

TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS

Regular Board Meeting Agenda

Thursday, February 19, 2026

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

Join Zoom Meeting

AGENDA

1. Call to Order
2. Declaration of a Quorum, Notice of Posting
3. Disclosure of Conflicts
4. Approval of Agenda
5. Public Comment
6. Approval of Consent Agenda
 - January 22, 2026, Regular Meeting minutes
 - February 11, 2026, Special Meeting minutes
 - Billing Summary Rate Code Report (enclosure)
 - Taps for January 2026 (enclosure)
 - Tax Transfer from Monument (enclosure)
7. Operations Reports
 - a. District Manager Monthly Report (enclosure)
 - b. Operations Manager/District Administrator Monthly Report (enclosure Steve Sheffield)
 - c. Financial Operations and Customer Service Administrator Monthly Report (enclosure Sara Lamb)
 - d. Public Works and Parks and Open Space Updates (enclosure Matt Rayno)
 - e. Utility Department Operations Updates (enclosure Gary Potter)

8. Action Items:

- a. Review and Consider Resolution 2026-04, a Resolution of the Board of Directors of the Triview Metropolitan District, to Approve an Addendum to Intergovernmental Agreement with Colorado Springs Utilities and the Forest Lakes Metropolitan District for Construction Cost Sharing for the Northern Monument Creek Interceptor And to Approve the Wastewater Service Agreement with Colorado Springs Utilities for the Provision of Long-Term Wastewater Services to the Triview Metropolitan District.

9. Discussion Items: None

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

- a. Checks of \$5,000.00 or more (enclosure)
- b. January 2026 Financials (enclosure)

11. Legal Comments (George Rowley, Chris Cummins)

12. Board Member Updates

13. Update Board on Public Relation activities.

- Newsletter distribution and Topics

14. Executive session of the Board of Directors pursuant to Sections 24-6-402(4)(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.

15. Adjournment

RECORD OF PROCEEDINGS

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

January 22, 2026

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, January 22, 2026, 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:

President	Jason Gross, present
Vice President	Ann-Marie Jojola, present
Secretary/Treasurer	Amanda Carlton, present
Director	John Gibbons, present
Director	Erik Demkowicz, absent

Also, in attendance were on roll call:

James McGrady, District Manager
Steve Sheffield, Assistant District Manager
Sara Lamb, District Administrator
George Rowley, General Counsel
Chris Cummins, Water Counsel
Natalie Barszcz, Our Community News

DISCLOSURE OF CONFLICTS:

None.

AGENDA:

Mr. McGrady distributed, for the Board's approval, the proposed agenda. A motion was made by Ms. Jojola for approval of the proposed agenda with the addition of a 12A "Board Updates". The motion was seconded by Mr. Gibbons. A vote was taken, and the motion passed unanimously.

PUBLIC COMMENT:

There being no members of the public present, there were no comments.

RECORD OF PROCEEDINGS

CONSENT AGENDA:

- a) Previous Minutes December 11, 2025, Meeting Minutes (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for December 2025/Total taps sold 2025 (enclosure)
- d) Tax Transfer from Monument (enclosure)

A motion was made by Ms. Jojola to approve the consent agenda as presented. The motion was seconded by Ms. Carlton. A vote was taken, and the motion passed unanimously.

OPERATIONS REPORTS:

Jim McGrady, District Manager

- Mr. McGrady addressed the Colorado snowpack and how that could and will impact water operations. As of now, 50% of the District's water is coming from our surface/NDS water and the other 50% is being provided by ground/well water.
- Mr. McGrady informed that Board of the various water storage locations that the District owns. The District is in a good position to provide water through the end of 2026 thanks to the Conjunctive Use system.
- Mr. McGrady updated the Board on the status of the Bale Ditch construction project. The project is moving along smoothly. The Rubicon gate and Piko Meters have been installed in the concrete structures. The goal is to have the project wrapped up by spring runoff.
- The new Admin/Utility building is almost complete. The plan is to move into and occupy the building at the end of February or early March.

Steve Sheffield, Assistant District Manager

- Mr. Sheffield informed the Board that the new Sports Key scheduling software was now in effect for Sanctuary Park. Ms. Wendy Brown was instrumental in coordinating and implementing the new system.
- There will be a new PRV (pressure reducing valve) installed at the intersection of Jackson Creek Parkway and Strata Dr. starting late February. This will require a road closure of Strata Dr. between JCP and Bowstring Dr.
- The TMD team continues to work on the Central Reservoir project east of Pueblo. Gary and Steve completed the initial quarterly water quality sampling. This will allow a baseline for water quality for when the slurry wall and mining begin.

Sara Lamb, District Administrator

- Ms. Lamb presented to the Board the total taps sold for 2025. Total of 116 taps for a total revenue of \$10,342,327.93. These numbers represent a significant exceedance to the projections for the 2025 budget.

RECORD OF PROCEEDINGS

- Ms. Lamb gave the Board a quick overview of how she works with the Town of Monument in issuing permits. She explained the process and how both teams work together.

Matt Rayno, Superintendent of Parks and Open Space

- Mr. Rayno reported that his crew is working on winter landscaping projects.
- The team is prepared for the next snow event.
- The team is participating in multiple training sessions and certifications.

Gary Potter, Water Treatment Superintendent

- Mr. Potter reported that renovations at WTP A are nearly complete. The building will be transformed from treatment plant to storage facility for the utility department.
- Mr. Potter has been working with the State Division of Mining, Reclamation and Safety for permitting on the Central Reservoir.
- District PFAS testing is now complete. The results show that all contaminants were “below detectable limits”. We anticipate being put on a 3-year monitoring cycle.
- Total District water usage for 2025 was 989 Acre Feet of water.

ACTION ITEMS:

- a. Review and Consider Resolution 2026-01, a Resolution of the Board of Directors of the Triview Metropolitan District declaring Subdistrict “A” Inactive. After some discussion about how this resolution will remove a filing workload and will not dissolve the District, A motion was made by Ms. Carlton to approve the resolution. Mr. Gibbons seconded the motion. A vote was taken and the motion passed unanimously.

DISCUSSION ITEMS:

There were no discussion items.

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

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

Mr. Gibbons made a motion to approve the Checks over \$5,000. Ms. Jojola seconded the motion. A vote was taken and the measure passed unanimously.

November/December 2025 Financials

Ms. Carlton moved to approve the November and December financials. Ms. Jojola seconded the motion. A vote was taken and the motion passed unanimously.

RECORD OF PROCEEDINGS

LEGAL COMMENTS:

There were no comments from Mr. Rowley or Mr. Cummins.

BOARD MEMBER UPDATES:

Mr. Gross informed the Board that he intended to participate in the one-day conference for the Fountain Creek Watershed Authority. Mr. Potter was to attend the event also. Mr. Gross asked staff to consider attending the upcoming Tri lakes Chamber of Commerce Economic Forum.

UPDATE BOARD ON PUBLIC RELATIONS ACTIVITIES:

Mr. McGrady reported that the latest District newsletter will be distributed by mid-February. There was some input from the Board to consider utilizing the newsletter for some Firewise information.

EXECUTIVE SESSION:

At 7:28 PM a motion was made by Ms. Jojola to Receive legal advice pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as it relates to water matters, pending litigations, agreements with the Town of Monument and other governmental entities, potential participation in the Northern Monument Creek Interceptor and the AGRA Recharge Pond Easement, and to receive legal advice pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes as it relates to water matters, pending litigation, agreements with the Town of Monument and other governmental entities, and participation in the Northern Monument Creek Interceptor project and the AGRA Recharge Pond Easement. The Motion was seconded by Mr. Gibbons. A vote was taken and the Board voted unanimously to enter executive session. After a discussion and some questions, the Board exited executive session and returned to regular session at 8:39 PM.

ADJOURNMENT:

There being no further business, Ms. Carlton made a motion to adjourn the meeting at 8:39 PM. Mr. Gibbons seconded the motion. A vote was taken and the motion passed unanimously.

Respectfully Submitted

James C. McGrady

RECORD OF PROCEEDINGS
Secretary for the Meeting

RECORD OF PROCEEDINGS

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

February 11, 2026

A Special Meeting of the Board of Directors of the Triview Metropolitan District was held on Wednesday, February 11, 2026, beginning at 12:30 p.m. The meeting was conducted via Zoom. This meeting was open to the public. The meeting was called to order at 12:38 PM.

ATTENDANCE

In attendance were Directors:

President	Jason Gross, present
Vice President	Amanda Carlton, present
Secretary/Treasurer	Ann Marie Jojola, present
Director	John Gibbons, present
Director	Erik Demkowicz, 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, General Council

DISCLOSURE OF CONFLICTS

None.

AGENDA

Mr. McGrady distributed, for the Board's approval, the proposed agenda. A motion was made by Mr. Demkowicz for approval of the proposed agenda. The motion was seconded by Mr. Gibbons. A vote was taken, and the motion passed unanimously.

PUBLIC COMMENT

RECORD OF PROCEEDINGS

No public comment. No members of the public attended the meeting.

ACTION ITEMS:

- a. Review and Consider Approval of Resolution 2026-03. A Resolution of the Triview Metropolitan District Board of Directors Authorizing Termination of a Mining Contract for the Central Reservoir in the Stonewall Springs Reservoir Complex. Following a question-and-answer session between the Board and the District's water attorney Chris Cummins, and District Manager Jim McGrady, a motion was made by Mr. Gibbons to approve Resolution 2026-03. The Motion was Seconded by Mr. Demkowicz a vote was taken and the motion passed unanimously.

ADJOURN

There being no further business, a motion to adjourn the meeting was made by Mr. Demkowicz. The motion was seconded by Mr. Gibbons. A vote was taken. The motion passed unanimously. The meeting was adjourned at 1:03 PM.

Respectfully Submitted

James C. McGrady
Secretary for the Meeting

Triview Metropolitan District - JANUARY MONTH END
 Summary Financial Information - Board Packet
 Base Fee Dates: 1-1 to 2-1-2026
 Usage Dates: 12-1 to 12-30-2025

Sales	Amount	Transactions
Rate Code 01 Triview Metro - Res Sewer Base Rate	\$161,269.00	2435
Rate Code 01 Triview Metro - Res Sewer Use Rate	\$55,708.70	2413
Rate Code 01 Triview Metro - Res Water Base Rate	\$115,680.00	2438
Rate Code 01 Triview Metro - Res Water Use Rate Tier1	\$83,524.68	2381
Rate Code 01 Triview Metro - Res Water Use Rate Tier2	\$2,784.80	99
Rate Code 01 Triview Metro - Res Water Use Rate Tier3	\$95.81	1
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"	\$4,556.00	34
Rate Code 02 Triview Metro - Com Water Base Rate 1"	\$3,264.00	34
Rate Code 04 Triview Metro - Com Sewer Base Rate 1.5"	\$12,596.00	47
Rate Code 04 Triview Metro - Com Water Base Rate 1.5"	\$9,024.00	47
Rate Code 07 Triview Metro - Com Sewer Base Rate 2"	\$8,040.00	15
Rate Code 07 Triview Metro - Com Water Base Rate 2"	\$5,760.00	15
Rate Code 09 Triview Metro - Com Sewer Base Rate 3"	\$3,216.00	5
Rate Code 09 Triview Metro - Com Water Base Rate 3"	\$2,301.00	5
Usage Fee Triview Metro - Com Sewer Use Rate	\$24,642.43	96
Usage Fee Triview Metro - Com Water Use Rate	\$44,725.22	96
Rate Code 03 Triview Metro - Com Irr Water Base 1"	\$2,688.00	28
Rate Code 11 Triview Metro - Com Irr Water Base 1.5"	\$4,032.00	23
Rate Code 10 Triview Metro - Com Irr Water Base 2"	\$6,528.00	17
Usage Fee Triview Metro - Com Irr Water Use	\$15.51	3
Triview Metro - Quik Way Sewer		
Triview Metro - Metering & Billing Fee	\$18,039.00	2579
Title Prep Fee Triview Metro - Title Request Fee	\$800.00	16
Triview Metro - 5% Late Fee	\$2,250.30	218
Special Impact Triview Metro - Special Impact Fee	\$2,440.00	244
Triview Metro - Disconnect Fee		
Triview Metro - Reconnect Fee		
Triview Metro - NSF Fee	\$100.00	4
Total Accounts	\$574,080.45	13293

Rate Code Breakout of Billed Accounts	# Units
Rate Code 01 - Residential 5/8"	2410
Rate Code 02 - Commercial Account 1"	36
Rate Code 03 - Irrigation Account 1"	28
Rate Code 04 - Commercial Account 1 1/2"	52
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"	16
Rate Code 11 - Irrigation Account 1 1/2"	20
Rate Code 12 - Permitted	
Total Accounts	2583

Aging Report	Amount
Amount Past Due 1-30 Days	\$ 57,649.51
Amount Past Due 31-60 Days	\$ 10,077.31
Amount Past Due 61-90 Days	\$ (237.34)
Amount Past Due 91-120 Days	\$ (3,180.57)
Amount Past Due 120+ Days	\$ (6,441.97)
Total AR	\$57,866.94

Receipts	Amount	Items
Payment - ACH	\$202,672.37	1809
Payment - Vectra Bank	\$100,266.32	399
Payment - On Site	\$58,713.51	296
Refund CREDIT	(\$44.68)	2
REVERSE Payment		
Transfer CREDIT In		
Transfer CREDIT Out		
REVERSE Payment - NSF	(\$975.15)	4
Total Receipts	\$360,632.37	2510
Checks versus Online Payments	27.76%	72.24%
	Checks	ACH's

Water	Gallons	Accounts
Gallons sold 12-1 to 12-30-2025 =	12,614,043	2578
Gallons sold 12-30 to 1-30-2026 =	13,630,540	2582

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	1	24,444	0.19%
10,001 - 20,000	33	382,775	3.03%
8,001 - 10,000	65	580,616	4.60%
6,001 - 8,000	210	1,431,254	11.35%
4,001 - 6,000	580	2,820,354	22.36%
2,001 - 4,000	994	3,002,664	23.80%
1 - 2,000	482	561,229	4.45%
Zero Usage	42	0	0.00%
Total Meters	2407	8,803,336	69.79%

Usage Breakout in Gallons for Commercial	# of Accounts	Combined Use	% of Usage
Over 50,000	32	2,975,714	23.59%
40,001 - 50,000	4	185,744	1.47%
30,001 - 40,000	6	215,587	1.71%
20,001 - 30,000	8	199,315	1.58%
10,001 - 20,000	9	131,050	1.04%
8,001 - 10,000	1	9,098	0.07%
6,001 - 8,000	2	13,056	0.10%
4,001 - 6,000	5	24,806	0.20%
2,001 - 4,000	10	30,232	0.24%
1 - 2,000	18	21,460	0.17%
Zero Usage	12	0	0.00%
Total Meters	107	3,806,062	30.17%

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	3,270	0.03%
1 - 2,000	3	1,375	0.01%
Zero Usage	60	0	0.00%



February 2026 Tap
Report

Triview Metropolitan District

NEW TAPS	SFE	January 2026 TAPS PAID		
1	1	16310 Cattle Creek Ct	LOT 48 HOME PLACE RANCH FIL NO 2	\$ 52,327.71
1	1	16729 Timbercrest Dr	LOT 90 JACKSON CREEK NORTH FIL NO 6	\$ 49,891.00
1	1	628 Old Grotto Drive	LOT 17 JACKSON CREEK NORTH FIL NO 4 L/MR	\$ 49,440.00
1	1	578 Old Grotto Drive	LOT 28 JACKSON CREEK NORTH FIL NO 4 L/MR	\$ 49,891.00
1	1	588 Old Grotto Drive	LOT 27 JACKSON CREEK NORTH FIL NO 4 L/MR	\$ 49,891.00
1	1	467 Grand Summit Drive	LOT 29 JACKSON CREEK NORTH FIL NO 6 L/MR	\$ 49,891.00
1	1	457 Grand Summit Drive	LOT 28 JACKSON CREEK NORTH FIL NO 6 L/MR	\$ 49,891.00
		Note: Meritage Homes paid Inv. 2345 Fee in Lieu of Water paid Jan 30, 2026		
		in the amount of \$648,427.50 (Funds Reserved for future NDS Capacity)		
7	7	Total SFE	JANUARY 2026 TOTAL	\$ 351,222.71



February 15, 2026

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 \$286,816.17 to the Triview Vectra account on or before February 28, 2026. The ACH details are as follows.

Sales Tax for December 2025	\$	254,323.93
Regional Building Use Tax for January 2026	\$	4,982.43
Motor Vehicle Tax for January 2026	\$	27,509.81

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

Sincerely,

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

Madeline VanDenHoek
Town Manager



Assistant Manager Report January/February 2026

- I attended a meeting with the Vectra Bank team to discuss some changes to TMD operations as well as some efficiencies that TMD could implement in our banking processes.
- Met on site and virtually with the Commerce Center team to discuss an expanded parking lot at one of the warehouses that could potentially impact both water and sewer mains located beneath. As of now, the project is on hold due to financial impacts on the developer.
- Met with Monument FD to discuss the upcoming road closures and detours that will be necessary to carry out the Higby Rd improvements. We anticipate rerouting traffic beginning March 15th.
- The new Triview Metro admin/utility building project continues to progress. We anticipate moving into the facility in the second week of March with approved inspections from Regional Building Dept.
- We have begun to get bids to reconstruct the large detention pond in Sanctuary Pointe. The pond is located off Sanctuary Rim Dr. The pond has significant silt issues after large storm events as well as erosion around the “trickle channel”.
- Gary, Rob and I had a field day trip to AVIC to meet a contractor for some needed fabrication. We also visited Bale Ditch to inspect the progress on the construction of the head gate and augmentation station.
- Site visit to Stonewall Springs Reservoir Complex with RESPEC engineering team to walk the potential new water line from quantification station to south reservoir.
- **As always, I am happy to take any Board members on a tour of any of our facilities!**



FEBRUARY 2026 ADMIN REPORT

By Sara Lamb

1. Tap Status:

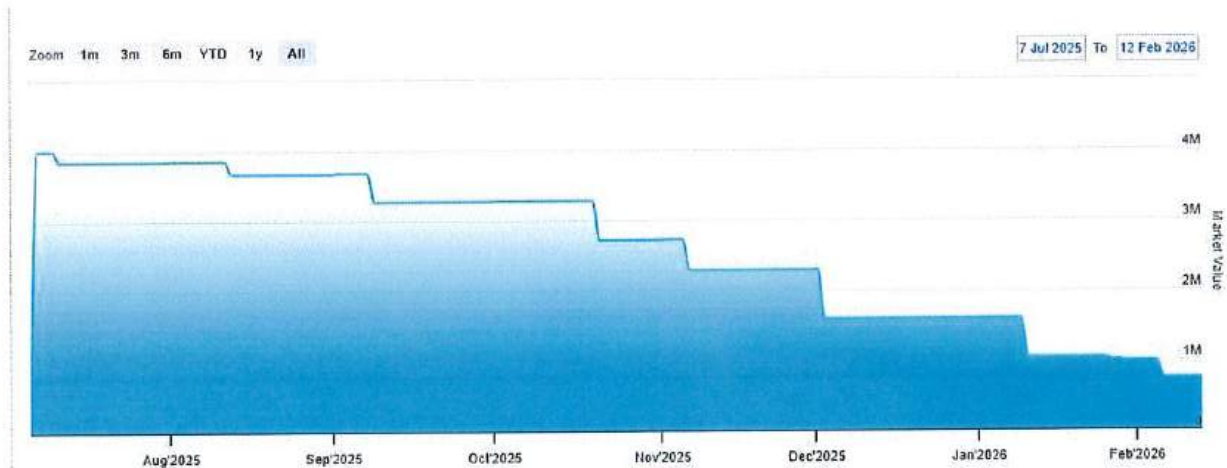
2026 January - Total of 7 Taps sold = 7 SFE, generated revenue \$351,222.71

2. Jan 23, 2026 - Admin Staff meeting with members of Vectra Bank and Fromm Accounting

- Reviewed Triview's General, Enterprise, Higby Road, and Developer Fund accounts
- Reviewed positive pay procedures
- Mr. McGrady requested ACH payment option be added to Enterprise accounts
- Vectra to upgrade multi-feed check scanners for deposits at no cost to District
- Requested portal update in Treasury Management Banking to include new accounts opened for Higby Road and Developer Fund Accounts

3. Zions Bank Admin Construction Escrow Account update:

As of January 31, 2026 – Balance of Construction loan escrow account is \$978,453.08



4. Disbursed 4th Qtr. 2025 Reimbursement Payment to Creekside Developers per 7/17/2025 Agreement for Jackson Creek North / Commercial and Irrigation, and Filing 3, 4, 5, and 6

Check issued in the amount of \$326,300.00



Triview Metropolitan Public Works February 2026 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 for the 2026 season.
- 2026 on lawn turf herbicide and fertilizer program set.
- District Fencing repairs.
- Fleet maintenance (Post snow work on multiple trucks) FL80 transmission rebuild, continued work on servicing all 2-cycle, summer mow equipment, and fleet trailers.
- Need to figure out a front door closer to our salt bin storage.
- Weather permitting winter water trees and plant material.
- District street sweeping on JCP, Leatherchaps, Glen Eagle
- Neighborhood and street singe repair and or replacements
- Organize Venison Creek Park construction. Contractors are scheduled to start work in the first week of March.
- Public Works fire extinguisher inspections and certifications for devices in trucks and buildings.
- Continued spring clean ups. Pinecones, Pine needles, and leaves throughout district.
- District trail maintenance on going.
- Started Home Place landscape enhancement on median.



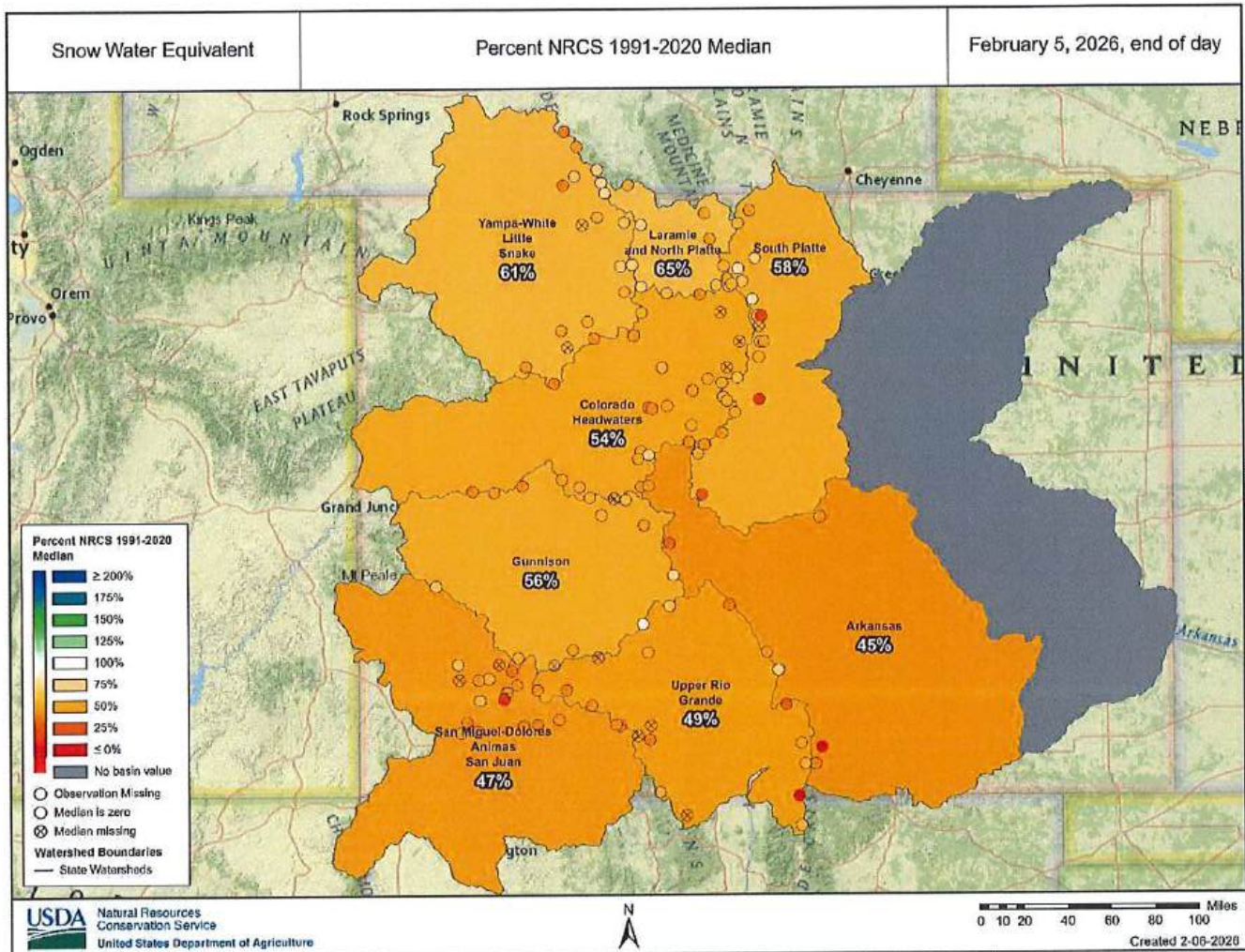
Focus for March:

- Spring Pre-Emergent application on all off-lawn landscape beds.
- 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 for April
- planning irrigation start up and schedules for April.
- Venison Creek Park playground construction. This park will be closed March - April.
- District concrete repairs and audits.
- Mow crew scheduling and crew setup.
- Make schedule for winter snow equipment service and store it for summer.
- Schedule district Landscape enhancement projects for the 2026 season.





Colorado Snowpack Continues to Diminish



An unprecedented dry season so far with minimal precipitation, not only for the Denver Metro, but also well into the mountains where some of the lowest snowpack on record. Currently, the best snowpack resides in northern portions of the state with areas around 60% snowpack, whereas areas in the southwest are under 50% of the normal snowpack for the season. This is very concerning, not only for current conditions, but also for any future runoff into spring.

At this time, very little reprieve is expected for much of the state with minimal snowstorms expected for most lower valley areas. A little better chance for higher mountain peaks, at least heading into next week with 4.0"-8.0" expected through the week. This amount of snow will not help with the snowpack that much, granted, Colorado will be heading into the snowiest season of the year in late February through mid-April.



2025-2026 Seasonal Snowfall by Location

2025/2026 Winter Snowfall								
City	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Total
Aurora	0.0	0.1	7.0	4.7				11.8
Boulder	0.0	0.1	11.4	9.0				20.5
Brighton	0.0	0.2	5.5	2.6				8.3
Broomfield	0.0	0.3	7.6	4.6				12.5
Castle Rock	0.0	0.1	9.6	5.7				15.4
Colorado Springs Airport	0.0	0.3	4.4	16.2				20.9
Denver DIA	0.0	0.2	6.6	6.6				13.4
Denver Downtown	0.0	T	6.4	5.9				12.3
Golden	0.0	0.5	13.4	12.4				26.3
Fort Collins	0.0	0.2	6.4	5.6				12.2
Highlands Ranch	0.0	0.2	6.8	6.8				13.8
Lakewood	0.0	0.6	8.5	7.8				16.9
Littleton	0.0	0.5	6.6	6.8				13.9
Monument	0.0	1.5	10.3	10.8				22.6
Parker	0.0	0.6	6.9	5.2				12.7
Sedalia - Hwy 67	0.0	0.9	6.4	9.1				16.4
Thornton	0.0	0.2	9.1	4.4				13.7
Westminster	0.0	0.1	8.6	4.9				13.6
Wheat Ridge	0.0	0.5	8.9	5.8				15.2
Windsor	0.0	0.1	4.2	4.2				8.5



Triview Metropolitan District Utility Report February 19th, 2026

- **Operations Updates:**

- A-Plant renovation is nearing completion. (See attached photos)
- We are working hard to make sure we are ready to take water on the AVIC and Bale ditches by April 15th.
- We learned from the Division of Reclamation, Mining and Safety, that we are required to continue quarterly water quality sampling until mining begins.
- The distribution piping that completes our system looping on the east side of I-25 was completed and put online in January. This is important for improving water quality in the distribution system.
- NDS produced 48% of the water for the District in January.
- The snowpack in the Arkansas River Basin was recently reported at approximately 45% of the median, with only amounts to 5 liquid inches of water stored, compared to the 11–13-inch average. If this pattern continues, it will be unlikely that we will come into priority on the Excelsior, AVIC, or the Bale ditches in 2026. This will have a major impact on our surface water yield for 2026.

- **Revenue Water/Non-Revenue Water**

- Triview distributed 15,639,116 gallons in the January billing cycle. In the same cycle we sold our customers 14,990,069 gallons, leaving 649,047 gallons of Non-Revenue Water.



Triview Metropolitan District Monthly Water Report

January 2026

(11:59 pm 12/30/25 to 11:59 pm 1/30/26 11:59 pm)

Water Production

NDS	7,643,742	Gallons	48%
Wells	8,130,574	Gallons	52%
Total Water Produced	15,774,316	Gallons	

Metered Non-Billable Water

Process Water	25,200	Gallons
Hydrant Flush and Misc (metered non-billable)	110,000	Gallons
Total Non-Billable Water	135,200	Gallons

Water Distributed* **15,639,116** **Gallons**

Water Billed

Water billed to Customers	13,931,669	Gallons
Hydrant Meter Billed	1,058,400	Gallons
Metered but not billed -	0	Gallons
Actual Billed Water Total	14,990,069	Gallons

Unbilled water **649,047** **Gallons**
%Billed **95.85%**

Jan. 2026 % Unbilled **4.15%**

Jan. 2025 % Unbilled **15.72%**

*Includes Production Minus Total Non-Billable Water



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



AWS Plot | SNOW WATER EQUIVALENT IN ARKANSAS



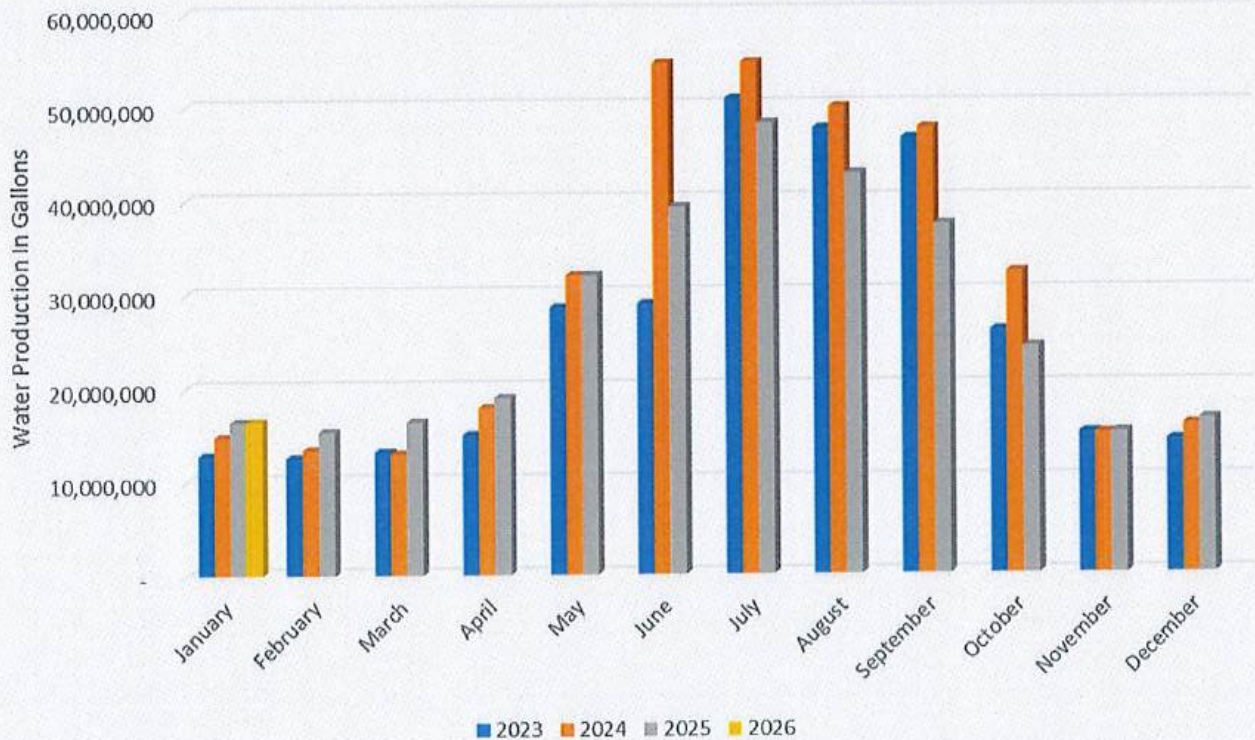
Triview 2026 Monthly Water Storage and Consumption (all number as of the end of each month)

	Water Diverted/ Released (AF)					Water in Storage (AF)				Monthly Water Consumption (AF)		
	AVIC	Bate	Excelsior	FMIC	Total Diverted	Big Johnson	South Reservoir	Pueblo Reservoir	Total Storage	Denver Basin Groundwater	Surface Water (NDS)	Total Consumption
Jan							636	378	1014	28	22	50
Feb												
Mar												
Apr												
May												
Jun												
Jul												
Aug												
Sep												
Oct												
Nov												
Dec												
Total	-	-	-	-	-							

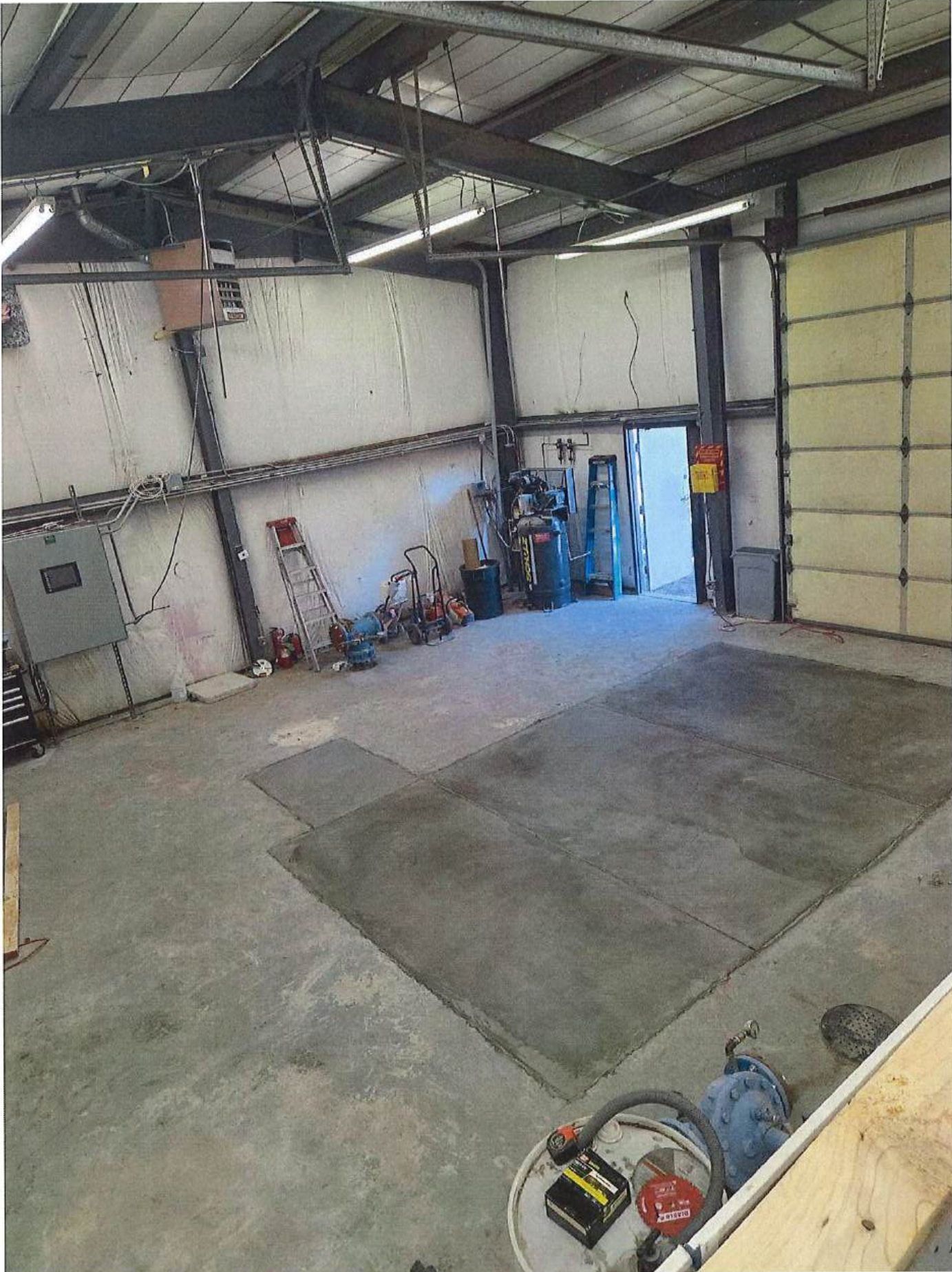
Triview Water Storage and Consumption Comparison

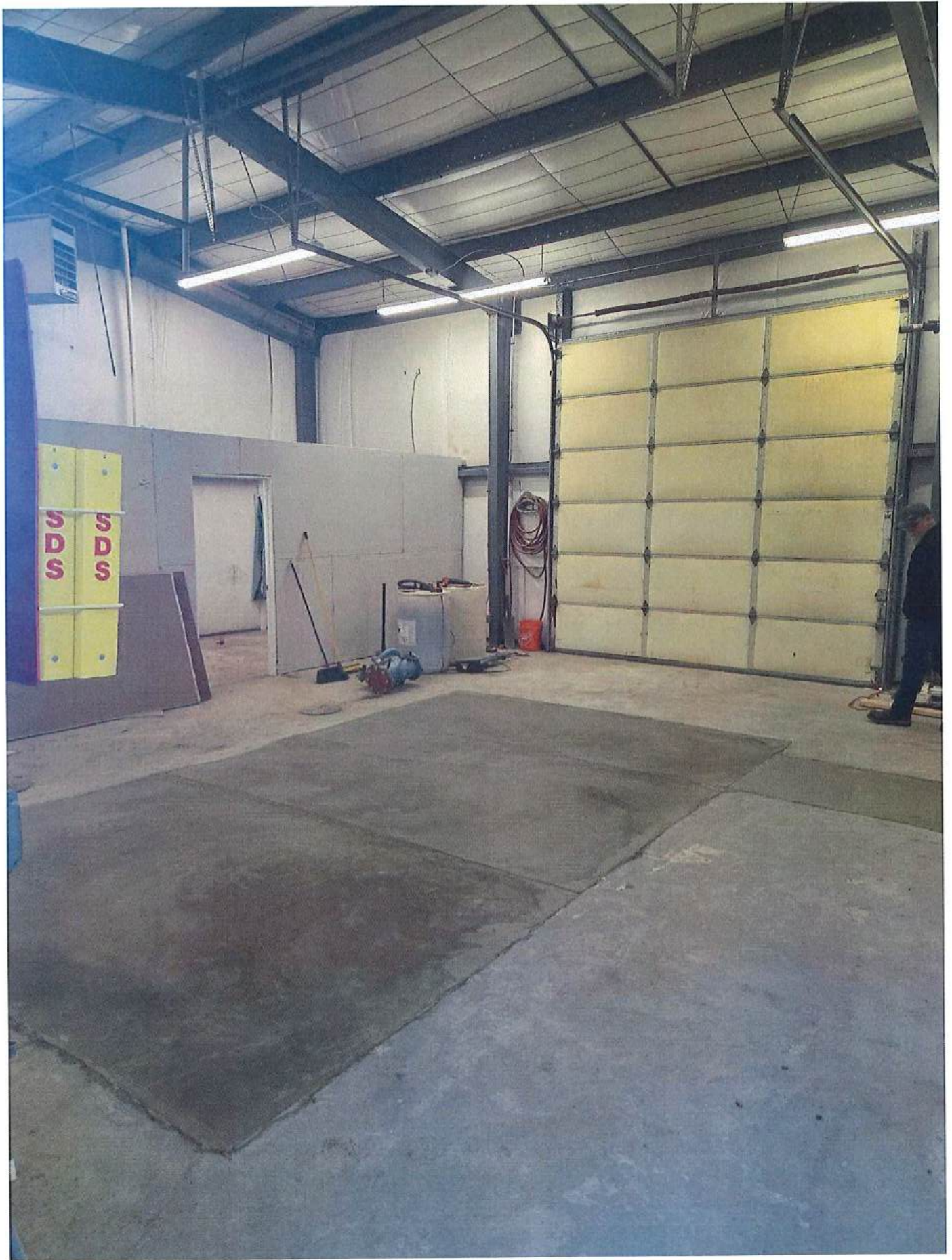
	Water Diverted (AF)					Water in Storage (AF)				Monthly Water Consumption (AF)		
	AVIC	Bate	Excelsior	FMIC	Total Diverted	Big Johnson	South Reservoir	Pueblo Reservoir	Total Storage	Denver Basin Groundwater	Surface Water (NDS)	Total Consumption
Jan-26										28	22	50
Jan-25										1	49	50
Jan-24										45		45

Triview Metropolitan District Monthly Water Production Comparison of 2023-2026









RESOLUTION 2026-04

RESOLUTION OF THE BOARD OF DIRECTORS OF THE TRIVIEW METROPOLITAN DISTRICT TO APPROVE INTERGOVERNMENTAL AGREEMENT WITH COLORADO SPRINGS UTILITIES AND THE FOREST LAKES METROPOLITAN DISTRICT FOR CONSTRUCTION COST SHARING FOR THE NORTH MONUMENT CREEK INTERCEPTOR PROJECT and TO APPROVE THE WASTEWATER SERVICE AGREEMENT WITH COLORADO SPRINGS UTILITIES FOR PROVISION OF LONG-TERM WASTEWATER SERVICES TO THE TRIVIEW METROPOLITAN DISTRICT

WHEREAS, Triview, along with its project partners Colorado Springs Utilities ("Utilities") and the Forest Lakes Metropolitan District ("Forest Lakes"), has for several years been working on the design and permitting of the North Monument Creek Interceptor Project ("NMCI"), including completion of a National Environmental Policy Act ("NEPA") analysis of such proposed wastewater pipeline projection which would allow for delivery of wastewater generated in northern El Paso County. The NMCI will deliver wastewater from Triview, Forest Lakes and other northern El Paso County participants choosing to regionalize wastewater treatment, at the J.D. Phillips Water Resource Recovery Facility (JDPWRRF) owned and operated by Utilities near the intersection of Mark Dabling Blvd. and the Garden of the Gods Road in the City of Colorado Springs; and,

WHEREAS, Triview and Forest Lakes are joint owners of the Upper Monument Wastewater Treatment Facility (UMWWTF), along with the Donala Water & Sanitation District ("Donala"), subject to the entitlements, requirements, terms and conditions of the Intergovernmental Agreement dated November 11, 1999, as Amended October 1, 2001; and,

WHEREAS, The NMCI project will provide wastewater collection, delivery and treatment services to Triview, while allowing Utilities to potentially eliminate at least three existing lift stations. The NMCI will largely allow, from Triview's perspective, the elimination of Triview's use of the UMWWTF or the repurposing of Triview's owned capacity therein; and,

WHEREAS, Triview has previously resolved, by Resolutions 2018-07 and 2022-06, and 2025-02 to cooperate and participate in the study, permitting, engineering and design of the NMCI project, including but not limited to cooperation in provision of documents and effluent estimates for Utilities' NEPA purposes, and through funding of a 90% design of the NMCI, including a "guaranteed maximum price"; and,

WHEREAS, With the NMCI 90% design now completed, and a "guaranteed maximum price" obtained, it has been determined that parties interested in continued participation in the NMCI project should contract further for the participating parties to immediately proceed to construction of the NMCI, a more specifically identifying the cost sharing and allocations included in such construction contract; and,

WHEREAS, Triview has determined, based upon its extensive participation and cooperation with the NMCI project to date, and based upon rates and tariffs developed by Utilities and applicable to wastewater service to be provided to Triview through the NMCI, and upon continuing and ongoing estimates and calculations by Triview's staff and consultants concerning the cost/benefit analysis of utilizing the NMCI, as compared to continued wastewater treatment at the UMWWTF, that participation in the construction of the NMCI based upon the design and engineering in which Triview participated in funding, including specific identification of cost-sharing responsibilities and the terms of Utilities' provision of wastewater services to Triview is appropriate; and,

WHEREAS, consistent with the terms of the "IGA concerning Construction Cost Sharing for the Northern Monument Creek Interceptor", a copy of which is attached to this Resolution as Exhibit A, and further consistent with Utilities obtaining of a guaranteed maximum price from the selected CM/GC based upon the 90% design, as described in such IGA, staff for Triview and Utilities have cooperatively drafted an addendum to such IGA documenting agreement to participate in the construction of the NMCI based on the cost-sharing allocations provided therein. A copy of the "IGA Addendum" is attached hereto as Exhibit B. Staff for Triview and Utilities have further cooperatively drafted a "Wastewater Service Agreement", which specifies the terms and conditions upon which Utilities will provide Triview with wastewater services through the NMCI for the 99-year term thereof; and,

WHEREAS, the Triview Board of Directors, having reviewed and considered the terms and conditions of the IGA, the IGA Addendum, and the Wastewater Service Agreement, wish to formally approve execution of the same, allowing Triview's participation in the construction of the NMCI and further allowing Triview to obtain long-term wastewater service through the NMCI from Utilities.

NOW THEREFORE BE IT RESOLVED: For the reasons set forth above, the Triview Metropolitan District is in agreement to continue to cooperate and participate with Utilities and Forest Lakes in the construction of the NMCI project based upon the maximum guaranteed price and the terms and conditions contained in the IGA Addendum; and, be it further resolved that the Triview Metropolitan District is in agreement with the provisions, terms and conditions the Wastewater Service Agreement; and, be it further resolved that the District Manager is hereby authorized to sign on behalf of the Triview Metropolitan District such documents evidencing Triview's continuing commitment to participation in the NMCI project, specifically including the "IGA Addendum" and the "Wastewater Service Agreement" concerning the Northern Monument Creek Interceptor.

Dated this 19th day of February, 2026.

ATTEST:

Jason Gross, District President

Amanda Carlton, District Secretary

Paid Invoices Over \$5,000 For 2026

- 1. Colorado Springs Utilities** **\$72,665.40**

Enterprise Fund – Water System – Operation & Maintenance - Convey, Treat, and Deliver (CTD)

- 2. Donala Water & Sanitation District** **\$65,910.89**

Enterprise Fund –Wastewater Operations -Wastewater-System-Wastewater – TF/Donala/IGA

- 3. Monson, Cummins & Shoet, LLC** **\$10,949.10**

Enterprise Fund – Professional Services -Legal Fees/Monson, Cummins & Shoet

- 4. White Bear Ankele Tanaka & Waldron** **\$19,592.92**

General Fund – Professional Services – Legal Fees

- 5. Schnabel Engineering** **\$6,679.00**

Capital Project –Enterprise – Water Improvements -Central Reservoir

- 6. Phil Long Ford** **\$53,006.15**

Capital Project - General – Land, Vehicles & Equipment – Vehicles & Equipment

- 7. Cusic Construction Inc.** **\$40,000.00**

Capital Project - Enterprise – Vehicles & Equipment Utilities – Equipment/Vehicles

- 8. Envirotech** **\$5,945.40**

General Fund – Streets Operation & Maintenance – Sand & Salt for Roads

- 9. Pikes Peak Regional Water Authority** **\$9,141.95**

Enterprise Fund – Wastewater System – Transit Loss

- 10. Hydro Resources Rocky Mt.** **\$10,240.00**

Capital Project – Enterprise – Water Improvements – D-7 & A-7

11. Colorado Safety Company \$7,282.67
Enterprise Fund – Water System – Repair and Maintenance

12. Hamre, Rodriguez, Ostrander & Prescott P.C. \$27,850.00
General Fund – Professional Services – Legal Fees

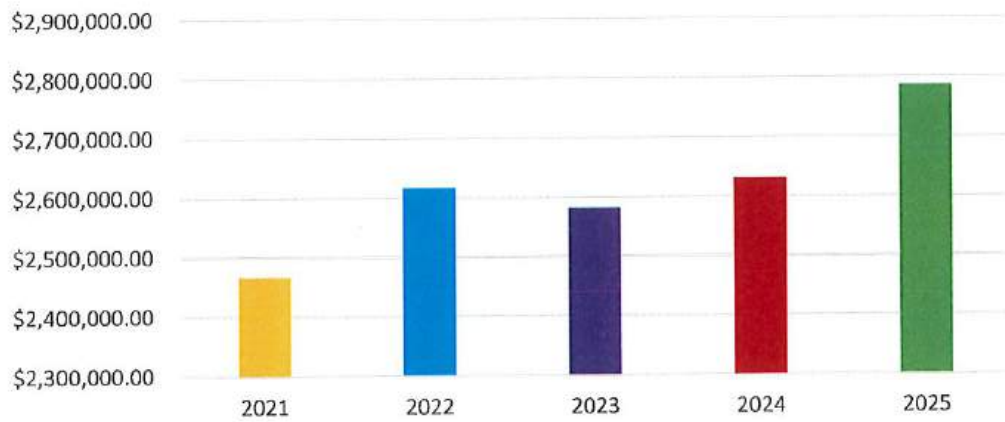
Total Over \$5,000.00 = \$329,263.48



TRIVIEW METROPOLITAN DISTRICT
Financial Statements
January 2026
Unaudited

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

Town of Monument
Sales Tax Revenue
December- YTD
2021 thru 2025



CASH POSITION
January 31, 2026

FUND BALANCE SUMMARY

January 31, 2026

TRIVIEW METROPOLITAN DISTRICT

January 31, 2026

Fund Summary

GENERAL FUND

	Public Works/ Streets	Parks and Open Space	Debt Service	Total
Total Revenue	\$ 252,183	\$ 143,037	\$ 82,821	\$ 478,041
Total Expenditures	238,080	119,255	1,143	358,478
Net Excess (Deficiency)	<u>\$ 14,103</u>	<u>\$ 23,782</u>	<u>\$ 81,678</u>	<u>\$ 119,563</u>
			Less: Transfer to Capital Projects Fund	\$ 198,648
			Transfer to Enterprise Fund	<u>\$ 64,000</u>
			Net Excess (Deficiency) - 2026	<u>\$ (143,085)</u>
			Beginning Fund Balance - January 1, 2026 - <i>Estimated</i>	<u>\$ 6,856,797</u>
			Less: Debt Service - Restricted	<u>\$ (81,678)</u>
			Ending Fund Balance - January 31, 2026	<u><u>\$ 6,795,390</u></u>

WATER AND WASTEWATER ENTERPRISE FUND

	Water Operations	Wastewater Operations	Debt Service	Total
Total Revenue	\$ 307,121	\$ 272,834	\$ 59,117	\$ 639,071
Transfer from General Fund	-	-	64,000	64,000
Total Expenditures	174,192	148,569	-	322,761
Net Excess (Deficiency)	<u>\$ 132,929</u>	<u>\$ 124,265</u>	<u>\$ 123,117</u>	<u>\$ 380,310</u>
			Less: Transfer to Capital Projects Fund	<u>\$ -</u>
			Net Excess (Deficiency) - 2026	<u>\$ 380,310</u>
			Beginning Fund Balance - January 1, 2026 - <i>Estimated</i>	<u>\$ 6,194,994</u>
			Ending Fund Balance - January 31, 2026	<u><u>\$ 6,575,304</u></u>

CAPITAL PROJECTS - GENERAL FUND

	Total
Total Revenue	\$ 25,685
Plus: Transfer from General Fund	198,648
Total Expenditures	<u>(224,333)</u>
	Net Excess (Deficiency)
	<u>\$ -</u>
	Beginning Fund Balance - January 1, 2026 - <i>Estimated</i>
	<u>\$ 12,480,827</u>
	<i>Ending Fund Balance - January 31, 2026 - Restricted for Higby Road Project</i>
	<u><u>\$ 12,480,827</u></u>

CAPITAL PROJECTS - ENTERPRISE FUND

	Total
Total Revenue	\$ 872,496
Plus:	
Transfer from Enterprise Fund	-
Total Expenditures	<u>(750,027)</u>
	Net Excess (Deficiency)
	<u>\$ 122,469</u>
	Beginning Fund Balance - January 1, 2026 - <i>Estimated</i>
	<u>\$ 1,199,948</u>
	Ending Fund Balance - January 31, 2026
	<u><u>\$ 1,322,417</u></u>

GENERAL FUND
Cost Allocation
January 31, 2026

TRIVIEW METROPOLITAN DISTRICT
GENERAL FUND
PUBLIC WORKS/STREETS

For the One Month Ending January 31, 2026

Unaudited

	2026 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 8%)
REVENUE				
Sales Tax/IGA/Town - Estimated	\$ 1,828,530	\$ 148,500	\$ (1,680,030)	8%
Property Tax - Operations	929,677	14,177	(915,501)	2%
Property Tax/IGA/Town	330,000	-	(330,000)	0%
Specific Ownership Tax	233,640	20,092	(213,548)	9%
Auto Tax/IGA/Town	182,160	18,157	(164,003)	10%
Interest	105,600	5,887	(99,713)	6%
Drainage Impact Fees	116,875	8,250	(108,625)	7%
Road and Bridge Fees	340,000	24,000	(316,000)	7%
Forest Lakes- Streets/ Parks Maintenance Revenue	63,000	-	(63,000)	0%
Use Tax - Construction Material	165,000	9,408	(155,592)	6%
Use Tax - Town	16,500	3,288	(13,212)	20%
Miscellaneous - (includes Safety Grant)	26,400	425	(25,975)	2%
Total Revenue	\$ 4,337,382	\$ 252,183	\$ (4,085,199)	6%
EXPENDITURES				
<u>Legislative</u>				
Directors' Fees	\$ 4,290	\$ 264	\$ 4,026	6%
FICA and Unemployment	343	21	322	6%
Workers Compensation Insurance	40	36	3	92%
Total Legislative	\$ 4,673	\$ 321	\$ 4,351	7%
<u>General and Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 154,672	\$ 11,203	\$ 143,469	7%
Unemployment Insurance	426	23	403	5%
Workers' Compensation Insurance	785	1,672	(887)	213%
Health and Dental Insurance	21,780	1,991	19,789	9%
Employer's FICA	9,590	688	8,902	7%
Employer's Medicare	2,244	165	2,079	7%
Retirement	7,169	412	6,757	6%
Life and Disability Insurance	1,612	122	1,490	8%
Total Salaries and Benefits	\$ 198,279	\$ 16,276	\$ 182,003	8%
<u>Professional Services</u>				
Professional Services-Engineering	\$ 39,600	\$ -	\$ 39,600	0%
Professional Services-Public Relations	18,150	728	17,422	4%
Legal Fees/Monson, Cummins & Shoheit	6,600	-	6,600	0%
Legal Fees	66,000	-	66,000	0%
Total Professional Services	\$ 130,350	\$ 728	\$ 129,622	1%
<u>General Administration</u>				
Accounting Services	\$ 49,500	\$ -	\$ 49,500	0%
Audit Fees	9,900	-	9,900	0%
Conference, Class and Education	12,870	2,631	10,239	20%
Dues, Publications and Subscriptions	9,900	149	9,752	2%
IT Support	33,000	13,158	19,842	40%
Office Equipment and Supplies	9,900	349	9,551	4%
Publication - Legal Notice	330	-	330	0%

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

For the One Month Ending January 31, 2026

Unaudited

	2026 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 8%)
Repairs and Maintenance	990	-	990	0%
Telephone Service	17,820	1,581	16,239	9%
Travel and Meeting Expense	3,960	240	3,720	6%
Office Overhead (COA, utilities, rent, etc.)	23,760	3,017	20,743	13%
General Insurance	62,950	62,950	-	100%
Tax Collection Expense - Operations	13,945	216	13,729	2%
Vehicle Expense	9,900	376	9,524	4%
Contingency/Emergency Reserves/Miscellaneous	6,600	1,257	5,343	19%
Total General Administration	<u>\$ 265,325</u>	<u>\$ 85,923</u>	<u>\$ 179,403</u>	<u>32%</u>
Total General Administrative, Legislative and Professional Services	<u>\$ 598,627</u>	<u>\$ 103,248</u>	<u>\$ 495,379</u>	<u>17%</u>

Operations

Salaries and Benefits- Streets and Parks

Salaries/Wages	\$ 808,500	\$ 64,004	\$ 744,497	8%
Salaries/Wages - Seasonal	27,324	-	27,324	0%
Overtime/On-call	30,740	5,599	25,141	18%
Unemployment Insurance	2,640	140	2,500	5%
Workers' Compensation Insurance	21,120	23,817	(2,697)	113%
Health and Dental Insurance	165,000	14,151	150,849	9%
Employer's FICA	50,127	4,340	45,787	9%
Employer's Medicare	11,725	1,015	10,710	9%
Retirement	40,425	4,177	36,248	10%
Life and Disability Insurance	9,240	763	8,477	8%
Total Salaries and Benefits - Streets and Parks	<u>\$ 1,166,840</u>	<u>\$ 118,005</u>	<u>\$ 1,048,835</u>	<u>10%</u>

Streets Operations and Maintenance

Operations and Maintenance - (includes Crack Seal)	\$ 75,000	\$ 1,899	\$ 73,101	3%
Vehicle Maintenance/Plowing and Snow Removal	50,000	247	49,753	0%
Customer Sidewalk Repair	3,000	-	3,000	0%
District Sidewalk Repair/ADA Ramps	100,000	-	100,000	0%
Snow Removal Per Diem/Emergency	5,000	-	5,000	0%
Streets- Engineering	1,000	-	1,000	0%
Engineering - TOM	1,000	-	1,000	0%
Fuel	20,000	44	19,956	0%
Contract Street Sweeping	10,000	-	10,000	0%
Sand and Salt for Roads	50,000	527	49,473	1%
Supplies	1,000	-	1,000	0%
Total Streets	<u>\$ 316,000</u>	<u>\$ 2,717</u>	<u>\$ 313,283</u>	<u>1%</u>
Total Streets O & M	<u>\$ 1,482,840</u>	<u>\$ 120,722</u>	<u>\$ 1,362,118</u>	<u>8%</u>

Lighting

MVE Operation and Maintenance	\$ 11,781	\$ -	\$ 11,781	0%
Repair and Maintenance	1,980	-	1,980	0%
Total Lighting	<u>\$ 13,761</u>	<u>\$ -</u>	<u>\$ 13,761</u>	<u>0%</u>

Signage

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

For the One Month Ending January 31, 2026

Unaudited

	2026 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 8%)
Repairs and Maintenance	\$ 4,620	\$ -	\$ 4,620	0%
Total Signage	<u>\$ 4,620</u>	<u>\$ -</u>	<u>\$ 4,620</u>	<u>0%</u>
<u>Traffic Control</u>				
Operation and Maintenance	\$ 50,000	\$ 14,110	\$ 35,890	28%
Operation and Maintenance- Signal Repair	5,000	-	5,000	0%
Repairs and Maintenance - Striping	50,000	-	50,000	0%
Total Traffic Control	<u>\$ 105,000</u>	<u>\$ 14,110</u>	<u>\$ 90,890</u>	<u>13%</u>
<u>Drainage/Erosion Control</u>				
Stormwater Pond Maintenance Repair	\$ 20,000	\$ -	\$ 20,000	0%
Total Drainage/Erosion Control	<u>\$ 20,000</u>	<u>\$ -</u>	<u>\$ 20,000</u>	<u>0%</u>
Total Expenditures - Public Works/Streets	<u>\$ 2,224,848</u>	<u>\$ 238,080</u>	<u>\$ 1,986,768</u>	<u>11%</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>\$ 2,112,534</u>	<u>\$ 14,103</u>	<u>\$ (2,098,431)</u>	

**TRIVIEW METROPOLITAN DISTRICT
GENERAL FUND**

PARKS AND OPEN SPACE

For the One Month Ending January 31, 2026

Unaudited

	2026 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 8%)
REVENUE - Parks and Open Space				
Sales Tax/IGA/Town - Estimated	\$ 941,970	\$ 76,500	\$ (865,470)	8%
Property Tax - Operations	478,925	7,303	(471,621)	2%
Property Tax/IGA/Town	170,000	-	(170,000)	0%
Specific Ownership Tax	120,360	10,350	(110,010)	9%
Park, Rec and Landscape Fees	286,705	20,238	(266,467)	7%
Forest Lakes- Streets/ Parks Maintenance Revenue	63,000	-	(63,000)	0%
Auto Tax/IGA/Town	93,840	9,353	(84,487)	10%
Interest	54,400	3,033	(51,367)	6%
Use Tax - Construction Material	85,000	4,846	(80,154)	6%
Use Tax- Town	8,500	1,694	(6,806)	20%
Conservation Trust Fund	33,000	-	(33,000)	0%
Programing Fees - Sanctuary Park	30,000	9,500	(20,500)	32%
Miscellaneous - (includes Safety Grant)	13,600	219	(13,381)	2%
Total Revenue	\$ 2,379,300	\$ 143,037	\$ (2,236,263)	6%
EXPENDITURES				
<u>Legislative</u>				
Directors' Fees	\$ 2,210	\$ 136	\$ 2,074	6%
FICA and Unemployment	177	11	166	6%
Workers Compensation Insurance	20	19	2	92%
Total Legislative	\$ 2,407	\$ 166	\$ 2,242	7%
<u>General and Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 79,679	\$ 5,771	\$ 73,908	7%
Unemployment Insurance	220	12	208	5%
Workers' Compensation Insurance	405	862	(457)	213%
Health and Dental Insurance	11,220	1,025	10,195	9%
Employer's FICA	4,940	354	4,586	7%
Employer's Medicare	1,156	85	1,071	7%
Retirement	3,693	212	3,481	6%
Life and Disability Insurance	831	63	768	8%
Total Salaries and Benefits	\$ 102,143	\$ 8,384	\$ 93,759	8%
<u>Professional Services</u>				
Professional Services-Engineering	\$ 20,400	\$ -	\$ 20,400	0%
Professional Services-Public Relations	9,350	375	8,975	4%
Legal Fees/Monson, Cummins & Shoheit	3,400	-	3,400	0%
Legal Fees	34,000	-	34,000	0%
Total Professional Services	\$ 67,150	\$ 375	\$ 66,775	1%
<u>General Administration</u>				
Accounting Services	\$ 25,500	\$ -	\$ 25,500	0%
Audit Fees	5,100	-	5,100	0%
Conference, Class and Education	6,630	1,356	5,274	20%
Dues, Publications and Subscriptions	5,100	77	5,024	2%
IT Support	17,000	6,778	10,222	40%
Office Equipment and Supplies	5,100	180	4,920	4%
Publication - Legal Notice	170	-	170	0%
Repairs and Maintenance	510	-	510	0%
Telephone Service	9,180	814	8,366	9%

TRIVIEW METROPOLITAN DISTRICT

GENERAL FUND

PARKS AND OPEN SPACE

For the One Month Ending January 31, 2026

Unaudited

	2026 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 8%)
Travel and Meeting Expense	2,040	123	1,917	6%
Office Overhead (COA, utilities, rent, etc.)	12,240	1,554	10,686	13%
General Insurance	32,429	32,429	-	100%
Tax Collection Expense - Operations	7,184	111	7,073	2%
Vehicle Expense	5,100	194	4,906	4%
Contingency/Emergency Reserves/Miscellaneous	3,400	647	2,753	19%
Total General Administration	<u>\$ 136,683</u>	<u>\$ 44,263</u>	<u>\$ 92,419</u>	<u>32%</u>
Total Parks - Administrative, Professional Services, etc.	<u>\$ 308,383</u>	<u>\$ 53,188</u>	<u>\$ 255,195</u>	<u>17%</u>
<u>Operations</u>				
<u>Salaries and Benefits- Streets and Parks</u>				
Salaries/Wages	\$ 416,500	\$ 32,972	\$ 383,529	8%
Salaries/Wages - Seasonal	14,076	-	14,076	0%
Overtime/On-call	15,836	2,884	12,951	18%
Unemployment Insurance	1,360	72	1,288	5%
Workers' Compensation Insurance	10,880	12,269	(1,389)	113%
Health and Dental Insurance	85,000	7,290	77,710	9%
Employer's FICA	25,823	2,236	23,587	9%
Employer's Medicare	6,040	523	5,517	9%
Retirement	20,825	2,152	18,673	10%
Life and Disability Insurance	4,760	393	4,367	8%
Total Salaries and Benefits - Parks	<u>\$ 601,100</u>	<u>\$ 60,791</u>	<u>\$ 540,309</u>	<u>10%</u>
<u>Parks and Open Space O & 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	25,000	-	25,000	0%
Park Irrigation Water Payments	500,000	-	500,000	0%
Repair and Maintenance	160,000	4,838	155,162	3%
Supplies/Trees Replacement	20,000	-	20,000	0%
Tools	2,500	-	2,500	0%
Equipment and Projects	1,000	-	1,000	0%
Clothing and Safety Equipment	16,000	403	15,597	3%
Vehicle Expense- Fuel	25,000	-	25,000	0%
Trail Maintenance	20,000	-	20,000	0%
Sanctuary Park	8,000	35	7,965	0%
Total Parks and Open Space O & M	<u>\$ 796,000</u>	<u>\$ 5,276</u>	<u>\$ 790,724</u>	<u>1%</u>
Total Parks O & M	<u>\$ 1,397,100</u>	<u>\$ 66,067</u>	<u>\$ 1,331,033</u>	<u>5%</u>
<u>Lighting</u>				
MVE Operation and Maintenance	\$ 6,069	\$ -	\$ 6,069	0%
Repair and Maintenance	1,020	-	1,020	0%
Total Lighting	<u>\$ 7,089</u>	<u>\$ -</u>	<u>\$ 7,089</u>	<u>0%</u>
<u>Signage</u>				
Repairs and Maintenance	\$ 2,380	\$ -	\$ 2,380	0%
Total Signage	<u>\$ 2,380</u>	<u>\$ -</u>	<u>\$ 2,380</u>	<u>0%</u>
Total Conservation Trust Fund Projects	<u>\$ 33,000</u>	<u>\$ -</u>	<u>\$ 33,000</u>	<u>0%</u>

TRIVIEW METROPOLITAN DISTRICT

GENERAL FUND

PARKS AND OPEN SPACE

For the One Month Ending January 31, 2026

Unaudited

	<u>2026 Budget</u>	<u>YTD Actual</u>	<u>Variance Favorable (Unfavorable)</u>	<u>Percent of Budget (YTD 8%)</u>
Total Expenditures - Parks and Open Space	\$ 1,747,952	\$ 119,255	\$ 1,628,697	7%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 631,348	\$ 23,782	\$ (607,566)	

**TRIVIEW METROPOLITAN DISTRICT
GENERAL FUND
DEBT SERVICE**

For the One Month Ending January 31, 2026
Unaudited

	2026 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 8%)
REVENUE				
Property Tax	\$ 2,716,590	\$ 41,425	\$ (2,675,165)	2%
Interest - GO Bond -2016	85,000	8,063	(76,937)	9%
Interest - GO Bond- 2025	350,000	33,333	(316,667)	10%
Total Revenue	\$ 3,151,590	\$ 82,821	\$ (3,068,769)	3%
EXPENDITURES				
<u>Administrative</u>				
Tax Collection Expense	\$ 40,749	\$ 630	\$ 40,119	2%
Total Administrative	\$ 40,749	\$ 630	\$ 40,119	2%
<u>Debt Service</u>				
Bond Interest Payment - Series 2016 and 2025	\$ 1,694,663	\$ -	\$ 1,694,663	0%
Bond Principal Payment	980,000	-	980,000	0%
Higby Interest Payment	634,444	-	634,444	0%
Higby Principal Payment	190,000	-	190,000	0%
Admin Building Payments	274,197	-	274,197	0%
Paying Agent Fees	13,000	513	12,487	4%
Total Debt Service	\$ 3,786,304	\$ 513	\$ 3,785,791	0%
Total Expenditures	\$ 3,827,053	\$ 1,143	\$ 3,825,910	0%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ (675,463)	\$ 81,678	\$ 757,141	

ENTERPRISE FUND
Cost Allocation
January 31, 2026

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

Water Operations

For the One Month Ending January 31, 2026

Unaudited

	2026 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 8%)
REVENUE				
Water Revenue	\$ 3,491,387	\$ 131,146	\$ (3,360,241)	4%
Base Rate/Capital Improvement Fee	1,782,050	149,277	(1,632,773)	8%
Contract Sewer and Water Service - Forest Lakes	117,776	-	(117,776)	0%
Lot Inspection Fees	5,000	-	(5,000)	0%
Water Meter Kits	63,750	5,853	(57,897)	9%
Administrative Fee	194,050	18,039	(176,011)	9%
Miscellaneous	35,000	2,806	(32,195)	8%
Bulk Water Revenue	5,000	-	(5,000)	0%
Total Revenue	\$ 5,694,013	\$ 307,121	\$ (5,386,892)	5%
EXPENDITURES				
<u>Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 639,604	\$ 49,682	\$ 589,923	8%
Overtime/On-call	22,444	1,420	21,024	6%
Unemployment Insurance	1,889	102	1,787	5%
Workers' Compensation Insurance	14,318	12,346	1,972	86%
Health and Dental Insurance	124,834	10,313	114,522	8%
Employer's FICA	40,607	3,169	37,438	8%
Employer's Medicare	9,497	741	8,756	8%
Retirement	26,765	2,863	23,902	11%
Life and Disability Insurance	6,773	598	6,176	9%
Total Salaries and Benefits	\$ 886,729	\$ 81,233	\$ 805,496	9%
<u>Professional Services</u>				
Professional Services- Engineering	\$ 45,000	\$ -	\$ 45,000	0%
Professional Services-Public Relations	13,750	552	13,199	4%
Professional Services/Amcobi/National Meter	73,430	-	73,430	0%
Professional Services-Rate Study	10,000	-	10,000	0%
Legal Fees	50,000	-	50,000	0%
Development Services/Monson, Cummins & Shoheit	75,000	-	75,000	0%
Total Professional Services	\$ 267,180	\$ 552	\$ 266,628	0%
<u>Administrative</u>				
Accounting Services	\$ 37,500	\$ -	\$ 37,500	0%
Audit Fees	7,500	-	7,500	0%
Conference, Class and Education	8,750	-	8,750	0%
Dues, Publications and Subscriptions	5,000	160	4,840	3%
IT Support	32,500	12,424	20,077	38%
Office Equipment and Supplies	2,000	-	2,000	0%
Postage	1,250	375	875	30%
Publication - Legal Notice	500	-	500	0%
Telephone Service	12,500	910	11,590	7%
Travel and Meeting Expense	500	-	500	0%
Office Overhead (COA, utilities, rent, etc.)	18,000	514	17,486	3%
Clothing Uniform Rental and Safety Equipment	5,775	-	5,775	0%
General Insurance	47,690	47,690	-	100%
Vehicle Expense	22,500	1,365	21,136	6%
Bank Charges	4,500	164	4,337	4%
Miscellaneous	1,000	-	1,000	0%
Total General Administration	\$ 207,465	\$ 63,600	\$ 143,865	31%

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

Water Operations

For the One Month Ending January 31, 2026

Unaudited

	2026 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 8%)
Total General Administrative	\$ 1,361,373	\$ 145,384	\$ 1,215,989	11%
<u>Water System</u>				
Water Testing	\$ 27,000	\$ -	\$ 27,000	0%
Water/Accounting-Engineering	15,000	-	15,000	0%
Waste Disposal	1,000	-	1,000	0%
Sludge Disposal	20,000	-	20,000	0%
Gas Utilities	21,000	774	20,226	4%
Electric Utilities	225,000	305	224,695	0%
SCADA Support/Meter Calibration	15,000	-	15,000	0%
Repairs and Maintenance	200,000	8,795	191,205	4%
Storage Tank Maintenance	5,000	-	5,000	0%
Operating Supplies	20,000	100	19,900	1%
Bulk Chemical Supplies (Starting HMO Treatment)	30,000	-	30,000	0%
Lab Chemicals and Supplies	10,000	578	9,422	6%
Instrumentation (Turbidity Meters, 2-CL-17, Photo Eye Lit, Repair Kit)	10,000	-	10,000	0%
Tools	4,000	-	4,000	0%
Transit Loss, Ditch Assessments, Carriage Agr.	169,986	-	169,986	0%
Leased Pueblo Reservoir Lease & Outlet	76,412	1,600	74,812	2%
Equipment Meter Supplies/Meter Kits	30,000	3,713	26,287	12%
Buena Vista Land Misc Expense	38,405	-	38,405	0%
CSU CTD Water (700 af)	3,242,217	-	3,242,217	0%
Lower Fountain Creek	13,331	12,943	388	97%
Total Water System	\$ 4,173,351	\$ 28,808	\$ 4,144,543	1%
Total Expenditures	\$ 5,534,724	\$ 174,192	\$ 5,360,532	3%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 159,289	\$ 132,929	\$ (26,361)	

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

Wastewater Operations

For the One Month Ending January 31, 2026

Unaudited

	2026 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 8%)
REVENUE				
Sewer Revenue	\$ 3,377,644	\$ 270,028	\$ (3,107,616)	8%
Contract Sewer and Water Service - Forest Lakes	117,776	-	(117,776)	0%
Miscellaneous	35,000	2,806	(32,195)	8%
Total Revenue	\$ 3,530,420	\$ 272,834	\$ (3,257,586)	8%
EXPENDITURES				
<u>Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 639,604	\$ 49,682	\$ 589,923	8%
Overtime/On-call	22,444	1,420	21,024	6%
Unemployment Insurance	1,889	102	1,787	5%
Workers' Compensation Insurance	14,318	12,346	1,972	86%
Health and Dental Insurance	124,834	10,313	114,522	8%
Employer's FICA	40,607	3,169	37,438	8%
Employer's Medicare	9,497	741	8,756	8%
Retirement	26,765	2,863	23,902	11%
Life and Disability Insurance	6,773	598	6,176	9%
Total Salaries and Benefits	\$ 886,729	\$ 81,233	\$ 805,496	9%
<u>Professional Services</u>				
Professional Services- Engineering	\$ 45,000	\$ -	\$ 45,000	0%
Professional Services-Public Relations	13,750	552	13,199	4%
Professional Services/Amcobi/National Meter	73,430	-	73,430	0%
Professional Services-Rate Study	10,000	-	10,000	0%
Legal Fees	50,000	-	50,000	0%
Development Services/Monson, Cummins & Shohet	75,000	-	75,000	0%
Total Professional Services	\$ 267,180	\$ 552	\$ 266,628	0%
<u>Administrative</u>				
Accounting Services	\$ 37,500	\$ -	\$ 37,500	0%
Audit Fees	7,500	-	7,500	0%
Conference, Class and Education	8,750	-	8,750	0%
Dues, Publications and Subscriptions	5,000	160	4,840	3%
IT Support	32,500	12,424	20,077	38%
Office Equipment and Supplies	2,000	-	2,000	0%
Postage	1,250	375	875	30%
Publication - Legal Notice	500	-	500	0%
Telephone Service	12,500	910	11,590	7%
Travel and Meeting Expense	500	-	500	0%
Office Overhead (COA, utilities, rent, etc.)	18,000	514	17,486	3%
Clothing Uniform Rental and Safety Equipment	5,775	-	5,775	0%
General Insurance	47,690	47,690	-	100%
Vehicle Expense	22,500	1,365	21,136	6%
Bank Charges	4,500	164	4,337	4%
Miscellaneous	1,000	-	1,000	0%
Total General Administration	\$ 207,465	\$ 63,600	\$ 143,865	31%

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

Wastewater Operations

For the One Month Ending January 31, 2026

Unaudited

	2026 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 8%)
Total General Administrative	\$ 1,361,373	\$ 145,384	\$ 1,215,989	11%
<u>Wastewater System</u>				
Wastewater TF/Donala/IGA	\$ 1,291,200	\$ -	\$ 1,291,200	0%
Repairs and Maintenance	10,000	-	10,000	0%
Operating Supplies	500	2,090	(1,590)	418%
Total Wastewater System	\$ 1,301,700	\$ 2,090	\$ 1,299,610	0%
<u>Wastewater System/Collections</u>				
Engineering	\$ 10,000	\$ -	\$ 10,000	0%
Tools	5,000	-	5,000	0%
Supplies/Uniforms	10,000	215	9,785	2%
Repairs and Maintenance	40,000	880	39,120	2%
Fuel	10,000	-	10,000	0%
Cleaning Mitigation	10,000	-	10,000	0%
Vehicle Maintenance	5,000	-	5,000	0%
Total Wastewater System/Collections	\$ 90,000	\$ 1,095	\$ 88,905	1%
Total Expenditures	\$ 2,753,073	\$ 148,569	\$ 2,604,504	5%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 777,347	\$ 124,265	\$ (653,083)	

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

For the One Month Ending January 31, 2026

Unaudited

	2026 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 8%)
REVENUE				
Renewable Water Fee	\$ 612,085	\$ 43,206	\$ (568,879)	7%
Water Lease- Comanche	203,222	-	(203,222)	0%
Bond Interest	900,000	-	(900,000)	0%
Interest	200,000	15,911	(184,089)	8%
Total Revenue	\$ 1,915,307	\$ 59,117	\$ (1,856,190)	3%
Debt Service				
Paying Agent Fees/Accrued Interest	\$ 5,000	\$ -	\$ 5,000	0%
CWCB Loan Interest	233,892	-	233,892	0%
Admin Building Payments	274,197	-	274,197	0%
2018 Bond Issue- Debt Service	661,350	-	661,350	0%
2020B Bonds- Debt Service	649,050	-	649,050	0%
2020A Bond Issue- Debt Service	888,244	-	888,244	0%
Total Debt Service	\$ 2,711,733	\$ -	\$ 2,711,733	0%
Total Expenditures	\$ 2,711,733	\$ -	\$ 2,711,733	0%
OTHER FINANCING SOURCES				
Transfer from other funds	\$ 800,000	\$ 64,000	\$ (736,000)	8%
Total Other Financing Sources	\$ 800,000	\$ 64,000	\$ (736,000)	8%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 3,574	\$ 123,117	\$ 119,543	

CAPITAL PROJECTS FUNDS

January 31, 2026

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

**Budget Status Report - GAAP Basis
For the One Month Ending January 31, 2026**

Unaudited

	2026 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 8%)
REVENUE				
Loan Proceeds - Admin Building	\$ 250,000	\$ 25,685	\$ (224,315)	10%
Total Revenue	\$ 250,000	\$ 25,685	\$ (224,315)	10%
EXPENDITURES				
<u>Land, Building, Vehicles and Equipment</u>				
Park Mowers	\$ 27,000	\$ 30,475	\$ (3,475)	113%
Material Storage Facility	5,000	-	5,000	0%
Admin Building - Construction	250,000	25,685	224,315	10%
300 Gallon Truck Sprayer	11,000	5,067	5,933	46%
Snow EX Pusher	22,000	13,853	8,147	63%
Shop Tools	8,000	-	8,000	0%
Ford Trucks	-	-	-	0%
Total Vehicles and Equipment	\$ 323,000	\$ 75,080	\$ 247,920	23%
<u>Park and Street Improvements</u>				
Baseline Controller	\$ 15,000	\$ -	\$ 15,000	0%
James Gate Trail Improvements	30,000	-	\$ 30,000	0%
Train Park/Lyons Tail Sidewalk Improvements	25,500	-	\$ 25,500	0%
Ann Arbor Trail/Open Space Enhancement	25,000	-	\$ 25,000	0%
Venison Park ADA Playground	300,000	149,253	\$ 150,747	50%
Sanctuary Rim Denton Pond Project	140,000	-	\$ 140,000	0%
Higby Road- Design and Construction	9,788,204	-	\$ 9,788,204	0%
Jackson Creek Lyons Tail Roundabout	250,000	-	\$ 250,000	0%
Install Traffic Signal Blevins Buckle	525,000	-	\$ 525,000	0%
Total Park and Street Improvements	\$ 11,098,704	\$ 149,253	\$ 10,949,451	1%
Total Expenditures - District Capital	\$ 11,421,704	\$ 224,333	\$ 11,197,371	2%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ (11,171,704)	\$ (198,648)	\$ 10,973,056	
OTHER FINANCING SOURCES (USES)				
Transfer from General Fund	\$ 1,383,500	\$ 198,648	\$ (1,184,852)	14%
Series 2025-Bond Proceeds - Restricted	9,788,204	-	(9,788,204)	0%
Total Other Financing Sources (Uses)	\$ 11,171,704	\$ 198,648	\$ (10,973,056)	2%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES	\$ -	\$ -	\$ -	

TRIVIEW METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND - ENTERPRISE
 Budget Status Report - GAAP Basis
 For the One Month Ending January 31, 2026
 Unaudited

	2026 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 8%)
REVENUE				
Water Tap Fees	\$ 1,023,400	\$ 72,240	\$ (951,160)	7%
Sewer Tap Fees	935,000	66,000	(869,000)	7%
Water/Sewer Impact Fee	42,500	3,000	(39,500)	7%
Renewable Water Fee	612,085	43,206	(568,879)	7%
Admin Fee	265,000	9,000	(256,000)	3%
Lease Revenue (FMIC)	10,853	-	(10,853)	0%
Effluent Paid-AGUA/Woodmoor	64,035	-	(64,035)	0%
Review and Comment Fee	42,500	3,000	(39,500)	7%
Western Interceptor	109,693	-	(109,693)	0%
ARPA Grant	300,000	-	(300,000)	0%
Payment in Lieu of Water Rights	630,000	648,428	18,428	103%
AT&T and Dish Payments	21,600	1,937	(19,663)	9%
Loan Proceeds - Admin Building	250,000	25,685	(224,315)	10%
Miscellaneous Income	40,000	-	(40,000)	0%
Total Revenue	\$ 4,346,666	\$ 872,496	\$ (3,474,170)	20%
EXPENDITURES				
<u>Vehicles, Land, Building and Equipment Utilities</u>				
Admin Building - Construction	\$ 250,000	\$ 25,685	\$ 224,315	10%
SCADA Computer	46,000	-	46,000	0%
Ford Trucks	-	-	-	0%
2007 International 400	-	40,000	(40,000)	0%
Total Vehicles and Equipment	\$ 296,000	\$ 65,685	\$ 230,315	22%
<u>Water Improvements</u>				
Tank Construction	\$ 975,610	\$ -	\$ 975,610	0%
SCADA	50,000	-	50,000	0%
Lidar Meters - 2	50,000	-	50,000	0%
AOS-WRSAF/CSU	564,393	564,393	-	100%
Tap Fee Credits	265,000	-	265,000	0%
Bale Ditch	145,536	30,349	115,187	21%
D-7	130,000	-	130,000	0%
A-7	110,000	-	110,000	0%
Excelsior Pipeline Design	200,000	-	200,000	0%
Forest Lakes Interconnect Improvements	20,000	-	20,000	0%
Sunny Shore/Jackson Creek Parkway PRV Project	171,000	89,600	81,400	52%
Chicago Springs Ranch Reseeding	12,000	-	12,000	0%
Chicago Ranch (AVIC) Reseeding/Revegetation	16,000	-	16,000	0%
Total Water Improvements	\$ 2,709,539	\$ 684,342	\$ 2,025,197	25%
Total Expenditures - Enterprise Capital	\$ 3,005,539	\$ 750,027	\$ 2,255,512	25%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 1,341,127	\$ 122,469	\$ (1,218,658)	