

# TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS

## Regular Board Meeting Agenda

Thursday, September 19, 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/86133590470?pwd=UdIYB9kkUOLmVizJAyeKYRSuqTD4oT.1>

Meeting ID: 861 3359 0470

Passcode: 299612

One tap mobile

+17193594580,,86133590470#,,,,\*299612# US

+12532050468,,86133590470#,,,,\*299612# US

## 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. Approval of Consent Agenda
  - August 22, 2024,
  - Regular meeting minutes
  - Billing Summary Rate Code Report (enclosure)
  - Taps for August 2024 (enclosure)
  - Tax Transfer from Monument (enclosure)
7. 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 Gary Potter)

8. Action Items:

- a. Review and Consider and Intergovernmental Agreement between Chaffee County, Colorado and the Triview Metropolitan District regarding ditch changes and construction projects associated with the AVIC Ditch and Bale Ditch 1 and 2 and authorize the District Manager to sign said IGA on behalf of the Triview Metropolitan District.

9. Discussion Items: None

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

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

11. Legal Comments (George Rowley, Chris Cummins)

12. Update Board on Public Relation activities.

- Newsletter distribution and Topics

13. 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.

14. 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**

**August 22, 2024**

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, August 22, 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  
Gary Potter, Water Dept. Superintendent  
Rob Lewis, Distribution Manager  
Natalie Barszcz, Our Community News  
Marco Fioritto, resident  
Cathy Fromm, Accountant  
Greg Ingalls, Auditor  
Michelle Ferguson, Personnel Attorney with Ireland and Stapleton

## RECORD OF PROCEEDINGS

### DISCLOSURE OF CONFLICTS

None.

### 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  
July 18, 2024, Regular Board Meeting (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for July 2024 (enclosure)
- d) Tax Transfer from Monument (enclosure)

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

### PUBLIC HEARING TO AMEND the 2023 BUDGET

- Mr. Melville opened the hearing to public comment. There being none, public comment was closed at 5:50 PM. The Board had a discussion on why there was the need to amend the 2023 budget. After some discussion, it was decided to move to Action Items in the agenda and address Resolution 2024-08. Mr. Sexton moved to approve the resolution (2024-08). Mrs. Carlton seconded. A vote was taken, and the motion passed 4-0.

### PRESENTATION BY HAYNIE AND COMPANY OF THE TRIVIEW METROPOLITAN DISTRICT’S 2023 AUDITED FINANCIAL STATEMENTS.

- Mr. Greg Ingalls and Cathy Fromm presented to the Board the audited financials from 2023. There was some discussion and questions from the Board to both Mr. Ingalls and Mrs. Fromm. After discussion, it was decided that to release some vendors and contractors from the meeting the issue ought to be decided immediately. The Board decided to vote on the issue out of order of the agenda.

## RECORD OF PROCEEDINGS

### OPERATIONS REPORT

#### District Manager Report (enclosure)

- Mr. McGrady presented to the Board the Chicago Ranch annexation into the Town of Buena Vista is approved and should be complete by mid-September.
- The Higby Rd water line is installed, and the project is complete except for some road patching.
- The Northern Monument Creek Interceptor (NMCI) project is on schedule, and we anticipate 30% of the design will be completed in September. This will allow us to decide on whether to proceed with the project regarding costs.
- FMIC agreements for conveyance and storage are moving forward.
- NDS ribbon cutting was conducted.

### OPERATIONS REPORT

#### Assistant District Manager (Steve Sheffield)

- Mr. Sheffield presented to the Board that he attended multiple meetings in anticipation of the NDS startup and process.
- There were some repairs and upgrades conducted on the Stonewall Springs reservoir Earth Cam camera.
- Wendy Brown has the ballfield scheduling program up and running on the District website.

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

- Mr. Rayno reported to the Board that summer hires were a success this season.
- Mr. Rayno also presented to the Board the need and availability of a new snowplow truck. The proposed truck could be purchased fully outfitted and delivered for use in January. Total cost: \$260,000. After extensive discussion, the Board gave the blessing to move forward with the purchase.

#### Utilities Department Update (Steve Sheffield)

- Mr. Sheffield presented to the Board that 54.679 million gallons were pumped in July. A record month.

### 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. After some discussion and questions and answer time, a motion was made by Mr. Sexton to approve the resolution. The motion was seconded by Mrs. Carlton. A vote was taken, and the motion passed 4-0.
- 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. After some discussion, Mrs. Carlton made a motion to approve the Annual Audit and send it to the State of

## RECORD OF PROCEEDINGS

Colorado pending final auditor review. The motion was seconded by Mr. Sexton. A vote was taken, and the motion passed 4-0.

- 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. After a discussion with Michelle Ferguson (Personnel Attorney from Ireland Stapleton) and some questions to staff, A motion was made by Mrs. Carlton to approve the handbook effective September 1. The motion was seconded by Mr. Gross. A vote was taken, and the motion passed 4-0.
- 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. The proposals are both related to property tax reduction methods, and limiting property tax increases. After some discussion and Q&A, a motion was made by Mr. Sexton to pass the resolution. The motion was seconded by Mrs. Carlton. A vote was taken, and the motion passed 4-0.
- 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. During discussion Mr. Gross pointed out an error in the calculation for revenue sharing. After further discussion the Board directed staff to submit the agreement to the Town after the revisions were made to the method of calculating the revenue sharing.

Discussion Items: NONE

## FINANCIALS AND PAYABLES

Approve and Ratify Checks over \$5,000 – The Board reviewed the payment of claims over \$5,000. A motion to approve checks greater than \$5,000 was made by Mrs. Carlton. The motion was duly seconded by Mr. Sexton. A vote was taken. The motion passed 4-0.

Monthly Cash Position and Unaudited Financial Statements - The Board reviewed the July 2024 unaudited Financial Statements as presented. After some discussion, a motion was made by Mr. Melville 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.

## PUBLIC RELATIONS:

An update was provided by Mr. McGrady on public relations activities. The

## **RECORD OF PROCEEDINGS**

next District newsletter should be released in mid-September.

### BOARD BREAK

The Board took a brief break before entering Executive Session at 8:04 PM.

### EXECUTIVE SESSION:

Entered executive session at 8:24 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. Carlton. A vote was taken. The motion passed unanimously 4-0.

Director Barnhart joined the meeting via Zoom at 8:24.

The Board left the executive session at 9:40 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. Gross. The motion was duly seconded by Mr. Melville. A vote was taken. The motion passed unanimously 5-0. The meeting was adjourned at 9:40 PM.

Respectfully Submitted

---

James C. McGrady  
Secretary for the Meeting

**Triview Metropolitan District - AUGUST MONTH END**

**Summary Financial Information - Board Packet**

**Base Fee Dates: 9-1 to 10-1-2024**

**Usage Dates: 7-31 to 8-30-2024**

Sales	Amount	Transactions
Rate Code 01 Triview Metro - Res Sewer Base Rate	\$130,048.80	2287
Rate Code 01 Triview Metro - Res Sewer Use Rate	\$49,078.08	2269
Rate Code 01 Triview Metro - Res Water Base Rate	\$90,189.83	2290
Rate Code 01 Triview Metro - Res Water Use Rate Tier1	\$144,031.71	2250
Rate Code 01 Triview Metro - Res Water Use Rate Tier2	\$187,362.68	1747
Rate Code 01 Triview Metro - Res Water Use Rate Tier3	\$60,724.68	587
Rate Code 01 Triview Metro - Res Water Use Rate Tier4	\$23,209.23	138
Rate Code 01 Triview Metro - Res Water Use Rate Tier5	\$6,893.37	52
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"	\$8,306.28	36
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	\$41,610.50	88
Usage Fee Triview Metro - Com Water Use Rate	\$74,957.43	88
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	\$107,825.67	59
Triview Metro - Quik Way Sewer	\$213.00	1
Triview Metro - Metering & Billing Fee	\$12,040.00	2410
Title Prep Fee Triview Metro - Title Request Fee	\$850.00	17
Triview Metro - 5% Late Fee	\$3,943.96	247
Special Impact Triview Metro - Special Impact Fee	\$2,410.00	241
Triview Metro - Reconnect Fee	\$150.00	1
Triview Metro - NSF Fee		
<b>Total Accounts</b>	<b>\$986,077.60</b>	<b>15012</b>

Rate Code Breakout of Billed Accounts	# Units
Rate Code 01 - Residential 5/8"	2270
Rate Code 02 - Commercial Account 1"	27
Rate Code 03 - Irrigation Account 1"	23
Rate Code 04 - Commercial Account 1 1/2"	42
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	
<b>Total Accounts</b>	<b>2415</b>

Aging Report	Amount
Amount Past Due 1-30 Days	\$ 124,648.71
Amount Past Due 31-60 Days	\$ 12,518.46
Amount Past Due 61-90 Days	\$ (196.92)
Amount Past Due 91-120 Days	\$ (393.00)
Amount Past Due 120+ Days	\$ (3,793.53)
<b>Total AR</b>	<b>\$132,783.72</b>



Receipts	Amount	Items
Payment - ACH	\$545,023.75	1572
Payment - Vectra Bank	\$299,475.42	661
Payment - On Site	\$201,012.21	198
Refund CREDIT	(\$3,138.43)	19
REVERSE Payment	(\$3,085.28)	2
Transfer CREDIT In		
Transfer CREDIT Out		
REVERSE Payment - NSF		
<b>Total Receipts</b>	\$1,039,287.67	2452
<b>Checks versus Online Payments</b>	<b>35.34%</b>	<b>64.66%</b>
	<b>Checks</b>	<b>ACH's</b>

Water	Gallons	Accounts
Gallons sold 6-28 to 7-31-2024 =	52,008,091	2412
Gallons sold 7-31 to 8-30-2024 =	41,954,809	2422

Usage Breakout in Gallons for Residential	# of Accounts	Combined Use	% of Usage
Over 50,000	24	2,065,963	3.97%
40,001 - 50,000	22	948,048	1.82%
30,001 - 40,000	102	3,473,641	6.68%
20,001 - 30,000	449	10,636,234	20.45%
10,001 - 20,000	977	14,473,777	27.83%
8,001 - 10,000	180	1,623,608	3.12%
6,001 - 8,000	125	887,165	1.71%
4,001 - 6,000	131	663,541	1.28%
2,001 - 4,000	126	363,454	0.70%
1 - 2,000	112	119,897	0.23%
Zero Usage	22	0	0.00%
<b>Total Meters</b>	<b>2270</b>	<b>35,255,328</b>	<b>67.79%</b>

Usage Breakout in Gallons for Commercial	# of Accounts	Combined Use	% of Usage
Over 50,000	43	6,684,820	12.85%
40,001 - 50,000	6	278,142	0.53%
30,001 - 40,000	8	270,803	0.52%
20,001 - 30,000	7	168,353	0.32%
10,001 - 20,000	8	102,036	0.20%
8,001 - 10,000	0	0	0.00%
6,001 - 8,000	1	6,375	0.01%
4,001 - 6,000	4	19,852	0.04%
2,001 - 4,000	4	11,735	0.02%
1 - 2,000	5	3,842	0.01%
Zero Usage	1	0	0.00%
<b>Total Meters</b>	<b>87</b>	<b>7,545,958</b>	<b>14.51%</b>

Usage Breakout in Gallons for Irrigation	# of Accounts	Combined Use	% of Usage
Over 50,000	31	8,907,163	17.13%
40,001 - 50,000	2	86,471	0.17%
30,001 - 40,000	2	65,978	0.13%
20,001 - 30,000	1	27,290	0.05%
10,001 - 20,000	6	86,585	0.17%
8,001 - 10,000	1	8,569	0.02%
6,001 - 8,000	1	7,196	0.01%
4,001 - 6,000	2	8,749	0.02%
2,001 - 4,000	2	5,699	0.01%
1 - 2,000	2	3,105	0.01%
Zero Usage	5	0	0.00%



**Triview Metropolitan District**

AUGUST 2024 TAPS PAID

NEW TAPS REPORT FOR BOARD MEETING 9/19/24

1	134 Panoramic Drive	134 Panoramic Drive	\$	52,327.71
			<b>TOTAL</b>	<b>\$ 52,327.71</b>



Sept. 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 \$265,731.84 to the Triview Vectra account on or before Sept 30, 2024. The ACH details are as follows and documentation is enclosed.

Sales Tax for July 2024	\$	244,911.77
Regional Building Use Tax for August 2024	\$	1,395.43
Motor Vehicle Tax for August 2024	\$	19,424.64

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

Sincerely,

Madeline VanDenHoek  
Interim Town Manager



## Triview Metro Public Works September 2024 Report

### List of September Projects:

- St. Lawrence trail on going trees planted and irrigation corrected and deleted unwanted zones.
- Fall aeration and over seed
- Weekly/Daily: Daily trash pick-up around the District and weekly cleaning of trash cans and doggie pot stations
- Native mowing and dentition ponds completed.
- Round 3 fertilizer and broadleaf completed
- Continued Irrigation repairs. Removing establishment drip on trees in irrigated turf. Adjusting irrigation systems for fall watering.
- Order street signage and meeting with striping contractor for new traffic pattern on Higby and Bowstring
- weed control around district
- Snow prep and equipment set up.
- Replacement of non-check valve irrigation heads.
- Irrigation winterization schedule TBD
- Fleet maintenance
- District tree replacements for fall to start end of month.
- Planning fall winter projects.
- Sending 4 public works employees to the western snow and ice conference in Loveland September 25-27<sup>th</sup>.



*Focus for October:*

- Probe Fall fertilizer new and existing trees
- Winter water new plant material
- Turn all playground mulch and top dress where needed.
- Winterize the irrigation systems TBD end of month.
- Irrigation projects and improvements Lyons Tail and adding 2 zones to the top of the big hill Sage Forest in Sanctuary.
- Ice-melt buckets placed at large mailbox kiosk
- Detention Pond cutback and all native final mow.
- Ice slicer delivery.
- Fencing repairs where needed.
- 2025 budget for Public Works completed.
- Snow service training.
- 4 public works employees to finish their class B CDL testing and be holding their permit.
- 2 employees scheduled to take their spray applicators lic. For the state of Colorado.





# Triview Metropolitan District Utility Report

September 19<sup>th</sup>, 2024

	Water Produced	Water Billed	Water Unbilled	Percent Water Unbilled
Aug-23	45,900,000	38,907,816	6,992,184	15%
Aug-24	45,373,674	42,290,889	3,082,785	7%

- **Northern Delivery System (NDS):**

- The NDS is operational! As of September 15<sup>th</sup>, 2024, the NDS has delivered over 16 million gallons to the district.
- Our highest daily production was 2.7 million gallons.
- Start up and training on the NDS has been the primary focus of the water department over the past month.

- **Operations Updates:**

- Worked on correcting groundwater well level data to ensure sensor data matches manual readings
- Working with Respec to complete soil sampling and other preparations for the new tank at B Plant.
- The Distribution team has been working on PRV and gate valve maintenance.
- We are working on an operational plan to minimize the use of the ground water wells and treatment plant with NDS online.



### Agenda Item Summary & Action Form

The County considers the ditch changes and the construction projects to be municipal water projects which require approval under the County's 1041 Regulations. Pursuant to Section 2-205 of the County's 1041 Regulations, the County may approve an IGA in lieu of a 1041 Permit. Triview has proposed an IGA in lieu of a 1041 Permit.

The chief concern of the County is revegetation of the impacted areas and assurance that the impacts of the ditch changes and construction will not negatively impact the County. The County is also an opposing party to the Water Court change case for the Bale ditches. That case is currently set for hearing in late September. Approving the IGA would allow the County to settle its claims and concerns in the Water Court case.

In order to address these issues, the County, through its water counsel David Shohet of Monson, Cummins, Shohet & Farr, LLC, has negotiated the terms of the IGA proposed by Triview. The proposed IGA sets forth that Triview will comply with all standards as set forth in Chapter 3 of the County's 1041 Regulations, that the County is not concerned with revegetation of the ~6 acres associated with the Bale Ditch No. 1 as that land has not been irrigated for a significant period of time, and places specific requirements on the change and work associated with Bale Ditch No. 2, including potentially amending the agreement in the future or obtaining a 1041 permit.

- III. **STAFF RECOMMENDATION:** Staff recommends approval of the IGA.
  
- IV. **OPTIONS/ALTERNATIVES:** The BOCC may decline to enter into an IGA and instead require Triview to submit a 1041 Permit application on all relevant matters.
  
- V. **PROPOSED MOTION(S):** Move to approve the IGA with Triview Metropolitan District as proposed.
  
- VI. **REFERENCES/ATTACHMENTS:**
  - Proposed IGA;
  - Exhibit A - AVIC Ditch plans
  - Exhibit B - Bale Ditch plans

## INTERGOVERNMENTAL AGREEMENT

This INTERGOVERNMENTAL AGREEMENT (“Agreement”) is entered into on this \_\_\_ day of \_\_\_\_\_, 2024, and is made by and between the Board of County Commissioners of Chaffee County, Colorado (the “County”), and Triview Metropolitan District (“Triview”). The County and Triview are sometimes referred to individually as a “Party” and collectively as the “Parties.”

### RECITALS

WHEREAS, the County, pursuant to C.R.S. § 24-65.1-101 *et. seq.*, has designated municipal and industrial water projects to be matters of state interest; and

WHEREAS, the County, pursuant to C.R.S. § 24-65.1-101 *et. seq.*, has designated development in areas containing or having a significant impact upon natural resources to be a matter of state interest; and

WHEREAS, the County has adopted guidelines for the administration and regulation of these designated matters of state interest, known as Guidelines and Regulations for Areas and Activities of State Interest (“County 1041 Regulations”); and

WHEREAS, Triview owns 100% of the Arkansas Valley Irrigation Canal Company’s Ditch water right (“AVIC Water Right”) and has obtained a decree from Water Court in Case No. 21CW3044, District Court, Water Division 2, changing the AVIC Water Right for Triview’s uses (“AVIC Decree”);

WHEREAS, as part of the AVIC Decree, Triview must install specific structures within the County, including, without limitation, an augmentation station, measurement device, and a return channel, and also plans to replace the 30” culvert that crosses beneath County Road 361 on the AVIC Ditch to a 36” culvert (“AVIC Augmentation Station”);

WHEREAS, Triview owns the entirety of the Bale Ditch No. 1 water right and 50% of the Bale Ditch No. 2 water right (collectively, “Triview’s Bale Ditches Water Rights”);

WHEREAS, James M. Treat and Diane L. Treat (“Treats”) own the remaining 50% of the Bale Ditch No. 2 water right (“Treat Bale Ditch Water Right”);

WHEREAS, Triview and the Treats seek a decree to change Triview’s Bale Ditches Water Rights and Treat Bale Ditch Water Right for Triview’s uses in Case No. 22CW3004, District Court, Water Division 2 (“Bale Ditches Application”);

WHEREAS, Triview has the right to lease or purchase the Treat Bale Ditch Water Right for Triview’s municipal uses.

WHEREAS, it is anticipated that the final decree entered in the Bale Ditches Application will require Triview to install structures within the County, including, without



limitation, an augmentation station, measurement device, and a return channel, and also replacement and upgrading of the headgate structure ("Bale Ditches Augmentation Station");

WHEREAS, approximately 6 acres of historically irrigated land under the Bale Ditch No. 1 owned by Triview and subject of the Bale Ditches Application is located within the County ("Bale No. 1 County Historically Irrigated Acreage");

WHEREAS, approximately 13 acres of historically irrigated land under the Bale Ditch No. 2 owned by the Treats and subject of the Bale Ditches Application is located within the County ("Bale No. 2 County Historically Irrigated Acreage");

WHEREAS, the County has determined that the installation of the AVIC and Bale Ditches Augmentation Stations, along with the change of the Bale No. 2 and Bale No. 1 County Historically Irrigated Acreage (collectively, "Triview Water Project") constitutes a municipal water project under the County 1041 Regulations;

WHEREAS, pursuant to C.R.S. §§ 29-1-203, the Parties desire to enter into this Agreement regarding the Triview Water Project in lieu of a permit application under the County 1041 Regulations, which Agreement is specifically permitted pursuant to Chapter 2, Article 2, section 205 of the County 1041 Regulations;

WHEREAS, after proper notice, the County held a public hearing regarding this Agreement on September 17, 2024.

## **AGREEMENT**

NOW, THEREFORE, in consideration of the above recitals incorporated herein by reference, the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the Parties agree as follows:

1. Findings. The County finds that subject to the requirements of this Agreement, Triview, and the Triview Water Project will comply with all of the relevant applicable criteria of Chapter 3 in the County 1041 Regulations. Specifically, the Bale No. 1 County Historically Irrigated Acreage has not been irrigated for a significant period and, therefore, has no impact on the County. No further terms and conditions are necessary related to the Bale No. 1 County Historically Irrigated Acreage. The AVIC and Bale Ditches Augmentation Stations have a minimal impact on the County and are subject to the terms and conditions of this Agreement. So long as the Bale No. 2 County Historically Irrigated Acreage remains subject to the County's 1041 Regulations, Triview shall make no use of the Treat Bale Ditch Water Right for its changed purposes under any final decree entered in the Bale Ditches Application or under any other conveyance until Triview obtains either a 1041 Permit from the County or an amendment to this Agreement, which shall be at the sole discretion of the County.

2. Conditions. The following specific terms and conditions shall apply to the Triview Water Project:

- a. The AVIC Augmentation Station shall be constructed in the location in accordance with the plans attached as Exhibit A.
- b. Bale Ditches Augmentation Station shall be constructed in the location in accordance with the plans attached as Exhibit B.
- c. Triview shall copy the County upon submitting plans to any other entity to construct either Augmentation Station.
- d. Triview shall notify the County of any changes to the attached plans contained in Exhibits A and B made by Triview or any other entity.
- e. Triview shall give the County two weeks' notice before commencing construction of either Augmentation Station.
- f. Before commencing the construction of either Augmentation Station, the County will grant Triview any necessary temporary right-of-way and access. Triview will utilize features on-site to minimize the amount of mud entering County Roads due to the construction of either Augmentation Station.
- g. Triview shall commence construction of the AVIC and Bale Ditches Augmentation Stations within two years of this Agreement and shall use reasonable efforts to complete the AVIC and Bale Ditches Augmentation Stations within three months of starting the construction of either augmentation station.
- h. Triview agrees to regrade and reseed any disturbed areas to the County's satisfaction as part of the construction of either Augmentation Station. Such work shall commence within 45 days of the completion of the construction of the Augmentation Station. Triview shall work with County Staff and the County Weed to ensure all disturbed areas are adequately revegetated.

3. Future Replacement of the Augmentation Stations. Triview's routine operation and maintenance of the Augmentation Stations shall not require coordination with the County. Additionally, the replacement of any feature of the Augmentation Station in accordance with the plans submitted contained in Exhibits A and B does not require any further coordination with the County except for the regrading and reseeding of any disturbed areas. If Triview desires to relocate the Augmentation Stations or make any material change to the previously approved plans of the Augmentation Stations, Triview

shall submit such plans to the County and receive written approval for any such changes from the County.

4. South Fork of the Arkansas River. Triview agrees to cooperate and share in any common measurement requirements with other water users on the South Fork of the Arkansas River that may be required to administer water rights on the South Fork of the Arkansas River. Triview will also provide the County with \$50,000.00, which the County may use at its discretion for purposes of improvement of the South Fork of the Arkansas River, including, without limitation, stream restoration, stream measurement, and eradication of invasive species.

5. Term. This Agreement shall become effective upon mutual execution of the Parties and shall be perpetual.

6. No Waiver. Nothing in this Agreement shall constitute a waiver of the County's authority. Specifically, the County retains all rights to enforce its lawful authority to manage and eradicate noxious weeds located upon the Bale No. 1 County Historically Irrigated Acreage.

7. Default by Triview. The County may pursue any remedy available at law or equity if Triview fails to meet its obligations under this Agreement.

8. Notices. All notices, demands, requests, or other communications to be sent by one Party to the other hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the addressee or by courier delivery via FedEx or other nationally recognized overnight air courier service, by electronically-confirmed email transmission, or by depositing same in the United States mail with a trackable number addressed as follows:

The County:

County Administrator  
P.O. Box 699  
104 Crestone Avenue  
2nd Floor  
Salida, Colorado 81201

*With copies to:*

County Attorney  
104 Crestone Ave.  
P.O. Box 699  
Salida, CO 81201

Triview:

Attn: District Manager  
Triview Metropolitan District  
P.O. Box 849  
Monument, Colorado 80132

*With copies to:*

Caitlin S. Quander  
Brownstein Hyatt Farber Schreck, LLP  
675 15th Street, Suite 2900  
Denver, Colorado 80202

Steven O. Sims  
Brownstein Hyatt Farber Schreck, LLP  
675 15th Street, Suite 2900  
Denver, Colorado 80202

9. Reimbursement. Within 30 days of this Agreement's execution, Triview shall deposit \$15,000.00 with the County, which shall be used to reimburse Chaffee County and other government service providers for costs associated with the Triview Water Project and this Agreement.

10. Amendments. This Agreement may be amended only by a written document signed by the Parties.

11. Dispute Resolution; Law; Venue. If a dispute arises about matters covered by this Agreement, Triview and the County shall first meet to attempt to resolve the dispute. If the dispute cannot be satisfactorily resolved, the County and Triview will submit the dispute to non-binding mediation before filing a complaint in any court of law. The laws of the State of Colorado shall govern the construction, interpretation, execution, and enforcement of this Agreement. Venue for any dispute between the Parties arising from or relating to this Agreement shall be in the State of Colorado District Court for Chaffee County.

12. Severability. If any of the terms, covenants, or conditions of this Agreement or their application shall be held invalid as to any person, entity, or circumstance by any court having competent jurisdiction, the remainder of this Agreement and the application in effect of its terms, covenants or conditions to such persons, entities or circumstances shall not be effected thereby.

13. Waiver. The waiver by either party of any breach by the other of any term, covenant, or condition contained in this Agreement shall not be deemed a waiver of any subsequent breach of the same or other term, covenant, or condition.

14. Entire Agreement. This Agreement embodies the complete agreement between the Parties regarding the subject matter herein and supersedes all prior agreements and understandings, if any.

15. Section Headings. The section headings in this Agreement are inserted for convenience and are not intended to indicate completely or accurately the contents of the sections they introduce and shall have no bearing on the construction of the Sections they introduce.

16. No Third-Party Beneficiaries. The Parties to this Agreement do not intend to benefit any person not a party to this Agreement. No person or entity other than the Parties to his Agreement shall have any legal or equitable right to enforce any provision of this Agreement.

17. Non-Precedent Setting. Nothing in this Agreement is intended to, or does, set or form a precedent regarding any future matter.

18. Limit of Agreement. Triview agrees and understands that this Agreement is limited solely to the Triview Water Project in the matters contained within this Agreement. Any additional projects undertaken by Triview in the County will require a separate review by the County and may require a permit pursuant to the County 1041 Regulations.

19. Binding Effect. This Agreement is binding upon and shall benefit the parties and their representatives, heirs, successors, and assigns. Triview may only transfer its interest under this Agreement with the prior written consent of the County.

20. No Other Relationship. Nothing contained in this Agreement shall be deemed or construed by anyone as creating the relationship of principal and agent, partnership, or joint venture between the parties.

21. Duly Authorized Signatories. By executing this Agreement, the undersigned individually represents that he or she is duly authorized to execute and deliver this Agreement and that the subject Party shall be bound by the signatory's execution of this Agreement.

22. Counterparts, Electronic Signatures, and Electronic Records. This Agreement may be executed in two counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument. The Parties consent to electronic signatures and agree that the transaction may be conducted electronically

pursuant to the Uniform Electronic Transactions Act, § 24-71.3-101, et seq., C.R.S. The Agreement and any other documents requiring a signature may be signed electronically by either Party. The Parties agree not to deny the legal effect or enforceability of the Agreement solely because it is in electronic form or because an electronic record was used in its formation. The Parties agree not to object to the admissibility of the Agreement in the form of an electronic record, a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature because it is an electronic record or an electronic signature or that it is not in its original form or is not an original.

BOARD OF COMMISSIONERS  
OF CHAFFEE COUNTY

TRIVIEW METROPOLITAN DISTRICT

---

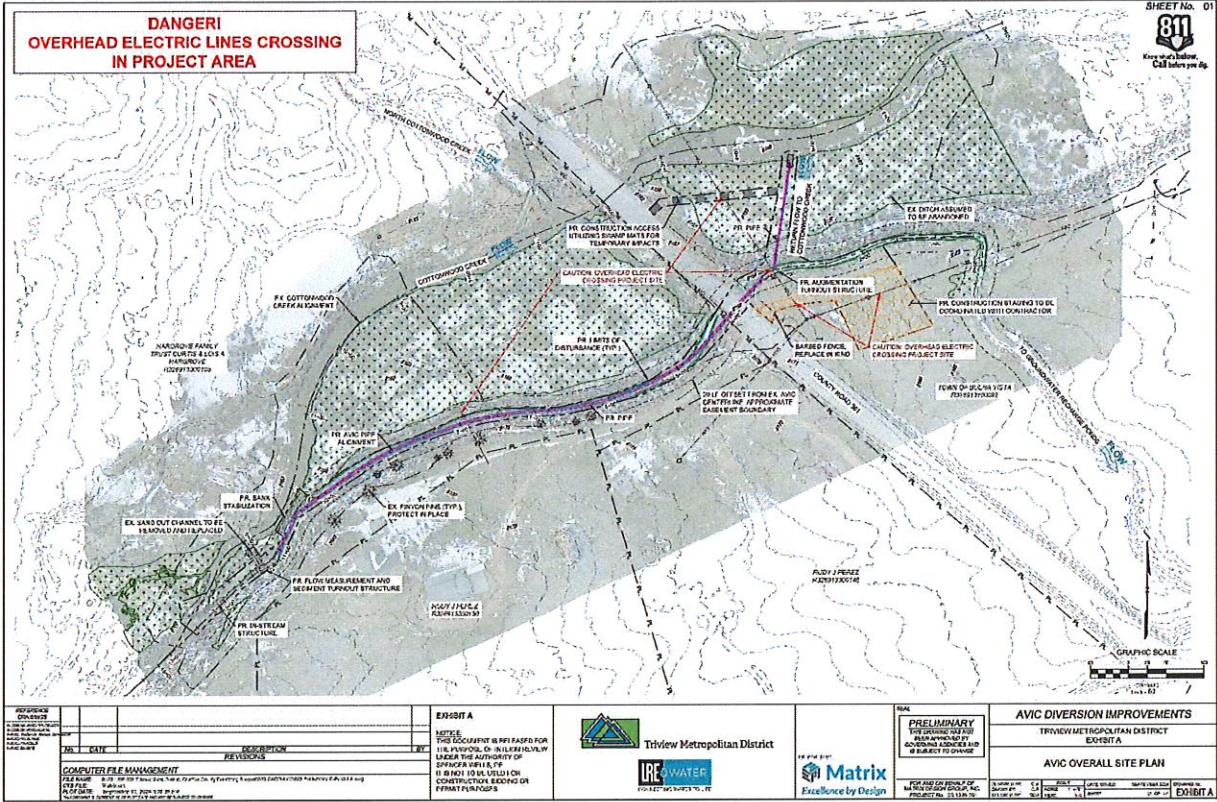
P. T. Wood, Chair

---

Its: District Manager

**Exhibit A**

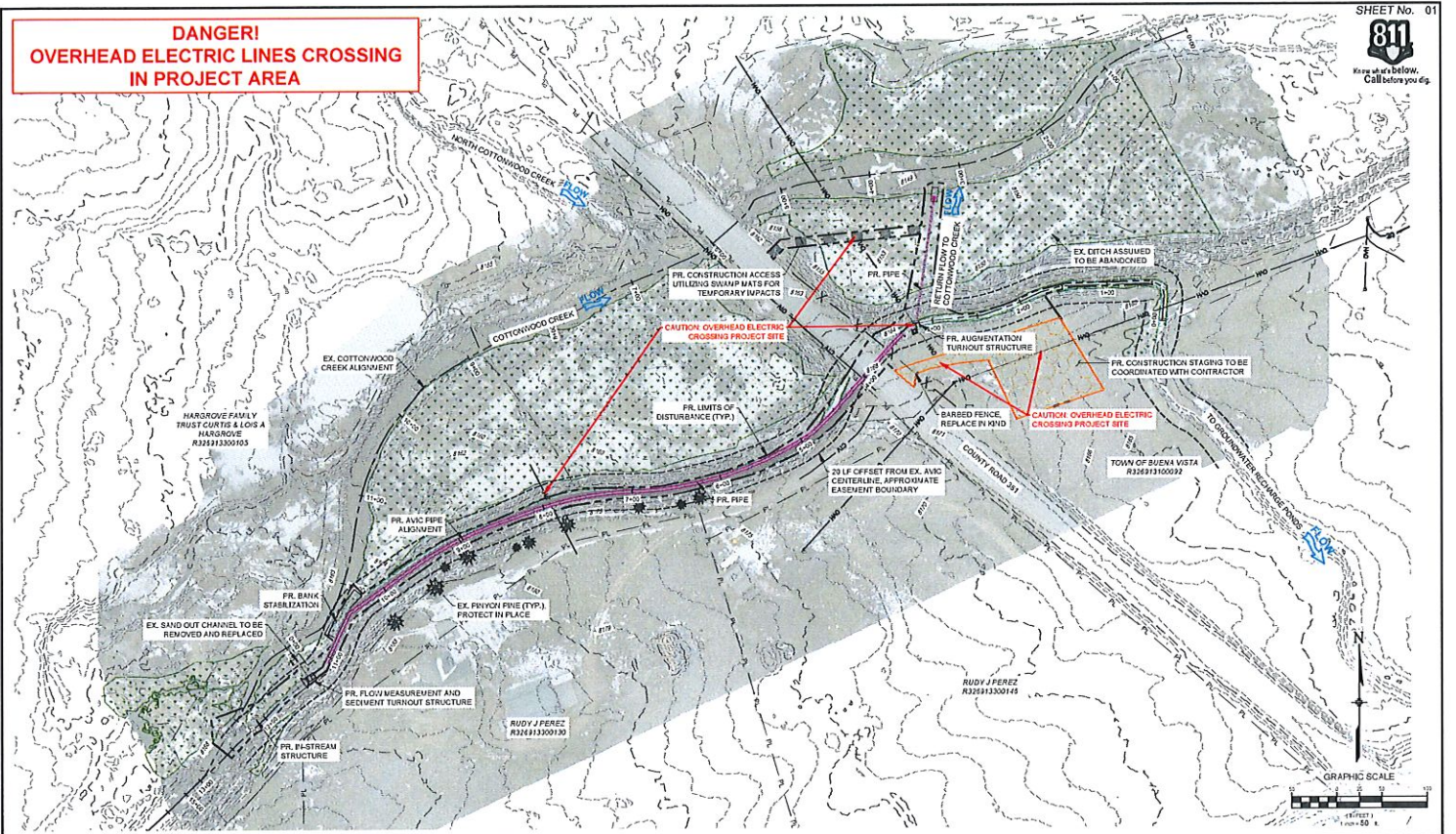
(See attached)







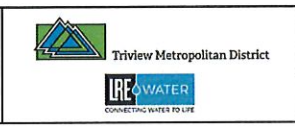
**DANGER!**  
**OVERHEAD ELECTRIC LINES CROSSING**  
**IN PROJECT AREA**



NO.	DATE	DESCRIPTION	BY

COMPUTER FILE MANAGEMENT  
 FILE NAME: S:\31108 201 Triview Vista District, Chula Vista County Planning Support\31108 CAD\1\00103 EXHIBIT A\00103 A.dwg  
 CTE FILE: Matrix  
 PLOT DATE: September 15, 2014 3:28:59 PM  
 PLOTTED BY: J. J. PEREZ

**EXHIBIT A**  
 NOTICE: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF EXTERIOR REVIEW UNDER THE AUTHORITY OF SPENCER WELLS, P.E. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.



**PRELIMINARY**  
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE.

FOR AND ON BEHALF OF:  
 MATRIX DESIGN GROUP, INC.  
 PROJECT NO. 211308001

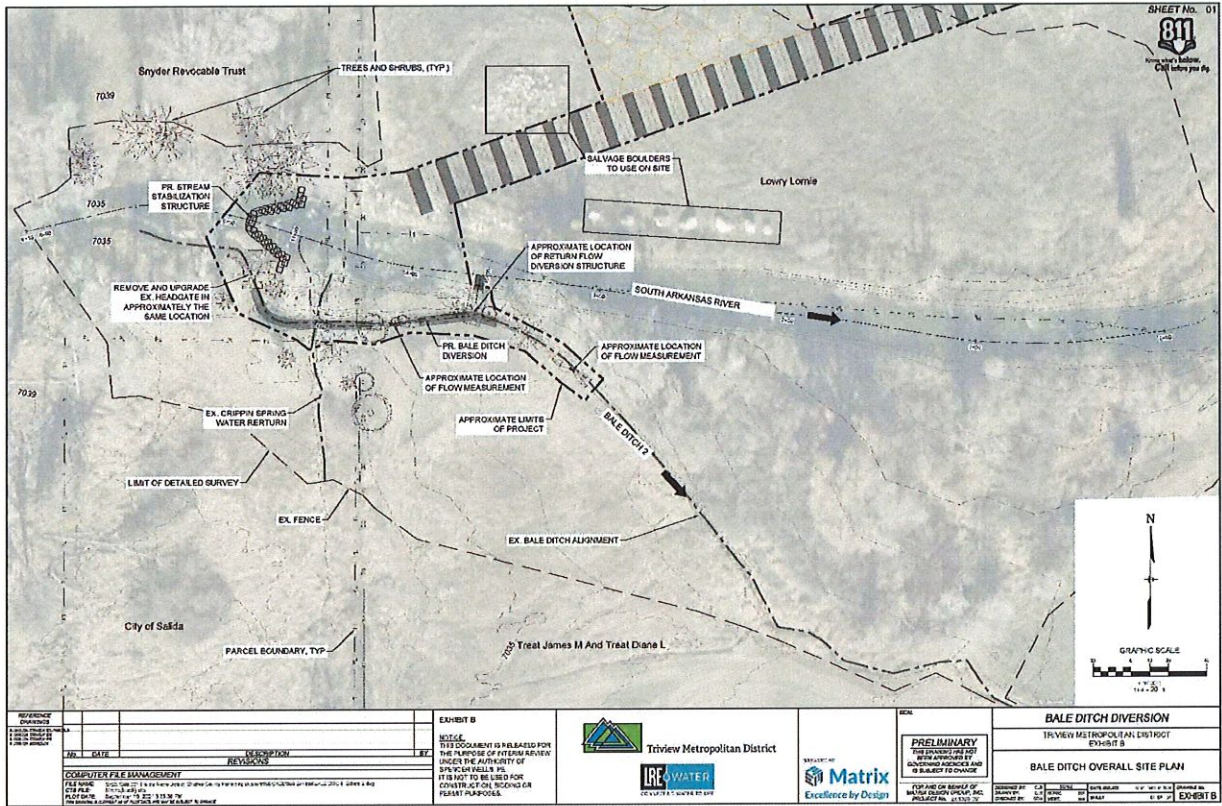
DESIGNED BY: CP  
 DRAWN BY: JJP  
 CHECKED BY: JJP  
 DATE: 09/15/14

**Matrix**  
 Excellence by Design

AVIC DIVERSION IMPROVEMENTS					
TRIVIEW METROPOLITAN DISTRICT EXHIBIT A					
AVIC OVERALL SITE PLAN					
DESIGNED BY	CP	SCALE	DATE DRAWN	SEPTEMBER 2014	DESIGNED BY
DRAWN BY	JJP	NO. OF SHEETS	TOTAL SHEETS	1 OF 1	EXHIBIT A

**Exhibit B**

(See attached)



<b>REVISIONS</b> NO. DATE DESCRIPTION 1 11/15/17 PRELIMINARY		<b>EXHIBIT B</b> NOTICE: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF EXTERNAL REVIEW UNDER THE AUTHORITY OF THE PROJECT OWNER. IT IS NOT TO BE USED FOR CONSTRUCTION OR RECONSTRUCTION PURPOSES.				<b>BALE DITCH DIVERSION</b> TRITVIEW METROPOLITAN DISTRICT EXHIBIT B <b>BALE DITCH OVERALL SITE PLAN</b>
<b>COMPUTER FILE MANAGEMENT</b> FILE NAME: 30608235.4 DATE: 11/15/17 PROJECT: BALE DITCH DIVERSION		<b>PROJECT INFORMATION</b> PROJECT NO.: 30608235.4 SHEET NO.: 01 DATE: 11/15/17		<b>SCALE</b> 1" = 50' GRAPHIC SCALE		<b>DESIGNED BY:</b> [ ] <b>CHECKED BY:</b> [ ] <b>DATE:</b> [ ] <b>BY:</b> [ ] <b>SCALE:</b> [ ] <b>SHEET NO.:</b> [ ] <b>TOTAL SHEETS:</b> [ ] <b>PROJECT NO.:</b> [ ]

30608235.4

Exhibit B-2



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  
September 19, 2024**

**Paid Invoices Over \$5,000 For 2024**

- 1. Donala Water & Sanitation District \$77,825.05**  
Enterprise Fund –Wastewater Operations -Wastewater-System-Wastewater –  
TF/Donala/IGA
  
- 2. Monson, Cummins & Shoet, LLC \$25,727.92**  
Enterprise Fund – Professional Services -Legal Fees/Monson, Cummins & Shoet
  
- 3. Brownstein Hyatt Farber Schreck, LLP \$12,071.94**  
Capital Project –Enterprise – Water Improvements -AVIC
  
- 4. Brownstein Hyatt Farber Schreck, LLP \$10,834.21**  
Capital Project –Enterprise – Water Improvements -Bale Ditch Water Rights
  
- 5. White Bear Ankele Tanaka & Waldron \$16,039.71**  
General Fund – Professional Services – Legal Fees
  
- 6. Ground Floor Media \$8,203.63**  
General /Enterprise Fund – Professional Services - Public Relations
  
- 7. Kiewit Infrastructure Co. \$1,402,995.54**  
Capital Project –Enterprise – Water Improvements – Northern Delivery System

<b>8. LRE Water</b>	<b>\$29,013.77</b>
Capital Project –Enterprise – Water Improvements – Pueblo Reservoir – Excess Capacity Leasing & Permitting	
<b>9. Summit Water Engineers, Inc.</b>	<b>\$17,036.50</b>
Capital Project –Enterprise – Water Improvements – Excelsior Exchange Case	
<b>10. A Green Image, LLC</b>	<b>\$14,495.00</b>
General Fund – Parks & Open Space O & M – Lawn Fertilizer, Tree Fertilizer & Weed Control Program	
<b>11. RESPEC Company LLC</b>	<b>\$8,488.75</b>
Capital Project –Enterprise – Water Improvements – Tank Design	
<b>12. RESPEC Company LLC</b>	<b>\$8,220.00</b>
General/Enterprise Funds – Professional Services – Professional Services - Engineering	
<b>13. RESPEC Company LLC</b>	<b>\$13,762.78</b>
Capital Project –Enterprise – Water Improvements – Regional Water/Wastewater Design & Permitting – Northern Delivery System	
<b>14. Control Solutions Inc.</b>	<b>\$5,280.00</b>
Enterprise Fund – Water System – Repairs & Maintenance	
<b>15. Cedar Creek Associates, Inc.</b>	<b>\$10,079.50</b>
Capital Project –Enterprise – Water Improvements -AVIC	
<b>16. Colorado Springs Utilities</b>	<b>\$203,563.26</b>
Capital Project –Enterprise – Water Improvements -NMCI/Wastewater Design & Permitting	
<b>17. Colorado Springs Utilities</b>	<b>\$8,894.60</b>
Enterprise Fund – Water System – Operation & Maintenance	

**18. Colorado Training Solutions** **\$18,040.00**  
General Fund – General Administration – Conference, Class & Education

**19. Groninger Concrete** **\$53,460.00**  
General Fund – Street Operations & Maintenance – District Sidewalk Repair  
(2 Invoices)

**20. DB Ink** **\$8,760.00**  
Capital Project –Enterprise – Water Improvements – Tank Design

**21. West Fork Construction** **\$183,067.38**  
Capital Project – General – Park & Street Improvements – Road Improvement  
Program

**Total Over \$5,000.00 = \$1,764,248.00**

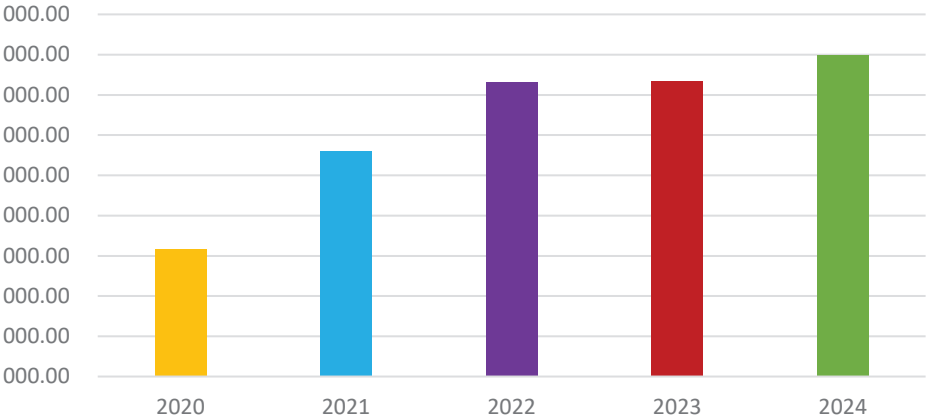


**TRIVIEW METROPOLITAN DISTRICT**  
**Financial Statements**  
**August 2024**  
**Unaudited**

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



**Town of Monument**  
Sales Tax Revenue  
July - YTD  
2020 thru 2024



**CASH POSITION**  
**August 31, 2024**

**TRIVIEW METROPOLITAN DISTRICT**

**Cash Position - 2024**

Fund/Account	Balance												
	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
<b>General/Enterprise Funds Cash Accounts</b>													
<b>General Fund - Checking Account</b>													
KeyBank #1567	187,541	208,636	298,194	115,145	101,045	84,453	654,197	425,728	131,035	0	0	0	0
<b>Enterprise Fund - Checking Account</b>													
KeyBank #1575	297,329	193,149	100,570	100,570	10,431	22,956	2,956	2,956	2,956	0	0	0	0
<b>General Fund - Sanctuary Park Checking Account</b>													
Vectra Bank #7357	0	0	0	0	0	0	0	57	3,757	0	0	0	0
<b>General/Enterprise Operating Account</b>													
Vectra Bank #0022	0	37,299	61,404	87,449	276,361	43,691	3,485	165,051	154,039	0	0	0	0
<b>General/Enterprise Funds Cash Accounts</b>	<b>484,870</b>	<b>439,084</b>	<b>460,168</b>	<b>303,164</b>	<b>387,837</b>	<b>151,100</b>	<b>660,638</b>	<b>593,792</b>	<b>291,787</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>General/Enterprise Fund Investment Accounts</b>													
<b>General/Enterprise Sweep Account</b>													
Vectra Bank #0550	0	455,549	529,844	316,110	185,761	555,442	485,243	1,287,488	1,655,130	0	0	0	0
<b>General Fund Investment Account - Sales Tax Revenue</b>													
ColoTrust #8002	3,807,623	4,081,348	4,393,399	5,655,805	3,431,156	1,039,435	3,787,653	4,962,595	5,052,338	0	0	0	0
Transfer in Process				(1,700,000)									
<b>Enterprise Fund Reserve Account</b>													
ColoTrust #8001	4,083,261	3,100,396	3,113,975	1,625,484	1,532,628	3,992,049	938,044	942,361	946,685	0	0	0	0
<b>Enterprise Fund - Money Market</b>													
KeyBank #7892	12,613	12,622	12,631	12,640	12,649	12,658	12,667	12,667	12,685	0	0	0	0
<b>Tap Fee Escrow Account</b>													
ColoTrust #8003	848	852	855	860	863	867	871	875	879	0	0	0	0
<b>Escrow Account-Renewable Water Fees</b>													
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	1,982,965	0	0	0	0
<b>Escrow Account-Sewer and Water Impact Fees</b>													
ColoTrust #8006	773,628	777,277	780,681	784,294	787,791	791,404	794,919	798,577	802,241	0	0	0	0
<b>General/Enterprise Fund Investment Accounts</b>	<b>10,590,213</b>	<b>10,349,303</b>	<b>10,761,059</b>	<b>8,633,797</b>	<b>7,898,095</b>	<b>8,348,033</b>	<b>7,984,263</b>	<b>9,978,471</b>	<b>10,452,923</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Capital Projects Fund Accounts</b>													
<b>Capital Projects Fund Checking Account</b>													
KeyBank #2516	1,283,195	31,535	241,050	789,384	589,278	39,173	13,946	13,808	13,670	0	0	0	0
<b>Capital Projects Fund Checking Account</b>													
Vectra Bank #0030	0	0	0	0	0	0	0	79,895	0	0	0	0	0
<b>Capital Projects Fund Sweep Account</b>													
Vectra Bank #0568	0	652,632	811,920	0	270,884	613,123	1,507,875	1,193,780	1,899,847	0	0	0	0
<b>Capital Projects Fund-MI-PB Escrow</b>													
KeyBank #3676	226,002	226,002	226,002	226,002	226,002	226,002	0	0	0	0	0	0	0
<b>Capital Projects Fund-General-Highbv Escrow</b>													
KeyBank #9922	1,598,171	1,575,011	1,572,596	1,571,021	1,571,021	1,571,021	1,564,643	1,564,643	1,432,255	0	0	0	0
<b>Capital Projects Fund Cash Accounts</b>	<b>3,107,368</b>	<b>2,485,180</b>	<b>2,851,568</b>	<b>2,586,407</b>	<b>2,657,185</b>	<b>2,449,319</b>	<b>3,086,464</b>	<b>2,852,126</b>	<b>3,345,772</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2016 Bond Funds - Restricted</b>													
<b>Series 2016 Bond Fund</b>													
BOK Financial	6,064	6,092	1,701,130	1,707,265	1,714,803	831,516	835,155	838,155	842,477	0	0	0	0
Transfer in Process				1,700,000									
<b>Series 2016 Revenue Fund - (Property Tax)</b>													
BOK Financial	1,682,288	1,687,401	1	980	1,700,984	1,702,433	1,709,880	1,717,696	1,724,870	0	0	0	0
<b>Bond Funds - Totals - Restricted</b>	<b>1,688,352</b>	<b>1,693,493</b>	<b>1,701,131</b>	<b>3,408,245</b>	<b>3,415,787</b>	<b>2,533,949</b>	<b>2,545,035</b>	<b>2,555,851</b>	<b>2,567,347</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Cash - All Funds</b>	<b>15,870,803</b>	<b>14,967,060</b>	<b>15,773,926</b>	<b>14,931,613</b>	<b>14,358,904</b>	<b>13,482,401</b>	<b>14,276,400</b>	<b>15,980,240</b>	<b>16,657,829</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Month to Month Change</b>		(903,743)	806,866	(842,313)	(572,709)	(876,503)	793,999	1,703,840	677,589	0	0	0	0

Note 1: Bond Interest payments made in May.

Restricted Accounts

# **FUND BALANCE SUMMARY**

**August 31, 2024**

# TRIVIEW METROPOLITAN DISTRICT

August 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	\$ 2,553,908	\$ 1,468,375	\$ 2,840,163	\$ 6,862,446
Total Expenditures	1,218,244	941,987	938,046	3,098,277
Net Excess (Deficiency)	<u>\$ 1,335,664</u>	<u>\$ 526,388</u>	<u>\$ 1,902,117</u>	<u>\$ 3,764,169</u>
			Less: Transfer to Capital Projects Fund	\$ 2,245,207
			Transfer to Enterprise Fund	<u>\$ 536,000</u>
			<b>Net Excess (Deficiency) - 2024</b>	<u><b>\$ 982,962</b></u>
			<b>Beginning Fund Balance - January 1, 2024 -unrestricted - estimated</b>	<u>\$ 5,460,404</u>
			<b>Less: Debt Service - Restricted</b>	<u>\$ 1,902,117</u>
			<b>Ending Fund Balance - August 31, 2024 - unrestricted</b>	<u><b>\$ 4,541,249</b></u>

### WATER AND WASTEWATER ENTERPRISE FUND

	<u>Water Operations</u>	<u>Wastewater Operations</u>	<u>Debt Service</u>	<u>Total</u>
Total Revenue	\$ 2,872,776	\$ 1,797,780	\$ 753,982	\$ 5,424,538
Transfer from General Fund	-	-	536,000	536,000
Total Expenditures	1,745,000	1,292,990	886,572	3,924,562
Net Excess (Deficiency)	<u>\$ 1,127,776</u>	<u>\$ 504,790</u>	<u>\$ 403,410</u>	<u>\$ 2,035,976</u>
			Less: Transfer to Capital Projects Fund	\$ 877,443
			<b>Net Excess (Deficiency) - 2024</b>	<u><b>\$ 1,158,533</b></u>
			<b>Beginning Fund Balance - January 1, 2024 - estimated</b>	<u>\$ 6,058,735</u>
			<b>Ending Fund Balance - August 31, 2024 - unrestricted</b>	<u><b>\$ 7,217,268</b></u>

### CAPITAL PROJECTS - GENERAL FUND

	<u>Total</u>
Total Revenue	\$ -
Plus: Transfer from General Fund	2,245,207
Highby Road Escrow	140,341
Total Expenditures	<u>(2,385,548)</u>
Net Excess (Deficiency)	<u>\$ -</u>
Beginning Fund Balance - January 1, 2024	<u>\$ -</u>
Ending Fund Balance - August 31, 2024 - unrestricted	<u><u>\$ -</u></u>

### CAPITAL PROJECTS - ENTERPRISE FUND

	<u>Total</u>
Total Revenue	\$ 3,953,645
Plus:	
Transfer from Enterprise Fund	877,443
MI-PB Escrow	245,760
CWCB Loan Proceeds	718,028
Total Expenditures	<u>(5,794,876)</u>
Net Excess (Deficiency)	<u>\$ -</u>
Beginning Fund Balance - January 1, 2024- unrestricted	<u>\$ -</u>
Ending Fund Balance - August 31, 2024 - unrestricted	<u><u>\$ -</u></u>

**GENERAL FUND**  
**Cost Allocation**  
**August 31, 2024**

**TRIVIEW METROPOLITAN DISTRICT**  
**GENERAL FUND**  
**PUBLIC WORKS/STREETS**  
**For the Eight Months Ending August 31, 2024**

Unaudited

	<b>2024 Budget</b>	<b>YTD Actual</b>	<b>Variance Favorable (Unfavorable)</b>	<b>Percent of Budget (YTD 67%)</b>
<b>REVENUE</b>				
Sales Tax/IGA/Town - Estimated	\$ 1,650,000	\$ 1,121,428	\$ (528,572)	68%
Property Tax - Operations	511,633	513,196	1,563	100%
Property Tax/IGA/Town	284,240	-	(284,240)	0%
Specific Ownership Tax	198,000	143,324	(54,676)	72%
Auto Tax/IGA/Town - Estimated	165,000	94,859	(70,142)	57%
Interest	66,000	114,482	48,482	173%
Drainage Impact Fees	68,750	100,375	31,625	146%
Road and Bridge Fees	54,100	171,118	117,018	316%
Forest Lakes- Streets/ Parks Maintenance Revenue	60,000	52,724	(7,276)	88%
Use Tax - Construction Material	132,000	203,533	71,533	154%
Use Tax - Town	5,280	10,938	5,658	207%
Miscellaneous - (includes Safety Grant)	13,200	27,932	14,732	212%
<b>Total Revenue</b>	<b>\$ 3,208,203</b>	<b>\$ 2,553,908</b>	<b>\$ (654,295)</b>	<b>80%</b>
<b>EXPENDITURES</b>				
<b><u>Legislative</u></b>				
Directors' Fees	\$ 6,930	\$ 2,640	\$ 4,290	38%
FICA and Unemployment	554	211	343	38%
Workers Compensation Insurance	20	31	(11)	157%
<b>Total Legislative</b>	<b>\$ 7,504</b>	<b>\$ 2,882</b>	<b>\$ 4,622</b>	<b>38%</b>
<b><u>General and Administrative</u></b>				
<b><u>Salaries and Benefits</u></b>				
Salaries/Wages	\$ 133,196	\$ 95,796	\$ 37,400	72%
Unemployment Insurance	396	838	(442)	212%
Workers' Compensation Insurance	330	754	(424)	228%
Health and Dental Insurance	17,391	11,875	5,516	68%
Employer's FICA	8,258	5,394	2,864	65%
Employer's Medicare	1,931	1,256	675	65%
Retirement	6,660	2,168	4,492	33%
Life and Disability Insurance	1,264	1,154	110	91%
<b>Total Salaries and Benefits</b>	<b>\$ 169,426</b>	<b>\$ 119,233</b>	<b>\$ 50,193</b>	<b>70%</b>
<b><u>Professional Services</u></b>				
Professional Services-Engineering	\$ 33,000	\$ 42,014	\$ (9,014)	127%
Professional Services-Public Relations	16,500	13,941	2,559	84%
Legal Fees/Monson, Cummins & Shoheit	4,950	6,573	(1,623)	133%
Legal Fees	49,500	39,246	10,254	79%
<b>Total Professional Services</b>	<b>\$ 103,950</b>	<b>\$ 101,773</b>	<b>\$ 2,177</b>	<b>98%</b>
<b><u>General Administration</u></b>				
Accounting Services	\$ 40,920	\$ 31,584	\$ 9,336	77%
Audit Fees	10,560	-	10,560	0%
Conference, Class and Education	21,450	4,924	16,526	23%
Dues, Publications and Subscriptions	5,940	9,398	(3,458)	158%
Election	-	-	-	0%
IT Support	24,882	23,548	1,334	95%
Office Equipment and Supplies	6,600	4,316	2,284	65%

**TRIVIEW METROPOLITAN DISTRICT  
GENERAL FUND  
PUBLIC WORKS/STREETS  
For the Eight Months Ending August 31, 2024**

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 67%)
Publication - Legal Notice	660	-	660	0%
Repairs and Maintenance	1,320	1,076	244	82%
Telephone Service	23,100	11,279	11,821	49%
Travel and Meeting Expense	3,300	2,526	774	77%
Office Overhead (COA, utilities, rent, etc.)	31,680	20,111	11,569	63%
General Insurance	34,320	40,508	(6,188)	118%
Tax Collection Expense - Operations	7,674	7,708	(34)	100%
Vehicle Expense	1,980	5,742	(3,762)	290%
Stormwater Detention Pond Assessment	-	-	-	0%
Contingency/Emergency Reserves/Miscellaneous	16,500	6,072	10,428	37%
Total General Administration	<b>\$ 230,886</b>	<b>\$ 168,794</b>	<b>\$ 62,092</b>	<b>73%</b>
<b>Total General Administrative, Legislative and Professional Services</b>	<b>\$ 511,766</b>	<b>\$ 392,682</b>	<b>\$ 119,084</b>	<b>77%</b>
 <b><u>Operations</u></b>				
<b><u>Salaries and Benefits- Streets and Parks</u></b>				
Salaries/Wages	\$ 561,430	\$ 389,838	\$ 171,592	69%
Salaries/Wages - Seasonal	16,500	24,673	(8,173)	150%
Overtime/On-call	17,358	25,389	(8,031)	146%
Unemployment Insurance	1,122	762	360	68%
Workers' Compensation Insurance	9,900	13,577	(3,677)	137%
Health and Dental Insurance	134,451	93,411	41,040	69%
Employer's FICA	36,911	27,392	9,519	74%
Employer's Medicare	8,633	6,407	2,226	74%
Retirement	29,766	18,716	11,050	63%
Life and Disability Insurance	6,224	4,752	1,472	76%
Total Salaries and Benefits - Streets and Parks	<b>\$ 822,294</b>	<b>\$ 604,916</b>	<b>\$ 217,379</b>	<b>74%</b>
 <b><u>Streets Operations and Maintenance</u></b>				
Operations and Maintenance - (includes Crack Seal)	\$ 60,000	\$ 35,495	\$ 24,505	59%
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	10,840	24,160	31%
Streets- Engineering	2,500	-	2,500	0%
Snow Removal Per Diem/Emergency	5,000	-	5,000	0%
Engineering - TOM	5,000	750	4,250	15%
Fuel	25,000	14,155	10,845	57%
Contract Street Sweeping	25,000	11,975	13,025	48%
Sand and Salt for Roads	52,000	13,969	38,031	27%
Supplies	4,000	-	4,000	0%
Total Streets	<b>\$ 263,500</b>	<b>\$ 111,967</b>	<b>\$ 151,533</b>	<b>42%</b>
<b>Total Streets O &amp; M</b>	<b>\$ 1,085,794</b>	<b>\$ 716,883</b>	<b>\$ 368,912</b>	<b>66%</b>
 <b><u>Lighting</u></b>				
MVE Operation and Maintenance	\$ 13,200	\$ 7,306	\$ 5,894	55%
Repair and Maintenance	1,980	504	1,476	25%
Total Lighting	<b>\$ 15,180</b>	<b>\$ 7,810</b>	<b>\$ 7,370</b>	<b>51%</b>



**TRIVIEW METROPOLITAN DISTRICT  
GENERAL FUND  
PUBLIC WORKS/STREETS  
For the Eight Months Ending August 31, 2024**

Unaudited

	<u>2024 Budget</u>	<u>YTD Actual</u>	<u>Variance Favorable (Unfavorable)</u>	<u>Percent of Budget (YTD 67%)</u>
<b><u>Signage</u></b>				
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>
<b><u>Traffic Control</u></b>				
Operation and Maintenance	\$ 65,000	\$ 51,369	\$ 13,631	79%
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>\$ 51,369</u>	<u>\$ 53,631</u>	<u>49%</u>
<b><u>Drainage/Erosion Control</u></b>				
Repairs and Maintenance (includes Concrete work)	\$ -	\$ -	\$ -	0%
Stormwater Pond Maintenance Repair	20,000	49,282	(29,282)	246%
Stormwater Inlet Maintenance	-	-	-	0%
Total Drainage/Erosion Control	<u>\$ 20,000</u>	<u>\$ 49,282</u>	<u>\$ (29,282)</u>	<u>246%</u>
<b>Total Expenditures - Public Works/Streets</b>	<u>\$ 1,747,640</u>	<u>\$ 1,218,244</u>	<u>\$ 529,397</u>	<u>70%</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>\$ 1,460,562</u>	<u>\$ 1,335,664</u>	<u>\$ (124,898)</u>	

**TRIVIEW METROPOLITAN DISTRICT  
GENERAL FUND**

**PARKS AND OPEN SPACE**

**For the Eight Months Ending August 31, 2024**

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 67%)
<b>REVENUE - Parks and Open Space</b>				
Sales Tax/IGA/Town - Estimated	\$ 850,000	\$ 577,706	\$ (272,294)	68%
Property Tax - Operations	263,568	264,373	805	100%
Property Tax/IGA/Town	146,427	-	(146,427)	0%
Specific Ownership Tax	102,000	73,833	(28,167)	72%
Park, Rec and Landscape Fees	168,650	242,856	74,206	144%
Forest Lakes- Streets/ Parks Maintenance Revenue	60,000	52,724	(7,276)	88%
Auto Tax/IGA/Town - Estimated	85,000	48,867	(36,134)	57%
Interest	34,000	58,975	24,975	173%
Use Tax - Construction Material	68,000	104,850	36,850	154%
Use Tax- Town	2,720	5,635	2,915	207%
Conservation Trust Fund	40,000	20,452	(19,548)	51%
Programing Fees - Sanctuary Park	10,000	3,715	(6,285)	37%
Miscellaneous - (includes Safety Grant)	6,800	14,389	7,589	212%
<b>Total Revenue</b>	<b>\$ 1,837,165</b>	<b>\$ 1,468,375</b>	<b>\$ (368,790)</b>	<b>80%</b>
<b>EXPENDITURES</b>				
<b><u>Legislative</u></b>				
Directors' Fees	\$ 3,570	\$ 1,360	\$ 2,210	38%
FICA and Unemployment	286	109	177	38%
Workers Compensation Insurance	10	16	(6)	157%
<b>Total Legislative</b>	<b>\$ 3,866</b>	<b>\$ 1,485</b>	<b>\$ 2,381</b>	<b>38%</b>
<b><u>General and Administrative</u></b>				
<b><u>Salaries and Benefits</u></b>				
Salaries/Wages	\$ 68,616	\$ 49,349	\$ 19,267	72%
Unemployment Insurance	204	431	(227)	212%
Workers' Compensation Insurance	170	388	(218)	228%
Health and Dental Insurance	8,959	6,117	2,842	68%
Employer's FICA	4,254	2,778	1,476	65%
Employer's Medicare	995	647	348	65%
Retirement	3,431	1,117	2,314	33%
Life and Disability Insurance	651	594	57	91%
Total Salaries and Benefits	<b>\$ 87,280</b>	<b>\$ 61,423</b>	<b>\$ 25,857</b>	<b>70%</b>
<b><u>Professional Services</u></b>				
Professional Services-Engineering	\$ 17,000	\$ 21,643	\$ (4,643)	127%
Professional Services-Public Relations	8,500	7,181	1,319	84%
Legal Fees/Monson, Cummins & Shohet	2,550	3,386	(836)	133%
Legal Fees	25,500	20,217	5,283	79%
Total Professional Services	<b>\$ 53,550</b>	<b>\$ 52,428</b>	<b>\$ 1,122</b>	<b>98%</b>
<b><u>General Administration</u></b>				
Accounting Services	\$ 21,080	\$ 16,271	\$ 4,809	77%
Audit Fees	5,440	-	5,440	0%
Conference, Class and Education	11,050	2,537	8,513	23%
Dues, Publications and Subscriptions	3,060	4,841	(1,781)	158%
Election	-	-	-	0%
IT Support	12,818	12,131	687	95%
Office Equipment and Supplies	3,400	2,224	1,176	65%
Publication - Legal Notice	340	-	340	0%
Repairs and Maintenance	680	554	126	82%
Telephone Service	11,900	5,811	6,089	49%
Travel and Meeting Expense	1,700	1,302	398	77%
Office Overhead (COA, utilities, rent, etc.)	16,320	10,360	5,960	63%
General Insurance	17,680	20,868	(3,188)	118%
Tax Collection Expense - Operations	3,954	3,972	(18)	100%
Vehicle Expense	1,020	2,958	(1,938)	290%
Stormwater Detention Pond Assessment	-	-	-	0%
Contingency/Emergency Reserves/Miscellaneous	8,500	3,128	5,372	37%
Total General Administration	<b>\$ 118,942</b>	<b>\$ 86,955</b>	<b>\$ 31,987</b>	<b>73%</b>

**TRIVIEW METROPOLITAN DISTRICT  
GENERAL FUND**

**PARKS AND OPEN SPACE**

**For the Eight Months Ending August 31, 2024**

	Unaudited		Variance	Percent
	2024	YTD	Favorable	of Budget
	Budget	Actual	(Unfavorable)	(YTD 67%)
<b>Total Parks - Administrative, Professional Services, etc.</b>	<b>\$ 263,637</b>	<b>\$ 202,291</b>	<b>\$ 61,347</b>	<b>77%</b>
<b><u>Operations</u></b>				
<b><u>Salaries and Benefits- Streets and Parks</u></b>				
Salaries/Wages	\$ 289,221	\$ 200,825	\$ 88,396	69%
Salaries/Wages - Seasonal	8,500	12,710	(4,210)	150%
Overtime/On-call	8,942	13,079	(4,137)	146%
Unemployment Insurance	578	392	186	68%
Workers' Compensation Insurance	5,100	6,994	(1,894)	137%
Health and Dental Insurance	69,263	48,121	21,142	69%
Employer's FICA	19,015	14,111	4,904	74%
Employer's Medicare	4,447	3,300	1,147	74%
Retirement	15,334	9,642	5,692	63%
Life and Disability Insurance	3,206	2,448	758	76%
Total Salaries and Benefits - Parks	<b>\$ 423,606</b>	<b>\$ 311,623</b>	<b>\$ 111,983</b>	<b>74%</b>
<b><u>Parks and Open Space O &amp; M</u></b>				
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	53,267	11,733	82%
Park Irrigation Water Payments	240,000	220,898	19,102	92%
Repair and Maintenance	100,000	94,181	5,819	94%
Supplies/Trees Replacement	5,000	6,390	(1,390)	128%
Tools	2,500	3,810	(1,310)	152%
Equipment and Projects	15,000	324	14,676	2%
Clothing and Safety Equipment	18,000	9,613	8,387	53%
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	<b>\$ 508,500</b>	<b>\$ 403,485</b>	<b>\$ 105,015</b>	<b>79%</b>
<b>Total Parks O &amp; M</b>	<b>\$ 932,106</b>	<b>\$ 715,108</b>	<b>\$ 216,998</b>	<b>77%</b>
<b><u>Lighting</u></b>				
MVE Operation and Maintenance	\$ 6,800	\$ 3,764	\$ 3,036	55%
Repair and Maintenance	1,020	259	761	25%
Total Lighting	<b>\$ 7,820</b>	<b>\$ 4,023</b>	<b>\$ 3,797</b>	<b>51%</b>
<b><u>Signage</u></b>				
Repairs and Maintenance	\$ 5,100	\$ 112	\$ 4,988	2%
Total Signage	<b>\$ 5,100</b>	<b>\$ 112</b>	<b>\$ 4,988</b>	<b>2%</b>
<b>Total Conservation Trust Fund Projects</b>	<b>\$ 40,000</b>	<b>\$ 20,452</b>	<b>\$ 19,548</b>	<b>51%</b>
<b>Total Expenditures - Parks and Open Space</b>	<b>\$ 1,248,663</b>	<b>\$ 941,987</b>	<b>\$ 306,677</b>	<b>75%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 588,502</b>	<b>\$ 526,388</b>	<b>\$ (62,114)</b>	

**TRIVIEW METROPOLITAN DISTRICT  
GENERAL FUND  
DEBT SERVICE**

**For the Eight Months Ending August 31, 2024**

Unaudited

	<b>2024 Budget</b>	<b>YTD Actual</b>	<b>Variance Favorable (Unfavorable)</b>	<b>Percent of Budget (YTD 67%)</b>
<b>REVENUE</b>				
Property Tax	\$ 2,756,271	\$ 2,764,689	\$ 8,418	100%
Interest - GO Bond	35,000	75,474	40,474	216%
<b>Total Revenue</b>	<b>\$ 2,791,271</b>	<b>\$ 2,840,163</b>	<b>\$ 48,892</b>	<b>102%</b>
<b>EXPENDITURES</b>				
<b><u>Administrative</u></b>				
Tax Collection Expense	\$ 41,344	\$ 41,527	\$ (183)	100%
Total Administrative	<b>\$ 41,344</b>	<b>\$ 41,527</b>	<b>\$ (183)</b>	<b>100%</b>
<b><u>Debt Service</u></b>				
Bond Interest Payment	\$ 1,781,163	\$ 890,581	\$ 890,582	50%
Bond Principal Payment	845,000	-	845,000	0%
Paying Agent Fees	8,000	5,938	2,062	74%
<b>Total Debt Service</b>	<b>\$ 2,634,163</b>	<b>\$ 896,519</b>	<b>\$ 1,737,644</b>	<b>34%</b>
<b>Total Expenditures</b>	<b>\$ 2,675,507</b>	<b>\$ 938,046</b>	<b>\$ 1,737,461</b>	<b>35%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 115,764</b>	<b>\$ 1,902,117</b>	<b>\$ 1,786,353</b>	

**ENTERPRISE FUND**  
**Cost Allocation**  
**August 31, 2024**

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

**Water Operations**

**For the Eight Months Ending August 31, 2024**

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 67%)
<b>REVENUE</b>				
Water Revenue	\$ 2,420,000	\$ 1,796,828	\$ (623,172)	74%
Base Rate/Capital Improvement Fee	1,100,000	792,922	(307,078)	72%
Contract Sewer and Water Service - Forest Lakes	121,000	104,871	(16,130)	87%
Lot Inspection Fees	25,000	4,350	(20,650)	17%
Water Meter Kits	30,000	52,849	22,849	176%
Administrative Fee	158,400	93,775	(64,625)	59%
Miscellaneous	30,000	22,500	(7,501)	75%
Bulk Water Revenue	20,000	4,682	(15,318)	23%
<b>Total Revenue</b>	<b>\$ 3,904,400</b>	<b>\$ 2,872,776</b>	<b>\$ (1,031,624)</b>	<b>74%</b>
<b>EXPENDITURES</b>				
<b><u>Administrative</u></b>				
<b><u>Salaries and Benefits</u></b>				
Salaries/Wages	\$ 575,503	\$ 412,734	\$ 162,769	72%
Overtime/On-call	19,713	17,457	2,256	89%
Unemployment Insurance	1,000	541	460	54%
Workers' Compensation Insurance	6,000	7,564	(1,564)	126%
Health and Dental Insurance	100,177	70,621	29,556	70%
Employer's FICA	36,905	26,623	10,282	72%
Employer's Medicare	8,633	6,227	2,406	72%
Retirement	29,760	14,829	14,932	50%
Life and Disability Insurance	6,368	3,823	2,545	60%
<b>Total Salaries and Benefits</b>	<b>\$ 784,057</b>	<b>\$ 560,419</b>	<b>\$ 223,640</b>	<b>71%</b>
<b><u>Professional Services</u></b>				
Professional Services- Engineering	\$ 30,000	\$ 25,471	\$ 4,529	85%
Professional Services-Public Relations	20,000	10,561	9,439	53%
Professional Services/Amcobi/National Meter	60,000	44,688	15,313	74%
Development Services/Monson, Cummins & Shohet	85,000	82,816	2,185	97%
<b>Total Professional Services</b>	<b>\$ 195,000</b>	<b>\$ 163,535</b>	<b>\$ 31,465</b>	<b>84%</b>
<b><u>Administrative</u></b>				
Accounting Services	31,000	23,928	7,073	77%
Audit Fees	8,000	-	8,000	0%
Conference, Class and Education	5,750	5,175	576	90%
Dues, Publications and Subscriptions	4,500	3,826	674	85%
Election Expense	-	-	-	0%
IT Support	25,850	17,107	8,744	66%
Office Equipment and Supplies	1,000	1,555	(555)	155%
Postage	750	365	386	49%
Publication - Legal Notice	100	-	100	0%
Repairs and Maintenance	-	-	-	0%
Telephone Service	8,500	6,123	2,378	72%
Travel and Meeting Expense	1,000	144	857	14%
Office Overhead (COA, utilities, rent, etc.)	7,000	4,287	2,714	61%
Clothing Uniform Rental and Safety Equipment	5,000	3,388	1,613	68%
General Insurance	30,000	29,876	124	100%
Vehicle Expense	35,000	13,624	21,376	39%
Bank Charges	500	2,128	(1,628)	426%
Miscellaneous	1,000	-	1,000	0%
<b>Total General Administration</b>	<b>\$ 164,950</b>	<b>\$ 111,521</b>	<b>\$ 53,429</b>	<b>68%</b>
<b>Total General Administrative</b>	<b>\$ 1,144,007</b>	<b>\$ 835,475</b>	<b>\$ 308,534</b>	<b>73%</b>

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

**Water Operations**

**For the Eight Months Ending August 31, 2024**

Unaudited

	<u>2024 Budget</u>	<u>YTD Actual</u>	<u>Variance Favorable (Unfavorable)</u>	<u>Percent of Budget (YTD 67%)</u>
<b><u>Water System</u></b>				
Water Testing	\$ 50,000	\$ 34,870	\$ 15,130	70%
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	7,128	3,872	65%
Electric Utilities	350,000	241,349	108,651	69%
SCADA Support/Meter Calibration	33,000	13,890	19,110	42%
Repairs and Maintenance	250,000	176,854	73,146	71%
Storage Tank Maintenance	5,000	-	5,000	0%
Operating Supplies	30,000	16,509	13,491	55%
Bulk Chemical Supplies (Starting HMO Treatment)	70,000	33,581	36,419	48%
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	60,535	(40,535)	303%
Lower Fountain Creek	12,200	-	12,200	0%
Total Water System	<u>\$ 1,431,935</u>	<u>\$ 909,525</u>	<u>\$ 522,410</u>	<u>64%</u>
<b>Total Expenditures</b>	<u>\$ 2,575,942</u>	<u>\$ 1,745,000</u>	<u>\$ 830,944</u>	<u>68%</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>\$ 1,328,458</u>	<u>\$ 1,127,776</u>	<u>\$ (200,682)</u>	

**TRIVIEW METROPOLITAN DISTRICT**  
**WATER AND WASTEWATER ENTERPRISE FUND**  
**Wastewater Operations**  
**For the Eight Months Ending August 31, 2024**

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 67%)
<b>REVENUE</b>				
Sewer Revenue	\$ 2,496,230	\$ 1,670,410	\$ (825,820)	67%
Contract Sewer and Water Service - Forest Lakes	121,000	104,871	(16,130)	87%
Miscellaneous	30,000	22,500	(7,501)	75%
<b>Total Revenue</b>	<b>\$ 2,647,230</b>	<b>\$ 1,797,780</b>	<b>\$ (849,450)</b>	<b>68%</b>
<b>EXPENDITURES</b>				
<b><u>Administrative</u></b>				
<b><u>Salaries and Benefits</u></b>				
Salaries/Wages	\$ 575,503	\$ 412,734	\$ 162,769	72%
Overtime/On-call	19,713	17,457	2,256	89%
Unemployment Insurance	1,000	541	460	54%
Workers' Compensation Insurance	6,000	7,564	(1,564)	126%
Health and Dental Insurance	100,177	70,621	29,556	70%
Employer's FICA	36,905	26,623	10,282	72%
Employer's Medicare	8,633	6,227	2,406	72%
Retirement	29,760	14,829	14,932	50%
Life and Disability Insurance	6,368	3,823	2,545	60%
<b>Total Salaries and Benefits</b>	<b>\$ 784,057</b>	<b>\$ 560,419</b>	<b>\$ 223,640</b>	<b>71%</b>
<b><u>Professional Services</u></b>				
Professional Services- Engineering	\$ 30,000	\$ 25,471	\$ 4,529	85%
Professional Services-Public Relations	20,000	10,561	9,439	53%
Professional Services/Amcobi/National Meter	60,000	44,688	15,313	74%
Development Services/Monson, Cummins & Shohet	85,000	82,816	2,185	97%
<b>Total Professional Services</b>	<b>\$ 195,000</b>	<b>\$ 163,535</b>	<b>\$ 31,465</b>	<b>84%</b>
<b><u>Administrative</u></b>				
Accounting Services	\$ 31,000	\$ 23,928	\$ 7,073	77%
Audit Fees	8,000	-	8,000	0%
Conference, Class and Education	5,750	5,175	576	90%
Dues, Publications and Subscriptions	4,500	3,826	674	85%
Election Expense	-	-	-	0%
IT Support	25,850	17,107	8,744	66%
Office Equipment and Supplies	1,000	1,555	(555)	155%
Postage	750	365	386	49%
Publication - Legal Notice	100	-	100	0%
Repairs and Maintenance	-	-	-	0%
Telephone Service	8,500	6,123	2,378	72%
Travel and Meeting Expense	1,000	144	857	14%
Office Overhead (COA, utilities, rent, etc.)	7,000	4,287	2,714	61%
Clothing Uniform Rental and Safety Equipment	5,000	3,388	1,613	68%
General Insurance	30,000	29,876	124	100%
Vehicle Expense	35,000	13,624	21,376	39%
Bank Charges	500	2,128	(1,628)	426%
Miscellaneous	1,000	-	1,000	0%
<b>Total General Administration</b>	<b>\$ 164,950</b>	<b>\$ 111,521</b>	<b>\$ 53,429</b>	<b>68%</b>
<b>Total General Administrative</b>	<b>\$ 1,144,007</b>	<b>\$ 835,475</b>	<b>\$ 308,534</b>	<b>73%</b>



**TRIVIEW METROPOLITAN DISTRICT**  
**WATER AND WASTEWATER ENTERPRISE FUND**  
**Wastewater Operations**  
**For the Eight Months Ending August 31, 2024**

Unaudited

	<u>2024</u> <u>Budget</u>	<u>YTD</u> <u>Actual</u>	<u>Variance</u> <u>Favorable</u> <u>(Unfavorable)</u>	<u>Percent</u> <u>of Budget</u> <u>(YTD 67%)</u>
<b><u>Wastewater System</u></b>				
Wastewater TF/Donala/IGA	\$ 957,838	\$ 411,569	\$ 546,269	43%
Repairs and Maintenance	10,000	9,005	995	90%
Tools	7,000	-	7,000	0%
Wastewater-Engineering	-	-	-	0%
Operating Supplies	1,000	370	630	37%
Transit Loss	9,000	6,371	2,629	71%
Total Wastewater System	<u>\$ 984,838</u>	<u>\$ 427,315</u>	<u>\$ 557,523</u>	<u>43%</u>
<b><u>Wastewater System/Collections</u></b>				
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	<u>\$ 62,500</u>	<u>\$ 30,200</u>	<u>\$ 32,300</u>	<u>48%</u>
<b>Total Expenditures</b>	<u>\$ 2,191,345</u>	<u>\$ 1,292,990</u>	<u>\$ 898,357</u>	<u>59%</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>\$ 455,885</u>	<u>\$ 504,790</u>	<u>\$ 48,905</u>	

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

**For the Eight Months Ending August 31, 2024**

Unaudited

	<b>2024 Budget</b>	<b>YTD Actual</b>	<b>Variance Favorable (Unfavorable)</b>	<b>Percent of Budget (YTD 67%)</b>
<b>REVENUE</b>				
Renewable Water Fee	\$ 463,386	\$ 414,107	\$ (49,279)	89%
Water Lease- Comanche	186,775	142,009	(44,766)	76%
Interest	200,000	197,866	(2,134)	99%
<b>Total Revenue</b>	<b>\$ 850,161</b>	<b>\$ 753,982</b>	<b>\$ (96,179)</b>	<b>89%</b>
<b>Debt Service</b>				
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%
<b>Total Debt Service</b>	<b>\$ 2,292,694</b>	<b>\$ 886,572</b>	<b>\$ 1,406,122</b>	<b>39%</b>
<b>OTHER FINANCING SOURCES</b>				
Transfer from other funds	\$ 800,000	\$ 536,000	\$ (264,000)	67%
<b>Total Other Financing Sources</b>	<b>\$ 800,000</b>	<b>\$ 536,000</b>	<b>\$ (264,000)</b>	<b>67%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>				
	<b>\$ (642,533)</b>	<b>\$ 403,410</b>	<b>\$ 1,045,943</b>	

# **CAPITAL PROJECTS FUNDS**

**August 31, 2024**

**TRIVIEW METROPOLITAN DISTRICT**  
**CAPITAL PROJECTS FUND - GENERAL**  
**Budget Status Report - GAAP Basis**  
**For the Eight Months Ending August 31, 2024**  
Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 67%)
<b>REVENUE</b>				
Insurance Reimbursement	\$ 8,000	\$ -	\$ (8,000)	0%
<b>Total Revenue</b>	<b>\$ 8,000</b>	<b>\$ -</b>	<b>\$ (8,000)</b>	<b>0%</b>
<b>EXPENDITURES</b>				
<b><u>Land, Vehicles and Equipment</u></b>				
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	9,612	10,388	48%
Total Vehicles and Equipment	<b>\$ 579,000</b>	<b>\$ 128,404</b>	<b>\$ 450,596</b>	<b>22%</b>
<b><u>Park and Street Improvements</u></b>				
Road Improvements Program	\$ 500,000	\$ 735,430	(235,430)	147%
Higby Road - Design and Construction	1,600,000	140,341	1,459,659	9%
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	<b>\$ 3,427,000</b>	<b>\$ 2,257,144</b>	<b>\$ 1,169,856</b>	<b>66%</b>
<b>Total Expenditures - District Capital</b>	<b>\$ 4,006,000</b>	<b>\$ 2,385,548</b>	<b>\$ 1,620,452</b>	<b>60%</b>
<b>EXCESS OF REVENUE OVER (UNDER)</b>	<b>\$ (3,998,000)</b>	<b>\$ (2,385,548)</b>	<b>\$ 1,612,452</b>	
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer from General Fund	\$ 2,398,000	\$ 2,245,207	\$ (152,793)	94%
Higby Road - Developer Contribution - Escrow	1,600,000	140,341	(1,459,659)	9%
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 3,998,000</b>	<b>\$ 2,385,548</b>	<b>\$ (1,612,452)</b>	<b>60%</b>
<b>EXCESS OF REVENUE OVER (UNDER)</b>				
<b>EXPENDITURES AND OTHER FINANCING SOURCES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

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

**Budget Status Report - GAAP Basis  
For the Eight Months Ending August 31, 2024  
Unaudited**

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 67%)
<b>REVENUE</b>				
Water Tap Fees	\$ 903,000	\$ 976,444	\$ 73,444	108%
Sewer Tap Fees	525,000	648,688	123,688	124%
Water/Sewer Impact Fee	37,500	40,550	3,050	108%
Renewable Water Fee	807,600	736,189	(71,411)	91%
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	100,254	50,254	201%
Review and Comment Fee	25,000	46,500	21,500	186%
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	65,015	(34,985)	65%
Developer Contributions - MI-PB	-	19,758	19,758	0%
<b>Total Revenue</b>	<b>\$ 4,486,125</b>	<b>\$ 3,953,645</b>	<b>\$ (532,480)</b>	<b>88%</b>
<b>EXPENDITURES</b>				
<b><u>Vehicles and Equipment Utilities</u></b>				
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	<b>\$ 553,500</b>	<b>\$ 56,060</b>	<b>\$ 497,440</b>	<b>10%</b>
<b><u>Wells</u></b>				
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	<b>\$ 179,000</b>	<b>\$ -</b>	<b>\$ 179,000</b>	<b>0%</b>
<b><u>Water Improvements</u></b>				
Tank Design	\$ 250,000	\$ 96,181	\$ 153,819	38%
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	280,766	19,234	94%
FMIC Change Case	50,000	11,210	38,790	22%
Excelsior Change Case - Cummins	50,000	-	50,000	0%
Excelsior Exchange Case	50,000	32,415	17,585	65%
Excelsior Ditch at Nyberg Rd.	340,000	357,090	(17,090)	105%
AVIC Augmentation Station	2,500,000	-	2,500,000	0%
Quarter Circle Ranch	-	84,631	(84,631)	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	-	90,432	(90,432)	0%
Northern Delivery System Pipeline Construction Project	4,500,000	3,184,843	1,315,157	71%
Total Water Improvements	<b>\$ 9,180,395</b>	<b>\$ 5,738,816</b>	<b>\$ 3,441,579</b>	<b>63%</b>
<b>Total Expenditures - Enterprise Capital</b>	<b>\$ 9,912,895</b>	<b>\$ 5,794,876</b>	<b>\$ 4,118,019</b>	<b>58%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ (5,426,770)</b>	<b>\$ (1,841,231)</b>	<b>\$ 3,585,539</b>	
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer from Enterprise Fund	\$ 4,750,768	\$ 877,443	\$ (3,873,325)	18%
MI-PB - Escrow	226,002	245,760	19,758	109%
CWCB Loan Proceeds	450,000	718,028	268,028	160%
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 5,426,770</b>	<b>\$ 1,841,231</b>	<b>\$ (3,585,539)</b>	<b>34%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	