

# TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS

## **Regular Board Meeting Agenda**

Thursday, March 20, 2025

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

Join Zoom

Topic: District Board Meeting

Time: Mar 20, 2025 05:30 PM Mountain Time (US and Canada)

<https://us02web.zoom.us/j/84053107514?pwd=K8K9LHIVAEQ6M1QPVN9UYvmTbnPam.1>

Meeting ID: 840 5310 7514

Passcode: 975106

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## **AGENDA**

1. Call to Order
2. Declaration of a Quorum, Notice of Posting
3. Waiver of Conflicts
4. Approval of Agenda
5. Approval of Consent Agenda
  - March 3, 2025, Special Meeting minutes.
  - Billing Summary Rate Code Report (enclosure)
  - Taps for Sold February 2025. (enclosure)
  - Total taps Sold 2025 to date. (enclosure)
  - Tax Transfer from Monument (enclosure)
6. 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 Matt Rayno (enclosure)
- d. Utility Department Operations Updates Gary Potter (enclosure)

7. Action Items:

- a. Review and Consider Approval of Resolution 2025-04. A Resolution of the Triview Metropolitan District Board of Directors Adopting a Water Backflow Policy
- b. Review and Consider Resolution 2025-01, a Resolution of the Triview Metropolitan District, Sub District A, Board of Directors, adopting the Triview Sub-District 2025 Budget.
- c. Review and Consider Resolution 2025-05, a Resolution of the Triview Metropolitan District Board of Directors, Adopting an Economic Development Incentive Policy.
- d. Review and Consider approval of a Petition for Inclusion of land between Elite Properties of America, DBA as Classic Homes, and the Triview Metropolitan District.

8. Discussion Items: None

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

- a. Checks of \$5,000.00 or more (enclosure)
- b. March 2025 Financials (enclosure)

10. Legal Comments (George Rowley, Scott Goodstein, Ryan Farr)

11. Update Board on Public Relation activities.

- Newsletter distribution and Topics

12. Executive session of the Board of Directors pursuant to Section 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 Economic Incentive Agreements.

13. Adjournment

**RECORD OF PROCEEDINGS**

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**MINUTES FROM SPECIAL BOARD  
MEETING OF TRIVIEW METROPOLITAN  
DISTRICT**

**March 3, 2025**

A special meeting of the Board of Directors of the Triview Metropolitan District was held on Monday, March 3, 2025, 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 5:30 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, Triview Water Attorney  
George Rowley, District attorney  
Natalie Barszcz, Our Community News  
Nate Eckloff, Piper Sandler

DISCLOSURE OF CONFLICTS

None.

Agenda – Mr. McGrady distributed, for the Board’s approval, the proposed agenda. A motion was made by Mr. Gross for approval of the proposed agenda. The motion was seconded by Mr. Sexton. A vote was taken, and the motion passed 3-0.

## RECORD OF PROCEEDINGS

### PUBLIC COMMENT

No public comment.

### Consent Agenda

- a) Previous Minutes
  - January 23, 2025, Regular Meeting Minutes (enclosure)
  - February 11, 2025, Special Meeting Minutes (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for January 2025 (enclosure)
- d) Tax Transfer from Monument (enclosure)

A motion was made by Mr. Gross to approve the consent agenda as presented. The motion was duly seconded by Mr. Sexton. A vote was taken, and the motion passed unanimously 4-0. Mrs. Carlton arrived at the meeting after approval of the agenda, and before approval of Consent Agenda.

### ACTION ITEMS:

- a. Review and Consider Resolution 2025-03. An Amended and Restated Resolution of the Board of Directors, Amending Resolution 2024-14 Calling for an Election. Following a brief question and answer session between the Board and Mr. McGrady, a motion was made by Mr. Sexton to approve Resolution 2025-03. Mrs. Carlton duly seconded. A vote was taken and the motion passed unanimously 4-0.
- b. Review and Consider Approval of the Teachout Creek Crossing Improvements Agreement by and between the Triview Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado ("Triview"), and Conexus Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado ("Conexus District"), and Conexus LLC a, Colorado limited liability company , referenced herein as ("Property Owner"), the Conexus District and Property Owner and Authorization for the District Manager to Sign. After a brief discussion and questions, Mrs. Carlton made a motion to approve the agreement. Mr. Gross seconded the motion. A vote was taken and the motion passed 4-0.

### DISCUSSION ITEMS: 2025 BOARD ELECTION

Due to Resolution 2025-03 discussion previously, the Board opted not to continue discussions.

## RECORD OF PROCEEDINGS

### REVIEW AND CONSIDER APPROVAL OR RATIFICATION OF THE TRIVIEW METROPOLITAN DISTRICT FINANCIALS AND PAYABLES

Checks of \$5,000 or more (enclosure)

Mr. Sexton made a motion to approve the Checks over \$5,000. Mrs. Carlton seconded the motion. A vote was taken and the measure passed 4-0.

January 2025 Financials (enclosure)

Mr. Sexton made a motion to approve the January 2025 Financials. The motion was seconded by Mrs. Carlton. A vote was taken and the measure passed 4-0.

LEGAL COMMENTS: None

### UPDATE BOARD ON PUBLIC RELATION ACTIVITIES:

There was a discussion on how to utilize the election “blue book” to maximize the message to the electorate about the Higby Rd. improvements and safety enhancements. Mr. Gross is going to write up the “advocate” paragraph for the book.

### EXECUTIVE SESSION:

Executive session of the Board of Directors pursuant to Sections 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 and the upper Monument Creek Wastewater Treatment Facility. At 6:17 PM Mr. Gross made a motion to enter into executive session. Mr. Sexton seconded the motion. A vote was made and the motion passed 4-0. The Board left the executive session at 6:49.

### ADJOURNMENT:

There being no further business, Mr. Sexton made a motion to adjourn the meeting at 6:49 PM. Mrs. Carlton seconded the motion. A vote was made and the motion passed 4-0.

Respectfully Submitted

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James C. McGrady  
Secretary for the Meeting

Triview Metropolitan District - FEBRUARY MONTH END

Summary Financial Information - Board Packet

Base Fee Dates: 2-1 to 3-1-2025

Usage Dates: 12-30 to 1-31-2025

Sales	Amount	Transactions
Rate Code 01 Triview Metro - Res Sewer Base Rate	\$145,103.96	2312
Rate Code 01 Triview Metro - Res Sewer Use Rate	\$49,720.84	2307
Rate Code 01 Triview Metro - Res Water Base Rate	\$103,995.00	2315
Rate Code 01 Triview Metro - Res Water Use Rate Tier1	\$81,133.87	2271
Rate Code 01 Triview Metro - Res Water Use Rate Tier2	\$4,578.74	150
Rate Code 01 Triview Metro - Res Water Use Rate Tier3	\$210.70	3
Rate Code 01 Triview Metro - Res Water Use Rate Tier4		
Rate Code 01 Triview Metro - Res Water Use Rate Tier5		
Rate Code 02 Triview Metro - Com Sewer Base Rate 1"	\$4,149.42	33
Rate Code 02 Triview Metro - Com Water Base Rate 1"	\$2,970.00	33
Rate Code 04 Triview Metro - Com Sewer Base Rate 1.5"	\$11,569.00	46
Rate Code 04 Triview Metro - Com Water Base Rate 1.5"	\$8,280.00	46
Rate Code 07 Triview Metro - Com Sewer Base Rate 2"	\$7,544.70	15
Rate Code 07 Triview Metro - Com Water Base Rate 2"	\$5,400.00	15
Rate Code 09 Triview Metro - Com Sewer Base Rate 3"	\$3,017.85	3
Rate Code 09 Triview Metro - Com Water Base Rate 3"	\$2,160.00	3
Usage Fee Triview Metro - Com Sewer Use Rate	\$26,003.93	93
Usage Fee Triview Metro - Com Water Use Rate	\$46,843.56	93
Rate Code 03 Triview Metro - Com Irr Water Base 1"	\$2,160.00	24
Rate Code 11 Triview Metro - Com Irr Water Base 1.5"	\$3,780.00	21
Rate Code 10 Triview Metro - Com Irr Water Base 2"	\$6,480.00	18
Usage Fee Triview Metro - Com Irr Water Use	\$15.00	2
Triview Metro - Quik Way Sewer		
Triview Metro - Metering & Billing Fee	\$14,832.00	2472
Title Prep Fee Triview Metro - Title Request Fee	\$150.00	3
Triview Metro - 5% Late Fee	\$2,682.50	220
Special Impact Triview Metro - Special Impact Fee	\$2,390.00	239
Triview Metro - Disconnect Fee		
Triview Metro - Reconnect Fee		
Triview Metro - NSF Fee	\$25.00	1
<b>Total Accounts</b>	<b>\$535,196.07</b>	<b>12738</b>

Rate Code Breakout of Billed Accounts	# Units
Rate Code 01 - Residential 5/8"	2311
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	1
Rate Code 09 - Commercial Account 3"	3
Rate Code 10 - Irrigation Account 2"	17
Rate Code 11 - Irrigation Account 1 1/2"	18
Rate Code 12 - Permitted	
<b>Total Accounts</b>	<b>2476</b>

Aging Report	Amount
Amount Past Due 1-30 Days	
Amount Past Due 31-60 Days	
Amount Past Due 61-90 Days	
Amount Past Due 91-120 Days	
Amount Past Due 120+ Days	
<b>Total AR</b>	<b>\$0.00</b>

Receipts	Amount	Items
Payment - ACH	\$333,616.53	1617
Payment - Vectra Bank	\$169,316.53	530
Payment - On Site	\$23,491.30	122
Refund CREDIT	(\$1,822.82)	7
REVERSE Payment	(\$152.89)	1
Transfer CREDIT In		
Transfer CREDIT Out		
REVERSE Payment - NSF	(\$200.00)	1
<b>Total Receipts</b>	<b>\$524,248.65</b>	<b>2278</b>
<b>Checks versus Online Payments</b>	<b>28.74%</b>	<b>71.26%</b>
	<b>Checks</b>	<b>ACH's</b>

Water	Gallons	Accounts
Gallons sold 12-30 to 1-31-2025 =	13,937,151	2471
Gallons sold 1-31 to 2-28-2025 =	12,451,180	2479

Usage Breakout in Gallons for Residential	# of Accounts	Combined Use	% of Usage
Over 50,000	0	0	0.00%
40,001 - 50,000	0	0	0.00%
30,001 - 40,000	0	0	0.00%
20,001 - 30,000	3	70,535	0.51%
10,001 - 20,000	54	663,767	4.76%
8,001 - 10,000	93	815,400	5.85%
6,001 - 8,000	235	1,588,321	11.40%
4,001 - 6,000	645	3,143,046	22.55%
2,001 - 4,000	876	2,665,439	19.12%
1 - 2,000	364	418,574	3.00%
Zero Usage	38	0	0.00%
<b>Total Meters</b>	<b>2308</b>	<b>9,365,082</b>	<b>67.20%</b>

Usage Breakout in Gallons for Commercial	# of Accounts	Combined Use	% of Usage
Over 50,000	33	3,838,761	27.54%
40,001 - 50,000	4	182,695	1.31%
30,001 - 40,000	5	181,398	1.30%
20,001 - 30,000	5	122,435	0.88%
10,001 - 20,000	8	127,565	0.92%
8,001 - 10,000	3	25,174	0.18%
6,001 - 8,000	2	12,490	0.09%
4,001 - 6,000	5	22,952	0.16%
2,001 - 4,000	12	33,369	0.24%
1 - 2,000	16	20,271	0.15%
Zero Usage	10	0	0.00%
<b>Total Meters</b>	<b>103</b>	<b>4,567,110</b>	<b>32.77%</b>

Usage Breakout in Gallons for Irrigation	# of Accounts	Combined Use	% of Usage
Over 50,000	0	0	0.00%
40,001 - 50,000	0	0	0.00%
30,001 - 40,000	0	0	0.00%
20,001 - 30,000	0	0	0.00%
10,001 - 20,000	0	0	0.00%
8,001 - 10,000	0	0	0.00%
6,001 - 8,000	0	0	0.00%
4,001 - 6,000	0	0	0.00%
2,001 - 4,000	1	3,495	0.03%
1 - 2,000	2	1,464	0.01%
Zero Usage	57	0	0.00%







Mar. 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 \$184,882.97 to the Triview Vectra account on or before March 31, 2025. The ACH details are as follows and documentation is enclosed.

Sales Tax for January 2025	\$	164,410.55**
Regional Building Use Tax for February 2025	\$	442.20
Motor Vehicle Tax for February 2025	\$	20,030.22

**\*\*Please note that the Town is aware that Sales Tax Collection for January is low. This is due to not receiving January tax payments from Monument businesses. The Town has sent out delinquency notices and hand delivered notices to businesses. Businesses highlighted in red have not paid yet.**

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

Sincerely,

Madefine VanDenHoek  
Interim Town Manager



## Assistant Manager Training Report January 2025

- I Attended multiple meetings regarding the AVIC project. Easement and access, construction plans, on site visits for recharge pond, and “touch base” meetings with Matrix design. Attend weekly on-site meetings every Friday.
- I coordinated with Matt Rayno on improvements for Paiute Park drainage and sidewalk.
- I also attended multiple strategy meetings regarding the potential ballot issue for May’s election ballot. The ballot will contain language to approve issuing bonds for the Higby Road improvements.
- I continue to meet with RESPEC and Kiewit regarding the construction of a new water storage tank at St. Lawrence Wy. Received approval from Planning Commission 3/12/25.
- Kevin Fackerell and I visited the wastewater treatment plant to continue the investigation into why the influent flows are higher than the effluent flows. Our team is narrowing down what the issue could be and how to correct it.
- I am working with the RESPEC team, and Kevin Fackerell to update the existing Triview specifications handbook for the water and sewer systems.
- I attended a Town of Monument Planning Commission meeting for two projects related to TMD. Conexus got approval on a preliminary site plan for the Meritage housing complex. Thompson Thrift received positive feedback for the development that includes the proposed Triview Admin building.



## Triview Metropolitan Public Works February / March 2025 Report

### *List of February Projects:*

- Weekly/Daily: Daily trash pick-up around the District and bi-weekly cleaning of trash cans and doggie pot stations
- Shrub and perennial pruning
- Make new mapping for the Turf herbicide and fertilization program. This will be performed in-house going forward.
- 2025 on lawn turf herbicide and fertilizer program set. Z Spray should be delivered in the next couple of weeks.
- District Fencing repairs.
- Fleet maintenance (Post snow work on multiple trucks) FL80 down for the rest of winter due to engine issues, GMC 5500 brine truck hydro solenoid replaced. And continued work on servicing all 2-cycle, summer mow equipment completed and ready to mow.
- Completed salt storage structure. Need to figure out a front door closer due to it facing north. Picture attached.
- Weather permitting winter water trees and plant material.
- District street sweeping on JCP, Leatherchaps, Glen Eagle, Sanctuary Rim.
- Neighborhood and street singe repair and or replacements
- Organize Train Park shade pavilion install, projected to be completed June 2025
- Public Works fire extinguisher inspections and certifications for devices in trucks and buildings.
- Schedule district First Aid and CPR certifications.



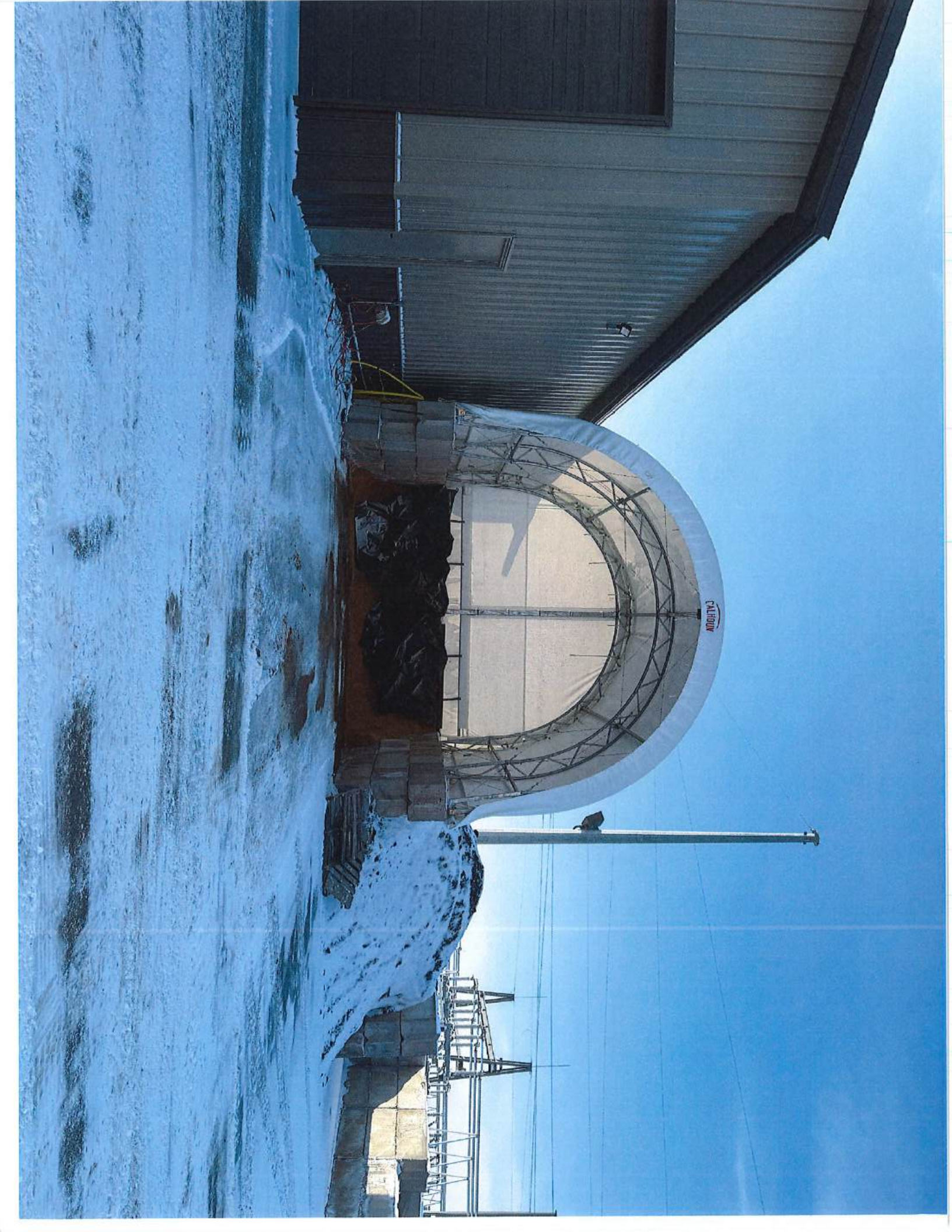
*Focus for March:*

- Spring Pre-Emergent application on all off-lawn landscape beds. All off-lawn weed control is now going to be preformed in house
- Top dress Mulching Ornamental Beds
- Aeration / overseeding
- Winter Water (if needed/weather permitting)
- Install playground mulch where needed
- Have all streets swept by end of March
- Blow debris off sidewalks for snow removal
- Schedule turf fertilizer applications
- planning irrigation start up and schedules for April.
- Scheduling Train Park construction for May.
- District concrete repairs and audits.
- Mow crew scheduling and crew setup.
- Saint Lawerance trail rehab project on going weather permitting.
- Public Works employees Matt Rayno, Josh Crook, Guy Pool, and Grant Larsen. Spent 6 days on 2 trips up to Buena Vista at the Chicago Ranch installing fencing around the Chicago Spring. Also installed all the timber H-Braces for the fencing around the re-charge pond. We will return after all construction has been completed to finish installing fence.









CALHOUN



## Triview Metropolitan District Utility Report March 20<sup>th</sup>, 2025

- **Operations Updates:**

- Our Water Quality Monitoring Plan update is completed. The plan was submitted to the Colorado Department of Public Health and Environment for review.
- Our audit and file organization of our 2024 water quality results is completed!
- New backwash recycle pump was installed at B Plant.
- New Chlorine tank installed at B Plant
- NDS produced 98% of the water for the District in January and 97% in February.

- **Unaccounted/Unbilled Water**

- Triview produced 16,683,802 gallons in the January billing cycle. In the same cycle we sold our customers 14,061,151 gallons leaving 2,622,151 gallons unbilled or unaccounted.
- Triview produced 15,305,015 gallons in the February billing cycle. In the same cycle we sold our customers 12,446,803 gallons leaving 2,830,933 gallons unbilled or unaccounted.

- **What we are doing**

- We are trying to determine if the loss is perceived loss or actual loss.
- We verified the accuracy of our production meters.
- We are working on completing the meter replacement program to verify the accuracy of our customer meters.
- Sara has worked hard to audit the number of billing accounts so that we have a high level of confidence in the reported total water billed number.
- If our production meters and customer meters are accurate and we have a high level of confidence in our total water billed number. Then it is likely that the water that is unbilled/unaccounted is actual loss.
- We are working on getting quotes for system wide leak detection.
- We are also checking areas where leaks could occur but go unnoticed.





# Triview Metropolitan District Monthly Water Report

February 2025

( 11:59 pm 1/31/25 to 11:59 2/28/25)

**Water Production**

NDS	14,886,840	Gallons	97%
Wells	418,175	Gallons	3%
<b>Total Water Produced</b>	<b>15,305,015</b>	<b>Gallons</b>	

**Metered Non-Billable Water**

Process Water	0	Gallons
Change in Tank Level	879	Gallons
Hydrant Flush and Misc (metered non-billable)	26,400	Gallons
<b>Total Non-Billable Water</b>	<b>27,279</b>	<b>Gallons</b>

**Water Distributed\*** **15,277,736 Gallons**

**Water Billed**

Water billed to Customers	12,446,803	Gallons
Hydrant Meter Billed		Gallons
Metered but not billed -	0	Gallons
<b>Actual Billed Water Total</b>	<b>12,446,803</b>	<b>Gallons</b>

**Unbilled water** **2,830,933 Gallons**  
**%Billed** **81.47%**

**Feb. 2025 % Unbilled** **18.53%**  
**Feb. 2024 % Unbilled** **4.46%**

\*Includes Production Minus Total Non-Billable Water



## Triview Metropolitan District Monthly Water Production Water Billed vs. Water Unbilled

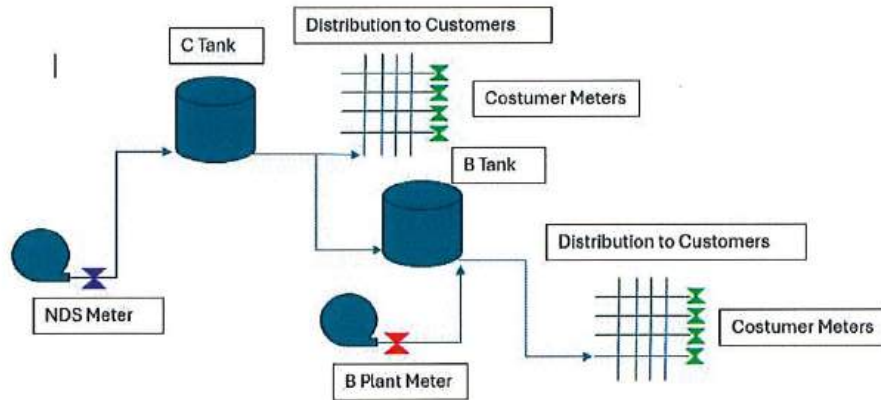


(10,000,000)

	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25
% Unbilled	7.69%	10.07%	-3.66%	1.22%	6.62%	4.46%	7.53%	6.25%	5.05%	10.66%	16.13%	15.72%	18.53%
Unbilled Water	911,791	1,215,914	(548,000)	349,738	3,194,000	2,438,000	3,418,865	2,926,164	1,594,135	1,628,134	2,332,548	2,622,651	2,830,933
Total Billed to Customers	10,951,209	10,860,086	15,511,000	28,376,262	45,036,000	52,241,000	41,954,809	43,862,917	29,941,919	13,651,903	12,126,105	14,061,151	12,446,803

■ Total Billed to Customers ■ Unbilled Water ■ % Unbilled

## How Water Loss is Calculated



NDS Meter 14,896,840

B Plant Meter 418,175

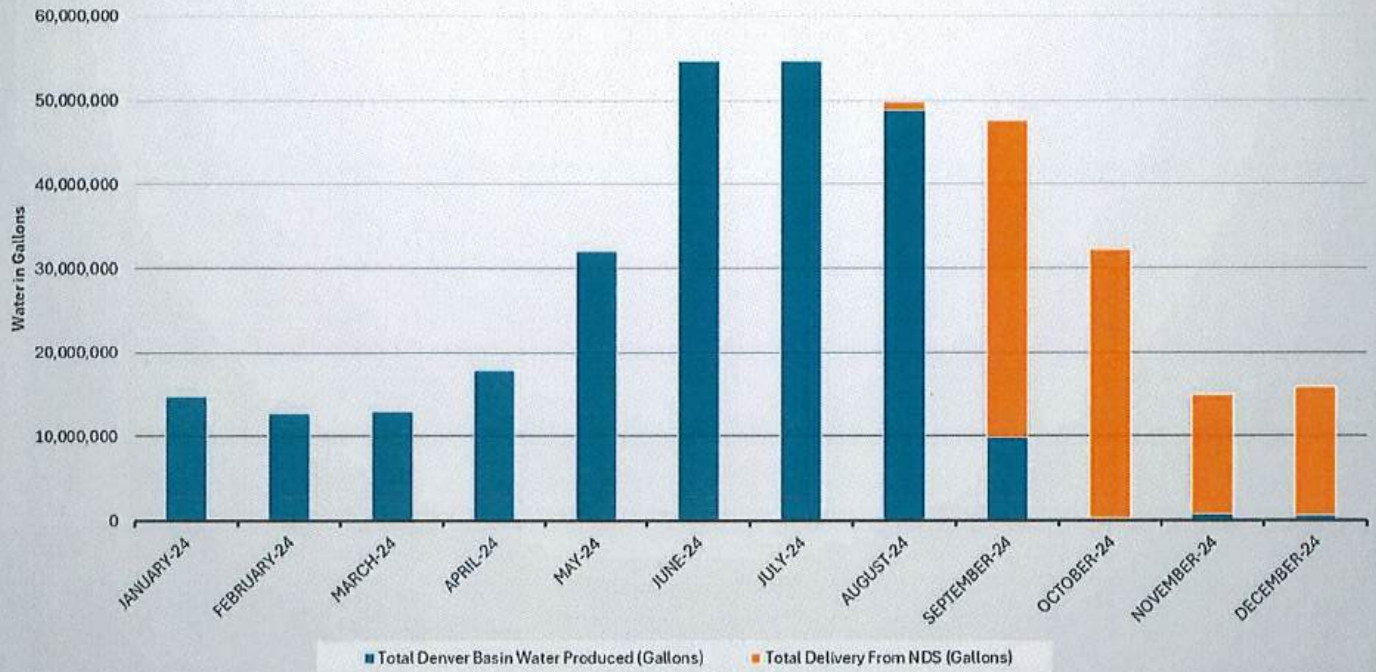
Total Production 15,305,015

Customer Meters 12,446,803

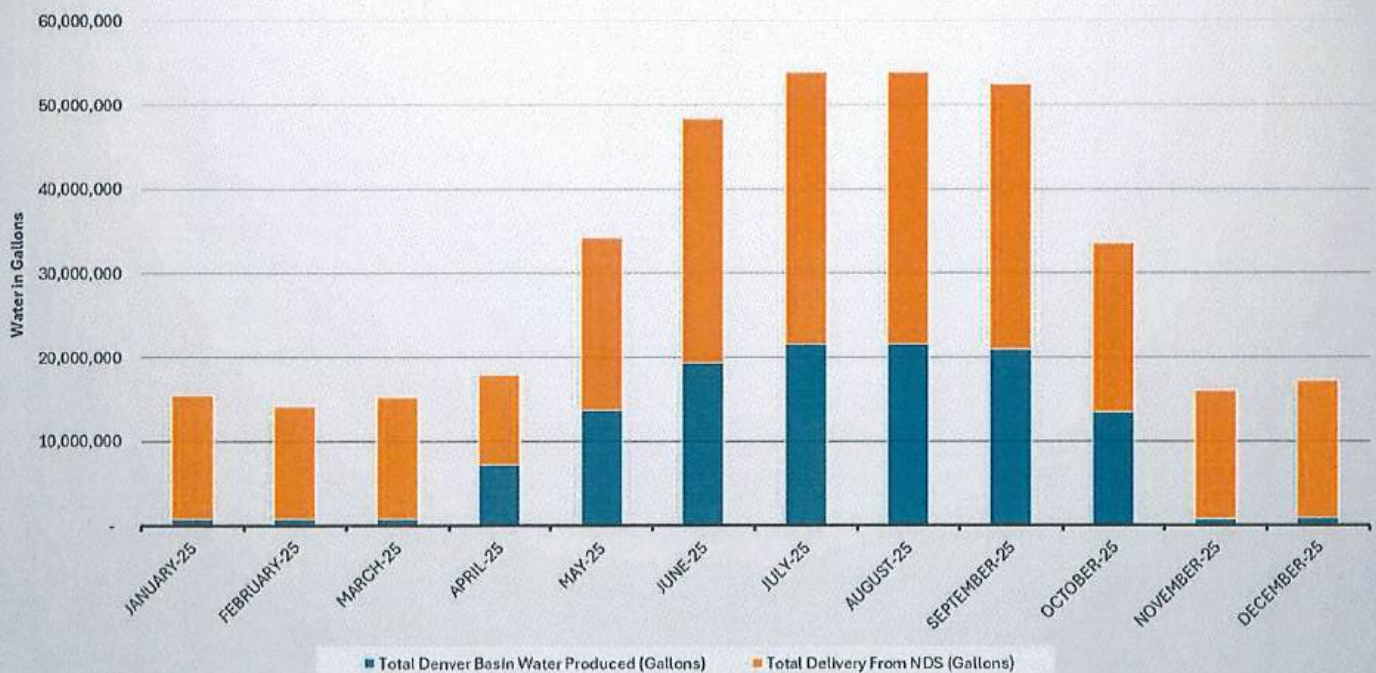
Unaccounted/Unbilled 2,830,933



### Triview Metropolitan District Water Production from Dever Basin Wells Compared to Renewable Water Deliveries from the Northern Delivery System (NDS) in 2024



### Triview Metropolitan District Water Projected Production from Dever Basin Wells Compared to Renewable Water Deliveries from the Northern Delivery System (NDS) in 2025



**RESOLUTION NO. 2025-04**

**RESOLUTION  
OF THE BOARD OF DIRECTORS OF  
TRIVIEW METROPOLITAN DISTRICT**

**ADOPTING A WATER BACKFLOW POLICY**

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

WHEREAS, pursuant to § 32-1-1001(1)(h) C.R.S., the Board of Directors of the District (the “**Board**”) shall have authority over the management, control, and supervision of all the business and affairs of the District, may adopt policies, rules and regulations related to the services and improvements it provides, and all construction, installation, operation, and maintenance of the District’s improvements; and

WHEREAS, pursuant to § 32-1-1001(1)(k), C.R.S., the Board is authorized to furnish services and facilities without the boundaries of the District and to establish fees, rates, tolls, penalties, and charges for such services and facilities; and

WHEREAS, pursuant to § 32-1-1001(1)(j), C.R.S., the Board is authorized to fix and increase or decrease fees, rates, tolls, penalties, or charges for services, programs, or facilities furnished by the District, and pledge such revenue for the payment of any indebtedness of the District. Until paid, all such fees, rates, tolls, penalties, or charges constitute a perpetual lien on and against the property served; and

WHEREAS, the Board has determined it to be in the best interests of the District, and the property owners, taxpayers, and residents of the District, to operate and maintain certain facilities benefitting property and inhabitants within the District, which facilities include water improvements, facilities, appurtenances, and rights-of-way (collectively, the “**Facilities**”) and the provision of water through the Facilities (the “**Services**”); and

WHEREAS, the Board desires to adopt policies to protect the Facilities, including but not limited to the District’s water system, from contaminants and pollutants that could enter the Facilities by water backflow in relation to the provision of the Services (the “**Water Backflow Policy**”); and

WHEREAS, the Board has developed the Water Backflow Policy in good faith for the purposes of promoting the health and safety of its residents in relation to the Services provided by the District and the larger community, and supporting long-term operation and viability for the Facilities; and

WHEREAS, the Board believes the Water Backflow Policy to be in the best interests of the District, its residents, and the general public.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:**

1. Adoption of the Water Backflow Policy. The District hereby adopts the Water Backflow Policy set forth in **Exhibit A**, attached hereto and incorporated herein by this reference, as may be amended from time to time.

2. Severability. If any part, section, subsection, sentence, clause, or phrase of this Resolution or the Water Backflow Policy is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

3. Term. This Resolution and the Water Backflow Policy shall become effective immediately and shall supersede any previously adopted resolution, policy, or Water Backflow Policy of the District regarding water backflow in relation to the provision of the Services. The Water Backflow Policy shall remain in full force and effect until such time as it is amended, superseded, rescinded, or repealed by the Board.

4. Fees. The District hereby establishes the fees set forth in **Exhibit B** for violations of the Water Backflow Policy.

*[Signature page follows]*

ADOPTED MARCH 20, 2025.

**DISTRICT:**

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

By: \_\_\_\_\_  
Officer of the District

Attest:

By: \_\_\_\_\_

*Signature page to Resolution Adopting a Water Backflow Policy*

**EXHIBIT A**

Water Backflow Policy

**TRIVIEW METROPOLITAN DISTRICT  
WATER BACKFLOW POLICY  
Adopted March 20, 2025**

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**I. Purpose**

- A. The purpose of this Policy is to protect the District water distribution system from contaminants or pollutants that could enter the distribution system by Backflow from a customer's Water Supply System through the service connection.

**II. Authority**

The authority to implement this Policy is contained in the following statute, legislation, regulations, and acts:

- A. Article 1-114 and Article 1-114.1 of Title 25 of the Colorado Revised Statutes (C.R.S.).
- B. Section 39 of 5 C.C.R. 1002-11, Colorado Primary Drinking Water Regulations
- C. Colorado Plumbing Code.

The District shall have the authority to survey all service connections within the distribution system to determine if the connection is a Cross-Connection.

The District shall have the authority to control all service connections within the distribution system if a connection is a Cross-Connection.

The District may control any service connections within the distribution system in lieu of a survey as long as the service connection is Controlled with an Air Gap or reduced pressure zone Backflow Prevention Assembly.

The District may collect fees for the administration of this program.

The District shall maintain records of Cross-Connection surveys and the installation, testing, and repair of all Backflow Prevention Assemblies installed for Containment and Containment by Isolation purposes.

Except as otherwise provided herein, the District shall administer, implement, and enforce the provisions of this Policy.

### III. Applicability

This Policy applies to all commercial, industrial, and Multi-Family residential service connections within the District water distribution system and to any persons outside the District who are, by contract or agreement with the District, users of the District water distribution system. This Policy does not apply to Single-Family residential service connections unless the District becomes aware of a Cross-Connection at the Single-Family connection.

### IV. Definitions

- A. **“Air Gap”** means a physical separation between the free-flowing discharge end of a potable water supply pipeline and an open or non-pressure receiving vessel installed in accordance with standard American Society of Mechanical Engineers (“ASME”) A112.1.2.
- B. **“Backflow”** means the undesirable reversal of flow of water or mixtures of water and other liquids, gases, or other substances into the District water distribution system from any source or sources other than its intended source.
- C. **“Backflow Contamination Event”** means Backflow into a District water distribution system from an uncontrolled Cross-Connection such that the water quality no longer meets the Colorado Primary Drinking Water Regulations or presents an immediate health and/or safety risk to the public.
- D. **“Backflow Prevention Assembly”** means any mechanical assembly installed at a water service line or at a plumbing fixture to prevent a Backflow Contamination Event, provided that the mechanical assembly is appropriate for the identified contaminant at the Cross-Connection and is an in-line field-testable assembly.
- E. **“Backflow Prevention Method”** means any method and/or non-testable device installed at a water service line or at a plumbing fixture to prevent a Backflow Contamination Event, provided that the method or non-testable device is appropriate for the identified contaminant at the Cross-Connection.
- F. **“Certified Cross-Connection Control Technician”** means a person who possesses a valid Backflow Prevention Assembly Tester certification from one of the following approved organizations: American Society of Sanitary Engineering (“ASSE”) or the American Backflow Prevention Association (“ABPA”). If a certification has expired, the certification is invalid.
- G. **“Containment”** means the installation of a Backflow Prevention Assembly or a Backflow Prevention Method at any connection to the District water distribution system that supplies an auxiliary water system, location, facility, or area such that Backflow from a Cross-Connection into the District water distribution system is prevented.
- H. **“Containment by Isolation”** means the installation of Backflow Prevention Assemblies or Backflow Prevention Methods at all Cross-Connections identified



within a customer's water system such that Backflow from a Cross-Connection into the District water distribution system is prevented.

- I. **"Controlled"** means having a properly installed, maintained, and tested or inspected Backflow Prevention Assembly or Backflow Prevention Method that prevents Backflow through a Cross-Connection.
- J. **"Cross-Connection"** means any connection that could allow any water, fluid, or gas such that the water quality could present an unacceptable health and/or safety risk to the public, to flow from any pipe, plumbing fixture, or a customer's water system into the District water distribution system, or any other part of the District water distribution system through Backflow.
- K. **"District"** means the Triview Metropolitan District.
- L. **"Multi-Family"** means a single residential connection to the District water distribution system from which two or more separate dwelling units are supplied water.
- M. **"Policy"** means the Triview Metropolitan District Water Backflow Policy.
- N. **"Single-Family"** means:
  - 1. A single dwelling which is occupied by a single family and is supplied by a separate service line; or
  - 2. A single dwelling comprised of multiple living units where each living unit is supplied by a separate service line.
- O. **"Uncontrolled"** means not having a properly installed and maintained and tested or inspected Backflow Prevention Assembly or Backflow Prevention Method, or the Backflow Prevention Assembly or Backflow Prevention Method does not prevent Backflow through a Cross-Connection.
- P. **"Water Supply System"** means a water distribution system, piping, connection fittings, valves, and appurtenances within a building, structure, or premises. Water Supply Systems are also referred to commonly as premise plumbing systems.

## V. Requirements

- A. Commercial, industrial, and Multi-Family service connections shall be subject to a survey for Cross-Connections. If a Cross-Connection has been identified, an appropriate Backflow Prevention Assembly and/or Backflow Prevention Method shall be installed at the customer's water service connection within 120 days of its discovery. The assembly shall be installed downstream of the water meter or as close to that location as deemed practical by the District. If the Backflow Prevention Assembly or Backflow Prevention Method cannot be installed within 120 days, the District must take action to control or remove the Cross-Connection, suspend

service to the Cross-Connection, or receive an alternative compliance schedule from the Colorado Department of Public Health and Environment.

- B. In no case shall it be permissible to have connections or tees between the meter and the Containment Backflow Prevention Assembly.
  - 1. In instances where a reduced pressure principle Backflow preventer cannot be installed, the owner must install approved Backflow prevention devices or methods at all Cross-Connections within the owner's plumbing system.
- C. Backflow Prevention Assemblies and Backflow Prevention Methods shall be installed in a location which provides access for maintenance, testing, and repair.
- D. Reduced pressure principle Backflow preventers shall not be installed in a manner subject to flooding.
- E. Provisions shall be made to provide adequate drainage from the discharge of water from reduced pressure principle Backflow Prevention Assemblies. Such discharge shall be conveyed in a manner which does not impact waters of the state.
- F. All Backflow Prevention Assemblies and Backflow Prevention Methods shall be protected to prevent freezing. Those Backflow Prevention Assemblies and Backflow Prevention Methods used for seasonal services may be removed in lieu of being protected from freezing. The Backflow Prevention Assemblies and Backflow Prevention Methods must be reinstalled and then tested by a Certified Cross-Connection Control Technician upon reinstallation.
- G. Where a Backflow Prevention Assembly or Backflow Prevention Method is installed on a Water Supply System using storage water heating equipment such that thermal expansion causes an increase in pressure, a device for controlling pressure shall be installed.
- H. All Backflow Prevention Assemblies shall be tested at the time of installation and on an annual schedule thereafter. Such tests must be conducted by a Certified Cross-Connection Control Technician.
- I. The District water distribution system shall require inspection, testing, maintenance, and as-needed repair and replacement of all Backflow Prevention Assemblies and Backflow Prevention Methods, and of all required installations within the owner's plumbing system in the cases wherein Containment Backflow Prevention Assemblies and/or Backflow Prevention Methods cannot be installed.
- J. All costs for design, installation, maintenance, testing, and as-needed repair and replacement are to be borne by the customer.
- K. No grandfather clauses exist except for fire sprinkler systems where the installation of a Backflow Prevention Assembly or Backflow Prevention Method will compromise the integrity of the fire sprinkler system.

- L. For new buildings, all building plans must be submitted to the District and approved prior to the issuance of water service. Building plans must show:
1. Water service type, size, and location;
  2. Meter size and location;
  3. Backflow Prevention Assembly size, type, and location; and
  4. Fire sprinkler system(s) service line, size, and type of Backflow Prevention Assembly.
    - a. All fire sprinkling lines shall have a minimum protection of an approved double check valve assembly for Containment of the system.
    - b. All glycol (ethylene or propylene), or antifreeze systems shall have an approved reduced pressure principle Backflow preventer for Containment.
    - c. Dry fire systems shall have an approved double check valve assembly installed upstream of the air pressure valve.
    - d. In cases where the installation of a Backflow Prevention Assembly or Backflow Prevention Method will compromise the integrity of the fire sprinkler system, the District can choose to not require the Backflow protection. The District will measure chlorine residual at a location representative of the service connection once per month and perform periodic bacteriological testing at the site. If the District suspects water quality issues, the District will evaluate the practicability of requiring that the fire sprinkler system be flushed periodically.

## **VI. Inspection, Testing, and Repair**

- A. Backflow Prevention Assemblies or Backflow Prevention Methods shall be tested by a Certified Cross-Connection Control Technician upon installation, and tested at least annually thereafter. The tests shall be made at the expense of the customer.
1. Any Backflow Prevention Assemblies or Backflow Prevention Methods that are non-testable shall be inspected at least once annually by a Certified Cross-Connection Control Technician. The inspections shall be made at the expense of the customer.
- B. As necessary, Backflow Prevention Assemblies or Backflow Prevention Methods shall be repaired and retested, or replaced and tested, at the expense of the customer whenever the Backflow Prevention Assemblies or Backflow Prevention Methods are found to be defective.

- C. Testing gauges shall be tested and calibrated for accuracy at least once annually.

## **VII. Reporting and Recordkeeping**

- A. Copies of records of test reports, repairs, retests, and replacements shall be kept by the customer for a minimum of three (3) years.
- B. Copies of records of test reports, repairs, and retests shall be submitted to the District by mail, facsimile, or e-mail by the testing company or testing technician.
- C. Information on test reports shall include, but is not limited to:
  - 1. Backflow Prevention Assembly or Backflow Prevention Method type;
  - 2. Backflow Prevention Assembly or Backflow Prevention Method location;
  - 3. Backflow Prevention Assembly make, model, and serial number;
  - 4. Backflow Prevention Assembly size;
  - 5. Test date;
  - 6. Test results, including all results that would justify a pass or fail outcome;
  - 7. Certified Cross-Connection Control Technician certification agency;
  - 8. Certified Cross-Connection Control Technician's certification number;
  - 9. Certified Cross-Connection Control Technician's certification expiration date;
  - 10. Test kit manufacturer, model, and serial number; and
  - 11. Test kit calibration date.

## **VIII. Right of Entry**

- A. A properly credentialed representative of the District shall have the right of entry to survey any and all buildings and premises for the presence of Cross-Connections for possible Contamination risk and for determining compliance with this section. This right of entry shall be a condition of water service in order to protect the health, safety, and welfare of customers throughout the District water distribution system.

## **IX. Compliance**

- A. Customers shall cooperate with the installation, inspection, testing, maintenance, and as-needed repair and replacement of Backflow Prevention Assemblies and with the survey process. For any identified uncontrolled Cross-Connections, the District shall complete one of the following actions within 120 days of its discovery:

1. Control the Cross-Connection;
  2. Remove the Cross-Connection; or
  3. Suspend service to the Cross-Connection.
- B. The District shall give notice in writing to any owner whose plumbing system has been found to present a risk to the District water distribution system through an uncontrolled Cross-Connection. The notice and order shall state that the owner must install a Backflow Prevention Assembly or Backflow Prevention Method at each service connection to the owner's premises to contain the water service. The notice and order will give a date by which the owner must comply.
1. In instances where a Backflow Prevention Assembly or Backflow Prevention Method cannot be installed, the owner must install approved Backflow Prevention Assemblies or Backflow Prevention Methods at all Cross-Connections within the owner's Water Supply System. The notice and order will give a date by which the owner must comply.

**X. Violations and Penalties**

- A. Any violation of the provisions of this Policy shall be punishable as provided in all applicable statutes, laws, and regulations.

**XI. Conflict with Other Codes**

- A. If a dispute or conflict arises between the Colorado Plumbing Code as adopted herein, and any plumbing, mechanical, building, electrical, fire, or other code adopted by the State, then the most stringent provisions of each respective code shall prevail.

**EXHIBIT B**

Fees

- First Violation: \$250.00
- Second Violation: \$500.00
- Third Violation: \$1,000.00

**TRIVIEW METROPOLITAN DISTRICT – SUB-DISTRICT A  
RESOLUTION NO. 01 - 2025**

**RESOLUTION**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING THE 2025 BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND CERTIFYING THE GENERAL FUND MILL LEVY FOR THE TRIVIEW METROPOLITAN DISTRICT, EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2025, AND ENDING ON THE LAST DAY OF DECEMBER, 2025.

WHEREAS, the Board of Directors of the Triview Metropolitan District-SubDistrict A authorized its consultants to prepare and submit a proposed budget to said governing body no later than October 15, 2024; and

WHEREAS, the proposed budget has been submitted to the Board of the District for its consideration; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of § 29-1-301, C.R.S., and Article X, § 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law,

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

Section 1. 2025 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto as **Exhibit A**, are accepted and approved.

Section 2. 2025 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto as **Exhibit A**, are accepted and approved.

Section 3. Adoption of Budget for 2025. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted by the Board as the true and accurate budget of the Triview Metropolitan District-SubDistrict A for fiscal year 2025.

Section 4. Levy of General Property Taxes.

A. Levy for Debt Retirement Expense. That the foregoing budget indicates that the amount of money necessary to balance the General Fund budget for meeting general obligation debt retirement expenses is \$0. That, for the purposes of meeting the general obligation debt retirement expenses of the District during the 2025 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

B. Levy for General Operations Expense. That the foregoing budget indicates that the amount of money necessary to balance the General Fund budget for meeting general operations expenses is \$0. That, for the purposes of meeting the general operations expenses of the District during the 2025 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. The District's manager is hereby authorized and directed to immediately certify to the Board of County Commissioners of El Paso County, the mill levies for the District hereinabove determined and set.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto as **Exhibit A**, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

ADOPTED AND APPROVED this 20th day of March, 2025.

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Mark Melville, President

ATTEST:

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James Barnhart, Secretary/Treasurer



STATE OF COLORADO )  
 )  
COUNTY OF EL PASO COUNTY )ss.  
 )  
TRIVIEW )  
METROPOLITAN DISTRICT )

I, \_\_\_\_\_, Secretary to the Board of Directors of the Triview Metropolitan District-SubDistrict A, El Paso County, Colorado, do hereby certify that the foregoing pages constitute a true and correct copy of the record of proceedings of the Board of said District, adopted at a meeting of the Board held at the 16055 Old Forest Point, Suite 302, Monument, Colorado, on March 20, 2025, at 5:30 p.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2025; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2025 Budget of the SubDistrict.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 20<sup>TH</sup> day of March 2025.

(S E A L)

\_\_\_\_\_  
Secretary

ACKNOWLEDGEMENT OF NOTICE AND  
APPROVAL OF RECORD OF PROCEEDINGS

We, the undersigned members of the Board of Directors of the Triview Metropolitan District-SubDistrict A, El Paso County, Colorado, do hereby acknowledge receipt of proper notice of the meeting of the Board held Thursday, March 20, 2025, at 5:30 p.m., at the District office, 16055 Old Forest Point, Suite 302, Monument, Colorado, informing of the date, time and place of the meeting and the purpose for which it was called, and we do hereby approve said record of proceedings and the actions taken by the Board as stated therein.

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**EXHIBIT A**  
**BUDGET DOCUMENT**

**TRIVIEW METROPOLITAN - SUBDISTRICT A**  
**GENERAL FUND**  
**PROPOSED 2025 BUDGET**

	<u>2023 Actual</u>	<u>2024 Estimate</u>	<u>Proposed 2025 Budget</u>
<b>REVENUE</b>			
Property Tax	\$ -	\$ -	\$ -
Specific Ownership Tax	-	-	-
Interest/Miscellaneous	-	-	-
<b>Total Revenue</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>EXPENDITURES</b>			
Expenditures	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>BEGINNING FUND BALANCE</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>ENDING FUND BALANCE</b>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

# **TRIVIEW METROPOLITAN - SUBDISTRICT A**

**Proposed 2025 Budget**

**RESOLUTION NO. 2025-04**

**RESOLUTION  
OF THE BOARD OF DIRECTORS OF  
TRIVIEW METROPOLITAN DISTRICT**

**ADOPTING A WATER BACKFLOW POLICY**

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

WHEREAS, pursuant to § 32-1-1001(1)(h) C.R.S., the Board of Directors of the District (the “**Board**”) shall have authority over the management, control, and supervision of all the business and affairs of the District, may adopt policies, rules and regulations related to the services and improvements it provides, and all construction, installation, operation, and maintenance of the District’s improvements; and

WHEREAS, pursuant to § 32-1-1001(1)(k), C.R.S., the Board is authorized to furnish services and facilities without the boundaries of the District and to establish fees, rates, tolls, penalties, and charges for such services and facilities; and

WHEREAS, pursuant to § 32-1-1001(1)(j), C.R.S., the Board is authorized to fix and increase or decrease fees, rates, tolls, penalties, or charges for services, programs, or facilities furnished by the District, and pledge such revenue for the payment of any indebtedness of the District. Until paid, all such fees, rates, tolls, penalties, or charges constitute a perpetual lien on and against the property served; and

WHEREAS, the Board has determined it to be in the best interests of the District, and the property owners, taxpayers, and residents of the District, to operate and maintain certain facilities benefitting property and inhabitants within the District, which facilities include water improvements, facilities, appurtenances, and rights-of-way (collectively, the “**Facilities**”) and the provision of water through the Facilities (the “**Services**”); and

WHEREAS, the Board desires to adopt policies to protect the Facilities, including but not limited to the District’s water system, from contaminants and pollutants that could enter the Facilities by water backflow in relation to the provision of the Services (the “**Water Backflow Policy**”); and

WHEREAS, the Board has developed the Water Backflow Policy in good faith for the purposes of promoting the health and safety of its residents in relation to the Services provided by the District and the larger community, and supporting long-term operation and viability for the Facilities; and

WHEREAS, the Board believes the Water Backflow Policy to be in the best interests of the District, its residents, and the general public.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

**RESOLUTION NO. 2025-05**

**RESOLUTION  
OF THE BOARD OF DIRECTORS OF  
TRIVIEW METROPOLITAN DISTRICT**

**ADOPTING AN ECONOMIC DEVELOPMENT INCENTIVE POLICY**

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

WHEREAS, pursuant to § 32-1-1001(1)(d), C.R.S., the Board of Directors of the District (the “**Board**”) is authorized to enter into contracts and agreements affecting the affairs of the District; and

WHEREAS, pursuant to § 32-1-1001(1)(h) C.R.S., the Board shall have the management, control, and supervision of all the business and affairs of the District; and

WHEREAS, the Board desires to promote the development of economic growth, including retail and services that benefit its community; and

WHEREAS, the Board has developed in good faith and desires to adopt an Economic Development Incentive policy for the purposes of promoting the development of economic growth by specifically providing strategic incentives that support the long-term fiscal health and viability for the District and the larger community; and

WHEREAS, the Board believes an Economic Development Incentive policy to be in the best interests of the District, its residents, and the general public.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. Adoption of Economic Development Incentive Policy. The District hereby adopts the Economic Development Incentive Policy (the “**Policy**”) set forth in Exhibit A, attached hereto and incorporated herein by this reference, as may be amended from time to time.

2. Severability. If any part, section, subsection, sentence, clause, or phrase of this Resolution or the Policy is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

3. Term. This Resolution and the Policy shall become effective immediately and shall supersede any previously adopted resolution or policy of the District related to the approval of Economic Development Incentives. The Policy shall remain in full force and effect until such time as it is amended, superseded, rescinded, or repealed by the Board.

*[Signature page follows]*

ADOPTED \_\_\_\_\_, 2025.

**DISTRICT:**

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

By: \_\_\_\_\_  
Officer of the District

Attest:

By: \_\_\_\_\_

*Signature page to Resolution Adopting an Economic Development Incentive Policy*



## EXHIBIT A

### Economic Development Incentive Policy

#### **TRIVIEW METROPOLITAN DISTRICT ECONOMIC DEVELOPMENT INCENTIVE POLICY (Adopted March 20, 2025)**

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### **GENERAL**

**Purpose.** The Policy serves a broad public purpose as established by the Board of Directors of Triview Metropolitan District at its discretion by providing opportunities for economic developer for retail and other services that benefit the District's community. Specifically, the Board is seeking to provide strategic incentives that promote economic growth and commercial development within the District's boundaries, supporting the long-term fiscal health and viability of the District. Economic development incentives may be offered to qualifying applicants to help cultivate a strong, business-friendly culture for the benefit of the community.

**Applicability.** This Policy applies to qualifying applicants who satisfy the necessary requirements to provide significant economic retail or other service benefits to the District's community. The District may, on an as-needed basis and subject to budget limitations, accept incentive requests from qualifying applicants. Subject to the application process and considerations outlined in this Policy, the District reserves the right to award Economic Development Incentives to qualifying applicants, as well as the right to accept or reject any incentive request at the District's discretion. Applicants' incentive requests and applications for incentives are not guaranteed approval from the District. The Board reserves the right to waive any requirements within this Policy at its reasonable discretion to address any extraordinary circumstances not contemplated within the Policy.

**Authority.** The authority to manage, control, and supervise all business and affairs of the District rests with the Board, including the offer and provision of Economic Development Incentives. Such authority may be carried out as set forth in this Policy, in accordance with applicable laws, rules, regulations, and procedures relating to the expenditure of public funds. No individual may contract or offer Economic Development Incentives on behalf of the District unless duly authorized by the Board.

**Fiscal Obligation.** The District has the duty to exercise the good faith, business sense, and astuteness when approving Economic Development Incentives pursuant to this Policy.

**Payments.** Provision of Economic Development Incentives to qualifying applicants are to be expedited whenever possible in order to help cultivate a strong, business-friendly culture for the benefit of the District's residents and the larger community.

**Deviation.** The Board may deviate from the procedures set forth in this Policy, in its sole and absolute good faith discretion.

## REQUIRED QUALIFICATIONS FOR POTENTIAL PROJECT/DEVELOPMENT APPLICANTS

The Board seeks to actively support the growth of economic development in the District's boundaries by offering strategic incentives to qualifying applicants. The Policy seeks to encourage business development of retail and services that benefit the District and the larger community. To that end, the District may consider awarding Economic Development Incentives as set forth in this Policy to projects/developments that satisfy all the following qualifications:

- The project/development is within the District's boundaries;
- The projected retail structure(s) is greater than one hundred thousand (100,000) square feet;
- The projected sales tax revenue generation for the District from the project/development is greater than five hundred thousand dollars (\$500,000.00) per year, based on the District's share of the Town of Monument's sales tax (1.5% of the total 3.5% imposed by the Town);
- The projected market value of the development structure is greater than ten million dollars (\$10,000,000.00); and
- The projected number primary jobs created by the project is greater than fifty (50).

## DEFINED TERMS

*"Board"* means the Board of Directors of the District.

*"Contract"* means (a) a written agreement between two or more competent parties to perform a specific act or acts; and (b) any type of agreement or arrangement regardless of what it is called for the procurement of goods or services or that obligates the District to pay a sum of money.

*"Director(s)"* means any current member(s) of the Board.

*"District"* means Triview Metropolitan District.

*"District Manager"* means the manager retained and engaged by the Board to provide management services to the District.

*"Economic Development Incentive"* means a financial incentive provided by the District in good faith to a qualified applicant for the purposes of incentivizing said applicant to create their project within the District's boundaries.

*"Policy"* means the Triview Metropolitan District Economic Development Incentive Policy.

*"Primary Jobs"* means full-time year-round jobs created or retained by a business(es) that provide goods and; increase the local and regional tax base; minimize economic leakage

out of the state, the Town of Monument and the District; or meet an unmet need in the market area and result in the creation of new wealth.

## **APPLICATION PROCESS**

To be considered for an Economic Development Incentive, the applicant shall submit a complete, formal request to the District Manager and provide such relevant information as may be reasonably requested, including but not limited to the following information:

- Name and address of the business, names of principal owners and officers, and contact information for the principals involved in the business including telephone and email addresses.
- A general description of the nature of the business, business history, and experience.
- Name and address of the owner of the land and building occupied or to be occupied by the major tenant/ business.
- A general description of the proposed building project or improvements, including estimated capital cost.
- A site plan of the proposed building project or improvements.
- If an existing business, average total monthly employment figures for the past 12 months.
- Number of new Primary Jobs to be created by type or position and an estimate of wages/earnings of these jobs.
- Project timeline including expected opening.
- Economic impact analysis conducted by an independent party that is qualified to make such analysis.

## **REVIEW AND APPROVAL**

The District will review all applications and determine whether to grant incentives based on the best interest of the District, considering factors including without limitation: completeness of the application, need of the applicant, budgetary considerations, and whether the application furthers the intent and purpose of this policy.

Once the application requirements are met, District staff will review the request and determine the recommended amount and form of the incentive. This may include those various incentives as identified under Incentive Types below.

Please note, all incentive agreements are considered Contracts and require performance by the applicant. This may include receipt of Certificate of Occupancy, sales tax generation, and other performance measures as appropriate for the project. The District reserves the right to terminate any agreement or require reimbursement of an incentive for failure to perform.

If after review, the request is recommended for approval, the Board, or the District Manager at the direction of the Board, may enter into and sign a written incentive agreement administratively.

## **INCENTIVE TYPES**

Sales and Use Tax Rebates

Fee Rebates or Credits (which will be subordinate to the District's debt service payments)

Awarded Economic Development Incentives are limited to 25 years. After a successful applicant's Economic Development Incentive has expired, the applicant may apply for an additional incentive using the procedure explained in this Policy.

## **OTHER CONSIDERATIONS**

No statements or representations by District staff or officials shall be binding upon the District nor relied upon, except as set forth in an incentive agreement approved by formal action of the Board and signed on behalf of the District.

The Board reserves the right to approve or reject any incentive agreement. A recommendation of approval from District staff does not automatically guarantee approval, as all agreements are approved at the discretion of the Board and may be subject to budget appropriations. The District will consider all requests on a case-by-case basis and no project approval or rejection by the Board shall be considered precedent for future recommendations or decisions.

Approval of an incentive agreement by the District does not imply approval of the development of property or a particular use thereof. The owner shall be required to comply with all land use, permitting and other approval requirements of the Town of Monument and other appropriate governmental jurisdictions.

Applicants should be advised that any written or visual communications with District staff are subject to open records requests. Confidential information should be labeled - trade secret, privileged information, or confidential commercial, financial, geological, or geophysical data. In the event that information is labeled as confidential, District staff will work with the applicant within the limits of the Colorado Open Records Act, as it relates to confidentiality, provided that the applicant reimburses the District for its costs associated with seeking a court order to restrict disclosure or defending an appeal of a denial of an open records request. The District may disclose any information without liability if it is not labeled confidential or pursuant to a court order requiring disclosure. Any applicant who is concerned with business information being subject to open records are encouraged to consult with District staff prior to submitting anything to the District.

## **AMENDMENTS TO THIS POLICY**

The Board has the authority to amend this Policy and may also consider, upon District staff recommendation, additional types of requests on a case-by-case basis.

PETITION  
for INCLUSION OF LAND into the  
TRIVIEW METROPOLITAN DISTRICT

TO THE BOARD OF DIRECTORS OF THE TRIVIEW METROPOLITAN DISTRICT:

The undersigned Petitioner, Elite Properties of America, Inc., a Colorado corporation ("Petitioner"), being the fee owner of the real property located in the County of El Paso, State of Colorado, which is the subject of this Petition and is hereinafter referred to as the "Property", consisting of approximately 75.65 acres and more particularly described on **Exhibit A** attached hereto. The Property consists of two separate parcels, the northern parcel of land being 53.02 acres in size lying in the SE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 26 (referred to as "Parcel 2" on **Exhibit A** and hereafter), and the southern parcel being 22.63 acres in size lying in the NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 35 (referred to as "Parcel 3" on **Exhibit A** and hereafter), both in Township 11 South, Range 67 West of the 6<sup>th</sup> P.M. Petitioner hereby requests that such property be included within the Triview Metropolitan District, as provided by law, and for cause, states:

1. The Property is capable of being served with facilities of the District.
2. That assent to the inclusion of such Property into the District is hereby given by the Petitioner, who constitutes all the fee owners of the Property.
3. That there shall be no withdrawal from this Petition after consideration by the Board, nor shall further objections be filed thereto by Petitioner.
4. That the inclusion of the Property into the District shall be subject to the terms and conditions of any Inclusion Agreement which may be entered into by the parties, subject to any and all terms, conditions, resolutions and policies of the District as established by the Board from time to time, all duly promulgated rules, regulations and rates of the District; and all generally applicable rates, fees and charges developed, adopted and assessed by the District, both existing and as may be promulgated in the the future. Petitioner expressly accepts and agrees to the same.

*(remainder of page intentionally blank, signatures follow)*

RESPECTFULLY SUBMITTED this \_\_\_ day of March, 2025.

Elite Properties of America, Inc.

*Jim Boulton*

By: Jim Boulton, Vice President

2138 Flying Horse Club Dr., Colorado Springs, CO 80921  
Address

STATE OF COLORADO )  
                                  )     ss.  
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of March, 2025, by Jim Boulton, as VP of Dellacroce Ranch, LLC, a Colorado limited liability company.

My commission expires: 2-14-27.

(SEAL)

STEPHANIE SARAH WOOLFOLK  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19964012660  
MY COMMISSION EXPIRES FEBRUARY 14, 2027

*Stephanie Woolfolk*  
Notary Public

**EXHIBIT A**  
**Dellacroce Ranch, LLC**  
**Petition for Inclusion**

**PARCEL 2**

Beginning at the North Quarter Corner of said Section 35, said North Quarter Corner also being the Northwest Property Corner of a parcel of land recorded in Book 1944 at Page 228 of the said El Paso County Records;

Thence N 89° 23' 14"E, along the north line of said parcel, a distance of 26.15 feet to a point on the westerly right-of-way of Santa Fe Railway;

Thence S 07° 48' 19"E, along said westerly right-of-way, a distance of 41.18 feet to a point of curve on the northerly right-of-way of Department of Highways, State of Colorado property as recorded in Book 1959 at Page 742 of said El Paso County records;

Along the arc of said curve to the right, non-tangent to aforementioned course, having a central angle of 00° 29' 13", a radius of 3770.00 feet for an arc distance of 32.03 feet (the chord to said curve bears S88°49'38"W, a distance of 32.03 feet) to a point on the north-south centerline of said Section 35;

Thence S 00° 23' 44"W, along said north-south centerline, a distance of 25.25 feet to a point on the northerly right-of-way of Baptist Assembly Road as recorded in Book 6505 at Page 952 of the said El Paso County records;

Thence N 88° 46' 13"W, along said northerly right-of-way, a distance of 214.39 feet;

Thence N 85° 11' 43"W, continue along said northerly right-of-way, a distance of 618.66 feet to a point on the easterly right-of-way of said D. & R.G. Railroad;

Thence along said easterly right-of-way the following three (3) courses:

- 1.) N 11° 16' 56"E, a distance of 266.37 feet to a point of curve;
- 2.) Along the arc of said curve to the left, having a central angle of 32° 43' 19", a radius of 2759.00 feet for an arc distance of 1375.68 feet to a point of tangency;
- 3.) N 21° 26' 23"W, a distance of 995.85 feet to a point on the east-west centerline of said Section 26;

Thence N 88° 41' 27"E, along said east-west centerline, a distance of 1069.85 feet to a point on the westerly right-of-way of Old County Road;

Thence S 08° 47' 15"E, along said westerly right-of-way, a distance of 1205.21 feet to a point on the north-south centerline of said Section 26;

Thence S 00° 59' 40"E, along said north-south centerline, a distance of 1560.00 feet to the Point of Beginning and containing 53.02 acres more or less.

**PARCEL 3**

Commencing at the North Quarter Corner of said Section 35;

Thence S 00° 23' 44"W, along the north-south centerline of said Section 35, a distance of 126.46 feet to the Point of Beginning, said point also being the Southwest Corner of Baptist Assembly Road right-of-way as recorded in Book 6505 at Page 952 of said El Paso County records;

Thence continue S 00° 23' 44"W, along the north-south centerline, a distance of 14.74 feet to a point of curve on a parcel as recorded in Book 1959 at Page 743 of said El Paso County records;

Along the arc of said curve to the left, non-tangent to aforementioned course, having a central angle of 00° 28' 25", a radius of 3870.00 feet, a chord bearing of N 89° 59' 40"E, a chord of 31.99 feet for an arc distance of 32.00 feet to the Northwest Corner of a parcel as recorded in Book 6257 at Page 233 of the said El Paso County records;

Thence S 03° 41' 47"W, along the west line of said parcel, a distance of 555.59 feet to a point on said north-south centerline;

Thence S 00° 23' 44"W, along said north-south centerline, a distance of 1362.82 feet to a point on the easterly right-of-way of the D. & R.G. Railroad;

Thence along said easterly right-of-way the following six (6) courses:

- 1.) N 16° 00' 44"W, a distance of 237.79 feet to a point of curve;
- 2.) Along the arc of said curve to the left, having a central angle of 21° 30' 00", a radius of 820.18 feet for an arc distance of 307.77 feet to a point of tangency;
- 3.) N 37° 30' 44"W, a distance of 200.10 feet to a point of curve;
- 4.) Along the arc of said curve to the right, having a central angle of 14° 02' 10", a radius of 3684.88 feet for an arc distance of 902.71 feet to a point of compound curve;
- 5.) Along the arc of said compound curve to the right, having a central angle of 34° 45' 30", a radius of 863.00 feet for an arc distance of 523.54 feet to a point of tangency;
- 6.) N 11° 16' 56"E, a distance of 40.95 feet to a point on the southerly right-of-way of Baptist Assembly Road as recorded in Book 6505 at Page 952 of said El Paso County records;

Thence S 85° 11' 43"E, along said southerly right-of-way, a distance of 627.34 feet;

Thence S 88° 48' 13"E, continue along said southerly right-of-way, a distance of 217.14 feet to the Point of Beginning and containing 22.63 acres more or less.



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**  
**March 20, 2025**

**Paid Invoices Over \$5,000 For 2025**

- 1. Donala Water & Sanitation District \$44,255.13**  
Enterprise Fund –Wastewater Operations -Wastewater-System-Wastewater –  
TF/Donala/IGA
  
- 2. Ferguson Waterworks \$74,043.00**  
Capital Project –Enterprise – Water Improvements -AVIC Augmentation  
Station/Diversion Structure & Recharge Ponds (3 invoices)
  
- 3. Potestio Brothers Equipment \$64,169.60**  
Capital Project - General – Vehicles and Equipment – Ventrac 4500 Tractor with  
attachments
  
- 4. Craig’s Power Equipment, LLC \$12,485.00**  
Capital Project - General – Vehicles and Equipment – Scagg Standmower
  
- 5. Colorado Springs Utilities \$137,017.40**  
Enterprise Fund – Water System – Operation & Maintenance - Convey, Treat, and  
Deliver (CTD)
  
- 6. Raftelis \$8,511.25**  
General/Enterprise Fund – Professional Services – Rate/Service Study
  
- 7. Brownstein, Hyatt, Farber, Schreck, LLC \$6,913.63**  
General Fund – Professional Services – Legal Fees



- |                                                                                            |                           |
|--------------------------------------------------------------------------------------------|---------------------------|
| <b>8. <u>Site One Landscape Supply</u></b>                                                 | <b><u>\$24,998.98</u></b> |
| Capital Project - General – Vehicles and Equipment – Z Spray Fertilizer & Board Leaf Spray |                           |
| <b>9. <u>MechOne Mechanical Contractors</u></b>                                            | <b><u>\$7,721.00</u></b>  |
| Enterprise Fund – Water System – Repair and Maintenance                                    |                           |
| <b>10. <u>Monson, Cummins &amp; Shohet, LLC</u></b>                                        | <b><u>\$10,850.75</u></b> |
| Enterprise Fund – Professional Services -Legal Fees/Monson, Cummins & Shohet               |                           |
| <b>11. <u>White Bear Ankele Tanaka &amp; Waldron</u></b>                                   | <b><u>\$19,956.77</u></b> |
| General Fund – Professional Services – Legal Fees                                          |                           |
| <b>12. <u>RESPEC Company LLC</u></b>                                                       | <b><u>\$15,697.50</u></b> |
| General Fund – Professional Services – Professional Services Engineering                   |                           |
| <b>13. <u>RESPEC Company LLC</u></b>                                                       | <b><u>\$8,760.00</u></b>  |
| Capital Project –Enterprise – Water Improvements – Tank Design                             |                           |
| <b>14. <u>Key &amp; Lauer</u></b>                                                          | <b><u>\$6,525.00</u></b>  |
| Capital Project –General – Vehicles & Equipment – Land & Design for Office Building        |                           |
| <b>15. <u>Site One Landscape Supply</u></b>                                                | <b><u>\$6,701.48</u></b>  |
| Capital Project – General – Park & Street Improvements – Repairs & Maintenance             |                           |

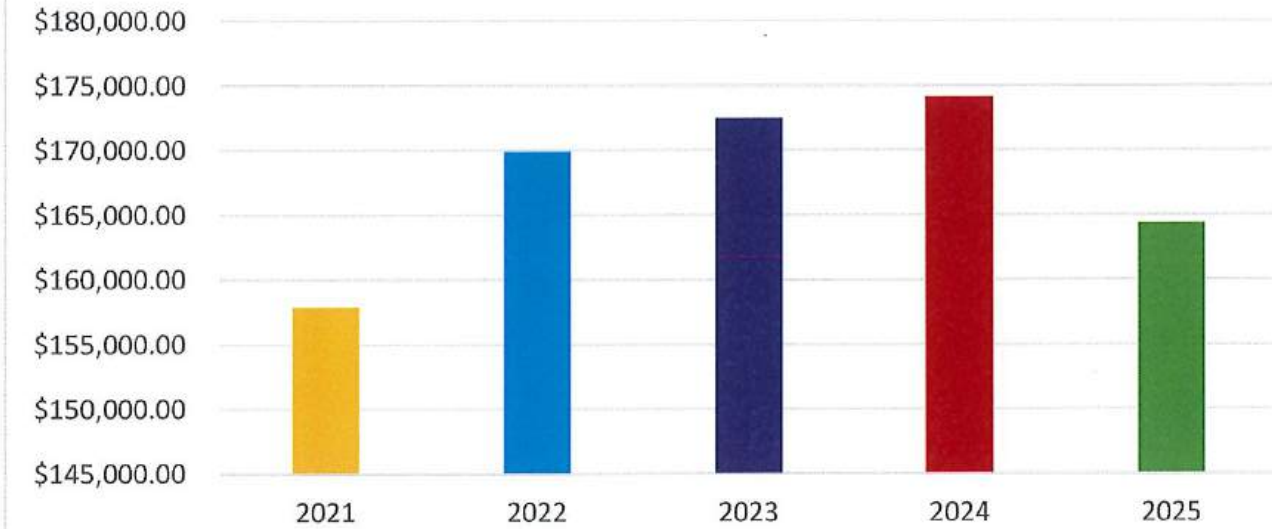
**Total Over \$5,000.00 = \$441,906.01**



**TRIVIEW METROPOLITAN DISTRICT**  
**Financial Statements**  
**February 2025**  
**Unaudited**

**TOWN OF MONUMENT**  
**Sales Tax Share**  
**Year to Date – January 2025 with**  
**2021, 2022, 2023 and 2024**

**Town of Monument**  
Sales Tax Revenue  
January - YTD  
2021 thru 2025



*Town letter noted that the January Sales Tax figure was low due to a number of delinquent tax filings for the month.*

**CASH POSITION**  
**February 28, 2025**

**TRIVIEW METROPOLITAN DISTRICT**

Cash Position - 2025

	Balance Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
<b>General/Enterprise Funds Cash Accounts</b>													
General Fund - Checking Account	32,048	25,470	618	0	0	0	0	0	0	0	0	0	0
KeyBank #1567													
Enterprise Fund - Checking Account	56	56	0	0	0	0	0	0	0	0	0	0	0
KeyBank #1575													
General Fund - Sanctuary Park Checking Account	10,212	9,649	13,694	0	0	0	0	0	0	0	0	0	0
Vestra Bank #7357													
General/Enterprise Operating Account	323,477	130,515	225,788	0	0	0	0	0	0	0	0	0	0
Vestra Bank #0022													
General/Enterprise Funds Cash Accounts	365,793	165,690	240,100	0	0	0	0	0	0	0	0	0	0
<b>General/Enterprise Fund Investment Accounts</b>													
General/Enterprise Sweep Account	819,761	488,008	477,642	0	0	0	0	0	0	0	0	0	0
Vestra Bank #0550													
General Fund Investment Account - Sales Tax Revenue	3,555,389	3,596,252	3,154,124	0	0	0	0	0	0	0	0	0	0
ColoTrust #8002													
Enterprise Fund Reserve Account	960,977	964,671	967,987	0	0	0	0	0	0	0	0	0	0
ColoTrust #8001													
Enterprise Fund - Money Market	6	6	6	0	0	0	0	0	0	0	0	0	0
KeyBank #7892													
Tan Fee Escrow Account	894	898	901	0	0	0	0	0	0	0	0	0	0
ColoTrust #8003													
Escrow Account-Renewable Water Fees	2,016,041	2,023,790	2,030,746	0	0	0	0	0	0	0	0	0	0
ColoTrust #8004 - GL #500-100-102.06													
Escrow Account-Sewer and Water Impact Fees	815,623	818,757	821,572	0	0	0	0	0	0	0	0	0	0
ColoTrust #8006													
General/Enterprise Fund Investment Accounts	8,168,691	7,892,382	7,452,978	0	0	0	0	0	0	0	0	0	0
<b>Capital Projects Fund Accounts</b>													
Capital Projects Fund Checking Account	940	403	17,459	0	0	0	0	0	0	0	0	0	0
KeyBank #2516													
Capital Projects Fund Checking Account	15,619	0	0	0	0	0	0	0	0	0	0	0	0
Vestra Bank #0030													
Capital Projects Fund Sweep Account	1,307,405	642,353	724,903	0	0	0	0	0	0	0	0	0	0
Vestra Bank #0568													
Capital Projects Fund-General-Highbly Escrow	654,854	654,854	638,005	0	0	0	0	0	0	0	0	0	0
KeyBank #9922													
Capital Projects Fund Cash Accounts	1,978,818	1,297,610	1,380,367	0	0	0	0	0	0	0	0	0	0
<b>Bond Accounts - Restricted</b>													
2016 Bond Funds - Restricted	2,069,788	2,076,977	2,084,520	0	0	0	0	0	0	0	0	0	0
BOK Financial													
<b>Series 2016 Revenue Fund - (Property Tax)</b>													
BOK Financial	0	509	513	0	0	0	0	0	0	0	0	0	0
Bond Funds - Totals - Restricted	2,069,788	2,077,486	2,085,033	0	0	0	0	0	0	0	0	0	0
Total Cash - All Funds	12,583,090	11,433,168	11,158,478	0	0	0	0	0	0	0	0	0	0
Month to Month Change	(1,149,922)	(274,690)											

Note 1 Restricted Accounts

# **FUND BALANCE SUMMARY**

**February 28, 2025**

# TRIVIEW METROPOLITAN DISTRICT

February 28, 2025

## Fund Summary

### GENERAL FUND

	Public Works/ Streets	Parks and Open Space	Debt Service	Total
Total Revenue	\$ 666,343	\$ 353,897	\$ 926,308	\$ 1,946,548
Total Expenditures	387,128	206,068	18,011	611,206
Net Excess (Deficiency)	\$ 279,215	\$ 147,829	\$ 908,297	\$ 1,335,342
			Less: Transfer to Capital Projects Fund	\$ 169,583
			Transfer to Enterprise Fund	\$ 133,000
			Net Excess (Deficiency) - 2025	\$ 1,032,759
			Beginning Fund Balance - January 1, 2025 -unrestricted - Unaudited	\$ 6,429,816
			Less: Debt Service - Restricted	\$ 908,297
			Ending Fund Balance - February 28, 2025 - unrestricted	\$ 6,554,277

### WATER AND WASTEWATER ENTERPRISE FUND

	Water Operations	Wastewater Operations	Debt Service	Total
Total Revenue	\$ 541,333	\$ 481,827	\$ 117,728	\$ 1,140,887
Transfer from General Fund	-	-	133,000	133,000
Total Expenditures	780,072	327,169	-	1,107,240
Net Excess (Deficiency)	\$ (238,739)	\$ 154,658	\$ 250,728	\$ 166,647
			Less: Transfer to Capital Projects Fund	\$ 353,597
			Net Excess (Deficiency) - 2025	\$ (186,950)
			Beginning Fund Balance - January 1, 2025 - Unaudited	\$ 5,033,010
			Ending Fund Balance - February 28, 2025 - unrestricted	\$ 4,846,060

### CAPITAL PROJECTS - GENERAL FUND

	Total
Total Revenue	\$ -
Plus: Transfer from General Fund	169,583
Highby Road Escrow	-
Total Expenditures	(169,583)
	Net Excess (Deficiency) \$ -
	Beginning Fund Balance - January 1, 2025 \$ -
	Ending Fund Balance - February 28, 2025 - unrestricted \$ -

### CAPITAL PROJECTS - ENTERPRISE FUND

	Total
Total Revenue	\$ 335,359
Plus:	
Transfer from Enterprise Fund	353,597
Total Expenditures	(688,956)
	Net Excess (Deficiency) \$ -
	Beginning Fund Balance - January 1, 2025- unrestricted \$ -
	Ending Fund Balance - February 28, 2025 - unrestricted \$ -



**GENERAL FUND**  
**Cost Allocation**  
**February 28, 2025**

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

**For the Two Months Ending February 28, 2025**

Unaudited

	2025 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
<b>REVENUE</b>				
Sales Tax/IGA/Town - Estimated	\$ 1,782,000	\$ 240,511	\$ (1,541,489)	13%
Property Tax - Operations	775,780	278,863	(496,917)	36%
Property Tax/IGA/Town	297,031	-	(297,031)	0%
Specific Ownership Tax	215,160	40,133	(175,027)	19%
Auto Tax/IGA/Town - Estimated	141,900	31,199	(110,701)	22%
Interest	145,200	18,357	(126,843)	13%
Drainage Impact Fees	103,125	9,625	(93,500)	9%
Road and Bridge Fees	300,000	28,000	(272,000)	9%
Forest Lakes- Streets/ Parks Maintenance Revenue	75,000	4,745	(70,256)	6%
Use Tax - Construction Material	198,000	11,951	(186,049)	6%
Use Tax - Town	16,500	536	(15,964)	3%
Miscellaneous - (includes Safety Grant)	26,400	2,424	(23,976)	9%
<b>Total Revenue</b>	<b>\$ 4,076,096</b>	<b>\$ 666,343</b>	<b>\$ (3,409,752)</b>	<b>16%</b>
<b>EXPENDITURES</b>				
<b><u>Legislative</u></b>				
Directors' Fees	\$ 6,930	\$ 528	\$ 6,402	8%
FICA and Unemployment	554	46	508	8%
Workers Compensation Insurance	33	30	3	90%
<b>Total Legislative</b>	<b>\$ 7,517</b>	<b>\$ 604</b>	<b>\$ 6,914</b>	<b>8%</b>
<b><u>General and Administrative</u></b>				
<b><u>Salaries and Benefits</u></b>				
Salaries/Wages	\$ 149,441	\$ 26,911	\$ 122,530	18%
Unemployment Insurance	412	295	117	72%
Workers' Compensation Insurance	759	954	(195)	126%
Health and Dental Insurance	16,031	3,083	12,948	19%
Employer's FICA	8,588	1,651	6,937	19%
Employer's Medicare	2,008	394	1,614	20%
Retirement	6,927	636	6,290	9%
Life and Disability Insurance	1,558	218	1,340	14%
<b>Total Salaries and Benefits</b>	<b>\$ 185,723</b>	<b>\$ 34,141</b>	<b>\$ 151,582</b>	<b>18%</b>
<b><u>Professional Services</u></b>				
Professional Services-Engineering	\$ 33,000	\$ 5,325	\$ 27,675	16%
Professional Services-Public Relations	16,500	2,423	14,077	15%
Professional Services-Rate Study	-	2,809	(2,809)	0%
Legal Fees/Monson, Cummins & Shohet	6,600	-	6,600	0%
Legal Fees	49,500	11,017	38,483	22%
<b>Total Professional Services</b>	<b>\$ 105,600</b>	<b>\$ 21,574</b>	<b>\$ 84,026</b>	<b>20%</b>
<b><u>General Administration</u></b>				
Accounting Services	\$ 45,012	\$ 3,652	\$ 41,360	8%
Audit Fees	9,900	-	9,900	0%
Conference, Class and Education	12,804	955	11,849	7%
Dues, Publications and Subscriptions	9,900	1,824	8,076	18%
Election	14,850	11,965	2,885	81%
IT Support	39,600	8,636	30,964	22%

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

**For the Two Months Ending February 28, 2025**

Unaudited

	2025 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
Office Equipment and Supplies	6,600	1,126	5,474	17%
Publication - Legal Notice	660	-	660	0%
Repairs and Maintenance	1,320	-	1,320	0%
Telephone Service	17,820	2,858	14,962	16%
Travel and Meeting Expense	3,960	398	3,562	10%
Office Overhead (COA, utilities, rent, etc.)	31,680	4,528	27,152	14%
General Insurance	42,534	36,229	6,305	85%
Tax Collection Expense - Operations	11,621	4,179	7,442	36%
Vehicle Expense	8,580	3,973	4,607	46%
Contingency/Emergency Reserves/Miscellaneous	6,600	1,922	4,678	29%
Total General Administration	<u>\$ 263,441</u>	<u>\$ 82,246</u>	<u>\$ 181,195</u>	<u>31%</u>
<b>Total General Administrative, Legislative and Professional Services</b>	<u><b>\$ 562,282</b></u>	<u><b>\$ 138,565</b></u>	<u><b>\$ 423,717</b></u>	<u><b>25%</b></u>
<b><u>Operations</u></b>				
<b><u>Salaries and Benefits- Streets and Parks</u></b>				
Salaries/Wages	\$ 608,146	\$ 119,923	\$ 488,223	20%
Salaries/Wages - Seasonal	26,400	-	26,400	0%
Overtime/On-call	29,700	8,554	21,146	29%
Unemployment Insurance	1,167	506	661	43%
Workers' Compensation Insurance	14,190	19,399	(5,209)	137%
Health and Dental Insurance	126,105	21,441	104,664	17%
Employer's FICA	38,387	8,004	30,383	21%
Employer's Medicare	8,978	1,872	7,106	21%
Retirement	30,957	5,128	25,828	17%
Life and Disability Insurance	6,415	1,098	5,317	17%
Total Salaries and Benefits - Streets and Parks	<u>\$ 890,445</u>	<u>\$ 185,925</u>	<u>\$ 704,520</u>	<u>21%</u>
<b><u>Streets Operations and Maintenance</u></b>				
Operations and Maintenance - (includes Crack Seal)	\$ 60,000	\$ 3,059	\$ 56,941	5%
Vehicle Maintenance/Plowing and Snow Removal	32,000	15,915	16,085	50%
Customer Sidewalk Repair	3,000	-	3,000	0%
District Sidewalk Repair/ADA Ramps	35,000	-	35,000	0%
Contract Snow Removal/Equipment Rental	-	-	-	0%
Streets- Engineering	3,000	-	3,000	0%
Engineering - TOM	1,000	-	1,000	0%
Fuel	20,000	4,917	15,083	25%
Contract Street Sweeping	18,000	-	18,000	0%
Bear Creek	-	-	-	0%
Sand and Salt for Roads	40,000	29,673	10,327	74%
Supplies	1,000	-	1,000	0%
Total Streets	<u>\$ 218,000</u>	<u>\$ 53,564</u>	<u>\$ 164,436</u>	<u>25%</u>
<b>Total Streets O &amp; M</b>	<u><b>\$ 1,108,445</b></u>	<u><b>\$ 239,489</b></u>	<u><b>\$ 868,956</b></u>	<u><b>22%</b></u>
<b><u>Lighting</u></b>				
MVE Operation and Maintenance	\$ 11,220	\$ 1,806	\$ 9,414	16%
Repair and Maintenance	1,980	-	1,980	0%

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

**For the Two Months Ending February 28, 2025**

Unaudited

	2025 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
Total Lighting	\$ 13,200	\$ 1,806	\$ 11,394	14%
<b>Signage</b>				
Repairs and Maintenance	\$ 13,200	\$ 1,991	\$ 11,209	15%
Total Signage	\$ 13,200	\$ 1,991	\$ 11,209	15%
<b>Traffic Control</b>				
Operation and Maintenance	\$ 78,000	\$ 5,277	\$ 72,723	7%
Operation and Maintenance- Signal Repair	10,000	-	10,000	0%
Repairs and Maintenance - Striping	59,350	-	59,350	0%
Total Traffic Control	\$ 147,350	\$ 5,277	\$ 142,073	4%
<b>Drainage/Erosion Control</b>				
Repairs and Maintenance (includes Concrete work)	\$ -	\$ -	\$ -	0%
Stormwater Pond Maintenance Repair	20,000	-	20,000	0%
Stormwater Inlet Maintenance	-	-	-	0%
Total Drainage/Erosion Control	\$ 20,000	\$ -	\$ 20,000	0%
<b>Total Expenditures - Public Works/Streets</b>	<b>\$ 1,864,477</b>	<b>\$ 387,128</b>	<b>\$ 1,477,349</b>	<b>21%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 2,211,618</b>	<b>\$ 279,215</b>	<b>\$ (1,932,404)</b>	

# TRIVIEW METROPOLITAN DISTRICT

## GENERAL FUND

### PARKS AND OPEN SPACE

For the Two Months Ending February 28, 2025

Unaudited

	2025 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
<b>REVENUE - Parks and Open Space</b>				
Sales Tax/IGA/Town - Estimated	\$ 918,000	\$ 123,900	\$ (794,100)	13%
Property Tax - Operations	399,644	143,657	(255,987)	36%
Property Tax/IGA/Town	153,016	-	(153,016)	0%
Specific Ownership Tax	110,840	20,675	(90,165)	19%
Park, Rec and Landscape Fees	252,975	23,611	(229,364)	9%
Forest Lakes- Streets/ Parks Maintenance Revenue	75,000	4,745	(70,256)	6%
Auto Tax/IGA/Town - Estimated	73,100	16,072	(57,028)	22%
Interest	74,800	9,457	(65,343)	13%
Use Tax - Construction Material	102,000	6,156	(95,844)	6%
Use Tax- Town	8,500	276	(8,224)	3%
Conservation Trust Fund	41,000	-	(41,000)	0%
Programing Fees - Sanctuary Park	6,000	4,100	(1,900)	68%
Miscellaneous - (includes Safety Grant)	13,600	1,248	(12,352)	9%
<b>Total Revenue</b>	<b>\$ 2,228,475</b>	<b>\$ 353,897</b>	<b>\$ (1,874,579)</b>	<b>16%</b>
<b>EXPENDITURES</b>				
<b><u>Legislative</u></b>				
Directors' Fees	\$ 3,570	\$ 272	\$ 3,298	8%
FICA and Unemployment	286	24	262	8%
Workers Compensation Insurance	17	15	2	90%
<b>Total Legislative</b>	<b>\$ 3,873</b>	<b>\$ 311</b>	<b>\$ 3,562</b>	<b>8%</b>
<b><u>General and Administrative</u></b>				
<b><u>Salaries and Benefits</u></b>				
Salaries/Wages	\$ 76,985	\$ 13,863	\$ 63,122	18%
Unemployment Insurance	212	152	60	72%
Workers' Compensation Insurance	391	491	(100)	126%
Health and Dental Insurance	8,258	1,588	6,670	19%
Employer's FICA	4,424	850	3,574	19%
Employer's Medicare	1,035	203	832	20%
Retirement	3,568	328	3,241	9%
Life and Disability Insurance	802	112	690	14%
<b>Total Salaries and Benefits</b>	<b>\$ 95,676</b>	<b>\$ 17,588</b>	<b>\$ 78,088</b>	<b>18%</b>
<b><u>Professional Services</u></b>				
Professional Services-Engineering	\$ 17,000	\$ 2,743	\$ 14,257	16%
Professional Services-Public Relations	8,500	1,248	7,252	15%
Professional Services-Rate Study	-	1,447	(1,447)	0%
Legal Fees/Monson, Cummins & Shohet	3,400	-	3,400	0%
Legal Fees	25,500	5,676	19,824	22%
<b>Total Professional Services</b>	<b>\$ 54,400</b>	<b>\$ 11,114</b>	<b>\$ 43,286</b>	<b>20%</b>
<b><u>General Administration</u></b>				
Accounting Services	\$ 23,188	\$ 1,882	\$ 21,306	8%
Audit Fees	5,100	-	5,100	0%
Conference, Class and Education	6,596	492	6,104	7%
Dues, Publications and Subscriptions	5,100	939	4,161	18%
Election	7,650	6,164	1,486	81%
IT Support	20,400	4,449	15,951	22%
Office Equipment and Supplies	3,400	580	2,820	17%
Publication - Legal Notice	340	-	340	0%
Repairs and Maintenance	680	-	680	0%
Telephone Service	9,180	1,473	7,707	16%

# TRIVIEW METROPOLITAN DISTRICT

## GENERAL FUND

### PARKS AND OPEN SPACE

For the Two Months Ending February 28, 2025

Unaudited

	2025 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
Travel and Meeting Expense	2,040	205	1,835	10%
Office Overhead (COA, utilities, rent, etc.)	16,320	2,333	13,987	14%
General Insurance	21,911	18,663	3,248	85%
Tax Collection Expense - Operations	5,987	2,153	3,834	36%
Vehicle Expense	4,420	2,047	2,373	46%
Contingency/Emergency Reserves/Miscellaneous	3,400	990	2,410	29%
Total General Administration	<b>\$ 135,712</b>	<b>\$ 42,369</b>	<b>\$ 93,343</b>	<b>31%</b>
<b>Total Parks - Administrative, Professional Services, etc.</b>	<b>\$ 289,660</b>	<b>\$ 71,382</b>	<b>\$ 218,278</b>	<b>25%</b>
 <b>Operations</b>				
<u>Salaries and Benefits- Streets and Parks</u>				
Salaries/Wages	\$ 313,288	\$ 61,779	\$ 251,509	20%
Salaries/Wages - Seasonal	13,600	-	13,600	0%
Overtime/On-call	15,300	4,406	10,894	29%
Unemployment Insurance	601	261	340	43%
Workers' Compensation Insurance	7,310	9,993	(2,683)	137%
Health and Dental Insurance	64,963	11,045	53,918	17%
Employer's FICA	19,775	4,123	15,652	21%
Employer's Medicare	4,625	964	3,661	21%
Retirement	15,947	2,642	13,306	17%
Life and Disability Insurance	3,305	566	2,739	17%
Total Salaries and Benefits - Parks	<b>\$ 458,714</b>	<b>\$ 95,779</b>	<b>\$ 362,935</b>	<b>21%</b>
 <u>Parks and Open Space O &amp; M</u>				
Repair of Facilities	\$ 6,000	\$ -	\$ 6,000	0%
Annual Flower and Shrub replacement Program	10,000	-	10,000	0%
Holiday Lights	2,500	-	2,500	0%
Lawn Fertilizer, Tree Fertilizer and Weed Control Program	30,000	8,170	21,830	27%
Park Irrigation Water Payments	325,000	9,151	315,849	3%
Repair and Maintenance	110,000	17,129	92,871	16%
Supplies/Trees Replacement	6,000	143	5,857	2%
Tools	2,500	-	2,500	0%
Equipment and Projects	1,000	-	1,000	0%
Clothing and Safety Equipment	15,000	1,676	13,324	11%
Vehicle Expense- Fuel	20,000	62	19,938	0%
Sanctuary Park	300	619	(319)	206%
Back Flow Inspection	-	-	-	0%
ET 3 Year Subscription	-	-	-	0%
Total Parks and Open Space O & M	<b>\$ 528,300</b>	<b>\$ 36,950</b>	<b>\$ 491,350</b>	<b>7%</b>
<b>Total Parks O &amp; M</b>	<b>\$ 987,014</b>	<b>\$ 132,729</b>	<b>\$ 854,285</b>	<b>13%</b>
 <u>Lighting</u>				
MVE Operation and Maintenance	\$ 5,780	\$ 931	\$ 4,849	16%
Repair and Maintenance	1,020	-	1,020	0%
Total Lighting	<b>\$ 6,800</b>	<b>\$ 931</b>	<b>\$ 5,869</b>	<b>14%</b>
 <u>Signage</u>				
Repairs and Maintenance	\$ 6,800	\$ 1,026	\$ 5,774	15%
Total Signage	<b>\$ 6,800</b>	<b>\$ 1,026</b>	<b>\$ 5,774</b>	<b>15%</b>
<b>Total Conservation Trust Fund Projects</b>	<b>\$ 42,000</b>	<b>\$ -</b>	<b>\$ 42,000</b>	<b>0%</b>

**TRIVIEW METROPOLITAN DISTRICT**

**GENERAL FUND**

**PARKS AND OPEN SPACE**

**For the Two Months Ending February 28, 2025**

Unaudited

	<u>2025 Budget</u>	<u>YTD Actual</u>	<u>Variance Favorable (Unfavorable)</u>	<u>Percent of Budget (YTD 17%)</u>
Total Expenditures - Parks and Open Space	<u>\$ 1,332,274</u>	<u>\$ 206,068</u>	<u>\$ 1,126,207</u>	<u>15%</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>\$ 896,201</u>	<u>\$ 147,829</u>	<u>\$ (748,372)</u>	

**TRIVIEW METROPOLITAN DISTRICT  
GENERAL FUND  
DEBT SERVICE**

For the Two Months Ending February 28, 2025  
Unaudited

	2025 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
<b>REVENUE</b>				
Property Tax	\$ 2,531,683	\$ 910,044	\$ (1,621,639)	36%
Interest - GO Bond	75,000	16,264	(58,736)	22%
<b>Total Revenue</b>	<b>\$ 2,606,683</b>	<b>\$ 926,308</b>	<b>\$ (1,680,375)</b>	<b>36%</b>
<b>EXPENDITURES</b>				
<b><u>Administrative</u></b>				
Tax Collection Expense	\$ 37,924	\$ 13,636	\$ 24,288	36%
Total Administrative	<b>\$ 37,924</b>	<b>\$ 13,636</b>	<b>\$ 24,288</b>	<b>36%</b>
<b><u>Debt Service</u></b>				
Bond Interest Payment	\$ 1,738,913	\$ -	\$ 1,738,913	0%
Bond Principal Payment	885,000	-	885,000	0%
Paying Agent Fees	8,000	4,375	3,625	55%
<b>Total Debt Service</b>	<b>\$ 2,631,913</b>	<b>\$ 4,375</b>	<b>\$ 2,627,538</b>	<b>0%</b>
<b>Total Expenditures</b>	<b>\$ 2,669,837</b>	<b>\$ 18,011</b>	<b>\$ 2,651,826</b>	<b>1%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ (63,154)</b>	<b>\$ 908,297</b>	<b>\$ 971,451</b>	



**ENTERPRISE FUND**

**Cost Allocation**

**February 28, 2025**

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

**Water Operations**

**For the Two Months Ending February 28, 2025**

Unaudited

	2025 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
<b>REVENUE</b>				
Water Revenue	\$ 3,767,082	\$ 247,522	\$ (3,519,560)	7%
Base Rate/Capital Improvement Fee	1,566,000	255,145	(1,310,855)	16%
Contract Sewer and Water Service - Forest Lakes	112,167	-	(112,167)	0%
Lot Inspection Fees	7,000	-	(7,000)	0%
Water Meter Kits	56,250	5,250	(51,000)	9%
Administrative Fee	176,400	27,162	(149,238)	15%
Miscellaneous	35,000	6,254	(28,747)	18%
Bulk Water Revenue	5,000	-	(5,000)	0%
<b>Total Revenue</b>	<b>\$ 5,724,899</b>	<b>\$ 541,333</b>	<b>\$ (5,183,567)</b>	<b>9%</b>
<b>EXPENDITURES</b>				
<u>Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 606,365	\$ 112,835	\$ 493,531	19%
Overtime/On-call	20,000	3,568	16,433	18%
Unemployment Insurance	1,040	415	626	40%
Workers' Compensation Insurance	8,000	10,319	(2,319)	129%
Health and Dental Insurance	95,339	18,305	77,034	19%
Employer's FICA	38,381	7,201	31,180	19%
Employer's Medicare	8,978	1,684	7,294	19%
Retirement	30,951	4,625	26,326	15%
Life and Disability Insurance	5,161	974	4,187	19%
<b>Total Salaries and Benefits</b>	<b>\$ 814,214</b>	<b>\$ 159,924</b>	<b>\$ 654,291</b>	<b>20%</b>
<u>Professional Services</u>				
Professional Services- Engineering	\$ 30,000	\$ 4,406	\$ 25,594	15%
Professional Services-Public Relations	12,500	1,836	10,665	15%
Professional Services/Amcobi/National Meter	67,500	15,765	51,735	23%
Professional Services-Rate Study	-	2,128	(2,128)	0%
Development Services/Monson, Cummins & Shohet	75,000	7,991	67,009	11%
<b>Total Professional Services</b>	<b>\$ 185,000</b>	<b>\$ 32,126</b>	<b>\$ 152,875</b>	<b>17%</b>
<u>Administrative</u>				
Accounting Services	\$ 34,100	\$ 2,767	\$ 31,333	8%
Audit Fees	7,500	-	7,500	0%
Conference, Class and Education	5,750	603	5,148	10%
Dues, Publications and Subscriptions	4,500	1,482	3,019	33%
Election Expense	11,250	-	11,250	0%
IT Support	30,000	8,510	21,490	28%
Office Equipment and Supplies	1,000	326	675	33%
Postage	750	-	750	0%
Publication - Legal Notice	500	-	500	0%
Repairs and Maintenance	-	-	-	0%
Telephone Service	10,000	1,975	8,025	20%
Travel and Meeting Expense	500	83	418	17%
Office Overhead (COA, utilities, rent, etc.)	7,000	1,830	5,171	26%
Clothing Uniform Rental and Safety Equipment	5,500	1,004	4,496	18%
General Insurance	47,055	44,582	2,473	95%
Vehicle Expense	25,000	2,905	22,095	12%
Bank Charges	7,200	882	6,319	12%
Miscellaneous	1,000	-	1,000	0%

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

**Water Operations**

**For the Two Months Ending February 28, 2025**

Unaudited

	2025 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
Total General Administration	\$ 198,605	\$ 66,946	\$ 131,659	34%
<b>Total General Administrative</b>	<b>\$ 1,197,819</b>	<b>\$ 258,995</b>	<b>\$ 938,824</b>	<b>22%</b>
<b><u>Water System</u></b>				
Water Testing	\$ 50,000	\$ 4,649	\$ 45,351	9%
Water/Accounting-Engineering	10,000	-	10,000	0%
Waste Disposal	1,000	-	1,000	0%
Sludge Disposal	20,000	-	20,000	0%
Gas Utilities	11,000	3,012	7,988	27%
Electric Utilities	200,000	17,193	182,807	9%
SCADA Support/Meter Calibration	21,000	492	20,508	2%
Repairs and Maintenance	300,000	30,904	269,096	10%
Storage Tank Maintenance	5,000	-	5,000	0%
Operating Supplies	30,000	8,007	21,993	27%
Bulk Chemical Supplies (Starting HMO Treatment)	9,735	3,003	6,732	31%
Lab Chemicals and Supplies	20,000	-	20,000	0%
Instrumentation (Turbidity Meters, 2-CL-17, Photo Eye Lit, Repair Kit)	15,000	-	15,000	0%
Tools	4,000	352	3,648	9%
Water and Ditch Assessments	162,000	149,335	12,665	92%
Water Lease (300 af)	6,000	-	6,000	0%
Leased Pueblo Reservoir Lease & Outlet	75,383	-	75,383	0%
Equipment Meter Supplies/Meter Kits	163,000	12,799	150,201	8%
Buena Vista Land Misc Expense	40,000	405	39,595	1%
CSU CTD Water (700 af)	2,131,174	290,926	1,840,248	14%
Lower Fountain Creek	12,943	-	12,943	0%
<b>Total Water System</b>	<b>\$ 3,287,235</b>	<b>\$ 521,077</b>	<b>\$ 2,766,158</b>	<b>16%</b>
<b>Total Expenditures</b>	<b>\$ 4,485,054</b>	<b>\$ 780,072</b>	<b>\$ 3,704,982</b>	<b>17%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 1,239,846</b>	<b>\$ (238,739)</b>	<b>\$ (1,478,585)</b>	

**TRIVIEW METROPOLITAN DISTRICT**  
**WATER AND WASTEWATER ENTERPRISE FUND**  
**Wastewater Operations**  
**For the Two Months Ending February 28, 2025**  
**Unaudited**

	2025 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
<b>REVENUE</b>				
Sewer Revenue	\$ 2,756,177	\$ 475,573	\$ (2,280,604)	17%
Contract Sewer and Water Service - Forest Lakes	112,167	-	(112,167)	0%
Miscellaneous	35,000	6,254	(28,747)	18%
<b>Total Revenue</b>	<b>\$ 2,903,344</b>	<b>\$ 481,827</b>	<b>\$ (2,421,518)</b>	<b>17%</b>
<b>EXPENDITURES</b>				
<u>Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 606,365	\$ 112,835	\$ 493,531	19%
Overtime/On-call	20,000	3,568	16,433	18%
Unemployment Insurance	1,040	415	626	40%
Workers' Compensation Insurance	8,000	10,319	(2,319)	129%
Health and Dental Insurance	95,339	18,305	77,034	19%
Employer's FICA	38,381	7,201	31,180	19%
Employer's Medicare	8,978	1,684	7,294	19%
Retirement	30,951	4,625	26,326	15%
Life and Disability Insurance	5,161	974	4,187	19%
<b>Total Salaries and Benefits</b>	<b>\$ 814,214</b>	<b>\$ 159,924</b>	<b>\$ 654,291</b>	<b>20%</b>
<u>Professional Services</u>				
Professional Services- Engineering	\$ 30,000	\$ 4,406	\$ 25,594	15%
Professional Services-Public Relations	12,500	1,836	10,665	15%
Professional Services/Amcobi/National Meter	67,500	15,765	51,735	23%
Professional Services-Rate Study	-	2,128	(2,128)	0%
Development Services/Monson, Cummins & Shoheit	75,000	7,991	67,009	11%
<b>Total Professional Services</b>	<b>\$ 185,000</b>	<b>\$ 32,126</b>	<b>\$ 152,875</b>	<b>17%</b>
<u>Administrative</u>				
Accounting Services	\$ 34,100	\$ 2,767	\$ 31,333	8%
Audit Fees	7,500	-	7,500	0%
Conference, Class and Education	5,750	603	5,148	10%
Dues, Publications and Subscriptions	4,500	1,482	3,019	33%
Election Expense	11,250	-	11,250	0%
IT Support	30,000	8,510	21,490	28%
Office Equipment and Supplies	1,000	326	675	33%
Postage	750	-	750	0%
Publication - Legal Notice	500	-	500	0%
Repairs and Maintenance	-	-	-	0%
Telephone Service	10,000	1,975	8,025	20%
Travel and Meeting Expense	500	83	418	17%
Office Overhead (COA, utilities, rent, etc.)	7,000	1,830	5,171	26%
Clothing Uniform Rental and Safety Equipment	5,500	1,004	4,496	18%
General Insurance	47,055	44,582	2,473	95%
Vehicle Expense	25,000	2,905	22,095	12%
Bank Charges	7,200	882	6,319	12%
Miscellaneous	1,000	-	1,000	0%
<b>Total General Administration</b>	<b>\$ 198,605</b>	<b>\$ 66,946</b>	<b>\$ 131,659</b>	<b>34%</b>
<b>Total General Administrative</b>	<b>\$ 1,197,819</b>	<b>\$ 258,995</b>	<b>\$ 938,824</b>	<b>22%</b>

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

**Wastewater Operations**

**For the Two Months Ending February 28, 2025**

Unaudited

	2025 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
<b><u>Wastewater System</u></b>				
Wastewater TF/Donala/IGA	\$ 853,379	\$ 58,950	\$ 794,429	7%
Repairs and Maintenance	15,000	438	14,562	3%
Tools	-	-	-	0%
Wastewater-Engineering	-	-	-	0%
Video Collection System-Annual (2 Zones and Commercial)	-	-	-	0%
Operating Supplies	500	57	443	11%
Transit Loss	10,000	7,089	2,911	71%
Total Wastewater System	<b>\$ 878,879</b>	<b>\$ 66,534</b>	<b>\$ 812,345</b>	<b>8%</b>
<b><u>Wastewater System/Collections</u></b>				
Engineering	\$ 10,000	\$ -	\$ 10,000	0%
Tools	5,000	-	5,000	0%
Supplies/Uniforms	10,000	-	10,000	0%
Repairs and Maintenance	40,000	-	40,000	0%
Fuel	10,000	-	10,000	0%
Cleaning Mitigation	10,000	-	10,000	0%
Vehicle Maintenance	5,000	1,640	3,360	33%
Video Collection System-Annual (2 Zones and Commercial)	-	-	-	0%
Total Wastewater System/Collections	<b>\$ 90,000</b>	<b>\$ 1,640</b>	<b>\$ 88,360</b>	<b>2%</b>
<b>Total Expenditures</b>	<b>\$ 2,166,698</b>	<b>\$ 327,169</b>	<b>\$ 1,839,529</b>	<b>15%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 736,647</b>	<b>\$ 154,658</b>	<b>\$ (581,989)</b>	

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

**For the Two Months Ending February 28, 2025**

Unaudited

	<b>2025 Budget</b>	<b>YTD Actual</b>	<b>Variance Favorable (Unfavorable)</b>	<b>Percent of Budget (YTD 17%)</b>
<b>REVENUE</b>				
Renewable Water Fee	\$ 540,075	\$ 50,407	\$ (489,668)	9%
Water Lease- Comanche	197,303	32,213	(165,090)	16%
Interest	330,000	35,108	(294,892)	11%
<b>Total Revenue</b>	<b>\$ 1,067,378</b>	<b>\$ 117,728</b>	<b>\$ (949,650)</b>	<b>11%</b>
<b>Debt Service</b>				
Paying Agent Fees and Accrued Interest	\$ 5,000	\$ -	\$ 5,000	0%
CWCB Loan Interest	233,892	-	233,892	0%
2018 Bond Issue- Debt Service	663,100	-	663,100	0%
2020B Bonds- Debt Service	643,650	-	643,650	0%
2020A Bond Issue- Debt Service	889,744	-	889,744	0%
<b>Total Debt Service</b>	<b>\$ 2,435,386</b>	<b>\$ -</b>	<b>\$ 2,435,386</b>	<b>0%</b>
<b>OTHER FINANCING SOURCES</b>				
Transfer from other funds	\$ 800,000	\$ 133,000	\$ (667,000)	17%
<b>Total Other Financing Sources</b>	<b>\$ 800,000</b>	<b>\$ 133,000</b>	<b>\$ (667,000)</b>	<b>17%</b>
<b>EXCESS OF REVENUE OVER (UNDER)</b>				
<b>EXPENDITURES</b>	<b>\$ (568,008)</b>	<b>\$ 250,728</b>	<b>\$ 818,736</b>	

# **CAPITAL PROJECTS FUNDS**

**February 25, 2025**

**TRIVIEW METROPOLITAN DISTRICT**  
**CAPITAL PROJECTS FUND - GENERAL**  
**Budget Status Report - GAAP Basis**  
**For the Two Months Ending February 28, 2025**

Unaudited

	2025 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
<b>REVENUE</b>				
Insurance Reimbursement	\$ -	\$ -	\$ -	0%
<b>Total Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>EXPENDITURES</b>				
<b><u>Land, Vehicles and Equipment</u></b>				
Vehicles and Equipment	\$ -	\$ -	\$ -	0%
2024 Freightliner Dump Truck Plow Truck	279,273	-	279,273	0%
14 foot open Utility Trailer to haul District Equipment	5,297	5,539	(242)	105%
Land and Design for Office Building	754,557	20,315	734,242	3%
Z Spray Fertilizer and Broad Leaf Spray in house	23,000	24,999	(1,999)	109%
Scagg Standmower	12,500	12,485	15	100%
Ventrac 4500 Tractor with attachments	65,000	64,170	830	99%
Equipment Diagnostic Software for all fleet vehicles	15,000	13,260	1,740	88%
Shop Tool	8,000	4,585	3,415	57%
Total Vehicles and Equipment	<b>\$ 1,162,627</b>	<b>\$ 145,353</b>	<b>\$ 1,017,274</b>	<b>13%</b>
<b><u>Park and Street Improvements</u></b>				
Baseline Controller	\$ 15,000	\$ -	\$ 15,000	0%
Shade Structure/Train Park	30,000	24,230	5,770	81%
Total Park and Street Improvements	<b>\$ 45,000</b>	<b>\$ 24,230</b>	<b>\$ 20,770</b>	<b>54%</b>
<b>Total Expenditures - District Capital</b>	<b>\$ 1,207,627</b>	<b>\$ 169,583</b>	<b>\$ 1,038,044</b>	<b>14%</b>
<b>EXCESS OF REVENUE OVER (UNDER)</b>				
<b>EXPENDITURES</b>	<b>\$ (1,207,627)</b>	<b>\$ (169,583)</b>	<b>\$ 1,038,044</b>	
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer from General Fund	\$ 1,207,627	\$ 169,583	\$ (1,038,044)	14%
Higby Road - Developer Contribution - Escrow	-	-	-	0%
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 1,207,627</b>	<b>\$ 169,583</b>	<b>\$ (1,038,044)</b>	<b>14%</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 Two Months Ending February 28, 2025**  
 Unaudited

	2025 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 17%)
<b>REVENUE</b>				
Water Tap Fees	\$ 903,000	\$ 84,280	\$ (818,720)	9%
Sewer Tap Fees	825,000	77,000	(748,000)	9%
Water/Sewer Impact Fee	37,500	3,500	(34,000)	9%
Renewable Water Fee	540,075	50,407	(489,668)	9%
Admin Fee	45,000	4,500	(40,500)	10%
Lease Revenue (FMIC)	25,000	-	(25,000)	0%
Effluent Paid-AGUA/Woodmoor	50,000	5,131	(44,869)	10%
Review and Comment Fee	37,500	3,500	(34,000)	9%
Western Interceptor	-	17,551	17,551	0%
Wastewater Treatment Fees Homeplace Ranch	295,645	-	(295,645)	0%
Stonewall Lease	78,150	-	(78,150)	0%
ARPA Grant	500,000	-	(500,000)	0%
Water Lease Revenue	-	74,566	74,566	0%
Payment in Lieu of Water Rights	100,000	-	(100,000)	0%
Miscellaneous Income	-	14,924	14,924	0%
<b>Total Revenue</b>	<b>\$ 3,436,870</b>	<b>\$ 335,359</b>	<b>\$ (3,101,511)</b>	<b>10%</b>
<b>EXPENDITURES</b>				
<b><u>Vehicles and Equipment Utilities</u></b>				
Equipment/Vehicles	\$ -	\$ -	\$ -	0%
Land for Office Building	754,557	-	754,557	0%
Total Vehicles and Equipment	<b>\$ 754,557</b>	<b>\$ -</b>	<b>\$ 754,557</b>	<b>0%</b>
<b><u>Water Improvements</u></b>				
Tank Design	\$ 1,500,000	\$ 10,086.00	\$ 1,489,914	1%
AOS-WRSAF/CSU	564,393	564,393	-	100%
NMCI-Wastewater Design and Permitting	1,099,139	-	1,099,139	0%
Tap Fee Credits	500,000	-	500,000	0%
Excelsior Change Case	-	638	(638)	0%
AVIC Augmentation Station/Diversion Structure/Recharge Pond	1,250,000	88,293	1,161,707	7%
Northern Delivery System Pipeline Construction Project	-	25,546	(25,546)	0%
Total Water Improvements	<b>\$ 4,913,532</b>	<b>\$ 688,956</b>	<b>\$ 4,224,576</b>	<b>14%</b>
<b>Total Expenditures - Enterprise Capital</b>	<b>\$ 5,668,089</b>	<b>\$ 688,956</b>	<b>\$ 4,979,133</b>	<b>12%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ (2,231,219)</b>	<b>\$ (353,597)</b>	<b>\$ 1,877,622</b>	
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer from Enterprise Fund	\$ 2,231,219	\$ 353,597	\$ (1,877,622)	16%
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 2,231,219</b>	<b>\$ 353,597</b>	<b>\$ (1,877,622)</b>	<b>16%</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	