General government	685,826	\$ -	\$ -	\$ -	\$ (685,826)	\$ -
Streets	1,370,645	70,330	-	70,000	(1,230,315)	-
Lighting	14,360	-	-	-	(14,360)	-
Drainage	72,156	89,375	-	-	17,219	-
Signage	14,482	-	-	-	(14,482)	-
Traffic control	70,753	-	-	-	(70,753)	-
Parks, landscape and open space	1,030,672	219,245	-	-	(811,427)	-
Conservation Trust	37,908	-	-	-	(37,908)	-
Interest and fiscal charges	2,025,560	-	-	-	(2,025,560)	-
General government	\$ 5,322,362	\$ 378,950	\$ -	\$ 70,000	(4,873,412)	-
Business-type activities:						
Water and Wastewater Fund	\$ 7,091,351	\$ 8,204,146	\$ -	\$ 1,850,722	2,963,517	2,963,517
Total	\$ 7,091,351	\$ 8,204,146	\$ -	\$ 1,850,722	2,963,517	2,963,517
General revenues and transfers:						
Taxes					6,641,415	6,641,415
Investment earnings					176,336	360,398
Conservation Trust funds					37,908	37,908
Other revenue					31,777	548,894
Transfers					(750,000)	-
Total general revenue					6,137,436	7,588,615
Change in net position					1,264,024	4,414,696
Net position - Beginning					(14,543,420)	55,645,300
Net position - Ending					\$ (13,279,396)	\$ 60,059,996
						\$ 46,780,600

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

TRIVIEW METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUND
December 31, 2022

	<u>General</u>
ASSETS	
Cash and cash equivalents	\$ 1,395,861
Investments	8,923,994
Restricted cash and cash equivalents	4,197,344
Property taxes receivable	3,000,192
Accounts receivable, other	515,824
Prepaid expense	120,461
Total assets	<u>\$ 18,153,676</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	
Accounts payable	\$ 141,653
Due to other funds	8,393,191
Total liabilities	<u>8,534,844</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred property tax revenue	<u>3,000,192</u>
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>3,000,192</u>
FUND BALANCE	
Nonspendable:	
Prepaid expenditures	120,461
Restricted:	
Debt service	2,174,240
Escrow-Higby Road	2,023,104
Emergency reserves	121,335
Unassigned	<u>2,179,500</u>
Total fund balance	<u>6,618,640</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	<u>\$ 18,153,676</u>
 Total fund balance, governmental funds	 \$ 6,618,640
 Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	
Capital assets	20,317,271
Deferred outflows of resources are not current financial resources, and therefore are not reported in the funds	3,345,686
Accrued interest is not due and payable in the current period, and therefore, is not reported as a liability in the funds	(302,560)
Long-term liabilities are not due and payable in the current period and are not included in the fund financial statements, but are included in the governmental activities of the Statement of Net Position	<u>(43,258,433)</u>
Net position of governmental activities	<u>\$ (13,279,396)</u>

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

TRIVIEW METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE
IN FUND BALANCE - GOVERNMENTAL FUND
Year Ended December 31, 2022

	<u>General</u>
REVENUES	
Taxes	\$ 6,641,415
Fees	378,950
Conservation trust funds	37,908
Interest income	176,336
Higby Road Study	70,000
Miscellaneous revenue	31,777
Total revenue	<u>7,336,386</u>
EXPENDITURES	
General government	683,089
Streets	1,189,769
Lighting	14,360
Signage	14,482
Traffic control	65,385
Drainage	72,156
Parks, landscape and open space	1,168,184
Conservation Trust	37,908
Debt Service:	
Interest and fiscal charges	2,584,137
Total expenditures	<u>5,829,470</u>
EXCESS OF REVENUE OVER EXPENDITURES	<u>1,506,916</u>
OTHER FINANCING SOURCES (USES)	
Transfers out	(750,000)
Total other financing sources	<u>(750,000)</u>
NET CHANGE IN FUND BALANCE	756,916
FUND BALANCE - BEGINNING OF YEAR	<u>5,861,724</u>
FUND BALANCE - END OF YEAR	<u>\$ 6,618,640</u>

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

**TRIVIEW METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGE IN FUND BALANCE - GOVERNMENTAL
FUND TO THE STATEMENT OF ACTIVITIES
Year Ended December 31, 2022**

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

Net change in fund balances - Total governmental funds	<u>\$ 756,916</u>
Governmental funds report capital outlays as expenditures. However, in the statement of activities the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlays for the period.	(62,174)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	<u>569,282</u>
Change in net position - Governmental activities	<u>\$ 1,264,024</u>

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

TRIVIEW METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - WATER AND WASTEWATER FUND
December 31, 2022

ASSETS AND DEFERRED OUTFLOWS OF RESOURCES

Current assets	
Cash and cash equivalents	\$ 347,420
Restricted cash and cash equivalents	243,002
Investments	10,607,876
Accounts receivable	42,568
Prepaid expenses	59,105
Due from other funds	8,393,191
Total current assets	<u>19,693,162</u>
Non-current assets	
Capital assets, net of depreciation	<u>85,202,214</u>
Total non-current assets	<u>85,202,214</u>
Total assets	<u>104,895,376</u>

DEFERRED OUTFLOWS OF RESOURCES

Deferred amount on refunding	<u>99,962</u>
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TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES

\$ 104,995,338

LIABILITIES AND NET POSITION

Current liabilities	
Accounts payable	\$ 865,904
Accrued interest	162,611
Accrued settlement	48,000
Bonds payable	735,000
Total current liabilities	<u>1,811,515</u>
Non-current liabilities	
Bonds payable	38,690,924
Loan payable	4,432,903
Total non-current liabilities	<u>43,123,827</u>
Total liabilities	<u>44,935,342</u>

NET POSITION

Net investment in capital assets	45,876,252
Restricted - other	243,002
Unrestricted	13,940,742
Total net position	<u>60,059,996</u>

TOTAL LIABILITIES AND NET POSITION

\$ 104,995,338

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

TRIVIEW METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUND - WATER AND WASTEWATER FUND
Year Ended December 31, 2022

OPERATING REVENUES

Water sales	\$ 4,444,380
Tap fees	1,272,615
Payment in lieu of fees	465,066
Sewer charges	2,022,085
Total operating revenue	<u>8,204,146</u>

OPERATING EXPENSES

Water system	1,392,780
Wastewater system	748,959
General and administrative	1,852,095
Depreciation	1,258,594
Total operating expenses	<u>5,252,428</u>

OPERATING INCOME

2,951,718

NONOPERATING REVENUE (EXPENSE)

Interest income	184,062
Miscellaneous income	394,617
IGA revenue/sale of asset	122,500
Tap fee credits	(379,844)
Interest expense	(1,459,079)
Total nonoperating expense, net	<u>(1,137,744)</u>

INCOME BEFORE TRANSFERS AND CONTRIBUTIONS

1,813,974

CONTRIBUTIONS

1,850,722

TRANSFERS IN

750,000

CHANGE IN NET POSITION

4,414,696

NET POSITION - BEGINNING OF YEAR

55,645,300

NET POSITION - END OF YEAR

\$ 60,059,996

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

TRIVIEW METROPOLITAN DISTRICT
STATEMENT OF CASH FLOWS
PROPRIETARY FUND - WATER AND WASTEWATER FUND
Year Ended December 31, 2022

	<u>Water and Wastewater</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Cash received from customers	\$ 8,190,839
Cash payments to suppliers for goods and services	(3,050,373)
Cash payments to employees for services	(1,154,940)
Net cash provided by operating activities	<u>3,985,526</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Transfers in	750,000
Miscellaneous non-operating income	394,617
IGA revenue/sale of asset	122,500
Change in due from other funds	(1,032,344)
Net cash used by noncapital financing activities	<u>234,773</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Purchases of capital assets	(8,187,916)
Principal paid on debt	(490,000)
Loan proceeds	4,432,903
Developer contributions	1,850,722
Tap fee credits	(379,844)
Interest and other debt-related charges	(1,452,385)
Net cash used in capital and related financing activities	<u>(4,226,520)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Investment income	<u>184,062</u>
Net cash provided by investing activities	<u>184,062</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS	<u>177,841</u>
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	<u>412,581</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u><u>\$ 590,422</u></u>
 Cash is reflected on The Statement of Net Position as follows:	
Cash and Cash Equivalents	\$ 590,422
	<u><u>\$ 590,422</u></u>

Continued

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

**TRIVIEW METROPOLITAN DISTRICT
STATEMENT OF CASH FLOWS
PROPRIETARY FUND - WATER AND WASTEWATER FUND
Year Ended December 31, 2022**

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

Operating income	\$ 2,951,718
Adjustments to reconcile operating income to net cash used in operating activities:	
Depreciation	1,258,594
Effects of changes in operating assets and liabilities:	
Accounts receivable	(13,307)
Prepaid expense	(51,233)
Accounts payable	(121,530)
Accrued interest	<u>(38,716)</u>
Total adjustments	<u>1,033,808</u>
Net cash provided by operating activities	<u><u>\$ 3,985,526</u></u>

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

NOTES TO BASIC FINANCIAL STATEMENTS

TRIVIEW METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

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

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

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation — The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements.

TRIVIEW METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flow. On an accrual basis, property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue in the fiscal year in which all eligibility requirements imposed by the provider have been met.

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

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

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

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

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

The District reports the following major governmental fund:

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

Additionally, the District reports the following major proprietary fund:

Enterprise Fund – The enterprise fund is used to account for those operations financed and operated in a manner similar to private business or where the board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability. The District has one enterprise fund-the Water and Wastewater Fund. The intent of the District is that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges. As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

TRIVIEW METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

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

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

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

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

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

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

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

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

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

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

TRIVIEW METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

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

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

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

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

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

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

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

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

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

TRIVIEW METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

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

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

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

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

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

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

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

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

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

The general fund balance sheet includes reconciliation between *fund balance-governmental fund* and *net position-governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that "capital assets used in governmental

TRIVIEW METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

activities are not financial resources and, therefore, are not reported in the funds". The details of this difference are as follows:

Capital assets	\$ 30,458,554
Accumulated depreciation	<u>(10,141,283)</u>

Net adjustment to fund balance – governmental fund to arrive at net position – governmental activities	<u>\$ 20,317,271</u>
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Explanation of certain differences between the governmental fund statement of revenues, expenditures and change in fund balance and the government-wide statement of activities:

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

Depreciation	\$ (855,283)
Capital outlays	<u>793,109</u>

Net adjustment to net change in fund balance – governmental fund to arrive at change in net position – governmental activities	<u>\$ (62,174)</u>
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Another element of the reconciliation states that "The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities". The details of this difference are as follows:

Amortization of advance refunding difference	\$ (196,805)
Amortization of discount/premium	30,613
Repayment of bonds	730,000
Change in accrued interest	<u>5,474</u>
Net adjustment to net change in fund balance – governmental funds to arrive at change in net position of governmental activities	<u>\$ 569,282</u>

3. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

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

1. In the fall, the District Manager submits to the Board of Directors, a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted by the District to obtain taxpayer comments.

TRIVIEW METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

3. Prior to December 15, the budget is legally approved.
4. Any revisions that alter the total expenditures of any fund must be approved by the Board of Directors.
5. Formal budgetary integration is employed as a management control device during the year for the governmental and proprietary funds.
6. The budget for the General Fund is adopted on a basis consistent with generally accepted accounting principles (GAAP).
7. The budget for the Water and Wastewater Fund is prepared on a basis of accounting other than generally accepted accounting principles, which is normal for proprietary funds. The primary differences are that bond proceeds are treated as a budget source, capital expenditures and principal payments are treated as a budget use, and accrued unpaid interest and the amortization and depreciation expense are not budgeted.
8. Budgeted amounts are as originally adopted or amended.
9. All annual appropriations lapse at the end of the year.

4. DEPOSITS AND INVESTMENTS

The District's deposits and investments consist of the following at December 31, 2022:

	<u>Deposits</u>	<u>COLOTRUST</u>	<u>Total</u>
Cash and cash equivalents	\$ 1,743,281	\$ -	\$ 1,743,281
Restricted cash and cash equivalents	2,266,106	2,174,240	4,440,346
Investments	-	19,531,870	19,531,870
Total	<u>\$ 4,009,387</u>	<u>\$ 21,706,110</u>	<u>\$ 25,715,497</u>

Reconciliation of cash and cash equivalents to the government-wide financial statements at December 31, 2022:

	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
Cash and cash equivalents	\$ 1,395,861	\$ 347,420	\$ 1,743,281
Restricted cash and cash equivalents	4,197,344	243,002	4,440,346
Investments	8,923,994	10,607,876	19,531,870
Total	<u>\$ 14,517,199</u>	<u>\$ 11,198,298</u>	<u>\$ 25,715,497</u>

Deposits — The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulations. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. PDPA allows the financial institution to create a

TRIVIEW METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

single collateral pool for all public funds held. The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits.

At December 31, 2022, the carrying amount of the District's deposits, including certificates of deposits and money markets, was \$4,009,387 the bank balances were \$4,615,392. Of the total bank balance, \$250,000 was covered by FDIC insurance and \$4,365,392 falls under the provision of the Colorado Public Deposit Protection Act which is collateralized in single institution pools.

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

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

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

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

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

Level 2 Observable inputs other than quoted market prices.

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

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

TRIVIEW METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

The District has the following fair value measurements as of December 31, 2022:

	December 31, 2022	<u>Fair Value Measurements Using</u>		
		Quoted Prices In Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 3)	Significant Unobservable Inputs
Investments by fair level:				
Investment Pool	\$21,706,110	-	-	-
Total investments by fair level value:	\$21,706,110	\$ -	\$ -	\$ -

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

Colorado Government Liquid Asset Trust (COLOTRUST) is an investment vehicle established for local government entities in Colorado to pool surplus funds for investment purposes by state statutes. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust currently offers three portfolios, COLOTRUST PRIME, COLOTRUST PLUS+ and COLOTRUST EDGE. COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and any security allowed under CRS 24-75-601. COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAAM by Standard & Poor's. COLOTRUST EDGE is rated AAA/S1 by Fitch Ratings. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

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

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

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

Credit Risk. State law limits investments to those described above. The District does not have an investment policy that would further limit its investment choices.

TRIVIEW METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

5. ACCOUNTS RECEIVABLE

Accounts receivable consisted of the following at December 31, 2022:

GENERAL FUND	
Cash with County Treasurer	\$ 24,507
Taxes from town	<u>491,317</u>
Total general fund	<u>515,824</u>
WATER AND WASTEWATER FUND	
User fees receivable	\$ <u>42,568</u>
Total water and wastewater fund	<u>42,568</u>
Total accounts receivables	<u>\$ 558,392</u>

6. INTERFUND BALANCES AND TRANSFERS

Interfund balances consisted of the following at December 31, 2022:

Receivable	Payable	Amount
Enterprise fund	General fund	<u>\$ 8,393,191</u>

The enterprise fund has a receivable from the general fund, the purpose of this interfund balance is to be a mechanism to track the proper allocation of payments and receipts. During the year ended December 31, 2022 the General Fund transferred \$750,000 to the Enterprise Fund.

7. PROPERTY TAX

Property taxes attach as an enforceable lien on property as of January 1. Taxes are levied on January 1 and are payable in two installments due February 28 and June 15, or in one installment due April 30. El Paso County bills and collects property taxes for the District. District property tax revenues are recognized when levied to the extent that they result in current receivables. The tax rate for the year ended December 31, 2022 was 24.000 mills, 35.000 mills less a temporary mill reduction of 11.000 mills. The District's assessed valuation for 2021, for taxes collected in 2022, was \$120,101,870.

8. ESCROW FUNDS HELD

In 2022, an Escrow account was established in the District's name to accumulate funds for the Monument Industrial Park. The balance in the account at December 31, 2022 was \$243,002. Escrow funds of \$2,023,104 are being held in the General Fund for the construction of Higby Road..

TRIVIEW METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

9. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2022 was as follows:

	Balance at December 31, 2021	Additions	Disposals/ Retirements	Balance at December 31, 2022
Governmental activities:				
Capital assets, not being depreciated:				
Construction in process	\$ 1,346,737	\$ 326,684	\$ -	\$ 1,673,421
Total capital assets not being depreciated	1,346,737	326,684	-	1,673,421
Capital assets, being depreciated:				
Road and streets	25,148,738	142,541	-	25,291,279
Traffic control	448,399	-	-	448,399
Parks, landscape and open space	1,978,095	35,076	-	2,013,171
Equipment	684,588	288,808	-	973,396
Office space	58,888	-	-	58,888
Total capital assets being depreciated	28,318,708	466,425	-	28,785,133
Less accumulated depreciation for:				
Road and streets	(7,810,562)	(694,864)	-	(8,505,426)
Traffic control	(428,719)	(5,368)	-	(434,087)
Parks, landscape and open space	(623,700)	(49,077)	-	(672,777)
Equipment	(416,488)	(103,109)	-	(519,598)
Office space	(6,531)	(2,865)	-	(9,395)
Total accumulated depreciation	(9,285,999)	(855,283)	-	(10,141,283)
Total capital assets, net	\$ 20,379,446	\$ (62,174)	\$ -	\$ 20,317,271
Business-type activities:				
Capital assets, not being depreciated:				
Water rights and land	\$ 23,319,426	\$ 461,201	\$ -	\$ 23,780,627
Construction in process	27,532,565	7,003,964	-	34,536,529
Total capital assets not being depreciated	50,851,991	7,465,165	-	58,317,156
Capital assets, being depreciated:				
Wells	5,297,174	186,431	-	5,483,605
Water storage tank	1,065,456	-	-	1,065,456
Wastewater treatment facility	12,064,302	-	-	12,064,302
Water distribution system and treatment facility	20,959,596	137,550	-	21,097,146
Sanctuary Pointe	4,378,959	-	-	4,378,959
Equipment	649,395	398,769	-	1,048,164
Total capital assets being depreciated	44,414,882	722,750	-	45,137,632
Less accumulated depreciation for:				
Wells	(1,282,276)	(156,083)	-	(1,438,359)
Water storage tank	(638,353)	(26,636)	-	(664,989)
Wastewater treatment facility	(4,596,869)	(301,608)	-	(4,898,477)
Water distribution system and treatment facility	(9,570,545)	(538,266)	-	(10,108,810)
Sanctuary Pointe	(487,663)	(109,474)	-	(597,137)
Equipment	(418,275)	(126,527)	-	(544,802)
Total accumulated depreciation	(16,993,981)	(1,258,594)	-	(18,252,574)
Total capital assets, net	\$ 78,272,892	\$ 6,929,321	\$ -	\$ 85,202,214

28

TRIVIEW METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

10. LONG-TERM LIABILITIES

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

<u>December 31,</u>	<u>Principal</u>	<u>Interest</u>
2023	\$ 215,000	\$ 450,100
2024	225,000	439,350
2025	235,000	428,100
2026	245,000	416,350
2027	260,000	404,100
2028 - 2032	1,500,000	1,813,000
2033 - 2037	1,910,000	1,409,950
2038 - 2042	2,335,000	983,600
2043 - 2047	2,840,000	477,800
2048	640,000	25,600
Total	<u>\$10,405,000</u>	<u>\$ 6,847,950</u>

On May 27, 2020 the District issued Water and Wastewater Enterprise Revenue Bonds-Series 2020 in the amount of \$16,140,000. The bonds were issued to partially fund the purchase of water rights and land known as Stonewall Springs. The bonds are payable semiannually on June 1 and December 1 each year commencing December 1, 2020 with the final payment due December 1, 2050. The bonds are pledged by water and sewer revenue and have a variable interest rate of 3.375% to 5%. Annual debt service requirements to maturity for business-type activities the 2020 bonds are as follows:

<u>December 31,</u>	<u>Principal</u>	<u>Interest</u>
2023	\$ 300,000	\$ 590,494
2024	315,000	575,494
2025	330,000	559,744
2026	345,000	543,244
2027	365,000	525,994
2028 - 2032	2,100,000	2,343,120
2033 - 2037	2,585,000	1,874,670
2038 - 2042	3,090,000	1,361,470
2043 - 2047	3,655,000	794,687
2048 - 2050	2,500,000	170,606
Total	<u>\$15,585,000</u>	<u>\$ 9,339,519</u>

TRIVIEW METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

On November 5, 2020 the District issued Water and Wastewater Enterprise Revenue Bonds—Series 2020B in the amount of \$10,940,000. The bonds were issued to fund the purchase of water rights and land. The bonds are payable semiannually on June 1 and December 1 each year commencing December 1, 2021 with the final payment due December 1, 2050. The bonds are pledged by water and sewer revenue and have an interest rate of 4%. Annual debt service requirements to maturity for business-type activities the 2020B bonds are as follows:

<u>December 31,</u>	<u>Principal</u>	<u>Interest</u>
2023	\$ 220,000	\$ 421,650
2024	230,000	412,850
2025	240,000	403,650
2026	255,000	394,050
2027	255,000	383,850
2028 - 2032	1,470,000	1,754,850
2033 - 2037	1,765,000	1,438,050
2038 - 2042	2,095,000	1,114,100
2043 - 2047	2,530,000	687,400
2048 - 2050	1,880,000	154,600
Total	<u>\$ 10,940,000</u>	<u>\$ 7,165,050</u>

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

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

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

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

\$ 42,525,000

TRIVIEW METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

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

<u>December 31,</u>	<u>Governmental Activities.</u>	
	<u>Principal</u>	<u>Interest</u>
2023	\$ 760,000	\$ 1,815,363
2024	845,000	1,781,163
2025	885,000	1,738,913
2026	980,000	1,694,663
2027	1,030,000	1,645,663
2028 - 2032	6,470,000	7,368,062
2033 - 2037	8,705,000	5,769,162
2038 - 2042	11,390,000	3,814,093
2043 - 2046	11,460,000	1,212,956
Total	<u>\$42,525,000</u>	<u>\$ 26,840,038</u>

Loans payable

\$4,778,310 Loan Agreement, Colorado Water Conservation Board

On March 15, 2022, the District entered into a loan agreement with CWCB for a maximum principal amount of \$4,731,000. The loan proceeds are to be utilized in the District's efforts to replace its nonrenewable Denver Basin groundwater supplies with renewable surface water supplies.

Payments of \$214,821, comprised of principal and interest, will be due annually beginning one year from the Payment Initiation Date. The loan bears interest at the rate of 2.05% per annum. The District has the option to repay the loan, in whole or in part, without penalty upon prior written notice of not less than 30 days to CWCB. At the time of this report, the Payment Initiation Date had not yet been provided by CWCB.

Changes In Long-Term Liabilities —

	<u>Balance at</u> <u>December 31,</u>			<u>Balance at</u> <u>December 31,</u>	<u>Amounts</u> <u>Due Within</u>
<u>Governmental Activities:</u>	<u>2021</u>	<u>Additions</u>	<u>Reductions</u>	<u>2022</u>	<u>One Year</u>
Series 2016 GO Bonds	\$ 43,255,000	\$ -	\$ 730,000	\$ 42,525,000	\$ 760,000
Bond Issuance Premium	764,046	-	30,613	733,433	30,613
Total - Governmental Activities	<u>\$ 44,019,046</u>	<u>\$ -</u>	<u>\$ 760,613</u>	<u>\$ 43,258,433</u>	<u>\$ 790,613</u>
<u>Business-Type Activities:</u>					
<u>Revenue Bonds</u>					
Revenue Bonds - 2018	\$ 10,610,000	\$ -	\$ 205,000	\$ 10,405,000	\$ 215,000
Revenue Bonds - 2020	15,870,000	-	285,000	15,585,000	300,000
Revenue Bonds - 2020B	10,940,000	-	-	10,940,000	220,000
Bond Issuance Premium - 2018 Bonds	294,007	-	10,889	283,118	10,889
Bond Issuance Premium - 2020 Bonds	798,100	-	28,086	770,014	28,086
Bond Issuance Premium - 2020B Bonds	1,494,629	-	51,837	1,442,792	51,837
Total - Revenue Bonds	<u>\$ 40,006,736</u>	<u>\$ -</u>	<u>\$ 580,812</u>	<u>\$ 39,425,924</u>	<u>\$ 825,812</u>
<u>Loans</u>					
CWCB Loan - 2022	\$ -	\$ 4,432,903	\$ -	\$ 4,432,903	\$ -
	<u>\$ -</u>	<u>\$ 4,432,903</u>	<u>\$ -</u>	<u>\$ 4,432,903</u>	<u>\$ -</u>
Total - Business-Type Activities	<u>\$ 40,006,736</u>	<u>\$ 4,432,903</u>	<u>\$ 580,812</u>	<u>\$ 43,858,827</u>	<u>\$ 825,812</u>

TRIVIEW METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

11. NET POSITION

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

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

As of December 31, 2022, the District had net investment in capital assets as follows:

Net investment in capital assets:	
Capital assets, net of depreciation	\$ 105,519,485
Deferred outflow related to debt refunding	3,445,648
Long-term liabilities due within one year	(1,495,000)
Long-term liabilities due in more than one year	<u>(85,622,260)</u>
Total net investment in capital assets	<u>\$ 21,847,873</u>

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

As of December 31, 2022, the District had restricted net position as follows:

Emergency reserve (TABOR)	\$ 121,135
Total restricted	<u>\$ 121,135</u>

Unrestricted net position consists of the net amount of assets, deferred outflows of resources, liabilities and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted component of net position. The District utilizes unrestricted net position before using restricted net position. As of December 31, 2022, the District had unrestricted net position of \$24,568,390.

12. RISK MANAGEMENT

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

TRIVIEW METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

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

13. COMMITMENTS AND CONTINGENCIES

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

Tap fees — In 2007, the District settled a condemnation proceeding with a developer by agreeing to provide the developer with a credit for sewer and water tap fees in the cumulative amount of \$436,000. As of December 31, 2022 the developer had a remaining credit for sewer and water tap fees in the amount of \$48,000.

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

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

The agreement committed funding of approximately \$2,400,000 from escrowed tap fees and an additional \$250,000 from the District. The additional funding of approximately \$2,200,000 will be provided by the Developers. The contribution from the Developers will be repaid by the District from additional escrowed tap fees based on the schedule above. The estimated remaining funding of \$250,000 not supplied by the tap fees was required from the District within 90 days of the of the installation of the final residential meter in Phase I. As of December 31, 2022, the District had expended \$2,650,000 for infrastructure improvements in accordance with the Agreement.

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

14. INTERGOVERNMENTAL AGREEMENTS

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

In 2009 the District completed an expansion of the plant to 1.75 million gallons per day (MGD).

TRIVIEW METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

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

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

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

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

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

15. SUBDISTRICT A AND SUBDISTRICT B

On November 3, 2020, electors approved the formation of Triview Metropolitan Subdistricts A and B for the purpose providing additional services to specific areas of the Triview Metropolitan District. As of December 31, 2022, the Districts are financially inactive.

16. AMENDMENT TO COLORADO CONSTITUTION

Colorado voters passed an amendment to the *State Constitution*, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments. Fiscal year spending and revenue limits are determined based on the prior year's spending adjusted for inflation and local growth. Revenue in excess of the limit must be refunded unless the voters approve retention of such revenue.

On November 6, 2006 District residents voted to exempt the District from the revenue limits of the Amendment. This revenue change was effective from January 1, 2007 through December 31, 2017. On November 7, 2017 District residents voted to continue the exemption of the revenue limits indefinitely. The Amendment is complex and subject to judicial interpretation. The entity believes it is in compliance with the requirements of the amendment. However, the entity has made certain interpretations of the amendment language in order to determine its compliance.

REQUIRED SUPPLEMENTAL INFORMATION

TRIVIEW METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGE IN
FUND BALANCE - BUDGET AND ACTUAL
GENERAL FUND
For the Year Ended December 31, 2022

	<u>Budgeted Amounts Original</u>	<u>Budgeted Amounts Final</u>	<u>Actual</u>	<u>Variance with Final Budget - Positive (Negative)</u>
REVENUES				
Taxes	\$ 6,448,445	\$ 6,650,000	\$ 6,641,415	\$ (8,585)
Fees	875,500	373,000	378,950	5,950
Conservation trust funds	22,500	37,908	37,908	-
Interest income	7,000	177,000	176,336	(664)
Higby Road Study	-	70,000	70,000	-
Miscellaneous revenue	26,000	54,000	31,777	(22,223)
Total Revenues	<u>7,379,445</u>	<u>7,361,908</u>	<u>7,336,386</u>	<u>(25,522)</u>
EXPENDITURES				
General government	724,223	685,000	683,089	1,911
Streets	727,383	635,000	634,804	196
Capital	367,000	536,000	554,965	(18,965)
Lighting	58,000	15,000	14,360	640
Signage	4,000	15,000	14,482	518
Traffic control	31,500	66,000	65,385	615
Drainage	50,000	72,500	72,156	344
Parks, landscape & open space	860,383	970,000	930,040	39,960
Capital	270,500	276,000	238,144	37,856
Conservation trust	22,500	37,908	37,908	-
Debt Service:				
Interest and fiscal charges	2,580,713	2,583,000	2,584,137	(1,137)
Total Expenditures	<u>5,696,202</u>	<u>5,891,408</u>	<u>5,829,470</u>	<u>61,938</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>1,683,243</u>	<u>1,470,500</u>	<u>1,506,916</u>	<u>36,416</u>
OTHER FINANCING SOURCES (USES)				
Transfers out	(750,000)	(750,000)	(750,000)	-
Total other financing sources	<u>(750,000)</u>	<u>(750,000)</u>	<u>(750,000)</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	<u>933,243</u>	<u>720,500</u>	<u>756,916</u>	<u>36,416</u>
FUND BALANCE - BEGINNING OF YEAR	<u>3,512,237</u>	<u>5,861,724</u>	<u>5,861,724</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 4,445,480</u>	<u>\$ 6,582,224</u>	<u>\$ 6,618,640</u>	<u>\$ 36,416</u>

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

SUPPLEMENTAL INFORMATION

TRIVIEW METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENSES AND CHANGE IN
NET POSITION (NON-GAAP BUDGETARY BASIS)
WATER AND WASTEWATER ENTERPRISE FUND
For the Year Ended December 31, 2022

	Budgeted Amounts Original	Budgeted Amounts Final	Actual	Variance with Final Budget - Positive (Negative)
REVENUES				
Water assessments	\$ 5,448,706	\$ 4,500,000	\$ 4,444,380	\$ (55,620)
Sewer assessments	2,031,387	2,021,387	2,022,085	698
Interest income	8,000	185,000	184,062	(938)
Water and sewer tap fees	2,856,000	1,300,000	1,272,615	(27,385)
Payment in lieu of water	500,000	465,000	465,066	66
Fees	616,800	400,000	310,882	(89,118)
Developer contributions	-	1,850,722	1,850,722	-
IGA revenue/sale of asset	122,500	122,500	122,500	-
Miscellaneous income	70,000	89,036	83,735	(5,301)
Total Revenue	11,653,393	10,933,645	10,756,047	(177,598)
EXPENSES				
General & administrative:				
Salaries & wages	694,065	895,000	894,964	36
Employee benefits	229,578	260,000	259,976	24
Engineering	75,000	91,000	90,854	146
Legal	100,000	215,000	213,238	1,762
Communications	30,000	26,200	26,181	19
Accounting and auditing	55,000	78,000	77,688	312
Conference/training/class	2,000	2,000	1,964	36
Dues, publications & subscriptions	6,000	10,500	10,301	199
IT support	17,000	20,000	19,976	24
Office supplies & equipment	10,000	9,200	9,106	94
Postage	1,000	1,050	1,013	37
Publications - legal notice	200	200	-	200
Repairs & maintenance	500	500	-	500
Telephone service	10,000	12,600	12,587	13
Travel & meetings	1,000	350	343	7
Office overhead	9,000	13,600	13,507	93
Insurance	31,347	36,000	35,949	51
Billing expense	90,000	110,300	110,239	61
Miscellaneous	35,000	29,000	28,673	327
Vehicle repair and maintenance	26,000	45,600	45,536	64
Total General & Administrative	1,422,690	1,856,100	1,852,095	4,005
Water system	1,138,187	1,400,000	1,392,780	7,220
Wastewater system	914,306	750,000	748,960	1,040
Principal payments on capital debt	490,000	490,000	490,000	-
Interest and bond expense	1,491,744	1,492,000	1,490,494	1,506
Tap fee credits	200,000	380,000	379,844	156
Capital expenditures	5,004,228	8,200,000	8,187,916	12,084
Total Expenses	10,661,155	14,568,100	14,542,089	26,011
EXCESS OF REVENUES OVER (UNDER) EXPENSES	992,238	(3,634,455)	(3,786,042)	(151,587)
OTHER FINANCING SOURCES (USES)				
Loan proceeds	-	4,432,903	4,432,903	-
Transfer from (to) other funds	750,000	750,000	750,000	-
Total other financing sources	750,000	5,182,903	5,182,903	-
EXCESS OF REVENUES OVER EXPENSES	1,742,238	1,548,448	1,396,861	(151,587)
NET POSITION - BEGINNING OF YEAR	17,200,361	16,351,309	16,351,309	-
NET POSITION - END OF YEAR	\$ 18,942,599	\$ 17,899,757	\$ 17,748,170	\$ (151,587)

TRIVIEW METROPOLITAN DISTRICT
RECONCILIATION OF BUDGETARY BASIS TO STATEMENT OF
REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION - PROPRIETARY FUND
Year Ended December 31, 2022

Excess of revenues over expenses	<u>\$ 1,396,861</u>
Reconciling Items:	
Expenses included in statement of revenues, expenses and changes in net position, but not included with expenses on a budgetary basis:	
Depreciation	(1,258,594)
Expenses included under budgetary basis, but not included in statement of revenues, expenses and changes in net position	
Capital outlay	8,187,916
Amortization on refunding	(20,683)
Debt paid	490,000
Loan proceeds	(4,432,903)
Amortization of Bond Premium	90,812
Change in Accrued Interest	<u>(38,713)</u>
Change in net position per statement of revenues, expenses and changes in net position	<u><u>\$ 4,414,696</u></u>

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

June 22, 2023

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, June 22, 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 5:33 p.m.

ATTENDANCE

In attendance were Directors:

President	Mark Melville, present
Secretary/Treasurer	James Barnhart, present
Director	Amanda Carlton, present
Director	Jason Gross, present

Vice President Anthony Sexton was absent. This absence was approved by the Board of Directors.

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
Nelson Dunford, 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

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 Barnhart to approve the agenda with the addition of 8a. Upon a second by Director Carlton. A vote was taken, and the motion was carried unanimously.

PUBLIC COMMENT

Natalie Barszcz mentioned the trail off of Split Creek Drive is very swampy. Matt said he is working on repair of all the trails in the district.

Consent Agenda

- a) Prior Meeting Minutes
 - May 18, 2023, Regular Board Meeting
- b) Billing Summary Rate Code Report
- c) Taps for May 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 Carlton. A vote was taken, and the motion was carried unanimously.

OPERATIONS REPORT

District Manager Report (enclosure)

- Mr. McGrady discussed the Northern Delivery System progress. Kiewit is currently working on Roller Coaster Road laying 300 feet of pipe a day. Kiewit has a major tie in on July 29th which will be done at night because it will affect the water system. The CDOT application permit was signed today for the boring underneath Highway 83. This should be completed within 30 days. Progress is going great on this project.
- Mr. McGrady and Chris Cummins will do the final presentation for the 1041 Permit with Pueblo County Commissioners on June 27, 2023. This will be the final decision to do the water exchanges to and from Pueblo Reservoir from the Stonewall Springs Reservoir.
- The pump station has been completed and will be commissioned on June 26, 2023. The South Reservoir currently contains about 230 Acre feet of water.

RECORD OF PROCEEDINGS

- The draft report from the Upper Monument Wastewater Treatment Plant was received on June 16th. Mr. McGrady is in the process of reviewing this report.
- The paving of the A Yard has been completed. The building for the Vac truck has been completed also.
- Well A-4 has been cleaned and videoed.
- The Overlay of Remington Hills will begin in July depending on weather conditions.

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

- Mr. Rayno stated this spring has been a real challenge keeping up with the landscape maintenance. The crews continue to do irrigation repairs and maintenance is ongoing.
- Grading and trail repairs continue.
- The focus for July will include irrigation repairs, dead tree and shrub replacements, erosion control on Transcontinental trail and the Swing Park Trail.

Utilities Department Update

- Pumpage for the month of May 2023 was 28.562 Mg.
- Well A4 rehab completed.
- All Water plants are running normally.
- Bulk chemicals for water treatment are arriving normally with no anticipated interruptions.
- HMO is running at B plant, reconfiguration for state approval letter requirements is underway.

Forest Lakes

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

RECORD OF PROCEEDINGS

ACTION ITEMS:

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.

A motion was made by Director Barnhart to approve the Water Rights Lease Agreement between James Treat, and Triview Metropolitan District and authorize the District Manager to sign with only non-substantive changes to the approved agreement. The motion was duly seconded by Director Carlton. 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 Barnhart. The motion was duly seconded by Director Gross. A vote was taken, and the motion was carried unanimously.

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

LEGAL COMMENTS

None.

PUBLIC RELATIONS:

Mr. McGrady stated the newsletter for August should include an article about what Triview does in-house and why we are doing this. A suggestion was made arrange a Work Session with the Town of Monument to introduce the new Board members and discuss NDS, NMCI, Higby Road etc.

RECORD OF PROCEEDINGS

BOARD BREAK

The Board took a break at 7:08 p.m. before entering Executive Session.

EXECUTIVE SESSION:

A motion was made by Director Gross 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 7:15 p.m.

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

ADJOURN

There being no further business to come before the Board, a motion to adjourn the meeting was made by Director Gross. The motion was duly seconded by Director Carlton. A vote was taken, and the motion was carried unanimously. The meeting was adjourned at 8:13 p.m.

Respectfully Submitted

James C. McGrady
Secretary for the Meeting

Triview Metropolitan District 6/1 to 6/30/2023
Summary Financial Information - Board Packet

Sales	Amount	Transactions
Rate Code 01 Triview Metro - Res Sewer Base Rate	\$112,064.28	2151
Rate Code 01 Triview Metro - Res Sewer Use Rate	\$42,959.41	2140
Rate Code 01 Triview Metro - Res Water Base Rate	\$67,567.50	2151
Rate Code 01 Triview Metro - Res Water Use Rate Tier1	\$84,795.92	2137
Rate Code 01 Triview Metro - Res Water Use Rate Tier2	\$36,007.43	791
Rate Code 01 Triview Metro - Res Water Use Rate Tier3	\$4,902.59	61
Rate Code 01 Triview Metro - Res Water Use Rate Tier4	\$1,129.94	10
Rate Code 01 Triview Metro - Res Water Use Rate Tier5	\$308.77	3
Rate Code 02 Triview Metro - Com Sewer Base Rate 1"	\$2,936.36	28
Rate Code 02 Triview Metro - Com Water Base Rate 1"	\$1,755.60	28
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	\$24,230.06	76
Usage Fee Triview Metro - Com Water Use Rate	\$36,087.38	76
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	\$31,912.29	53
Triview Metro - Quik Way Sewer	\$213.00	1
Triview Metro - Metering & Billing Fee	\$11,375.00	2275
Title Prep Fee Triview Metro - Title Request Fee	\$350.00	7
Triview Metro - 5% Late Fee	\$1,608.22	160
Special Impact Triview Metro - Special Impact Fee	\$2,440.00	244
Triview Metro - Reconnect Fee	\$300.00	2
Triview Metro - NSF Fee		
Total Accounts	\$495,707.72	12550

Rate Code Breakout of Billed Accounts	# Units
Rate Code 01 - Residential 5/8"	2150
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	
Total Accounts	2284

Aging Report	Amount
Amount Past Due 1-30 Days	\$ 53,759.19
Amount Past Due 31-60 Days	\$ 5,337.57
Amount Past Due 61-90 Days	\$ (1,392.71)
Amount Past Due 91-120 Days	\$ (4,668.47)
Amount Past Due 120+ Days	\$ (3,118.41)
Total AR	\$49,917.17

Receipts	Amount	Items
Payment - ACH	\$158.60	1
Payment - ACH Key Bank	\$281,382.70	1458
Payment - Check Key Bank	\$158,388.83	603
Payment - On Site	\$45,931.61	142
Refund CREDIT	(\$4,547.10)	29
REVERSE Payment	(\$617.20)	3
Transfer CREDIT In		
Transfer CREDIT Out		
REVERSE Payment - NSF		
Total Receipts	\$480,697.44	2236
Checks versus Online Payments	33.80%	66.20%
	Checks	ACH's

Water	Gallons	Accounts
Gallons sold 4-27 to 5-31-2023 =	25,014,372	2281
Gallons sold 5-31 to 6-30-2023 =	24,523,598	2286

Usage Breakout in Gallons for Residential	# of Accounts	Combined Use	% of Usage
Over 50,000	1	57,249	0.23%
40,001 - 50,000	3	128,584	0.51%
30,001 - 40,000	7	239,053	0.96%
20,001 - 30,000	50	1,181,723	4.72%
10,001 - 20,000	451	6,091,544	24.35%
8,001 - 10,000	283	2,523,366	10.09%
6,001 - 8,000	365	2,539,919	10.15%
4,001 - 6,000	435	2,181,865	8.72%
2,001 - 4,000	402	1,211,577	4.84%
1 - 2,000	143	178,504	0.71%
Zero Usage	10	0	0.00%
Total Meters	2150	16,333,384	65.30%

Usage Breakout in Gallons for Commercial	# of Accounts	Combined Use	% of Usage
Over 50,000	29	4,099,274	16.39%
40,001 - 50,000	5	224,804	0.90%
30,001 - 40,000	8	274,207	1.10%
20,001 - 30,000	6	140,524	0.56%
10,001 - 20,000	5	62,771	0.25%
8,001 - 10,000	3	26,901	0.11%
6,001 - 8,000	4	28,345	0.11%
4,001 - 6,000	6	29,352	0.12%
2,001 - 4,000	6	17,312	0.07%
1 - 2,000	4	3,538	0.01%
Zero Usage	2	0	0.00%
Total Meters	78	4,907,028	19.62%

Usage Breakout in Gallons for Irrigation	# of Accounts	Combined Use	% of Usage
Over 50,000	13	3,314,894	13.25%
40,001 - 50,000	1	47,887	0.19%
30,001 - 40,000	2	65,180	0.26%
20,001 - 30,000	8	202,494	0.81%
10,001 - 20,000	7	99,075	0.40%
8,001 - 10,000	2	17,676	0.07%
6,001 - 8,000	0	0	0.00%
4,001 - 6,000	2	10,397	0.04%
2,001 - 4,000	4	11,240	0.04%
1 - 2,000	8	5,117	0.02%
Zero Usage	6	0	0.00%

SANCTUARY POINTE				
NO.	ADDRESS	PAYEE	DATE	TOTAL FEES PAID TO TMD
16316	Treetop Glory Court	Classic Homes	06/14/23	\$45,816.86
82	Panoramic Dr.	Classic Homes	06/21/23	\$47,093.25
263	Panoramic Dr.	Classic Homes	06/21/23	\$47,093.25
289	Panoramic Dr.	Classic Homes	06/21/23	\$47,093.25
			Total:	\$187,096.61

JACKSON CREEK NORTH (CREEKSIDE)				
NO.	ADDRESS	PAYEE	DATE	TOTAL FEES PAID TO TMD
981	Lone Deer Drive	Classic Homes	06/24/23	\$44,371.27
16841	New Autumn Dr.	Classic Homes	06/24/23	\$44,371.27
979	Rambling Oak Dr.	Classic Homes	06/24/23	\$44,491.20
16805	Greenfield Drive	Richmond Homes	06/28/23	\$45,662.31
16806	Greenfield Drive	Richmond Homes	06/29/23	\$45,557.90
16815	Greenfield Drive	Richmond Homes	06/27/23	\$45,027.86
16816	Greenfield Drive	Richmond Homes	06/27/23	\$45,027.86
16825	Greenfield Drive	Richmond Homes	06/27/23	\$45,662.31
16826	Greenfield Drive	Richmond Homes	06/27/23	\$45,557.90
16835	Greenfield Drive	Richmond Homes	06/27/23	\$45,027.86
16845	Greenfield Drive	Richmond Homes	06/27/23	\$45,662.31
16714	Mystic Canyon Drive	Richmond Homes	06/27/23	\$45,027.86
			Total:	\$541,447.91

HOME PLACE RANCH				
NO.	ADDRESS	PAYEE	DATE	TOTAL FEES PAID TO TMD
132	Limbach Court	Challenger Homes	06/14/23	\$47,403.53
16367	Bassett Mill Way	Challenger Homes	06/14/23	\$48,381.71
142	Limbach Court	Challenger Homes	06/14/23	\$47,403.53
170	E. Lost Pines Drive	Challenger Homes	06/14/23	\$48,036.38
16277	Talons Bluff Lane	Challenger Homes	06/14/23	\$47,296.99
16282	Monument Rock Court	Challenger Homes	06/14/23	\$47,296.99
152	Limbach Court	Challenger Homes	06/14/23	\$47,681.41
122	E. Lost Pines Drive	Vantage Homes	06/21/23	\$48,103.49
			Total:	\$381,604.03



July 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 \$276,615.56 to the Triview ColoTrust District Fund account on or before July 31, 2023. The ACH details are as follows and documentation is enclosed.

Sales Tax for May 2023	\$ 241,867.14
Regional Building Use Tax for June 2023	\$ 1401.21
Motor Vehicle Tax for May 2023	\$ 33,347.21

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

Sincerely,

Mike Foreman
Town Manager



Triview Metro Public Works July 2023 Report

List of July Projects:

- Landscape enhancement project Agate Creek Park nearing completion. Looking to open the park next week.
- Tree replacement order throughout district.
- Weekly/Daily: Daily trash pick-up around the district and bi-weekly cleaning of trash cans and doggie pot stations
- sprayed weeds on all trails throughout district.
- Irrigation adjustments and improvements on going.
- weed control ongoing
- pruning shrub and trees throughout district
- Ordered radar signs of Glen Eagle. Should be here end of August.
- Remington Hill Mill and overlay started July 10th. Completed July 21.
- Street Sweeping district mains starts 7-17-2023
- Fleet maintenance
- Round 2 fertilizer and on lawn weed control completed July 12th.
- Old Creek Park shade pavilion concrete slab poured and ready for structure to be installed in august.
- District concrete repairs round 1 completed, Dawson creek & Venison Creek
- NDS landscape and irrigation repairs on Sanctuary Rim.
- oversee landscape warranty replacements Jackson Creek #2 and Sanctuary Rim. For acceptance.



Focus for August:

- Tree replacements Leather Chaps, Glen eagle, Sanctuary Rim
- Schedule rental for crack sealing district. We are moving this in house.
- Equipment prep for snow removal
- Fall Aeration equipment prep
- Trail improvements Piute, swing, B Plant trails
- Trail material installed
- Tree rings and mulch in turf lawns.
- district concrete repairs.
- District street signs replacement (need several new signs made)
- District turf improvement grade and seed several areas.
- District concrete repairs to continue later this month.
- Start working on budget items of 2024



ok to
proceed.
JMM 7-11-23

From: TreeTop Products
Sent: Wednesday, June 28, 2023 1:50 PM
To: Matt Rayno
Subject: Treetop Products: Quote# QUOTRE26544

Dear Matt Rayno:

I just left a voicemail and wanted to follow up with an email as well.

I realize that city decisions can take a while to approve. I just wanted to check to be sure both of my Speed Aware Radar Sign quotes are in consideration.

Please call or email me with a status update.

I hope to hear from you soon.

Thank you,

Amy
Treetop Products
Key Accounts Representative- Traffic Safety Specialist
~~630-845-5457~~

Please review our company's Product Warranty, Shipping Policy, and Return Policy as stated at the bottom of our website: www.treetopproducts.com before placing your order.



TreeTopProducts.com
Lowest Prices Guaranteed

Treetop Products Inc.
222 State Street
Batavia IL 60510
(630) 845-5457
keyaccounts@treetopproducts.com

Quote

Account Number - 73799

Estimate # QUOTRE26544

4/18/2023

Customer

Jim McGrady
Triview Metropolitan District
16055 Old Forest Pt Ste 302
Monument CO 80132
(719) 235-0433

Ship To

Matt Rayno
Triview Metropolitan District
16525 Jackson Creek Pkwy
Monument CO 80132

Item	Qty	Rate	Amount	Estimated Lead Time
35C3487-WH Speed Aware 12" Radar Speed Sign/ White/ 20W	2	\$3,578.85	\$7,157.70	Ships In 5 - 6 Weeks
Subtotal			\$7,157.70	

Tax Total (%)	\$0.00
---------------	--------

Shipping	\$242.69
----------	----------

Total	\$7,400.39
-------	------------

*Estimated lead time is based on normal fulfillment time of an order at this moment. Orders with large quantities may require additional time. These estimates are subject to change based on the nationwide supply chain issue.

PRICING FOR THIS QUOTE IS LOCKED IN FOR 30 DAYS





Triview Metro Water Department

List of Accomplishments for June 2023

Pumpage for month of June 2023 –	
Total to Well Pumpage	28.926 Mg
Corrected to match Amcobi Read Dates (5/31 to 6/30)	27.779 Mg*
Total to Production June 2022	49.094 Mg
Net water impounded in District ground storage tanks	49914 Gal
Hydrant meter usage	290939 Gal
Total Backwash/Flush Plants A/B	977688 Mg
Total District Irrigation (For May from Board Packet)	3.77 Mg
Total Sold	24.524 MG
Total Sold June 2022	36.995 Mg
Total District flow to WWTP for June 2023	11.669 Mg
*Corrected Raw Flow/Sold water variance is 7.0 % (CRWF-Sold-Impound-Hydrant meter usage-Total Backwash/Flush)/CRWF X 100%	

Reported activity for Month of June 2023

Wellfield-

- All wells are running normally and available as needed
- Currently using A9, D9, A7, D7, A1, A4, D4

Water Plants A/B, C Plant Pump Station-

- A Plant is running normally
- B Plant is running normally
- C Plant Pump Station is running normally
- Sodium Hypochlorite was filled on July 7th, with additional stores in totes at both plants, deliveries are proceeding with no issues.
- All required plant sampling is complete and up to date with no issues, including radium
- TENORM registration renewal with CDPHE is underway with RadPros (\$200 renewal fee)

Additional Accomplishments-

- Numerous locates were completed throughout the district during this month; approx. 200+
- All PRV vaults were inspected, with some minor repairs made and adjusted as required

- Water Dept Staff undertook a practice session and live session with Kewitt for the water main tap on Sanctuary Rim BLVD (12" water main), the procedure had no impact to the district and was completely transparent (thanks to staff and Rob Lewis for coordinating and numerous consultations with engineers and Kewitt staff)

Future projects-

- Continued work on the fire hydrant maintenance for the next several months (Focus on Sanctuary for hydrant maintenance)
- Continued coordination with Kewitt for remaining tie ins at C Plant (2 more)

Max Daily production-

6/1/23 - 1,057,000 MG

6/9/23 - 1,874,000 MG

6/20/23 - 1,366,000 MG

6/21/23 - 2,284,000 MG

6/24/23 - 1,047,000 MG

6/25/23 - 1,170,000 MG

6/26/23 - 1,510,000 MG

6/27/23 - 1,341,000 MG

6/28/23 - 1,423,000 MG

6/29/23 - 1,507,000 MG

6/30/23 - 1,,000 MG

TRIVIEW METROPOLITAN DISTRICT
RESOLUTION #2023-04
2022 BUDGET AMENDMENT

WHEREAS, the Board of Directors of the Triview Metropolitan District held a special meeting on December 14, 2021 to adopt a budget for the 2022 fiscal year; and

WHEREAS, the Board of Directors of the Triview Metropolitan District appropriated funds for the fiscal year 2022 as follows:

General Fund/Capital Projects Fund	\$ 6,446,202
Water and Wastewater Enterprise Fund/Capital Projects Fund	\$10,661,155

and;

WHEREAS, the necessity arose for expenditure of additional funds within the General Fund/Capital Projects Fund and Water and Wastewater Enterprise Fund/Capital Projects Fund in excess of those appropriated for the fiscal year 2022; and

WHEREAS, funds were available for such expenditures.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Triview Metropolitan District shall, and hereby does, amend the budget for the fiscal year 2022 as follows:

General Fund/Capital Projects Fund	\$ 6,641,408
Water and Wastewater Enterprise Fund/Capital Projects Fund	\$14,568,100

BE IT FURTHER RESOLVED, that such sums are hereby appropriated to the General Fund/Capital Projects Fund and the Water and Wastewater Enterprise Fund/Capital Projects Fund for the purposes noted in Exhibit A.

Adopted this 20th day of July 2023.

TRIVIEW METROPOLITAN DISTRICT

By: _____
Mark Melville, President

ATTEST:

James Barnhart, Treasurer/Secretary

(SEAL)

EXHIBIT A
General Fund/Capital Projects Fund
Water and Wastewater Enterprise Fund/Capital Projects Fund
Proposed 2022 Amended Budget

TRIVIEW METROPOLITAN DISTRICT
PROPOSED 2022 AMENDED BUDGET
GENERAL FUND

	<u>Adopted Budget</u>	<u>Proposed Amended Budget</u>
REVENUE		
Taxes	\$ 6,448,445	\$ 6,650,000
Fees	875,500	373,000
Conservation trust funds	22,500	37,908
Interest income	7,000	177,000
Higby Road Study	-	70,000
Miscellaneous revenue	26,000	54,000
Total Revenue	<u>7,379,445</u>	<u>7,361,908</u>
EXPENDITURES		
General government	724,223	685,000
Streets	727,383	635,000
Capital	367,000	536,000
Lighting	58,000	15,000
Signage	4,000	15,000
Traffic control	31,500	66,000
Drainage	50,000	72,500
Parks, landscape & open space	860,383	970,000
Capital	270,500	276,000
Conservation trust	22,500	37,908
Debt Service:		
Interest and fiscal charges	2,580,713	2,583,000
Total Expenditures	<u>5,696,202</u>	<u>5,891,408</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>1,683,243</u>	<u>1,470,500</u>
OTHER FINANCING SOURCES (USES)		
Transfers out	(750,000)	(750,000)
Total Other Financing Sources (Uses)	<u>(750,000)</u>	<u>(750,000)</u>
NET CHANGE IN FUND BALANCE	<u>933,243</u>	<u>720,500</u>
FUND BALANCE - BEGINNING OF YEAR	<u>3,512,237</u>	<u>5,861,724</u>
FUND BALANCE - END OF YEAR	<u>\$ 4,445,480</u>	<u>\$ 6,582,224</u>

RESOLUTION 2023-05

**JOINT RESOLUTION OF THE BOARDS OF DIRECTORS
OF TRIVIEW METROPOLITAN DISTRICT AND
TRIVIEW METROPOLITAN DISTRICT SUBDISTRICT B**

**REGARDING THE DISSOLUTION OF TRIVIEW
METROPOLITAN DISTRICT SUBDISTRICT B**

WHEREAS, Triview Metropolitan District (the "District") was formed pursuant to §§ 32-1-101 *et seq.*, C.R.S., by order of the District Court in and for El Paso County, Colorado, and after approval of the District's eligible electors at an election held for that purpose; and

WHEREAS, Triview Metropolitan District Subdistrict B (the "Subdistrict") was formed by adoption of a Resolution of the Board of Directors of Triview Metropolitan District Regarding the Formation of a Subdistrict adopted December 10, 2020, pursuant to the Service Plan for the District and Section 32-1-1101(l)(f)(I) and (II), C.R.S., and

WHEREAS, the Subdistrict was organized in order to provide separate indebtedness from the District in order to facilitate the provision, financing, and servicing of particular public improvement needs of certain areas of the District; and

WHEREAS, plans for development within the boundaries of the District and the Subdistrict have changed, and the purposes for which the Subdistrict was organized will not be needed under the current development plans; and

WHEREAS, the Subdistrict owns no property and provides no services; and

WHEREAS, the Subdistrict has no financial activity or outstanding obligations; and

WHEREAS, the Subdistrict has not issued any debt; and

WHEREAS, the Boards of Directors of the District and the Subdistrict (the "Boards") have determined that the best interest of the District, Subdistrict, property owners, taxpayers, and future residents of the District will be served by dissolving the Subdistrict; and

WHEREAS, before a subdistrict can be formed, a District must officially make a determination to create the subdistrict by passing a resolution thereon; and

WHEREAS, absent statutory direction with respect to procedures related to the dissolution of a subdistrict, the District and Subdistrict have determined to follow the same procedures required to create a subdistrict in order to dissolve the Subdistrict; and

WHEREAS, in accordance with Section 32-1-1101(1)(F)(II), C.R.S., the District and Subdistrict have determined to notify the Board of County Commissioners for El Paso County,

Colorado of the District and Subdistrict's determination to dissolve the Subdistrict.

NOW THEREFORE, the Boards hereby RESOLVE:

1. The Boards hereby find and determine that the purposes for which the Subdistrict was formed no longer exist under current development plans, and the Subdistrict will not be needed.
2. The Boards hereby authorize the dissolution of the Subdistrict consisting of the property described in **Exhibit A**, attached hereto and incorporated herein by reference, and hereby declare the Subdistrict dissolved.
3. This Resolution shall be effective immediately upon adoption and execution by the Boards.

[remainder of page intentionally left blank]

ADOPTED this 20th day of July 2023.

TRIVIEW METROPOLITAN DISTRICT

President

TRIVIEW METROPOLITAN DISTRICT
SUBDISTRICT B

President

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District and Subdistrict

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBDISTRICT

Conexus Business Park Filing No. 1, Lot 2 (8.285 acres) and Tract A (4.518 acres), Town of Monument, El Paso County, Colorado.



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
July 20, 2023

Paid Invoices Over \$5,000 For 2023

- 1. Donala Water & Sanitation District** **\$55,737.41**
Enterprise Fund –Wastewater Operations –Wastewater-System-Wastewater -
TF/Donala/IGA
- 2. Monson, Cummins & Shohet, LLC** **\$25,041.25**
Enterprise Fund – Professional Services -Legal Fees/Monson, Cummins & Shohet
- 3. Kiewit Infrastructure Co.** **\$4,030,416.80**
Capital Project –Enterprise – Water Improvements – Northern Delivery System
- 4. LRE Water** **\$8,797.13**
Capital Project – Enterprise - Water Improvements – Pueblo Reservoir - Excess
Capacity Leasing & Permitting
- 5. Visual Environments Inc.** **\$5,490.00**
Enterprise Fund – Professional Services - Engineering
- 6. Hamre, Rodriguez, Ostrander & Prescott, P. C.** **\$8,580.00**
Capital Project –Enterprise – Water Improvements – Northern Delivery System
- 7. Morton Buildings, Inc.** **\$42,147.00**
Capital Project – General/Enterprise – Park & Street Improvements/Water
Improvements - Storage/Garage Building

- 8. Groninger Concrete** **\$5,975.00**
Capital Project –General – Park & Street Improvements – Gazebos (Old Creek Park)
- 9. Ground Floor Media** **\$10,830.04**
General /Enterprise Fund – Professional Services -Public Relations
- 10. Deere & Ault** **\$5,669.00**
Capital Project –Enterprise – Water Improvements – Central Reservoir – Powerline Relocation and Permitting
- 11. Deere & Ault** **\$25,733.42**
Capital Project–Enterprise –Water Improvements – South Reservoir– Improvements
- 12. Haynie & Company** **\$17,000.00**
General/Enterprise Fund – Administrative – Audit Fees
- 13. Murray Implement Inc.** **\$5,890.00**
Capital Project - Enterprise – Water Improvements – AVIC
- 14. RESPEC Company LLC** **\$43,736.11**
Capital Project –Enterprise – Water Improvements — Northern Delivery System
- 15. RESPEC Company LLC** **\$5,710.00**
General Fund – Professional Services – Professional Services Engineering

Total Over \$5,000.00 = \$4,296,753.16

TRIVIEW METROPOLITAN DISTRICT

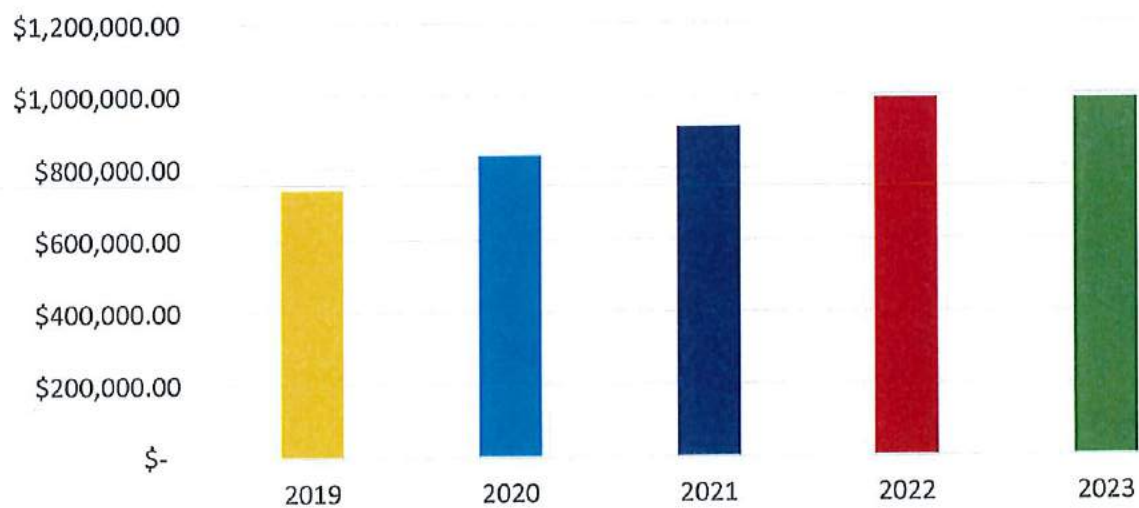
**Financials for June 2023 will be submitted
when completed.**



TRIVIEW METROPOLITAN DISTRICT
Financial Statements
June 2023
Unaudited

TOWN OF MONUMENT
Sales Tax Share
Year to Date – May 2023
with 2019, 2020, 2021 and 2022

Town of Monument
Sales Tax Revenue
May - YTD
2019 thru 2023



CASH POSITION
June 30, 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
General/District Fund Accounts													
General Fund - Checking Account													
KeyBank #1567	781,122	157,255	674,968	438,921	323,096	162,836	278,798	0	0	0	0	0	0
Transfer In Process													
General Fund Investment Account - Sales Tax Revenue													
ColoTrust #8002	8,923,994	9,220,331	9,562,918	7,034,418	7,442,439	8,078,662	8,629,858	0	0	0	0	0	0
Transfer In Process	(4,500,000)	(5,000,000)	(5,000,000)										
General Fund Cash Accounts	5,205,116	4,377,586	5,237,886	7,473,339	7,765,535	8,241,498	8,908,656	0	0	0	0	0	0
Enterprise Fund Accounts													
Enterprise Fund - Checking Account													
KeyBank #1575	583,342	839,955	549,293	723,411	1,425,534	750,019	785,322	0	0	0	0	0	0
Transfer In Process													
Enterprise Fund Reserve Account													
ColoTrust #8001	8,057,453	8,083,693	8,118,142	12,161,903	12,212,252	12,265,760	10,816,599	0	0	0	0	0	0
Enterprise Fund - Money Market	1,500,000	3,000,000	5,000,000										
KeyBank #7892	136,546	136,622	136,695	136,776	136,856	136,948	137,038	0	0	0	0	0	0
Tan Fee Escrow Account													
ColoTrust #8003	805	808	811	814	817	821	825	0	0	0	0	0	0
Escrow Account-Renewable Water Fees													
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	1,860,123	0	0	0	0	0	0
Escrow Account-Sewer and Water Impact Fees													
ColoTrust #8006 -January corrected.	734,383	737,230	739,914	742,974	746,050	749,219	752,543	0	0	0	0	0	0
Enterprise Fund Cash Accounts	15,827,764	16,625,581	16,373,763	15,602,348	16,365,582	15,755,020	14,353,450	0	0	0	0	0	0
Capital Projects Fund Accounts													
Capital Projects Fund Checking Account													
KeyBank #2516	868,276	632,744	3,948,351	3,476,275	3,280,084	2,349,165	1,883,208	0	0	0	0	0	0
Capital Projects Fund-MI-PB Escrow													
KeyBank #3676	243,002	243,002	243,002	226,002	226,002	226,002	226,002	0	0	0	0	0	0
Capital Projects Fund-General-High Escrow													
KeyBank #9922	2,023,104	2,021,304	1,981,754	1,894,404	1,894,404	1,821,554	1,812,254	0	0	0	0	0	0
Capital Projects Fund Cash Accounts	3,134,382	2,897,050	6,173,107	5,596,681	5,400,490	4,396,721	3,921,464	0	0	0	0	0	0
2016 Bond Funds - Restricted													
Series 2016 Bond Fund													
BOK Financial	937,661	940,892	2,187,222	2,194,765	2,203,374	1,304,362	1,309,798	0	0	0	0	0	0
Transfer In Process								0	0				
Series 2016 Revenue Fund - (Property Tax)													
BOK Financial	1,236,579	1,238,331	1	1	2	2	2	0	0	0	0	0	0
Bond Funds - Totals - Restricted	2,174,240	2,179,223	2,187,223	2,194,766	2,203,376	1,304,364	1,309,800	0	0	0	0	0	0
Total Cash - All Funds	26,341,502	26,079,440	29,971,979	30,867,134	31,734,983	29,697,603	28,492,370	0	0	0	0	0	0
Month to Month Change		(262,062)	3,892,539	895,155	867,849	(2,037,380)	(1,205,233)	0	0	0	0	0	0

Note 1: Bond Interest payments made in May.

Restricted Accounts

FUND BALANCE SUMMARY

June 30, 2023

TRIVIEW METROPOLITAN DISTRICT

June 30, 2023

Fund Summary

GENERAL FUND

	Public Works/ Streets	Parks and Open Space	Debt Service	Total
Total Revenue	\$ 2,079,246	\$ 1,475,001	\$ 2,673,053	\$ 6,227,300
Total Expenditures	762,943	536,834	1,015,943	2,315,720
Net Excess (Deficiency)	\$ 1,316,303	\$ 938,167	\$ 1,657,110	\$ 3,911,580
Less: Transfer to Capital Projects Fund				\$ (426,251)
Transfer to Enterprise Fund				\$ 450,000
Net Excess (Deficiency) - 2023				\$ 3,887,831
Beginning Fund Balance - January 1, 2023 -unrestricted -estimated				\$ 2,421,296
Less: Debt Service - Restricted				\$ 1,625,779
Ending Fund Balance - June 30, 2023 - unrestricted				\$ 4,683,348

WATER AND WASTEWATER ENTERPRISE FUND

	Water Operations	Wastewater Operations	Debt Service	Total
Total Revenue	\$ 1,292,842	\$ 1,180,935	\$ 867,689	\$ 3,341,466
Transfer from General Fund	-	-	450,000	450,000
Total Expenditures	948,840	922,396	733,122	2,604,358
Net Excess (Deficiency)	\$ 344,002	\$ 258,539	\$ 584,567	\$ 1,187,108
Less: Transfer to Capital Projects Fund				\$ 102,785
Net Excess (Deficiency) - 2023				\$ 1,084,323
Beginning Fund Balance - January 1, 2023 - estimated				\$ 17,748,170
Ending Fund Balance - June 30, 2023 - unrestricted				\$ 18,832,493

CAPITAL PROJECTS - GENERAL FUND

	Total
Total Revenue	\$ -
Plus: Transfer from General Fund	426,251
Total Expenditures	(548,951)
Less: Higby Road Escrow	122,700
Net Excess (Deficiency)	\$ -
Beginning Fund Balance - January 1, 2023	\$ -
Ending Fund Balance - June 30, 2023 - unrestricted	\$ -

CAPITAL PROJECTS - ENTERPRISE FUND

	Total
Total Revenue	\$ 5,288,163
Plus:	
Transfer from Enterprise Fund	102,785
MI-PB Escrow	17,000
Total Expenditures	(5,407,948)
Net Excess (Deficiency)	\$ -
Beginning Fund Balance - January 1, 2023- unrestricted - estimated	\$ 197,371
Ending Fund Balance - June 30, 2023 - unrestricted	\$ 197,371

GENERAL FUND
Cost Allocation
June 30, 2023

**TRIVIEW METROPOLITAN DISTRICT
GENERAL FUND**

PUBLIC WORKS/STREETS

For the Six Months Ending June 30, 2023

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 50%)
REVENUE				
Sales Tax/IGA/Town - Estimated	\$ 1,980,000	\$ 780,442	\$ (1,199,558)	39%
Property Tax - Operations	226,890	224,002	(2,888)	99%
Property Tax/IGA/Town	231,000	-	(231,000)	0%
Specific Ownership Tax	198,000	100,008	(97,992)	51%
Auto Tax/IGA/Town - Estimated	165,000	86,583	(78,417)	52%
Interest	66,000	104,015	38,015	158%
Drainage Impact Fees	265,500	266,708	1,208	100%
Road and Bridge Fees	217,144	243,567	26,423	112%
Forest Lakes- Streets/ Parks Maintenance Revenue	60,000	28,325	(31,675)	47%
Use Tax - Construction Material	132,000	227,011	95,011	172%
Use Tax - Town	3,300	2,742	(558)	83%
Miscellaneous - (includes Safety Grant)	6,600	15,843	9,243	240%
Total Revenue	\$ 3,551,434	\$ 2,079,246	\$ (1,472,188)	59%
EXPENDITURES				
<u>Legislative</u>				
Directors' Fees	\$ 6,930	\$ 1,320	\$ 5,610	19%
FICA and Unemployment	554	109	445	20%
Workers Compensation Insurance	35	19	16	55%
Total Legislative	\$ 7,519	\$ 1,448	\$ 6,071	19%
<u>General and Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 179,837	\$ 52,972	\$ 126,865	29%
Unemployment Insurance	693	606	87	87%
Workers' Compensation Insurance	340	149	191	44%
Health and Dental Insurance	19,460	7,136	12,324	37%
Employer's FICA	9,513	3,245	6,268	34%
Employer's Medicare	2,608	777	1,831	30%
Retirement	2,888	556	2,332	19%
Life and Disability Insurance	2,099	517	1,582	25%
Total Salaries and Benefits	\$ 217,437	\$ 65,959	\$ 151,479	30%
<u>Professional Services</u>				
Professional Services-Engineering	\$ 39,600	\$ 11,217	\$ 28,383	28%
Professional Services-Public Relations	19,800	4,868	14,932	25%
Legal Fees/Monson, Cummins & Shohet	6,600	1,812	4,788	27%
Legal Fees	49,500	27,999	21,501	57%
Total Professional Services	\$ 115,500	\$ 45,896	\$ 69,604	40%
<u>General Administration</u>				
Accounting Services	\$ 33,000	\$ 20,109	\$ 12,891	61%
Audit Fees	8,250	5,610	2,640	68%
Conference, Class and Education	4,950	92	4,858	2%
Dues, Publications and Subscriptions	5,940	2,771	3,169	47%
Election	19,800	34,296	(14,496)	173%
IT Support	14,520	11,411	3,109	79%
Office Equipment and Supplies	3,960	2,637	1,323	67%
Publication - Legal Notice	990	-	990	0%

**TRIVIEW METROPOLITAN DISTRICT
GENERAL FUND**

PUBLIC WORKS/STREETS

For the Six Months Ending June 30, 2023

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 50%)
Repairs and Maintenance	1,320	816	504	62%
Telephone Service	17,556	10,916	6,640	62%
Travel and Meeting Expense	3,300	1,165	2,135	35%
Office Overhead (COA, utilities, rent, etc.)	27,720	13,575	14,145	49%
General Insurance	31,246	31,820	(574)	102%
Tax Collection Expense - Operations	3,403	3,360	43	99%
Vehicle Expense	660	8,419	(7,759)	1276%
Stormwater Detention Pond Assessment	-	-	-	0%
Contingency/Emergency Reserves/Miscellaneous	6,600	5,533	1,067	84%
Total General Administration	<u>\$ 183,215</u>	<u>\$ 152,530</u>	<u>\$ 30,685</u>	<u>83%</u>
Total General Administrative, Legislative and Professional Services	<u>\$ 523,671</u>	<u>\$ 265,832</u>	<u>\$ 257,840</u>	<u>51%</u>

Operations

Salaries and Benefits- Streets and Parks

Salaries/Wages	\$ 514,430	\$ 250,469	\$ 263,961	49%
Salaries/Wages - Seasonal	16,500	12,890	3,610	78%
Overtime/On-call	13,200	10,685	2,515	81%
Unemployment Insurance	1,980	390	1,590	20%
Workers' Compensation Insurance	11,880	9,160	2,720	77%
Health and Dental Insurance	107,950	69,845	38,105	65%
Employer's FICA	33,736	17,062	16,674	51%
Employer's Medicare	7,890	3,990	3,900	51%
Retirement	26,382	7,906	18,476	30%
Life and Disability Insurance	5,584	3,555	2,029	64%
Total Salaries and Benefits - Streets and Parks	<u>\$ 739,531</u>	<u>\$ 385,952</u>	<u>\$ 353,580</u>	<u>52%</u>

Streets Operations and Maintenance

Operations and Maintenance - (includes Crack Seal)	\$ 60,000	\$ 18,277	\$ 41,723	30%
Vehicle Maintenance	20,000	17,075	2,925	85%
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>\$ 56,446</u>	<u>\$ 189,554</u>	<u>23%</u>
Total Streets O & M	<u>\$ 985,531</u>	<u>\$ 442,398</u>	<u>\$ 543,134</u>	<u>45%</u>

Lighting

MVE Operation and Maintenance	\$ 33,000	\$ 4,351	\$ 28,649	13%
Repair and Maintenance	1,980	4,150	(2,170)	210%
Total Lighting	<u>\$ 34,980</u>	<u>\$ 8,501</u>	<u>\$ 26,479</u>	<u>24%</u>

TRIVIEW METROPOLITAN DISTRICT
GENERAL FUND
PUBLIC WORKS/STREETS

For the Six Months Ending June 30, 2023

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 50%)
<u>Signage</u>				
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>
<u>Traffic Control</u>				
Operation and Maintenance	\$ 50,000	\$ 45,838	\$ 4,162	92%
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>\$ 45,838</u>	<u>\$ 49,162</u>	<u>48%</u>
<u>Drainage/Erosion Control</u>				
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>
Total Expenditures - Public Works/Streets	<u>\$ 1,684,462</u>	<u>\$ 762,943</u>	<u>\$ 921,521</u>	<u>45%</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>\$ 1,866,971</u>	<u>\$ 1,316,303</u>	<u>\$ (550,667)</u>	

TRIVIEW METROPOLITAN DISTRICT

GENERAL FUND

PARKS AND OPEN SPACE

For the Six Months Ending June 30, 2023

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 50%)
REVENUE - Parks and Open Space				
Sales Tax/IGA/Town - Estimated	\$ 1,020,000	\$ 402,046	\$ (617,954)	39%
Property Tax - Operations	116,882	115,395	(1,487)	99%
Property Tax/IGA/Town	119,000	-	(119,000)	0%
Specific Ownership Tax	102,000	51,519	(50,481)	51%
Park, Rec and Landscape Fees	647,616	630,751	(16,865)	97%
Forest Lakes- Streets/ Parks Maintenance Revenue	60,000	28,325	(31,675)	47%
Auto Tax/IGA/Town - Estimated	85,000	44,603	(40,397)	52%
Interest	34,000	53,584	19,584	158%
Use Tax - Construction Material	68,000	116,945	48,945	172%
Use Tax- Town	1,700	1,413	(287)	83%
Conservation Trust Fund	40,000	22,259	(17,741)	56%
Miscellaneous - (includes Safety Grant)	3,400	8,161	4,761	240%
Total Revenue	\$ 2,297,598	\$ 1,475,001	\$ (822,597)	64%
EXPENDITURES				
<u>Legislative</u>				
Directors' Fees	\$ 3,570	\$ 680	\$ 2,890	19%
FICA and Unemployment	286	56	230	20%
Workers Compensation Insurance	18	10	8	55%
Total Legislative	\$ 3,874	\$ 746	\$ 3,128	19%
<u>General and Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 92,643	\$ 27,289	\$ 65,354	29%
Unemployment Insurance	357	312	45	87%
Workers' Compensation Insurance	175	76	99	44%
Health and Dental Insurance	10,025	3,676	6,349	37%
Employer's FICA	4,901	1,672	3,229	34%
Employer's Medicare	1,343	400	943	30%
Retirement	1,488	287	1,201	19%
Life and Disability Insurance	1,081	267	814	25%
Total Salaries and Benefits	\$ 112,013	\$ 33,979	\$ 78,034	30%
<u>Professional Services</u>				
Professional Services-Engineering	\$ 20,400	\$ 5,779	\$ 14,621	28%
Professional Services-Public Relations	10,200	2,508	7,692	25%
Legal Fees/Monson, Cummins & Shohet	3,400	933	2,467	27%
Legal Fees	25,500	14,423	11,077	57%
Total Professional Services	\$ 59,500	\$ 23,643	\$ 35,857	40%
<u>General Administration</u>				
Accounting Services	\$ 17,000	\$ 10,359	\$ 6,641	61%
Audit Fees	4,250	2,890	1,360	68%
Conference, Class and Education	2,550	48	2,502	2%
Dues, Publications and Subscriptions	3,060	1,427	1,633	47%
Election	10,200	17,667	(7,467)	173%
IT Support	7,480	5,878	1,602	79%
Office Equipment and Supplies	2,040	1,358	682	67%
Publication - Legal Notice	510	-	510	0%
Repairs and Maintenance	680	421	259	62%
Telephone Service	9,044	5,623	3,421	62%
Travel and Meeting Expense	1,700	600	1,100	35%
Office Overhead (COA, utilities, rent, etc.)	14,280	6,993	7,287	49%
General Insurance	16,096	16,392	(296)	102%
Tax Collection Expense - Operations	1,753	1,731	22	99%
Vehicle Expense	340	4,337	(3,997)	1276%
Stormwater Detention Pond Assessment	-	-	-	0%
Contingency/Emergency Reserves/Miscellaneous	3,400	2,851	549	84%
Total General Administration	\$ 94,383	\$ 78,575	\$ 15,808	83%

TRIVIEW METROPOLITAN DISTRICT

GENERAL FUND

PARKS AND OPEN SPACE

For the Six Months Ending June 30, 2023

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 50%)
Total Parks - Administrative, Professional Services, etc.	\$ 269,770	\$ 136,943	\$ 132,827	51%
<u>Operations</u>				
<u>Salaries and Benefits- Streets and Parks</u>				
Salaries/Wages	\$ 265,010	\$ 129,030	\$ 135,980	49%
Salaries/Wages - Seasonal	8,500	6,640	1,860	78%
Overtime/On-call	6,800	5,504	1,296	81%
Unemployment Insurance	1,020	201	819	20%
Workers' Compensation Insurance	6,120	4,719	1,401	77%
Health and Dental Insurance	55,610	35,981	19,629	65%
Employer's FICA	17,379	8,789	8,590	51%
Employer's Medicare	4,064	2,055	2,009	51%
Retirement	13,590	4,072	9,518	30%
Life and Disability Insurance	2,876	1,831	1,045	64%
Total Salaries and Benefits - Parks	\$ 380,971	\$ 198,823	\$ 182,146	52%
<u>Parks and Open Space O & M</u>				
Repair of Facilities	\$ 6,000	\$ 396	\$ 5,604	7%
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	20,880	39,120	35%
Park Irrigation Water Payments	200,000	66,314	133,686	33%
Repair and Maintenance	85,000	52,044	32,956	61%
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	8,632	3,368	72%
Vehicle Expense- Fuel	40,000	11,915	28,085	30%
Back Flow Inspection	3,500	-	3,500	0%
ET 3 Year Subscription	-	-	-	0%
Total Parks and Open Space O & M	\$ 453,500	\$ 174,369	\$ 279,131	38%
Total Parks O & M	\$ 834,471	\$ 373,192	\$ 461,277	45%
<u>Lighting</u>				
MVE Operation and Maintenance	\$ 17,000	\$ 2,241	\$ 14,759	13%
Repair and Maintenance	1,020	2,138	(1,118)	210%
Total Lighting	\$ 18,020	\$ 4,379	\$ 13,641	24%
<u>Signage</u>				
Repairs and Maintenance	\$ 2,720	\$ 61	\$ 2,659	2%
Total Signage	\$ 2,720	\$ 61	\$ 2,659	2%
<u>Total Conservation Trust Fund Projects</u>	\$ 40,000	\$ 22,259	\$ 17,741	56%
Total Expenditures - Parks and Open Space	\$ 1,164,981	\$ 536,834	\$ 628,145	46%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 1,132,618	\$ 938,167	\$ (194,451)	

TRIVIEW METROPOLITAN DISTRICT
GENERAL FUND
DEBT SERVICE

For the Six Months Ending June 30, 2023

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 50%)
REVENUE				
Property Tax	\$ 2,656,420	\$ 2,624,773	\$ (31,647)	99%
Interest - GO Bond	40,000	48,280	8,280	121%
Total Revenue	\$ 2,696,420	\$ 2,673,053	\$ (23,367)	99%
EXPENDITURES				
<u>Administrative</u>				
Tax Collection Expense	\$ 39,846	\$ 39,337	\$ 509	99%
Total Administrative	\$ 39,846	\$ 39,337	\$ 509	99%
<u>Debt Service</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	5,925	(925)	119%
Total Debt Service	\$ 2,580,363	\$ 976,606	\$ 1,603,757	38%
Total Expenditures	\$ 2,620,209	\$ 1,015,943	\$ 1,604,266	39%
EXCESS OF REVENUE OVER (UNDER)				
EXPENDITURES	\$ 76,211	\$ 1,657,110	\$ 1,580,899	

ENTERPRISE FUND
Cost Allocation
June 30, 2023

TRIVIEW METROPOLITAN DISTRICT
WATER AND WASTEWATER ENTERPRISE FUND
Water Operations
For the Six Months Ending June 30, 2023
Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 50%)
REVENUE				
Water Revenue	\$ 2,200,000	\$ 581,583	\$ (1,618,417)	26%
Base Rate/Capital Improvement Fee	977,000	505,414	(471,586)	52%
Contract Sewer and Water Service - Forest Lakes	110,000	53,598	(56,403)	49%
Lot Inspection Fees	-	5,950	5,950	0%
Water Meter Kits	34,500	47,750	13,250	138%
Administrative Fee	120,000	66,490	(53,510)	55%
Miscellaneous	30,000	21,468	(8,533)	72%
Bulk Water Revenue	100,000	10,590	(89,410)	11%
Total Revenue	\$ 3,571,500	\$ 1,292,842	\$ (2,278,658)	36%
EXPENDITURES				
<u>Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 483,100	\$ 258,570	\$ 224,530	54%
Overtime/On-call	15,000	10,878	4,123	73%
Unemployment Insurance	1,650	287	1,364	17%
Workers' Compensation Insurance	5,000	4,554	447	91%
Health and Dental Insurance	87,865	41,163	46,702	47%
Employer's FICA	30,882	16,672	14,211	54%
Employer's Medicare	7,222	3,899	3,323	54%
Retirement	24,905	8,257	16,648	33%
Life and Disability Insurance	5,375	2,952	2,424	55%
Total Salaries and Benefits	\$ 661,000	\$ 347,229	\$ 313,770	53%
<u>Professional Services</u>				
Professional Services- Engineering	\$ 30,000	\$ 27,770	\$ 2,231	93%
Professional Services-Public Relations	15,000	3,688	11,312	25%
Professional Services/Amcobi/National Meter	51,500	29,011	22,490	56%
Development Services/Monson, Cummins & Shohet	50,000	46,542	3,458	93%
Total Professional Services	\$ 146,500	\$ 107,010	\$ 39,490	73%
<u>Administrative</u>				
Accounting Services	25,000	15,234	9,766	61%
Audit Fees	6,250	4,250	2,000	68%
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	12,079	(1,079)	110%
Office Equipment and Supplies	2,500	331	2,169	13%
Postage	500	455	45	91%
Publication - Legal Notice	100	-	100	0%
Repairs and Maintenance	-	-	-	0%
Telephone Service	7,300	4,079	3,221	56%
Travel and Meeting Expense	500	53	448	11%
Office Overhead (COA, utilities, rent, etc.)	7,000	3,046	3,955	44%
Clothing Uniform Rental and Safety Equipment	5,000	1,963	3,038	39%
General Insurance	23,671	25,059	(1,388)	106%
Vehicle Expense	30,000	13,478	16,522	45%
Bank Charges	7,500	187	7,314	2%
Miscellaneous	1,000	85	915	9%
Total General Administration	\$ 133,821	\$ 83,409	\$ 50,412	62%
Total General Administrative	\$ 941,321	\$ 537,648	\$ 403,672	57%

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

Water Operations

For the Six Months Ending June 30, 2023

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 50%)
<u>Water System</u>				
Water Testing	\$ 40,000	\$ 67,636	\$ (27,636)	169%
Waste Disposal	10,000	-	10,000	0%
Sludge Disposal	35,000	985	34,015	3%
Gas Utilities	9,000	6,457	2,543	72%
Electric Utilities	350,000	109,570	240,430	31%
SCADA Support/Meter Calibration	33,000	10,500	22,500	32%
Repairs and Maintenance	240,000	51,286	188,714	21%
Storage Tank Maintenance	5,000	-	5,000	0%
Operating Supplies	30,000	10,806	19,194	36%
Bulk Chemical Supplies (Starting HMO Treatment)	70,000	27,827	42,173	40%
Lab Chemicals and Supplies	15,000	10,502	4,498	70%
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>\$ 411,192</u>	<u>\$ 872,014</u>	<u>32%</u>
Total Expenditures	<u>\$ 2,236,027</u>	<u>\$ 948,840</u>	<u>\$ 1,275,686</u>	<u>42%</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>\$ 1,335,473</u>	<u>\$ 344,002</u>	<u>\$ (991,471)</u>	

TRIVIEW METROPOLITAN DISTRICT
WATER AND WASTEWATER ENTERPRISE FUND

Wastewater Operations
For the Six Months Ending June 30, 2023

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 50%)
REVENUE				
Sewer Revenue	\$ 2,063,000	\$ 1,105,870	\$ (957,130)	54%
Contract Sewer and Water Service - Forest Lakes	110,000	53,598	(56,403)	49%
Miscellaneous	30,000	21,468	(8,533)	72%
Total Revenue	\$ 2,203,000	\$ 1,180,935	\$ (1,022,065)	54%
EXPENDITURES				
<u>Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 483,100	\$ 258,570	\$ 224,530	54%
Overtime/On-call	15,000	10,878	4,123	73%
Unemployment Insurance	1,650	287	1,364	17%
Workers' Compensation Insurance	5,000	4,554	447	91%
Health and Dental Insurance	87,865	41,163	46,702	47%
Employer's FICA	30,882	16,672	14,211	54%
Employer's Medicare	7,222	3,899	3,323	54%
Retirement	24,905	8,257	16,648	33%
Life and Disability Insurance	5,375	2,952	2,424	55%
Total Salaries and Benefits	\$ 661,000	\$ 347,229	\$ 313,770	53%
<u>Professional Services</u>				
Professional Services- Engineering	\$ 30,000	\$ 27,770	\$ 2,231	93%
Professional Services-Public Relations	15,000	3,688	11,312	25%
Professional Services/Amcobi/National Meter	51,500	29,011	22,490	56%
Development Services/Monson, Cummins & Shohet	50,000	46,542	3,458	93%
Total Professional Services	\$ 146,500	\$ 107,010	\$ 39,490	73%
<u>Administrative</u>				
Accounting Services	\$ 25,000	\$ 15,234	\$ 9,766	61%
Audit Fees	6,250	4,250	2,000	68%
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	12,079	(1,079)	110%
Office Equipment and Supplies	2,500	331	2,169	13%
Postage	500	455	45	91%
Publication - Legal Notice	100	-	100	0%
Repairs and Maintenance	-	-	-	0%
Telephone Service	7,300	4,079	3,221	56%
Travel and Meeting Expense	500	53	448	11%
Office Overhead (COA, utilities, rent, etc.)	7,000	3,046	3,955	44%
Clothing Uniform Rental and Safety Equipment	5,000	1,963	3,038	39%
General Insurance	23,671	25,059	(1,388)	106%

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

**Wastewater Operations
For the Six Months Ending June 30, 2023**

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 50%)
Vehicle Expense	30,000	13,478	16,522	45%
Bank Charges	7,500	187	7,314	2%
Miscellaneous	1,000	85	915	9%
Total General Administration	<u>\$ 133,821</u>	<u>\$ 83,409</u>	<u>\$ 50,412</u>	<u>62%</u>
Total General Administrative	<u>\$ 941,321</u>	<u>\$ 537,648</u>	<u>\$ 403,672</u>	<u>57%</u>
<u>Wastewater System</u>				
Wastewater TF/Donala/IGA	\$ 824,000	\$ 275,898	\$ 548,102	33%
Repairs and Maintenance	5,000	5,239	(239)	105%
Tools	3,000	-	3,000	0%
Wastewater-Engineering	-	97,574	(97,574)	0%
Operating Supplies	1,000	349	651	35%
Transit Loss	5,700	5,688	12	100%
Total Wastewater System	<u>\$ 838,700</u>	<u>\$ 384,748</u>	<u>\$ 453,952</u>	<u>46%</u>
Total Expenditures	<u>\$ 1,780,021</u>	<u>\$ 922,396</u>	<u>\$ 857,624</u>	<u>52%</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>\$ 422,979</u>	<u>\$ 258,539</u>	<u>\$ (164,440)</u>	

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

DEBT SERVICE

For the Six Months Ending June 30, 2023

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 50%)
REVENUE				
Renewable Water Fee	\$ 421,260	\$ 409,737	\$ (11,523)	97%
Water Lease- Comanche	180,460	91,098	(89,362)	50%
Interest	150,000	366,854	216,854	245%
Total Revenue	\$ 751,720	\$ 867,689	\$ 115,969	115%
 Debt Service				
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%
Total Debt Service	\$ 2,202,244	\$ 733,122	\$ 1,469,122	33%
 OTHER FINANCING SOURCES				
Transfer from other funds	\$ 900,000	\$ 450,000	\$ (450,000)	50%
Total Other Financing Sources	\$ 900,000	\$ 450,000	\$ (450,000)	50%
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	 \$ (550,524)	 \$ 584,567	 \$ 1,135,091	

CAPITAL PROJECTS FUNDS

June 30, 2023

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

**Budget Status Report - GAAP Basis
For the Six Months Ending June 30, 2023**

Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 50%)
REVENUE				
Total Revenue	\$ -	\$ -	\$ -	0%
EXPENDITURES				
<u>Vehicles and Equipment Utilities</u>				
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%
<u>Park and Street Improvements</u>				
Overlay Parking Lot at Public Works Facility	\$ 196,000	\$ -	\$ 196,000	0%
Higby Road Study	250,000	122,700	127,300	49%
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	135,628	14,372	90%
Leather Chaps and Jackson Street Light	50,000	-	50,000	0%
Total Park and Street Improvements	\$ 1,222,500	\$ 472,665	\$ 749,835	39%
Total Expenditures - District Capital	\$ 1,629,500	\$ 548,951	\$ 1,080,549	34%
EXCESS OF REVENUE OVER (UNDER)				
EXPENDITURES	\$ (1,629,500)	\$ (548,951)	\$ 1,080,549	
OTHER FINANCING SOURCES (USES)				
Transfer from General Fund	\$ 1,379,500	\$ 426,251	\$ (953,249)	31%
Higby Road - Developer Contribution - Escrow	250,000	122,700	(127,300)	49%
Total Other Financing Sources (Uses)	\$ 1,629,500	\$ 548,951	\$ (1,080,549)	34%
EXCESS OF REVENUE OVER (UNDER)				
EXPENDITURES AND OTHER FINANCING SOURCES	\$ -	\$ -	\$ -	

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

Budget Status Report - GAAP Basis
For the Six Months Ending June 30, 2023
Unaudited

	2023 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 50%)
REVENUE				
Water Tap Fees	\$ 722,400	\$ 745,052	\$ 22,652	103%
Sewer Tap Fees	420,000	391,300	(28,700)	93%
Thompson Thrift Apartments	2,743,535	2,669,096	(74,439)	97%
Water/Sewer Impact Fee	30,000	28,450	(1,550)	95%
Renewable Water Fee	421,260	409,737	(11,523)	97%
Admin Fee	90,000	24,000	(66,000)	27%
Lease Revenue (FMIC)	65,000	169,125	104,125	260%
Effluent Paid-AGUA/Woodmoor	225,000	37,869	(187,131)	17%
Review and Comment Fee	30,000	28,310	(1,690)	94%
Western Interceptor	-	109,693	109,693	0%
Water Infrastructure Agreement Fee Homeplace Ranch	-	300,000	300,000	0%
Wastewater Treatment Fees Homeplace Ranch	-	300,000	300,000	0%
Miscellaneous Income-Stonewall Lease	1,000	36,429	35,429	3643%
Payment in Lieu of Water Rights	600,000	39,102	(560,898)	7%
Total Revenue	\$ 5,348,195	\$ 5,288,163	\$ (60,032)	99%
EXPENDITURES				
<u>Vehicles and Equipment Utilities</u>				
Camera Van - Outfit with Equipment	\$ 100,000	\$ 216,722	\$ (116,722)	217%
Vac Truck	185,000	-	185,000	0%
Total Vehicles and Equipment	\$ 285,000	\$ 216,722	\$ 68,278	76%
<u>Wells</u>				
A-4 Pump and Motor and Transfuser	\$ 150,000	\$ -	\$ 150,000	0%
Total Wells	\$ 150,000	\$ -	\$ 150,000	0%
<u>Water Improvements</u>				
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	4,333,989	(4,033,989)	1445%
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	163,208	36,792	82%
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	159,837	40,163	80%
AVIC Augmentation Station	100,000	-	100,000	0%
Bale Ditch Purchase	100,000	35,149	64,851	35%
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	282,815	(182,815)	283%
Northern Delivery System Pipeline Construction Project	16,738,781	-	16,738,781	0%
Total Water Improvements	\$ 18,600,781	\$ 5,191,226	\$ 13,409,555	28%
Total Expenditures - Enterprise Capital	\$ 19,035,781	\$ 5,407,948	\$ 13,627,833	28%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ (13,687,586)	\$ (119,785)	\$ 13,567,801	
OTHER FINANCING SOURCES (USES)				
Transfer from Enterprise Fund	\$ 12,787,586	\$ 102,785	\$ (12,684,801)	1%
MI-PB - Escrow	-	17,000	17,000	0%
CWCB Loan Proceeds	900,000	-	(900,000)	0%
Total Other Financing Sources (Uses)	\$ 13,687,586	\$ 119,785	\$ (13,567,801)	1%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES	\$ -	\$ -	\$ -	

