



## **TRIVIEW METROPOLITAN DISTRICT**

### **2026 BUDGET MESSAGE**

The Triview Metropolitan District (the District) is a quasi-municipal political subdivision of the State of Colorado. It was organized to develop and provide certain services to the residents of the District. The District was formed by order of the District Court for the District of El Paso, Colorado, entered in Civil Action No. 85 CV 0893 on May 13, 1985. The District, as a metropolitan district, derives its power from the State statutes. The District has purchased water rights, and has constructed a water distribution system, a sanitary and storm sewer collection system, roadways, signs and other improvements. The District is governed by a five-member Board.

#### **Basis of Accounting**

The District prepares its budget on the modified accrual basis of accounting and uses Governmental and Proprietary funds to budget and report on its financial position.

#### **Revenues**

##### ***Taxes***

For the 2026 Budget, the District has imposed a mill levy of 20.500 mills. A temporary reduction of 14.500 mills from the District's regular 35.000 mills was certified to the County in December 2025. Of the 20.500 mills, 13.500 are pledged to the redemption of the District's General Obligation Bonds (GO Bonds). The remaining 7.000 mills will be utilized for General operations.

Specific ownership taxes are set by the State and collected by the County Clerk, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within, and including, the District.

##### ***Intergovernmental Revenue***

The District receives shared revenue from the Town of Monument and the State of Colorado from several sources, which includes but is not limited to, Sales Tax, Property Tax, Auto Use Tax and Conservation Trust funds.

## *Fees*

The District imposes various fees to help fund improvements to roads, bridges, parks and the water, wastewater and reuse infrastructure, in addition to, utility fees for water and wastewater services.

## **Funds**

### *General Fund*

The General Fund accounts for the administrative, legislative, Parks and Road maintenance operations and GO debt service costs of the District. Revenue received by this Fund is comprised of property taxes, specific ownership taxes, fees, Conservation Trust funds and shared revenue with the Town of Monument. The Fund does an annual operating transfer to the Water and Wastewater Enterprise Fund. In 2026, an \$800,000 transfer is budgeted.

### *Water and Wastewater Enterprise Fund*

Revenue is derived from rates and fees charged to consumers for the provision of water and wastewater service. In addition, an \$800,000 operating transfer from the General Fund is budgeted. Expenditures reflected in this fund include, but may not be limited to, water and wastewater operations and debt service.

### *Capital Projects Funds*

The Capital Projects Funds are utilized for Budgetary purposes only for Governmental and Proprietary capital purchases. Revenue derived from Water and Sewer tap fees, leased water, Effluent and Renewable Water fees is accounted for in the Capital Projects-Enterprise Fund and is utilized to pay for water rights and water and wastewater improvements. The Enterprise Fund provides additional support through a transfer to the Capital Projects Fund. The District has budgeted over \$3,000,000 in water and wastewater-related improvements and equipment for 2026.

Governmental capital expenditures are accounted for in the Capital Projects-General Fund and are supported mainly by a transfer from the General Fund. Projects include landscape, parks, open space and road improvements. The District has budgeted over \$11,400,000 in total streets and parks capital purchases and improvements in 2026.

**TRIVIEW METROPOLITAN DISTRICT  
RESOLUTION NO. 16 - 2025**

**RESOLUTION**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING THE 2026 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, 2026 AND ENDING ON THE LAST DAY OF DECEMBER, 2026.

WHEREAS, the Board of Directors of the Triview Metropolitan District authorized its consultants to prepare and submit a proposed budget to said governing body no later than October 15, 2025; and

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

WHEREAS, upon due and proper notice, posted in accordance with Colorado Law and published in a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 11, 2025, and interested electors were given the opportunity to file or register any objections to said proposed budget; 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. 2026 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. 2026 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 2026. 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 for fiscal year 2026.

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 \$2,716,590. That, for the purposes of meeting the general obligation debt retirement expenses of the District during the 2026 budget year, there is hereby levied a tax of 13.500 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 \$1,408,602. That, for the purposes of meeting the general operations expenses of the District during the 2026 budget year, there is hereby levied a tax of 7.000 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.

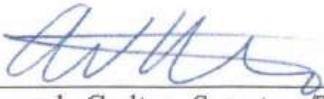
Section 6. Certification. The District's manager is hereby authorized and directed to immediately certify to the Board of County Commissioners of El Paso County, the mill levies for the District hereinabove determined and set.

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 11th day of December 2025.

  
\_\_\_\_\_  
Jason Gross, President

ATTEST:

  
\_\_\_\_\_  
Amanda Carlton, Secretary/Treasurer

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

I, Amanda Corlett, Secretary to the Board of Directors of the Triview Metropolitan District, 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 December 11, 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 2026; 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 2026 Budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 11th day of December 2025.

(SEAL)



  
Secretary

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of El Paso County, Colorado.

On behalf of the Triview Metropolitan District  
(taxing entity)<sup>A</sup>

the Board of Directors  
(governing body)<sup>B</sup>

of the Triview Metropolitan District  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 201,228,920 assessed valuation of:   
(GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 201,228,920   
(NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

**Submitted:** 12/11/2025 for budget/fiscal year 2026  
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	7.000 mills	\$ 1,408,602
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< 0.000 > mills	\$ 0.00 >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>7.000 mills</b>	<b>\$ 1,408,602</b>
3. General Obligation Bonds and Interest <sup>J</sup> <Minus> Temporary Debt Service Tax Credit/ Temporary Mill Levy Rate Reduction <sup>K</sup>	28.000 mills	\$ 5,634,410
4. Debt Service Bonds and Interest <sup>L</sup>	<14.500> mills	<\$2,917,819>
5. Capital Expenditures <sup>M</sup>	13.500 mills	\$ 2,716,590
6. Refunds/Abatements <sup>N</sup>	Mills	\$
7. Other <sup>O</sup> (specify): _____	mills	\$
_____	mills	\$

**TOTAL:** [ Sum of General Operating Subtotal and Lines 3 to 7 ]

<b>20.500</b> mills	<b>\$4,125,192</b>
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<sup>1</sup> If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's final certification of valuation).

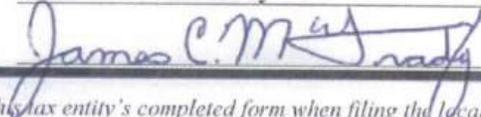
Contact person:  
(print)

James C. McGrady

Daytime  
phone:

719-494-3782

Signed:



Title:

District Manager

*Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.*

**CERTIFICATION OF TAX LEVIES, continued**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).**

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS:**

1. Purpose of Issue: GO Refunding Bonds  
Series: Series 2016  
Date of Issue: December 15, 2016  
Coupon Rate: 4.00% - 5.00%  
Maturity Date: November 11, 2046  
Levy: 13.5 (Includes Temporary 14.500 mill reduction)  
Revenue: \$2,716,590

2. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

**CONTRACTS**

3. Purpose of Contract: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Principal Amount: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

4. Purpose of Contract: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Principal Amount: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

Notes:

<sup>A</sup> **Taxing Entity**—A jurisdiction authorized by law to impose ad valorem property taxes on taxable property located within its territorial limits (please see notes B, C, and H below). For purposes of the DLG 70 only, a taxing entity is also a geographic area formerly located within a *taxing entity's* boundaries for which the county assessor certifies a valuation for assessment and which is responsible for payment of its share until retirement of financial obligations incurred by the *taxing entity* when the area was part of the *taxing entity*. For example: an area of excluded property formerly within a special district with outstanding general obligation debt at the time of the exclusion or the area located within the former boundaries of a dissolved district whose outstanding general obligation debt service is administered by another local government<sup>C</sup>.

<sup>B</sup> **Governing Body**—The board of county commissioners, the city council, the board of trustees, the board of directors, or the board of any other entity that is responsible for the certification of the *taxing entity's* mill levy. For example: the board of county commissioners is the governing board ex officio of a county public improvement district (PID); the board of a water and sanitation district constitutes ex officio the board of directors of the water subdistrict.

<sup>C</sup> **Local Government** - For purposes of this line on Page 1 of the DLG 70, the local government is the political subdivision under whose authority and within whose boundaries the *taxing entity* was created. The local government is authorized to levy property taxes on behalf of the *taxing entity*. For example, for the purposes of this form:

1. a municipality is both the local government and the *taxing entity* when levying its own levy for its entire jurisdiction;
2. a city is the local government when levying a tax on behalf of a business improvement district (BID) *taxing entity* which it created and whose city council is the BID board;
3. a fire district is the local government if it created a subdistrict, the *taxing entity*, on whose behalf the fire district levies property taxes.
4. a town is the local government when it provides the service for a dissolved water district and the town board serves as the board of a dissolved water district, the *taxing entity*, for the purpose of certifying a levy for the annual debt service on outstanding obligations.

<sup>D</sup> **GROSS Assessed Value** - There will be a difference between gross assessed valuation and net assessed valuation reported by the county assessor only if there is a "tax increment financing" entity (see below), such as a downtown development authority or an urban renewal authority, within the boundaries of the *taxing entity*. The board of county commissioners certifies each *taxing entity's* total mills upon the *taxing entity's* Gross Assessed Value found on Line 2 of Form DLG 57.

<sup>E</sup> **Certification of Valuation by County Assessor, Form DLG 57** - The county assessor(s) uses this form (or one similar) to provide valuation for assessment information to a *taxing entity*. The county assessor must provide this certification no later than August 25<sup>th</sup> each year and may amend it, one time, prior to December 10<sup>th</sup>.

<sup>F</sup> **TIF Area**—A downtown development authority (DDA) or urban renewal authority (URA), may form plan areas that use "tax increment financing" to derive revenue from increases in assessed valuation (gross minus net, Form DLG 57 Line 3) attributed to the activities/improvements within the plan area. The DDA or URA receives the differential revenue of each overlapping *taxing entity's* mill levy applied against the *taxing entity's* gross assessed value after subtracting the *taxing entity's* revenues derived from its mill levy applied against the net assessed value.

<sup>G</sup> **NET Assessed Value**—The total taxable assessed valuation from which the *taxing entity* will derive revenues for its uses. It is found on Line 4 of Form DLG 57.

<sup>H</sup> **General Operating Expenses (DLG 70 Page 1 Line 1)**—The levy and accompanying revenue reported on Line 1 is for general operations and includes, in aggregate, all levies for and revenues raised by a *taxing entity* for purposes not lawfully exempted and detailed in Lines 3 through 7 on Page 1 of the DLG 70. For example: a fire pension levy is included in general operating expenses, unless the pension is voter-approved, if voter-approved, use Line 7 (Other).

**<sup>I</sup> Temporary Tax Credit for Operations (DLG 70 Page 1 Line 2)**—The Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction of 39-1-111.5, C.R.S. may be applied to the *taxing entity's* levy for general operations to effect refunds. Temporary Tax Credits (TTCs) are not necessary for other types of levies (non-general operations) certified on this form because these levies are adjusted from year to year as specified by the provisions of any contract or schedule of payments established for the payment of any obligation incurred by the *taxing entity* per 29-1-301(1.7), C.R.S., or they are certified as authorized at election per 29-1-302(2)(b), C.R.S.

**<sup>J</sup> General Obligation Bonds and Interest (DLG 70 Page 1 Line 3)**—Enter on this line the total levy required to pay the annual debt service of all general obligation bonds. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments. Title 32, Article 1 Special districts and subdistricts must complete Page 2 of the DLG 70.

**<sup>K</sup> Temporary Tax Credit for Operations (DLG 70 Page 1 Line 2)**—The Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction of 39-1-111.5, C.R.S. may be applied to the *taxing entity's* levy for general operations to effect refunds. Temporary Tax Credits (TTCs) are not necessary for other types of levies (non-general operations) certified on this form because these levies are adjusted from year to year as specified by the provisions of any contract or schedule of payments established for the payment of any obligation incurred by the *taxing entity* per 29-1-301(1.7), C.R.S., or they are certified as authorized at election per 29-1-302(2)(b), C.R.S.

**<sup>L</sup> General Obligation Bonds and Interest (DLG 70 Page 1 Line 3)**—Enter on this line the total levy required to pay the annual debt service of all general obligation bonds. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments. Title 32, Article 1 Special districts and subdistricts must complete Page 2 of the DLG 70.

**<sup>M</sup> Capital Expenditures (DLG 70 Page 1 Line 5)**—These revenues are not subject to the statutory property tax revenue limit if they are approved by counties and municipalities through public hearings pursuant to 29-1-301(1.2) C.R.S. and for special districts through approval from the Division of Local Government pursuant to 29-1-302(1.5) C.R.S. or for any *taxing entity* if approved at election. Only levies approved by these methods should be entered on Line 5.

**<sup>N</sup> Refunds/Abatements (DLG 70 Page 1 Line 6)**—The county assessor reports on the Certification of Valuation (DLG 57 Line 11) the amount of revenue from property tax that the local government did not receive in the prior year because taxpayers were given refunds for taxes they had paid or they were given abatements for taxes originally charged to them due to errors made in their property valuation. The local government was due the tax revenue and would have collected it through an adjusted mill levy if the valuation errors had not occurred. Since the government was due the revenue, it may levy, in the subsequent year, a mill to collect the refund/abatement revenue. An abatement/refund mill levy may generate revenues up to, but not exceeding, the refund/abatement amount from Form DLG 57 Line 11.

1. Please Note: If the *taxing entity* is in more than one county, as with all levies, the abatement levy must be uniform throughout the entity's boundaries and certified the same to each county. To calculate the abatement/refund levy for a *taxing entity* that is located in more than one county, first total the abatement/refund amounts reported by each county assessor, then divide by the *taxing entity's* total net assessed value, then multiply by 1,000 and round down to the nearest three decimals to prevent levying for more revenue than was abated/refunded. This results in an abatement/refund mill levy that will be uniformly certified to all of the counties in which the *taxing entity* is located even though the abatement/refund did not occur in all the counties.

**<sup>O</sup> Other (DLG 70 Page 1 Line 7)**—Report other levies and revenue not subject to 29-1-301 C.R.S. that were not reported above. For example: a levy for the purposes of television relay or translator facilities as specified in sections 29-7-101, 29-7-102, and 29-7-105 and 32-1-1005 (1) (a), C.R.S.; a voter-approved fire pension levy; a levy for special purposes such as developmental disabilities, open space, etc.



**TRIVIEW METROPOLITAN DISTRICT**  
**Adopted 2026 Budget**  
**December 11, 2025**

# **GENERAL FUND**

**TRIVIEW METROPOLITAN DISTRICT  
GENERAL FUND  
ADOPTED 2026 BUDGET**

	2024 Actuals	2025 Budget	YTD 9/30/2025	2025 Estimated	2026 Adopted Budget
<b>REVENUE</b>					
Property Tax	\$ 2,419,795	\$ 2,531,683	\$ 2,522,703	\$ 2,531,683	\$ 2,716,590
Property Tax - Operations	1,123,476	1,175,424	1,171,255	1,175,424	1,408,602
Sales Tax/IGA/Town - Estimated	2,630,974	2,700,000	2,032,544	2,710,059	2,770,500
Specific Ownership Tax	331,553	326,000	265,920	354,560	354,000
Property Tax/IGA/Town	446,965	450,047	-	502,833	500,000
Park, Rec and Landscape Fees	347,419	252,975	236,110	699,335	286,705
Auto Tax/IGA/Town - Estimated	238,885	215,000	209,983	279,977	276,000
Interest	267,527	220,000	121,439	161,919	160,000
Drainage Impact Fees	150,600	103,125	107,070	301,110	116,875
Road and Bridge Fees	287,066	300,000	310,654	1,014,205	340,000
Forest Lakes- Streets/ Parks Maintenance Revenue	177,829	150,000	56,891	120,000	126,000
Use Tax - Construction Material	355,436	300,000	177,106	468,141	250,000
Use Tax - Town	20,250	25,000	12,678	25,000	25,000
Conservation Trust Fund	37,558	41,000	26,558	35,411	33,000
Miscellaneous - (includes Safety Grant)	19,208	40,000	26,863	35,817	40,000
Programing Fees - Sanctuary Park	10,425	6,000	32,500	33,000	30,000
Interest - GO Bond	118,830	75,000	74,940	99,920	85,000
Higby- GO Bond Interest	-	-	-	90,000	350,000
<b>Total Revenue</b>	<b>\$ 8,983,794</b>	<b>\$ 8,911,254</b>	<b>\$ 7,385,214</b>	<b>\$ 10,638,394</b>	<b>\$ 9,868,272</b>
<b>EXPENDITURES</b>					
<u>Legislative</u>					
Directors' Fees	\$ 6,000	\$ 10,500	\$ 4,800	\$ 6,400	\$ 6,500
FICA and Unemployment	3,967	840	384	512	520
Workers Compensation Insurance	46	50	45	60	60
<b>Total Legislative</b>	<b>\$ 10,013</b>	<b>\$ 11,390</b>	<b>\$ 5,229</b>	<b>\$ 6,972</b>	<b>\$ 7,080</b>
<u>General and Administrative</u>					
<u>Salaries and Benefits</u>					
Salaries/Wages	\$ 215,267	\$ 226,426	\$ 163,770	\$ 218,360	\$ 234,351
Unemployment Insurance	1,273	624	814	1,085	646
Workers' Compensation Insurance	1,142	1,150	1,445	1,927	1,190
Health and Dental Insurance	26,299	24,289	22,070	29,427	33,000
Employer's FICA	12,215	13,012	10,063	13,417	14,530
Employer's Medicare	3,073	3,043	2,413	3,217	3,400
Retirement	4,823	10,495	4,075	5,433	10,862
Life and Disability Insurance	2,079	2,360	1,675	2,233	2,443
<b>Total Salaries and Benefits</b>	<b>\$ 266,171</b>	<b>\$ 281,399</b>	<b>\$ 206,325</b>	<b>\$ 275,100</b>	<b>\$ 300,422</b>
<u>Professional Services</u>					
Professional Services-Engineering	\$ 110,748	\$ 50,000	\$ 74,392	\$ 80,000	\$ 60,000
Professional Services-Public Relations	54,765	25,000	23,115	27,500	27,500
Professional Services-Rate Study	20,394	-	12,923	17,231	-
Legal Fees/Monson, Cummins & Shoheit	12,776	10,000	5,750	7,667	10,000
Legal Fees	100,367	75,000	101,679	135,572	100,000
<b>Total Professional Services</b>	<b>\$ 299,050</b>	<b>\$ 160,000</b>	<b>\$ 217,859</b>	<b>\$ 267,969</b>	<b>\$ 197,500</b>
<u>General Administration</u>					
Accounting Services	\$ 81,217	\$ 68,200	\$ 56,487	\$ 75,316	\$ 75,000
Audit Fees	27,500	15,000	14,500	14,500	15,000
Conference, Class and Education	26,740	19,400	8,571	17,000	19,500
Dues, Publications and Subscriptions	14,789	15,000	9,340	12,453	15,000
Election	-	22,500	39,213	39,213	-
IT Support	45,328	60,000	36,269	48,359	50,000
Office Equipment and Supplies	14,170	10,000	13,400	15,000	15,000
Publication - Legal Notice	184	1,000	117	156	500
Repairs and Maintenance	1,630	2,000	111	2,000	1,500

**TRIVIEW METROPOLITAN DISTRICT  
GENERAL FUND  
ADOPTED 2026 BUDGET**

	2024 Actuals	2025 Budget	YTD 9/30/2025	2025 Estimated	2026 Adopted Budget
Telephone Service	24,953	27,000	18,301	24,401	27,000
Travel and Meeting Expense	7,110	6,000	5,387	7,183	6,000
Office Overhead (COA, utilities, rent, etc.)	49,417	48,000	25,253	33,671	36,000
General Insurance	61,376	64,445	59,152	64,098	95,379
Tax Collection Expense	36,377	37,975	37,946	37,975	40,749
Tax Collection Expense - Operations	16,890	17,631	17,612	17,631	21,129
Vehicle Expense	13,012	13,000	14,940	19,920	15,000
Contingency/Emergency Reserves/Miscellaneous	13,101	10,000	12,216	16,288	10,000
Total General Administration	\$ 433,794	\$ 437,151	\$ 368,815	\$ 445,164	\$ 442,757
<b>Total General Administrative, Legislative and Professional Services</b>	<b>\$ 1,009,028</b>	<b>\$ 889,940</b>	<b>\$ 798,228</b>	<b>\$ 995,205</b>	<b>\$ 947,759</b>
<b>Operations</b>					
<b>Salaries and Benefits- Streets and Parks</b>					
Salaries/Wages	\$ 940,228	\$ 921,434	\$ 801,227	\$ 1,068,303	\$ 1,225,000
Salaries/Wages - Seasonal	2,117	40,000	30,540	35,000	41,400
Overtime/On-call	54,804	45,000	23,534	31,379	46,575
Unemployment Insurance	1,224	1,768	2,332	3,109	4,000
Workers' Compensation Insurance	23,941	21,500	29,392	29,392	32,000
Health and Dental Insurance	211,954	191,068	154,153	205,537	250,000
Employer's FICA	61,399	58,162	53,228	70,971	75,950
Employer's Medicare	14,359	13,603	12,448	16,597	17,765
Retirement	39,820	46,904	35,472	47,296	61,250
Life and Disability Insurance	9,717	9,720	8,470	11,293	14,000
Total Salaries and Benefits - Streets and Parks	\$ 1,359,563	\$ 1,349,160	\$ 1,150,796	\$ 1,518,877	\$ 1,767,940
<b>Parks and Open Space O &amp; M</b>					
Repair of Facilities	\$ 681	\$ 6,000	\$ 11,815	\$ 13,000	\$ 6,000
Annual Flower and Shrub replacement Program	2,552	10,000	6,007	6,500	10,000
Holiday Lights	-	2,500	-	2,500	2,500
Lawn Fertilizer, Tree Fertilizer and Weed Control Program	70,090	30,000	12,085	16,113	25,000
Park Irrigation Water Payments	423,206	325,000	292,669	325,000	500,000
Repair and Maintenance	128,693	110,000	129,200	160,000	160,000
Supplies/Trees Replacement	14,715	6,000	29,002	29,002	20,000
Tools	4,407	2,500	554	739	2,500
Equipment and Projects	130	1,000	404	539	1,000
Clothing and Safety Equipment	16,032	15,000	11,633	15,511	16,000
Vehicle Expense- Fuel	16,304	20,000	19,154	25,000	25,000
Trail Maintenance	-	-	-	-	20,000
Sanctuary Park- Operations	298	300	2,487	3,316	8,000
Total Parks and Open Space O & M	\$ 677,108	\$ 528,300	\$ 515,010	\$ 597,219	\$ 796,000
<b>Streets Operations and Maintenance</b>					
Operations and Maintenance - (includes Crack Seal)	\$ 88,459	\$ 60,000	\$ 62,856	\$ 65,000	\$ 75,000
Vehicle Maintenance/Plowing and Snow Removal	48,548	32,000	42,961	50,000	50,000
Customer Sidewalk Repair	-	3,000	-	3,000	3,000
District Sidewalk Repair/ADA Ramps	20,380	35,000	65,867	65,867	100,000
Snow Removal Per Diem/Emergency	-	5,000	-	5,000	5,000
Streets- Engineering	-	3,000	-	1,000	1,000
Engineering - TOM	750	1,000	-	6,000	1,000
Fuel	32,805	20,000	11,106	17,500	20,000
Contract Street Sweeping	15,550	18,000	7,150	9,533	10,000
Sand and Salt for Roads	33,684	40,000	29,673	50,000	50,000
Supplies	405	1,000	-	1,000	1,000
Total Streets	\$ 240,581	\$ 218,000	\$ 219,613	\$ 273,900	\$ 316,000
<b>Total Parks and Streets O &amp; M</b>	<b>\$ 917,689</b>	<b>\$ 746,300</b>	<b>\$ 734,623</b>	<b>\$ 871,120</b>	<b>\$ 1,112,000</b>

**TRIVIEW METROPOLITAN DISTRICT  
GENERAL FUND  
ADOPTED 2026 BUDGET**

	2024 Actuals	2025 Budget	YTD 9/30/2025	2025 Estimated	2026 Adopted Budget
<b><u>Lighting</u></b>					
MVE Operation and Maintenance	\$ 24,261	\$ 17,000	\$ 13,227	\$ 17,636	\$ 17,850
Repair and Maintenance	8,037	3,000	293	391	3,000
Total Lighting	<u>\$ 32,298</u>	<u>\$ 20,000</u>	<u>\$ 13,520</u>	<u>\$ 18,027</u>	<u>\$ 20,850</u>
<b><u>Signage</u></b>					
Repairs and Maintenance	\$ 12,764	\$ 20,000	\$ 4,169	\$ 5,559	\$ 7,000
Total Signage	<u>\$ 12,764</u>	<u>\$ 20,000</u>	<u>\$ 4,169</u>	<u>\$ 5,559</u>	<u>\$ 7,000</u>
<b><u>Traffic Control</u></b>					
Operation and Maintenance	\$ 78,867	\$ 78,000	\$ 46,539	\$ 50,000	\$ 50,000
Operation and Maintenance- Signal Repair	-	10,000	-	-	5,000
Repairs and Maintenance - Striping	-	59,350	65,595	70,000	50,000
Total Traffic Control	<u>\$ 78,867</u>	<u>\$ 147,350</u>	<u>\$ 112,134</u>	<u>\$ 120,000</u>	<u>\$ 105,000</u>
<b><u>Drainage/Erosion Control</u></b>					
Repairs and Maintenance (includes Concrete work)	\$ 51,483	\$ -	\$ -	\$ -	\$ -
Stormwater Pond Maintenance Repair	-	20,000	-	30,000	20,000
Total Drainage/Erosion Control	<u>\$ 51,483</u>	<u>\$ 20,000</u>	<u>\$ -</u>	<u>\$ 30,000</u>	<u>\$ 20,000</u>
<b><u>Total Conservation Trust Fund Projects</u></b>					
	<u>\$ 37,558</u>	<u>\$ 42,000</u>	<u>\$ 26,558</u>	<u>\$ 35,411</u>	<u>\$ 33,000</u>
<b>Total Operations</b>	<u>\$ 2,490,222</u>	<u>\$ 2,344,810</u>	<u>\$ 2,041,800</u>	<u>\$ 2,598,993</u>	<u>\$ 3,065,790</u>
<b>Total Legislative, General Administrative and Operations</b>	<u>\$ 3,499,250</u>	<u>\$ 3,234,750</u>	<u>\$ 2,840,028</u>	<u>\$ 3,594,198</u>	<u>\$ 4,013,549</u>
<b><u>Debt Service</u></b>					
Bond Interest Payment- GO 2016	\$ 1,781,163	\$ 1,738,913	\$ 869,456	\$ 1,738,913	\$ 1,694,663
Bond Principal Payment- GO 2016	845,000	885,000	-	885,000	980,000
Highby Interest Payment	-	-	-	-	634,444
Highby Principal Payment	-	-	-	-	190,000
Admin Building Payments	-	-	-	12,000	274,197
Paying Agent Fees	7,874	8,000	9,221	10,000	13,000
<b>Total Debt Service</b>	<u>\$ 2,634,037</u>	<u>\$ 2,631,913</u>	<u>\$ 878,677</u>	<u>\$ 2,645,913</u>	<u>\$ 3,786,304</u>
<b>Total Expenditures</b>	<u>\$ 6,133,287</u>	<u>\$ 5,866,663</u>	<u>\$ 3,718,705</u>	<u>\$ 6,240,111</u>	<u>\$ 7,799,853</u>
<b><u>OTHER FINANCING USES - Expenditures</u></b>					
Transfer to Enterprise	\$ 800,000	\$ 800,000	\$ 600,000	\$ 800,000	\$ 800,000
Transfer to Capital Projects - Equipment/Improvements	2,424,826	1,207,627	1,131,840	516,819	1,383,500
<b>Total Other Financing Uses</b>	<u>\$ 3,224,826</u>	<u>\$ 2,007,627</u>	<u>\$ 1,731,840</u>	<u>\$ 1,316,819</u>	<u>\$ 2,183,500</u>
<b>Total Expenditures and Other Financing Uses</b>	<u>\$ 9,358,113</u>	<u>\$ 7,874,290</u>	<u>\$ 5,450,545</u>	<u>\$ 7,556,930</u>	<u>\$ 9,983,353</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>					
	<u>\$ (374,319)</u>	<u>\$ 1,036,965</u>	<u>\$ 1,934,669</u>	<u>\$ 3,081,464</u>	<u>\$ (115,081)</u>
<b>FUND BALANCE - BEGINNING</b>					
	<u>\$ 6,272,864</u>	<u>\$ 6,252,011</u>	<u>\$ 5,898,545</u>	<u>\$ 5,898,545</u>	<u>\$ 8,980,009</u>
<b>FUND BALANCE - ENDING</b>					
	<u>\$ 5,898,545</u>	<u>\$ 7,288,976</u>	<u>\$ 7,833,214</u>	<u>\$ 8,980,009</u>	<u>\$ 8,864,928</u>

# **ENTERPRISE FUND**

**TRIVIEW METROPOLITAN DISTRICT  
WATER AND WASTEWATER ENTERPRISE FUND  
ADOPTED 2026 BUDGET**

	2024 Actuals	2025 Budget	YTD 9/30/2025	2025 Estimated	2026 Adopted Budget
<b>REVENUE</b>					
Water Revenue	\$ 3,142,691	\$ 3,767,082	\$ 2,380,491	\$ 3,173,988	\$ 3,491,387
Sewer Revenue	2,626,568	2,756,177	2,302,939	3,070,585	3,377,644
Renewable Water Fee	864,431	540,075	549,437	732,582	612,085
Contract Sewer and Water Service - Forest Lakes	323,632	224,334	144,209	192,279	235,551
Water Meter Kits	83,655	56,250	55,500	74,000	63,750
Miscellaneous	101,416	70,000	58,653	78,204	70,000
Bulk Water Revenue	21,441	5,000	125	5,000	5,000
Water Lease- Comanche	205,861	197,303	130,574	174,099	203,222
Lot Inspection Fees	5,850	7,000	2,700	3,600	5,000
Base Rate/Capital Improvement Fee	1,268,501	1,566,000	1,215,034	1,620,045	1,782,050
Administrative Fee	142,560	176,400	132,307	176,409	194,050
Forest Lakes Debt Service Payments on 2026 Revenue Bonds	-	-	-	-	-
Bond Interest	-	-	-	-	900,000
Interest	270,824	330,000	150,421	200,561	200,000
<b>Total Revenue</b>	<b>\$ 9,057,430</b>	<b>\$ 9,695,621</b>	<b>\$ 7,122,390</b>	<b>\$ 9,501,353</b>	<b>\$ 11,139,739</b>
<b>EXPENDITURES</b>					
<u>Administrative</u>					
<u>Salaries and Benefits</u>					
Salaries/Wages	\$ 1,215,498	\$ 1,212,730	\$ 926,962	\$ 1,235,949	\$ 1,279,208
Overtime/On-call	43,724	40,000	32,527	43,369	44,887
Unemployment Insurance	2,359	2,080	2,738	3,651	3,778
Workers' Compensation Insurance	18,014	16,000	20,750	27,667	28,635
Health and Dental Insurance	210,799	190,677	158,687	211,583	249,668
Employer's FICA	76,492	76,762	58,850	78,467	81,213
Employer's Medicare	18,048	17,956	13,763	18,351	18,993
Retirement	44,688	61,901	38,789	51,719	53,529
Life and Disability Insurance	11,236	10,322	9,816	13,088	13,546
<b>Total Salaries and Benefits</b>	<b>\$ 1,640,858</b>	<b>\$ 1,628,428</b>	<b>\$ 1,262,882</b>	<b>\$ 1,683,843</b>	<b>\$ 1,773,457</b>
<u>Professional Services</u>					
Professional Services- Engineering	\$ 122,009	\$ 60,000	\$ 110,358	\$ 147,144	\$ 90,000
Professional Services-Public Relations	37,915	25,000	23,115	27,500	27,500
Professional Services/Amcobi/National Meter	135,880	135,000	104,899	139,865	146,859
Professional Services-Rate Study	7,322	-	12,923	17,231	20,000
Legal Fees	-	-	11,556	20,000	100,000
Development Services/Monson, Cummins & Shohet	261,858	150,000	132,985	177,313	150,000
<b>Total Professional Services</b>	<b>\$ 564,984</b>	<b>\$ 370,000</b>	<b>\$ 395,836</b>	<b>\$ 529,053</b>	<b>\$ 534,359</b>
<u>Administrative</u>					
Accounting Services	\$ 81,217	\$ 68,200	\$ 56,487	\$ 75,316	\$ 75,000
Audit Fees	-	15,000	14,500	14,500	15,000
Conference, Class and Education	10,892	11,500	3,491	4,655	17,500
Dues, Publications and Subscriptions	7,972	9,000	7,190	9,587	10,000
Election Expense	-	22,500	39,213	39,213	-
IT Support	45,840	60,000	37,925	50,567	65,000
Office Equipment and Supplies	5,754	2,000	2,798	3,731	4,000
Postage	925	1,500	748	997	2,500
Publication - Legal Notice	-	1,000	-	1,000	1,000
Telephone Service	19,645	20,000	16,767	22,356	25,000
Travel and Meeting Expense	420	1,000	492	656	1,000
Office Overhead (COA, utilities, rent, etc.)	12,687	14,000	13,910	18,547	36,000
Clothing Uniform Rental and Safety Equipment	14,881	11,000	7,007	9,343	11,550
General Insurance	59,752	94,109	89,163	92,000	95,379
Vehicle Expense	54,891	50,000	24,892	33,189	45,000
Bank Charges	5,560	14,400	6,646	8,861	9,000
Miscellaneous	277	2,000	-	2,000	2,000
<b>Total General Administration</b>	<b>\$ 320,713</b>	<b>\$ 397,209</b>	<b>\$ 321,229</b>	<b>\$ 386,517</b>	<b>\$ 414,929</b>
<b>Total General Administrative</b>	<b>\$ 2,526,555</b>	<b>\$ 2,395,637</b>	<b>\$ 1,979,947</b>	<b>\$ 2,599,413</b>	<b>\$ 2,722,744</b>

**TRIVIEW METROPOLITAN DISTRICT  
WATER AND WASTEWATER ENTERPRISE FUND  
ADOPTED 2026 BUDGET**

	2024 Actuals	2025 Budget	YTD 9/30/2025	2025 Estimated	2026 Adopted Budget
<b><u>Water System</u></b>					
Water Testing	\$ 41,093	\$ 50,000	\$ 19,033	\$ 25,377	\$ 27,000
Water/Accounting-Engineering	-	10,000	-	-	15,000
Waste Disposal	-	1,000	-	1,000	1,000
Sludge Disposal	-	20,000	-	10,000	20,000
Gas Utilities	12,395	11,000	14,872	19,829	21,000
Electric Utilities	387,384	200,000	179,371	239,161	225,000
SCADA Support/Meter Calibration	14,067	21,000	9,150	12,200	15,000
Repairs and Maintenance	357,223	300,000	98,197	200,000	200,000
Storage Tank Maintenance	-	5,000	-	5,000	5,000
Operating Supplies	27,089	30,000	11,782	15,709	20,000
Bulk Chemical Supplies (Starting HMO Treatment)	39,586	9,735	25,038	30,000	30,000
Lab Chemicals and Supplies	28,568	20,000	5,475	7,300	10,000
Instrumentation (Turbidity Meters, 2-CL-17, Photo Eye Lit, Repair Kit)	8,858	15,000	418	557	10,000
Tools	497	4,000	352	469	4,000
Transit Loss, Ditch Assessments, Carriage Agr.	181,188	162,000	149,335	149,335	169,986
Water Lease (300 af)	193,492	6,000	-	-	-
Leased Pueblo Reservoir Lease & Outlet	70,508	75,383	42,635	75,383	76,412
Equipment Meter Supplies/Meter Kits	81,786	163,000	58,575	65,000	30,000
Buena Vista Land Misc Expense	-	40,000	138,405	138,405	38,405
CSU CTD Water (1000 af)	834,988	2,131,174	1,672,432	2,229,909	3,242,217
Lower Fountain Creek	12,566	12,943	12,943	12,943	13,331
<b>Total Water System</b>	<b>\$ 2,291,289</b>	<b>\$ 3,287,235</b>	<b>\$ 2,438,013</b>	<b>\$ 3,237,579</b>	<b>\$ 4,173,351</b>
<b><u>Wastewater System/Treatment</u></b>					
Wastewater TF/Donala/IGA	\$ 740,856	\$ 853,379	\$ 630,673	\$ 840,897	\$ 1,291,200
Repairs and Maintenance	13,794	15,000	8,974	11,965	10,000
Operating Supplies	634	500	1,170	1,560	500
Transit Loss	7,928	10,000	9,526	12,701	-
<b>Total Wastewater System/Treatment</b>	<b>\$ 763,212</b>	<b>\$ 878,879</b>	<b>\$ 650,343</b>	<b>\$ 867,124</b>	<b>\$ 1,301,700</b>
<b><u>Wastewater System/Collections</u></b>					
Engineering	\$ 30,200	\$ 10,000	\$ -	\$ 5,000	\$ 10,000
Tools	-	5,000	-	5,000	5,000
Supplies/Uniforms	-	10,000	5,566	7,421	10,000
Repairs and Maintenance	-	40,000	52,956	65,000	40,000
Fuel	-	10,000	3,684	4,912	10,000
Cleaning Mitigation	-	10,000	-	10,000	10,000
Vehicle Maintenance	-	5,000	5,621	7,495	5,000
<b>Total Wastewater System/Collections</b>	<b>\$ 30,200</b>	<b>\$ 90,000</b>	<b>\$ 67,827</b>	<b>\$ 104,828</b>	<b>\$ 90,000</b>
<b>Total Administrative and Operations</b>	<b>\$ 5,611,256</b>	<b>\$ 6,651,751</b>	<b>\$ 5,136,130</b>	<b>\$ 6,808,944</b>	<b>\$ 8,287,796</b>
<b><u>Debt Service</u></b>					
Paying Agent Fees/Accrued Interest	\$ 3,750	\$ 5,000	\$ 1,750	\$ 5,000	\$ 5,000
CWCB Loan - Debt Service	100,622	233,892	233,892	233,892	233,892
Loss on Refunding	20,683	-	-	-	-
Admin Building Payments	-	-	-	12,000	274,197
NMCI 2026 Revenue Bond	-	-	-	-	-
2018 Bond Issue- Debt Service	663,413	663,100	214,050	663,100	661,350
2020B Bonds- Debt Service	642,083	643,650	201,825	643,650	649,050
2020A Bond Issue- Debt Service	889,181	889,744	279,872	889,744	888,244
<b>Total Debt Service</b>	<b>\$ 2,319,732</b>	<b>\$ 2,435,386</b>	<b>\$ 931,389</b>	<b>\$ 2,447,386</b>	<b>\$ 2,711,733</b>
<b>Total Expenditures</b>	<b>\$ 7,930,988</b>	<b>\$ 9,087,137</b>	<b>\$ 6,067,519</b>	<b>\$ 9,256,330</b>	<b>\$ 10,999,529</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 1,126,442</b>	<b>\$ 608,483</b>	<b>\$ 1,054,871</b>	<b>\$ 245,022</b>	<b>\$ 140,210</b>
<b>OTHER FINANCING SOURCES</b>					

**TRIVIEW METROPOLITAN DISTRICT  
WATER AND WASTEWATER ENTERPRISE FUND  
ADOPTED 2026 BUDGET**

	2024 Actuals	2025 Budget	YTD 9/30/2025	2025 Estimated	2026 Adopted Budget
Transfer from other funds	\$ 800,000	\$ 800,000	\$ 600,000	\$ 800,000	\$ 800,000
Transfer to other funds	(1,055,183)	(2,231,219)	(1,933,701)	-	-
<b>Total Other Financing Sources</b>	<u>\$ (255,183)</u>	<u>\$ (1,431,219)</u>	<u>\$ (1,333,701)</u>	<u>\$ 800,000</u>	<u>\$ 800,000</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)</b>					
	\$ 871,259	\$ (822,736)	\$ (278,831)	\$ 1,045,022	\$ 940,210
<b>FUND BALANCE - BEGINNING</b>	<u>\$ 3,849,596</u>	<u>\$ 3,808,046</u>	<u>\$ 4,720,855</u>	<u>\$ 4,720,855</u>	<u>\$ 5,765,877</u>
<b>FUND BALANCE - ENDING</b>	<u>\$ 4,720,855</u>	<u>\$ 2,985,310</u>	<u>\$ 4,442,025</u>	<u>\$ 5,765,877</u>	<u>\$ 6,706,087</u>

# **CAPITAL PROJECTS FUNDS**

**TRIVIEW METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND - GENERAL  
ADOPTED 2026 BUDGET**

	2024 Actuals	2025 Budget	YTD 9/30/2025	2025 Estimated	2026 Adopted Budget
<b>REVENUE</b>					
Loan Proceeds - Admin Building	\$ -	\$ -	\$ 346,187	\$ 1,750,000	\$ 250,000
<b>Total Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 346,187</b>	<b>\$ 1,750,000</b>	<b>\$ 250,000</b>
<b>EXPENDITURES</b>					
<b><u>Land, Vehicles and Equipment</u></b>					
Vehicles and Equipment	\$ -	\$ -	\$ 11,232	\$ 96,232	\$ -
Park Mowers	10,560	-	-	-	27,000
Ventrack Edger Attachment	4,875	-	-	-	-
Mow Crew Trailer	10,965	-	-	-	-
Litter Cat Turf Sweeper	14,100	-	-	-	-
Shop Safety Cabinets - Pesticides	4,433	-	-	-	-
Material Storage Facility	9,612	-	-	-	5,000
Arrow Board - Traffic Control - Used	2,500	-	-	-	-
2024 Freightliner Dump Truck Plow Truck	-	279,273	279,272	279,272	-
14 foot open Utility Trailer to haul District Equipment	-	5,297	5,539	5,539	-
Land and Design for Office Building	239,863	754,557	667,838	754,557	-
Admin Building Construction	-	-	346,187	1,750,000	250,000
Z Spray Fertilizer and Broad Leaf Spray in house	-	23,000	24,999	24,999	-
Scagg Standmower	-	12,500	12,485	12,485	-
Ventrac 4500 Tractor with attachments	-	65,000	64,170	64,170	-
300 Gallon Truck Sprayer	-	-	-	-	11,000
Snow EX Pusher	-	-	-	-	22,000
Equipment Diagnostic Software for all fleet vehicles	-	15,000	13,260	13,260	-
Shop Tools	1,540	8,000	4,585	4,585	8,000
<b>Total Vehicles and Equipment</b>	<b>\$ 298,448</b>	<b>\$ 1,162,627</b>	<b>\$ 1,429,567</b>	<b>\$ 3,005,099</b>	<b>\$ 323,000</b>
<b><u>Park and Street Improvements</u></b>					
Baseline Controller	\$ 11,153	\$ 15,000	\$ -	\$ 15,000	\$ 15,000
Road Improvements Program	920,221	-	-	-	-
James Gate Trail Improvements	-	-	-	-	30,000
Train Park/ Lyons Tail Sidewalk Improvements	-	-	-	-	25,500
Ann Arbor Trail/ Open Space Enhancement	-	-	-	-	25,000
Venison Park ADA Playground	-	-	-	-	300,000
Controller	7,851	-	-	-	-
Trail Enhancement St. Lawrence	835	-	-	-	-
Playground Improvements Burke Hollow Park	169,345	-	-	-	-
Tanks for Liquid Brine	16,973	-	-	-	-
Sanctuary Park Reimbursement	1,000,000	-	-	-	-
Sanctuary Rim Dention Pond Project	-	-	-	-	140,000
Higby Road- Design and Construction	1,012,799	-	14,586	1,211,796	9,788,204
Jackson Creek Lyons Tail Roundabout	-	-	-	-	250,000
Install Traffic Signal Blevins Buckle	-	-	-	-	525,000
Shade Structure/Train Park	-	30,000	48,460	48,460	-
<b>Total Park and Street Improvements</b>	<b>\$ 3,139,177</b>	<b>\$ 45,000</b>	<b>\$ 63,046</b>	<b>\$ 1,275,256</b>	<b>\$ 11,098,704</b>
<b>Total Expenditures - District Capital</b>	<b>\$ 3,437,625</b>	<b>\$ 1,207,627</b>	<b>\$ 1,492,613</b>	<b>\$ 4,280,355</b>	<b>\$ 11,421,704</b>
<b>EXCESS OF REVENUE OVER (UNDER)</b>					
<b>EXPENDITURES</b>	<b>\$ (3,437,625)</b>	<b>\$ (1,207,627)</b>	<b>\$ (1,146,426)</b>	<b>\$ (2,530,355)</b>	<b>\$ (11,171,704)</b>
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfer from General Fund	\$ 2,424,826	\$ 1,207,627	\$ 1,131,840	\$ 516,819	\$ 1,383,500
Higby Road - Developer Contribution - Escrow	-	-	14,586	563,536	-
Developer contribution- Higby Road	1,012,799	-	-	-	-
Series 2025-Bond Proceeds	-	-	12,600,000	12,600,000	-
Series 2025-Bond Premium	-	-	245,730	245,730	-
Series 2025-Cost of Issuance	-	-	(214,978)	(214,978)	-
Series 2025-Bond Proceeds - Restricted	-	-	(12,480,827)	(11,030,827)	9,788,204
Series 2025-Discount	-	-	(149,925)	(149,925)	-
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 3,437,625</b>	<b>\$ 1,207,627</b>	<b>\$ 1,146,426</b>	<b>\$ 2,530,355</b>	<b>\$ 11,171,704</b>
<b>EXCESS OF REVENUE OVER (UNDER)</b>					
<b>EXPENDITURES AND OTHER FINANCING SOURCES</b>	<b>\$ -</b>				
<b>BEGINNING FUND BALANCE</b>	<b>\$ -</b>				
<b>ENDING FUND BALANCE</b>	<b>\$ -</b>				

**TRIVIEW METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND - ENTERPRISE  
ADOPTED 2026 BUDGET**

	2024 Actual	2025 Budget	YTD 9/30/2025	2025 Estimated	2026 Adopted Budget
<b>REVENUE</b>					
Water Tap Fees	\$ 1,478,512	\$ 903,000	\$ 918,652	\$ 1,224,869	\$ 1,023,400
Sewer Tap Fees	988,588	825,000	818,400	1,091,200	935,000
Water/Sewer Impact Fee	52,450	37,500	37,200	49,600	42,500
Renewable Water Fee	864,430	540,075	549,437	732,583	612,085
Admin Fee	129,400	45,000	74,800	99,733	265,000
Lease Revenue (FMIC)	-	25,000	10,585	25,000	10,853
Effluent Paid-AGUA/Woodmoor	67,002	50,000	41,049	61,572	64,035
Review and Comment Fee	56,205	37,500	35,780	47,707	42,500
Western Interceptor	125,855	-	114,080	152,107	109,693
Water Infrastructure Agreement Fee Homeplace Ranch	800,000	-	-	-	-
Wastewater Treatment Fees Homeplace Ranch	-	295,645	-	295,645	-
Stonewall Lease	33,150	78,150	-	78,150	-
Developer Contribution	245,760	-	-	-	-
ARPA Grant	-	500,000	-	700,000	300,000
NDS - Forest Lakes/Purchase Participation Agreement	1,026,253	-	-	-	-
Conexus Contribution - Teachout Creek	-	-	167,441	803,590	-
Water Lease Revenue	133,679	-	63,980	85,307	-
SSRC Rental	32,298	-	-	-	-
Maverick Apartments	-	-	-	3,422,476	-
Payment in Lieu of Water Rights	60,523	100,000	-	100,000	630,000
AT&T and Dish Payments	-	-	14,688	21,600	21,600
Loan Proceeds - Admin Building	-	-	346,187	1,750,000	250,000
Miscellaneous Income	-	-	37,864	40,000	40,000
<b>Total Revenue</b>	<b>\$ 6,094,105</b>	<b>\$ 3,436,870</b>	<b>\$ 3,230,143</b>	<b>\$ 10,781,138</b>	<b>\$ 4,346,666</b>
<b>EXPENDITURES</b>					
<b><u>Vehicles and Equipment Utilities</u></b>					
Equipment/Vehicles	\$ -	\$ -	\$ -	\$ 109,130	\$ -
Trailer	3,000	-	-	-	-
Land for Office Building	-	754,557	499,263	754,557	-
Admin Building Construction	-	-	346,187	1,750,000	250,000
SCADA Computer	-	-	-	-	46,000
Camera Van - Outfit with Equipment	53,060	-	-	-	-
<b>Total Vehicles and Equipment</b>	<b>\$ 56,060</b>	<b>\$ 754,557</b>	<b>\$ 845,450</b>	<b>\$ 2,613,687</b>	<b>\$ 296,000</b>
<b><u>Water and Wastewater Improvements</u></b>					
Tank Construction	\$ 313,637	\$ 1,500,000	\$ 1,136,806	\$ 1,500,000	\$ 975,610
SCADA	432	-	-	-	50,000
Lidar Meters - 2	-	-	-	-	50,000
AOS-WRSFAF/CSU	-	564,393	564,393	564,393	564,393
NMCI-Wastewater Design and Permitting	-	1,099,139	182,999	1,099,139	-
Tap Fee Credits	-	500,000	885,529	885,529	265,000
AVIC Change Case	657,458	-	-	-	-
FMIC Change Case	113,572	-	4,882	-	-
Excelsior Ditch at Nyberg Rd.	358,074	-	-	-	-
Quarter Circle Ranch	84,631	-	-	-	-
Excelsior Change Case	50,133	-	5,230	-	-
AVIC Augmentation Station/Diversions Structure/Recharge Pond	376,404	1,250,000	1,435,530	1,500,000	-
Sailor Property	670,913	-	-	-	-
MI-PB Infrastructure Project	245,760	-	18,745	20,000	-
Northern Delivery System Pipeline Construction Project	4,442,254	-	103,025	105,000	-
Water Purchases and Diligence Investigations/Permitting/Land Purchase	554	-	-	-	-
Bale Ditch	258,008	-	-	185,572	145,536
Stonewall- Pueblo Reservoir	395,609	-	-	-	-
D-7	-	-	-	-	130,000
A-7	-	-	-	-	110,000
D-1 Well Rehabilitation	143,250	-	-	-	-
Excelsior Pipeline Design	-	-	-	-	200,000
Forest Lakes Interconnect Improvements	-	-	-	-	20,000
Sunny Shore/Jackson Creek Parkway PRV Project	-	-	-	89,600	171,000
Chicago Springs Ranch Reseeding	-	-	-	-	12,000

**TRIVIEW METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND - ENTERPRISE  
ADOPTED 2026 BUDGET**

	2024 Actual	2025 Budget	YTD 9/30/2025	2025 Estimated	2026 Adopted Budget
Chicago Ranch (AVIC) Reseeding/Revegetation	-	-	-	-	16,000
Replace VFD at Well D-4/ Wells A4	38,823	-	-	-	-
EIC CASE	4,013	-	-	-	-
Total Water Improvements	\$ 8,153,525	\$ 4,913,532	\$ 4,337,139	\$ 5,949,233	\$ 2,709,539
<b>Total Expenditures - Enterprise Capital</b>	<b>\$ 8,209,585</b>	<b>\$ 5,668,089</b>	<b>\$ 5,182,589</b>	<b>\$ 8,562,920</b>	<b>\$ 3,005,539</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ (2,115,480)</b>	<b>\$ (2,231,219)</b>	<b>\$ (1,952,446)</b>	<b>\$ 2,218,218</b>	<b>\$ 1,341,127</b>
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfer from Enterprise Fund	\$ 1,055,183	\$ 2,231,219	\$ 1,933,701	\$ -	\$ -
CWCB Loan Proceeds	769,537	-	-	-	-
Escrow Stonewall Springs	45,000	-	-	-	-
MI-PB - Refund from MVEA	245,760	-	18,745	18,745	-
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 2,115,480</b>	<b>\$ 2,231,219</b>	<b>\$ 1,952,446</b>	<b>\$ 18,745</b>	<b>\$ -</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,236,963</b>	<b>\$ 1,341,127</b>
<b>BEGINNING FUND BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,236,963</b>
<b>ENDING FUND BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,236,963</b>	<b>\$ 3,578,090</b>