

TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS

Regular Board Meeting

Tuesday, June 18, 2019

Triview Metropolitan District Office
16055 Old Forest Point Suite 300
Monument, CO 80132
5:30 p.m. – 8:00 p.m.

AGENDA

1. Call to Order
2. Declaration of a Quorum, Notice of Posting
3. Approval of Agenda
4. Approval of Consent Agenda
 - a. Prior Meeting Minutes
 - May 21, 2019 Regular Board Meeting (enclosure)
 - b. Billing Summary Rate Code Report (enclosure)
 - c. Sanctuary Point Taps for May, 2019 (enclosure)
 - d. Tax Transfer from Monument (enclosure)
5. Public Comment.
6. Operations Report
 - a. District Manager Monthly Report (enclosure)
 - Jackson Creek Parkway Design Update
 - Northern Monument Creek Interceptor Project Update.
 - Northern El Paso County Delivery Pipeline Update
 - 2019 Road Overlay Update
 - 2019 HA-5 Update
 - Lawn Water Irrigation Return Flow (LIRFs) Monitoring Wells (enclosure)
 - Status of 100 FMIC Share Purchase
 - b. Public Works and Parks and Open Space Updates (Jay Bateman)
 - Monthly activities and accomplishments (enclosure)
 - Public Works Facility update (enclosure)
 - c. Utilities Department Updates (Shawn Sexton)
 - Monthly activities and accomplishments (enclosure)
 - Well Rehabilitation update

7. Board Discussion:

- a. 2020 Mill levy, Preliminary Assessment date, 2020 Bond Payment revenue requirements. (President Mark Melville)
- b. Future water rate design suggestions (President Mark Melville)

8. Action Items:

- a. Review and Consider adopting a policy concerning the audio or video recording of meetings by private citizens.
- b. Review and Consider adoption of Resolution 2019-02, a resolution establishing a discretionary fund and accompanying policy designed to assist homeowners with sidewalk repair in specific circumstances.
- c. Review and Consider adoption of a PERMIT CO-APPLICANT AGREEMENT between the Triview Metropolitan District and the Jackson Creek Land Company for the enhancement of Preble's Meadow Jumping Mouse habitat located in the Teachout Creek Drainage Basin and authorize the District Manager to sign and expend a not to exceed amount of \$125,000 for said habitat enhancement.

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

- a. Checks of \$5,000.00 or more (enclosure)
- b. May 2019 Financials (enclosure)

10. Update Board on Public Relation activities.

11. Executive Session §24-6-402(4)(b)(e)(f)
Legal Advice, Negotiations.

12. Adjournment

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE TRIVIEW METROPOLITAN DISTRICT AND THE BOARD OF DIRECTORS OF THE WATER ACTIVITY ENTERPRISE HELD

May 21, 2019

A regular meeting of the Board of Directors of the Triview Metropolitan District was held on Tuesday, May 21, 2019, beginning at 5:30 p.m., at the Triview Office, 16055 Old Forest Point, Suite 300, Monument, Colorado 80132. This meeting was open to the public. The meeting was called to order at 5:30 p.m.

ATTENDANCE

In attendance were Directors:

President:	Mark Melville
Vice President	Marco Fiorito
Secretary/Treasurer:	James Barnhart
Director	James Otis
Director	Anthony Sexton

Also in attendance were:

James McGrady, District Manager
Joyce Levad, District Administrator
Shawn Sexton, Water Superintendent,
Jay Bateman, Parks and Open Space Superintendent
Chris Cummins, District Water Attorney
Gary Shupp, District General Counsel
Jennifer Kaylor, Our Community News
Ms. Ann Howe
Mr. Mike Foreman Town Manager, Town of Monument

ADMINISTRATIVE MATTERS

Agenda – Mr. McGrady distributed for the Board's approval the proposed agenda. A motion was made by Director Fiorito to approve the agenda. Upon a second by Director Sexton a vote was taken, and the motion carried unanimously.

RECORD OF PROCEEDINGS

Consent Agenda –

- a. Prior Meeting Minutes April 16, 2019 Regular Board Meeting
- b. Billing Summary Rate Code Report
- c. Sanctuary Point Taps for April 2019
- d. Tax Transfer from Monument

A motion to approve the Consent Agenda was made by Director Fiorito. The motion was duly seconded by Director Sexton. A vote was taken, and the motion carried unanimously.

PUBLIC COMMENT

Ms. Anne Howe spoke about item 8C, the review and consideration of an agreement between the Triview Metropolitan District and Buxton for the development of a retail recruitment and mobile visitor insights solution. Ms. Howe does not agree with the Buxton Proposal and stated that this is out of the District's purview. Ms. Howe also questioned the cost split between the Town of Monument and the Triview Metropolitan District. District Manager McGrady explained that this proposal is intended to help Triview and Monument be more proactive when it comes to economic development given the fact that both entity's General Fund operations is funded strictly from sales tax revenue. Mr. McGrady further explained that the 70%/30% cost share is something that was discussed, and Mr. McGrady felt that was a fair split given the fact the Town is providing in kind services by staffing an Economic Development Coordinator position. This position is extremely valuable and keeps Triview from having to staff a similar position. Ms. Howe stated that she wants to see taxes go down. Mr. McGrady explained that Triview's 35 mills is not used for operations and is only used to pay debt service. This proposal is designed to stabilize and grow General fund operating revenue.

OPERATIONS REPORT

District Manager Report (enclosure)

- Jackson Creek Parkway Design Update. Mr. McGrady stated that Kiewit Infrastructure is being recommended to act as the CMGC for the Jackson Creek Parkway widening project. This will be discussed further during item 8A on the agenda.
- Mr. McGrady provided updates on the following projects in his monthly report which was submitted to the Board.
 - Northern Monument Creek Interceptor Project Update. (enclosure)
 - Northern El Paso County Delivery Pipeline Update
 - 2019 Road Overlay Update
 - 2019 HA-5 Update

RECORD OF PROCEEDINGS

Public Works and Parks and Open Space Updates (enclosure)

In addition to Mr. Bateman's Monthly Report, Mr. Bateman reported the following monthly activities:

- Complete Street Sweeping has been done
- Restriping through-out the District has been done.
- Biweekly trash pickup
- Irrigation System is up and running. A number of necessary repairs have been identified and the District's Irrigation tech is working through those items.
- Spring cleanup and cutbacks are done
- Core aeration completed
- A new Skid Steer and Dump trailer has been purchased
- Focus for May, Martin Marietta overlay project
- Seal coat Solutions will be doing crack filling and will focus on Remington Hills and Promontory Point in preparation of the installation of HA-5
- Herbicide and Fertilizer has been put down.
- ET water is being implemented.

Utilities Department Updates (enclosure)

Superintendent Sexton went over his monthly report. Highlights included the following:

- 13.7 Million for April
- B-Plant SCADA Complete
- Effluent Pump rebuilt and installed
- 2 New Chlorine analyzers have been installed
- C-Plant is running normal
- Need more control strategy for Standby Generator
- Well A-1 failed. It is hoped that this well can be brought back on line before the summer demands hit the water system.

Mr. Sexton passed out the District recommended well rehabilitation schedule. It is the District's desire to have a 7-8-year rehabilitation cycle. In 2020 it is anticipated that two wells will need to be rehabilitated and that work will be included in the District's 2020 budget.

RECORD OF PROCEEDINGS

DIRECTORS ITEMS

None

ACTION ITEMS

- a. Review and Consider awarding a Construction Management/General Contractor contract for the widening of Jackson Creek Parkway between the Triview Metropolitan District and Kiewit Infrastructure Company and authorization for the District manager to sign.

A motion to award the contract for CMGC Services to Kiewit Infrastructure Company and authorize the District Manager to sign was made by Director Fiorito. The motion was duly seconded by Director Barnhart. A vote was taken, and the motion carried unanimously.

- b. Review and Discuss District policies regarding the replacement of curb and gutter and sidewalks within the Triview Metropolitan District Service area.

Director Fiorito likes the fact that if a policy is developed it will establish a process. The Board felt it is was important to cap the per homeowner expenditure per year. A motion to develop a sidewalk and gutter policy was made by Director Sexton. The motion was duly seconded by Director Otis. A vote was taken and the motion carried unanimously.

Following the discussion regarding the development of a sidewalk replacement policy, there was a discussion among the Board members regarding a request by Mr. Don Smith who resides on Green Rock Place, to reimburse him for the repairs Mr. Smith made to his sidewalk in April 2018 in the amount of approximately \$2,000.00. After much discussion regarding this request a motion was made to deny Mr. Smith's request by Director Otis. The motion was duly seconded by Director Sexton with one Director voting against.

- c. Review and Consider an agreement between the Triview Metropolitan District and Buxton for the development of a retail recruitment and mobile visitor insights solution.

Director Otis suggested that the proposal be clarified to define what they will do for the District. More than a letter of introduction. Director Otis stated that we need to make sure the Town is on Board for this process. Director Fiorito believes that this proposal was a big bold first step. The proposal also includes support from Buxton for existing local companies that will help them grow their business's. 25 free licenses to the LSMx module are being included that can be given out to existing businesses. Director Otis suggested that an IGA be developed between the Town and Triview to clearly define what each entities role will be going forward.

RECORD OF PROCEEDINGS

A motion was made by Director Otis to table this proposal until an IGA between the Town and the District is developed. The motion failed as there was not a second.

Director Sexton would like to know more about the results other communities have seen but supports this proposal. Director Sexton believes we must grow our retail sales base in order to ensure the financial viability of the District. Director Fiorito believes in smart commercial retail. The longer we delay the more we are not part of the conversation. Director Fiorito believes we need hotel and lodging. We have recreation opportunities nearby that could be capitalized on. The Board discussed the importance of the Monument Planning Commission having a shared vision of the type of economic development that should be pursued. Mr. Foreman stated that the Town's Master Plan needs to be updated.

The first motion having failed, there was a second motion by Director Fiorito to approve the Buxton Proposal in the amount of \$35,000. The motion was duly seconded by Director Sexton. A vote was taken, and the motion carried four in favor with Director Otis voting to abstain. The Board directed Mr. McGrady and Mr. Foreman to flesh out how this tool will be used and to work together using this mutual beneficial tool.

FINANCIAL MATTERS

Approve or Ratify Checks Greater than \$5,000 - The Board reviewed the payment of claims greater than \$5,000. A motion to approve the checks greater than \$5,000 was made by Director Barnhart. The motion was duly seconded by Director Sexton. A vote was taken. The motion carried unanimously.

Monthly Cash Position and Unaudited Financial Statements – the Board reviewed the April 2019 unaudited Financial Statements as presented. A motion to approve the District's February, 2019 Financial Statements was made by Director Barnhart, the motion was duly seconded by Director Otis. A vote was taken. The motion carried unanimously.

LEGAL

No report.

PUBLIC RELATIONS

The May newsletter is ready and has been sent to the printer. A copy of the May newsletter was included in the Board Packet. Director Fiorito requested that Mr. McGrady send a copy of the maps showing where the HA-5 will be installed so that he can share them with the Promontory Point HOA.

OTHER BUSINESS

None.

EXECUTIVE SESSION

A motion was made by Director Fiorito for the Board to enter into Executive Session pursuant to C.R.S. Section 24-6-402(4) (b), (e), Legal Advice and

RECORD OF PROCEEDINGS

Negotiations. Upon a second by Director Otis, a vote was taken. The motion carried unanimously. Executive session was entered into at 7:43 p.m.

The executive session was adjourned, and the Board returned to regular session at 9:48 p.m.

ADDITIONAL ACTION ITEMS

A motion was made by Director Fiorito to purchase 100 shares of Fountain Mutual Irrigation Canal Company Stock from the Tee Cross Ranch in the amount of \$13,000 per share and authorize the District Manager to sign the purchase agreement. The motion was duly seconded by Director Otis. A vote was taken, and the motion carried unanimously.

A motion to approve a contract between the Triview Metropolitan District and Kempton Construction for the not to exceed amount of \$260,813.00 for the installation of 1,700 lineal feet of 24" water line and authorize the District Manager to sign, was made by Director Fiorito. The motion was duly seconded by Director Sexton. A vote was taken and motion carried unanimously.

ADJOURNMENT

There being no further business to come before the Board, a motion to adjourn the meeting was made by Director Fiorito. The motion was duly seconded by Director Otis. The meeting was adjourned at approximately 9:51 p.m.

Respectfully submitted,

James C. McGrady
Secretary for the Meeting

Triview Metropolitan District 5/1 to 5/31/2019
Summary Financial Information - Board Packet

Sales	Amount	Items
Rate Code 01 Triview Metro - Res Sewer Base Rate	\$70,611.26	1675
Rate Code 01 Triview Metro - Res Sewer Use Rate	\$30,118.94	1564
Rate Code 01 Triview Metro - Res Water Base Rate	\$37,671.48	1668
Rate Code 01 Triview Metro - Res Water Use Rate Tier1	\$28,052.00	1595
Rate Code 01 Triview Metro - Res Water Use Rate Tier2	\$6,291.45	396
Rate Code 01 Triview Metro - Res Water Use Rate Tier3	\$245.00	4
Rate Code 01 Triview Metro - Res Water Use Rate Tier4	\$98.80	1
Rate Code 01 Triview Metro - Res Water Use Rate Tier5	\$227.81	1
Rate Code 02 Triview Metro - Com Sewer Base Rate 1"	\$1,136.96	22
Rate Code 02 Triview Metro - Com Water Base Rate 1"	\$777.48	22
Rate Code 04 Triview Metro - Com Sewer Base Rate 1.5"	\$2,790.45	27
Rate Code 04 Triview Metro - Com Water Base Rate 1.5"	\$1,755.32	28
Rate Code 07 Triview Metro - Com Sewer Base Rate 2"	\$2,092.70	10
Rate Code 07 Triview Metro - Com Water Base Rate 2"	\$1,187.80	10
Rate Code 09 Triview Metro - Com Sewer Base Rate 3"	\$1,472.73	3
Rate Code 09 Triview Metro - Com Water Base Rate 3"	\$804.36	3
Usage Fee Triview Metro - Com Sewer Use Rate	\$11,826.88	61
Usage Fee Triview Metro - Com Water Use Rate	\$11,514.15	61
Rate Code 03 Triview Metro - Com Irr Water Base 1"	\$523.52	16
Rate Code 10 Triview Metro - Com Irr Water Base 2"	\$1,649.70	15
Rate Code 11 Triview Metro - Com Irr Water Base 1.5"	\$638.55	11
Usage Fee Triview Metro - Com Irr Water Use	\$2,643.75	23
Triview Metro - Quik Way Sewer	\$73.40	1
Title Prep Fee Triview Metro - Title Request Fee	\$750.00	15
Triview Metro - 5% Late Fee	\$921.15	162
Special Impact Triview Metro - Special Impact Fee	\$2,130.00	213
Triview Metro - Disconnect Fee		
Triview Metro - NSF Fee	\$25.00	1
Total Accounts	\$218,030.64	7608

Rate Code Breakout	# Units
Rate Code 01 - Residential 5/8"	1647
Rate Code 02 - Commercial Account 1"	22
Rate Code 03 - Irrigation Account 1"	16
Rate Code 04 - Commercial Account 1 1/2"	27
Rate Code 06 - Transition Account (Quik Way)	1
Rate Code 07 - Commercial Account 2"	10
Rate Code 08 - Triview No Charge	2
Rate Code 09 - Commercial Account 3"	3
Rate Code 10 - Irrigation Account 2"	16
Rate Code 11 - Irrigation Account 1 1/2"	11
Rate Code 12 - Permitted	0
Total Accounts	1755

Aging Report	Amount
Amount Past Due 1-30 Days	\$ 19,629.91
Amount Past Due 31-60 Days	\$ 2,287.09
Amount Past Due 61-90 Days	\$ (548.46)
Amount Past Due 91-120 Days	\$ (1,113.42)
Amount Past Due 120+ Days	\$ (4,077.61)
Total AR	\$16,177.51

Receipts	Amount	Items
Payment - ACH	\$89,680.72	752
Payment - Check Key Bank	\$102,623.57	701
Payment - On Site	\$33,956.17	306
Refund CREDIT	(\$4,375.33)	23
REVERSE Payment	(\$11,060.10)	2
Transfer CREDIT In		
Transfer CREDIT Out		
REVERSE Payment - NSF	(\$103.00)	1
Total Receipts	\$210,722.03	1785
Checks versus Online Payments	57.25%	42.75%
	Checks	ACH's

Water	Gallons	Accounts
Gallons sold 4-1 to 4-30-2019 =	11,881,000	1752
Gallons sold 5-1 to 5-31-2019 =	17,808,000	1756

Usage Breakout in Gallons for Residential	# of Accounts	Combined Use	% of Usage
Over 50,000	1	59,000	0.50%
40,001 - 50,000	0	0	0.00%
30,001 - 40,000	0	0	0.00%
20,001 - 30,000	3	78,000	0.66%
10,001 - 20,000	86	1,133,000	9.54%
8,001 - 10,000	87	812,000	6.83%
6,001 - 8,000	219	1,622,000	13.65%
4,001 - 6,000	441	2,405,000	20.24%
2,001 - 4,000	523	1,834,000	15.44%
1 - 2,000	227	390,000	3.28%
Zero Usage	60	0	0.00%
Total Meters	1647	8,333,000	70.14%

Usage Breakout in Gallons for Commercial	# of Accounts	Combined Use	% of Usage
Over 50,000	20	2,145,000	18.05%
40,001 - 50,000	8	371,000	3.12%
30,001 - 40,000	3	105,000	0.88%
20,001 - 30,000	2	52,000	0.44%
10,001 - 20,000	6	84,000	0.71%
8,001 - 10,000	2	18,000	0.15%
6,001 - 8,000	2	16,000	0.13%
4,001 - 6,000	4	22,000	0.19%
2,001 - 4,000	6	18,000	0.15%
1 - 2,000	8	12,000	0.10%
Zero Usage	1	0	0.00%
Total Meters	62	2,843,000	23.93%

Usage Breakout in Gallons for Irrigation	# of Accounts	Combined Use	% of Usage
Over 50,000	4	461,000	3.88%
40,001 - 50,000	1	47,000	0.40%
30,001 - 40,000	3	111,000	0.93%
20,001 - 30,000	0	0	0.00%
10,001 - 20,000	2	28,000	0.24%
8,001 - 10,000	2	19,000	0.16%
6,001 - 8,000	2	16,000	0.13%
4,001 - 6,000	2	11,000	0.09%
2,001 - 4,000	1	3,000	0.03%
1 - 2,000	6	9,000	0.08%
Zero Usage	20	0	0.00%

NO.	ADDRESS	PAYEE	DATE	TOTAL FEES PAID TO TMD	Escrow Account
1535	Catnap Lane	Classic Homes	05/03/19	\$40,184.16	\$8,000.00
1596	Catnap Lane	Classic Homes	05/01/19	\$40,142.83	\$8,000.00
16406	Clandestine Court	Saddletree Homes	05/10/19	\$41,251.59	\$8,000.00
16491	Corkbark Terrace	Classic Homes	05/14/19	\$40,276.46	\$8,000.00
16285	Thunder Cat Way	Vantage Homes	05/10/19	\$40,372.54	\$8,000.00
			Total:	\$202,227.58	

Joyce Levad

From: Bill Wengert <bwengert@tomgov.org>
Sent: Wednesday, June 12, 2019 8:50 AM
To: Joyce Levad
Subject: RE: Triview tax report

Good morning Joyce,

Unfortunately we don't have the amounts for your board packet. We received the message below from the state that there is an error in their reporting system so we don't have the final corrected reports yet.

I will pass this along as soon as we get the corrected reports and are able to determine the Triview portion.

Thanks,

Bill

We are aware that the Revenue Online reports are not matching. We have entered a problem ticket to have the problem investigated and resolved.



















As soon as the problem is resolved, we will let you know.








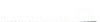
Town of Monument was unable to give Triview the tax amounts for June 18, 2019 meeting. Please see attached email with a comment from the State about a problem with their Revenue Online reports.




Jackson Creek Parkway Widening – Kickoff Meeting Agenda
16055 Old Forest Point Suite 300
Monument, CO 80132
5/24/19 7:30 AM

- I. Introductions: Triview, HR Green, Kiewit
- II. Review project objectives
 - a. Construct high quality 4 lane road, center median, C&G and sidewalk
 - b. Avoid environmental impacts – wetlands, sensitive habitat
 - c. Minimize impact to traffic
 - d. Compliance with regulations
 - e. Construct with foresight of future development
- III. Stakeholder status
 - a. Stakeholder communication plan going forward
- IV. Review current scope
 - a. Potential additional scope
- V. Status of current design
- VI. Goals of CMGC and tools to utilize
 - a. Innovation Log
 - b. Risk Matrix
 - c. Cost Model
- VII. Information needed to advance design and pricing: Who and When?
 - a. Geotechnical data
 - b. Water line / Sewer line construction asbuilts
 - c. Topo of existing surface for quantity elevations
- VIII. Schedule going forward
 - a. 6/3/19: 60% design comment review by Kiewit
 - b. 6/10/19: 60% cost model submittal by Kiewit
 - c. 6/14/19: Design progress update by HR Green
 - d. 6/24/19: 90% design submittal – Plans and Specifications
 - e. 7/3/19: 90% Cost Model submittal by Kiewit
- IX. Open Discussion?









ID	Task Mo	Task Name	Duration	Start	Finish	quantity			
							Apr 21,		
							15	19	2
0		Triview Metro Overlay	39 days	Thu 4/25/19	Thu 6/27/19				
1		Notice to Proceed	0 days	Thu 4/25/19	Thu 4/25/19				
2		5" Full Depth Crack Repair	13 days	Thu 4/25/19	Fri 5/17/19				
3		Saw Cut Cracks	6 days	Thu 4/25/19	Fri 5/3/19				
4		Dig Out and Patch Cracks	9 days	Thu 5/2/19	Fri 5/17/19				
5		1.5" to 0" Edge Mill	14 days	Tue 5/28/19	Mon 6/17/19	102,451 s			
6		Cul-De-Sac Milling	2 days	Tue 5/28/19	Wed 5/29/19	7,273 sy			
7		Sections 1, 2, 3, 4	2 days	Tue 5/28/19	Wed 5/29/19	7,273 sy			
8		Section 1	1 day	Thu 5/30/19	Thu 5/30/19	9,739 sy			
9		Windy, Palace Mesa	1 day	Thu 5/30/19	Thu 5/30/19	8,214 sy			
10		Section 2	2 days	Fri 5/31/19	Wed 6/5/19	12,896 sy			
11		Larimer, Tabor, Gold, Windsor	2 days	Fri 5/31/19	Wed 6/5/19	10,843 sy			
12		Section 4	2 days	Wed 6/5/19	Thu 6/6/19	10,098 sy			
13		Whistler, Pasada, Maple, Lacuna	1 day	Wed 6/5/19	Thu 6/6/19	8,155 sy			
14		Section 3	8 days	Fri 6/7/19	Mon 6/17/19	69,718 sy			
15		Split, Bandit	1 day	Fri 6/7/19	Fri 6/7/19	7,944 sy			
16		Agate, Dawson (N), Hobson, Vension	2 days	Mon 6/10/19	Tue 6/11/19	16,335 sy			
17		Dawson (M), Dawson (S)	1 day	Wed 6/12/19	Wed 6/12/19	7,874 sy			
18		Old, Candle (S), Candle (N)	1 day	Thu 6/13/19	Thu 6/13/19	9,936 sy			
19		Kitchener, Saber 1/4	1 day	Fri 6/14/19	Fri 6/14/19	7,613 sy			
<div> <div>Project: Triview Metro Overlay Date: Wed 6/5/19</div> <div> <div>Task</div> <div>Split</div> <div>Milestone</div> <div>Summary</div> </div> <div> <div></div> Project Summary <div></div> External Tasks <div></div> External Milestone <div></div> Inactive Task </div> </div>									

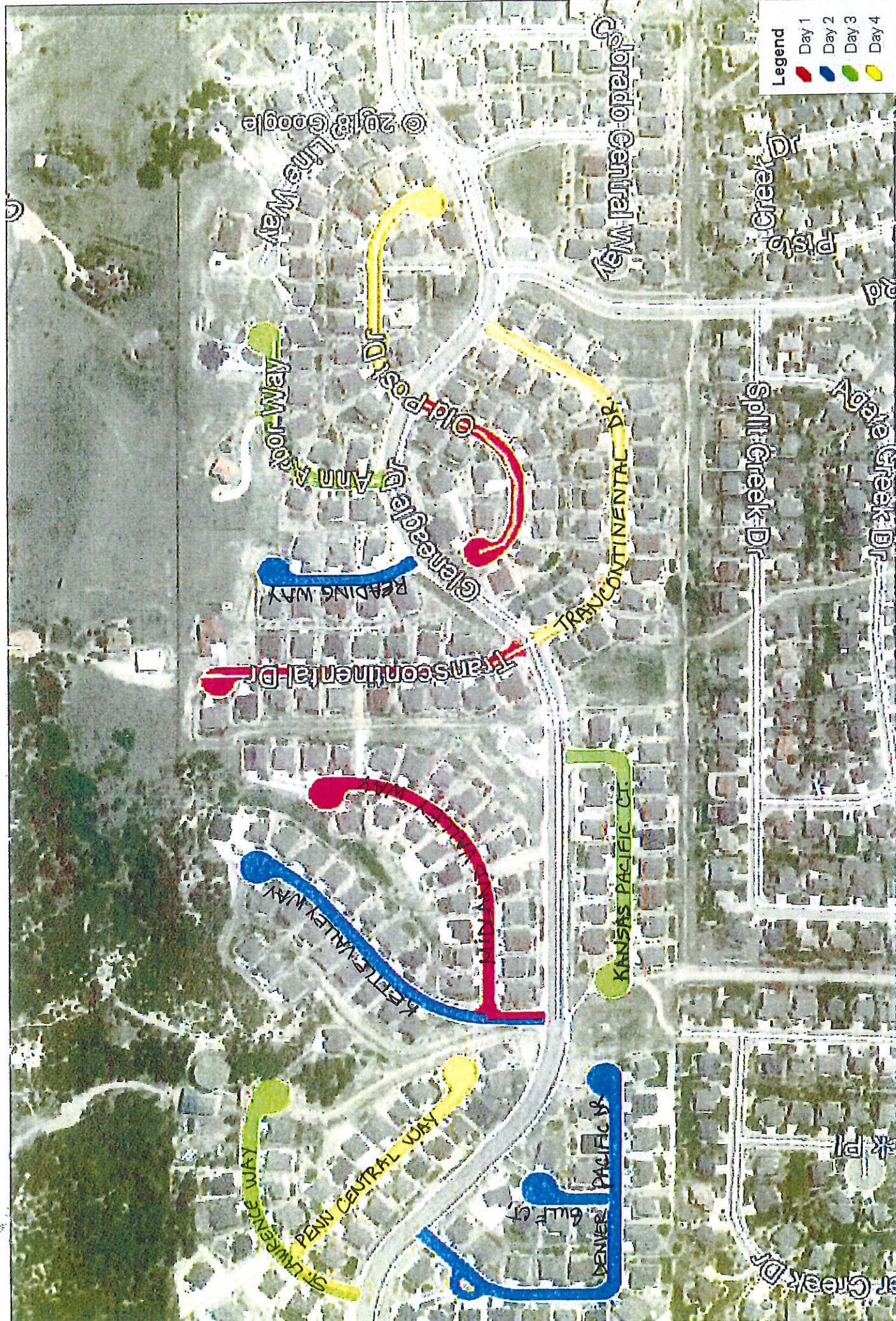
ID	Task Mo	Task Name	Duration	Start	Finish	quantity	Apr 21		
							15	19	
20		Saber 3/4, Green Rock, Walters	2 days	Sat 6/15/19	Mon 6/17/19	18,264 sy			
21		2" HMA Overlay	12 days	Mon 6/10/19	Sat 6/22/19	10,343 tn			
22		Section 1	1 day	Mon 6/10/19	Mon 6/10/19	1,071 tn			
23		Windy, Palace, Mesa	1 day	Mon 6/10/19	Mon 6/10/19	903 tn			
24		Section 2	1 day	Tue 6/11/19	Tue 6/11/19	1,419 tn			
25		Windsor, Tabor, Larimer, Gold	1 day	Tue 6/11/19	Tue 6/11/19	1,193 tn			
26		Cul-De-Sacs	1 day	Wed 6/12/19	Wed 6/12/19	801 tn			
27		Sections 1 & 2	1 day	Wed 6/12/19	Wed 6/12/19	394 tn			
28		Section 3	8 days	Thu 6/13/19	Fri 6/21/19	7,476 tn			
29		Split, Bandit	1 day	Thu 6/13/19	Thu 6/13/19	873 tn			
30		Candle (S), Dawson (S), Old	1 day	Fri 6/14/19	Fri 6/14/19	650 tn			
31		Agate, Dawson (N), Hobson, Venison	2 days	Sat 6/15/19	Mon 6/17/19	1,796 tn			
32		Kitchner, Sabre 1/4, Candle (to fiber), Dawson (to fiber)	2 days	Tue 6/18/19	Wed 6/19/19	1,324 tn			
33		Sabre 3/4, Green Rock, Walters	2 days	Thu 6/20/19	Fri 6/21/19	2,009 tn			
34		Cul-De-Sacs & Mapple	1 day	Sat 6/22/19	Sat 6/22/19	801 tn			
35		Section 3 Cul-De-Sacs & Mapple Creek	1 day	Sat 6/22/19	Sat 6/22/19	298 tn			
36		2" HMA Fiber Overlay	4 days	Mon 6/24/19	Thu 6/27/19	1,830 tn			
37		Section 4	4 days	Mon 6/24/19	Thu 6/27/19	1,111 tn			

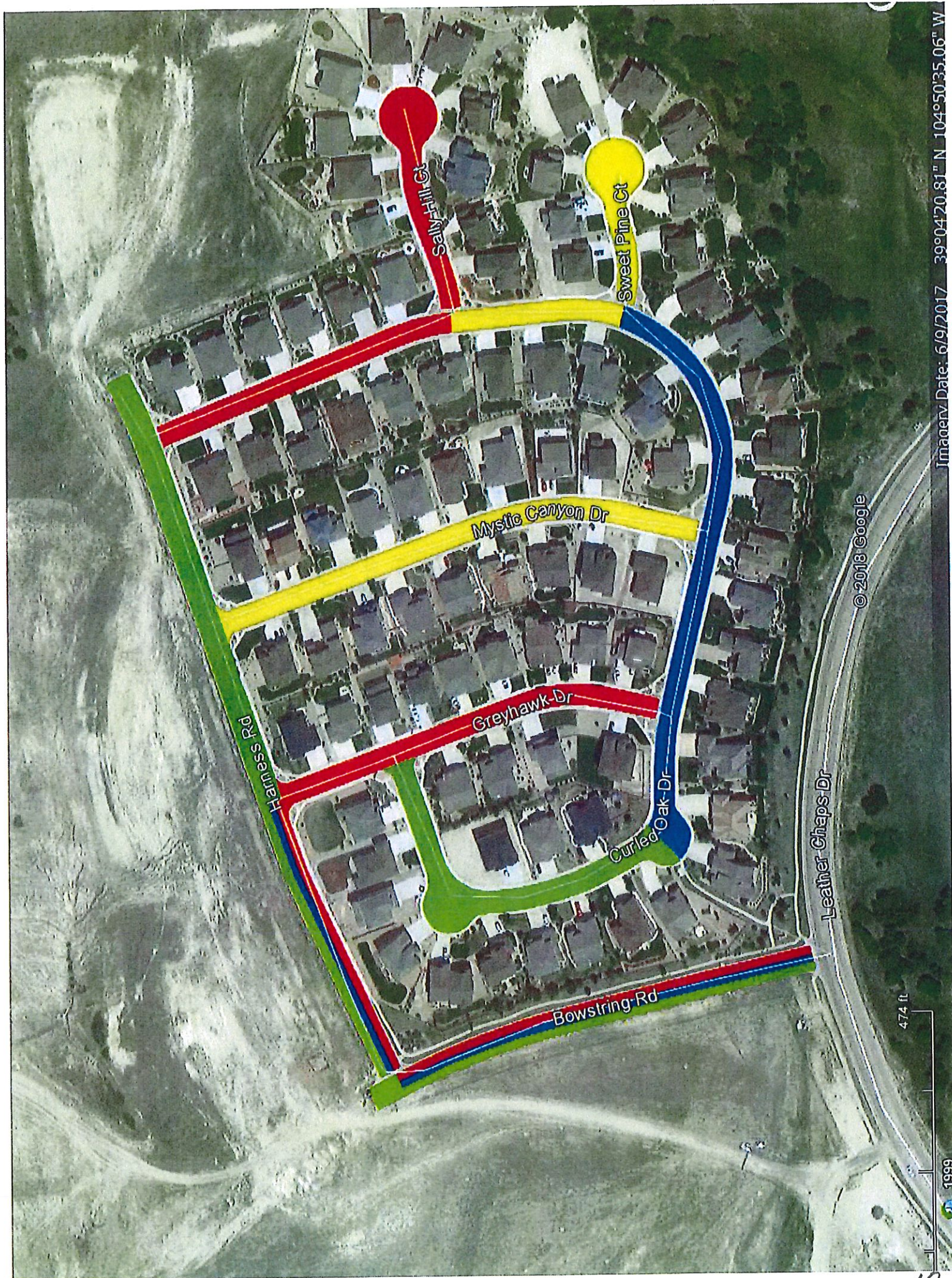
Project: Triview Metro Overlay Date: Wed 6/5/19	Task		Project Summary	
	Split		External Tasks	
	Milestone		External Milestone	
	Summary		Inactive Task	

ID	Task Mo	Task Name	Duration	Start	Finish	quantity		
							15	19
38		Whistler, Pasada, Lacuna	1 day	Mon 6/24/19	Mon 6/24/19	1,006 tn		
39		Candle, Dawson	1 day	Tue 6/25/19	Tue 6/25/19	822 tn		
40		Additional Fiber in Monument	2 days	Wed 6/26/19	Thu 6/27/19	roughly 1,300 tn		

Project: Triview Metro Overlay
Date: Wed 6/5/19

Task		Project Summary	
Split		External Tasks	
Milestone		External Milestone	
Summary		Inactive Task	





Sally Hill Ct

Sweet Pine Ct

Mystic Canyon Dr

Greyhawk Dr

Curled Oak Dr

Haines Rd

Bowstring Rd

Leather Chaps Dr

© 2018 Google

474 ft

Imagery Date: 6/9/2017 39°04'20.81" N 104°50'35.06" W

1999

NOTICE

YOUR STREET WILL BE CLOSED FOR MAINTENANCE BEGINNING SOMETIME IN JULY, 2019

IF WEATHER CAUSES A HALT TO THE PROJECT, YOUR STREETS MAY BE REQUIRED TO BE CLOSED AT A LATER DATE. IF THIS HAPPENS, YOU WILL RECEIVE ANOTHER NOTICE.



TEXT **HASINFO** TO **55222** OR VISIT ONLINE
AT **WWW.HA5INFO.COMITRIVIEW**
FOR ROAD CLOSURES, WEATHER DELAYS
AND MORE INFORMATION.

Andale Construction will be performing street maintenance in your area on behalf of **Triview Metro**. The product is a **High Density Mineral Bond** called **HAS**. You can learn more at www.preserveasphalt.com. This project will help to significantly extend the life of your asphalt streets. We ask for your cooperation during the process, and in return you will receive an improved road surface.

PLEASE TURN OFF SPRINKLERS ON DAY OF CLOSURE FOR YOUR SECTION

WHERE DO I PARK MY CAR? While your road is closed, you may park on the street in any open area outside of the work zone. No vehicles will be allowed on the newly treated road surfaces until the road is reopened. Please do not park within 50 feet of any road being worked on.

WHAT IF MY CAR IS PARKED ON A ROAD THAT IS CLOSED? We will begin work at 7:00 A.M. and vehicles will be allowed to exit the area up until 7:30 A.M. The streets being treated will be closed for 24 hours. If your vehicle is on a street that will be blocked by adjacent surfacing work, it will have to remain until the work is complete. If your vehicle is on the street when work begins, it will have to be towed to the end of the area.

WHAT IF I DRIVE ON THE ROAD WHILE CLOSED? Please do not attempt to drive on the road while it is closed as this may cause damage to your vehicle and several thousands of dollars of damage to the newly treated surface. **ANDALE CONSTRUCTION IS NOT** responsible for damage to your vehicle or to the newly treated road surface.

Frequently Asked Questions:

Q: What will we do on trash day?

A: We have coordinated with the trash service. Your trash will be picked up as scheduled.

Q: How will we get our mail, FEDEX and UPS packages?

A: We have coordinated with the postal service and you will receive your mail and packages as scheduled.

Q: How will the shuttle system work?

A: You should be able to park within walking distance of your home. If assistance is needed with transport between your home and vehicle, please call (620)-222-8393 between the hours of 8:30am and 7:00pm.

Q: How will this affect any landscaping work?

A: Please hold off on any landscape work while road work is being performed and turn off sprinkler systems during and 24 hours after the road is treated.

Q: How will this affect emergency vehicles?

A: Emergency vehicles will be able to access any home in the neighborhood 24 hours a day.



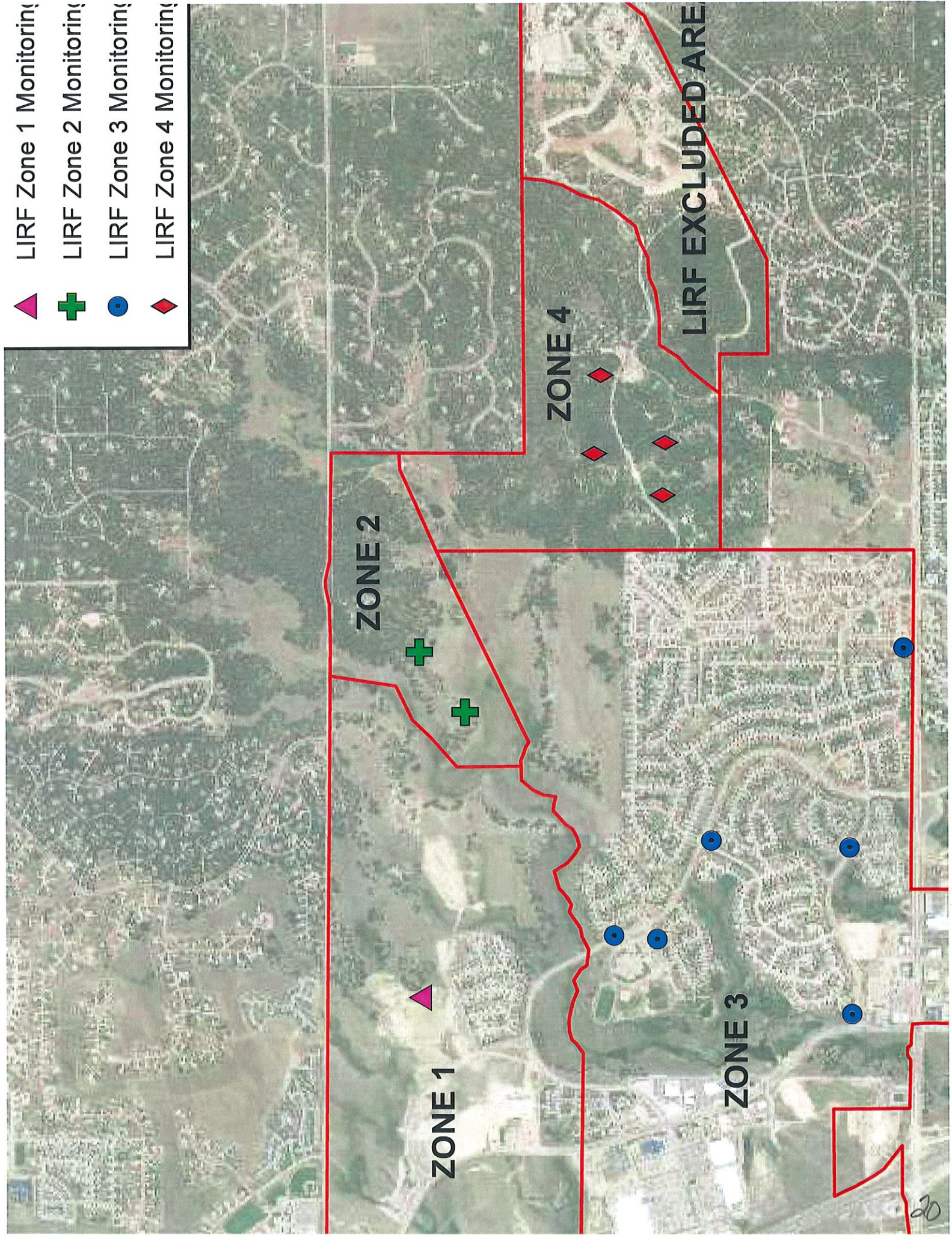
ANDALE
CONSTRUCTION

Caleb Fiske
Director
(505) 716-6851

Chad Hockett
HAS Operations Manager
(316) 214-7494



- ▲ LIRF Zone 1 Monitoring
- + LIRF Zone 2 Monitoring
- LIRF Zone 3 Monitoring
- ◆ LIRF Zone 4 Monitoring





Triview Metro Public Works May 2019 Report

List of May Projects:

- Snow: Large snowstorm on May 20th
- Irrigation system up and running setup Flow Control in Promontory Pointe on two controllers
- Weekly/Daily: Daily trash pick-up around the District and bi-weekly cleaning of trash cans and doggie pot stations
- Play-ground equipment check list completed (two repairs in Venison Creek)
- Mow schedule is still being tweaked on a weekly basis
- All American has three more repairs to make on upper backflow in Sanctuary Point
- Seal Coat Solutions signed proposal (Remington Hills, and Promontory Pointe)
- Fleet maintenance

Focus for June:

- *Martin Marietta overlay project*
- Irrigation System - repairs and start on fine tuning of ET Water- currently running at 60% of recommended schedule from ET Water



- Install new benches: Double bench at Burke Hollow, one bench at Creekside park, new bench on Leather Chaps, bench at swing park, and one at the Train Park.
- Replace pressure regulator at Paiute Park (we have @ 50psi static pressure and @32 while running, we need minimum of 45 psi when running)
- Bed weed control
- Grade trails, and trail weed control
- Crack and curb weeds
- Spring/Summer color for beds (plants scheduled to be delivered June 24th, having to rework irrigation in two beds along Leather Chaps)
- Seal Coat Solutions scheduled for 6/13/19 - 6/14/19



Triview Metro Water Department

List of Accomplishments for May, 2019

Pumpage for month of May 2019 –

Total to Production **20.325 MG**

District Irrigation use for May 2019 1.027 MG

Net water impounded in District ground storage tanks 71611 Gal

Total Sold **17.808 MG**

Total District flow to WWTP 12.819 MG

Total WWTP Flow + Dist. Irrigation + GST Impoundment/Total Well

Pumpage - $(12.819 + 1.027 + 0.071611/20.325) \times 100 = 68.48\%$

Reported activity for Month of May 2019

- The SCADA project is complete; there are some outlying items to be completed by Timberline (Scheduled for 6/14/19)
- A Plant is currently running with well D1 at 120 GPM
- B Plant is currently running with all wells available A7, D7, A8, A4, D4 (1020 GPM total)
- Well A4 is currently running with VFD controller on loan from Applied until the new VFD is reinstalled
- Well A1 has been pulled, well casing was video inspected, results show well case screening plugged in the upper zone (1000 to 1200 ft level), the remaining well casing screen appears to be clear from that point and lower, down to 1400+ ft. Applied recommends the screen be cleaned with a chlorinated solution and roto brushed with their rig. We will recommend video inspection after cleaning to assess cleaning effectiveness.

- Wellfield data for drawdowns is being evaluated to determine operation rotation.
- Well D1 level transducer is being installed to SCADA; well A1 level transducer will be installed when that well reaches rehabilitation completion. Total in all 4 wells will have live feeds for drawdowns on SCADA
- Flume Sampling Station Outbuilding is nearing completion for WWTP and Auto sampler was purchased for the WWTP personnel to install and operate.
- GPS locating device (GEO 7X Sub meter) has been ordered for rental only (900.00/month) for district mapping of utility infrastructure; this includes software to operate the device.
- Operations Staff have been actively working with Classic Homes, Kempton construction, and Global Underground inspecting new sewer and potable water lines in the Sanctuary, and Jackson Creek Parkway areas continuously during the month of May.
- The Water Operations staff have been continuously updating the backflow prevention inspection program, and FOG Compliance for district/state requirements

2018 Market Value Residential	\$ 950,000,000.00			\$ 69,500,000.00		
2018 Market Value Commercial	\$ 50,000,000.00					
Market Value to Assessed Conversion Rate Residential	6.95%					
Market Value to Assessed Conversion Rate Commercial	29.00%					
2018 Assessed Value Residential	\$ 66,025,000.00					
2018 Assessed Value Commercial	\$ 14,500,000.00					
2019 Assessed Valuation	\$ 83,183,850.00					
2019 Home total	1530					
Additional Homes per year	50					
Average Value per home	\$ 597,484.28					
Average Comercial Value	\$ 819,672.13					
Appreciation rate per year	2.00%					
Calendar Year	Payment Due	Assessed Valuation	Mill Levy	Amount Collected	Surplus/Deficit	
2018	\$ 2,483,612					
2019	\$ 2,482,013	\$ 83,183,850.00	35.00	\$ 2,911,435	\$ 429,422	
2020	\$ 2,529,613	\$ 99,801,633.04	25.35	\$ 2,529,613	\$ -	
2021	\$ 2,529,412	\$ 116,419,416.08	21.73	\$ 2,529,412	\$ -	
2022	\$ 2,578,213	\$ 133,037,199.12	19.38	\$ 2,578,213	\$ -	
2023	\$ 2,635,153	\$ 149,654,982.16	17.61	\$ 2,635,153	\$ -	
2024	\$ 2,635,153	\$ 166,272,765.19	15.85	\$ 2,635,153	\$ -	
2025	\$ 2,635,153	\$ 182,890,548.23	14.41	\$ 2,635,153	\$ -	
2026	\$ 2,635,153	\$ 199,508,331.27	13.21	\$ 2,635,153	\$ -	
2027	\$ 2,635,153	\$ 216,126,114.31	12.19	\$ 2,635,153	\$ -	
2028	\$ 2,767,613	\$ 232,743,897.35	11.89	\$ 2,767,613	\$ -	
2029	\$ 2,767,613	\$ 249,361,680.39	11.10	\$ 2,767,613	\$ -	
2030	\$ 2,767,613	\$ 265,979,463.43	10.41	\$ 2,767,613	\$ -	
2031	\$ 2,767,613	\$ 282,597,246.47	9.79	\$ 2,767,613	\$ -	
2032	\$ 2,767,613	\$ 299,215,029.51	9.25	\$ 2,767,613	\$ -	
2033	\$ 2,894,832	\$ 315,832,812.54	9.17	\$ 2,894,832	\$ -	
2034	\$ 2,894,832	\$ 332,450,595.58	8.71	\$ 2,894,832	\$ -	
2035	\$ 2,894,832	\$ 349,068,378.62	8.29	\$ 2,894,832	\$ -	
2036	\$ 2,894,832	\$ 365,686,161.66	7.92	\$ 2,894,832	\$ -	
2037	\$ 2,894,832	\$ 382,303,944.70	7.57	\$ 2,894,832	\$ -	
2038	\$ 3,040,819	\$ 398,921,727.74	7.62	\$ 3,040,819	\$ -	

2039	\$	3,040,819	\$	415,539,510.78	7.32	\$	3,040,819	\$	-
2040	\$	3,040,819	\$	432,157,293.82	7.04	\$	3,040,819	\$	-
2041	\$	3,040,819	\$	448,775,076.86	6.78	\$	3,040,819	\$	-
2042	\$	3,040,819	\$	465,392,859.89	6.53	\$	3,040,819	\$	-
2043	\$	3,168,239	\$	482,010,642.93	6.57	\$	3,168,239	\$	-
2044	\$	3,168,239	\$	498,628,425.97	6.35	\$	3,168,239	\$	-
2045	\$	3,168,239	\$	515,246,209.01	6.15	\$	3,168,239	\$	-
2046	\$	3,168,239	\$	531,863,992.05	5.96	\$	3,168,239	\$	-
TOTAL PAYMENTS DUE		\$	81,967,901					\$	-

2019 Residential Water and Wastewater Rates

Water

Base Rate per month \$ 22.68

Volume Rates per 1000 gallons

Block 1	0 to 6,000	\$ 4.00
Block 2	6,001 to 20,000	\$ 4.95
Block 3	20,001 to 30,000	\$ 8.75
Block 4	30,001 to 40,000	\$ 9.88
Block 5	Over 40,000	\$ 11.99

Wastewater

Base rate per Month \$ 42.85

Avg. Nov - Feb Volume Use \$ 4.22

(1) Proposed 2019 rates effective February 1, 2019.

2020 Residential Draft Water and Wastewater Rates Rate

Water

Base Rate per month \$ 24.50

Volume Rates per 1000 gallons

Block 1	0 to 6,000	\$ 4.00
Block 2	6,001 to 12,000	\$ 4.95
Block 3	12,001 to 20,000	\$ 7.50
Block 3	20,001 to 30,000	\$ 9.25
Block 4	30,001 to 40,000	\$ 12.00
Block 5	Over 40,000	\$ 14.00

Wastewater

Base rate per Month \$ 42.85

Avg. Nov - Feb Volume Use \$ 4.22

(1) Proposed 2020 rates effective January 1, 2020.

TRIVIEW POLICY

The Board of Directors of the Triview Metropolitan District has determined it to be appropriate to adopt a policy concerning the audio or video recording of meetings by private citizens.

The official record of the meetings of the Board are the minutes of the meetings. There is also an audio recording made of the meeting.

Citizens may access the minutes or the audio recording.

To avoid potential conflicts the Board determines that it will not allow audio or video recordings of its meetings by private citizens.

This policy does not change the ability of anyone to utilize a certified court report to take verbatim transcripts of the meeting nor of members of the media to record all or portions of the meeting for purpose of reporting the meeting to the public.

TRIVIEW METROPOLITAN DISTRICT

RESOLUTION NO. 02--2019

**A RESOLUTION ESTABLISHING A DISCRETIONARY FUND AND
ACCOMPANYING POLICY DESIGNED TO ASSIST HOMEOWNERS WITH
SIDEWALK REPAIR IN SPECIFIC CIRCUMSTANCES**

WHEREAS, Pursuant to Chapter 12.04 of the Monument Municipal Code the responsibility for sidewalk maintenance and repair is the homeowner whose property is adjacent to the sidewalk:

WHEREAS, The Board of Triview Metropolitan District has determined it appropriate to create a fund which may be used to assist property owners with the costs of replacing sidewalks; and

WHEREAS, the Board will evaluate the finances of the District during its budget considerations and may, in its sole discretion, appropriate up to \$20,000.00 to the fund which shall be used to assist property owners who have sidewalks in need of repair with up to half the cost of the repairs with the District's contribution not to exceed \$1,000.00 to any individual property owner; and

WHEREAS, the property owner may apply to the District for assistance based upon specific criteria./ If approved by the District Manager, the sidewalk shall be repaired by a private contractor under the supervision of the District; and

WHEREAS, this Resolution shall not change Triview's policy of repairing sidewalks belonging to individual property owners where work performed by Triview or its contractors has caused damage to the property owner's sidewalk.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
DIRECTORS OF THE TRIVIEW METROPOLITAN DISTRICT THAT:**

Section 1. The Board hereby authorizes creation of a sidewalk repair fund which, in the sole discretion of the Board, may be funded by up to \$20,000.00 and used to assist property owners with the costs of sidewalk repairs. The fund shall not exceed the sum of \$20,000.00 so future years appropriations shall be in an amount to bring the fund up to that maximum amount if the Board, in its sole and absolute discretion, decides to provide funding for the sidewalk repair fund.

Section 2. The Board hereby authorizes the District Manager to evaluate applications received from property owners and to determine if the sidewalk adjacent to the property meets applicable requirements for consideration for funding assistance. If the application is approved by the District Manager, the sidewalk repair or replacement shall be done by a private contractor under the supervision of the District.

Section 3. Sidewalks eligible for funding assistance by the District shall meet at least one of the following conditions:

- a. Seventy-five to 100 percent of the curb head or sidewalk is chipped or broken.
- b. Concrete has settled at least two inches.
- c. Fifty percent or more of the surface has spalled (top one-half to one inch has worn away leaving a rough surface).
- d. Verified accident or claim for injury caused by sidewalk damage.
- e. Citizen with disability whose access to his/her property is impeded due to damage to the sidewalk.

PASSED AND RESOLVED by the Board of Directors of the Triview Metropolitan District, this _____ day of _____ 2019 by a vote of ____ for and _____ against.

TRIVIEW METROPOLITAN DISTRICT

President

ATTEST:

Secretary

PERMIT CO-APPLICANT AGREEMENT

This Permit Co-Applicant Agreement ("Agreement") is made and entered into this ____ day of _____, 2019 (the "Effective Date"), by and between Jackson Creek Land Company, LLC, a Colorado limited liability company ("JCLC") and Triview Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado ("Triview"). JCLC and Triview are hereinafter referred to each as a "Party" and, collectively, as the "Parties."

RECITALS

A. JCLC previously purchased the real property described in Schedule A attached to that certain Quit Claim Deed recorded within the real property records of El Paso County on December 9, 1994 at Reception No. 094163851 (the "Property").

B. With the exception of that portion of the Property described as Parcel C in the aforementioned Schedule A, all of the Property is located within Triview's boundaries.

C. To facilitate development of portions of the Property, Triview applied for and were issued Permit No. SPA-1998-30063-SCO (the "Original Permit") by the U.S. Army Corps of Engineers (the "USACE") pursuant to Section 404 of the Clean Water Act.

D. Portions of the Property lie within the boundaries of an area designated by the U.S. Fish and Wildlife Service (the "USFWS") as critical habitat for the Preble's Meadow Jumping Mouse (the "PMJM"), a fact that requires the USACE to consult with the USFWS pursuant to Section 7 of the Endangered Species Act. USFWS conducted a biological assessment of the Property and issued a resulting biological opinion to the USACE in conjunction with the issuance of the Original Permit, and must do so for any subsequent amendment thereto.

E. On behalf of the Parties, Ecosystem Services, LLC ("ECOS") prepared a Request for Transfer & Modification of the Triview Metropolitan District Individual 404 Permit, dated July 15, 2013 (the "2013 Modification Request").

F. Approval of the 2013 Modification Request by the USACE, upon consultation with the USFWS, resulted in the issuance of an amendment to the Original Permit dated April 29, 2014 (the "2014 Amendment") that incorporated by reference various obligations of the Parties, as co-applicants, that were proposed in the 2013 Modification Request.

G. Within the 2013 Modification Request, approximately one hundred (100) collective acres of the Property, as depicted within Exhibit A attached hereto and incorporated herein by this reference, were identified, respectively, as PMJM habitat conservation areas and wetlands conservation areas (collectively, the "Conservation Areas"), and the 2014 Amendment adopted the restriction that no development shall take place therein.

H. In order to mitigate the impact of the development of portions of PMJM critical habitat, some of which had already been impacted, the 2013 Modification Request included a proposal that the Parties would (1) enhance 6.91 acres of PMJM riparian habitat through the planting of a specified number of shrubs and trees in specified locations, with temporary irrigation, survival monitoring and replacement until sufficient establishment occurred (the “2014 Riparian Enhancement Requirement”), and (2) implement or continue other conservation measures within the Conservation Areas (the “2014 Upland Conservation Requirement”). The 2014 Riparian Enhancement Requirement and the 2014 Upland Conservation Requirement were adopted by reference within the 2014 Amendment as obligations of the Parties.

I. Approximately 752 shrubs and 44 trees were planted during 2016 (the “2016 Plantings”). Higher than average rainfall and resulting run-off occurred after the 2016 Plantings.

J. ECOS recently completed a survey the current state of vegetation within the PMJM critical habitat located on the Property. The objectives of the ECOS survey were to (1) report to the USACE the status of compliance with the 2014 Amendment, and (2) propose a plan to the USACE for relocating and consolidating the PMJM riparian enhancement areas designated within the 2014 Riparian Enhancement Requirement in an effort to decrease the necessity for supplemental irrigation and required infrastructure.

K. A product of the recent ECOS efforts was the submittal to the USACE of the “2019 Compliance Plan for Jackson Creek Land Company and TriView Metropolitan District Clean Water Act, Section 404 Permit No. SPA-1998-30063-SCO” (the “2019 Compliance Plan”).

L. Based on its fieldwork, ECOS concluded that since 2013, as a combined result of the 2016 Plantings and natural growth, approximately 3.91 acres of PMJM riparian habitat has been enhanced. Accordingly, the 2019 Compliance Plan proposed that the 3.91 acres of enhancement be credited against the 6.91 acres of enhancement required under the 2014 Riparian Enhancement Requirement. The 2019 Compliance Plan also proposed that all remaining enhancement required under the 2014 Riparian Enhancement Requirement take place solely within the area depicted in **Exhibit B** attached hereto and incorporated herein by this reference (the “Teachout Creek Riparian Enhancement Area”). In addition, the 2019 Compliance Plan proposed that the Conservation Areas be expanded by the 5.21 collective acres depicted in **Exhibit A**.

M. The Permit was extended to April 26, 2024 under letter from the USACE dated April 26, 2019. In conjunction with its acceptance of the 2019 Compliance Plan, USACE requested that USFWS provide written acceptance and concurrence with the conservation measures contained therein, and USFWS did so under a letter dated May 31, 2019, a copy of which is contained in **Exhibit D-E** attached hereto and incorporated herein by this reference.

N. The Parties desire to enter into this Agreement to memorialize their respective obligations regarding the fulfillment of the 2014 Riparian Enhancement Requirement and the 2014 Upland Conservation Requirement, as described in the 2019 Compliance Plan. For purposes of this Agreement, the term “Permit” shall include the Original Permit, as amended by

the 2014 Amendment, consistent with the provisions of the 2019 Compliance Plan, and any subsequent amendment issued during the term of this Agreement that is mutually consented to by the Parties.

AGREEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JCLC and Triview hereby agree as follows.

1. Conservation Activities.

a. Weed Control. JCLC shall, at its cost and expense, provide the ongoing weed control measures required under the Permit within the Conservation Areas (except within the Teachout Creek Riparian Enhancement Area, as addressed below in Paragraph 2).

b. Fencing. PMJM habitat areas that are projected to be impacted by future development of the Property, totaling approximately 16.98 acres, are depicted in Exhibit A. The Permit requires that, prior to development in each such area, fencing is to be installed where the area abuts a PMJM Conservation Area. JCLC shall, at its cost and expense, cause the aforementioned fencing to be installed, and Triview shall be responsible, at its cost and expense, for any subsequent maintenance, repair, relocation and replacement of that fencing that is required under the Permit.

c. Signage. The Permit requires that signs be mounted at regular intervals along PMJM Conservation Area boundaries and/or fence lines. Additional signs are to be located as the site-specific need is identified in the future. JCLC previously caused signs to be installed, at its cost, along the boundaries of the PMJM Conservation Areas at the approximate locations depicted in Exhibit A. Triview shall be responsible, at its cost and expense, for any subsequent maintenance, repair, relocation and replacement of that signage, and for the installation of any additional signage, that is required under the Permit, as may be amended.

d. Other Restrictions and Protective Measures. The Permit requires the continuation of on-going measures to restrict the Conservation Areas from activities that are detrimental to the health and diversity of the habitat such as cattle grazing and recreational vehicle use, and also requires periodic removal of trash and debris. JCLC shall be responsible, at its cost and expense, for the aforementioned measures and ongoing trash and debris removal (except within the Teachout Creek Riparian Enhancement Area). The Permit requires that wildlife depredation protection be installed if signs of beaver or other wildlife damage to habitat located within the Conservation Areas is noted. JCLC previously caused sand paint to be applied, at its cost, to the trunks of gambel oak clusters located around the perimeter of the areas depicted in Exhibit A. Triview shall be responsible, at its cost and expense, for any necessary future wildlife depredation protection measures required under the Permit (except within the Teachout Creek Riparian Enhancement Area).

2. Riparian Enhancement Activities.

a. Limits of Riparian Enhancement. Based on the 2019 Compliance Plan, only the enhancement activities (the "Riparian Enhancement") described for Zone 2, Zone 3 and Zone 4 within **Exhibit C** attached hereto and incorporated herein by this reference will be implemented.

b. Cost of Riparian Enhancement. A summary of the estimated costs of the Riparian Enhancement, including the cost of construction and maintenance of the required irrigation system, based upon an approved bid by Blue Mesa Landscaping, Inc. (the "Enhancement Contractor") is contained in **Exhibit D**, and the Parties acknowledge that the actual costs may differ from those estimates. The Parties shall equally share the costs associated with the Riparian Enhancement, and each shall Party shall timely remit its payment in accordance with the terms of the corresponding Enhancement Contract, or the terms of an invoice for costs incurred outside of an Enhancement Contract.

c. Riparian Enhancement Contractor Activity. The "Enhancement Contractor" shall be responsible for the implementation of the Riparian Enhancement, including the required temporary irrigation system described in Section 2c(x) below. The Parties acknowledge that it will also be necessary to engage an ecologist, such as ECOS, at additional cost, to oversee Riparian Enhancement activities and ensure compliance with Permit requirements. Both Parties shall be contracting parties in the contract with the Enhancement Contractor. The Enhancement Contract shall contain the following obligations of the Enhancement Contractor:

(i) to provide all as-built documentation required under the Permit within the required timeframes;

(ii) to install and maintain erosion control measures and best management practices in accordance with any required stormwater pollution prevention plan or erosion and sediment control plan;

(iii) to comply with all project-specific impact avoidance and minimization measures required under the Permit;

(iv) to plant in accordance with the details proposed in the 2013 Modification Request and adopted in the Permit, as may be amended;

(v) to warrant the survival of its plantings to not less than the eighty percent (80%) survival rate required by the Permit (80% coverage for seeded areas) for the lesser of two (2) full growing seasons or until all performance criteria required under the Permit have been met (the "Warranty Period");

(vi) to maintain weed control during the Warranty Period as required to meet the specific requirements and performance criteria of the Permit;

(vii) to ensure that its plantings and seeding are watered according to a schedule not less stringent than that required by the Permit during the period specified in the Enhancement Contract;

(viii) to install caging or fencing around plantings or implement deterrents or take alternative measures to prevent wildlife depredation;

(ix) to provide maintenance reports and photos if necessary following each maintenance site visit that document conditions encountered, activities performed, and any issues or other information that is relevant to the success of the project;

(x) for the Enhancement Contractor to be responsible for the installation and maintenance of the temporary irrigation system, and to provide an irrigation plan, including but not limited to layout, pipe size, head spacing, type of heads, valve & controller locations, water pressure, and other relevant information for review and approval by the Parties prior to installation, and to maintain the temporary irrigation system in working order to facilitate compliance with the watering requirement described in Section 2c(vii) above. In addition, Triview shall be provided the opportunity to inspect the as-constructed temporary irrigation system to ensure it has been implemented as designed and approved, consistent with Triview's standards;

(xi) Triview has extensive qualified staff and consultants both as concerns irrigation systems maintenance and repair, and landscape maintenance. The Enhancement Contractor shall confer and consult with Triview's staff as concerns all irrigation and planting plans, proposals, maintenance and repair so as to result in cost savings to the Parties to the extent Triview can provide similar service, and so as to ensure the maximum survival of all Riparian Enhancement plantings. In no instance, however, shall the Enhancement Contractors conferral with Triview's staff result in any diminution of warranties for which said Enhancement Contractor is contractually obligated.

d. Water Source and Supply. Temporary irrigation of the Riparian Enhancement will require connection of the Enhancement Contractor installed irrigation system to at least a one and one-half inch (1.5") water tap, providing a flow pressure of not less than 85 psi. Triview shall be solely responsible for the cost of (i) providing the aforementioned water tap at a location in the vicinity of the Teachout Creek Riparian Enhancement Area, and (ii) providing the water supply necessary to irrigate the Riparian Enhancement in accordance with the Permit requirements or more stringent requirements imposed under an associated Enhancement Contract. No tap fee or water fee or other remuneration will be paid to Triview in conjunction with the providing of the aforementioned water tap and water supply.

e. Post-Planting Activities. As described in Section 2c above, it is the intent of the Parties that during the Warranty Period (or such other period as is specified within an Enhancement Contract) that the Enhancement Contractor be responsible for the following within the Teachout Creek Riparian Enhancement Area: installation and maintenance of required erosion control measures; maintenance of seeding areas and plantings to achieve not less than the required survival rate; weed control; required watering; wildlife depredation protection; periodic

reporting regarding plant survival and maintenance; and installation and maintenance of the temporary irrigation system. The Parties shall equally share the costs associated with the aforementioned activities, or other any additional activities required under the Permit that occur after the expiration of the Warranty Period, or that are not performed by the Enhancement Contractor under the terms of the Enhancement Contract during the Warranty Period, and for the cost of the periodic removal of trash and debris from the Teachout Creek Riparian Enhancement Area after the Warranty Period. The parties shall cooperate to minimize any such additional costs and expense, including through the use of Triview's landscape and irrigation staff (for which JCLC shall be responsible for 50% of expense). Each Party shall timely remit its payment in accordance with the terms of any associated invoice that is submitted pursuant to an estimate of costs provided to the other Party prior to commencement of the corresponding activity.

f. Phasing of Riparian Enhancement. Under terms proposed in the 2013 Modification Request and adopted in the Permit, Riparian Enhancement should at least keep pace with future impacts to PMJM habitat to the extent feasible (see the boundaries of projected future impact areas depicted in Exhibit A). Notwithstanding that pacing guideline, the Parties acknowledge that future impacts may not be fully implemented for a number of years and that implementing Riparian Enhancement in phases over those years will likely increase the ultimate cost and also require the Parties to continue to engage in annual monitoring of Riparian Enhancement success over a future decade. Therefore, it is the intent of the Parties that Riparian Enhancement be implemented in full as soon as possible, subject to any timing restrictions imposed under the Permit.

g. Contingency Plans. As proposed in the 2013 Modification Request and adopted in the Permit, in the event the associated performance criteria are not met within the third full growing season following each phase of Riparian Enhancement planting, specified alternative methods are to be employed. Those alternative methods include, but are not limited to, the replacement of plantings in order to achieve the required survival rate. The Parties shall equally share the costs associated with implementing the aforementioned contingency plans as required by the Permit to the extent they occur outside any applicable warranty period, and each Party shall timely remit its payment in accordance with the terms of any associated invoice.

3. **Monitoring and Reporting.** The Permit adopts specific methodologies and monitoring parameters, as proposed in the 2013 Modification Request and that may be amended from time to time, that will be used to assess the relative success of the conservation measures employed within the Conservation Areas and the Riparian Enhancement. Following implementation of Riparian Enhancement, a baseline survey is to be prepared and used for comparison to subsequent surveys to be prepared and submitted within an annual monitoring report for five (5) subsequent years or until success has otherwise been demonstrated to the satisfaction of the USACE. The Parties shall equally share the costs associated with complying with the monitoring and reporting requirements imposed by the Permit, and each shall Party shall timely remit its payment in accordance with the terms of any associated invoice.

4. **Entire Agreement; Binding; Merger; Modification.** This Agreement contains the complete understandings of the Parties and shall be binding upon and inure to the benefit of their successors, assigns and legally appointed representatives. The negotiations between the

Parties which resulted in this Agreement are deemed to be merged into this Agreement. This Agreement may only be modified in a writing signed by both of the Parties hereto.

5. **Assignment.** The Permit requires that upon the sale of a portion of the Conservation Areas by JCLC, the new owner must become a signatory to the Permit. The rights and obligations arising under this Permit that are applicable to such a portion shall be assignable to said new owner.

6. **Mechanic's Liens.** Triview shall defend, indemnify and hold JCLC harmless from any mechanic's lien filed against any portion of the Property that arises in conjunction Triview's fulfillment, including by third parties engaged by it, of the conservation activities required of it under Section 1.

7. **Term.** The term of this Agreement shall be coterminous with that of the Permit, including any extensions.

8. **Governing Law.** The interpretation or enforcement of this Agreement shall be governed by the laws of the State of Colorado.

9. **Severability.** If any portion of this Agreement shall be adjudicated by a court of competent jurisdiction to be unenforceable, the enforceability of and the requirement to perform the remaining portions of this Agreement shall remain unaffected.

10. **Counterparts.** This Agreement may be executed in counterparts and the parts taken together shall be deemed a complete original. Signatures may be exchanged electronically.

IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective as of the date first stated above.

Jackson Creek Land Company, LLC,
a Colorado limited liability company

Triview Metropolitan District,
a quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____

By: _____

EXHIBIT A
(General Exhibit)

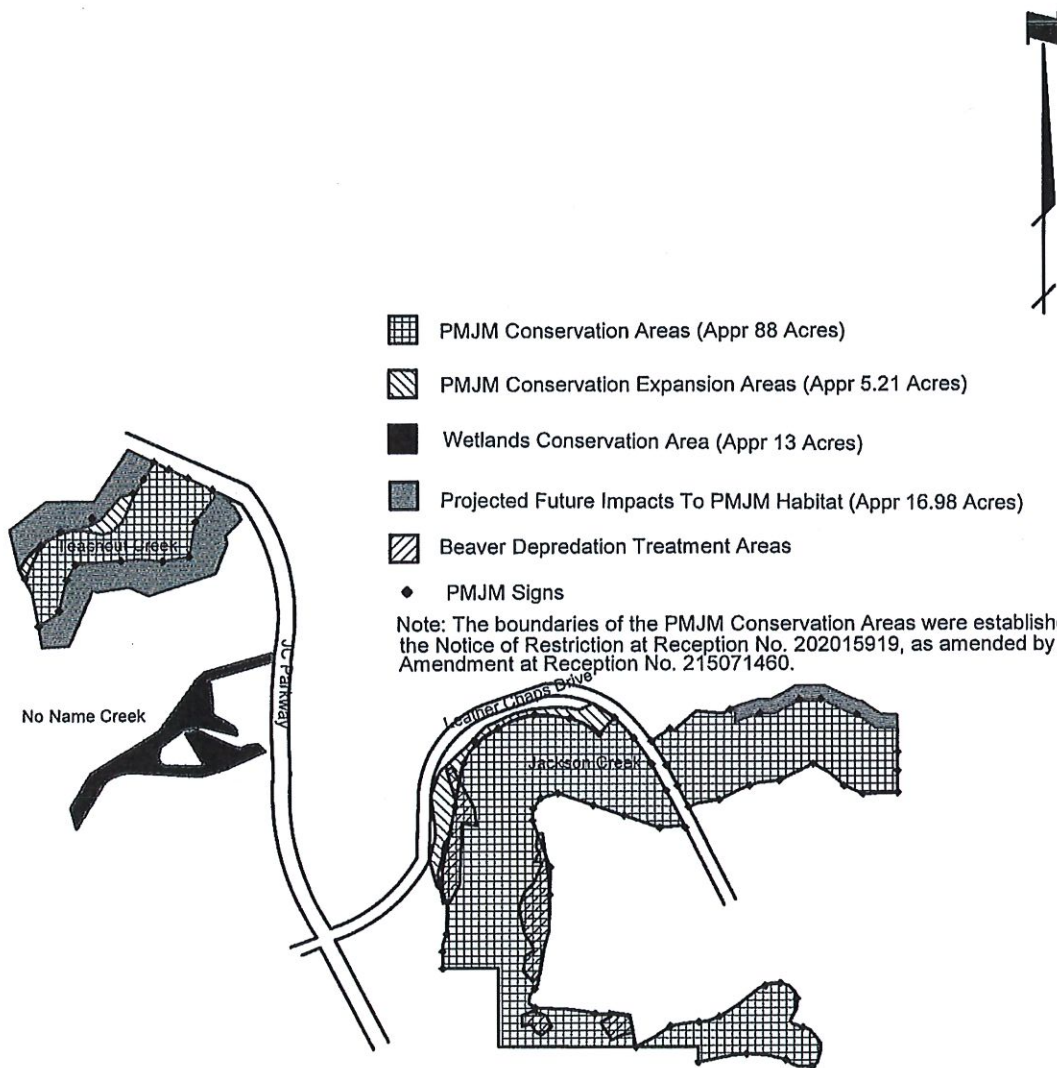


EXHIBIT B
(Depiction of the Teachout Creek Riparian Enhancement Area)

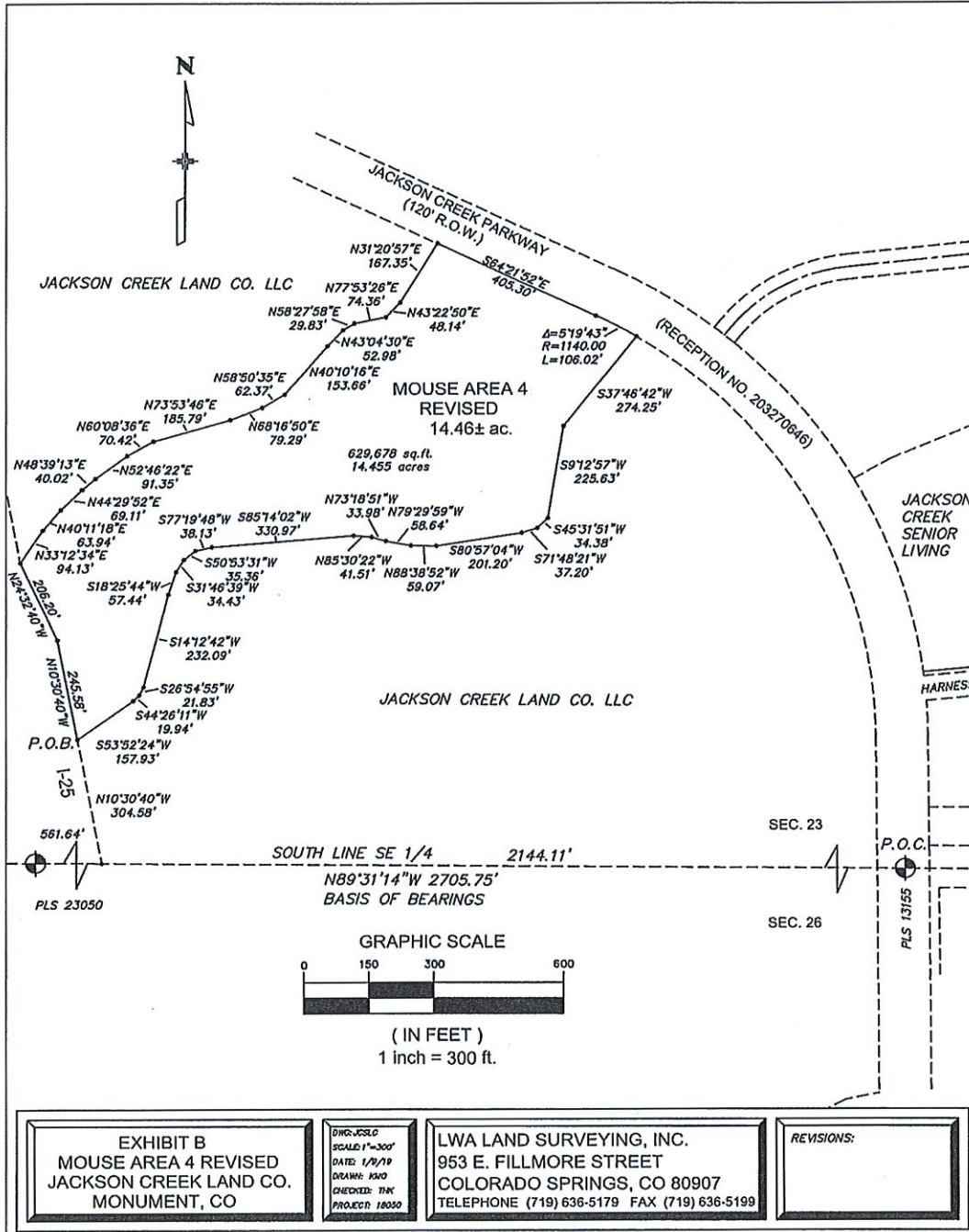


EXHIBIT C **(Proposed Riparian Enhancement Within Teachout Creek Riparian Enhancement Area)**

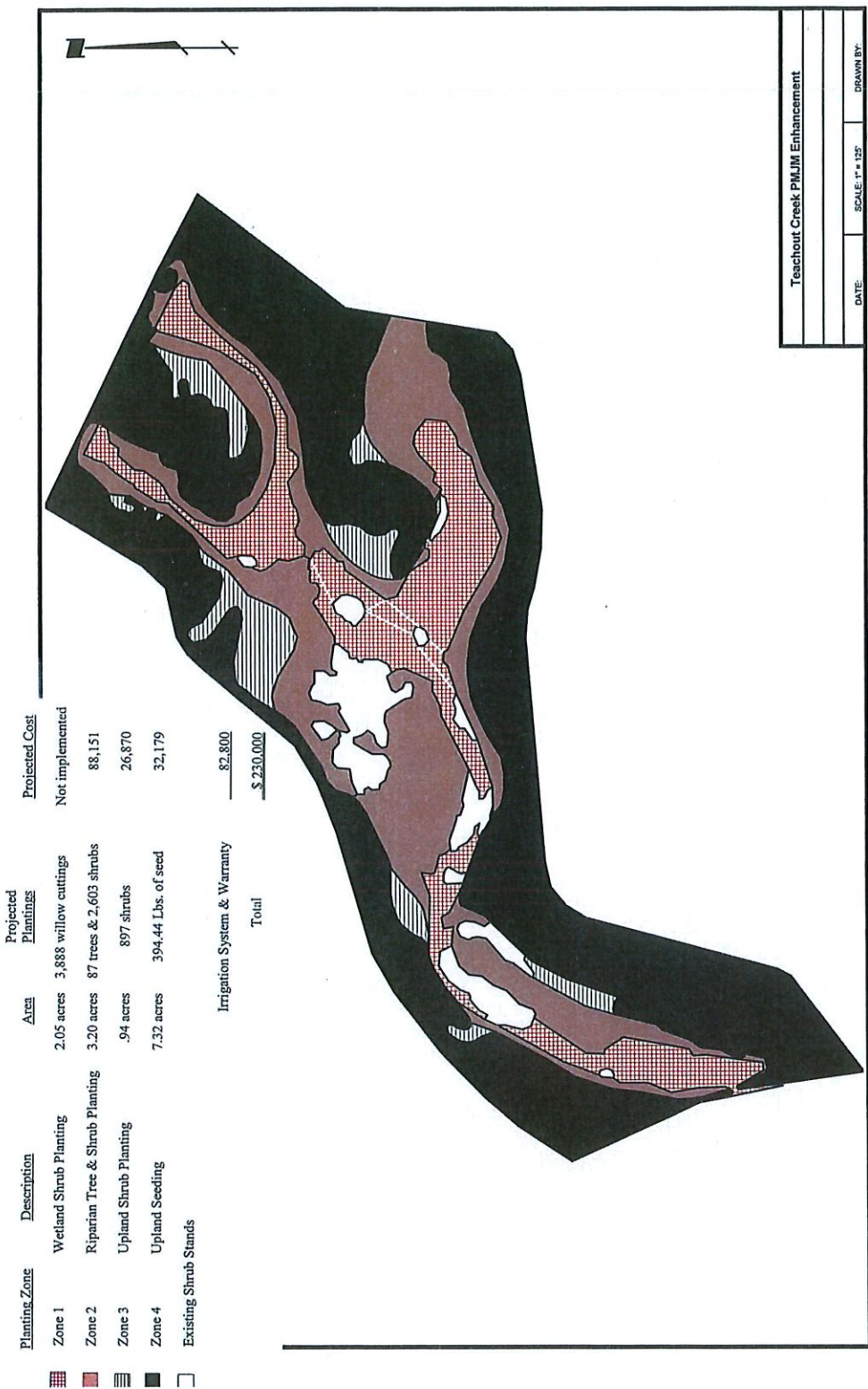


EXHIBIT D
(Cost Estimates)

EXHIBIT E
(USFWS Concurrence Letter)

ATTACHED



TRIVIEW METROPOLITAN DISTRICT
16055 Old Forest Point
Suite 300
P.O. Box 849
Monument, CO 80132
(719) 488-6868 Fax: (719) 488-6565

DISBURSEMENTS OVER \$5,000
June 18, 2019

1. Buxton **\$17,500.00**

General Fund – Professional Services – Parks & Open Space (1/4)
General Fund – Professional Services – Public Works/Streets (1/4)
Enterprise Fund – Professional Services – Water Operations (1/4)
Enterprise Fund – Professional Services – Wastewater Operations (1/4)

2019 Budget	\$42,000.00
2019 Spent YTD	\$40,097.00
Current Disbursement	\$17,500.00
2019 Remaining Budget	\$-15,597.00

2. A Green Image **\$7,931.00**

General Fund – Parks & Open Space O & M
Lawn Fertilizer, Tree Fertilizer & Weed Control Program

2019 Budget	\$41,500.00
2019 Spent YTD	\$13,575.00
Current Disbursement	\$7,931.00
2019 Remaining Budget	\$19,994.00

3. HR Green, Inc. **\$7,259.00**

Capital Projects – General - Parks & Streets Improvements
Jackson Creek Widening

2019 Budget	\$4,500,000.00
2019 Spent YTD	\$121,243.03
Current Disbursement	\$7,259.00
2019 Remaining Budget	\$4,371,497.97

4. USA Bluebook **\$5,765.34**

Enterprise Fund – Water Operations
Water System – Equipment Meter Supplies/Meter Kits

2019 Budget	\$50,000.00
2019 Spent YTD	\$20,130.00
Current Disbursement	<u>\$5,765.34</u>
2019 Remaining Budget	\$24,104.66

5. Donala Water & Sanitation District **\$113,248.75**

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

2019 Budget	\$634,000.00
2019 Spent YTD	\$251,413.32
Current Disbursement	<u>\$113,248.75</u>
2019 Remaining Budget	\$269,337.93

6. Monson, Cummins & Shohet, LLC **\$13,655.95**

General Fund & Enterprise Fund – Professional Services
Legal Fees

2019 Budget	\$85,500.00
2019 Spent YTD	\$21,636.72
Current Disbursement	<u>\$13,655.95</u>
2019 Remaining Budget	\$50,207.33

See Attached Details



Invoice Date	Invoice #
5/31/2019	049602

INVOICE

2651 SOUTH POLARIS DRIVE
FORT WORTH, TEXAS 76137

Phone # 817-332-3681 Fax # 817-332-3686

Web: www.buxtonco.com

Tax ID: 75-2541014

Bill To:		TOTAL AMOUNT DUE:	\$17,500.00
Triview Metropolitan District, CO James McGrady Monument CO 80132		Please Remit to: Buxton Company 2651 South Polaris Drive Fort Worth, TX 76137	
Customer Phone #			

Rep	P.O. No.	Terms	Due Date
LHILL		Net 10	6/10/2019
Description	Qty	Rate	Amount
Consulting: Retail Recruitment Analysis	1	\$14,525.00	\$14,525.00
Market Services & Analysis: Tourism	1	\$2,975.00	\$2,975.00

Special Instructions and Comments

--

Sales Total	\$17,500.00
Tax	\$0.00
Payments/Credits	\$0.00
Balance Due	\$17,500.00

Thank you for your business!
Billing inquiries? Please call 817-332-3681

Invoice

A Green Image
3765 Interpark Dr
Colorado Springs, CO 80907
719-532-1640

MAY 21 2019

DATE	INVOICE #
5/16/2019	928901
TERMS	

BILL TO
Triview Metro District P.O. Box 849 Monument Co. 80132

Gal. Used	Time In	Time Out	Wind Speed	PROPERTY
SERVICED DATE	DESCRIPTION			AMOUNT
5/10/2019	Round 1 lawn, granular fertilizer			3,460.00
5/16/2019	Round 1 speedometer weed control			4,471.00

MAY 28 2019



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
1-800-728-7805

Jim McGrady
TriView Metro District
16055 Old Forest Point #300
Monument, CO 80132

May 21, 2019
Project No: 180452
Invoice No: 126745

Project 180452 TriView Metro District, CO - Jackson Creek Parkway Design
Jackson Creek Parkway North of Leather Chaps Drive to Higby Road

Professional Services Through April 26, 2019

Phase 004 Preliminary Design Studies

Professional Personnel

	Hours	Rate	Amount	
Professional				
Merritt, John	2.00	178.00	356.00	
Totals	2.00		356.00	
Total Labor				356.00
Total this Phase				\$356.00

Phase 006 Drainage Analysis & Design

Professional Personnel

	Hours	Rate	Amount	
Field Personnel				
Worayeth, Mohamed	41.00	165.00	6,765.00	
Totals	41.00		6,765.00	
Total Labor				6,765.00
Total this Phase				\$6,765.00

Phase 008 Meetings and Project Coordination

Professional Personnel

	Hours	Rate	Amount	
Professional				
Connor, Michael	1.00	138.00	138.00	
Totals	1.00		138.00	
Total Labor				138.00
Total this Phase				\$138.00

Billing Limits	Current	Prior	To-Date	
Total Billings	7,259.00	199,831.76	207,090.76	
Limit			220,303.00	
Remaining			13,212.24	
Total this Invoice				\$7,259.00

MAY 24 2019



Remit To:
P.O. Box 9004
Gurnee, IL 60031-9004
TEL: (847) 689-3000
FAX: (847) 689-3001
TOLL FREE: 1-800-493-9876
F.E.I.N.: 52-2418852

INVOICE

INVOICE NO.	PAGE NO.
904290	1 of 1
CUSTOMER NO.	DATE
920498	05/23/19

View online at: <http://usabluebook.billtrust.com>
Web Enrollment Token: XZZ PHQ ZZQ

BILL TO: 920498

SHIP TO: 7

TRIVIEW METROPOLITAN DIST
PO BOX 849
MONUMENT CO 80132
USA

TRIVIEW METROPOLITAN DIST
16131 ST LAWRENCE WAY
MONUMENT CO 80132
USA

Ordered by: 0017 ROBERT LEWIS

Attention: 0017 ROBERT LEWIS

Ordered by: 0017 ROBERT LEWIS										Purchase Order: 0017									
CUSTOMER P.O. NO.		SHIP DATE		SLP	TERMS		TAX CODE		SALES ORDER NO.		W/H	FREIGHT		SHIP VIA					
VERBAL ROBERT		05/23/19		RAD	NET 30		COEXEMPT		661878		21	FXD/PPD		FEDEXFRTPriority					
USA STOCK NO.		DESCRIPTION				ORDERED	SHIPPED	BACKORDER	U/M	PRICE		PER	EXTENSION						
39933		AS950 Refrigerated Sampler 5.5-Gallon(21L)Bottle 115VAC ***ROBERT LEWIS PH: (719) 232-5456 DEL M-F 8-3***				1	1	0	EA	5,473.00		EA	5,473.00						

THANK YOU for your business!
1.5% MONTHLY FINANCE CHARGE
ON AMOUNTS 30 DAYS PAST DUE
Discounts Apply to Merchandise Only

MERCHANDISE	MISCELLANEOUS	DISCOUNT	TAX	FREIGHT	TOTAL
5,473.00	0.00	0.00	0.00	292.34	5,765.34

Should it become necessary to refer your unpaid balance to a collection agency, a collection fee, not to exceed 25% of the balance referred; plus reasonable attorney's fees; and court costs when necessary, will be added to the balance due.

Please Detach and Return Bottom Portion to Insure Proper Credit to Your Account



****IMPORTANT****

Please include this customer #
on the face of your remittance check.

INVOICE NO.	CUSTOMER NO.	DATE	TOTAL
904290	920498	05/23/19	5,765.34

TRIVIEW METROPOLITAN DIST
PO BOX 849
MONUMENT CO 80132
USA

REMITTANCE ADDRESS

USABlueBook
P.O. Box 9004
Gurnee, IL 60031-9004

DONALA

Water & Sanitation District

Date: June 4, 2019

Triview Metropolitan District
P.O. Box 849
Monument, CO 80132

Re: Monthly Expenses of the Upper Monument Creek Regional Wastewater Treatment Facility (Plant)

To whom it may concern:

As per our Intergovernmental Agreement (IGA), section 9, enclosed you will find the monthly statement for plant expenses. It includes the following:

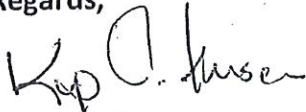
O&M Expenses due \$ 113,248.75

Additional O&M Expenses due \$

TOTAL DUE \$ 113,248.75

Please remit the amount due to Donala no later than the first of next month.

Regards,



Kevin I. Petersen
General Manager

UMCRWTF MONTHLY STATEMENT

Month of May 2019

O & M Costs

Monthly Influent Summary:

	Gallons	Percentage
Total Influent	26549000.00	
TV Influent	13025000.00	49.06%
FL Influent	1800000.00	6.78%
Donala Influent	11724000.00	44.16%
		100.0%

Triview O & M Costs:

Previous Balance	\$0.00
Interest	\$0.00
Subtotal	\$0.00
	\$0.00
Current Balance	\$0.00
O&M Due	\$113,248.75

Monthly O & M Expense Summary

Total Monthly Expense	\$230,837.25
TV Expense	\$113,248.75
FL Expense	\$15,650.77
Donala Expense	\$101,937.73
	\$230,837.25

Forest Lakes O & M Costs:

Previous Balance	\$0.00
Interest	\$0.00
Subtotal	\$0.00
	\$0.00
Current Balance	\$0.00
O&M Due	\$15,650.77

DONALA WATER & SANITATION DISTRICT
Statement of Revenues and Expenditures - 2019 WASTE PLANT MONTHLY REPORT
From 5/1/2019 Through 5/31/2019

	Current Year Actual	Current Period Actual
OPERATING REVENUE		
PD-DONALA	618,147.56	176,113.42
FOREST LAKES O & M PAYMENTS	36,154.20	16,298.49
TRIVIEW O & M PAYMENTS	307,468.00	149,487.82
ACCOUNT INTEREST	25.37	0.00
MISC. REVENUE	300.00	0.00
Total OPERATING REVENUE	<u>962,095.13</u>	<u>341,899.73</u>
EXPENSES & PROJECTS		
OPS & ADMIN EXPENSES		
CHEMICAL AND LAB	38,655.44	1,664.34
REPAIR/MAINTENANCE	76,089.66	10,301.37
TRUCK/MOWER EXP.	578.09	137.99
UTILITIES	126,257.30	19,987.02
CONTRACT SERVICES	16,805.33	764.86
BIOSOLIDS HAULING	26,205.07	7,945.27
TOOLS AND EQUIP.	3,453.92	456.07
INSURANCE	63,664.48	12,073.49
OFFICE EXPENSE	377.52	51.20
TELEPHONE	1,778.49	304.64
DISTRICT ENGINEER	6,424.81	2,531.14
SALARIES	144,586.79	28,902.42
PAYROLL TAXES	11,060.77	2,211.00
457 PLAN	9,847.39	1,997.38
TRAINING	30.00	0.00
FEES, PERMITS	419.52	0.00
PUBLICATION	15.24	0.00
O & M CAP PROJ.	355,095.82	141,084.06
MISCELLANEOUS	133.09	0.00
LEGAL EXPENSE	0.00	0.00
AFCURE	20,076.88	425.00
Total OPS & ADMIN EXPENSES	<u>901,555.61</u>	<u>230,837.25</u>
Total EXPENSES & PROJECTS	<u>901,555.61</u>	<u>230,837.25</u>
CURRENT YTD INCOME (LOSS)	<u><u>60,539.52</u></u>	<u><u>111,062.48</u></u>

Upper Monument Creek Regional WasteWaterTreatment Facility

May-2019

Day	INFLUENTS			PROCESS FLOWS					EFFLUENT				
	Donala	Triview	FLMD	Total	Pretreat	SBR	UV	Waste	Transfer	Pressed	001A	Reuse	Total
1	0.353	0.436	0.034	0.789	0.891	0.964	0.946	0.045	0.008	0.051	0.882	0.000	0.882
2	0.345	0.447	0.053	0.792	0.843	0.907	0.856	0.045	0.008	0.000	0.819	0.000	0.819
3	0.350	0.422	0.034	0.772	0.819	0.858	0.816	0.042	0.008	0.000	0.772	0.000	0.772
4	0.380	0.453	0.029	0.833	0.880	0.841	0.780	0.044	0.009	0.000	0.734	0.000	0.734
5	0.407	0.477	0.030	0.884	0.933	0.910	0.853	0.045	0.009	0.000	0.813	0.000	0.813
6	0.394	0.448	0.022	0.842	0.891	0.960	0.913	0.046	0.008	0.000	0.864	0.000	0.864
7	0.370	0.507	0.105	0.877	0.979	0.957	0.889	0.047	0.009	0.040	0.829	0.000	0.829
8	0.389	0.422	0.022	0.811	0.868	0.937	0.907	0.047	0.010	0.000	0.876	0.000	0.876
9	0.360	0.524	0.104	0.884	0.976	0.931	0.860	0.045	0.009	0.036	0.798	0.000	0.798
10	0.348	0.467	0.070	0.815	0.860	0.963	0.939	0.042	0.011	0.000	0.907	0.000	0.907
11	0.381	0.456	0.025	0.837	0.874	0.865	0.816	0.041	0.011	0.000	0.777	0.000	0.777
12	0.411	0.464	0.028	0.875	0.909	0.902	0.849	0.041	0.011	0.000	0.805	0.000	0.805
13	0.401	0.460	0.024	0.861	0.932	0.957	0.903	0.043	0.011	0.028	0.851	0.000	0.851
14	0.370	0.459	0.057	0.829	0.867	0.922	0.888	0.044	0.011	0.000	0.846	0.000	0.846
15	0.368	0.426	0.024	0.794	0.869	0.885	0.836	0.044	0.012	0.028	0.781	0.000	0.781
16	0.363	0.506	0.069	0.869	0.915	0.917	0.863	0.041	0.012	0.000	0.843	0.000	0.843
17	0.348	0.494	0.080	0.842	0.912	0.947	0.894	0.041	0.013	0.021	0.866	0.000	0.866
18	0.386	0.473	0.026	0.859	0.905	0.901	0.860	0.043	0.013	0.000	0.834	0.000	0.834
19	0.407	0.489	0.028	0.896	0.939	0.925	0.870	0.042	0.012	0.000	0.850	0.000	0.850
20	0.380	0.526	0.089	0.906	1.000	1.007	0.957	0.042	0.014	0.036	0.939	0.000	0.939
21	0.413	0.544	0.043	0.957	0.994	1.022	0.988	0.040	0.017	0.000	0.976	0.000	0.976
22	0.379	0.471	0.036	0.850	0.889	0.974	0.965	0.037	0.017	0.019	0.972	0.000	0.972
23	0.374	0.536	0.087	0.910	0.995	0.953	0.889	0.038	0.017	0.050	0.866	0.000	0.866
24	0.373	0.516	0.079	0.889	0.972	1.026	0.990	0.038	0.018	0.041	0.960	0.000	0.960
25	0.386	0.461	0.025	0.847	0.881	0.927	0.902	0.038	0.017	0.000	0.884	0.000	0.884
26	0.379	0.449	0.026	0.828	0.863	0.888	0.849	0.038	0.017	0.000	0.835	0.000	0.835
27	0.413	0.465	0.026	0.878	0.914	0.886	0.836	0.038	0.018	0.000	0.821	0.000	0.821
28	0.385	0.530	0.079	0.915	0.948	0.969	0.929	0.038	0.017	0.000	0.926	0.000	0.926
29	0.376	0.496	0.088	0.872	0.956	0.974	0.934	0.038	0.016	0.034	0.921	0.000	0.921
30	0.379	0.462	0.044	0.841	0.877	0.942	0.916	0.037	0.015	0.000	0.885	0.000	0.885
31	0.356	0.539	0.092	0.895	1.010	0.969	0.903	0.038	0.013	0.060	0.814	0.000	0.814
Total	11.724	14.825	1.579	26.549	28.361	28.986	27.596	1.287	0.391	0.444	26.546	0.000	26.546
Average	0.378	0.478	Pilot	0.856	0.915	0.935	0.890	0.042	0.013	0.014	0.856	0.000	0.856
Maximum	0.413	0.544	0.206	0.957	1.010	1.026	0.990	0.047	0.018	0.060	0.976	0.000	0.976
Minimum	0.345	0.422	Navsys	0.772	0.819	0.841	0.780	0.037	0.008	0.000	0.734	0.000	0.734

Monson, Cummins & Shohet, LLC
13511 Northgate Estates Dr Ste 250
Colorado Spgs, CO 80921-7666

Statement Summary

DATE
6/7/2019

TO:
Triview Metropolitan District c/o Wendy Brown P.O. Box 849 Monument, CO 80132-0849 Via Email: wbrown@triviewmetro.com

DATE	ITEM	DESCRIPTION	AMOUNT	BALANCE
05/02/2019		Balance forward		0.00
05/03/2019		District- INV #April.	14,527.85	14,527.85
05/28/2019		PMT #39810.	-14,527.85	0.00
06/07/2019		INV #May.	13,655.95	13,655.95

Payment in full due upon receipt, interest may be
charged on past due accounts at 18% APR.

AMOUNT DUE
\$13,655.95

Monson, Cummins & Shohet, LLC
 13511 Northgate Estates Dr Ste 250
 Colorado Spgs, CO 80921-7666

Detail of Charges

BILL TO	
Triview Metropolitan District c/o Wendy Brown P.O. Box 849 Monument, CO 80132-0849 Via Email: wbrown@triviewmetro.com	

Date	Month
6/7/2019	May

					PROJECT
					District
DATE	ITEM	DESCRIPTION	HOURS	BALANCE	
5/1/2019	CDC..	Telephone conference with J. McGrady; review changes to easements at West Water II; comment on same; begin draft white paper for CS-U regarding "Big R" water.	1.3		
5/2/2019	CDC..	Review McGrady comments to Schaffer notes regarding CS-U; telephone conference with J. McGrady regarding Fountain Storage; draft/revise white paper for CS-U regarding alternatives; email with J. McGrady regarding the same; draft IGA with Fountain.	4.6		
5/3/2019	CDC..	Telephone conference with Jim McGrady; draft/revise Fountain IGA; draft/revise memo/White Paper for CS-U; email with client and CS-U regarding the same; email with client and Sims' office regarding 16CW3010/18CW3016 FMIC case status.	5.2		
5/6/2019	CDC..	Finalize and send response to Opposers in 18CW3016; assemble documents regarding the same; telephone conference with J. McGrady regarding AGUA effluent lease.	5.4		
			Total		

Monson, Cummins & Shohet, LLC
 13511 Northgate Estates Dr Ste 250
 Colorado Spgs, CO 80921-7666

Detail of Charges

Date	Month
6/7/2019	May

BILL TO
Triview Metropolitan District c/o Wendy Brown P.O. Box 849 Monument, CO 80132-0849 Via Email: wbrown@triviewmetro.com

				PROJECT
				District
DATE	ITEM	DESCRIPTION	HOURS	BALANCE
5/8/2019	CDC..	Review revised exhibits from JDS regarding West Water; review West Water Phase II agreement regarding the same; email regarding same; email regarding potential Car Wash development; detailed review and begin to draft/revise amended Creekside Agreement; email regarding the same.	4.2	
5/9/2019	CDC..	Telephone conference with J. McGrady; identify and modify a form cost recovery agreement per Jim's request; email with J. McGrady and CSI regarding Creekside Agreement.	0.8	
5/10/2019	CDC..	Email with FVP regarding schedule/status for potential agreement revisions; telephone conference and email with J. McGrady regarding CSI agreement.	0.7	
5/13/2019	CDC..	Review Deere & Ault preliminary LIRF report; miscellaneous email regarding the same.	0.8	
5/14/2019	CDC..	Review Conexus easements; email regarding same.	0.3	
5/15/2019	CDC..	Telephone conference with J. McGrady regarding carriage agreement status; email with J. Brothers and opposers regarding scheduling expert meeting in 18CW3016.	0.3	
			Total	

Monson, Cummins & Shohet, LLC
 13511 Northgate Estates Dr Ste 250
 Colorado Spgs, CO 80921-7666

Detail of Charges

BILL TO	
Triview Metropolitan District c/o Wendy Brown P.O. Box 849 Monument, CO 80132-0849 Via Email: wbrown@triviewmetro.com	

Date	Month
6/7/2019	May

					PROJECT
					District
DATE	ITEM	DESCRIPTION	HOURS	BALANCE	
5/16/2019	CDC..	Meeting with client and Creekside regarding 404 and infrastructure reimbursement agreement; discussion regarding additional FMIC; email regarding NMCI/return.	4.1		
5/17/2019	CDC..	Telephone conference with B. Norris regarding potential FMIC share purchase; email regarding West Water.	0.4		
5/17/2019	RWF	Review of site plan development of Conexus and email Jennifer Jones at Monument regarding our assessment.	1.8		
5/20/2019	CDC..	Telephone conference with B. Norris regarding FMIC Share purchase; telephone conference with J. McGrady regarding same and potential potable locations/Fountain storage; draft contract with Norris; email regarding same; draft/revise West Water agreement; email regarding same; review 404 documents from CSI.	4.3		
5/21/2019	RWF	Review Ferrari Films updated plat and email with Brett Belke for additional information.	1.2		
5/21/2019	CDC..	Prepare for/attend Board of Director meeting; draft executive summary regarding 404; draft executive summary regarding Creekside; work with S. Monson on Norris transaction.	10.5		
Total					

Monson, Cummins & Shohet, LLC
 13511 Northgate Estates Dr Ste 250
 Colorado Spgs, CO 80921-7666

Detail of Charges

Date	Month
6/7/2019	May

BILL TO
Triview Metropolitan District c/o Wendy Brown P.O. Box 849 Monument, CO 80132-0849 Via Email: wbrown@triviewmetro.com

				PROJECT
				District
DATE	ITEM	DESCRIPTION	HOURS	BALANCE
5/22/2019	STM.	Review, revise, and prepare redline of the Norris FMIC share purchase contract, including addressing lost certificate and power of attorney for Robert A. Norris (Bobby) to complete the transaction when the shares are in the name of his father, Robert C. Norris.	1	
5/22/2019	RWF	Draft Triview response to Ferrari Films development plan and email with Jennifer Jones.	1.05	
5/22/2019	CDC..	Miscellaneous email regarding CSI infrastructure, 404, contract exchange issues, Norris purchase; telephone conference with McGinn; meeting with TOM Board of Directors.	3.5	
5/23/2019	CDC..	Email with escrow agent and FMIC regarding FVP certificate signatures missing; email with consultants/counsel regarding 18CW3016 First Expert Meeting.	0.4	
5/24/2019	CDC..	Draft/revise Norris agreement; email regarding the same.	0.8	
5/28/2019	CDC..	Meeting with S. Monson regarding State Engineer contract exchange meeting; email regarding the same; email with CSI.	0.6	
			Total	

Monson, Cummins & Shohet, LLC
 13511 Northgate Estates Dr Ste 250
 Colorado Spgs, CO 80921-7666

Detail of Charges

BILL TO	
Triview Metropolitan District c/o Wendy Brown P.O. Box 849 Monument, CO 80132-0849 Via Email: wbrown@triviewmetro.com	

Date	Month
6/7/2019	May

					PROJECT
					District
DATE	ITEM	DESCRIPTION	HOURS	BALANCE	
5/29/2019	CDC..	Draft/revise Norris FMIC contract regarding S. Monson comments; email regarding the same.	0.7		
5/30/2019	STM.	Telephone conference with Bobby Norris regarding structure of sale of FMIC shares from Robert C. Norris and not involving Tee Cross Ranches and issues with lost certificate replacement; review revised contract and restructure without Tee Cross; telephone conference with Skip Netzorg, attorney for Norris family, regarding transaction, use of power of attorney, remaining 135 shares to Robert Norris, proceeds to Norris Sr.; correspondence regarding above with parties and client; review power of attorney.	0.85		
5/30/2019	CDC..	Telephone conference with S. Monson; miscellaneous email regarding Norris agreement; draft/revise same.	0.4		
5/31/2019		Fees Subtotal (NOTE: ALL FEES RELATING TO NORRIS FMIC TRANSACTION HAVE BEEN SPLIT EQUALLY WITH SECURITY WATER DISTRICT)		14,297.00	
Total					

Monson, Cummins & Shohet, LLC
 13511 Northgate Estates Dr Ste 250
 Colorado Spgs, CO 80921-7666

Detail of Charges

Date	Month
6/7/2019	May

BILL TO
Triview Metropolitan District c/o Wendy Brown P.O. Box 849 Monument, CO 80132-0849 Via Email: wbrown@triviewmetro.com

				PROJECT
				District
DATE	ITEM	DESCRIPTION	HOURS	BALANCE
	Disc CDC.	WE APPRECIATE YOUR CHOOSING US TO REPRESENT YOU IN THIS MATTER, PLEASE NOTE OUR PROFESSIONAL DISCOUNT.		-640.90
	Disc CDC.	Discount Wire Transfer Fee of \$30.00 to wire balance of Client Trust Account to Client's Bank		-30.00
	Copies			2.85
	Adv. Cost	ICCES Court Filing Fees		27.00
		Costs Subtotal		29.85
			Total	\$13,655.95



TRIVIEW METROPOLITAN DISTRICT
Financial Statements
May 2019
Unaudited

CASH POSITION
May 31, 2019

TRIVIEW METROPOLITAN DISTRICT

Cash Position - 2019

Fund/Account	Balance Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19
General/District Fund Accounts													
General Fund - Checking Account	118,951	22,089	98,430	179,461	100,969	238,065	0	0	0	0	0	0	0
Community Banks #8605													
General Fund - Checking Account	0	95,684	61,136	65,719	141,470	114,458	0	0	0	0	0	0	0
KeyBank #1567													
General Fund Investment Account - Sales Tax Revenue	2,558,889	451,768	1,788,091	2,903,545	3,324,817	2,128,763	0	0	0	0	0	0	0
ColoTrust #8002													
General Fund - Money Market	2,004,421	2,006,806	2,008,962	2,011,352	2,013,668	2,016,064	0	0	0	0	0	0	0
KeyBank #7892													
General Fund - CD Investments	2,106,249	2,113,030	548,482	548,482	548,482	549,835	0	0	0	0	0	0	0
CDs purchased from Peoples and Northstar/Independent banks													
General Fund Cash Accounts	6,788,520	4,689,377	4,505,121	5,708,559	6,129,406	5,047,185	0	0	0	0	0	0	0
Enterprise Fund Accounts													
Enterprise Fund - Checking Account	714,570	70,187	1,505,350	951,250	946,721	792,319	0	0	0	0	0	0	0
Community Banks #0638													
Enterprise Fund - Checking Account	1,500,000	1,376,445	1,317,109	1,375,067	1,072,145	877,087	0	0	0	0	0	0	0
KeyBank #1575													
Enterprise Fund Reserve Account	557,415	558,642	559,759	560,984	562,166	563,376	0	0	0	0	0	0	0
ColoTrust #8001													
Tad Fee Escrow Account	767	769	770	772	773	775	0	0	0	0	0	0	0
ColoTrust #8003													
Escrow Account-Renewable Water Fees	2,022,045	2,028,493	2,030,545	2,034,992	2,039,278	2,043,667	0	0	0	0	0	0	0
ColoTrust #8004 - GI #500-100-102.06													
Escrow Account-Sewer and Water Impact Fees	699,655	701,194	702,596	704,135	705,618	707,137	0	0	0	0	0	0	0
ColoTrust #8006													
Enterprise Fund Investment Account	8,065,230	8,081,897	7,000,000	7,014,772	7,038,873	7,049,217	0	0	0	0	0	0	0
KeyBank - RF4-009252													
Enterprise Fund Cash Accounts	13,559,682	12,815,627	13,116,129	12,641,972	12,365,574	12,033,578	0	0	0	0	0	0	0
Capital Projects Fund Accounts													
Capital Projects Fund Checking Account	643,387	127,564	107,564	107,564	107,564	0	0	0	0	0	0	0	0
Community Banks #8590													
Capital Projects Fund Checking Account	0	252,433	264,624	173,708	669,490	461,788	0	0	0	0	0	0	0
KeyBank #2516													
Capital Projects Fund Cash Accounts	643,387	379,997	372,188	281,272	777,054	461,788	0	0	0	0	0	0	0
Project Fund Escrows													
Escrow Account - Unified Title - Non Potable Water Crossing	30,992	30,999	31,005	30,928	30,936	30,943	0	0	0	0	0	0	0
1st Bank of Colorado Springs #2792													
Escrow Account - West Interceptor	824,266	345,786	326,291	313,744	312,576	311,196	0	0	0	0	0	0	0
CaBanks #1634													
Bond Escrows	855,258	376,785	357,296	344,672	343,512	342,139	0	0	0	0	0	0	0
2016 Bond Funds - Restricted													
Series 2016 Bond Fund	14,056	961,006	964,581	966,509	968,626	9,660	0	0	0	0	0	0	0
Colorado State Bank and Trust													
Series 2016 Revenue Fund - (Property Tax Reportion)	1,051,658	140,391	140,680	140,962	141,270	1,854,568	0	0	0	0	0	0	0
Colorado State Bank and Trust													
Bond Funds - Restricted	1,065,714	1,101,397	1,105,261	1,107,471	1,109,896	1,864,228	0	0	0	0	0	0	0
Total Cash - All Funds	22,914,561	19,563,183	19,455,995	20,083,946	20,725,442	19,748,918	0	0	0	0	0	0	0
Month to Month Change	(3,551,378)	92,812	627,951	641,496	(976,524)	0	0	0	0	0	0	0	0

Note 1: FMIC Water purchases.

Note 2: An interest payment of \$961,006 was paid on the GO Bonds.

Note 1

Note 2

Restricted Accounts

FUND BALANCE SUMMARY

May 31, 2019

TRIVIEW METROPOLITAN DISTRICT

Fund Balance Summary

May 31, 2019

(Unaudited)

DISTRICT (GENERAL) FUND

	Public Works/ Streets	Parks and Open Space	Debt Service	Total
Total Revenue	\$ 918,731	\$ 359,672	\$ 1,907,165	\$ 3,185,568
Total Expenditures	480,965	177,884	991,968	1,650,817
Net Excess (Deficiency)	\$ 437,766	\$ 181,788	\$ 915,196	\$ 1,534,751
Less: Transfer to Capital Projects Fund				\$ 927,292
Transfer to Enterprise Fund				\$ 168,000
Net Excess (Deficiency) - 2019				\$ 439,459
Beginning Fund Balance (Unrestricted) - Estimated				\$ 7,245,265
Ending Fund Balance - May 31, 2019 - Estimated				\$ 7,684,724

WATER AND WASTEWATER ENTERPRISE FUND

	Water Operations	Wastewater Operations	Debt Service	Total
Total Revenue	\$ 452,679	\$ 596,050	\$ 558,170	\$ 1,606,899
Total Expenditures	403,725	393,635	246,762	1,044,122
Net Excess (Deficiency)	\$ 48,953	\$ 202,415	\$ 311,408	\$ 562,777
Plus: Transfer from General Fund				\$ 168,000
Net Excess (Deficiency) - 2019				\$ 730,777
Beginning Fund Balance (Unrestricted) - Estimated				\$ 5,336,200
Ending Fund Balance - May 31, 2019 - Estimated				\$ 6,066,977

CAPITAL PROJECTS - DISTRICT FUND

	Total
Total Revenue - Transfer from General Fund	\$ 927,292
Total Expenditures	927,292
Net Excess (Deficiency)	\$ -
Beginning Fund Balance (Unrestricted) - Estimated	\$ -
Ending Fund Balance - May 31, 2019 - Estimated	\$ -

CAPITAL PROJECTS - ENTERPRISE FUND

	Total
Total Revenue	\$ 1,164,661
Total Expenditures	3,406,958
Net Excess (Deficiency)	\$ (2,242,298)
Beginning Fund Balance (Unrestricted) - Estimated	\$ 8,336,197
Ending Fund Balance - May 31, 2019 - Estimated	\$ 6,093,899

DISTRICT FUND
Cost Allocation
May 31, 2019

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

For the Five Months Ending May 31, 2019

Unaudited

	2019 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
REVENUE				
Sales Tax/IGA/Town - Estimated	\$ 1,650,000	\$ 513,014	\$ (1,136,986)	31%
Property Tax/IGA/Town	210,000	-	(210,000)	0%
Specific Ownership Tax	247,500	103,928	(143,572)	42%
Auto Tax/IGA/Town - Estimated	91,875	31,970	(59,905)	35%
Interest	187,500	66,713	(120,787)	36%
Drainage Impact Fees	137,500	100,062	(37,438)	73%
Road and Bridge Fees	108,200	44,904	(63,296)	42%
Use Tax - Construction Material	112,500	40,185	(72,315)	36%
Use Tax - Town	-	1,875	1,875	0%
Miscellaneous - (includes Safety Grant)	11,250	12,780	1,530	114%
Lot & Inspection Fees	750	3,300	2,550	440%
Total Revenue	\$ 2,757,075	\$ 918,731	\$ (1,838,344)	33%
EXPENDITURES				
<u>Legislative</u>				
Directors' Fees	\$ 6,600	\$ 2,100	\$ 4,500	32%
FICA and Unemployment	525	181	344	34%
Workers Compensation Insurance	375	23	352	6%
Total Legislative	\$ 7,500	\$ 2,304	\$ 5,196	31%
<u>General and Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 178,792	\$ 72,770	\$ 106,022	41%
Unemployment Insurance	300	105	195	35%
Workers' Compensation Insurance	319	159	160	50%
Health and Dental Insurance	21,393	8,906	12,487	42%
Employer's FICA	11,085	4,321	6,764	39%
Employer's Medicare	2,592	967	1,625	37%
Retirement	4,065	1,563	2,502	38%
Life and Disability Insurance	900	293	608	33%
Total Salaries and Benefits	\$ 219,446	\$ 89,084	\$ 130,362	41%
<u>Professional Services</u>				
Professional Services-Engineering	\$ 23,280	\$ 25,387	\$ (2,107)	109%
Professional Services-Public Relations	20,250	7,198	13,052	36%
Legal Fees/Monson, Cummins & Shohet	60,000	16,228	43,772	27%
Legal Fees	36,000	15,000	21,000	42%
Total Professional Services	\$ 139,530	\$ 63,812	\$ 75,718	46%
<u>General Administration</u>				
Accounting Services	\$ 23,000	\$ 10,906	\$ 12,094	47%
Audit Fees	7,575	-	7,575	0%
Conference, Class and Education	7,500	309	7,191	4%

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

For the Five Months Ending May 31, 2019

Unaudited

	2019 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
Dues, Publications and Subscriptions	3,000	743	2,258	25%
IT Support	7,000	2,949	4,051	42%
Office Equipment and Supplies	8,000	6,764	1,236	85%
Publication - Legal Notice	250	-	250	0%
Repairs and Maintenance	750	-	750	0%
Telephone Service	4,500	2,192	2,308	49%
Travel and Meeting Expense	4,500	1,348	3,152	30%
Office Overhead (COA, utilities, etc.)	7,000	4,262	2,738	61%
General Insurance	17,010	17,548	(538)	103%
Vehicle Expense	14,500	10,479	4,021	72%
Contingency/Emergency Reserves/Miscellaneous	67,425	1,457	65,968	2%
Total General Administration	<u>\$ 172,010</u>	<u>\$ 58,954</u>	<u>\$ 113,056</u>	<u>34%</u>
Total General Administrative, Legislative and Professional Services	<u>\$ 538,486</u>	<u>\$ 214,155</u>	<u>\$ 324,331</u>	<u>40%</u>

Operations

Salaries and Benefits- Streets and Parks

Salaries/Wages	\$ 207,510	\$ 95,852	\$ 111,658	46%
Salaries/Wages - Seasonal	30,000	1,736	28,264	6%
Overtime/On-call	6,975	9,002	(2,027)	129%
Unemployment Insurance	600	228	372	38%
Workers' Compensation Insurance	12,945	8,481	4,464	66%
Health and Dental Insurance	32,517	15,965	16,553	49%
Employer's FICA	15,161	6,518	8,643	43%
Employer's Medicare	3,547	1,524	2,023	43%
Retirement	4,500	2,550	1,950	57%
Life and Disability Insurance	1,440	473	967	33%
Total Salaries and Benefits - Streets and Parks	<u>\$ 315,195</u>	<u>\$ 142,329</u>	<u>\$ 172,866</u>	<u>45%</u>

Streets Operations and Maintenance

Operations and Maintenance	\$ 45,000	\$ 18,669	\$ 26,331	41%
Vehicle Maintenance	2,500	4,832	(2,332)	193%
Contract Snow Removal	10,000	16,372	(6,372)	164%
Repair and Maintenance	30,000	333	29,667	1%
Contract Street Sweeping	15,000	7,628	7,373	51%
Sand and Salt for Roads	5,000	34,846	(29,846)	697%
Supplies	5,000	415	4,585	8%
Total Streets	<u>\$ 112,500</u>	<u>\$ 83,095</u>	<u>\$ 29,405</u>	<u>74%</u>
Total Streets O & M	<u>\$ 427,695</u>	<u>\$ 225,424</u>	<u>\$ 202,271</u>	<u>53%</u>

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

For the Five Months Ending May 31, 2019

Unaudited

	2019 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
<u>Lighting</u>				
MVE Operation and Maintenance	\$ 37,000	\$ 15,987	\$ 21,013	43%
Repair and Maintenance	3,000	-	3,000	0%
Total Lighting	\$ 40,000	\$ 15,987	\$ 24,013	40%
<u>Signage</u>				
Repairs and Maintenance	\$ 3,000	\$ 177	\$ 2,823	6%
Total Signage	\$ 3,000	\$ 177	\$ 2,823	6%
<u>Traffic Control</u>				
Operation and Maintenance	\$ 1,000	\$ 2,020	\$ (1,020)	202%
Repairs and Maintenance - Striping	3,000	13,000	(10,000)	433%
Total Traffic Control	\$ 4,000	\$ 15,020	\$ (11,020)	375%
<u>Drainage/Erosion Control</u>				
Repairs and Maintenance (includes Concrete work)	\$ 20,000	\$ 10,202	\$ 9,798	51%
Total Drainage/Erosion Control	\$ 20,000	\$ 10,202	\$ 9,798	51%
Total Expenditures - Public Works/Streets	\$ 1,033,181	\$ 480,965	\$ 552,217	47%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 1,723,894	\$ 437,766	\$ (1,286,127)	

TRIVIEW METROPOLITAN DISTRICT

DISTRICT (GENERAL) FUND

PARKS AND OPEN SPACE

For the Five Months Ending May 31, 2019

Unaudited

	2019 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
REVENUE - Parks and Open Space				
Sales Tax/IGA/Town - Estimated	\$ 550,000	\$ 171,005	\$ (378,995)	31%
Property Tax/IGA/Town	70,000	-	(70,000)	0%
Specific Ownership Tax	82,500	34,643	(47,857)	42%
Park, Rec and Landscape Fees	337,300	94,444	(242,856)	28%
Auto Tax/IGA/Town - Estimated	30,625	10,657	(19,968)	35%
Interest	62,500	22,238	(40,262)	36%
Use Tax - Construction Material	37,500	13,395	(24,105)	36%
Use Tax - Town	-	625	625	0%
Conservation Trust Fund	20,000	7,307	(12,693)	37%
Miscellaneous - (includes Safety Grant)	3,750	4,260	510	114%
Lot & Inspection Fees	250	1,100	850	440%
Total Revenue	\$ 1,194,425	\$ 359,672	\$ (834,753)	30%
EXPENDITURES				
<u>Legislative</u>				
Directors' Fees	\$ 2,200	\$ 700	\$ 1,500	32%
FICA and Unemployment	175	60	115	34%
Workers Compensation Insurance	125	8	117	6%
Total Legislative	\$ 2,500	\$ 768	\$ 1,732	31%
<u>General and Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 59,597	\$ 24,257	\$ 35,341	41%
Unemployment Insurance	100	35	65	35%
Workers' Compensation Insurance	106	53	53	50%
Health and Dental Insurance	7,131	2,969	4,162	42%
Employer's FICA	3,695	1,440	2,255	39%
Employer's Medicare	864	322	542	37%
Retirement	1,355	521	834	38%
Life and Disability Insurance	300	98	203	33%
Total Salaries and Benefits	\$ 73,149	\$ 29,695	\$ 43,454	41%
<u>Professional Services</u>				
Professional Services-Engineering	\$ 6,720	\$ 7,328	\$ (608)	109%
Professional Services-Public Relations	6,750	2,399	4,351	36%
Legal Fees/Monson, Cummins & Shohet	20,000	5,409	14,591	27%
Legal Fees	12,000	5,000	7,000	42%
Total Professional Services	\$ 45,470	\$ 20,137	\$ 25,333	44%
<u>General Administration</u>				
Accounting Services	\$ 8,000	\$ 3,793	\$ 4,207	47%
Audit Fees	2,525	-	2,525	0%
Conference, Class and Education	1,000	41	959	4%
Dues, Publications and Subscriptions	2,000	495	1,505	25%
IT Support	2,300	969	1,331	42%
Office Equipment and Supplies	3,000	2,536	464	85%
Publication - Legal Notice	200	-	200	0%
Repairs and Maintenance	375	-	375	0%
Telephone Service	1,500	731	769	49%
Travel and Meeting Expense	1,000	299	701	30%
Office Overhead (COA, utilities, etc.)	2,300	1,400	900	61%

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

For the Five Months Ending May 31, 2019

Unaudited

	2019 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
General Insurance	5,490	5,664	(174)	103%
Vehicle Expense	6,000	4,336	1,664	72%
Contingency/Emergency Reserves/Miscellaneous	29,365	634	28,731	2%
Total General Administration	\$ 65,055	\$ 20,899	\$ 44,156	32%
Total Parks - Administrative, Professional Services, etc.	\$ 186,174	\$ 71,499	\$ 114,675	38%
<u>Operations</u>				
<u>Salaries and Benefits- Streets and Parks</u>				
Salaries/Wages	\$ 69,170	\$ 31,951	\$ 37,219	46%
Salaries/Wages - Seasonal	10,000	579	9,421	6%
Overtime/On-call	2,325	3,001	(676)	129%
Unemployment Insurance	200	76	124	38%
Workers' Compensation Insurance	4,315	2,827	1,488	66%
Health and Dental Insurance	10,839	5,322	5,518	49%
Employer's FICA	5,054	2,173	2,881	43%
Employer's Medicare	1,182	508	674	43%
Retirement	1,500	850	650	57%
Life and Disability Insurance	480	158	322	33%
Total Salaries and Benefits - Parks	\$ 105,065	\$ 47,443	\$ 57,622	45%
<u>Parks and Open Space O & M</u>				
Repair of Facilities	\$ 35,000	\$ -	\$ 35,000	0%
Annual Flower Program	15,000	-	15,000	0%
Lawn Fertilizer, Tree Fertilizer and Weed Control Program	41,500	16,375	25,125	39%
Park Irrigation Water Payments	150,000	12,664	137,336	8%
Repair and Maintenance	40,000	15,138	24,862	38%
Supplies/Trees Replacement	30,000	-	30,000	0%
Tools	4,000	156	3,844	4%
Equipment and Projects	1,500	-	1,500	0%
Clothing and Safety Equipment	1,500	2,058	(558)	137%
Automated Gate for PW Facility and Fence	3,000	-	3,000	0%
Back Flow Inspection	1,250	-	1,250	0%
Repair and Replace Meters and PRV's	10,000	-	10,000	0%
Total Parks and Open Space O & M	\$ 332,750	\$ 46,391	\$ 286,359	14%
Total Parks O & M	\$ 437,815	\$ 93,834	\$ 343,981	21%
<u>Lighting</u>				
MVE Operation and Maintenance	\$ 12,000	\$ 5,185	\$ 6,815	43%
Repair and Maintenance	-	-	-	0%
Total Lighting	\$ 12,000	\$ 5,185	\$ 6,815	43%
<u>Signage</u>				
Repairs and Maintenance	\$ 1,000	\$ 59	\$ 941	6%
Total Signage	\$ 1,000	\$ 59	\$ 941	6%
Total Conservation Trust Fund Projects	\$ 20,000	\$ 7,307	\$ 12,693	37%
Total Expenditures - Parks and Open Space	\$ 656,989	\$ 177,884	\$ 479,105	27%
EXCESS OF REVENUE OVER (UNDER)				
EXPENDITURES	\$ 537,436	\$ 181,788	(355,648)	

**TRIVIEW METROPOLITAN DISTRICT
DISTRICT (GENERAL) FUND
DEBT SERVICE**

For the Five Months Ending May 31, 2019

Unaudited

	2019 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
REVENUE				
Property Tax	\$ 2,911,435	\$ 1,895,560	\$ (1,015,875)	65%
Interest - GO Bond	15,000	11,605	(3,395)	77%
Total Revenue	\$ 2,926,435	\$ 1,907,165	\$ (1,019,270)	65%
EXPENDITURES				
<u>Administrative</u>				
Tax Collection Expense	\$ 43,600	\$ 28,462	\$ 15,138	65%
Total Administrative	\$ 43,600	\$ 28,462	\$ 15,138	65%
<u>Debt Service</u>				
Bond Interest Payment	\$ 1,922,013	\$ 961,006	\$ 961,007	50%
Bond Principal Payment	560,000	-	560,000	0%
Paying Agent Fees	2,500	2,500	-	100%
Total Debt Service	\$ 2,484,513	\$ 963,506	\$ 1,521,007	39%
Total Expenditures	\$ 2,528,113	\$ 991,968	\$ 1,536,145	39%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 398,322	\$ 915,196	\$ 516,874	

ENTERPRISE FUND
Cost Allocation
May 31, 2019

TRIVIEW METROPOLITAN DISTRICT
WATER AND WASTEWATER ENTERPRISE FUND

Water Operations

For the Five Months Ending May 31, 2019

Unaudited

	2019 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
REVENUE				
Water Revenue	\$ 1,450,000	\$ 410,914	\$ (1,039,086)	28%
Water Meter Kits	50,000	15,500	(34,500)	31%
Miscellaneous	20,000	23,616	3,616	118%
Bulk Water Revenue	10,000	2,649	(7,351)	26%
Total Revenue	\$ 1,530,000	\$ 452,679	\$ (1,077,321)	30%
EXPENDITURES				
<u>Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 145,480	\$ 63,978	\$ 81,502	44%
Overtime/On-call	12,713	2,956	9,757	23%
Unemployment Insurance	500	223	277	45%
Workers' Compensation Insurance	5,047	2,907	2,140	58%
Health and Dental Insurance	19,350	6,519	12,831	34%
Employer's FICA	9,807	4,389	5,419	45%
Employer's Medicare	2,295	1,026	1,268	45%
Retirement	6,000	2,578	3,422	43%
Life and Disability Insurance	960	425	535	44%
Total Salaries and Benefits	\$ 202,151	\$ 85,001	\$ 117,151	42%
<u>Professional Services</u>				
Professional Services/ORC & Engineering	\$ 6,000	\$ 3,313	\$ 2,687	55%
Professional Services/Amcobi/National Meter	37,000	15,940	21,060	43%
Development Services/Monson, Cummins & Shoheit	4,500	4,909	(409)	109%
Total Professional Services	\$ 47,500	\$ 24,162	\$ 23,337	51%
<u>Administrative</u>				
Accounting Services	10,000	5,396	4,604	54%
Audit Fees	5,050	-	5,050	0%
Conference, Class and Education	3,000	75	2,925	3%
Dues, Publications and Subscriptions	6,500	6,390	111	98%
IT Support	1,600	2,207	(607)	138%
Office Equipment and Supplies	2,500	1,577	923	63%
Postage	400	89	312	22%
Communications	10,000	2,298	7,702	23%
Repairs and Maintenance	250	-	250	0%
Telephone Service	2,400	995	1,405	41%
Travel and Meeting Expense	375	-	375	0%
Office Overhead (COA, utilities, etc.)	500	255	245	51%
General Insurance	11,125	11,606	(481)	104%
Vehicle Expense	4,000	2,544	1,456	64%
Miscellaneous	500	-	500	0%
Total General Administration	\$ 58,200	\$ 33,430	\$ 24,770	57%
Total General Administrative	\$ 307,851	\$ 142,593	\$ 165,258	46%

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

Water Operations

For the Five Months Ending May 31, 2019

Unaudited

	<u>2019 Budget</u>	<u>YTD Actual</u>	<u>Variance Favorable (Unfavorable)</u>	<u>Percent of Budget (YTD 42%)</u>
<u>Water System</u>				
Water Testing	\$ 10,000	\$ 2,614	\$ 7,386	26%
Waste Disposal	2,000	-	2,000	0%
Gas Utilities	6,000	4,732	1,268	79%
Electric Utilities	350,000	72,499	277,501	21%
Repairs and Maintenance	160,000	57,430	102,570	36%
Storage Tank Maintenance	80,000	-	80,000	0%
Operating Supplies	23,000	6,895	16,105	30%
Bulk Chemical Supplies	21,000	8,936	12,064	43%
Lab Chemicals and Supplies	1,500	-	1,500	0%
Instrumentation	4,000	-	4,000	0%
Water Assessments	54,700	86,835	(32,135)	159%
Equipment Meter Supplies/Meter Kits	50,000	21,192	28,808	42%
Total Water System	\$ 762,200	\$ 261,133	\$ 501,067	34%
 Total Expenditures	 \$ 1,070,051	 \$ 403,725	 \$ 666,325	 38%
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	 \$ 459,949	 \$ 48,953	 \$ (410,996)	

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

Wastewater Operations

For the Five Months Ending May 31, 2019

Unaudited

	2019 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
REVENUE				
Sewer Revenue	\$ 1,246,960	\$ 572,434	\$ (674,526)	46%
Miscellaneous	20,000	23,616	3,616	118%
Total Revenue	\$ 1,266,960	\$ 596,050	\$ (670,910)	47%
EXPENDITURES				
<u>Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 145,480	\$ 63,978	\$ 81,502	44%
Overtime/On-call	12,713	2,956	9,757	23%
Unemployment Insurance	500	223	277	45%
Workers' Compensation Insurance	5,047	2,907	2,140	58%
Health and Dental Insurance	19,350	6,519	12,831	34%
Employer's FICA	9,807	4,389	5,419	45%
Employer's Medicare	2,295	1,026	1,268	45%
Retirement	6,000	2,578	3,422	43%
Life and Disability Insurance	960	425	535	44%
Total Salaries and Benefits	\$ 202,151	\$ 85,001	\$ 117,151	42%
<u>Professional Services</u>				
Professional Services/ORC & Engineering	\$ 6,000	\$ 3,313	\$ 2,687	55%
Professional Services/Amcobi/National Meter	37,000	15,940	21,060	43%
Development Services/Monson, Cummins & Shohet	1,000	1,091	(91)	109%
Total Professional Services	\$ 44,000	\$ 20,344	\$ 23,656	46%
<u>Administrative</u>				
Accounting Services	\$ 10,000	\$ 5,396	\$ 4,604	54%
Audit Fees	5,050	-	5,050	0%
Conference, Class and Education	3,000	75	2,925	3%
Dues, Publications and Subscriptions	2,500	2,458	43	98%
IT Support	1,600	2,207	(607)	138%
Office Equipment and Supplies	2,500	1,577	923	63%
Postage	400	89	312	22%
Communications	10,000	2,298	7,702	23%
Repairs and Maintenance	750	-	750	0%
Telephone Service	2,400	995	1,405	41%
Travel and Meeting Expense	375	-	375	0%
Office Overhead (COA, utilities, etc.)	600	305	295	51%
General Insurance	11,125	11,606	(481)	104%
Vehicle Expense	4,000	2,544	1,456	64%
Miscellaneous	400	-	400	0%
Total General Administration	\$ 54,700	\$ 29,549	\$ 25,151	54%
Total General Administrative	\$ 300,851	\$ 134,894	\$ 165,957	45%

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

**Wastewater Operations
For the Five Months Ending May 31, 2019**

Unaudited

	2019 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
<u>Wastewater System</u>				
Wastewater TF/Donala/IGA	\$ 634,000	\$ 247,511	\$ 386,489	39%
Repairs and Maintenance	15,000	3,615	11,385	24%
Video Collection System - Annual	32,000	5,448	26,552	17%
Operating Supplies	7,500	655	6,845	9%
Transit Loss	4,843	1,513	3,330	31%
Total Wastewater System	<u>\$ 693,343</u>	<u>\$ 258,741</u>	<u>\$ 434,602</u>	<u>37%</u>
Total Expenditures	<u>\$ 994,194</u>	<u>\$ 393,635</u>	<u>\$ 600,559</u>	<u>40%</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	<u>\$ 272,766</u>	<u>\$ 202,415</u>	<u>\$ (70,350)</u>	

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

For the Five Months Ending May 31, 2019

Unaudited

	2019 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
REVENUE				
Water/Sewer Impact Fee	\$ 350,000	\$ 82,900	\$ (267,100)	24%
Renewable Water Fee	950,000	349,600	(600,400)	37%
Lease Revenue	9,550	-	(9,550)	0%
Effluent Paid-AGUA	140,000	57,348	(82,652)	41%
Review & Comment Fee	50,000	21,601	(28,399)	43%
Interest	25,000	46,720	21,720	187%
Total Revenue	\$ 1,524,550	\$ 558,170	\$ (966,380)	37%
<u>Debt Service</u>				
2018 Bond Issue	\$ 665,812	\$ 246,762	\$ 419,050	37%
Total Debt Service	\$ 665,812	\$ 246,762	\$ 419,050	37%
Total Expenditures	\$ 665,812	\$ 246,762	\$ 419,050	37%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 858,738	\$ 311,408	\$ (547,330)	

CAPITAL PROJECTS FUNDS

May 31, 2019

TRIVIEW METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND - GENERAL

Budget Status Report - GAAP Basis
For the Five Months Ending May 31, 2019

Unaudited

	2019 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
REVENUE				
Total Revenue	\$ -	\$ -	\$ -	
EXPENDITURES				
<u>Vehicles and Equipment Utilities</u>				
Vehicles and Equipment	\$ 60,850	\$ 75,447	\$ (14,597)	124%
Used Dump Truck and 10 foot Plow shared with Utilities	16,000	13,625	2,375	85%
Used 4-Wheel Drive for Parks Superintendent	20,000	-	20,000	0%
Welder Welding Equipment	1,100	-	1,100	0%
Mobile Message Signs	16,600	-	16,600	0%
Material Storage Facility	3,000	-	3,000	0%
Total Vehicles and Equipment	\$ 117,550	\$ 89,072	\$ 28,478	76%
<u>Park and Street Improvements</u>				
Reconfigure Irrigation Tap Kitchener and Lyons Tail and Creekside Park	\$ 60,000	\$ -	\$ 60,000	0%
Park Benchs and Tables	5,600	-	5,600	0%
Landscape Master Plan	20,000	-	20,000	0%
Steel building for A-yard	250,000	21,054	228,947	8%
Streetscape Improvements	500,000	10,202	489,798	2%
Street Improvements	1,700,000	15,073	1,684,927	1%
Jackson Creek Widening	4,500,000	791,891	3,708,109	18%
Total Park and Street Improvements	\$ 7,035,600	\$ 838,220	\$ 6,197,380	12%
Total Expenditures - District Capital	\$ 7,153,150	\$ 927,292	\$ 6,225,858	13%
EXCESS OF REVENUE OVER (UNDER)				
EXPENDITURES	\$ (7,153,150)	\$ (927,292)	\$ 6,225,858	13%
OTHER FINANCING SOURCES (USES)				
Transfer from General Fund	\$ 7,153,150	\$ 927,292	\$ (6,225,858)	13%
Total Other Financing	\$ 7,153,150	\$ 927,292	\$ (6,225,858)	13%
EXCESS OF REVENUE OVER (UNDER)				
EXPENDITURES AND OTHER FINANCING SOURCES	\$ -	\$ -	\$ -	

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

**Budget Status Report - GAAP Basis
For the Five Months Ending May 31, 2019**

Unaudited

	2019 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 42%)
REVENUE				
Water Tap Fees	\$ 1,204,000	\$ 443,072	\$ (760,928)	37%
Sewer Tap Fees	687,500	253,000	(434,500)	37%
Water Lease- Comanche	-	40,593	40,593	0%
West Interceptor - Project Contributions	-	11,996	11,996	0%
Payment in Lieu of Water Rights	100,000	-	(100,000)	0%
Total Revenue	\$ 1,991,500	\$ 748,661	\$ (1,242,839)	38%
EXPENDITURES				
<u>Vehicles and Equipment Utilities</u>				
Used Dump Truck Shared with General Fund	\$ 16,000	\$ 13,625	\$ 2,375	85%
Sewer T.V. Inspection Vehicle with Camara and attachments	28,000	-	28,000	0%
Metal Build to Enclose B Plant Well Pump Equipment and	40,000	-	40,000	0%
Equip 2017 F-350 with tools and apurtences	5,500	7,078	(1,578)	129%
Walk Behind Concrete Saw	1,900	-	1,900	0%
Stanley Chipping Hammer	2,404	2,439	(35)	101%
Tamping Ram (Jumping Jack) Compactor	1,844	-	1,844	0%
Electric electro magnetic flow meter	22,000	26,647	(4,647)	121%
Plant B Effluent Pump(s) rehabilitaion	50,000	29,905	20,095	60%
Replace Roll Seal Kits in pressure reducing vaults	6,100	6,063	37	99%
Total Vehicles and Equipment	\$ 173,748	\$ 85,756	\$ 87,992	49%
<u>Wells</u>				
Well Rehabilitation A-7	\$ 125,000	\$ -	\$ 125,000	0%
Repace VFD at Well D-4	50,000	-	50,000	0%
Total Wells	\$ 175,000	\$ -	\$ 175,000	0%
<u>Water Improvements</u>				
Change Filter Media at A-Plant Filters 1 and 2	\$ 30,000	\$ -	\$ 30,000	0%
Carriage Agreement	12,000	-	12,000	0%
Driveway for C-Plant	40,000	-	40,000	0%
Chemical Feed Pumps	3,300	-	3,300	0%
B-Plant - Slide Smart Commercial Gate	9,703	-	9,703	0%
Water System Master Control Maintenance	10,000	34,580	(24,580)	346%
Renewable Water Purchase/Integrated Water Resource	416,000	2,747,246	(2,331,246)	660%
FMIC Shares- \$2,706,000				
Monson, Cummins & Shohet- \$25,674				
Brownstein, Hyatt- \$10,066				
FMIC- \$3,541				
Cook Varianno- \$1,300				
JDS Hydro- \$665				
Alluvial Water	-	4,002	(4,002)	0%
SCADA	60,000	68,003	(8,003)	113%
Western Interceptor Project	400,000	405,586	(5,586)	101%
West Water Project	-	16,518	(16,518)	0%
Regional Water/Wastewater Design and Permiting	400,000	-	400,000	0%
Water Purchases and Diligence Investigations	-	45,267	(45,267)	0%
Total Water Improvements	\$ 1,381,003	\$ 3,321,202	\$ (1,940,199)	240%
Total Expenditures - Enterprise Capital	\$ 1,729,751	\$ 3,406,958	\$ (1,677,207)	197%
EXCESS OF REVENUE OVER (UNDER)				
EXPENDITURES	\$ 261,749	\$ (2,658,298)	\$ (2,920,047)	-1016%
OTHER FINANCING SOURCES (USES)				
Escrow Taps	\$ (720,000)	\$ -	\$ (720,000)	0%
Bond Proceeds	416,000	\$ 416,000	-	100%
Total Other Financing	\$ (304,000)	\$ 416,000	\$ (720,000)	235%
EXCESS OF REVENUE OVER (UNDER)				
EXPENDITURES AND OTHER FINANCING SOURCES	\$ (42,251)	\$ (2,242,298)	\$ (2,200,047)	

82