

TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS

Regular Board Meeting Agenda

Thursday, January 23, 2025

Triview Metropolitan District Office 16055
Old Forest Point Suite 302
Monument, CO 80132
5:30 p.m. - 9:00 p.m.

Join Zoom

<https://us02web.zoom.us/j/89250030452?pwd=qmrp3ofeEPWE0KeMbqEnx6UhALw8Lw.1>

Meeting ID: 892 5003 0452

Passcode: 339348

One tap mobile

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AGENDA

1. Call to Order
2. Declaration of a Quorum, Notice of Posting
3. Disclosure of Conflicts (if any)
4. Approval of Agenda
5. Public Comment Not related to the Public Hearing on Utility Rates and Fees
6. Conduct Public Hearing on Triview's 2025 Water and Wastewater Rates and Fees.
7. Approval of Consent Agenda
 - December 16, 2024, Regular Meeting minutes
 - Billing Summary Rate Code Report (enclosure)
 - Taps for December 2024. Total taps Sold 2024. (enclosure)
 - Tax Transfer from Monument (enclosure)
8. 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)

9. Action Items:

- a. Review and Consider Approval of Resolution 2025-01. A Resolution of the Triview Metropolitan District Board of Directors Establishing Rates and Fees for the Provision of Water and Wastewater Services for the Triview Metropolitan District.

10. Discussion Items: None

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

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

12. Legal Comments (George Rowley, Scott Goodstein, Chris Cummins)

13. Update Board on Public Relation activities.

- Newsletter distribution and Topics

14. Executive session of the Board of Directors pursuant to Sections 24-6-402(4)(a), Colorado Revised Statutes, for the purpose of discussing the acquisition or sale of water/land, and 24-6-402(4)(e), 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 participation in the Northern Monument Creek interceptor, development incentives, and intergovernmental agreements.

15. 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

Monday December 16, 2024

A meeting of the Board of Directors of the Triview Metropolitan District was held on Monday, December 16, 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 5:34 PM.

ATTENDANCE

In attendance were Directors:

President	Mark Melville, present
Vice President	Anthony Sexton, present
Secretary/Treasurer	James Barnhart, present
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
Scott Goodstein, Triview General Counsel
Matt Rayno, Parks, and Open Space/Public Works Superintendent
Gary Potter, Water Dept. Superintendent
Mario DiPasquale, District Engineer
Natalie Barszcz, Our Community News
Chris Cummins, Triview Water Counsel
John Hollman, Vectra Bank
Ryan Morrill, Vectra Bank
Andrew Rheem, Raftelis
Theresa Jurotich, Raftelis

DISCLOSURE OF CONFLICTS

None.

RECORD OF PROCEEDINGS

Agenda – Mr. McGrady distributed, for the Board’s approval, the proposed agenda. A motion was made by Mr. Barnhart for approval of the proposed agenda. The motion was seconded by Mrs. Carlton. A vote was taken, and the motion passed 5-0.

PUBLIC COMMENT

There were no members of the public in attendance.

Conduct Public Hearing on Triview’s 2025 Water and Wastewater Rates and Fees

There being no members of the public present, there was no comment from the public. A general overview of the proposed rates and study was delivered by Mr. Andrew Rheem. There was a brief discussion and question/answer session between Mr. Rheem and the Board. An action item will be added to the January Board meeting for approval of proposed rates. The session was closed to the public at 6:22.

Consent Agenda

- a) Prior Meeting Minutes
November 21, 2024, Regular Board Meeting (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for November 2024 (enclosure)
- d) Tax Transfer from Monument (enclosure)

A motion was made by Mr. Barnhart to approve the consent agenda as presented. The motion was duly seconded by Mrs. Carlton. A vote was taken, and the motion passed unanimously 5-0.

OPERATIONS REPORT

District Manager Report (enclosure)

- Mr. McGrady presented to the Board that 96% of the total water provided to the District for November was delivered via the NDS system.
- The Chicago Springs Ranch recharge pond construction is moving forward and near completed.
- The Stonewall Springs South Reservoir is near capacity. AGRA has been asked to remove their water from the reservoir by March 2025 to make room for more Triview water storage.
- Work continues on the AVIC augmentation station design and permitting.
- The District is waiting for a response from Colorado Springs Utilities regarding the NMCI wastewater project.

RECORD OF PROCEEDINGS

OPERATIONS REPORT

Assistant District Manager (Steve Sheffield)

- Mr. Sheffield presented to the Board that work continues on permitting and design for the new water storage tank.
- Mr. Sheffield also presented that he and Nick Pallisco are continuing work on the meter replacement program for all non-cellular meters to be replaced in commercial buildings
- Work continues with the wastewater plant team to investigate why the influent flows to the plant are less than the effluent flows.

Superintendent of Parks and Open Space (Matt Rayno)

- Mr. Rayno presented to the Board that the crew had been preoccupied with snow removal.
- The crew finished the 2024 road crack sealing program.
- The crew completed the installation of Christmas lights along Jackson Creek Parkway light poles.

Raw Water Collection and Treatment Manager (Gary Potter)

- Mr. Potter presented to the Board that the utilities crew had been called to respond to two water main breaks. One was in the district and the other was in Forest Lakes Metro. District.
- Mr. Potter presented that he and Sara had been working on accounting for unbilled water. The current rate was 10%. However, that number is deceiving because of the lower total usage for the month of November.
- Mr. Potter reported that 96% of the water delivered to customers in November of 2024 was provided via the NDS system.
- Mr. Potter is continuing work with the Colorado Department of Public Health and Environment to formulate a new water monitoring plan due to the inclusion of NDS water.

ACTION ITEMS:

- a. Review and Consider Approval of Resolution 2024-15. Authorizing the Acquisition of Property From Santa Fe Park JV, LLC. After some discussion and questions, a motion was made by Mrs. Carlton to approve the resolution. The motion was seconded by Mr. Barnhart. A vote was made and the motion passed 5-0.
- b. Review and Consider approval of Resolution 2024-16. A Parameters Resolution of the Triview Metropolitan District's establishing the terms and conditions of a Lease Purchase Loan from Vectra Bank to construct the District's Administration/Utility Operations Building. After a brief discussion Mr. Sexton made a motion to approve the Resolution. Mr. Barnhart seconded the motion. A vote was made and the motion passed 5-0.

RECORD OF PROCEEDINGS

- c. Review and Consider Award of Phase I of the Triview Metropolitan District's 1.5 Million Gallon Tank Project to Kiewit Infrastructure in the amount of \$ 27,960, and authorization for the District Manager to sign. After some brief discussion between the Board, Mr. Barnhart made a motion to approve the Letter. Mrs. Carlton seconded the motion. A vote was made and the motion passed 5-0.
- d. Higby Road Update. Mr. McGrady gave a brief presentation on the status of the project. The design is 99% complete. There are some easement issues to be worked out with District 38. Bonding to finance the project will be necessary. The survey to measure resident support for said bond issuance is currently underway. The Board had a brief discussion of the overall project and is supportive of moving forward with community support.

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. Barnhart. A vote was taken. The motion passed 5-0.

Monthly Cash Position and Unaudited Financial Statements - The Board reviewed the November 2024 unaudited Financial Statements as presented. After some discussion, a motion was made by Mr. Barnhart to approve the financials. The motion was duly seconded by Mr. Sexton. A vote was taken, and the motion passed unanimously 5-0.

LEGAL COMMENTS

No comments from Mr. Goodstein or Mr. Cummins.

PUBLIC RELATIONS:

An update was provided by Mr. McGrady on public relations activities. A new newsletter will be constructed and delivered early 2025.

BOARD BREAK

The Board took a brief break at 8:48 PM before entering Executive Session at 9:02 PM.

EXECUTIVE SESSION:

RECORD OF PROCEEDINGS

Entered executive session at 9:02 PM on a motion by Mrs. Carlton pursuant to Sections 24-6-402(4)(a), Colorado Revised Statutes, for the purpose of acquisition or sale of water/land, and 24-6-402(4)(e), 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.

The motion was seconded by Mr. Sexton. A vote was taken. The motion passed unanimously 5-0.

The Board left the executive session at 9:50 PM. and returned to the regular session.

ADJOURN

The meeting was promptly adjourned at 9:50 PM.

Respectfully Submitted

James C. McGrady
Secretary for the Meeting

Triview Metropolitan District - DECEMBER MONTH END
 Summary Financial Information - Board Packet
 Base Fee Dates: 12-1-2024 to 1-1-2025
 Usage Dates: 10-31 to 12-2-2024

Sales	Amount	Transactions
Rate Code 01 Triview Metro - Res Sewer Base Rate	\$132,779.36	2360
Rate Code 01 Triview Metro - Res Sewer Use Rate	\$49,090.74	2324
Rate Code 01 Triview Metro - Res Water Base Rate	\$92,200.00	2363
Rate Code 01 Triview Metro - Res Water Use Rate Tier1	\$80,152.98	2283
Rate Code 01 Triview Metro - Res Water Use Rate Tier2	\$4,997.09	146
Rate Code 01 Triview Metro - Res Water Use Rate Tier3	\$56.40	4
Rate Code 01 Triview Metro - Res Water Use Rate Tier4	(\$215.39)	3
Rate Code 01 Triview Metro - Res Water Use Rate Tier5	(\$237.48)	3
Rate Code 02 Triview Metro - Com Sewer Base Rate 1"	\$3,806.88	33
Rate Code 02 Triview Metro - Com Water Base Rate 1"	\$2,640.00	33
Rate Code 04 Triview Metro - Com Sewer Base Rate 1.5"	\$10,152.12	44
Rate Code 04 Triview Metro - Com Water Base Rate 1.5"	\$7,200.00	45
Rate Code 07 Triview Metro - Com Sewer Base Rate 2"	\$6,921.75	15
Rate Code 07 Triview Metro - Com Water Base Rate 2"	\$4,800.00	15
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	\$22,368.35	93
Usage Fee Triview Metro - Com Water Use Rate	\$40,294.49	93
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"	\$3,360.00	21
Rate Code 10 Triview Metro - Com Irr Water Base 2"	\$5,760.00	18
Usage Fee Triview Metro - Com Irr Water Use	\$2,724.51	7
Triview Metro - Quik Way Sewer	\$213.00	1
Triview Metro - Metering & Billing Fee	\$12,320.00	2472
Title Prep Fee Triview Metro - Title Request Fee	\$1,400.00	34
Triview Metro - 5% Late Fee	\$4,401.21	262
Special Impact Triview Metro - Special Impact Fee	\$2,400.00	248
Triview Metro - Disconnect Fee	\$0.00	4
Triview Metro - Reconnect Fee	\$0.00	4
Triview Metro - NSF Fee	\$25.00	5
Total Accounts	\$496,219.68	12963

Rate Code Breakout of Billed Accounts	# Units
Rate Code 01 - Residential 5/8"	2302
Rate Code 02 - Commercial Account 1"	35
Rate Code 03 - Irrigation Account 1"	25
Rate Code 04 - Commercial Account 1 1/2"	49
Rate Code 06 - Transition Account (Quik Way)	1
Rate Code 07 - Commercial Account 2"	16
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"	19
Rate Code 12 - Permitted	
Total Accounts	2469

Aging Report	Amount
Amount Past Due 1-30 Days	\$ 60,066.39
Amount Past Due 31-60 Days	\$ 24,483.25
Amount Past Due 61-90 Days	\$ 9,985.21
Amount Past Due 91-120 Days	\$ 415.00
Amount Past Due 120+ Days	\$ (3,713.21)
Total AR	\$91,236.64

Receipts	Amount	Items
Payment - ACH	\$317,151.64	1621
Payment - Vectra Bank	\$190,188.98	643
Payment - On Site	\$28,772.30	152
Refund CREDIT	(\$2,055.23)	16
REVERSE Payment	(\$2,111.74)	9
Transfer CREDIT In		
Transfer CREDIT Out		
REVERSE Payment - NSF	(\$163.09)	1
Total Receipts	\$531,782.86	2442
Checks versus Online Payments	32.91%	67.09%
	Checks	ACH's

Water	Gallons	Accounts
Gallons sold 10-31 to 12-02-2024 =	13,495,903	2466
Gallons sold 12-02 to 12-30-2024 =	12,111,605	2469

Usage Breakout in Gallons for Residential	# of Accounts	Combined Use	% of Usage
Over 50,000	0	0	0.00%
40,001 - 50,000	1	41,082	0.30%
30,001 - 40,000	0	0	0.00%
20,001 - 30,000	2	42,820	0.32%
10,001 - 20,000	54	703,206	5.21%
8,001 - 10,000	87	760,895	5.64%
6,001 - 8,000	225	1,528,696	11.33%
4,001 - 6,000	642	3,134,414	23.22%
2,001 - 4,000	879	2,653,903	19.66%
1 - 2,000	368	433,450	3.21%
Zero Usage	44	0	0.00%
Total Meters	2302	9,298,466	68.90%

Usage Breakout in Gallons for Commercial	# of Accounts	Combined Use	% of Usage
Over 50,000	34	3,289,575	24.37%
40,001 - 50,000	2	88,820	0.66%
30,001 - 40,000	4	139,308	1.03%
20,001 - 30,000	7	172,399	1.28%
10,001 - 20,000	6	90,787	0.67%
8,001 - 10,000	8	70,125	0.52%
6,001 - 8,000	3	20,327	0.15%
4,001 - 6,000	3	14,075	0.10%
2,001 - 4,000	8	22,579	0.17%
1 - 2,000	18	20,485	0.15%
Zero Usage	10	0	0.00%
Total Meters	103	3,928,480	29.11%

Usage Breakout in Gallons for Irrigation	# of Accounts	Combined Use	% of Usage
Over 50,000	1	253,609	1.88%
40,001 - 50,000	0	0	0.00%
30,001 - 40,000	0	0	0.00%
20,001 - 30,000	0	0	0.00%
10,001 - 20,000	0	0	0.00%
8,001 - 10,000	1	9,497	0.07%
6,001 - 8,000	0	0	0.00%
4,001 - 6,000	0	0	0.00%
2,001 - 4,000	1	3,151	0.02%
1 - 2,000	5	2,700	0.02%
Zero Usage	53	0	0.00%



Triview Metropolitan District

December 2024 TAPS PAID

NEW TAPS REPORT

1	837 Sunny Shore Dr	Creekside/Jackson Creek North - SFD	\$	49,440.00
2	469 Clear Bell LN	Creekside/Jackson Creek North - SFD	\$	49,440.00
3	455 Clear Bell LN	Creekside/Jackson Creek North - SFD	\$	49,440.00
4	366 Hardstone Drive	Creekside/Jackson Creek North - SFD	\$	49,440.00
5	827 Sunny Shore Dr	Creekside/Jackson Creek North - SFD	\$	49,440.00
		December 2024 TOTAL	\$	247,200.00

103	Residential and Commercial Taps	2024 TOTAL	\$5,161,885.85
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Jan. 15, 2025

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 \$235,962.84 to the Triview Vectra account on or before January 31, 2025. The ACH details are as follows and documentation is enclosed.

Sales Tax for November 2024	\$	216,876.84
Regional Building Use Tax for December 2024	\$	378.83
Motor Vehicle Tax for December 2024	\$	18,707.17

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Madeline VanDenHoek".

Madeline VanDenHoek
Interim Town Manager



Assistant Manager Training Report December 2024

- I Attended a meeting with Bruce Lytle who is a consultant for Town of Monument. Bruce has been hired by ToM to help them decide between the Loop project and NDS. Town would require 450 AF/YR. Bruce is to give recommendation to Town Council in 2025.
- I continue to meet with the Triview team and the architect regarding the design of the proposed new Triview Admin/Operations building. There are some issues to be resolved with Town planning department and Thompson Thrift. Schedule is very tight.
- Jim and I continue to work with T Bone construction and Matrix design team to move the AVIC headworks project forward. We have run into a permitting issue with the State's cultural resources team. We believe a quick fix is in the making. We hope to begin construction as soon as we receive the 404 permit from the Army Corp of Engineers.
- Jim and the admin team continue to work with Ground Floor media to produce a District newsletter for distribution in late January.
- I attended a manager's meeting with the TMD's supervisors. We compiled a list of projects and point people for each. A substantial list was composed. All staff came away from the meeting with "marching orders".
- I attended a meeting with Homeplace Ranch employees to make sure the adequate snow removal is being performed and who is responsible for what areas in HPR.



Triview Metropolitan Public Works January 2025 Report

List of January Projects:

- Continue Winter shrub/perennial cutback
- Weekly/Daily: Daily trash pick-up around the District and bi-weekly cleaning of trash cans and doggie pot stations
- Continue district fencing repairs.
- Start district street sign repairs and replacements.
- Winter water new plant material where favorable weather allows.
- Completed updated 2025 public works safety program. Weekly safety tailgate meetings on Wednesday mornings.
- Removal of holiday lighting and stored for the season.
- Liquid brine application for snow services training
- Start cleaning out storm water ponds with sediment in drain outlets
- Fleet maintenance (Post snow work on multiple trucks and other equipment)
- Meeting with Burk playgrounds about installing shade structure at Train Park this spring.
- Continued snow service training with employees.
- Order approved equipment for the 2025 season.
- Continued post storm clean up snow.
- Install salt bin storage structure at A yard.





Focus for February:

- Employee conferences and training classes:

Irrigation: Confined space training February

Irrigation: Pro Green Expo irrigation training classes January 28th-30th.

Public Works: Pro Green Expo and trade show January 30th

Irrigation: Irrigation training CPS January - February

Public Works Streets: Colorado asphalt expo February.

Public works parks: on and off lawn fertilizer and pesticide training class February

Public Works parks: state applicators lic. Test.

- Work on parks and open space maintenance schedules and crews for the 2025 season.

- Complete winter cutbacks on all shrubs and perennials.

- Trail enhancements and repairs.

- Modification to the Turf and Ornamental fertilization and Herbicide program

- Pre emergent herbicide installed late February - March

- Start working on curb, gutter, and sidewalk audits

- District fencing repairs.

- Playground equipment safety audits and repairs.

- District detention pond maintenance.

- District street signage repairs and replacements.

- Winter watering trees and shrubs throughout the district.

- District detention ponds maintenance.

- BV projects through spring.

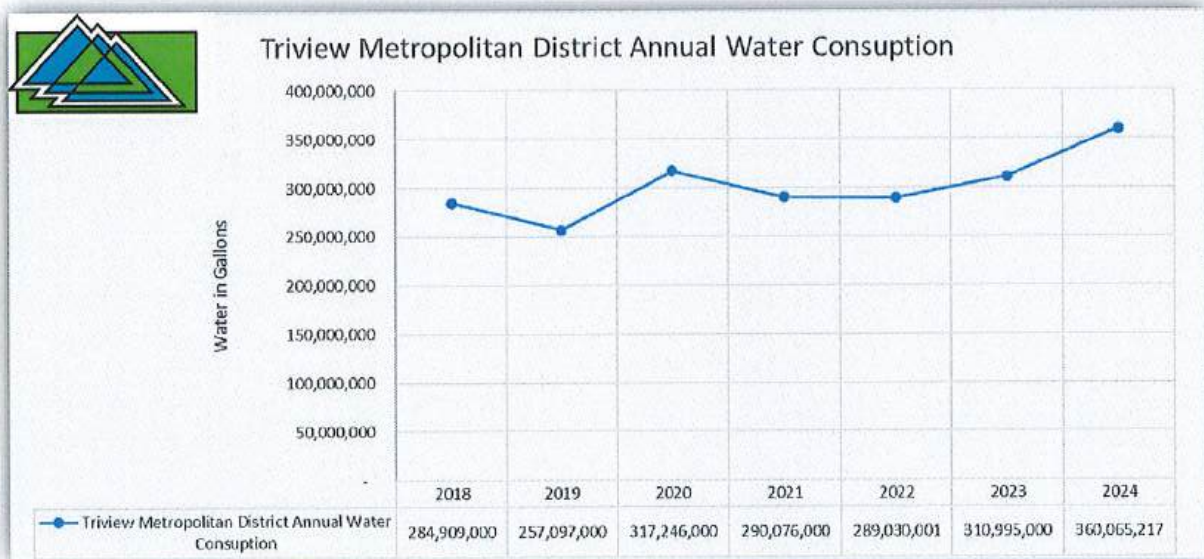




Triview Metropolitan District Utility Report January 23rd, 2025

- **Operations Updates:**

- We are working on updating our Water Quality Monitoring Plan. We should be submitting the updated plan to the Colorado Department of Public Health and Environment soon.
- We continue to work on auditing and organizing our water quality results for 2024 and previous years
- Operations staff have been working on winter maintenance projects in the water treatment plants and other district facilities
- We are planning on decommissioning A Water Treatment Plant to utilize the building as storage space for heavy equipment.
- NDS produced 96% of the water for the District in December.
- Only 2.78% unbilled for the month of December. Great work team!
- Triview produced 1105 acre-feet of water in 2024 or 360,065,217 gallons.





Triview Metropolitan District Monthly Water Report

December 2024

(12am 12/3/24 to 12am 12/31/24)

Water Production

NDS	13,818,730	Gallons	96%
Wells	527,931	Gallons	4%
Total Water Produced	14,346,661	Gallons	

Metered Non-Billable Water

Process Water	0	Gallons
Change in Tank Level	-186,692	Gallons
Hydrant Flush and Misc (metered non-billable)	74,700	Gallons
Total Non-Billable Water	-111,992	Gallons

Water Distributed* **14,458,653 Gallons**

Water Billed

Water billed to Customers	14,042,705	Gallons
Hydrant Meter Billed	14,500	Gallons
Metered but not billed -	0	Gallons
Actual Billed Water Total	14,057,205	Gallons

Unbilled water **401,448 Gallons**
%Billed **97.22%**

Dec. 2024 % Unbilled **2.78%**
Dec. 2023 % Unbilled **-1.00%**

**TRIVIEW METROPOLITAN DISTRICT WATER AND
WASTEWATER FEES/RATES
RESOLUTION
2025-01**

A RESOLUTION REGARDING THE ESTABLISHMENT OF RATES AND FEES FOR THE PROVISION OF WATER AND WASTEWATER SERVICES FOR THE TRIVIEW METROPOLITAN DISTRICT, EL PASO COUNTY, COLORADO.

WHEREAS, the Triview Metropolitan District (the "District") is a duly organized and existing special district operating under the provisions of the Special District Act, Section 32-1-101, *et seq.*, C.R.S.; and

WHEREAS, the District is governed by a Board of Directors (the "Board"), charged with the power to fix and from time to time increase fees, tolls, rates, and charges for services provided by the District to properties both within and without the District's boundaries; and

WHEREAS, the Board has determined that the rates currently charged for water and wastewater service to customers of the District are insufficient to defray the actual costs of such service, and that the District must establish such rates that cover the District's actual operating costs to remain economically viable; and

WHEREAS, the Board has determined that the Metering and Billing Charge, the Water and Wastewater Base Rate, Water and Wastewater Volume Rates, are currently insufficient to cover the Projected capital expenditures of the District and that the District must establish such rates fees that cover the District's projected Operating Expenditures, Capital Expenditures, including Debt Service payments; and

WHEREAS, this resolution was considered at a public meeting of the District following notice provided pursuant to Colorado Revised Statutes; and

WHEREAS, the District's provision of services to its constituents and customers confers a benefit, and the continued provision of such services is necessary to the health, safety, and wellbeing of its constituents and customers.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District shall, and hereby does order that the rates and fees charged for water and wastewater services provided by the District, be established to an amount sufficient to offset the cost of service as reflected in the Attached Schedule which is hereby amended to reflect the rates in the attached Schedule hereto as adopted by this Resolution effective as of February 1, 2025.

RESOLVED this 23 day of January 2025.

TRIVIEW METROPOLITAN DISTRICT

(S E A L)

By: _____
Its: President

ATTEST: _____



2025 Residential Water and Wastewater Rates

2025 Rates

Water

Base Rate per month (Renewable Water Fee)	\$45.00
Metering and Billing Charge per month	\$6.00

Volume Rates per 1000 gallons

Tier 1	0 to 4,000	\$9.50
Tier 2	4,001 to 10,000	\$11.40
Tier 3	10,001 to 25,000	\$16.65
Tier 4	over 25,000	\$23.75

Wastewater

Base rate per Month	\$62.87
Avg. Nov - Feb Volume Use Uniform Rate	\$6.20

Rates effective February 1, 2025



2025 Commercial Water and Wastewater Rates

Water

2025

Base Rate per month (Renewable Water Fee)

Meter Size

Base Rate	1-inch and less	\$90.00
Base Rate	1 1/2-inch	\$180.00
Base Rate	2-inch	\$360.00
Base Rate	3-inch	\$720.00

Volume Rates

Per 1,000 gallons

Uniform Rate Water Charge per thousand gallons	\$11.28
Metering and Billing Charge per month	\$6.00

Wastewater

Base Rate per month

Meter Size

Base Rate	1-inch and less	\$125.74
Base Rate	1 1/2-inch	\$251.50
Base Rate	2-inch	\$502.98
Base Rate	3-inch	\$1,005.95

Volume Rates

Per 1,000 gallons

Uniform Wastewater Rate Based on Monthly Water useage	\$6.20
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Rates effective February 1, 2025



2025 Irrigation Only Rates

Water

2025

Base Rate per month (Renewable Water Fee)

Meter Size

Base Rate	1-inch and less	\$90.00
Base Rate	1 1/2-inch	\$180.00
Base Rate	2-inch	\$360.00
Base Rate	3-inch	\$720.00

Metering and Billing Charge per month

\$6.00

Volume Rates

Per 1,000 gallons

Uniform Rate

\$11.28

Rates effective February 1, 2025



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
January 23, 2025

Paid Invoices Over \$5,000 For 2024

- 1. Donala Water & Sanitation District \$53,727.42**
Enterprise Fund –Wastewater Operations –Wastewater-System-Wastewater -
TF/Donala/IGA

- 2. Colorado Springs Utilities \$127,449.43**
Enterprise Fund – Water System – Operation & Maintenance - Convey, Treat, &
Deliver (CTD)

- 3. RESPEC Company LLC \$5,410.00**
General/Enterprise Funds – Professional Services – Professional Services -
Engineering

- 4. RESPEC Company LLC \$56,192.50**
Capital Project –Enterprise – Water Improvements – Tank Design

- 5. Global Underground \$41,260.85**
Capital Project - General – Park & Street Improvements – Highbly Road Design &
Construction

- 6. Key & Lauer \$9,885.00**
Capital Project –General – Vehicles & Equipment – Land & Design for Office Building

- 7. Pikes Peak Regional Water Authority \$7,089.00**
Enterprise Fund – Wastewater System – Transit Loss

- 8. Rubicon Systems America** **\$88,793.33**
Capital Project –Enterprise – Water Improvements -AVIC Augmentation Station
- 9. Schnabel Engineering** **\$13,527.56**
Capital Project – Enterprise – Water Improvements -Central Reservoir
- 10. Ground Floor Media** **\$7,365.52**
General /Enterprise Fund – Professional Services - Public Relations
- 11. Kimley Horn** **\$18,700.00**
General Fund – Professional Services – Professional Services Engineering
- 12. Radiation Pros LLC** **\$20,477.82**
Enterprise Fund – Water System – Repair and Maintenance
- 13. James M. Treat** **\$8,088.00**
Capital Project –Enterprise – Water Improvements -Bale Ditch
- 14. Raftelis** **\$13,072.50**
General/Enterprise Fund – Professional Services – Rate/Service Study
- 15. Monson, Cummins & Shoheit, LLC** **\$10,032.50**
Enterprise Fund – Professional Services -Legal Fees/Monson, Cummins & Shoheit
- 16. LRE Water** **\$36,473.75**
Capital Project –Enterprise – Water Improvements – Pueblo Reservoir –
Excess Capacity Leasing & Permitting

17. JR Engineering, LLC \$6,441.40
Capital Project –General – Vehicles & Equipment – Land & Design for Office Building

Paid Invoices Over \$5,000 For 2025

1. T-Bone Construction Inc. \$312,977.50
Capital Project –Enterprise – Water Improvements - AVIC Augmentation Station

2. Tree Top Products \$7,012.87
General Fund – Signage – Repairs & Maintenance

3. Envirotech \$5,810.40
General Fund – Streets Operation & Maintenance – Sand & Salt for Roads

4. Noregon Systems, LLC \$13,260.40
Capital Project – Vehicles & Equipment – Equipment Diagnostic Software

5. Parker Trailer & RV \$5,539.00
Capital Project - General – Vehicles & Equipment – 14' Open Utility Trailer

6. Tall Timbers Tree & Shrub Service \$8,170.00
General Fund – Parks & Open Space – Lawn Fertilizer, Tree Fertilizer & Weed Control Program

7. Fountain Mutual Irrigating Company \$36,750.00
Enterprise Fund – Water System – Water & Ditch Assessments

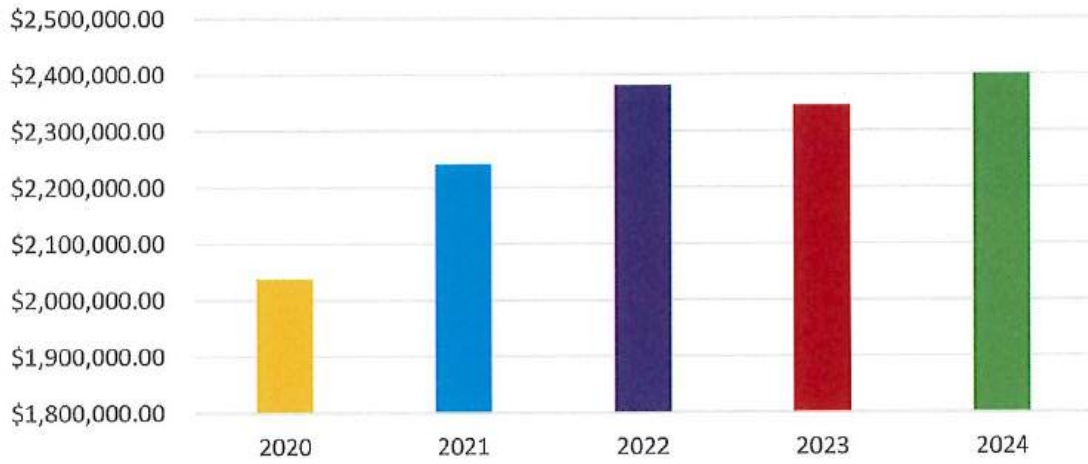
Total Over \$5,000.00 = \$913,506.75



TRIVIEW METROPOLITAN DISTRICT
Financial Statements
December 2024
Unaudited

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

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



CASH POSITION
December 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													
General/Enterprise Funds Cash Accounts													
General Fund - Checking Account													
KeyBank #1567	187,541	208,636	298,194	115,145	101,045	84,453	654,197	425,728	131,035	171,951	101,817	125,300	32,048
Enterprise Fund - Checking Account	297,329	193,149	100,570	100,570	10,431	22,956	2,956	2,956	2,956	2,956	2,956	56	56
General Fund - Sanctuary Park Checking Account	0	0	0	0	0	0	0	57	3,757	5,294	5,227	10,275	10,212
Vectra Bank #7357	0	37,299	61,404	87,449	276,361	43,691	3,485	165,051	154,039	137,139	541,422	445,661	323,477
Vectra Bank #0022	484,870	439,084	460,168	303,164	387,837	151,100	660,638	593,792	291,787	317,340	651,422	581,292	365,793
General/Enterprise Fund Investment Accounts													
General/Enterprise Sweep Account	0	455,549	529,844	316,110	185,761	555,442	485,243	1,287,488	1,655,130	2,166,231	1,789,956	909,268	819,761
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	5,052,338	4,898,345	3,619,020	3,512,009	3,552,389
<i>Transfer in Process</i>				(1,700,000)									
Enterprise Fund Reserve Account	4,083,261	3,100,396	3,113,975	1,625,484	1,532,628	3,992,049	938,044	942,361	946,685	950,782	954,831	958,648	960,977
Enterprise Fund - Money Market	12,613	12,622	12,631	12,640	12,649	12,658	12,667	12,667	12,685	12,693	12,702	12,702	6
KeyBank #7892	848	852	855	860	863	867	871	875	879	883	887	891	894
KeyBank #8003	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	1,991,545	2,000,028	2,008,023	2,016,041
Escrow Account-Renewable Water Fees	773,628	777,277	780,681	784,294	787,791	791,404	794,919	798,577	802,241	805,712	809,144	812,378	815,623
Escrow Account-Sewer and Water Impact Fees	10,590,213	10,349,303	10,761,059	8,633,797	7,898,095	8,348,033	7,984,263	9,978,471	10,452,923	10,826,191	9,186,568	8,201,223	8,168,691
Capital Projects Fund Accounts													
Capital Projects Fund Checking Account	1,283,195	31,535	241,050	789,384	589,278	39,173	13,946	13,808	13,670	3,443	3,305	5,167	940
KeyBank #2516	0	0	0	0	0	0	0	0	0	0	0	0	0
Capital Projects Fund Sweep Account	0	652,632	811,920	0	270,884	613,123	1,507,875	1,193,780	1,899,847	575,312	1,454,881	985,157	1,307,405
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	1,432,255	932,034	929,397	696,931	654,854
Capital Projects Fund-General-Hirby Escrow	3,107,368	2,485,180	2,851,568	2,586,407	2,657,185	2,449,319	3,086,464	2,852,126	3,345,772	1,525,720	2,387,583	1,800,751	1,978,818
KeyBank #9922	0	0	0	0	0	0	0	0	0	0	0	0	0
Bond Funds - Restricted													
2016 Bond Funds - Restricted	6,064	6,092	1,701,130	1,707,265	1,714,803	831,516	835,155	838,155	842,477	846,168	1,735,581	3,620	2,069,788
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	1,732,428	2,053,612	2,061,186	0
<i>Transfer in Process</i>													
BOK Financial	1,688,352	1,693,493	1,701,131	3,408,245	3,415,787	2,533,949	2,545,035	2,555,851	2,567,347	2,578,596	3,789,193	2,064,806	2,069,788
Series 2016 Revenue Fund - (Property Tax)													
Total Cash - All Funds	15,870,803	14,967,060	15,773,926	14,931,613	14,358,904	13,482,401	14,276,400	15,980,240	16,657,829	15,247,847	16,014,766	12,648,072	12,583,090
Month to Month Change	(903,743)	806,866	(842,313)	(572,709)	(876,503)	793,999	1,703,840	677,589	(1,409,982)	766,919	(3,366,694)		(64,982)

Note 1: Bond interest payments made in May and Principal and Interest payments in November.

Note 1

Restricted Accounts

FUND BALANCE SUMMARY

December 31, 2024

TRIVIEW METROPOLITAN DISTRICT

December 31, 2024

Fund Summary

GENERAL FUND

	Public Works/ Streets	Parks and Open Space	Debt Service	Total
Total Revenue	\$ 3,806,407	\$ 2,161,587	\$ 2,883,186	\$ 8,851,179
Total Expenditures	1,875,712	1,488,798	2,675,610	6,040,120
Net Excess (Deficiency)	\$ 1,930,695	\$ 672,789	\$ 207,576	\$ 2,811,059
			Less: Transfer to Capital Projects Fund	\$ 2,423,363
			Transfer to Enterprise Fund	\$ 800,000
			Net Excess (Deficiency) - 2024	\$ (412,304)
			Beginning Fund Balance - January 1, 2024 - unrestricted -	\$ 7,148,539
			Less: Debt Service - Restricted	\$ 207,576
			Ending Fund Balance - December 31, 2024 - unrestricted	\$ 6,528,659

WATER AND WASTEWATER ENTERPRISE FUND

	Water Operations	Wastewater Operations	Debt Service	Total
Total Revenue	\$ 4,850,729	\$ 2,821,308	\$ 1,078,513	\$ 8,750,549
Transfer from General Fund	-	-	800,000	800,000
Total Expenditures	3,266,326	1,989,351	2,146,394	7,402,072
Net Excess (Deficiency)	\$ 1,584,402	\$ 831,956	\$ (267,881)	\$ 2,148,477
			Less: Transfer to Capital Projects Fund	\$ 2,254,435
			Net Excess (Deficiency) - 2024	\$ (105,958)
			Beginning Fund Balance - January 1, 2024	\$ 5,515,030
			Ending Fund Balance - December 31, 2024 - unrestricted	\$ 5,409,072

CAPITAL PROJECTS - GENERAL FUND

	Total
Total Revenue	\$ -
Plus: Transfer from General Fund	2,423,363
Higby Road Escrow	990,309
Total Expenditures	(3,413,672)
Net Excess (Deficiency)	\$ -
Beginning Fund Balance - January 1, 2024	\$ -
Ending Fund Balance - December 31, 2024 - unrestricted	\$ -

CAPITAL PROJECTS - ENTERPRISE FUND

	Total
Total Revenue	\$ 5,948,169
Plus:	
Transfer from Enterprise Fund	2,254,435
MI-PB Escrow	245,760
CWCB Loan Proceeds	718,028
Total Expenditures	(9,166,392)
Net Excess (Deficiency)	\$ -
Beginning Fund Balance - January 1, 2024- unrestricted	\$ -
Ending Fund Balance - December 31, 2024 - unrestricted	\$ -

GENERAL FUND
Cost Allocation
December 31, 2024

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

For the Twelve Months Ending December 31, 2024

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 100%)
REVENUE				
Sales Tax/IGA/Town - Estimated	\$ 1,650,000	\$ 1,716,502	\$ 66,502	104%
Property Tax - Operations	511,633	513,758	2,125	100%
Property Tax/IGA/Town	284,240	294,997	10,757	104%
Specific Ownership Tax	198,000	218,825	20,825	111%
Auto Tax/IGA/Town - Estimated	165,000	145,801	(19,199)	88%
Interest	66,000	166,902	100,902	253%
Drainage Impact Fees	68,750	134,750	66,000	196%
Road and Bridge Fees	54,100	271,118	217,018	501%
Forest Lakes- Streets/ Parks Maintenance Revenue	60,000	71,426	11,426	119%
Use Tax - Construction Material	132,000	228,045	96,045	173%
Use Tax - Town	5,280	13,365	8,085	253%
Miscellaneous - (includes Safety Grant)	13,200	30,919	17,719	234%
Total Revenue	\$ 3,208,203	\$ 3,806,407	\$ 598,204	119%
EXPENDITURES				
<u>Legislative</u>				
Directors' Fees	\$ 6,930	\$ 3,960	\$ 2,970	57%
FICA and Unemployment	554	396	158	71%
Workers Compensation Insurance	20	31	(11)	157%
Total Legislative	\$ 7,504	\$ 4,387	\$ 3,117	58%
<u>General and Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 133,196	\$ 138,615	\$ (5,419)	104%
Unemployment Insurance	396	840	(444)	212%
Workers' Compensation Insurance	330	754	(424)	228%
Health and Dental Insurance	17,391	19,349	(1,958)	111%
Employer's FICA	8,258	8,104	154	98%
Employer's Medicare	1,931	2,000	(69)	104%
Retirement	6,660	3,154	3,506	47%
Life and Disability Insurance	1,264	1,698	(434)	134%
Total Salaries and Benefits	\$ 169,426	\$ 174,513	\$ (5,087)	103%
<u>Professional Services</u>				
Professional Services-Engineering	\$ 33,000	\$ 65,504	\$ (32,504)	198%
Professional Services-Public Relations	16,500	22,594	(6,094)	137%
Professional Services-Rate Study	-	3,661	(3,661)	0%
Legal Fees/Monson, Cummins & Shohet	4,950	8,432	(3,482)	170%
Legal Fees	49,500	62,274	(12,774)	126%
Total Professional Services	\$ 103,950	\$ 162,465	\$ (58,515)	156%
<u>General Administration</u>				
Accounting Services	\$ 40,920	\$ 50,256	\$ (9,336)	123%
Audit Fees	10,560	18,150	(7,590)	172%
Conference, Class and Education	21,450	17,648	3,802	82%
Dues, Publications and Subscriptions	5,940	9,761	(3,821)	164%
Election	-	-	-	0%
IT Support	24,882	29,779	(4,897)	120%

TRIVIEW METROPOLITAN DISTRICT
GENERAL FUND
PUBLIC WORKS/STREETS
For the Twelve Months Ending December 31, 2024

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 100%)
Office Equipment and Supplies	6,600	9,303	(2,703)	141%
Publication - Legal Notice	660	121	539	18%
Repairs and Maintenance	1,320	1,076	244	82%
Telephone Service	23,100	16,330	6,770	71%
Travel and Meeting Expense	3,300	4,693	(1,393)	142%
Office Overhead (COA, utilities, rent, etc.)	31,680	32,642	(962)	103%
General Insurance	34,320	40,508	(6,188)	118%
Tax Collection Expense - Operations	7,674	7,717	(43)	101%
Vehicle Expense	1,980	7,102	(5,122)	359%
Stormwater Detention Pond Assessment	-	-	-	0%
Contingency/Emergency Reserves/Miscellaneous	16,500	8,894	7,606	54%
Total General Administration	\$ 230,886	\$ 253,980	\$ (23,094)	110%
Total General Administrative, Legislative and Professional Services	\$ 511,766	\$ 595,345	\$ (83,579)	116%

Operations

Salaries and Benefits- Streets and Parks

Salaries/Wages	\$ 561,430	\$ 592,096	\$ (30,666)	105%
Salaries/Wages - Seasonal	16,500	25,570	(9,070)	155%
Overtime/On-call	17,358	40,245	(22,887)	232%
Unemployment Insurance	1,122	808	314	72%
Workers' Compensation Insurance	9,900	13,577	(3,677)	137%
Health and Dental Insurance	134,451	153,194	(18,743)	114%
Employer's FICA	36,911	40,523	(3,612)	110%
Employer's Medicare	8,633	9,478	(845)	110%
Retirement	29,766	27,483	2,283	92%
Life and Disability Insurance	6,224	7,574	(1,350)	122%
Total Salaries and Benefits - Streets and Parks	\$ 822,294	\$ 910,548	\$ (88,253)	111%

Streets Operations and Maintenance

Operations and Maintenance - (includes Crack Seal)	\$ 60,000	\$ 84,426	\$ (24,426)	141%
Vehicle Maintenance/Plowing and Snow Removal	30,000	47,946	(17,946)	160%
Customer Sidewalk Repair	20,000	-	20,000	0%
District Sidewalk Repair/ADA Ramps	35,000	20,380	14,620	58%
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	22,495	2,505	90%
Contract Street Sweeping	25,000	11,975	13,025	48%
Sand and Salt for Roads	52,000	33,684	18,316	65%
Supplies	4,000	405	3,595	10%
Total Streets	\$ 263,500	\$ 222,061	\$ 41,439	84%
Total Streets O & M	\$ 1,085,794	\$ 1,132,609	\$ (46,814)	104%

Lighting

MVE Operation and Maintenance	\$ 13,200	\$ 14,771	\$ (1,571)	112%
Repair and Maintenance	1,980	5,304	(3,324)	268%

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

For the Twelve Months Ending December 31, 2024

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 100%)
Total Lighting	\$ 15,180	\$ 20,076	\$ (4,896)	132%
<u>Signage</u>				
Repairs and Maintenance	\$ 9,900	\$ 3,561	\$ 6,339	36%
Total Signage	<u>\$ 9,900</u>	<u>\$ 3,561</u>	<u>\$ 6,339</u>	<u>36%</u>
<u>Traffic Control</u>				
Operation and Maintenance	\$ 65,000	\$ 73,229	\$ (8,229)	113%
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>\$ 73,229</u>	<u>\$ 31,771</u>	<u>70%</u>
<u>Drainage/Erosion Control</u>				
Repairs and Maintenance (includes Concrete work)	\$ -	\$ -	\$ -	0%
Stormwater Pond Maintenance Repair	20,000	50,891	(30,891)	254%
Stormwater Inlet Maintenance	-	-	-	0%
Total Drainage/Erosion Control	<u>\$ 20,000</u>	<u>\$ 50,891</u>	<u>\$ (30,891)</u>	<u>254%</u>
Total Expenditures - Public Works/Streets	<u>\$ 1,747,640</u>	<u>\$ 1,875,712</u>	<u>\$ (128,071)</u>	<u>107%</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>\$ 1,460,562</u>	<u>\$ 1,930,695</u>	<u>\$ 470,133</u>	

TRIVIEW METROPOLITAN DISTRICT

GENERAL FUND

PARKS AND OPEN SPACE

For the Twelve Months Ending December 31, 2024

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 100%)
REVENUE - Parks and Open Space				
Sales Tax/IGA/Town - Estimated	\$ 850,000	\$ 884,258	\$ 34,258	104%
Property Tax - Operations	263,568	264,662	1,094	100%
Property Tax/IGA/Town	146,427	151,968	5,541	104%
Specific Ownership Tax	102,000	112,728	10,728	111%
Park, Rec and Landscape Fees	168,650	327,181	158,531	194%
Forest Lakes- Streets/ Parks Maintenance Revenue	60,000	71,426	11,426	119%
Auto Tax/IGA/Town - Estimated	85,000	75,110	(9,890)	88%
Interest	34,000	85,980	51,980	253%
Use Tax - Construction Material	68,000	117,478	49,478	173%
Use Tax- Town	2,720	6,885	4,165	253%
Conservation Trust Fund	40,000	37,558	(2,442)	94%
Programing Fees - Sanctuary Park	10,000	10,425	425	104%
Miscellaneous - (includes Safety Grant)	6,800	15,928	9,128	234%
Total Revenue	\$ 1,837,165	\$ 2,161,587	\$ 324,422	118%
EXPENDITURES				
<u>Legislative</u>				
Directors' Fees	\$ 3,570	\$ 2,040	\$ 1,530	57%
FICA and Unemployment	286	204	82	71%
Workers Compensation Insurance	10	16	(6)	157%
Total Legislative	\$ 3,866	\$ 2,260	\$ 1,606	58%
<u>General and Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 68,616	\$ 71,408	\$ (2,792)	104%
Unemployment Insurance	204	432	(228)	212%
Workers' Compensation Insurance	170	388	(218)	228%
Health and Dental Insurance	8,959	9,968	(1,009)	111%
Employer's FICA	4,254	4,174	80	98%
Employer's Medicare	995	1,030	(35)	104%
Retirement	3,431	1,625	1,806	47%
Life and Disability Insurance	651	875	(224)	134%
Total Salaries and Benefits	\$ 87,280	\$ 89,901	\$ (2,621)	103%
<u>Professional Services</u>				
Professional Services-Engineering	\$ 17,000	\$ 33,745	\$ (16,745)	198%
Professional Services-Public Relations	8,500	11,639	(3,139)	137%
Professional Services-Rate Study	-	3,661	(3,661)	0%
Legal Fees/Monson, Cummins & Shohet	2,550	4,344	(1,794)	170%
Legal Fees	25,500	32,080	(6,580)	126%
Total Professional Services	\$ 53,550	\$ 85,469	\$ (31,919)	160%
<u>General Administration</u>				
Accounting Services	\$ 21,080	\$ 25,889	\$ (4,809)	123%
Audit Fees	5,440	9,350	(3,910)	172%
Conference, Class and Education	11,050	9,092	1,958	82%
Dues, Publications and Subscriptions	3,060	5,028	(1,968)	164%
Election	-	-	-	0%
IT Support	12,818	15,340	(2,522)	120%
Office Equipment and Supplies	3,400	4,793	(1,393)	141%
Publication - Legal Notice	340	63	277	18%
Repairs and Maintenance	680	554	126	82%
Telephone Service	11,900	8,413	3,487	71%
Travel and Meeting Expense	1,700	2,417	(717)	142%
Office Overhead (COA, utilities, rent, etc.)	16,320	16,816	(496)	103%
General Insurance	17,680	20,868	(3,188)	118%
Tax Collection Expense - Operations	3,954	3,976	(22)	101%
Vehicle Expense	1,020	3,658	(2,638)	359%
Stormwater Detention Pond Assessment	-	-	-	0%
Contingency/Emergency Reserves/Miscellaneous	8,500	4,582	3,918	54%
Total General Administration	\$ 118,942	\$ 130,839	\$ (11,897)	110%

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

For the Twelve Months Ending December 31, 2024

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 100%)
Total Parks - Administrative, Professional Services, etc.	\$ 263,637	\$ 308,469	\$ (44,831)	117%
<u>Operations</u>				
<u>Salaries and Benefits- Streets and Parks</u>				
Salaries/Wages	\$ 289,221	\$ 305,018	\$ (15,797)	105%
Salaries/Wages - Seasonal	8,500	13,173	(4,673)	155%
Overtime/On-call	8,942	20,732	(11,790)	232%
Unemployment Insurance	578	416	162	72%
Workers' Compensation Insurance	5,100	6,994	(1,894)	137%
Health and Dental Insurance	69,263	78,919	(9,656)	114%
Employer's FICA	19,015	20,876	(1,861)	110%
Employer's Medicare	4,447	4,882	(435)	110%
Retirement	15,334	14,158	1,176	92%
Life and Disability Insurance	3,206	3,902	(696)	122%
Total Salaries and Benefits - Parks	\$ 423,606	\$ 469,070	\$ (45,464)	111%
<u>Parks and Open Space O & M</u>				
Repair of Facilities	\$ 6,000	\$ 437	\$ 5,563	7%
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	64,640	360	99%
Park Irrigation Water Payments	240,000	415,673	(175,673)	173%
Repair and Maintenance	100,000	123,112	(23,112)	123%
Supplies/Trees Replacement	5,000	14,715	(9,715)	294%
Purchased Services	-	249	(249)	0%
Tools	2,500	4,407	(1,907)	176%
Equipment and Projects	15,000	1,150	13,850	8%
Clothing and Safety Equipment	18,000	14,474	3,526	80%
Vehicle Expense- Fuel	40,000	19,836	20,164	50%
Sanctuary Park	-	280	(280)	0%
Back Flow Inspection	4,500	-	4,500	0%
ET 3 Year Subscription	-	-	-	0%
Total Parks and Open Space O & M	\$ 508,500	\$ 661,525	\$ (153,025)	130%
Total Parks O & M	\$ 932,106	\$ 1,130,595	\$ (198,489)	121%
<u>Lighting</u>				
MVE Operation and Maintenance	\$ 6,800	\$ 7,610	\$ (810)	112%
Repair and Maintenance	1,020	2,733	(1,713)	268%
Total Lighting	\$ 7,820	\$ 10,342	\$ (2,522)	132%
<u>Signage</u>				
Repairs and Maintenance	\$ 5,100	\$ 1,835	\$ 3,265	36%
Total Signage	\$ 5,100	\$ 1,835	\$ 3,265	36%
Total Conservation Trust Fund Projects	\$ 40,000	\$ 37,558	\$ 2,442	94%
Total Expenditures - Parks and Open Space	\$ 1,248,663	\$ 1,488,798	\$ (240,134)	119%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 588,502	\$ 672,789	\$ 84,287	

**TRIVIEW METROPOLITAN DISTRICT
GENERAL FUND
DEBT SERVICE**

For the Twelve Months Ending December 31, 2024

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 100%)
REVENUE				
Property Tax	\$ 2,756,271	\$ 2,764,397	\$ 8,126	100%
Interest - GO Bond	35,000	118,789	83,789	339%
Total Revenue	\$ 2,791,271	\$ 2,883,186	\$ 91,915	103%
EXPENDITURES				
<u>Administrative</u>				
Tax Collection Expense	\$ 41,344	\$ 41,573	\$ (229)	101%
Total Administrative	\$ 41,344	\$ 41,573	\$ (229)	101%
<u>Debt Service</u>				
Bond Interest Payment	\$ 1,781,163	\$ 1,781,163	\$ -	100%
Bond Principal Payment	845,000	845,000	-	100%
Paying Agent Fees	8,000	7,874	126	98%
Total Debt Service	\$ 2,634,163	\$ 2,634,037	\$ 126	100%
Total Expenditures	\$ 2,675,507	\$ 2,675,610	\$ (103)	100%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 115,764	\$ 207,576	\$ 91,812	

ENTERPRISE FUND
Cost Allocation
December 31, 2024

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

Water Operations

For the Twelve Months Ending December 31, 2024

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 100%)
REVENUE				
Water Revenue	\$ 2,420,000	\$ 3,142,691	\$ 722,691	130%
Base Rate/Capital Improvement Fee	1,100,000	1,268,501	168,501	115%
Contract Sewer and Water Service - Forest Lakes	121,000	148,628	27,628	123%
Lot Inspection Fees	25,000	9,000	(16,000)	36%
Water Meter Kits	30,000	76,099	46,099	254%
Administrative Fee	158,400	142,560	(15,840)	90%
Miscellaneous	30,000	46,112	16,112	154%
Bulk Water Revenue	20,000	17,138	(2,862)	86%
Total Revenue	\$ 3,904,400	\$ 4,850,729	\$ 946,329	124%
EXPENDITURES				
<u>Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 575,503	\$ 600,481	\$ (24,978)	104%
Overtime/On-call	19,713	28,063	(8,350)	142%
Unemployment Insurance	1,000	1,180	(180)	118%
Workers' Compensation Insurance	6,000	7,564	(1,564)	126%
Health and Dental Insurance	100,177	116,565	(16,388)	116%
Employer's FICA	36,905	38,246	(1,341)	104%
Employer's Medicare	8,633	9,025	(392)	105%
Retirement	29,760	22,274	7,486	75%
Life and Disability Insurance	6,368	6,320	48	99%
Total Salaries and Benefits	\$ 784,057	\$ 829,718	\$ (45,659)	106%
<u>Professional Services</u>				
Professional Services- Engineering	\$ 30,000	\$ 56,533	\$ (26,533)	188%
Professional Services-Public Relations	20,000	17,117	2,884	86%
Professional Services/Amcobi/National Meter	60,000	62,219	(2,219)	104%
Professional Services-Rate Study	-	3,661	(3,661)	0%
Development Services/Monson, Cummins & Shoheit	85,000	125,913	(40,913)	148%
Total Professional Services	\$ 195,000	\$ 265,443	\$ (70,443)	136%
<u>Administrative</u>				
Accounting Services	31,000	38,078	(7,078)	123%
Audit Fees	8,000	-	8,000	0%
Conference, Class and Education	5,750	5,446	304	95%
Dues, Publications and Subscriptions	4,500	3,986	514	89%
Election Expense	-	-	-	0%
IT Support	25,850	22,816	3,035	88%
Office Equipment and Supplies	1,000	2,877	(1,877)	288%
Postage	750	463	288	62%
Publication - Legal Notice	100	-	100	0%
Repairs and Maintenance	-	-	-	0%
Telephone Service	8,500	9,768	(1,268)	115%
Travel and Meeting Expense	1,000	210	790	21%
Office Overhead (COA, utilities, rent, etc.)	7,000	6,344	657	91%
Clothing Uniform Rental and Safety Equipment	5,000	6,582	(1,582)	132%
General Insurance	30,000	29,876	124	100%
Vehicle Expense	35,000	24,259	10,742	69%
Bank Charges	500	3,907	(3,407)	781%
Miscellaneous	1,000	-	1,000	0%
Total General Administration	\$ 164,950	\$ 154,608	\$ 10,342	94%
Total General Administrative	\$ 1,144,007	\$ 1,249,768	\$ (105,759)	109%

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

Water Operations

For the Twelve Months Ending December 31, 2024

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 100%)
<u>Water System</u>				
Water Testing	\$ 50,000	\$ 40,410	\$ 9,590	81%
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	11,653	(653)	106%
Electric Utilities	350,000	373,407	(23,407)	107%
SCADA Support/Meter Calibration	33,000	14,068	18,932	43%
Repairs and Maintenance	250,000	933,330	(683,330)	373%
Storage Tank Maintenance	5,000	-	5,000	0%
Operating Supplies	30,000	26,639	3,361	89%
Bulk Chemical Supplies (Starting HMO Treatment)	70,000	39,587	30,413	57%
Lab Chemicals and Supplies	20,000	28,568	(8,568)	143%
Instrumentation (Turbidity Meters, 2-CL-17, Photo Eye Lit, Repair Kit)	25,000	8,858	16,142	35%
Water and Ditch Assessments	156,000	181,188	(25,188)	116%
Water Lease (300 af)	255,000	193,492	61,508	76%
Tools	4,000	497	3,503	12%
Leased Pueblo Reservoir Lease & Outlet	70,735	70,508	227	100%
Equipment Meter Supplies/Meter Kits	20,000	81,787	(61,787)	409%
Lower Fountain Creek	12,200	12,566	(366)	103%
Total Water System	<u>\$ 1,431,935</u>	<u>\$ 2,016,558</u>	<u>\$ (584,623)</u>	<u>141%</u>
Total Expenditures	<u>\$ 2,575,942</u>	<u>\$ 3,266,326</u>	<u>\$ (690,382)</u>	<u>127%</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>\$ 1,328,458</u>	<u>\$ 1,584,402</u>	<u>\$ 255,944</u>	

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

Wastewater Operations

For the Twelve Months Ending December 31, 2024

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 100%)
REVENUE				
Sewer Revenue	\$ 2,496,230	\$ 2,626,568	\$ 130,338	105%
Contract Sewer and Water Service - Forest Lakes	121,000	148,628	27,628	123%
Miscellaneous	30,000	46,112	16,112	154%
Total Revenue	\$ 2,647,230	\$ 2,821,308	\$ 174,078	107%
EXPENDITURES				
<u>Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 575,503	\$ 600,481	\$ (24,978)	104%
Overtime/On-call	19,713	28,063	(8,350)	142%
Unemployment Insurance	1,000	1,180	(180)	118%
Workers' Compensation Insurance	6,000	7,564	(1,564)	126%
Health and Dental Insurance	100,177	116,565	(16,388)	116%
Employer's FICA	36,905	38,246	(1,341)	104%
Employer's Medicare	8,633	9,025	(392)	105%
Retirement	29,760	22,274	7,486	75%
Life and Disability Insurance	6,368	6,320	48	99%
Total Salaries and Benefits	\$ 784,057	\$ 829,718	\$ (45,659)	106%
<u>Professional Services</u>				
Professional Services- Engineering	\$ 30,000	\$ 56,533	\$ (26,533)	188%
Professional Services-Public Relations	20,000	17,117	2,884	86%
Professional Services/Amcobi/National Meter	60,000	62,219	(2,219)	104%
Professional Services-Rate Study	-	3,661	(3,661)	0%
Development Services/Monson, Cummins & Shohet	85,000	125,913	(40,913)	148%
Total Professional Services	\$ 195,000	\$ 265,443	\$ (70,443)	136%
<u>Administrative</u>				
Accounting Services	\$ 31,000	\$ 38,078	\$ (7,078)	123%
Audit Fees	8,000	-	8,000	0%
Conference, Class and Education	5,750	5,446	304	95%
Dues, Publications and Subscriptions	4,500	3,986	514	89%
Election Expense	-	-	-	0%
IT Support	25,850	22,816	3,035	88%
Office Equipment and Supplies	1,000	2,877	(1,877)	288%
Postage	750	463	288	62%
Publication - Legal Notice	100	-	100	0%
Repairs and Maintenance	-	-	-	0%
Telephone Service	8,500	9,768	(1,268)	115%
Travel and Meeting Expense	1,000	210	790	21%
Office Overhead (COA, utilities, rent, etc.)	7,000	6,344	657	91%
Clothing Uniform Rental and Safety Equipment	5,000	6,582	(1,582)	132%
General Insurance	30,000	29,876	124	100%
Vehicle Expense	35,000	24,259	10,742	69%
Bank Charges	500	3,907	(3,407)	781%
Miscellaneous	1,000	-	1,000	0%
Total General Administration	\$ 164,950	\$ 154,608	\$ 10,342	94%
Total General Administrative	\$ 1,144,007	\$ 1,249,768	\$ (105,759)	109%

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

Wastewater Operations

For the Twelve Months Ending December 31, 2024

Unaudited

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 100%)
<u>Wastewater System</u>				
Wastewater TF/Donala/IGA	\$ 957,838	\$ 687,128	\$ 270,710	72%
Repairs and Maintenance	10,000	13,746	(3,746)	137%
Tools	7,000	-	7,000	0%
Wastewater-Engineering	-	-	-	0%
Operating Supplies	1,000	581	419	58%
Transit Loss	9,000	7,928	1,072	88%
Total Wastewater System	<u>\$ 984,838</u>	<u>\$ 709,383</u>	<u>\$ 275,455</u>	<u>72%</u>
<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	<u>\$ 62,500</u>	<u>\$ 30,200</u>	<u>\$ 32,300</u>	<u>48%</u>
Total Expenditures	<u>\$ 2,191,345</u>	<u>\$ 1,989,351</u>	<u>\$ 201,996</u>	<u>91%</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>\$ 455,885</u>	<u>\$ 831,956</u>	<u>\$ 376,071</u>	

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

For the Twelve Months Ending December 31, 2024

Unaudited

	<u>2024 Budget</u>	<u>YTD Actual</u>	<u>Variance Favorable (Unfavorable)</u>	<u>Percent of Budget (YTD 100%)</u>
REVENUE				
Renewable Water Fee	\$ 463,386	\$ 587,052	\$ 123,666	127%
Water Lease- Comanche	186,775	205,861	19,086	110%
Interest	200,000	285,600	85,600	143%
Total Revenue	\$ 850,161	\$ 1,078,513	\$ 228,352	127%
Debt Service				
Paying Agent Fees and Accrued Interest	\$ 5,000	\$ 1,750	\$ 3,250	35%
CWCB Loan Interest	90,000	169,725	(79,725)	189%
2018 Bond Issue- Debt Service	664,350	439,575	224,775	66%
2020B Bonds- Debt Service	642,850	644,850	(2,000)	100%
2020A Bond Issue- Debt Service	890,494	890,494	-	100%
Total Debt Service	\$ 2,292,694	\$ 2,146,394	\$ 146,300	94%
OTHER FINANCING SOURCES				
Transfer from other funds	\$ 800,000	\$ 800,000	\$ -	100%
Total Other Financing Sources	\$ 800,000	\$ 800,000	\$ -	100%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES				
	\$ (642,533)	\$ (267,881)	\$ 374,652	

CAPITAL PROJECTS FUNDS

December 31, 2024

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

	<u>2024</u> Budget	<u>YTD</u> Actual	<u>Variance</u> <u>Favorable</u> <u>(Unfavorable)</u>	<u>Percent</u> <u>of Budget</u> <u>(YTD 100%)</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	\$ 229,700	\$ 270,300	46%
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	\$ 579,000	\$ 296,136	\$ 282,864	51%
<u>Park and Street Improvements</u>				
Road Improvements Program	\$ 500,000	\$ 735,430	(235,430)	147%
Higby Road - Design and Construction	1,600,000	990,309	609,691	62%
Streetscape Improvements - Leather Chaps and Creekside	150,000	193,491	(43,491)	129%
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	\$ 3,117,536	\$ 309,464	91%
Total Expenditures - District Capital	\$ 4,006,000	\$ 3,413,672	\$ 592,328	85%
EXCESS OF REVENUE OVER (UNDER)				
EXPENDITURES	\$ (3,998,000)	\$ (3,413,672)	\$ 584,328	
OTHER FINANCING SOURCES (USES)				
Transfer from General Fund	\$ 2,398,000	\$ 2,423,363	\$ 25,363	101%
Higby Road - Developer Contribution - Escrow	1,600,000	990,309	(609,691)	62%
Total Other Financing Sources (Uses)	\$ 3,998,000	\$ 3,413,672	\$ (584,328)	85%
EXCESS OF REVENUE OVER (UNDER)				
EXPENDITURES AND OTHER FINANCING SOURCES	\$ -	\$ -	\$ -	

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

	2024 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 100%)
REVENUE				
Water Tap Fees	\$ 903,000	\$ 1,428,262	\$ 525,262	158%
Sewer Tap Fees	525,000	934,688	409,688	178%
Water/Sewer Impact Fee	37,500	53,050	15,550	141%
Renewable Water Fee	807,600	1,043,648	236,048	129%
Admin Fee	45,000	112,225	67,225	249%
Lease Revenue (FMIC)	25,000	9,838	(15,162)	39%
Water Lease Revenue	-	67,050	67,050	0%
Effluent Paid-AGUA/Woodmoor	50,000	119,612	69,612	239%
Review and Comment Fee	25,000	59,000	34,000	236%
Western Interceptor	-	96,529	96,529	0%
Water Infrastructure Agreement Fee Homeplace Ranch	500,000	500,000	-	100%
Wastewater Treatment Fees Homeplace Ranch	300,000	300,000	-	100%
ARPA Grant	250,000	-	(250,000)	0%
NDS - Forest Lakes/Purchase Participation Agreement	798,025	1,026,253	228,228	129%
Miscellaneous Income-Stonewall Lease	36,000	78,150	42,150	217%
SSRC Rental	-	32,298	32,298	0%
AGRA - Excelsior Culver	84,000	-	(84,000)	0%
Payment in Lieu of Water Rights	100,000	67,808	(32,192)	68%
Developer Contributions - MI-PB	-	19,758	19,758	0%
Total Revenue	\$ 4,486,125	\$ 5,948,169	\$ 1,462,044	133%
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	\$ 143,250	\$ 750	99%
A-4 Pump and Motor and Transfuser	35,000	34,770	230	99%
Total Wells	\$ 179,000	\$ 178,020	\$ 980	99%
<u>Water Improvements</u>				
Tank Design	\$ 250,000	\$ 284,988	\$ (34,988)	114%
AOS-WRSAF/CSU	564,393	-	564,393	0%
SCADA	-	432	(432)	0%
NMCI-Wastewater Design and Permitting	350,000	209,645	140,355	60%
Tap Fee Credits	-	720,349	(720,349)	0%
AVIC Bale Change Case - Brownstein	300,000	555,349	(255,349)	185%
FMIC Change Case	50,000	113,572	(63,572)	227%
Excelsior Change Case - Cummins	50,000	-	50,000	0%
Excelsior Exchange Case	50,000	43,625	6,375	87%
Excelsior Ditch at Nyberg Rd.	340,000	358,074	(18,074)	105%
AVIC Augmentation Station	2,500,000	358,510	2,141,490	14%
Quarter Circle Ranch	-	84,631	(84,631)	0%
Sailor Property	-	670,913	(670,913)	0%
MI-PB Infrastructure Project	226,002	245,760	(19,758)	109%
Stonewall Springs	-	37,226	(37,226)	0%
Stonewall- Pueblo Reservoir	-	272,461	(272,461)	0%
Northern Delivery System Pipeline Construction Project	4,500,000	4,976,777	(476,777)	111%
Total Water Improvements	\$ 9,180,395	\$ 8,932,312	\$ 248,083	97%
Total Expenditures - Enterprise Capital	\$ 9,912,895	\$ 9,166,392	\$ 746,503	92%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ (5,426,770)	\$ (3,218,223)	\$ 2,208,547	
OTHER FINANCING SOURCES (USES)				
Transfer from Enterprise Fund	\$ 4,750,768	\$ 2,254,435	\$ (2,496,333)	47%
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	\$ 3,218,223	\$ (2,208,547)	59%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES	\$ -	\$ -	\$ -	