

TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS

Regular Board Meeting Agenda

Thursday, August 22, 2024

Triview Metropolitan District Office
16055 Old Forest Point Suite 302
Monument, CO 80132
5:30 p.m. – 8:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/82603644063?pwd=6AlfSMaqCmo0TzWVp5OYOap6n5hqCH.1>

Meeting ID: 826 0364 4063

Passcode: 864901

One tap mobile

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AGENDA

1. Call to Order
2. Declaration of a Quorum, Notice of Posting
3. Waiver of Conflicts
4. Approval of Agenda
5. Public Comment
6. Public Hearing to Amend the 2023 Budget. Board President opens Public Hearing.
7. Presentation by Haynie and Company of the Triview Metropolitan District's 2023 Audited Financial Statements.
8. Approval of Consent Agenda
 - July 18, 2024, Regular meeting minutes
 - Billing Summary Rate Code Report (enclosure)
 - Taps for July 2024 (enclosure)
 - Tax Transfer from Monument (enclosure)

9. Operations Reports

- a. District Manager Monthly Report (enclosure)
- b. Assistant Manager Monthly Report (Steve Sheffield enclosure)
- c. Public Works and Parks and Open Space Updates (enclosure Matt Rayno)
- d. Utility Department Operations Updates (enclosure Rob Lewis Steve Sheffield))

10. Action Items:

- a. Review and Consider Resolution 2024-08, a Resolution by the Board of Directors of the Triview Metropolitan District Amending the 2023 Budget. (enclosure)
- b. Review and Consider Approval of the 2023 Triview Metropolitan District's Annual Audit and direction to Staff to File said Audit with the State of Colorado. (enclosure)
- c. Review and Consider Resolution 2024-09, a Resolution of the Triview Metropolitan District's Board of Directors, adopting the District's 2024 Employee Handbook with an effective date of September 1, 2024.
- d. Review and Consider Resolution 2024-10, a Resolution of the Triview Metropolitan District's Board of Directors In Opposition to the Statewide Proposals, Initiatives 50 and 108
- e. Review and Consider a Revenue Sharing Agreement between the Triview Metropolitan District and the Town of Monument for Highway User Tax Funds, received by the Town from the State of Colorado for Street/Roadway Maintenance, of Town of Monument owned roads that are maintained by the Triview Metropolitan District within said District which is wholly located within the Town of Monument. (enclosure)

11. Discussion Items: None

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

- a. Checks of \$5,000.00 or more (enclosure)
- b. July 2024 Financials (enclosure)

13. Legal Comments (George Rowley, Chris Cummins))

14. Update Board on Public Relation activities.

- Newsletter distribution and Topics

15. Executive session of the Board of Directors pursuant to Sections 24-6-402(4)(a), Colorado Revised Statutes, for the purpose of acquisition of water/land, and 24-6-402(4)(b), Colorado Revised Statutes, for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as it relates to potential development incentives and intergovernmental agreements.

16. Adjournment

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR
MEETING OF THE BOARD OF DIRECTORS OF
THE TRIVIEW METROPOLITAN DISTRICT
AND THE BOARD OF DIRECTORS OF THE
WATER ACTIVITY ENTERPRISE
HELD**

July 18, 2024

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, July 18, 2024, beginning at 5:30 p.m. The meeting was conducted via Zoom. This meeting was open to the public. The meeting was called to order at 5:31 PM.

ATTENDANCE

In attendance were Directors:

President	Mark Melville, present
Vice President	Anthony Sexton, present
Secretary/Treasurer	James Barnhart, absent
Director	Jason Gross, present
Director	Amanda Carlton, present

Also, in attendance were on roll call:

James McGrady, District Manager
Steve Sheffield, Assistant District Manager
Sara Lamb, District Administrator
Chris Cummins, District Water Attorney
George Rowley, Triview General Counsel
Matt Rayno, Parks, and Open Space/Public Works Superintendent
Caitlin Quander, Property Attorney for the District
Rob Lewis, Distribution Manager
Natalie Barszcz, Our Community News
Ann-Marie Jojola, resident

DISCLOSURE OF CONFLICTS

None.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

Agenda – Mr. McGrady distributed, for the Board’s approval, the proposed agenda. A motion was made by Mr. Sexton for approval of the proposed agenda. The motion was seconded by Mrs. Carlton. A vote was taken, and the motion passed 4-0.

PUBLIC COMMENT

No comments.

Consent Agenda

- a) Prior Meeting Minutes
June 20, 2024, Regular Board Meeting (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for June 2024 (enclosure)
- d) Tax Transfer from Monument (enclosure)

A motion was made by Mr. Sexton to approve the consent agenda. The motion was duly seconded by Mrs. Carlton. A vote was taken, and the motion passed unanimously 4-0.

OPERATIONS REPORT

District Manager Report (enclosure)

- Mr. McGrady presented to the Board an update on the NDS project. Ribbon cutting for the opening is August 14, 2024. We anticipate CSU using the new access road to get to the tank.
- Mr. McGrady continued to update the Board on the AVIC change case. J. Sailer has been paid. Mr. Klikus to still to be paid. Will go before the Buena Vista Town Council on August 13th for annexation approval. Annexation allows us to build the recharge pond on Chicago Ranch.
- 12” water main installation in Higby Rd. has begun. The plan is for the water line to be completed by the time the school starts to gear up for returning to classes.
- NMCI planning continues. Field work is complete. 30% design drawings should be completed by end of September. When plans are ready, we should get an idea of total project costs. Design and bid to be in 2025. Construction to be performed in 2026.

RECORD OF PROCEEDINGS

OPERATIONS REPORT

- FMIC carriage and storage agreements have been negotiated. Contract documents to come before the Board in the future.

Assistant District Manager (Steve Sheffield)

- Mr. Sheffield presented to the Board that he attended multiple meetings in anticipation of NDS startup.
- Mr. Sheffield attended another meeting with the waste plant crews and Mr. Bill Burk. Some issues were pointed out to the team by Mr. Burk. It was agreed that a third party should look at all the meters and measuring flumes at the plant.
- Mr. Sheffield attended the second of four Water Education Colorado classes.
- Interviews to replace Shawn Sexton are complete. Mr. Gary Potter has been selected as the best candidate. His start date is August 12, 2024.

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

- Mr. Rayno reported to the Board that mow crews have been broken up into two groups. The District is split between the two groups and then Fridays are used for cleanup and anything that was missed during the week.
- The trail at Kansas Pacific and Glen Eagle is in the process of having drainage work and trail base material installed.
- Irrigation “smart controls” have been installed in Promontory Pointe.
- The crew is starting to prep for fall. Aeration should begin shortly.

Utilities Department Update (Steve Sheffield)

- Mr. Sheffield presented to the Board that June 2024 was a record amount of water pumped by the District. This was a large difference from last year due to the high rains of 2023.
- Crews repaired a corroded valve on Leather Chaps Dr. This is common in this area due to corrosive soils.
- Crews completed chlorine injection skid at WTPC.
- Dish Network has now installed all equipment for cell tower communications on Triview water storage tank. There are still easement issues to be worked through.
- NDS pump station pressure and bacti testing has all been passed.

RECORD OF PROCEEDINGS

ACTION ITEMS:

- a. Review and Consider Resolution 2024-06, a Resolution by the Board of Directors of the Triview Metropolitan District Approving and Ratifying the Annexation of Property Owned by the District known as Chicago Ranch into the Town of Buena Vista, CO. After some discussion between Mr. McGrady and the Board, Mr. Gross asked if there were any negative impacts to the District by passing this resolution. Mrs. Caitlin Quander answered that the impacts were mostly beneficial, especially not having to have a 1041 permit from Chaffee County. After some brief discussion, a motion was put forward by Mrs. Carlton to pass the resolution. The motion was seconded by Mr. Gross. A vote was taken, and the motion passed 4-0.
- b. Review and Consider Resolution 2024-07, a Resolution by the Board of Directors of the Triview Metropolitan District Approving the Conveyance of Property Owned by the District known as Chicago Ranch to the Town of Buena Vista, CO and authorization for the District Manager to sign all closing documents. After some discussion, a motion was made by Mrs. Carlton to pass the resolution. The motion was seconded by Mr. Sexton. A vote was taken, and the motion passed 4-0.

Discussion Items:

- a. 2024 Revisions to the District's Personnel Policy and Procedures Manual. There was a discussion between Mr. McGrady and the Board of Directors regarding some of the proposed changes to the Manual. Mr. Gross asked if staff was comfortable with the proposed changes. The answer from Mr. Matt Rayno and Mr. Sheffield was in the affirmative. Mr. McGrady will bring the completed manual back to the Board in the future for consideration and a possible vote.

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 Mr. Sexton. The motion was duly seconded by Mrs. Carlton. A vote was taken. The motion passed 4-0.

Monthly Cash Position and Unaudited Financial Statements - The Board reviewed the June 2024 unaudited Financial Statements as presented. After some discussion, a motion was made by Mr. Sexton to approve the financials. The motion was duly seconded by Mr. Gross. A vote was taken, and the motion passed unanimously 4-0.

LEGAL COMMENTS

No comments by Mr. Rowley.

RECORD OF PROCEEDINGS

PUBLIC RELATIONS:

An update was provided by Mr. McGrady on public relations activities. The NDS Pump Station “ribbon cutting” will take place August 14, 2024. The District will provide box lunches for the event. The next District newsletter should be released in September of 2024.

BOARD BREAK

The Board took a brief break before entering Executive Session at 6:48 PM.

EXECUTIVE SESSION:

Entered executive session at 7:09 PM on a motion by Mr. Melville pursuant to Sections 24-6-402(4)(a) Colorado Revised Statutes, for the purpose of acquisition of water/land, and 24-6-402(4)(b), Colorado Revised Statutes for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations and instructing negotiators as it relates to potential development incentives and intergovernmental agreements.

The motion was seconded by Mrs. Sexton. A vote was taken. The motion passed unanimously 4-0.

The Board left the executive session at 8:36 PM. and returned to the regular session.

ADJOURN

There being no further business to come before the Board, a motion to adjourn the meeting was made by Mr. Sexton. The motion was duly seconded by Mrs. Carlton. A vote was taken. The motion passed unanimously 4-0. The meeting was adjourned at 8:36 PM.

Respectfully Submitted

James C. McGrady Secretary for the Meeting

Triview Metropolitan District - JULY MONTH END

Summary Financial Information - Board Packet

Base Fee Dates: 7-1 to 8-1-2024

Usage Dates: 5-31 to 6-28-2024

Sales	Amount	Transactions
Rate Code 01 Triview Metro - Res Sewer Base Rate	\$129,735.69	2293
Rate Code 01 Triview Metro - Res Sewer Use Rate	\$49,006.59	2252
Rate Code 01 Triview Metro - Res Water Base Rate	\$90,072.74	2295
Rate Code 01 Triview Metro - Res Water Use Rate Tier1	\$138,980.66	2224
Rate Code 01 Triview Metro - Res Water Use Rate Tier2	\$155,995.31	1627
Rate Code 01 Triview Metro - Res Water Use Rate Tier3	\$39,129.93	385
Rate Code 01 Triview Metro - Res Water Use Rate Tier4	\$14,040.51	82
Rate Code 01 Triview Metro - Res Water Use Rate Tier5	\$2,243.92	34
Rate Code 02 Triview Metro - Com Sewer Base Rate 1"	\$3,576.16	31
Rate Code 02 Triview Metro - Com Water Base Rate 1"	\$2,480.00	31
Rate Code 04 Triview Metro - Com Sewer Base Rate 1.5"	\$8,316.74	37
Rate Code 04 Triview Metro - Com Water Base Rate 1.5"	\$5,920.00	37
Rate Code 07 Triview Metro - Com Sewer Base Rate 2"	\$8,767.55	19
Rate Code 07 Triview Metro - Com Water Base Rate 2"	\$6,080.00	19
Rate Code 09 Triview Metro - Com Sewer Base Rate 3"	\$2,768.67	3
Rate Code 09 Triview Metro - Com Water Base Rate 3"	\$1,920.00	3
Usage Fee Triview Metro - Com Sewer Use Rate	\$31,835.03	85
Usage Fee Triview Metro - Com Water Use Rate	\$57,347.80	85
Rate Code 03 Triview Metro - Com Irr Water Base 1"	\$1,920.00	24
Rate Code 11 Triview Metro - Com Irr Water Base 1.5"	\$3,040.00	19
Rate Code 10 Triview Metro - Com Irr Water Base 2"	\$5,760.00	18
Usage Fee Triview Metro - Com Irr Water Use	\$94,264.65	57
Triview Metro - Quik Way Sewer	\$213.00	1
Triview Metro - Metering & Billing Fee	\$11,980.00	2396
Title Prep Fee Triview Metro - Title Request Fee	\$1,050.00	21
Triview Metro - 5% Late Fee	\$3,786.17	298
Special Impact Triview Metro - Special Impact Fee	\$2,440.00	248
Triview Metro - Reconnect Fee	\$0.00	4
Triview Metro - NSF Fee	\$25.00	3
Total Accounts	\$872,696.12	14631

Rate Code Breakout of Billed Accounts	# Units
Rate Code 01 - Residential 5/8"	2262
Rate Code 02 - Commercial Account 1"	27
Rate Code 03 - Irrigation Account 1"	23
Rate Code 04 - Commercial Account 1 1/2"	37
Rate Code 06 - Transition Account (Quik Way)	1
Rate Code 07 - Commercial Account 2"	15
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"	15
Rate Code 12 - Permitted	
Total Accounts	2402

Aging Report	Amount
Amount Past Due 1-30 Days	\$ 178,122.80
Amount Past Due 31-60 Days	\$ 11,799.72
Amount Past Due 61-90 Days	\$ 951.75
Amount Past Due 91-120 Days	\$ (1,551.29)
Amount Past Due 120+ Days	\$ (3,329.19)
Total AR	\$185,993.79

Receipts	Amount	Items
Payment - ACH	\$484,496.34	1595
Payment - Vectra Bank	\$312,149.17	769
Payment - On Site	\$32,854.21	130
Refund CREDIT	(\$2,823.40)	34
REVERSE Payment	(\$1,931.18)	5
Transfer CREDIT In		
Transfer CREDIT Out		
REVERSE Payment - NSF	(\$142.87)	1
Total Receipts	\$824,602.27	2534
Checks versus Online Payments	36.05%	63.95%
	Checks	ACH's

Water	Gallons	Accounts
Gallons sold 5-31 to 6-28-2024 =	44,464,697	2393
Gallons sold 6-28 to 7-31-2024 =	51,800,846	2407

Usage Breakout in Gallons for Residential	# of Accounts	Combined Use	% of Usage
Over 50,000	22	1,668,206	3.75%
40,001 - 50,000	12	519,832	1.17%
30,001 - 40,000	58	1,959,241	4.41%
20,001 - 30,000	301	7,149,602	16.08%
10,001 - 20,000	1018	14,875,319	33.45%
8,001 - 10,000	221	1,985,628	4.47%
6,001 - 8,000	157	1,102,164	2.48%
4,001 - 6,000	160	804,399	1.81%
2,001 - 4,000	136	402,854	0.91%
1 - 2,000	129	139,123	0.31%
Zero Usage	42	0	0.00%
Total Meters	2256	30,606,368	68.83%

Usage Breakout in Gallons for Commercial	# of Accounts	Combined Use	% of Usage
Over 50,000	34	5,095,473	11.46%
40,001 - 50,000	7	320,575	0.72%
30,001 - 40,000	6	199,177	0.45%
20,001 - 30,000	9	241,345	0.54%
10,001 - 20,000	4	58,107	0.13%
8,001 - 10,000	2	18,192	0.04%
6,001 - 8,000	2	13,030	0.03%
4,001 - 6,000	3	14,588	0.03%
2,001 - 4,000	5	13,932	0.03%
1 - 2,000	5	3,473	0.01%
Zero Usage	5	0	0.00%
Total Meters	82	5,977,892	13.44%

Usage Breakout in Gallons for Irrigation	# of Accounts	Combined Use	% of Usage
Over 50,000	24	7,408,739	16.66%
40,001 - 50,000	4	178,646	0.40%
30,001 - 40,000	3	106,055	0.24%
20,001 - 30,000	2	53,948	0.12%
10,001 - 20,000	7	103,602	0.23%
8,001 - 10,000	1	8,644	0.02%
6,001 - 8,000	2	12,827	0.03%
4,001 - 6,000	0	0	0.00%
2,001 - 4,000	1	3,230	0.01%
1 - 2,000	5	4,746	0.01%
Zero Usage	6	0	0.00%



Triview Metropolitan District

JULY 2024 TAPS PAID

NEW TAPS REPORT

1	133 Limbach Ct	Home Place Ranch - SFD	\$	52,327.71
2	16268 Canyon Loop	Home Place Ranch - SFD	\$	45,409.71
3	16206 Talons Bluff Lane	Home Place Ranch - SFD	\$	52,327.71
4	42 W Lost Pines Drive	Home Place Ranch - SFD	\$	52,327.71
5	16304 Talons Bluff Lane	Home Place Ranch - SFD	\$	52,327.71
6	154 East Lost Pines Drive	Home Place Ranch - SFD	\$	52,327.71
7	16276 Talons Bluff Lane	Home Place Ranch - SFD	\$	52,327.71
8	16462 Monument Rock Ct	Home Place Ranch - SFD	\$	52,327.71
9	16226 Cattle Creek Ct	Home Place Ranch - SFD	\$	52,327.71
10	749 Old Grotto Rd	Creekside/Jackson Creek North - SFD	\$	49,440.00
11	769 Old Grotto Rd	Creekside/Jackson Creek North - SFD	\$	49,440.00
12	779 OLD GROTTTO DR	Creekside/Jackson Creek North - SFD	\$	49,440.00
13	759 OLD GROTTTO DR	Creekside/Jackson Creek North - SFD	\$	49,440.00
14	16840 STARFALL DR	Creekside/Jackson Creek North - SFD	\$	49,440.00
15	16826 STARFALL DR	Creekside/Jackson Creek North - SFD	\$	49,440.00
16	16812 STARFALL DR	Creekside/Jackson Creek North - SFD	\$	49,440.00
			TOTAL	\$ 810,111.39



Aug. 15, 2024

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 \$263,633.83 to the Triview Vectra account on or before Aug 31, 2024. The ACH details are as follows and documentation is enclosed.

Sales Tax for June 2024	\$	246,411.96
Regional Building Use Tax for July 2024	\$	2,405.42
Motor Vehicle Tax for July 2024	\$	14,816.45

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

Sincerely,

A handwritten signature in black ink, appearing to read "Madeline VanDenHoek", is written over a large, stylized flourish.

Madeline VanDenHoek
Interim Town Manager



Assistant Manager Training Report July 2024

- Attended multiple NDS start up coordination meetings with Kiewit staff, CSU staff, Timberline staff, electricians and other stakeholders. On schedule to start moving water beginning August 20th.
- I continue to work with TMD staff to work towards final design for new office/shop space. There were several significant changes to the building layout that were incorporated into the design since the last meeting.
- I was present for the repairs conducted on the Earth Cam camera at the South reservoir. The camera had “seized” due to a communication wire that was cut due to rubbing on a sharp metal edge.
- I continue to work with the NES and RESPEC team to develop plans for the new 1.5-million-gallon water storage tank. Plans will be submitted to the Town of Monument very soon!
- Wendy Brown and I continue to work the Ground Floor Media to implement the ball field scheduling. The interface between our website and the payment and scheduling aspect is more complicated than anticipated. Demand for field time is strong and this is a high priority.
- Met with Tyler Loeffler and Adam Monchak regarding the final design plans for the Higby Road improvements. Plans are complete and ready to submit to Town of Monument.
- Attended Buena Vista Board meeting for Chicago Ranch annexation with Jason Gross and Caitlin Quander and Jim M. Success! The ranch annexation was approved. This allows us to begin construction of the recharge pond and associated measuring infrastructure for AVIC water rights.



Triview Metro Public Works August 2024 Report

List of August Projects:

- *Action item to review at August 22nd board meeting* 2025 budget request build new plow truck for district snow services.

- Tree and shrub pruning ongoing.
- Street sweeping inner district completed
- Weekly/Daily: Daily trash pick-up around the district and bi-weekly cleaning of trash cans and doggie pot stations
- Tree replacement planting to start at end of August.
- Weed control throughout district.
- Train Park Night out at the park was a big success on August 3rd.
- Mow and trim all native in district.
- Trail repairs and maintenance on going.
- Finish installing fence enclosure for dumpster at Sanctuary Park.
- Agate Creek Park & Trail system is flourishing. Take time to enjoy what the public works team installed last year.
- Fleet maintenance (Eddie is running through all equipment complete PM. Getting everything ready for fall and winter.)
- 3rd and final on lawn fertilizer and broadleaf app to start August 21st, 2024
- 2ND and final Pine beetle spray completed for the whole district.
- St. Lawrence trail project moving forward. Looking at completion mid-September 2024.



Focus for Sept:

- Tree and shrub pruning
- Shrub replacements
- Over seeding problem areas native and turf.
- Equipment prep for snow removal-continued
- Snow preparation meeting
- Fall aeration and overseeding
- B-plant trail starting from St. Lawrence cul de sac. enhancement project completion.
- Crack and Curb weed spraying
- Work on schedule on District crack sealing for November. We are going to be performing this task in house again this year.
- Backflow/Irrigation system winterization schedule
- Trail Maintenance on going. We have received the "razor bars" from classic to install on erosion areas.
- Final mows at end of season and clean and store equipment for winter.
- 4 Public Works Employees to attend snow and ice conference in Loveland on the 25th - 27th.
- 4 Public Works employees taking class B CDL test





Water Utility Operations Report July 2024

- Total well pumping for July 2024: 54.679 million gallons (MG)
- Water Billed for July 2024: 52.241 MG
- Water Pumped for July 2023: 28.926 MG
- Percent loss for July 2024: 4.45%
- The annual hydrant repair program is in progress.
- 2" irrigation line repairs near Taekwondo Center. The crew worked in conjunction with the Public Works Dept. to dig up and repair defective copper line flare fitting.
- Crews completed 5 miles of NDS water line flushing in preparation for NDS pump station start up.
- Crews installed a new transponder in PRV vault near Public Storage to monitor distribution system pressures via cellular service and connected to SCADA.
- Crews are training and preparing for the NDS pump station startup.

**TRIVIEW METROPOLITAN DISTRICT
RESOLUTION #2024-08
2023 BUDGET AMENDMENT**

WHEREAS, the Board of Directors of the Triview Metropolitan District held a special meeting on December 13, 2022 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 2023 as follows:

General Fund/Capital Projects Fund	\$ 7,999,152
Water and Wastewater Enterprise Fund/Capital Projects Fund	\$25,254,072

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 2023; 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 2023 as follows:

General Fund/Capital Projects Fund	\$ 8,100,000
Water and Wastewater Enterprise Fund/Capital Projects Fund	\$29,146,650

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 22nd day of August 2024.

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 2023 Amended Budget

TRIVIEW METROPOLITAN DISTRICT

**2023 Triview Metropolitan District's Annual
Audit for the Board
will be sent when received.**

**RESOLUTION
BOARD OF DIRECTORS
TRIVIEW METROPOLITAN DISTRICT**

**A RESOLUTION ADOPTING THE 2024 TRIVIEW METROPOLITAN DISTRICT
EMPLOYEE HANDBOOK**

WHEREAS, the Triview Metropolitan District ("**District**") is a political subdivision of the State of Colorado, organized pursuant to C.R.S. § 32-1-101, *et seq.* ("**Special District Act**");

WHEREAS, pursuant to C.R.S. § 32-1-1001(1)(h), the District Board of Directors ("**Board**") has the power to manage, control, and supervise all of the District's business and affairs;

WHEREAS, the District's Chief Staff and legal counsel have prepared and submitted to the Board, the 2024 Employee Handbook. A copy of the Handbook is attached to this Resolution; and

WHEREAS, the Board has considered the proposed 2024 Employee Handbook, and wishes to approve the 2024 Employee Handbook as presented.

NOW, THEREFORE, be it resolved by the Triview Metropolitan District Board of Directors that the 2024 Employee Handbook is approved on August 22, 2024, with an effective date of September 1, 2024 and shall thereafter supersede and replace any prior Employee Handbooks in all respects.

ADOPTED this 22nd day of August, 2024.

BOARD OF DIRECTORS OF THE
TRIVIEW METROPOLITAN DISTRICT

Mark Melville, President

ATTEST:

James Barnhart, Secretary

**RESOLUTION
2024-10
OF THE BOARDS OF DIRECTORS OF
TRIVIEW METROPOLITAN DISTRICT**

IN OPPOSITION TO THE STATEWIDE PROPOSALS, INITIATIVES 50 & 108

WHEREAS, the Triview Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, the vast majority of governments in Colorado, but not the State, levy a property tax to support essential public services and infrastructure; and

WHEREAS, special districts are more dependent on property tax revenue than any other type of local government, as it is often their primary or even sole source of revenue; and

WHEREAS, special districts have worked with their local voters to propose and approve property taxes, or to retain and spend revenues therefrom, to support services, facilities, and infrastructure needed and desired by the community and, more generally, to support public health, welfare, and safety; and

WHEREAS, both Initiative 50 and Initiative 108 will nullify prior local budgeting and revenue decisions by their officials and voters, replacing local control of their community with a statewide calculation that will result in billions of dollars of locally lost revenue without any reduction in service or legal obligations; and

WHEREAS, Initiatives 50 and 108 will substantially impair the ability of special districts to provide the public services and infrastructure that their constituent communities expect because resources will not keep pace with the factors that drive costs, including: general inflation, population growth, aging infrastructure, materials and labor for capital projects, or increased demands during and recovery from economic downturns; and

WHEREAS, Initiative 50 fundamentally limits property tax growth to 4% a year and requires a statewide vote for any increase above that percentage. It converts the local government property tax system, which can be tailored to meet local needs, into a statewide calculation that will hurt communities throughout the State, in particular, slower growing areas of the State whose revenues may be reduced to offset overall increases driven by growth in urban and resort communities; and

WHEREAS, the text of Initiative 50, which amends the Colorado Constitution, is so ambiguous that experts are confounded about how it can be implemented, including its impact on current and future governmental obligations, which will lead to years of politicking and legal

challenges, making property tax an unpredictable and unreliable resource for local governments; and

WHEREAS, Initiative 108 would set the residential assessment rate at 5.7% and the commercial rate at 24%. It states that local governments will be reimbursed from state funds for lost property tax revenue, but that statement is an empty promise because those reductions are too large for the State's budget to sustain reimbursements, and further, the General Assembly has already indicated its disinclination in its recent property tax proposals and laws to provide reimbursements for lost revenue to non-school local governments; and

WHEREAS, Initiatives 50 and 108, individually and together, will destroy the short- and long-range planning efforts of Colorado's special districts that are necessary to absorb inflationary pressures, to employ public servants, to support existing and grow new public programs, to construct and maintain government infrastructure, and to respond to the needs and emergencies of Colorado's communities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TRIVIEW METROPOLITAN DISTRICT AS FOLLOWS:

1. It is the position of the Board of Directors of Triview Metropolitan District that special districts and their constituents are best suited to determine the revenues necessary to meet the needs, expectations, and demands of the communities they serve.

The Board of Directors recognizes that special districts are accountable to their local voters, who may take action if the taxes they pay are not warranted for the services, facilities, and infrastructure provided by special districts in their communities.

2. For the reasons set forth above, the Board of Directors concludes that both Initiative 50 and Initiative 108 diminish the ability of Triview Metropolitan District to provide the vital services, facilities, and infrastructure such as water, waste water; street construction and maintenance and parks; and, therefore, the Board strongly urges a NO vote on Propositions 50 and 108 at the statewide election on November 5, 2024.

Remainder of Page Intentionally Left Blank, Signature Page Follows

ADOPTED AUGUST 14, 2024

DISTRICT:

TRIVIEW METROPOLITAN DISTRICT, a
quasi-municipal corporations and political
subdivisions of the State of Colorado

By: _____
Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

AGREEMENT FOR PUBLIC STREET MAINTENANCE

This Agreement for Public Street Maintenance (the “**Agreement**”) is entered into on _____, 2024, by and between the Town of Monument (the “**Town**”) and Triview Metropolitan District (the “**District**”), a quasi-municipal corporation and political subdivision of the State of Colorado. The Town and the District are referred to herein collectively as the “**Parties**” and each individually as a “**Party**.”

RECITALS

WHEREAS, the District was organized pursuant to and in accordance with the provisions of §§ 32-1-101, *et seq.*, C.R.S., for the purpose of constructing, financing, operating, and maintaining certain public facilities and improvements for itself, its taxpayers, residents, and users; and

WHEREAS, pursuant to § 32-1-1001(1)(d)(I), C.R.S., the District is empowered to enter into contracts and agreements affecting the affairs of the District; and

WHEREAS, the District and the Town are political subdivisions, as defined under the Intergovernmental Relationships Act, §§ 29-1-201, *et seq.*, C.R.S., which permits and encourages political subdivisions of the State of Colorado to cooperate and contract with one another to provide any functions, services, or facilities lawfully authorized to the cooperating or contracting political subdivisions; and

WHEREAS, one of the purposes for which the District was formed was to provide street improvement services with the authority to maintain streets and highways within the District and to engage in street maintenance and improvements on a continual basis; and

WHEREAS, the District and the Town entered into that certain Intergovernmental Agreement on September 22, 1987, as amended on February 12, 1999 (herein together, the “**Intergovernmental Agreement**”), which describes, among other items, the District’s maintenance responsibilities regarding streets and street improvements within the joint boundaries of the District and the Town; and

WHEREAS, pursuant to the Intergovernmental Agreement, the District has maintained and continues to maintain the streets, roadways, sidewalks, curbs, gutters, medians, and other street improvements within the joint boundaries of the District and the Town; and

WHEREAS, pursuant to the Intergovernmental Agreement, this maintenance has included the construction of major capital projects such as Jackson Creek Parkway widening, construction of turn lanes along with the construction of entryway monuments, and the overlay of virtually every street within the District’s boundary; and

WHEREAS, the Town may receive highway user tax funds pursuant to § 43-4-208(1), C.R.S., to be allocated and expended “for the construction, engineering, reconstruction, maintenance, repair, equipment, improvement, and administration of the system of streets of such city or incorporated town or of any public highways located within such city or incorporated town,

including any state highways, together with the acquisition of rights-of-way and access rights for the same, and for the planning, designing, engineering, acquisition, installation, construction, repair, reconstruction, maintenance, operation, or administration of transit-related projects;” and

WHEREAS, the Town may receive such highway user tax funds to assist in maintenance of the streets within the Town, including but not limited to streets within the District; and

WHEREAS, the streets within the joint boundaries of the District and the Town as shown and/or described in the attached **Exhibit A** are dedicated to the use of the public and are “open, used, and maintained” streets as required by § 43-4-208(2)(b), C.R.S.; and

WHEREAS, the Town currently receives highway user tax funds in the manner identified at § 43-4-208, C.R.S, which considers different components including adjusted urban motor vehicle registration and mileage of open, used, and maintained streets in the Town; and

WHEREAS, the Parties have considered and determined that it is in the best interest of the residents and citizens of the Town and the residents and citizens of the District to provide for the maintenance, repair, and reconstruction of the dedicated streets within District according to the terms of this Agreement; and

WHEREAS, the Town and the District hereby find and determine that this Agreement and its provisions hereof will make the most efficient and effective use of their powers and responsibilities.

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

TERMS AND CONDITIONS

I. TERM AND TERMINATION

A. Term. The Agreement shall commence on January 1, 2025 and expire on December 31, 2025 (the “**Term**”) unless sooner terminated, amended, or replaced as provided herein. The Agreement shall renew automatically each January 1 for an additional year unless it is terminated as provided in Section I.B. of the Agreement.

B. Termination. The Agreement may be terminated by either the Town or the District only for cause. If either party (hereinafter referred to as the “**Defaulting Party**”) fails to perform any obligation under this contract, the non-defaulting party (hereinafter referred to as the “**Non-Defaulting Party**”) shall provide written notice of such default to the Defaulting Party. Upon receipt of the notice of default, the Defaulting Party shall have a period of 30 days (the “**Cure Period**”) from the date of receipt of such notice to cure the default. The notice shall specify the nature of the default in sufficient detail to allow the Defaulting Party to remedy the situation. If the Defaulting Party fails to cure the default within the Cure Period, the Non-Defaulting Party shall have the right to pursue any and all remedies available under this contract, at law, or in equity, including but not limited to termination of the contract, seeking specific performance, or claiming

damages. This clause is intended to provide the Defaulting Party with a reasonable opportunity to rectify any breach of the contract before further action is taken by the Non-Defaulting Party.

II. OBLIGATIONS OF THE PARTIES

A. Performance Obligations. Each Party shall be solely responsible for the good faith performance of its obligations herein.

B. District Obligations.

a. Maintenance. The District agrees to provide all maintenance for the dedicated and constructed public streets located within the joint boundaries of the District and the Town, regardless of whether they are described as roads, streets, avenues, drives, highways, or otherwise. It is the intent of the Parties that the District shall maintain the streets shown and/or described in **Exhibit A** (the “**Approved Streets**”). The Parties understand and agree that the District shall not be obligated to construct any additional streets under this Agreement, but that additional streets can be added from time to time pursuant to Section II.C.b. of this Agreement, after they are constructed either by the District or developer installed streets and roadways.

b. Approved Streets. All Approved Streets shall be open, used, and maintained by the District on a reasonably continual basis.

c. Signage. Regulatory and warning signs on all Approved Streets must fully comply with the current Federal Manual on Uniform Traffic Control Devices (“MUTCD”) and any supplement issued by the Colorado Department of Transportation to the MUTCD.

d. District Use of Funds. The District agrees to use all funds received from the Town under this Agreement for the benefit of the Approved Streets within the District and for no other purpose. Such approved use of funds includes construction, engineering, reconstruction, maintenance, repair, equipment, improvement, and administration of the system of streets; the acquisition of rights-of-way and access rights regarding the Approved Streets; and the planning, designing, engineering, acquisition, installation, construction, repair, reconstruction, maintenance, operation, or administration of transit-related projects. It is mutually acknowledged and agreed that the funds paid by the Town to the District hereunder may not be adequate for all expenses required and the District agrees to expend additional funds from such other sources and in such other amounts as the District sees fit for the benefit of the Approved Streets.

e. Maintenance Log. The District shall keep a maintenance log that includes the dates and hours worked, and relevant information documenting maintenance work actually performed by the District on the Approved Streets. Upon request by the Town, such log shall be available for inspection by the Town during normal business hours.

C. Town Obligations.

a. Annual Inventory Report. The Town shall include the Approved Streets in its annual highway users tax fund (“HUTF”) inventory report to the Colorado Department of Transportation for all available and applicable funds.

b. Inventory for District Review. In December of each year, the Town shall provide the District an inventory of the Approved Streets, including the mileage of open, used, and maintained streets—excepting the mileage of state highways—and such other information as may be reasonably necessary for the District to ensure that HUTF funds are being maximized. The District shall review and correct such inventory as necessary and return it to the Town within two (2) weeks of the District’s receipt of the inventory. The Town agrees to make all appropriate and necessary changes to the inventory before submitting it for the next cycle of HUTF funding.

c. Pro Rata Payment of HUTF Monies. Subject to annual appropriation by the Colorado General Assembly and as allocated and expended pursuant to § 43-4-208, C.R.S., the Town shall, in consideration of the District’s agreement to maintain the Approved Streets, pay to the District a pro rata share of the HUTF monies received by the Town as calculated pursuant to Article III herein. The exact amount of HUTF monies received by the Town each year is variable and cannot be determined on a yearly basis. The Town cannot and does not by this Agreement guarantee that the District will receive a specific amount of HUTF monies in any given year.

d. Release of Approved Streets Maintenance Responsibilities. This Agreement shall not operate, or be construed to operate, as acceptance by the Town of any maintenance responsibilities for the Approved Streets or any other streets within the District’s boundaries.

III. ALLOCATION OF HUTF MONIES

A. Calculation of HUTF Monies Allocation. HUTF monies received by the Town will be paid to the District in an amount equal to 100% of the HUTF monies received by the Town and attributable to the District based on the calculation of:

The mileage of streets open, used, and maintained by the District (excepting the mileage of state highways) divided by the mileage of streets open, used, and maintained by the Town (excepting the mileage of state highways).

B. Cost for Administering Agreement. Notwithstanding anything to the contrary herein, all funds paid to the District pursuant to this Agreement shall be reduced by an amount equal to five percent (5%) of the amount due to the District to compensate the Town for its costs in administering this Agreement.

IV. GOVERNING LAW

A. Venue. Venue for all actions arising from this Agreement shall be in the District Court in and for the county in which the District is located. The Parties expressly and

irrevocably waive any objections or rights which may affect venue of any such action, including but not limited to *forum non-conveniens* or otherwise. The Parties expressly waive the right to bring any action in or to remove any action to any other jurisdiction, whether state or federal.

B. Choice of Law. In the event that a dispute arises regarding this Agreement or performance of the obligations herein, the Parties agree to make all reasonable efforts in good faith to reach an amicable resolution of such dispute. If no amicable resolution can be reached, Colorado law shall apply to such dispute, without regard to conflict of law principles that would result in the application of any law other than the law of the State of Colorado.

V. MISCELLANEOUS

A. Notice. Any notice or communication required under this Agreement must be in writing, and shall be given personally, sent via nationally recognized overnight carrier service, or sent by registered or certified mail, return receipt requested. If sent by registered or certified mail, notice will be deemed to have been given and received on the first to occur of: (i) actual receipt by any of the addressees designated below as the party to whom notices are to be sent; or (ii) three days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered or sent via nationally recognized overnight carrier service, notice will be deemed to have been given and received on the first to occur of: (i) one business day after being deposited with a nationally recognized overnight air courier service; or (ii) delivery to the party to whom it is addressed. Any party hereto may at any time, by giving written notice to the other party hereto as provided in this Article V, designate additional persons to whom notice or communications will be given, and designate any other address in substitution of the address to which such notice or communication will be given. Such notice or communications will be given to the parties at their addresses set forth below:

District: Triview Metropolitan District
16055 Old Forest Point, Suite 302
Post Office Box 849
Monument, CO 80132
Attention: Jim McGrady, District Manager
Phone: (719) 488-6868
Email: jmcgrady@triviewmetro.com

With a Copy to: WHITE BEAR ANKELE TANAKA & WALDRON
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122
Attention: George M. Rowley, Esq.
Phone: (303) 858-1800
E-mail: growley@wbapc.com

Town: Town of Monument

645 Beacon Lite Road
Monument, CO 80132
Attention: Town Manager
Phone: (719) 481-2954
Email:

B. Road Standards. The Town and the District acknowledge the potential that the Approved Streets may not presently be constructed to meet the current standards within the *Town of Monument Roadway Design and Technical Criteria* (the “**Roadway Design Criteria**”). This Agreement does not alter or amend the Roadway Design Criteria, nor does this Agreement require that the District reconstruct or improve the existing Approved Streets to meet the standards within the Roadway Design Criteria.

C. Further Funding. Notwithstanding the foregoing, this Agreement shall in no way limit the Town or the District, or impose any additional obligations upon the Town or the District, regarding the right or ability to raise revenue or use such additional revenues as may be necessary or proper for the maintenance of roads within the District.

D. Entire Agreement. This Agreement, together with its exhibits and attachments, represents the complete understanding between the Parties. Any amendments or modifications must be in writing and signed by both Parties. No prior or contemporaneous addition, deletion, or modification hereto shall have any force or effect whatsoever. Any prior agreement between the Parties regarding HUTF monies is hereby rendered null and void and fully superseded by this Agreement.

E. No Waiver. A waiver of any provision in this Agreement does not imply a waiver of any other provision, nor does it constitute a continuous waiver unless expressly stated. Waiving a default does not mean waiving any future default. No failure by either Party to exercise any right it may have shall be deemed to be a waiver of that right or the right to demand exact compliance with the terms of this Agreement.

F. Approval and Compliance with Authority. This Agreement has been approved by the appropriate governing authorities of each of the Parties in compliance with all statutes and governing documents concerning open meetings and manner of acting. The Parties will execute such further documents and assurances to fully perform their obligations hereunder and carry out the intent of this Agreement.

G. Annual Appropriation. Because this Agreement involves the expenditure of public funds, it is contingent upon continued availability and appropriation of such funds by the Town. The obligations described herein shall not constitute a general obligation, indebtedness, or multiple year direct or indirect debt or other financial obligation whatsoever within the meaning of the constitution or the laws of the State of Colorado.

H. Governmental Immunity. This Agreement does not waive, limit, or modify the monetary limitations or any other rights, immunities, and protections available to the District

or the Town, or their respective officials, employees, contractors, agents, or any person acting on their behalf, provided by the Colorado Governmental Immunity Act, §§ 24-10-101, *et seq.*, C.R.S. or otherwise available to the District or the Town.

I. Signatory Authority. Each person signing this Agreement in a representative capacity expressly represents that the signatory has the subject Party's authority to sign, and that the subject Party will be bound by the signatory's execution of this Agreement.

J. Negotiated Provisions. This Agreement shall not be interpreted more strictly against one Party, acknowledging that both Parties contributed to its preparation.

K. Severability. If any part of this Agreement is declared invalid, it will not affect the rest of the Agreement. A similar and enforceable provision will replace any invalid provision.

L. No Third-Party Beneficiaries. Enforcement of this Agreement and all related rights are reserved to the Parties. Any non-party receiving benefits under this Agreement is an incidental beneficiary. Nothing in this Agreement shall be construed to create any rights in or duties to any third party, nor any liability or standard of care with reference to any third party. This Agreement shall not confer any right or remedy upon any person other than the Parties.

M. Open Records. All material under this Agreement may be subject to the Colorado Open Records Act, §§ 24-72-202, *et seq.*, C.R.S.

N. Headings for Convenience Only. The provision headings, captions, and titles in this Agreement are for convenience and reference only and are not intended to define, limit, or describe any provisions scope or intent.

O. Counterpart Execution. This Agreement can be executed in several counterparts, all together constituting one instrument. Executed copies delivered by facsimile or PDF email are deemed original, binding upon the signatories, and hold the same force and effect as the original, including for court proceedings.

[Signature pages follow].

Each Party, by the signature of its representative below, confirms that it has authorized said representative to execute this Agreement.

DISTRICT:
TRIVIEW METROPOLITAN DISTRICT, a
quasi-municipal corporation and political
subdivision of the State of Colorado

President

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

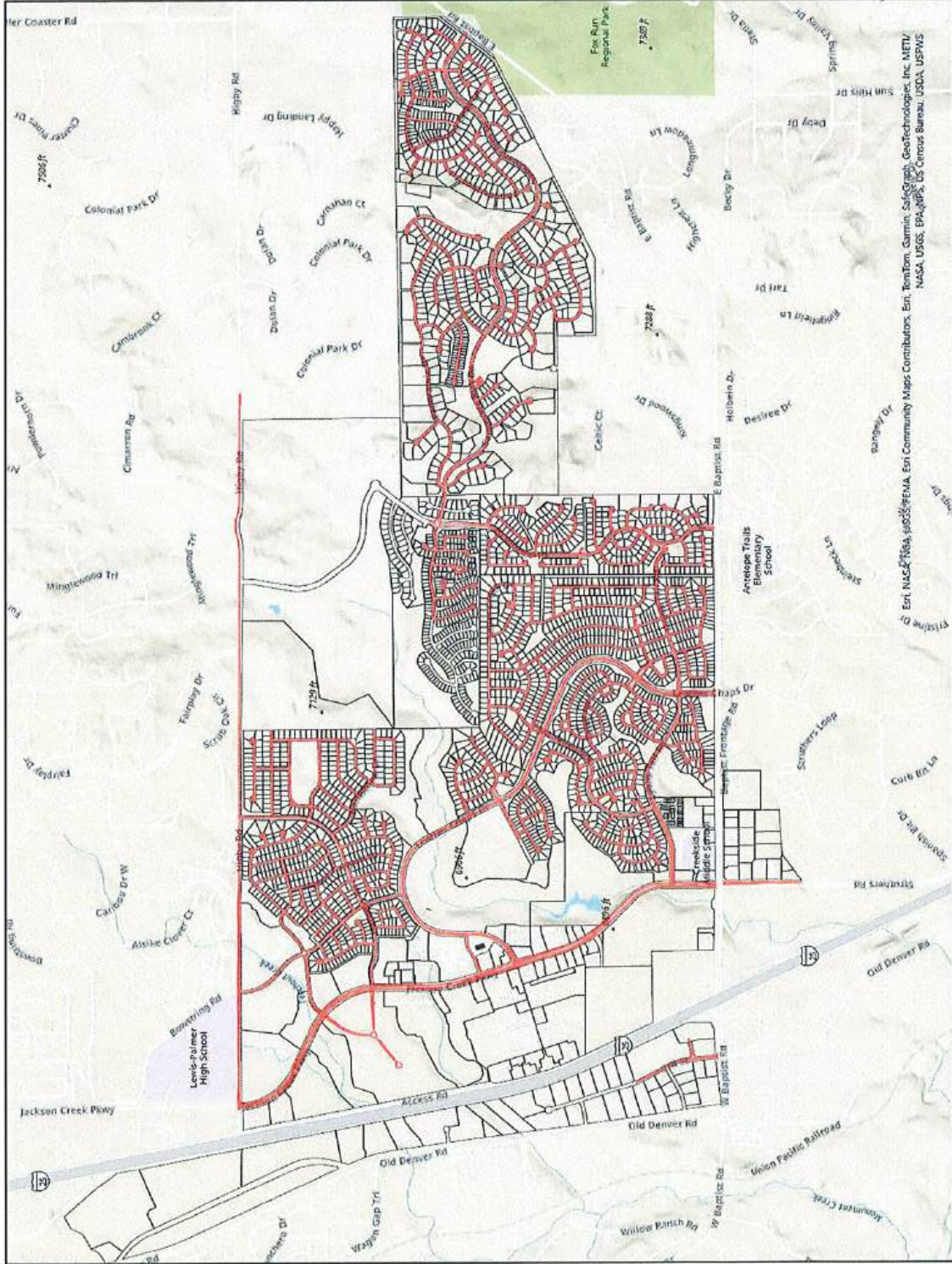
General Counsel for the District

TOWN:
TOWN OF MONUMENT, a political
subdivision of the State of Colorado

Town Councilmember

ATTEST:

Exhibit A
Approved Streets



TRIVIEW
METROPOLITAN
DISTRICT

**2024
STREET
INVENTORY
MAP**

Legend

- █ 7,624,432 SF
ASPHALT
OVERLAY
&
CONCRETE GUTTER

8,572,405 SF ROAD = 135.2 LANE MI
12' WIDE X 3.58' LONG



Equal Environment
c/o MCDERMOTT
VLSUBSOLUTION
P.O. BOX 1243
BLISS, CO
80507
(303) 646-2985
VLSB@MCDERMOTT.COM

2/23/24



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
August 22, 2024

Paid Invoices Over \$5,000 For 2024

- 1. Donala Water & Sanitation District** **\$42,429.14**

Enterprise Fund –Wastewater Operations -Wastewater-System-Wastewater –
TF/Donala/IGA
- 2. Monson, Cummins & Shoheit, LLC** **\$53,382.50**

Enterprise Fund – Professional Services -Legal Fees/Monson, Cummins & Shoheit
- 3. Brownstein Hyatt Farber Schreck, LLP** **\$10,173.29**

Capital Project –Enterprise – Water Improvements -AVIC
- 4. Brownstein Hyatt Farber Schreck, LLP** **\$19,880.22**

Capital Project –Enterprise – Water Improvements -Bale Ditch Water Rights
(2 Invoices)
- 5. White Bear Ankele Tanaka & Waldron** **\$15,212.83**

General Fund – Professional Services – Legal Fees
- 6. Ground Floor Media** **\$13,443.07**

General /Enterprise Fund – Professional Services - Public Relations (2 Invoices)
- 7. Badger Meter** **\$20,585.00**

Enterprise Fund – Water System – Operating Supplies
- 8. Kimley Horn** **\$132,388.08**

Capital Project – General – Park & Street Improvements – Higby Road Design &
Construction (2 Invoices)
- 9. Summit Water Engineers, Inc.** **\$32,415.00**

Capital Project –Enterprise – Water Improvements – Excelsior Exchange Case
(2 Invoices)

- | | |
|---|---------------------|
| 10. Summit Water Engineers, Inc. | \$17,282.50 |
| Capital Project –Enterprise – Water Improvements -Bale Ditch | |
| 11. RESPEC Company LLC | \$15,092.50 |
| Capital Project –Enterprise – Water Improvements – Tank Design | |
| 12. RESPEC Company LLC | \$6,768.75 |
| General/Enterprise Funds – Professional Services – Professional Services - Engineering | |
| 13. Denver Industrial Pumps, Inc. | \$6,651.30 |
| Enterprise Fund – Water System – Repairs & Maintenance | |
| 14. Advanced Design Concepts | \$7,375.55 |
| Capital Project – General – Park & Street Improvements – Road Improvement Program | |
| 15. AA Accurate & Affordable Striping, Inc. | \$8,700.00 |
| Capital Project – General – Park & Street Improvements – Road Improvement Program | |
| 16. Tanglewood Trailers | \$7,040.00 |
| General Fund – Street Operations & Maintenance – Vehicle Maintenance/Plowing & Snow Removal | |
| 17. Treatment Technology | \$5,880.20 |
| Enterprise Fund – Water System – Bulk Chemicals Supplies | |
| 18. West Fork Construction | \$183,067.38 |
| Capital Project – General – Park & Street Improvements – Road Improvement Program | |
| 19. Control Solutions Inc. | \$5,280.00 |
| Enterprise Fund – Water System – Repairs & Maintenance | |
| 20. BioEnergy, LLC | \$9,612.37 |
| Capital Project – General – Vehicles & Equipment – Material Storage Facility | |

- 21. Sunflower Landscapes** **\$6,280.45**
General Fund – Park & Open Space O & M – Supplies/Trees Replacement
- 22. A Clean Lot** **\$8,400.00**
General Fund – Street Operations & Maintenance – Contract Street Sweeping
- 23. James M. Treat** **\$9,072.00**
Capital Project –Enterprise – Water Improvements -Bale Ditch
- 24. Quarter Circle 2 Ranches, LLC** **\$83,837.00**
Capital Project - Enterprise – Water Improvements – Quarter Circle Ranch
- 25. Kiewit Infrastructure Co.** **\$256,923.42**
Capital Project –Enterprise – Water Improvements – Northern Delivery System

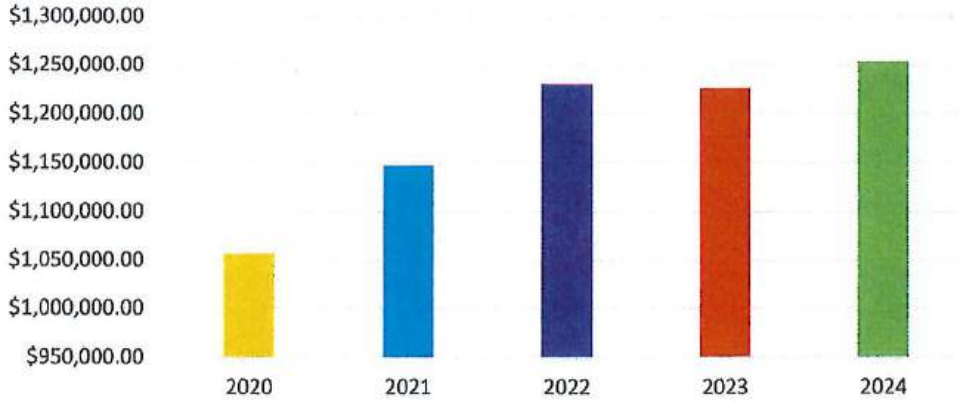
Total Over \$5,000.00 = \$613,484.47



TRIVIEW METROPOLITAN DISTRICT
Financial Statements
July 2024
Unaudited

TOWN OF MONUMENT
Sales Tax Share
Year to Date – June 2024
with 2020, 2021, 2022 and 2023

Town of Monument
Sales Tax Revenue
June - YTD
2020 thru 2024



CASH POSITION
July 31, 2024

TRIVIEW METROPOLITAN DISTRICT
Cash Position - 2024

Fund/Account	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24
Balance													
<u>General/Enterprise Funds Cash Accounts</u>													
General Fund - Checking Account	187,541	208,636	298,194	115,145	101,045	84,433	654,197	425,728	0	0	0	0	0
Enterprise Fund - Checking Account	297,329	193,149	100,570	100,570	10,431	22,956	2,956	2,956	0	0	0	0	0
General Fund - Sanitary Park Checking Account	0	0	0	0	0	0	0	57	0	0	0	0	0
Vectra Bank #7357	0	37,299	61,404	87,449	276,361	43,691	3,485	165,051	0	0	0	0	0
Vectra Bank #0022	484,870	439,084	460,168	303,164	387,837	151,100	660,638	593,792	0	0	0	0	0
<u>General/Enterprise Fund Investment Accounts</u>													
General/Enterprise Saven Account	0	453,549	529,844	316,110	183,761	535,442	485,243	1,287,488	0	0	0	0	0
Vectra Bank #0550	3,807,623	4,081,348	4,393,399	5,655,805	3,431,156	1,039,435	3,787,653	4,962,595	0	0	0	0	0
ColoTrust #8002				(1,700,000)									
<u>Enterprise Fund Reserve Account</u>													
ColoTrust #8001	4,083,261	3,100,396	3,113,975	1,625,484	1,532,628	3,992,049	938,044	942,361	0	0	0	0	0
<u>Enterprise Fund - Money Market</u>													
KeyBank #7892	12,613	12,622	12,631	12,640	12,649	12,658	12,667	12,667	0	0	0	0	0
Tnn Fee Escrow Account	848	852	855	860	863	867	871	875	0	0	0	0	0
<u>Escrow Account-Renewable Water Fees</u>													
ColoTrust #8004 - GL #500-100-102.06	1,912,240	1,921,259	1,929,674	1,938,604	1,947,247	1,956,178	1,964,866	1,973,908	0	0	0	0	0
<u>Escrow Account-Sewer and Water Impact Fees</u>													
ColoTrust #8006	773,628	777,277	780,681	784,294	787,791	791,404	794,919	798,577	0	0	0	0	0
<u>General/Enterprise Fund Investment Accounts</u>	10,590,213	10,349,303	10,761,059	8,633,797	7,898,095	8,348,033	7,984,263	9,978,471	0	0	0	0	0
<u>Capital Projects Fund Accounts</u>													
Capital Projects Fund Checking Account	1,283,195	31,535	241,050	789,384	589,278	39,173	13,946	13,808	0	0	0	0	0
KeyBank #2516	0	0	0	0	0	0	0	79,895	0	0	0	0	0
<u>Capital Projects Fund Escrow Account</u>													
Vectra Bank #0030	0	652,632	811,920	0	270,884	613,123	1,507,875	1,193,780	0	0	0	0	0
Vectra Bank #0568	226,002	226,002	226,002	226,002	226,002	226,002	0	0	0	0	0	0	0
KeyBank #3676	1,598,171	1,575,011	1,572,596	1,571,021	1,571,021	1,571,021	1,564,643	1,564,643	0	0	0	0	0
<u>Capital Projects Fund-General-High Escrow</u>													
KeyBank #9922	3,107,368	2,483,180	2,851,568	2,586,407	2,657,185	2,449,319	3,086,464	2,852,126	0	0	0	0	0
<u>2016 Bond Funds - Restricted</u>													
Series 2016 Bond Fund	6,064	6,092	1,701,130	1,707,265	1,714,803	851,516	835,155	838,155	0	0	0	0	0
BOK Financial	1,682,288	1,687,403	1	980	1,700,984	1,702,433	1,709,880	1,717,696	0	0	0	0	0
Transfer in Process	1,688,552	1,693,493	1,701,131	3,408,245	3,415,787	2,533,949	2,545,035	2,555,851	0	0	0	0	0
<u>Series 2016 Revenue Fund - (Property Tax)</u>													
BOK Financial	15,870,803	14,967,060	15,773,926	14,931,613	14,358,904	13,482,401	14,276,400	15,980,240	0	0	0	0	0
<u>Bond Funds - Totals - Restricted</u>													
Total Cash - All Funds													
Month to Month Change		(903,743)	806,866	(842,313)	(572,709)	(876,503)	795,999	1,703,840	0	0	0	0	0

Note 1: Bond interest payments made in May. Restricted Accounts

FUND BALANCE SUMMARY

July 31, 2024

TRIVIEW METROPOLITAN DISTRICT
July 31, 2024
Fund Summary

GENERAL FUND

	<u>Public Works/ Streets</u>	<u>Parks and Open Space</u>	<u>Debt Service</u>	<u>Total</u>
Total Revenue	\$ 2,346,299	\$ 1,353,984	\$ 2,817,154	\$ 6,517,437
Total Expenditures	981,068	1,262,827	936,811	3,180,706
Net Excess (Deficiency)	<u>\$ 1,365,231</u>	<u>\$ 91,157</u>	<u>\$ 1,880,343</u>	<u>\$ 3,336,731</u>
			Less: Transfer to Capital Projects Fund	\$ 2,204,530
			Transfer to Enterprise Fund	\$ 464,000
			Net Excess (Deficiency) - 2024	<u>\$ 668,201</u>
			Beginning Fund Balance - January 1, 2024 - unrestricted - estimated	\$ 4,612,081
			Less: Debt Service - Restricted	\$ 1,880,343
			Ending Fund Balance - July 31, 2024 - unrestricted	<u>\$ 3,399,939</u>

WATER AND WASTEWATER ENTERPRISE FUND

	<u>Water Operations</u>	<u>Wastewater Operations</u>	<u>Debt Service</u>	<u>Total</u>
Total Revenue	\$ 2,123,104	\$ 1,539,842	\$ 708,218	\$ 4,371,163
Transfer from General Fund	-	-	464,000	464,000
Total Expenditures	1,505,961	1,121,022	886,572	3,513,554
Net Excess (Deficiency)	<u>\$ 617,143</u>	<u>\$ 418,820</u>	<u>\$ 285,646</u>	<u>\$ 1,321,609</u>
			Less: Transfer to Capital Projects Fund	\$ 517,248
			Net Excess (Deficiency) - 2024	<u>\$ 804,361</u>
			Beginning Fund Balance - January 1, 2024 - estimated	\$ 6,058,735
			Ending Fund Balance - July 31, 2024 - unrestricted	<u>\$ 6,863,096</u>

CAPITAL PROJECTS - GENERAL FUND

	<u>Total</u>
Total Revenue	\$ -
Plus: Transfer from General Fund	2,204,530
Higby Road Escrow	7,953
Total Expenditures	(2,212,483)
Net Excess (Deficiency)	\$ -
Beginning Fund Balance - January 1, 2024	\$ -
Ending Fund Balance - July 31, 2024 - unrestricted	<u>\$ -</u>

CAPITAL PROJECTS - ENTERPRISE FUND

	<u>Total</u>
Total Revenue	\$ 3,912,849
Plus:	
Transfer from Enterprise Fund	517,248
MI-PB Escrow	245,760
CWCB Loan Proceeds	718,028
Total Expenditures	(5,393,885)
Net Excess (Deficiency)	\$ -
Beginning Fund Balance - January 1, 2024- unrestricted	\$ -
Ending Fund Balance - July 31, 2024 - unrestricted	<u>\$ -</u>

GENERAL FUND
Cost Allocation
July 31, 2024

**TRIVIEW METROPOLITAN DISTRICT
GENERAL FUND**

PUBLIC WORKS/STREETS

For the Seven Months Ending July 31, 2024

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 58%)
REVENUE				
Sales Tax/IGA/Town - Estimated	\$ 1,650,000	\$ 959,820	\$ (690,180)	58%
Property Tax - Operations	511,633	511,096	(537)	100%
Property Tax/IGA/Town	284,240	-	(284,240)	0%
Specific Ownership Tax	198,000	123,719	(74,281)	62%
Auto Tax/IGA/Town - Estimated	165,000	103,141	(61,859)	63%
Interest	66,000	97,908	31,908	148%
Drainage Impact Fees	68,750	99,000	30,250	144%
Road and Bridge Fees	54,100	167,118	113,018	309%
Forest Lakes- Streets/ Parks Maintenance Revenue	60,000	46,286	(13,714)	77%
Use Tax - Construction Material	132,000	200,262	68,262	152%
Use Tax - Town	5,280	10,017	4,737	190%
Miscellaneous - (includes Safety Grant)	13,200	27,932	14,732	212%
Total Revenue	\$ 3,208,203	\$ 2,346,299	\$ (861,904)	73%
EXPENDITURES				
<u>Legislative</u>				
Directors' Fees	\$ 6,930	\$ 2,046	\$ 4,884	30%
FICA and Unemployment	554	161	393	29%
Workers Compensation Insurance	20	31	(11)	157%
Total Legislative	\$ 7,504	\$ 2,238	\$ 5,266	30%
<u>General and Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 133,196	\$ 79,003	\$ 54,193	59%
Unemployment Insurance	396	834	(438)	211%
Workers' Compensation Insurance	330	754	(424)	228%
Health and Dental Insurance	17,391	10,390	7,001	60%
Employer's FICA	8,258	4,363	3,895	53%
Employer's Medicare	1,931	1,007	924	52%
Retirement	6,660	1,798	4,862	27%
Life and Disability Insurance	1,264	1,045	219	83%
Total Salaries and Benefits	\$ 169,426	\$ 99,194	\$ 70,232	59%
<u>Professional Services</u>				
Professional Services-Engineering	\$ 33,000	\$ 38,691	\$ (5,691)	117%
Professional Services-Public Relations	16,500	11,452	5,048	69%
Legal Fees/Monson, Cummins & Shoheit	4,950	6,067	(1,117)	123%
Legal Fees	49,500	34,604	14,896	70%
Total Professional Services	\$ 103,950	\$ 90,814	\$ 13,136	87%
<u>General Administration</u>				
Accounting Services	\$ 40,920	\$ 22,983	\$ 17,937	56%
Audit Fees	10,560	-	10,560	0%
Conference, Class and Education	21,450	4,066	17,384	19%
Dues, Publications and Subscriptions	5,940	9,150	(3,210)	154%
Election	-	-	-	0%
IT Support	24,882	20,803	4,079	84%
Office Equipment and Supplies	6,600	3,806	2,794	58%

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

For the Seven Months Ending July 31, 2024

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 58%)
Publication - Legal Notice	660	-	660	0%
Repairs and Maintenance	1,320	1,076	244	82%
Telephone Service	23,100	9,232	13,868	40%
Travel and Meeting Expense	3,300	2,299	1,001	70%
Office Overhead (COA, utilities, rent, etc.)	31,680	14,841	16,839	47%
General Insurance	34,320	40,508	(6,188)	118%
Tax Collection Expense - Operations	7,674	7,676	(2)	100%
Vehicle Expense	1,980	4,503	(2,523)	227%
Stormwater Detention Pond Assessment	-	-	-	0%
Contingency/Emergency Reserves/Miscellaneous	16,500	5,567	10,933	34%
Total General Administration	\$ 230,886	\$ 146,511	\$ 84,375	63%
Total General Administrative, Legislative and Professional Services	\$ 511,766	\$ 338,757	\$ 173,009	66%

Operations

Salaries and Benefits- Streets and Parks

Salaries/Wages	\$ 561,430	\$ 319,698	\$ 241,732	57%
Salaries/Wages - Seasonal	16,500	16,179	321	98%
Overtime/On-call	17,358	24,196	(6,838)	139%
Unemployment Insurance	1,122	736	386	66%
Workers' Compensation Insurance	9,900	13,577	(3,677)	137%
Health and Dental Insurance	134,451	81,171	53,280	60%
Employer's FICA	36,911	22,411	14,500	61%
Employer's Medicare	8,633	5,242	3,391	61%
Retirement	29,766	15,535	14,231	52%
Life and Disability Insurance	6,224	4,190	2,034	67%
Total Salaries and Benefits - Streets and Parks	\$ 822,294	\$ 502,934	\$ 319,361	61%

Streets Operations and Maintenance

Operations and Maintenance - (includes Crack Seal)	\$ 60,000	\$ 23,342	\$ 36,658	39%
Vehicle Maintenance/Plowing and Snow Removal	30,000	24,783	5,217	83%
Customer Sidewalk Repair	20,000	-	20,000	0%
District Sidewalk Repair/ADA Ramps	35,000	1,000	34,000	3%
Streets- Engineering	2,500	-	2,500	0%
Snow Removal Per Diem/Emergency	5,000	-	5,000	0%
Engineering - TOM	5,000	-	5,000	0%
Fuel	25,000	14,093	10,907	56%
Contract Street Sweeping	25,000	3,575	21,425	14%
Sand and Salt for Roads	52,000	13,969	38,031	27%
Supplies	4,000	-	4,000	0%
Total Streets	\$ 263,500	\$ 80,762	\$ 182,738	31%
Total Streets O & M	\$ 1,085,794	\$ 583,696	\$ 502,099	54%

Lighting

MVE Operation and Maintenance	\$ 13,200	\$ 5,940	\$ 7,260	45%
Repair and Maintenance	1,980	504	1,476	25%
Total Lighting	\$ 15,180	\$ 6,444	\$ 8,736	42%

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

For the Seven Months Ending July 31, 2024

Unaudited

	<u>2024 Budget</u>	<u>YTD Actual</u>	<u>Variance Favorable (Unfavorable)</u>	<u>Percent of Budget (YTD 58%)</u>
<u>Signage</u>				
Repairs and Maintenance	\$ 9,900	\$ 218	\$ 9,682	2%
Total Signage	<u>\$ 9,900</u>	<u>\$ 218</u>	<u>\$ 9,682</u>	<u>2%</u>
<u>Traffic Control</u>				
Operation and Maintenance	\$ 65,000	\$ 46,291	\$ 18,709	71%
Operation and Maintenance- Signal Repair	10,000	-	10,000	0%
Repairs and Maintenance - Striping	30,000	-	30,000	0%
Total Traffic Control	<u>\$ 105,000</u>	<u>\$ 46,291</u>	<u>\$ 58,709</u>	<u>44%</u>
<u>Drainage/Erosion Control</u>				
Repairs and Maintenance (includes Concrete work)	\$ -	\$ -	\$ -	0%
Stormwater Pond Maintenance Repair	20,000	5,662	14,338	28%
Stormwater Inlet Maintenance	-	-	-	0%
Total Drainage/Erosion Control	<u>\$ 20,000</u>	<u>\$ 5,662</u>	<u>\$ 14,338</u>	<u>28%</u>
Total Expenditures - Public Works/Streets	<u>\$ 1,747,640</u>	<u>\$ 981,068</u>	<u>\$ 766,573</u>	<u>56%</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>\$ 1,460,562</u>	<u>\$ 1,365,231</u>	<u>\$ (95,331)</u>	

TRIVIEW METROPOLITAN DISTRICT

GENERAL FUND

PARKS AND OPEN SPACE

For the Seven Months Ending July 31, 2024

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 58%)
REVENUE - Parks and Open Space				
Sales Tax/IGA/Town - Estimated	\$ 850,000	\$ 494,452	\$ (355,548)	58%
Property Tax - Operations	263,568	263,292	(276)	100%
Property Tax/IGA/Town	146,427	-	(146,427)	0%
Specific Ownership Tax	102,000	63,734	(38,266)	62%
Park, Rec and Landscape Fees	168,650	239,483	70,833	142%
Forest Lakes- Streets/ Parks Maintenance Revenue	60,000	46,286	(13,714)	77%
Auto Tax/IGA/Town - Estimated	85,000	53,133	(31,867)	63%
Interest	34,000	50,437	16,437	148%
Use Tax - Construction Material	68,000	103,165	35,165	152%
Use Tax- Town	2,720	5,161	2,441	190%
Conservation Trust Fund	40,000	20,452	(19,548)	51%
Programing Fees - Sanctuary Park	10,000	-	(10,000)	0%
Miscellaneous - (includes Safety Grant)	6,800	14,389	7,589	212%
Total Revenue	\$ 1,837,165	\$ 1,353,984	\$ (483,181)	74%
EXPENDITURES				
<u>Legislative</u>				
Directors' Fees	\$ 3,570	\$ 1,054	\$ 2,516	30%
FICA and Unemployment	286	83	203	29%
Workers Compensation Insurance	10	16	(6)	157%
Total Legislative	\$ 3,866	\$ 1,153	\$ 2,713	30%
<u>General and Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 68,616	\$ 40,698	\$ 27,918	59%
Unemployment Insurance	204	430	(226)	211%
Workers' Compensation Insurance	170	388	(218)	228%
Health and Dental Insurance	8,959	5,353	3,606	60%
Employer's FICA	4,254	2,247	2,007	53%
Employer's Medicare	995	519	476	52%
Retirement	3,431	927	2,504	27%
Life and Disability Insurance	651	538	113	83%
Total Salaries and Benefits	\$ 87,280	\$ 51,100	\$ 36,180	59%
<u>Professional Services</u>				
Professional Services-Engineering	\$ 17,000	\$ 19,931	\$ (2,931)	117%
Professional Services-Public Relations	8,500	5,900	2,600	69%
Legal Fees/Monson, Cummins & Shoheit	2,550	3,126	(576)	123%
Legal Fees	25,500	17,826	7,674	70%
Total Professional Services	\$ 53,550	\$ 46,783	\$ 6,767	87%
<u>General Administration</u>				
Accounting Services	\$ 21,080	\$ 11,839	\$ 9,241	56%
Audit Fees	5,440	-	5,440	0%
Conference, Class and Education	11,050	2,095	8,955	19%
Dues, Publications and Subscriptions	3,060	4,714	(1,654)	154%
Election	-	-	-	0%
IT Support	12,818	10,717	2,101	84%
Office Equipment and Supplies	3,400	1,961	1,439	58%
Publication - Legal Notice	340	-	340	0%
Repairs and Maintenance	680	554	126	82%
Telephone Service	11,900	4,756	7,144	40%
Travel and Meeting Expense	1,700	1,184	516	70%
Office Overhead (COA, utilities, rent, etc.)	16,320	7,646	8,674	47%
General Insurance	17,680	20,868	(3,188)	118%
Tax Collection Expense - Operations	3,954	3,955	(1)	100%
Vehicle Expense	1,020	2,320	(1,300)	227%
Stormwater Detention Pond Assessment	-	-	-	0%
Contingency/Emergency Reserves/Miscellaneous	8,500	2,868	5,632	34%
Total General Administration	\$ 118,942	\$ 75,476	\$ 43,466	63%

**TRIVIEW METROPOLITAN DISTRICT
GENERAL FUND**

PARKS AND OPEN SPACE

For the Seven Months Ending July 31, 2024

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 58%)
Total Parks - Administrative, Professional Services, etc.	\$ 263,637	\$ 174,512	\$ 89,126	66%
<u>Operations</u>				
<u>Salaries and Benefits- Streets and Parks</u>				
Salaries/Wages	\$ 289,221	\$ 164,692	\$ 124,529	57%
Salaries/Wages - Seasonal	8,500	8,335	165	98%
Overtime/On-call	8,942	12,465	(3,523)	139%
Unemployment Insurance	578	379	199	66%
Workers' Compensation Insurance	5,100	6,994	(1,894)	137%
Health and Dental Insurance	69,263	41,815	27,448	60%
Employer's FICA	19,015	11,545	7,470	61%
Employer's Medicare	4,447	2,700	1,747	61%
Retirement	15,334	8,003	7,331	52%
Life and Disability Insurance	3,206	2,158	1,048	67%
Total Salaries and Benefits - Parks	\$ 423,606	\$ 259,087	\$ 164,519	61%
<u>Parks and Open Space O & M</u>				
Repair of Facilities	\$ 6,000	\$ 244	\$ 5,756	4%
Annual Flower and Shrub replacement Program	10,000	2,552	7,448	26%
Holiday Lights	2,500	-	2,500	0%
Lawn Fertilizer, Tree Fertilizer and Weed Control Program	65,000	583,773	(518,773)	898%
Park Irrigation Water Payments	240,000	135,803	104,197	57%
Repair and Maintenance	100,000	62,089	37,911	62%
Supplies/Trees Replacement	5,000	110	4,890	2%
Tools	2,500	153	2,347	6%
Equipment and Projects	15,000	293	14,707	2%
Clothing and Safety Equipment	18,000	8,122	9,878	45%
Vehicle Expense- Fuel	40,000	12,181	27,819	30%
Sanctuary Park	-	25	(25)	0%
Back Flow Inspection	4,500	-	4,500	0%
ET 3 Year Subscription	-	-	-	0%
Total Parks and Open Space O & M	\$ 508,500	\$ 805,345	\$ (296,845)	158%
Total Parks O & M	\$ 932,106	\$ 1,064,432	\$ (132,326)	114%
<u>Lighting</u>				
MVE Operation and Maintenance	\$ 6,800	\$ 3,060	\$ 3,740	45%
Repair and Maintenance	1,020	259	761	25%
Total Lighting	\$ 7,820	\$ 3,319	\$ 4,501	42%
<u>Signage</u>				
Repairs and Maintenance	\$ 5,100	\$ 112	\$ 4,988	2%
Total Signage	\$ 5,100	\$ 112	\$ 4,988	2%
Total Conservation Trust Fund Projects	\$ 40,000	\$ 20,452	\$ 19,548	51%
Total Expenditures - Parks and Open Space	\$ 1,248,663	\$ 1,262,827	\$ (14,163)	101%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 588,502	\$ 91,157	\$ (497,345)	

**TRIVIEW METROPOLITAN DISTRICT
GENERAL FUND
DEBT SERVICE**

For the Seven Months Ending July 31, 2024

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 58%)
REVENUE				
Property Tax	\$ 2,756,271	\$ 2,753,381	\$ (2,890)	100%
Interest - GO Bond	35,000	63,773	28,773	182%
Total Revenue	\$ 2,791,271	\$ 2,817,154	\$ 25,883	101%
EXPENDITURES				
<u>Administrative</u>				
Tax Collection Expense	\$ 41,344	\$ 41,355	\$ (11)	100%
Total Administrative	\$ 41,344	\$ 41,355	\$ (11)	100%
<u>Debt Service</u>				
Bond Interest Payment	\$ 1,781,163	\$ 890,581	\$ 890,582	50%
Bond Principal Payment	845,000	-	845,000	0%
Paying Agent Fees	8,000	4,875	3,125	61%
Total Debt Service	\$ 2,634,163	\$ 895,456	\$ 1,738,707	34%
Total Expenditures	\$ 2,675,507	\$ 936,811	\$ 1,738,696	35%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 115,764	\$ 1,880,343	\$ 1,764,579	

ENTERPRISE FUND
Cost Allocation

July 31, 2024

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

Water Operations

For the Seven Months Ending July 31, 2024

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 58%)
REVENUE				
Water Revenue	\$ 2,420,000	\$ 1,191,823	\$ (1,228,177)	49%
Base Rate/Capital Improvement Fee	1,100,000	675,612	(424,388)	61%
Contract Sewer and Water Service - Forest Lakes	121,000	94,978	(26,022)	78%
Lot Inspection Fees	25,000	4,350	(20,650)	17%
Water Meter Kits	30,000	52,099	22,099	174%
Administrative Fee	158,400	81,735	(76,665)	52%
Miscellaneous	30,000	18,823	(11,178)	63%
Bulk Water Revenue	20,000	3,684	(16,316)	18%
Total Revenue	\$ 3,904,400	\$ 2,123,104	\$ (1,781,297)	54%
EXPENDITURES				
<u>Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 575,503	\$ 347,761	\$ 227,742	60%
Overtime/On-call	19,713	15,158	4,555	77%
Unemployment Insurance	1,000	536	465	54%
Workers' Compensation Insurance	6,000	7,564	(1,564)	126%
Health and Dental Insurance	100,177	61,534	38,643	61%
Employer's FICA	36,905	22,455	14,450	61%
Employer's Medicare	8,633	5,252	3,381	61%
Retirement	29,760	12,176	17,584	41%
Life and Disability Insurance	6,368	3,317	3,051	52%
Total Salaries and Benefits	\$ 784,057	\$ 475,753	\$ 308,306	61%
<u>Professional Services</u>				
Professional Services- Engineering	\$ 30,000	\$ 22,067	\$ 7,933	74%
Professional Services-Public Relations	20,000	8,676	11,324	43%
Professional Services/Amcobi/National Meter	60,000	37,051	22,950	62%
Development Services/Monson, Cummins & Shohet	85,000	64,540	20,461	76%
Total Professional Services	\$ 195,000	\$ 132,333	\$ 62,667	68%
<u>Administrative</u>				
Accounting Services	31,000	17,411	13,589	56%
Audit Fees	8,000	-	8,000	0%
Conference, Class and Education	5,750	5,132	618	89%
Dues, Publications and Subscriptions	4,500	3,022	1,478	67%
Election Expense	-	-	-	0%
IT Support	25,850	15,330	10,521	59%
Office Equipment and Supplies	1,000	1,152	(152)	115%
Postage	750	365	386	49%
Publication - Legal Notice	100	-	100	0%
Repairs and Maintenance	-	-	-	0%
Telephone Service	8,500	4,947	3,554	58%
Travel and Meeting Expense	1,000	111	889	11%
Office Overhead (COA, utilities, rent, etc.)	7,000	3,264	3,737	47%
Clothing Uniform Rental and Safety Equipment	5,000	2,876	2,124	58%
General Insurance	30,000	29,876	124	100%
Vehicle Expense	35,000	13,061	21,940	37%
Bank Charges	500	1,793	(1,293)	359%
Miscellaneous	1,000	-	1,000	0%
Total General Administration	\$ 164,950	\$ 98,338	\$ 66,613	60%
Total General Administrative	\$ 1,144,007	\$ 706,424	\$ 437,585	62%

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

Water Operations

For the Seven Months Ending July 31, 2024

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 58%)
<u>Water System</u>				
Water Testing	\$ 50,000	\$ 31,316	\$ 18,684	63%
Water/Accounting-Engineering	20,000	-	20,000	0%
Waste Disposal	10,000	-	10,000	0%
Sludge Disposal	40,000	-	40,000	0%
Gas Utilities	11,000	7,023	3,977	64%
Electric Utilities	350,000	184,371	165,629	53%
SCADA Support/Meter Calibration	33,000	13,458	19,542	41%
Repairs and Maintenance	250,000	141,708	108,292	57%
Storage Tank Maintenance	5,000	-	5,000	0%
Operating Supplies	30,000	15,693	14,307	52%
Bulk Chemical Supplies (Starting HMO Treatment)	70,000	24,263	45,737	35%
Lab Chemicals and Supplies	20,000	22,827	(2,827)	114%
Instrumentation (Turbidity Meters, 2-CL-17, Photo Eye Lit, Repair Kit)	25,000	-	25,000	0%
Water and Ditch Assessments	156,000	108,774	47,226	70%
Water Lease (300 af)	255,000	122,700	132,300	48%
Tools	4,000	-	4,000	0%
Leased Pueblo Reservoir Lease & Outlet	70,735	70,508	227	100%
Equipment Meter Supplies/Meter Kits	20,000	56,896	(36,896)	284%
Lower Fountain Creek	12,200	-	12,200	0%
Total Water System	<u>\$ 1,431,935</u>	<u>\$ 799,537</u>	<u>\$ 632,398</u>	<u>56%</u>
Total Expenditures	<u>\$ 2,575,942</u>	<u>\$ 1,505,961</u>	<u>\$ 1,069,983</u>	<u>58%</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>\$ 1,328,458</u>	<u>\$ 617,143</u>	<u>\$ (711,315)</u>	

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

Wastewater Operations

For the Seven Months Ending July 31, 2024

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 58%)
REVENUE				
Sewer Revenue	\$ 2,496,230	\$ 1,426,041	\$ (1,070,189)	57%
Contract Sewer and Water Service - Forest Lakes	121,000	94,978	(26,022)	78%
Miscellaneous	30,000	18,823	(11,178)	63%
Total Revenue	\$ 2,647,230	\$ 1,539,842	\$ (1,107,389)	58%
EXPENDITURES				
<u>Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 575,503	\$ 347,761	\$ 227,742	60%
Overtime/On-call	19,713	15,158	4,555	77%
Unemployment Insurance	1,000	536	465	54%
Workers' Compensation Insurance	6,000	7,564	(1,564)	126%
Health and Dental Insurance	100,177	61,534	38,643	61%
Employer's FICA	36,905	22,455	14,450	61%
Employer's Medicare	8,633	5,252	3,381	61%
Retirement	29,760	12,176	17,584	41%
Life and Disability Insurance	6,368	3,317	3,051	52%
Total Salaries and Benefits	\$ 784,057	\$ 475,753	\$ 308,306	61%
<u>Professional Services</u>				
Professional Services- Engineering	\$ 30,000	\$ 22,067	\$ 7,933	74%
Professional Services-Public Relations	20,000	8,676	11,324	43%
Professional Services/Amcobi/National Meter	60,000	37,051	22,950	62%
Development Services/Monson, Cummins & Shohet	85,000	64,540	20,461	76%
Total Professional Services	\$ 195,000	\$ 132,333	\$ 62,667	68%
<u>Administrative</u>				
Accounting Services	\$ 31,000	\$ 17,411	\$ 13,589	56%
Audit Fees	8,000	-	8,000	0%
Conference, Class and Education	5,750	5,132	618	89%
Dues, Publications and Subscriptions	4,500	3,022	1,478	67%
Election Expense	-	-	-	0%
IT Support	25,850	15,330	10,521	59%
Office Equipment and Supplies	1,000	1,152	(152)	115%
Postage	750	365	386	49%
Publication - Legal Notice	100	-	100	0%
Repairs and Maintenance	-	-	-	0%
Telephone Service	8,500	4,947	3,554	58%
Travel and Meeting Expense	1,000	111	889	11%
Office Overhead (COA, utilities, rent, etc.)	7,000	3,264	3,737	47%
Clothing Uniform Rental and Safety Equipment	5,000	2,876	2,124	58%
General Insurance	30,000	29,876	124	100%
Vehicle Expense	35,000	13,061	21,940	37%

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

Wastewater Operations

For the Seven Months Ending July 31, 2024

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 58%)
Bank Charges	500	1,793	(1,293)	359%
Miscellaneous	1,000	-	1,000	0%
Total General Administration	\$ 164,950	\$ 98,338	\$ 66,613	60%
Total General Administrative	\$ 1,144,007	\$ 706,424	\$ 437,585	62%
<u>Wastewater System</u>				
Wastewater TF/Donala/IGA	\$ 957,838	\$ 369,139	\$ 588,699	39%
Repairs and Maintenance	10,000	8,571	1,429	86%
Tools	7,000	-	7,000	0%
Wastewater-Engineering	-	-	-	0%
Operating Supplies	1,000	317	683	32%
Transit Loss	9,000	6,371	2,629	71%
Total Wastewater System	\$ 984,838	\$ 384,398	\$ 600,440	39%
<u>Wastewater System/Collections</u>				
Engineering	\$ 10,000	\$ 30,200	\$ (20,200)	302%
Tools	5,000	-	5,000	0%
Supplies/Uniforms	10,000	-	10,000	0%
Repairs and Maintenance	25,000	-	25,000	0%
Fuel	10,000	-	10,000	0%
Vehicle Maintenance	2,500	-	2,500	0%
Video Collection System-Annual (2 Zones and Commercial)	-	-	-	0%
Total Wastewater System/Collections	\$ 62,500	\$ 30,200	\$ 32,300	48%
Total Expenditures	\$ 2,191,345	\$ 1,121,022	\$ 1,070,325	51%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 455,885	\$ 418,820	\$ (37,065)	

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

For the Seven Months Ending July 31, 2024

Unaudited

	<u>2024 Budget</u>	<u>YTD Actual</u>	<u>Variance Favorable (Unfavorable)</u>	<u>Percent of Budget (YTD 58%)</u>
REVENUE				
Renewable Water Fee	\$ 463,386	\$ 408,922	\$ (54,464)	88%
Water Lease- Comanche	186,775	126,046	(60,729)	67%
Interest	200,000	173,250	(26,750)	87%
Total Revenue	\$ 850,161	\$ 708,218	\$ (141,943)	83%
Debt Service				
Paying Agent Fees and Accrued Interest	\$ 5,000	\$ 1,000	\$ 4,000	20%
CWCB Loan Interest	90,000	169,725	(79,725)	189%
2018 Bond Issue- Debt Service	664,350	219,675	444,675	33%
2020B Bonds- Debt Service	642,850	208,425	434,425	32%
2020A Bond Issue- Debt Service	890,494	287,747	602,747	32%
Total Debt Service	\$ 2,292,694	\$ 886,572	\$ 1,406,122	39%
OTHER FINANCING SOURCES				
Transfer from other funds	\$ 800,000	\$ 464,000	\$ (336,000)	58%
Total Other Financing Sources	\$ 800,000	\$ 464,000	\$ (336,000)	58%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES				
	\$ (642,533)	\$ 285,646	\$ 928,179	

CAPITAL PROJECTS FUNDS

July 31, 2024

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

**Budget Status Report - GAAP Basis
For the Seven Months Ending July 31, 2024**

Unaudited

	<u>2024 Budget</u>	<u>YTD Actual</u>	<u>Variance Favorable (Unfavorable)</u>	<u>Percent of Budget (YTD 58%)</u>
REVENUE				
Insurance Reimbursement	\$ 8,000	\$ -	\$ (8,000)	0%
Total Revenue	\$ 8,000	\$ -	\$ (8,000)	0%
EXPENDITURES				
<u>Land, Vehicles and Equipment</u>				
Land for Office Building	\$ 500,000	\$ 61,968	\$ 438,032	12%
Toro Mower	10,000	10,560	(560)	106%
Shop Tool	3,000	1,540	1,460	51%
Ventrack Edger Attachment	5,000	4,875	125	98%
Spare Traffic Signal Controller - Leather Chaps/Higby	8,000	7,851	149	98%
Mow Crew Trailer	9,500	10,965	(1,465)	115%
Litter Cat Turf Sweeper	13,500	14,100	(600)	104%
Shop Safety Cabinets - Pesticides	4,000	4,433	(433)	111%
Arrow Board - Traffic Control - Used	6,000	2,500	3,500	42%
Material Storage Facility	20,000	-	20,000	0%
Total Vehicles and Equipment	\$ 579,000	\$ 118,792	\$ 460,208	21%
<u>Park and Street Improvements</u>				
Road Improvements Program	\$ 500,000	\$ 704,365	(204,365)	141%
Higby Road - Design and Construction	1,600,000	7,953	1,592,047	0%
Streetscape Improvements - Leather Chaps and Creekside	150,000	183,067	(33,067)	122%
Baseline Controller	15,000	11,153	3,847	74%
Playground Improvements Burke Hollow Park	150,000	170,180	(20,180)	113%
Tanks for Liquid Brine	12,000	16,973	(4,973)	141%
Sanctuary Park Reimbursement	1,000,000	1,000,000	-	100%
Total Park and Street Improvements	\$ 3,427,000	\$ 2,093,691	\$ 1,333,309	61%
Total Expenditures - District Capital	\$ 4,006,000	\$ 2,212,483	\$ 1,793,517	55%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ (3,998,000)	\$ (2,212,483)	\$ 1,785,517	
OTHER FINANCING SOURCES (USES)				
Transfer from General Fund	\$ 2,398,000	\$ 2,204,530	\$ (193,470)	92%
Higby Road - Developer Contribution - Escrow	1,600,000	7,953	(1,592,047)	0%
Total Other Financing Sources (Uses)	\$ 3,998,000	\$ 2,212,483	\$ (1,785,517)	55%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES	\$ -	\$ -	\$ -	

TRIVIEW METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND - ENTERPRISE
Budget Status Report - GAAP Basis
For the Seven Months Ending July 31, 2024
 Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 58%)
REVENUE				
Water Tap Fees	\$ 903,000	\$ 964,404	\$ 61,404	107%
Sewer Tap Fees	525,000	637,688	112,688	121%
Water/Sewer Impact Fee	37,500	40,050	2,550	107%
Renewable Water Fee	807,600	726,972	(80,628)	90%
Admin Fee	45,000	67,925	22,925	151%
Lease Revenue (FMIC)	25,000	9,838	(15,162)	39%
Effluent Paid-AGUA/Woodmoor	50,000	95,508	45,508	191%
Review and Comment Fee	25,000	46,000	21,000	184%
Western Interceptor	-	65,815	65,815	0%
Water Infrastructure Agreement Fee Homeplace Ranch	500,000	500,000	-	100%
Wastewater Treatment Fees Homeplace Ranch	300,000	-	(300,000)	0%
ARPA Grant	250,000	-	(250,000)	0%
NDS - Forest Lakes/Purchase Participation Agreement	798,025	598,519	(199,506)	75%
Miscellaneous Income-Stonewall Lease	36,000	78,150	42,150	217%
AGRA - Excelsior Culver	84,000	-	(84,000)	0%
Payment in Lieu of Water Rights	100,000	62,222	(37,778)	62%
Developer Contributions - MI-PB	-	19,758	19,758	0%
Total Revenue	\$ 4,486,125	\$ 3,912,849	\$ (573,276)	87%
EXPENDITURES				
<u>Vehicles and Equipment Utilities</u>				
Camera Van - Outfit with Equipment	\$ 53,500	\$ 53,060	\$ 440	99%
Flat Bed Trailer	-	3,000	(3,000)	0%
Land for Office Building	500,000	-	500,000	0%
Total Vehicles and Equipment	\$ 553,500	\$ 56,060	\$ 497,440	10%
<u>Wells</u>				
Replace VFD for Well D-1 and A-1	\$ 144,000	\$ -	\$ 144,000	0%
A-4 Pump and Motor and Transfuser	35,000	-	35,000	0%
Total Wells	\$ 179,000	\$ -	\$ 179,000	0%
<u>Water Improvements</u>				
Tank Design	\$ 250,000	\$ 73,379	\$ 176,621	29%
AOS-WRSAF/CSU	564,393	-	564,393	0%
NMCI-Wastewater Design and Permitting	350,000	-	350,000	0%
Tap Fee Credits	-	712,349	(712,349)	0%
AVIC Bale Change Case - Brownstein	300,000	237,932	62,068	79%
FMIC Change Case	50,000	11,210	38,790	22%
Excelsior Change Case - Cummins	50,000	-	50,000	0%
Excelsior Exchange Case	50,000	-	50,000	0%
Excelsior Ditch at Nyberg Rd.	340,000	356,942	(16,942)	105%
AVIC Augmentation Station	2,500,000	-	2,500,000	0%
Quarter Circle Ranch	-	83,837	(83,837)	0%
Sailor Property	-	605,913	(605,913)	0%
MI-PB Infrastructure Project	226,002	245,760	(19,758)	109%
Stonewall Springs	-	37,226	(37,226)	0%
Stonewall- Pueblo Reservoir	-	59,121	(59,121)	0%
Northern Delivery System Pipeline Construction Project	4,500,000	2,914,156	1,585,844	65%
Total Water Improvements	\$ 9,180,395	\$ 5,337,825	\$ 3,842,570	58%
Total Expenditures - Enterprise Capital	\$ 9,912,895	\$ 5,393,885	\$ 4,519,010	54%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ (5,426,770)	\$ (1,481,036)	\$ 3,945,734	
OTHER FINANCING SOURCES (USES)				
Transfer from Enterprise Fund	\$ 4,750,768	\$ 517,248	\$ (4,233,520)	11%
MI-PB - Escrow	226,002	245,760	19,758	109%
CWCB Loan Proceeds	450,000	718,028	268,028	160%
Total Other Financing Sources (Uses)	\$ 5,426,770	\$ 1,481,036	\$ (3,945,734)	27%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES	\$ -	\$ -	\$ -	