

TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS

Regular Board Meeting

Tuesday, June 12, 2018

Fairfield Inn and Suites-Mt. Herman Conference Room
15275 Struthers Road
Colorado Springs, CO 80921
5:00 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
 - i. May 15, 2018 Regular Board Meeting
 - b. Billing Summary Rate Code Report
 - c. Sanctuary Point Taps for May, 2018
 - d. Tax Transfer from Monument
5. Public Comment
6. Operations Report
 - a. District Manager Monthly Report (enclosure)
 - i. West Interceptor update (District Manager)
 - ii. Rate Study update (District Manager)
 - b. Public Works and Parks and Open Space Updates
 - i. 2018 Road Rehabilitation Project.
 - ii. Update regarding ROW Mowing, Park Mowing, Open Space Clean up, Weed Control, etc.
 - iii. Irrigation Central Control System Installation update.
 - iv. Status of A-Yard Wall
 - c. Utilities Department Updates (enclosure)
 - i. SCADA Installation Project Status
 - ii. Status of A-Plant
 - iii. Pressure Zone Adjustments
 - iv. May Water use.

7. Board Discussion:

- a. Gleneagle Drive Speed Study.
- b. Update regarding Regionalization discussions with Colorado Springs Utilities.
- c. Presentation by D.A. Davidson regarding refunding of KeyBank Loan and Independence Bank Loan in order to improve cash flow and eliminate restrictive loan covenants.

8. Action Items:

- a. Review and Consider a Design Proposal from H.R. Green to prepare 60% design plans for the Jackson Creek Parkway extension from the end of the 4 lane cross section to Higby Road and authorization for the District Manager to sign.
 - b. Review and Consider a Road Improvements Maintenance Agreement by and between the Triview Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado and Creekside Developers, Inc., a Colorado corporation.
 - c. Review and Consider a Water Shares Purchase and Sale Agreement. This Water Shares Purchase and Sale Agreement between Comanche Resources, LLC' a Colorado limited liability company, and Triview Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado, and authorization for the District manager to sign.
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. April, 2018 Financials (enclosure)
10. Update Board on Public Relation activities.
11. Executive Session §24-6-402(4)(b)(e)
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 15, 2018

A regular meeting of the Board of Directors of the Triview Metropolitan District was held on Tuesday, April 10, 2018, beginning at 5:00 p.m., at the Fairfield Inn and Suites – Mount Herman Conference Room, 15275 Struthers Road, Colorado Springs, Colorado 80921. This meeting was open to the public.

ATTENDANCE

In attendance were Directors:

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

Also in attendance were:

James McGrady District Manager
Joyce Levad District Administrator
Shawn Sexton Water Superintendent,
Chris Cummins District Water Attorney
Gary Shupp District General Counsel

ADMINISTRATIVE MATTERS

President Bolander called the meeting to order at 5:00 p.m. Meeting was posted

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

Swearing in of Board Members - Anthony Sexton, James Barnhart, and Mark Melville were sworn in to four year terms of service to the Triview Metropolitan District Board of Directors by President Reid Bolander.

RECORD OF PROCEEDINGS

Recognition of Reid Bolander for his service to the Triview Metropolitan District. Director Mark Melville presented a service award to President Reid Bolander thanking him for his years of service and leadership as a member of the Board of Directors.

Election of Officers (President, Vice President, Secretary Treasurer). Director James Otis nominated Director Mark Melville to serve as President of the Board of Directors. The motion was duly seconded by Director Fiorito. The motion carried unanimously. Director James Otis nominated Director Fiorito as Vice President of the Board of Directors. The motion was duly seconded by President Melville. The motion carried unanimously. Director James Otis nominated Director James Barnhart to serve as Secretary/Treasurer. The Motion was duly seconded by President Mark Melville. The motion carried unanimously.

Consent Agenda –

- a. Prior Meeting Minutes
 - i. April 10, 2018 Regular Board Meeting
- b. Billing Summary Rate Code Report
- c. Sanctuary Point Taps for March
- d. Tax Transfer from Monument

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

PUBLIC COMMENT

Mr. Steve Remington asked the Board if a public process will be used to select streets to be overlaid in 2019. The Board explained the report prepared by Terracon Consultants, Inc. has been used to help prioritize the streets that are being repaired. The 2019 overlay program will focus on the older areas on the east side of Leather Chaps and north of Lyons Tail.

OPERATIONS REPORT

District Manager Report

The District Manager review some of the items in his report, however, the report was included in the Board Packet. There were not any questions or comments regarding the report. Other topics discussed by the Manager included the following:

- West Interceptor update; (District Manager). Meetings are continuing to be held between the project participants and a cost sharing agreement continues to be negotiated.
- Rate Study update; (District Manager). The study has been delayed a month given the need to update the District's capital plan

RECORD OF PROCEEDINGS

and financing plan as it relates to water and wastewater infrastructure. It is anticipated that the rate Study will be presented to the Board at the June 12, 2018 Board meeting.

- See attached Report for further details.

Public Works and Open Space Updates:

Mr. McGrady provided updates to the Board. Topics discussed included the following:

- 2018 Road Rehabilitation Project. Crews have begun overlaying streets through out the District. It is anticipated that all work will be completed by early June, 2018.
- Irrigation Central Control System Installation update. All of the controllers have been purchased and Mr. Miles is installing the controllers as we speak. Mr. Miles indicated that he still has nine controllers to install.
- Crews have been cleaning detention ponds throughout the District.
- Fertilizer was spread on April 19, 2018 by Golf Enviro.
- TruGreen has sprayed weeds on Jackson Creek Parkway and on Gleneagle Drive.
- Status of A-Yard Wall: Fill has been imported to the site by Schmidt construction which minimized hauling cost to the District.

Utility Department Updates:

- Standby Generator at "C" Plant is complete.
- SCADA Installation Project Status. Moving forward with A Plant SCADA. Installation of a new SCADA System at B Plant will be done in the fall of 2018.
- Well D-1 Repairs are complete and the well will be put back in service as soon as the SCADA system at A-Plant has been completed.
- Hydrant Inspection and Painting Program is nearing completion. All fire hydrants will have been inspected, repaired and painted by the end of May, weather permitting.
- Over the past month several areas of high pressure have been found. Pressure gauges and new controls have been installed on several pressure reducing stations. Adjustments are being made to the District's pressure reducing stations and isolation valves are being checked to make sure there are not cross connections between the high side of pressure regulators and the lower pressure zones.

DIRECTORS ITEMS

Director Fiorito explained to the District Board that Promontory Point has pursued a Firewise designation for their subdivision. This allows the Promontory Point HOA to apply for grants for fire mitigation. Director Fiorito thought that perhaps the District should also register as a Firewise Community. Some of the

RECORD OF PROCEEDINGS

suggestions is to weed whack the grass under the split rail fence. It has also been suggested that native grass areas be mowed two times a year. Insurance rates could be lowered 5%. Manager McGrady will look at the feasibility of District lands being included in the Firewise program. Director Fiorito discussed the ongoing trespassing issue at the end of Saint Lawrence Way. The Promontory Point Board has completed two preliminary designs for the expansion of both parks. These designs will be shared with District staff for comments prior to bring the plans to the Board of Directors for approval. Director Fiorito would like to see if Mountain View Electric would install Solar LED Streetlights throughout the District. Director Otis thought that Solar LED lights would not be practical; however Director Otis suggested LED lights should be investigated.

ACTION ITEMS

None

FINANCIAL MATTERS

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 Fiorito. The motion was duly seconded by Director Otis. A vote was taken, and the motion carried unanimously.

Monthly Cash Position and Unaudited Financial Statements – the Board reviewed the March 2018 unaudited Financial Statements as presented. A motion to approve the District's March 2018 Financial Statements was made by Director Fiorito. The motion was duly seconded by Director Otis. A vote was taken and the motion carried unanimously.

OTHER BUSINESS

The Board directed Mr. McGrady and Ms. Levad to ensure that the newsletters are kept on the Website. The Board also suggested that the printed newsletters be continued for a minimum of six months in order to ensure we have as many e-mail addresses as possible before going exclusively to an e-mail version.

LEGAL

No report.

EXECUTIVE SESSION

A motion was made by Director Otis for the Board to enter into Executive Session pursuant to C.R.S. Section 24-6-402(4) (b), (e), Legal Advice and Negotiations. Upon a second by President Melville, a vote was taken, and the motion carried unanimously. Executive session was entered into at approximately 7:02 p.m.

RECORD OF PROCEEDINGS

The executive session was adjourned and the Board returned to regular session at approximately 9:19 p.m.

ADJOURNMENT

There being no further business to come before the Board, a motion to adjourn the meeting was made by Director Otis and was duly seconded by Director Barnhart. The meeting was adjourned at approximately 9:20 p.m.

Respectfully submitted,

James C. McGrady
Secretary for the Meeting

Triview Metropolitan District 5/1 to 5/31/2018
Summary Financial Information - Board Packet

Sales	Amount	Items
Rate Code 01 Triview Metro - Res Sewer Base Rate	\$54,511.56	1566
Rate Code 01 Triview Metro - Res Sewer Use Rate	\$24,830.42	1466
Rate Code 01 Triview Metro - Res Water Base Rate	\$30,860.00	1553
Rate Code 01 Triview Metro - Res Water Use Rate Tier1	\$23,422.08	1486
Rate Code 01 Triview Metro - Res Water Use Rate Tier2	\$5,232.00	385
Rate Code 01 Triview Metro - Res Water Use Rate Tier3	\$424.05	10
Rate Code 01 Triview Metro - Res Water Use Rate Tier4	\$113.23	2
Rate Code 01 Triview Metro - Res Water Use Rate Tier5	\$0.00	0
Rate Code 02 Triview Metro - Com Sewer Base Rate 1"	\$905.10	21
Rate Code 02 Triview Metro - Com Water Base Rate 1"	\$654.36	21
Rate Code 03 Triview Metro - Com Irr Water Base 1"	\$498.56	16
Rate Code 04 Triview Metro - Com Sewer Base Rate 1.5"	\$2,327.40	27
Rate Code 04 Triview Metro - Com Water Base Rate 1.5"	\$1,492.83	27
Rate Code 07 Triview Metro - Com Sewer Base Rate 2"	\$1,745.40	10
Rate Code 07 Triview Metro - Com Water Base Rate 2"	\$1,047.40	10
Rate Code 09 Triview Metro - Com Sewer Base Rate 3"	\$818.88	2
Rate Code 09 Triview Metro - Com Water Base Rate 3"	\$472.88	2
Rate Code 10 Triview Metro - Com Irr Water Base 2"	\$1,675.84	16
Rate Code 11 Triview Metro - Com Irr Water Base 1.5"	\$497.61	9
Usage Fee Triview Metro - Com Irr Water Use	\$346.29	6
Usage Fee Triview Metro - Com Sewer Use Rate	\$8,775.63	60
Usage Fee Triview Metro - Com Water Use Rate	\$9,028.53	60
Triview Metro - Quik Way Sewer	\$73.40	1
Title Prep Fee Triview Metro - Title Request Fee	\$950.00	19
Triview Metro - 5% Late Fee	\$721.79	137
Special Impact Triview Metro - Special Impact Fee	\$1,070.00	111
Triview Metro - Disconnect Fee	\$0.00	0
Triview Metro - NSF Fee	\$50.00	2
Total Accounts	\$172,545.24	7025

Rate Code Breakout	# Units
Rate Code 01 - Residential 5/8"	1523
Rate Code 02 - Commercial Account 1"	21
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"	2
Rate Code 10 - Irrigation Account 2"	16
Rate Code 11 - Irrigation Account 1 1/2"	9
Rate Code 12 - Permitted	0
Total Accounts	1627

Aging Report	Amount
Amount Past Due 1-30 Days	\$ 24,073.98
Amount Past Due 31-60 Days	\$ 1,595.02
Amount Past Due 61-90 Days	\$ (610.91)
Amount Past Due 91-120 Days	\$ (2,133.83)
Amount Past Due 120+ Days	\$ (693.75)
Total AR	\$22,230.51

Receipts	Amount	Items
Payment - ACH	\$66,627.68	644
Payment - Check Peoples Bank	\$80,120.63	697
Payment - On Site	\$17,250.49	187
Refund CREDIT	(\$1,727.33)	25
REVERSE Payment - NSF	(\$100.00)	1
Total Receipts	\$162,171.47	1554

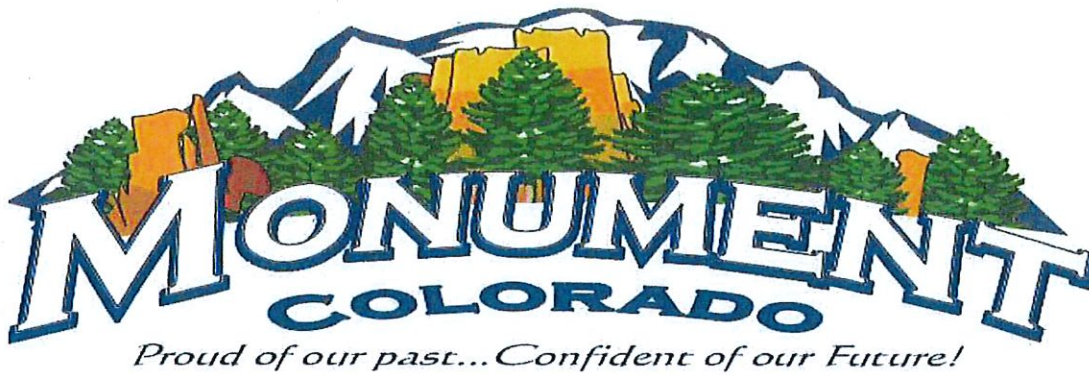
Water	Gallons	Accounts
Gallons sold =	10,524,000	1624

Usage Breakout in Gallons for Residential	# of Accounts	Combined Use	% of Usage
Over 50,000	0	0	0.00%
40,001 - 50,000	0	0	0.00%
30,001 - 40,000	2	73,000	0.69%
20,001 - 30,000	8	195,000	1.85%
10,001 - 20,000	63	833,000	7.92%
8,001 - 10,000	95	893,000	8.49%
6,001 - 8,000	217	1,584,000	15.05%
4,001 - 6,000	427	2,328,000	22.12%
2,001 - 4,000	479	1,689,000	16.05%
1 - 2,000	183	303,000	2.88%
Zero Usage	49	0	0.00%
Total Meters	1523	7,898,000	75.05%

Usage Breakout in Gallons for Commercial	# of Accounts	Combined Use	% of Usage
Over 50,000	22	2,015,000	19.15%
40,001 - 50,000	3	139,000	1.32%
30,001 - 40,000	3	107,000	1.02%
20,001 - 30,000	3	82,000	0.78%
10,001 - 20,000	8	121,000	1.15%
8,001 - 10,000	0	0	0.00%
6,001 - 8,000	0	0	0.00%
4,001 - 6,000	5	26,000	0.25%
2,001 - 4,000	7	24,000	0.23%
1 - 2,000	9	15,000	0.14%
Zero Usage	0	0	0.00%
Total Meters	60	2,529,000	24.03%

Usage Breakout in Gallons for Irrigation	# of Accounts	Combined Use	% of Usage
Over 50,000	0	0	0.00%
40,001 - 50,000	1	41,000	0.39%
30,001 - 40,000	0	0	0.00%
20,001 - 30,000	0	0	0.00%
10,001 - 20,000	3	39,000	0.37%
8,001 - 10,000	1	9,000	0.09%
6,001 - 8,000	1	8,000	0.08%
4,001 - 6,000	0	0	0.00%
2,001 - 4,000	0	0	0.00%
1 - 2,000	0	0	0.00%
Zero Usage	35	0	0.00%
Total Meters	41	97,000	0.92%

NO.	ADDRESS	PAYEE	DATE	TOTAL FEES PAID TO TMD	Escrow Account	Lot
16372	Shadow Cat Pl.	Classic Homes	05/16/18	\$39,977.07	\$8,000.00	68
1365	Catnap Lane	Classic Homes	05/22/18	\$40,654.06	\$8,000.00	38
1396	Catnap Lane	Vantage Homes	05/24/18	\$40,416.04	\$8,000.00	70
1735	Catnap Lane	Classic Homes	05/30/18	\$40,202.65	\$8,000.00	12
1317	Eagle Claw Lane	Classic Homes	05/30/18	\$40,811.39	\$8,000.00	82
16081	Fox Mesa Court	Classic Homes	05/30/18	\$40,085.15	\$8,000.00	6
16344	Shadow Cat Pl.	Classic Homes	05/22/18	\$39,977.07	\$8,000.00	68
16357	Shadow Cat Pl.	Vantage Homes	05/30/18	\$40,423.16	\$8,000.00	73
16219	Thunder Cat Way	Vantage Homes	05/30/18	\$40,205.87	\$8,000.00	83
				\$362,752.46		



May 22, 2018

Triview Metropolitan District
P. O. Box 849
Monument, CO 80132
Attention: Joyce Levad

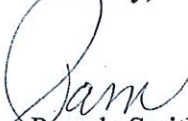
Dear Joyce,

The Town will transfer \$157,435.97 to the Triview ColoTrust District Fund account on May 22, 2018 and your funds should be available to you on 05/23/18. This was approved by the BOT on May 21, 2018. The ACH detail is as follows and documentation is enclosed.

Sales Tax Due for March 2018	\$146,485.88
Motor Vehicle Tax for April 2018	\$ 10,304.91
Regional Building Sales Tax for Apr. 18	\$ 645.18

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

Sincerely,


Pamela Smith
Town Treasurer

PKS/ps
c: file
Enclosures

Monthly Report for May 16, 2018 – June 11, 2018
Triview Metropolitan District

By James C. McGrady
District Manager

Utility Enterprise Activities

- Well D-1 is ready to operate. Currently with the work being done at A Plant it is not able to be operated. The SCADA system at A plant has been finished and is ready for summer demands.
- Coordinated a meeting at the Raftelis's Office with Cathy Fromm to preview model results and discuss capital expenditures as it relates to interconnections to Colorado Springs Utilities water distribution system and wastewater collection system. I also discussed certain Bond Covenants that would make borrowing additional money difficult given these restrictions.
- Participated in several teleconferences with Zach Bishop of D.A. Davidson to develop a financing plan to eliminate two bank loans that could prevent the District from moving forward on major water and wastewater projects.
- Met with Chris Cummins to discuss Homeplace Ranch western interceptor agreement. At this time Homeplace Ranch is unsure of their future development plans and are hesitant to participate in a cost share agreement based on the estimated number of homes to be built.
- Worked with Mr. Sexton and Mr. Lewis of Triview to discuss ways to resolve to resolve the high pressure issues within the Triview Metropolitan District water distribution system. The high pressure issues seemingly have been resolved. Two regulators within the District will be abandoned and one other regulator will be rebuilt given the extensive corrosion present in the regulator vaults.
- Worked with staff to resolve numerous mapping errors. Obtained GIS mapping from the Town of Monument that shows the District's water and wastewater distribution. Mr. Mark Button has this data and is in the process of overlaying the data on the District's topo maps that were obtained from El Paso County.
- Over the past month the District has completed the inspection of 225 hydrants which represents all of the hydrants in the District and 209 hydrants have been painted.
- Met with Ron Leblanc of SEH, Shawn Sexton, and Rob Lewis to review the tank video to determine repair options for the water tank located at B-Plant.

- Met with personnel from Colorado Springs Utilities, Donala Water and Sanitation, Upper Monument Creek Treatment Plant, Forest Lakes Water and Sanitation, Woodmoor Water and Sanitation, and Monument Sanitation District to discuss regional wastewater treatment possibilities and project timing.

General Fund Activities

- Below is a list of projects completed in the Public Works Department that includes the Parks and Open Space Department and the Street Department:
 - Replaced sections of split rail fence through out the District,
 - All major irrigation systems have been charged, including several that were assumed to be abandoned. Crews have found numerous leaks, which have prevented the systems from running. Many irrigation leaks have appeared to be the result of extreme pressures. An inventory of pressure reducing valves (PRV) was compiled and it appears that many of the PRV's are very old and rusted and/or the sprinkler system is unregulated.
 - Given the lack of moisture, crews are focusing on mowing parks and the various streetscapes on an as needed basis.
 - All of the Ponds along Gleneagle Drive have been mowed as has a pond know as Bob Pond located near Leather Chaps and Saber Creek.
 - Edged along Leather Chaps and Lyons Tail including the curbs.
 - Met with TruGreen on two separate to discuss weed mitigation in the parks, elimination of crack weeds along curbs and gutters, and rock beds throughout the District. A second round of work will be done beginning
 - Fertilizer was placed on April 19th. The use of a small amount of iron and some timely precipitation events has dramatically improved to overall appearance of the open space areas.
- Installation of the Irrigation Control System continues. Most of the controllers and pedestal have been installed. It is anticipated that all of the controllers will be installed by June 15, 2018. Irrigation audits are underway at all of the District's irrigated sites.
- Schmidt Construction has completed the 2018 Road Maintenance project as of June 6, 2018. The only remaining work to be done will be the full depth milling of many large cracks through out the District. The two foot wide milling machine will be available toward the end of June.
- Two catch basins located along Jackson Creek Parkway will be raised to eliminate the large dips adjacent to the catch basins. This work may entail shutting down a lane on northbound Jackson Creek Parkway beginning on June 11, 2018 for about a week while the work is done. Once the basins have be raised and leveled Schmidt construction will patch the two areas.
- It is planned that Jackson Creek Parkway will be restriped at the same time as markings are replaced on Lyons Tail, Kitchener, and Leather Chaps.

General Administration

- Prepared Monthly Board minutes from the May 15, 2018 Regular Board meeting.
- Met with representatives from HR Green to discuss the cost and feasibility of widening Jackson Creek Parkway. Also directed the preparation of a bid to prepare 60% design plans for the Jackson Creek expansion project.
- Worked closely with Ground Floor Media to develop the District third newsletter. The newsletter was distributed to all residents the last week of May. Work has begun on the fourth newsletter that will be distributed in mid July, 2018.
- Worked with Kim Crawford the District's Bond attorney to revise the Ballot language based upon Board input.

Customer Contacts and Communications

- Answered normal customer calls and e-mails.

Regional Meetings Attended

- Met with representatives of Donola Water and Sanitation and Woodmoor Water and Sanitation to discuss various regional water projects.

MEMORANDUM

To: Jim McGrady, District Manager
Triview Metropolitan District
From: Andrew Rheem, Project Manager
Date: June 8, 2018
Re: Water and Wastewater Financial Plan Preliminary Findings

Raftelis Financial Consultants, Inc. (Raftelis) was retained in 2018 to conduct a Water and Wastewater Financial Plan study (Study). Raftelis is planning to present the final results and recommendations of the Study at the District Board meeting on July 10, 2018. This memorandum is to update the Board with preliminary findings of the Study. This memo introduces the financial planning process, the major drivers that currently affect the plan, and the financial plan results. We also understand that the District Board is expected to provide direction to you regarding a potential refinancing of existing debt which is included within the preliminary findings. Again, it should be stressed that these are preliminary findings and are subject to change in the coming weeks as decisions about debt funding and estimations of capital projects are made.

Financial Plan

Raftelis worked with District staff to develop separate water and wastewater fund financial plans for the 11-year period of 2018 through 2028 (Study Period). In developing the financial plan and proposed annual rate revenue adjustments, the following financial planning criteria were employed:

- Fund annual operation and maintenance (O&M) expenses, debt service, and capital expenditures
- Exceed debt service coverage ratio (DSC ratio) target of at least 1.50 times annual debt service, and
- Exceed end-of-year cash reserve target of at least:
 - 90 days or 25% of annual water fund O&M expenses
 - 90 days or 25% of annual wastewater fund O&M expenses

Table 1 shows the projected annual rate revenue increases for both water and wastewater. A typical residential bill is calculated for both utilities, with 8,000 gallons of water usage and 5,000 gallons of billed wastewater volume. Table 1 also shows the resulting combined bill and the annual percentage increase in the combined bill.

Table 1: Rate Revenue Adjustments and Impact on Typical Bills

Year	Water		Wastewater		Combined	
	Annual Rate Revenue Increase	Typical Residential Bill (1)	Annual Rate Revenue Increase	Typical Residential Bill (2)	Typical Residential Bill	Typical Residential Bill Increase
2018	0%	\$49.84	0%	\$53.34	\$103.18	0%
2019	5%	52.33	35%	72.01	124.34	21%
2020	5%	54.95	8%	77.77	132.72	7%
2021	5%	57.70	8%	83.99	141.69	7%
2022	5%	60.57	8%	90.71	151.30	7%
2023	5%	63.62	8%	97.97	161.59	7%
2024	5%	66.80	8%	105.81	172.61	7%
2025	5%	70.14	8%	114.27	184.41	7%
2026	5%	73.65	8%	123.41	197.06	7%
2027	5%	77.33	0%	123.41	200.74	2%
2028	5%	81.20	0%	123.41	204.61	2%
(1) Based on 3/4-inch meter and average usage of 8,000 gallons per month.						
(2) Based on 3/4-inch meter and average usage of 5,000 gallons per month.						

Table 2 shows the projected Capital Improvement Program (CIP) expenses, debt issuances, and the cumulative debt for both water and wastewater. The cumulative new debt incurred by both water and wastewater funds during the Study Period begins with \$3.7 million in 2019 and totals \$36.0 million by 2028. Appendix-1 and Appendix-2 provide the uninflated and inflated wastewater CIPs, respectively, and Appendix-3 and Appendix-4 provide the uninflated and inflated water CIPs, respectively.

Table 2: CIP and Debt (1)

Year	Annual Water		Cumulative Water Debt - \$M	Annual Wastewater		Cumulative Wastewater Debt - \$M
	CIP - \$M	Debt - \$M		CIP - \$M	Debt - \$M	
2018	\$0.3	\$0.0	\$0.0	\$0.8	\$0.0	\$0.0
2019	3.4	3.7	3.7	0.8	0.0	0.0
2020	0.2	0.0	3.7	0.3	0.0	0.0
2021	2.1	0.0	3.7	0.3	0.0	0.0
2022	12.3	13.6	17.3	0.4	0.0	0.0
2023	2.2	0.0	17.3	0.5	0.0	0.0
2024	2.3	0.0	17.3	0.7	0.0	0.0
2025	2.4	2.3	19.6	2.4	6.8	6.8
2026	0.3	0.0	19.6	9.5	0.0	6.8
2027	0.3	0.0	19.6	11.4	9.6	16.4
2028	0.3	0.0	19.6	1.4	0.0	16.4
(1) Debt is issued every other year and includes issuance expense of 2% and a debt service reserve funded in the proceeds.						

Wastewater Financial Plan

Notable features and drivers of the financial plan include:

- A \$1 million loan from the water fund in 2018 to be repaid over the next four years at 2% interest. This loan is needed to avoid even higher rate increases in the first year.
- Refunding of the NorthStar bank loan with bonds in September 2018. The refunded debt service repayment schedule and issuance costs were provided by DA Davidson.
- Capital expenses of \$271,000 in 2018 for a new catwalk and bar screen at the Upper Monument Creek Regional Wastewater Treatment Facility (UMCWWRTF) and approximately \$800,000 in 2018 and 2019 for arsenic improvements at the UMCWWRTF.
- Capital expenses of \$23.4 million (in inflated dollars) to expand and upgrade the UMCWWRTF to meet Regulation 31. Projected debt issues in 2025 and 2027 of \$6.8 million and \$9.6 million (including issuance expense and debt reserve), respectively.
- The DSC ratio peaks at 8.13 in 2024 before falling to 1.69 in 2028. Excluding tap fees, the DSC ratio peaks at 6.83 in 2024 before falling to 1.47 in 2028.
- Were the arsenic improvement project to be delayed by several years, the immediate rate increase of 35% could likely be reduced. Likewise, this financial plan does not currently include a connection to Colorado Springs Utilities (CSU). Should the District be able to connect to CSU, the plant expansion and Regulation 31 upgrades at UMCWWRTF could be avoided in favor of reduced capital costs.

Water Financial Plan

Notable features and drivers of the financial plan include:

- A \$1 million loan to the wastewater fund in 2018 to be repaid over the next four years at 2% interest.
- Refunding the KeyBank loan with bonds in September 2018. The refunded debt service repayment schedule and issuance costs were provided by DA Davidson.
- A debt issuance in 2019 of \$3.7 million (including issuance expense and debt reserve) to pay for a new well and 131 shares of FMIC water rights.
- Five annual purchases of water rights are planned in 2021 through 2025 totaling \$9.9 million in inflated dollar terms over this period.
- \$10.1 million to construct a transmission line to Colorado Springs Utilities (CSU) in 2022.
- A debt issue of \$13.3 million (including issuance expense and debt reserve) in 2022 to fund the transmission line and the 2022 water rights' purchase.
- A debt issuance of \$2.3 million (including issuance expense and debt reserve) in 2025 to fund the 2025 water rights' purchase.
- The DSC ratio is near the minimum target from 2023 through 2028.

Triview Metropolitan District
Sewer Financial Model
Sewer Utility
Debt and CIP

Debt and CIP		2018	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total
Sewer Capital Projects - Baseline			% Growth	Debt Type										
Plant Expansion	100%	Bond								\$892,040		\$2,037,100	\$369,120	\$3,298,260
Reg 31 Upgrades	27%	Bond								\$730,800		\$3,894,000	\$316,800	\$8,231,100
Plant Expansion - Cash	100%	Cash						\$46,140	\$138,420			\$3,921,900	\$2,500,000	\$6,606,460
Reg 31 Upgrades - Cash	27%	Cash						\$36,720	\$112,050					\$148,770
Arsenic Improvements	0%	Cash	\$312,454	\$529,303	\$0									\$841,757
Minor WWTP Improvements	0%	Cash	\$271,480	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000	\$162,000	\$162,000	\$1,651,480
Correct Parshall Flume	0%	Cash	\$20,000											\$20,000
Misc. WW Collections Improvements	0%	Cash	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$550,000
Tap Fee Escrow	100%	Cash	\$157,018	\$52,339	\$130,849	\$130,849	\$130,849	\$130,849	\$130,849	\$130,849	\$130,849	\$130,849	\$130,849	\$1,386,994
Total			\$810,952	\$763,642	\$312,849	\$312,849	\$312,849	\$395,709	\$563,319	\$1,935,689	\$7,524,249	\$8,773,949	\$1,028,769	\$22,734,821

Triview Metropolitan District
Sewer Financial Model
Sewer Utility
Debt and CIP

Debt and CIP														
Sewer Capital Projects - Escalated			2018											
Description	% Growth	Debt Type	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total
Plant Expansion	100%	Bond	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,097,097	\$0	\$2,657,953	\$496,066	\$4,251,117
Reg 31 Upgrades	27%	Bond	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$898,792	\$4,167,040	\$5,080,787	\$425,753	\$10,572,371
Plant Expansion - Cash	100%	Cash	\$0	\$0	\$0	\$0	\$0	\$53,489	\$165,281	\$0	\$4,968,146	\$3,261,933	\$0	\$8,448,848
Reg 31 Upgrades - Cash	27%	Cash	\$0	\$0	\$0	\$0	\$0	\$42,569	\$133,794	\$0	\$0	\$0	\$0	\$176,362
Arsenic Improvements	0%	Cash	\$312,454	\$545,182	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$857,636
Minor WWTP Improvements	0%	Cash	\$271,480	\$135,960	\$140,039	\$144,240	\$148,567	\$153,024	\$157,615	\$162,343	\$167,214	\$211,373	\$217,714	\$1,909,570
Correct Parshall Flume	0%	Cash	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
Misc. WW Collections Improvements	0%	Cash	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275	\$57,964	\$59,703	\$61,494	\$63,339	\$65,239	\$67,196	\$640,390
Tap Fee Escrow	100%	Cash	\$157,018	\$53,910	\$138,817	\$142,982	\$147,271	\$151,689	\$156,240	\$160,927	\$165,755	\$170,728	\$175,849	\$1,621,187
Total CIP			\$810,952	\$786,552	\$331,901	\$341,858	\$352,114	\$458,735	\$672,632	\$2,380,653	\$9,531,493	\$11,448,013	\$1,382,579	\$28,497,480

Triview Metropolitan District
Water Financial Model
Water Utility
Debt and CIP

		2018										
		1	2	3	4	5	6	7	8	9	10	11
Water Utility Capital Projects - Baseline		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Description	% Growth	Debt Type										Total
Tap Fee Escrow	100%	Cash	\$274,982	\$91,661	\$229,151	\$229,151	\$229,151	\$229,151	\$229,151	\$229,151	\$229,151	\$229,151
Water Rights Purchases 2020	50%	Bond										2,429,006
Water Rights Purchases 2021	50%	Cash										1,700,000
Water Rights Purchases 2022	50%	Bond										1,700,000
Water Rights Purchases 2023	50%	Cash										1,700,000
Water Rights Purchases 2024	50%	Cash										1,700,000
Water Rights Purchases 2025	50%	Bond										1,700,000
Connection 3 Transmission Line	50%	Bond							\$1,700,000			9,000,000
New Well	0%	Bond		\$1,500,000		\$9,000,000						1,500,000
Total			\$274,982	\$3,291,661	\$229,151	\$1,929,151	\$10,929,151	\$1,929,151	\$1,929,151	\$229,151	\$229,151	\$23,129,006

Debt and CIP											
Water Capital Projects - Escalated										2018	
Description	% Growth	Debt Type	2018	2019	2020	2021	2022	2023	2024	2025	Total
Connection 3 Transmission Line	0%	Bond	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Rights Purchases	0%	Bond	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tap Fee Escrow	100%	Cash	\$274,982	\$94,410	\$243,107	\$250,400	\$257,912	\$265,649	\$273,619	\$281,827	\$2,839,140
Water Rights Purchases 2020	50%	Bond	\$0	\$1,751,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Rights Purchases 2021	50%	Cash	\$0	\$0	\$0	\$1,857,636	\$0	\$0	\$0	\$0	\$1,751,000
Water Rights Purchases 2022	50%	Bond	\$0	\$0	\$0	\$0	\$1,913,365	\$0	\$0	\$0	\$1,857,636
Water Rights Purchases 2023	50%	Cash	\$0	\$0	\$0	\$0	\$0	\$1,970,766	\$0	\$0	\$1,913,365
Water Rights Purchases 2024	50%	Cash	\$0	\$0	\$0	\$0	\$0	\$0	\$2,029,889	\$0	\$1,970,766
Water Rights Purchases 2025	50%	Bond	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,090,786	\$2,029,889
Connection 3 Transmission Line	50%	Bond	\$0	\$0	\$0	\$0	\$10,129,579	\$0	\$0	\$0	\$2,090,786
New Well	0%	Bond	\$0	\$1,545,000	\$0	\$0	\$0	\$0	\$0	\$0	\$10,129,579
Total CIP			\$274,982	\$3,390,410	\$243,107	\$2,108,036	\$12,300,856	\$2,236,415	\$2,303,508	\$2,372,613	\$26,127,160

MEMORANDUM OF UNDERSTANDING

TRIVIEW METROPOLITAN DISTRICT and CREEKSIDE DEVELOPERS, LLC

ANTICIPATED FUNDING AND TIMING OF EXPANSION OF JACKSON CREEK PARKWAY WITHIN THE TRIVIEW METROPOLITAN DISTRICT

This MEMORANDUM OF UNDERSTANDING ("MOU") is made by and between TRIVIEW METROPOLITAN DISTRICT ("Triview" or the "District"), a political subdivision and quasi-municipal corporation of the state of Colorado, and CREEKSIDE DEVELOPERS, LLC, a Colorado limited liability company ("Creekside"). Triview and Creekside each are sometimes referred to individually herein as a "Party" and collectively as the "Parties."

1. BACKGROUND.

The Parties have, in cooperation with other developers, negotiated the Western Interceptor Water and Sewer Offsite Improvements Participation and Cost Recovery Agreement ("Western Interceptor Agreement") and the "Western Water Infrastructure Loop Agreement" which identify the parties responsible for providing funding for certain offsite infrastructure, including Creekside, and mechanisms for potential cost recovery of portions of such funding from parties later benefitting therefrom (collectively the "Offsite Infrastructure Agreements"). The Offsite Infrastructure Agreements require substantial funding from Creekside for infrastructure benefitting development within the District on or adjacent to Jackson Creek Parkway to the south of Higby Road, in Monument, Colorado, a primary thoroughfare within the District. Creekside has expressed its concern that, unless the two-lane portions of Jackson Creek Parkway to the south of Higby Road are upgraded and improved to a four-lane alignment (2 southbound lanes, and 2 northbound), Creekside may be prevented or delayed from benefitting from its investments in the Offsite Infrastructure Agreements due to delays in development approvals from the Town of Monument associated with insufficient traffic capacity on Jackson Creek Parkway.

Triview is appreciative of the efforts of Creekside, and other developers, in working to expedite infrastructure completion beneficial to all under the Offsite Infrastructure Agreements, and understands concerns with limited traffic capacity on an approximately 1 mile portion of Jackson Creek Parkway south of Higby Road and as such the District is committed to funding the timely upgrade of such portion of Jackson Creek Parkway. In order to provide Creekside with comfort necessary for execution of the Offsite Infrastructure Agreements, and provide clarity as to the intent of the District concerning the funding and timing of the Jackson Creek Parkway improvements south of Higby Road, the Parties have entered this MOU

2. PURPOSE.

The purpose of this MOU is to document the intent and understandings of the Parties concerning the timing and funding mechanisms for the timely completion of the

Jackson Creek Parkway Improvements , and for the District to provide its commitments to the timely completion of the same.

3. UNDERSTANDING OF THE PARTIES.

3.1. Execution of Offsite Infrastructure Agreements. The Parties agree and acknowledge that Triview's representations and commitments herein are intended to, and do provide additional consideration to Creekside for its execution, coincident with this MOU, of the Offsite Infrastructure Agreements, and for Creekside's timely provision of its funding obligations thereunder.

3.2. Jackson Creek Parkway Improvements. It is agreed and acknowledged that it has always been the intent of Triview, the Town of Monument, and Creekside's predecessors in title who assisted with the formation of the District, that Jackson Creek Parkway be improved to a four-lane roadway, with two northbound and two southbound lanes, for its entire length, from Baptist Road on the South, to State Highway 105 on the north. Of this stretch, only that portion between Baptist Road and Higby Road is within the boundaries and jurisdiction of Triview, and only that portion from Baptist Road to a point just north of Leather Chaps Drive is currently a four-lane configuration, with an approximately 4,600 linear foot section to the north to Higby Road currently only having two lanes.

3.2.1. Triview has engaged engineering and design consultants to provide necessary specifications for the Jackson Creek Parkway Improvements. Initial estimates have placed the cost of such expansion within a range which the District could pay from cash reserves, as anticipated to be included on the District's 2019 Budget, and it is the District's intent to so fund the expansion of Jackson Creek Parkway from the current "taper" just north of the intersection with Leather Chaps Boulevard north to the intersection with Higby Road to a four-lane alignment.

3.2.2. Based upon relatively detailed preliminary design and price estimates obtained by the District from its consultants, the District anticipates completing design of the Jackson Creek Parkway Improvements during 2018, with completion of the project in late 2019, or early 2020.

3.3. Creekside Assistance/Participation. Creekside has committed to share any and all data and design information it may have access to concerning the Jackson Creek Parkway Improvements, including the location of any and all existing or anticipated utilities and infrastructure, planned curb cuts or turn lanes associated with its development along or adjacent to Jackson Creek Parkway, and other information which may assist the District in its design, planning, and implementation of the Jackson Creek Parkway Improvements. Creekside's affiliate, CSI, may in its discretion elect to participate in any bid process, CM/GC (construction manager/general contractor) selection process, or such other legal processes for obtaining bids/contracts associated with the Jackson Creek Parkway Improvements, and nothing in this MOU shall prohibit CSI from so participating, though the District expressly states its policy and intent to select the contractor(s) responsible for completion of the Jackson Creek Parkway

Improvements in a fair and impartial manner, based on all relevant criteria, and consistent with statutory provisions governing public bid processes.

3.4. District Control. It is anticipated and agreed that Triview shall have sole and complete control over the engineering, design, bid process, contractor selection and ultimate implementation and construction of the Jackson Creek Parkway Improvements. Similarly, it is Triview's intent to advance all funds necessary for completion of these tasks, and while Triview expressly reserves and retains the right to recoup its funding commitments to the Jackson Creek Parkway Improvements through imposition of such impact fees/service fees as may be appropriate and as may be uniformly assessed upon the District's residents, taxpayers, commercial customers, or benefitting portions thereof, Triview express its intent herein not to seek cost-recovery/recoupment of such expenditures directly from Creekside or other property owners directly adjacent to the Jackson Creek Parkway Improvements based upon such location.

3.5. Notice and Communication. Contact information for the Parties shall be as set out in the Offsite Infrastructure Agreements, with the ability to modify as needed as provided therein. Communication with the District shall be primarily by and through the District Manager, and Creekside may provide its preferred points of contact, as may change from time to time.

3.6. Counterparts. This MOU may be executed in counterparts by the Parties.

4. CONCLUSION.

This MOU is entered into by the Parties to reflect their agreement and resolve to cooperate in promptly moving forward with the Jackson Creek Parkway Improvements, as well as with provision of funding as discussed and contemplated under the Offsite Infrastructure Agreements, so as to initiate construction activities on the projects described therein immediately. The MOU is not intended to constitute a binding agreement between the Parties, but represents an attempt to identify and describe the intentions of the parties, and an agreement to continue to cooperate and work in good faith to complete the various infrastructure projects, including the Jackson Creek Parkway Improvements beneficial to all Parties.

TRIVIEW METROPOLITAN DISTRICT

By: _____

Title: _____

CREEKSIDE DEVELOPERS, LLC

By: _____

Title: _____

Triview Metro Water Department

List of Accomplishments for May, 2018

- **Pumpage for month of May – Lo – 0.365 MG Hi – 1.318 MG
Total – 29.211 MG**
- **Washwater usage for May- 0.25751 MG**
- **Total Sold – 24.916 MG**

Reported activity for Month of May 2018

- **C Plant- Newly installed generator is available, and continues to perform routine weekly test cycle on Tuesdays at 11 AM, test cycle is for 10 minutes, with a 5 minute cool down. Remaining C Plant work to be completed was the install of PLC UPS system (June 7th completed) Timberline needs to complete mods to control strategy for pump operation.**
- **B Plant – Running nominally, no invasive maintenance tasks are planned or scheduled**
- **A Plant SCADA – SCADA upgrades are approaching 100% completion Plant ran on May31, June 1 for the initial start up; remaining Computer uploads and configuration of Graphic screen, along with some additional mods for system optimization are as of yet to be completed. Well D1 and Well A1 were both utilized in the start up process for evaluation.**
- **PRV vaults/District Pressure Zones- Saber Creek Vault completed- PRV's removed and replaced with straight pipe. Agate Creek Vault in process of rehab work, all bolts and internal connecting pipe to be replaced. Lyons tail vault to be rehabbed first half of June (This vault will have isolation valves and PRV's replaced) Currently, 2 pressure vaults have been adjusted, one on Baptist feeding the lower pressure zone, and one on Leather Chaps, feeding the lower commercial and JCP line to Fairfield.**
- **Fire Hydrant Painting (Approaching 100% completion) Inspections pending**

- **Irrigation repairs- all issues connected to irrigation supply valves have been completed, and parks has availability at 100%.**
- **JCP and Lyons tail valve replacements are completed; evaluation of other valves condition will remain as a continuous task, open to discussion**
- **State of Colorado CCR (Consumer Confidence Report) is being published on neighborhood bulletin boards and District website, and then will be submitted to the state**
- **Wellfield sampling for Gross Alpha/Beta, Radium 226 and 228, Radon, Uranium, and Nitrates has been completed for Month of June as a preventative measure.**



HRGreen

June 5, 2018

▷ 102 South Tejon Street | Suite 1100 | Colorado Springs, CO 80903
Main 719.644.7077

▷ HRGREEN.COM

Mr. Jim McGrady
TriView Metropolitan District
160 Old Forest Point, Suite 300
Monument, CO 80132
Re: Review of Traffic Speeds and Counts on Gleneagle Drive

Dear Jim,

Per your request, we have conducted speed studies at two locations on Gleneagle Drive. The following is a summary of the issues raised, data collected, analysis, conclusions and potential modifications.

Background

A complaint was received regarding the traffic speeds along Gleneagle Drive, especially at two locations:

1. The southbound downhill area approaching Kansas Pacific Drive which is approaching the trail crossing.
2. The southbound downhill curve at Ann Arbor Way where vehicles tend to encroach into the bike lanes as a way of "straightening" the curve.

Traffic Engineers look at a number of indicators when setting speed limits including road classification, design speed, 85th percentile speed and the 10 mph pace. From the latest Federal Manual on Uniform Traffic Control Devices (MUTCD) which is also referenced in State Law, the following are definitions and directions for speed:

"Speed—speed is defined based on the following classifications:

- (a) Average Speed—the summation of the instantaneous or spot-measured speeds at a specific location of vehicles divided by the number of vehicles observed.
- (b) Design Speed—a selected speed used to determine the various geometric design features of a roadway.
- (c) 85th-Percentile Speed—the speed at or below which 85 percent of the motor vehicles travel.
- (d) Operating Speed—a speed at which a typical vehicle or the overall traffic operates. Operating speed might be defined with speed values such as the average, pace, or 85th-percentile speeds.
- (e) Pace—the 10 mph speed range representing the speeds of the largest percentage of vehicles in the traffic stream."

"YIELD or STOP signs should not be used for speed control"

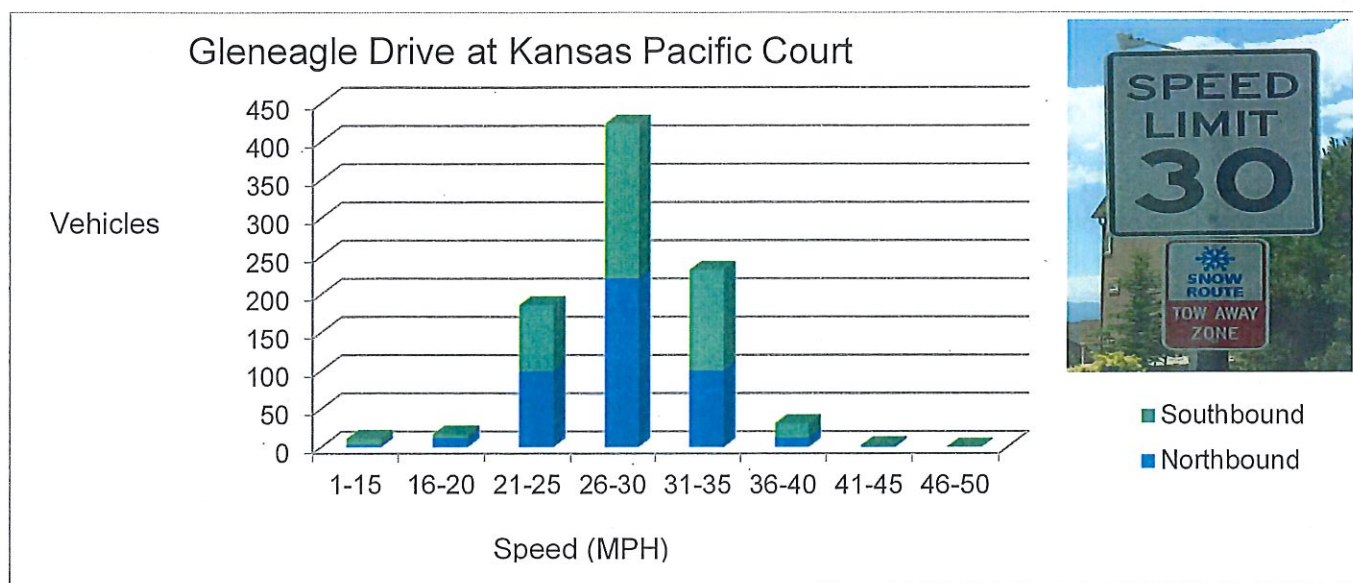
The Town of Monument has classified the roadway as a collector with a design speed of 35 mph and recommended operating speed limit of 30 mph. In addition to road classification, we performed two directional traffic counts taken for 24 continuous hours during the midweek (Tuesday, Wednesday or Thursday).

Data Summary

Traffic counts were collected at two locations along Gleneagle Drive, Kansas Pacific Ct and Ann Arbor Way. Data collection equipment was placed on May 21, 2018 and picked up on May 23, 2018 in order to accommodate a 24 hour collection from 12:00 AM to 11:59 PM on May 22, 2018. The data collected is summarized as follows:

Gleneagle Drive at Kansas Pacific Court

Speed	1-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50
Northbound	3	12	99	221	100	12	1	0
Southbound	8	5	87	202	132	19	1	0

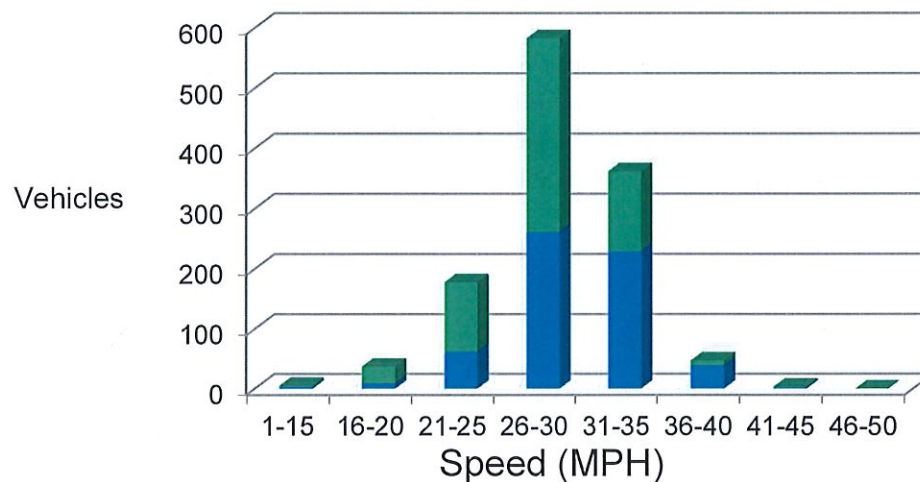


	<u>NB</u>	<u>SB</u>
24 Hour Traffic Count	448	454
Design Speed	35	35
Posted Speed	30	30
Average speed	28 mph	28 mph
85 Percentile speed	32 mph	33 mph
10 mph Pace speed	24-33 mph	26-35 mph

Gleneagle Drive at Ann Arbor Way

	1-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50
Northbound	3	9	62	261	229	39	2	0
Southbound	2	28	116	322	133	8	1	0

Gleneagle Drive and Ann Arbor Way



■ Southbound
■ Northbound

	NB	SB
24 Hour Traffic Count	605	610
Design Speed	35 mph	35 mph
Posted Speed	30 mph	30 mph
Average speed	30 mph	28 mph
85 Percentile speed	33 mph	31 mph
10 mph Pace speed	26-35 mph	26-35 mph

Analysis

We have reviewed the two speed studies near Gleneagle & Kansas Pacific Ct. and Gleneagle & Ann Arbor Way.

The following are the key findings:

- Gleneagle Drive is a collector roadway per Town of Monument Design Specifications with a design speed of 35 mph and a posted speed of 30 mph
- The 85th Percentile speed is the primary speed setting criteria.
 - Gleneagle & Kansas Pacific Ct 85th speed measurement – 32-33 mph
 - Gleneagle & Ann Arbor Way 85th speed measurement – 33-31 mph
- Less than .3 % of vehicles were clocked traveling greater than 40 mph
- Traffic volumes of 1200 vehicles per day is less than 20% of the collector roadway capacity

Given that the 85th percentile falls between the posted speed limit of 30 MPH and the design speed of 35 MPH, the posted speed limit of 30 MPH is supported by the data from the speed study. The fact that there is virtually no vehicles traveling greater than 40 mph indicates there is not a significant speeding problem. The low traffic volumes also reduces the vehicle – pedestrian conflicts.

Conclusion and Recommendations

A review of the speed studies indicates that there is not an excessive speeding problem. Gleneagle Drive speed limit should remain at 30 mph both from a roadway classification and the actual speed measured on the street. A 25 mph speed limit is not appropriate for a collector roadway. Further, experience has shown that reducing the speed limit doesn't affect the speeds seen on the roadway unless it is for a school zone that is enforced.

We would recommend a phased approach to dealing with this complaint, starting with immediate actions and escalating to more intense (and expensive) solutions if the concern continues to escalate with the addition of new housing to the north.

The first action should be the installation of pedestrian warning signs at all marked crosswalks. Also, if any of the crosswalks are used by elementary or middle school children, installing a school zone with a reduced speed during walk times should be considered.

The District may also wish to invest in radar speed signs or trailers. A radar sign is shown below and costs approximately \$12,000 each, installed. A radar speed trailer is actually cheaper at \$10,000.00



Radar Speed Sign



Radar Trailer

Additionally, a complaint was made regarding vehicles cutting into the bike lanes to “straighten out” the curve at Ann Arbor Way. While this can be difficult to control, one option that will not be affected by snow plow operations is to install rumble strips between the vehicle and bike lanes through the curved areas. Estimates for grinding rumble strips in asphalt range around \$1 per linear foot. Approximately 650 feet of grinding would be needed.



The installation of the rumble strips may require remarking the roadway. This will require overlaying the roadway as the markings are all thermo-plastic and are next to impossible to remove. Additionally, there may be noise complaints from nearby homes.

If traffic volumes and speeds substantially increase and vehicle/pedestrian conflicts become more prevalent, the addition of a pedestrian signal may need to be considered at the trail crossing or if there is a school crossing. They should not be considered unless there significant pedestrians crossing at one point. The costs involved with pedestrian traffic signals start at \$50,000.

A second alternative speed control measure is to install speed hump or speed tables. These are not generally recommended for collector roadways and can become a flash point for neighborhood disagreements. If any consideration of speed humps is contemplated, we recommend a comprehensive citizen engagement process. Depending on the design, speed humps will cost between \$5,000 and \$10,000 each.

Geometric changes to reduce pedestrian crossing distances such as intersection bump outs are precluded due to on-street bike lanes. The only way to make geometric changes would be to upgrade the sidewalks into bike paths and remove the on-street lanes.

Photos of these options are included in the following pages.

Please let me know if you have any questions.

Sincerely,
HR GREEN, INC.

Michael J. Connor

Bulb Out, Pedestrian Sanctuary and Pedestrian Activated Signals



Speed Tables (Recommend input from snow plow operators)



SOURCES AND USES OF FUNDS

**TRIVIEW METROPOLITAN DISTRICT
(EL PASO COUNTY, COLORADO)
WATER & WASTERWATER ENTERPRISE REFUNDING BONDS, SERIES 2018
Pay & Cancel Refunding of Series 2014 Note & Series 2016 Revenue Bonds (Est'd balances)
Assumes Insured (BBB+ underlying credit), Non-BQ, Level Debt, 12/1/2048 Final Maturity
[Preliminary -- for discussion only]**

Dated Date 09/14/2018
Delivery Date 09/14/2018

Sources:

Bond Proceeds:	
Par Amount	10,885,000.00
Net Premium	344,341.10
	11,229,341.10

Uses:

Refunding Escrow Deposits:	
Cash Deposit	10,984,038.56
Cost of Issuance:	
Bond/Disclosure Counsel	45,000.00
Rating Agency	25,000.00
Underwriter's/Disclosure Counsel	15,000.00
Trustee/Dissemination	5,000.00
Escrow Verification	5,000.00
Contingency	10,000.00
	105,000.00
Delivery Date Expenses:	
Underwriter's Discount	54,425.00
Bond Insurance (30bps, est.)	58,407.73
Surety Bond (4.00% of DSRF Reqmt, est.)	25,863.00
	138,695.73
Other Uses of Funds:	
Rounding Amount	1,606.81
	11,229,341.10

BOND PRICING

**TRIVIEW METROPOLITAN DISTRICT
(EL PASO COUNTY, COLORADO)
WATER & WASTEWATER ENTERPRISE REFUNDING BONDS, SERIES 2018
Pay & Cancel Refunding of Series 2014 Note & Series 2016 Revenue Bonds (Est'd balances)
Assumes Insured (BBB+ underlying credit), Non-BQ, Level Debt, 12/1/2048 Final Maturity
[Preliminary -- for discussion only]**

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Yield to Maturity	Call Date	Call Price
Serial Bonds:								
	12/01/2018	35,000	5.000%	2.090%	100.613			
	12/01/2019	170,000	5.000%	2.240%	103.283			
	12/01/2020	180,000	5.000%	2.300%	105.791			
	12/01/2021	190,000	5.000%	2.430%	107.895			
	12/01/2022	200,000	5.000%	2.530%	109.810			
	12/01/2023	210,000	5.000%	2.670%	111.266			
	12/01/2024	220,000	5.000%	2.860%	112.099			
	12/01/2025	230,000	5.000%	3.010%	112.813			
	12/01/2026	240,000	5.000%	3.150%	113.292			
	12/01/2027	255,000	5.000%	3.210%	114.175			
	12/01/2028	265,000	5.000%	3.270%	114.914			
	12/01/2029	280,000	5.000%	3.320%	114.447 C	3.436%	12/01/2028	100.000
	12/01/2030	295,000	5.000%	3.370%	113.982 C	3.576%	12/01/2028	100.000
	12/01/2031	305,000	5.000%	3.400%	113.704 C	3.680%	12/01/2028	100.000
	12/01/2032	325,000	5.000%	3.440%	113.334 C	3.778%	12/01/2028	100.000
	12/01/2033	340,000	3.625%	3.750%	98.556			
	12/01/2034	350,000	5.000%	3.540%	112.417 C	3.955%	12/01/2028	100.000
	12/01/2035	370,000	5.000%	3.580%	112.053 C	4.022%	12/01/2028	100.000
		4,460,000						
Term Bond due 2048:								
	12/01/2036	385,000	4.000%	4.130%	97.762			
	12/01/2037	400,000	4.000%	4.130%	97.762			
	12/01/2038	420,000	4.000%	4.130%	97.762			
	12/01/2039	435,000	4.000%	4.130%	97.762			
	12/01/2040	450,000	4.000%	4.130%	97.762			
	12/01/2041	470,000	4.000%	4.130%	97.762			
	12/01/2042	490,000	4.000%	4.130%	97.762			
	12/01/2043	510,000	4.000%	4.130%	97.762			
	12/01/2044	530,000	4.000%	4.130%	97.762			
	12/01/2045	550,000	4.000%	4.130%	97.762			
	12/01/2046	570,000	4.000%	4.130%	97.762			
	12/01/2047	595,000	4.000%	4.130%	97.762			
	12/01/2048	620,000	4.000%	4.130%	97.762			
		6,425,000						
		10,885,000						

Dated Date	09/14/2018	
Delivery Date	09/14/2018	
First Coupon	12/01/2018	
Par Amount	10,885,000.00	
Premium	344,341.10	
Production	11,229,341.10	103.163446%
Underwriter's Discount	-54,425.00	-0.500000%
Purchase Price	11,174,916.10	102.663446%
Accrued Interest		
Net Proceeds	11,174,916.10	

BOND SUMMARY STATISTICS

TRIVIEW METROPOLITAN DISTRICT

(EL PASO COUNTY, COLORADO)

WATER & WASTERWATER ENTERPRISE REFUNDING BONDS, SERIES 2018

Pay & Cancel Refunding of Series 2014 Note & Series 2016 Revenue Bonds (Est'd balances)

Assumes Insured (BBB+ underlying credit), Non-BQ, Level Debt, 12/1/2048 Final Maturity

[Preliminary -- for discussion only]

Dated Date	09/14/2018
Delivery Date	09/14/2018
First Coupon	12/01/2018
Last Maturity	12/01/2048
Arbitrage Yield	4.033746%
True Interest Cost (TIC)	4.011911%
Net Interest Cost (NIC)	4.020872%
All-In TIC	4.151887%
Average Coupon	4.188903%
Average Life (years)	18.827
Weighted Average Maturity (years)	18.394
Duration of Issue (years)	12.502
Par Amount	10,885,000.00
Bond Proceeds	11,229,341.10
Total Interest	8,584,241.74
Net Interest	8,294,325.64
Bond Years from Dated Date	204,928,180.56
Bond Years from Delivery Date	204,928,180.56
Total Debt Service	19,469,241.74
Maximum Annual Debt Service	646,575.00
Average Annual Debt Service	644,380.53
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	5.000000
Total Underwriter's Discount	5.000000
Bid Price	102.663446

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Serial Bonds	4,460,000.00	110.945	4.845%	10.274	12/22/2028	3,419.50
Term Bond due 2048	6,425,000.00	97.762	4.000%	24.763	06/19/2043	10,858.25
	10,885,000.00			18.827		14,277.75

	TIC	All-In TIC	Arbitrage Yield
Par Value	10,885,000.00	10,885,000.00	10,885,000.00
+ Accrued Interest			
+ Premium (Discount)	344,341.10	344,341.10	344,341.10
- Underwriter's Discount	-54,425.00	-54,425.00	
- Cost of Issuance Expense		-105,000.00	
- Other Amounts		-84,270.73	-84,270.73
Target Value	11,174,916.10	10,985,645.37	11,145,070.37
Target Date	09/14/2018	09/14/2018	09/14/2018
Yield	4.011911%	4.151887%	4.033746%

CALL PROVISIONS

TRIVIEW METROPOLITAN DISTRICT
(EL PASO COUNTY, COLORADO)

WATER & WASTERWATER ENTERPRISE REFUNDING BONDS, SERIES 2018

Pay & Cancel Refunding of Series 2014 Note & Series 2016 Revenue Bonds (Est'd balances)

Assumes Insured (BBB+ underlying credit), Non-BQ, Level Debt, 12/1/2048 Final Maturity

[Preliminary -- for discussion only]

Call Table: CALL

Call Date	Call Price
12/01/2028	100.00

BOND DEBT SERVICE

TRIVIEW METROPOLITAN DISTRICT (EL PASO COUNTY, COLORADO)

WATER & WASTEWATER ENTERPRISE REFUNDING BONDS, SERIES 2018

Pay & Cancel Refunding of Series 2014 Note & Series 2016 Revenue Bonds (Est'd balances)

Assumes Insured (BBB+ underlying credit), Non-BQ, Level Debt, 12/1/2048 Final Maturity

[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2018	35,000	5.000%	101,666.74	136,666.74	136,666.74
06/01/2019			236,787.50	236,787.50	
12/01/2019	170,000	5.000%	236,787.50	406,787.50	643,575.00
06/01/2020			232,537.50	232,537.50	
12/01/2020	180,000	5.000%	232,537.50	412,537.50	645,075.00
06/01/2021			228,037.50	228,037.50	
12/01/2021	190,000	5.000%	228,037.50	418,037.50	646,075.00
06/01/2022			223,287.50	223,287.50	
12/01/2022	200,000	5.000%	223,287.50	423,287.50	646,575.00
06/01/2023			218,287.50	218,287.50	
12/01/2023	210,000	5.000%	218,287.50	428,287.50	646,575.00
06/01/2024			213,037.50	213,037.50	
12/01/2024	220,000	5.000%	213,037.50	433,037.50	646,075.00
06/01/2025			207,537.50	207,537.50	
12/01/2025	230,000	5.000%	207,537.50	437,537.50	645,075.00
06/01/2026			201,787.50	201,787.50	
12/01/2026	240,000	5.000%	201,787.50	441,787.50	643,575.00
06/01/2027			195,787.50	195,787.50	
12/01/2027	255,000	5.000%	195,787.50	450,787.50	646,575.00
06/01/2028			189,412.50	189,412.50	
12/01/2028	265,000	5.000%	189,412.50	454,412.50	643,825.00
06/01/2029			182,787.50	182,787.50	
12/01/2029	280,000	5.000%	182,787.50	462,787.50	645,575.00
06/01/2030			175,787.50	175,787.50	
12/01/2030	295,000	5.000%	175,787.50	470,787.50	646,575.00
06/01/2031			168,412.50	168,412.50	
12/01/2031	305,000	5.000%	168,412.50	473,412.50	641,825.00
06/01/2032			160,787.50	160,787.50	
12/01/2032	325,000	5.000%	160,787.50	485,787.50	646,575.00
06/01/2033			152,662.50	152,662.50	
12/01/2033	340,000	3.625%	152,662.50	492,662.50	645,325.00
06/01/2034			146,500.00	146,500.00	
12/01/2034	350,000	5.000%	146,500.00	496,500.00	643,000.00
06/01/2035			137,750.00	137,750.00	
12/01/2035	370,000	5.000%	137,750.00	507,750.00	645,500.00
06/01/2036			128,500.00	128,500.00	
12/01/2036	385,000	4.000%	128,500.00	513,500.00	642,000.00
06/01/2037			120,800.00	120,800.00	
12/01/2037	400,000	4.000%	120,800.00	520,800.00	641,600.00
06/01/2038			112,800.00	112,800.00	
12/01/2038	420,000	4.000%	112,800.00	532,800.00	645,600.00
06/01/2039			104,400.00	104,400.00	
12/01/2039	435,000	4.000%	104,400.00	539,400.00	643,800.00
06/01/2040			95,700.00	95,700.00	
12/01/2040	450,000	4.000%	95,700.00	545,700.00	641,400.00
06/01/2041			86,700.00	86,700.00	
12/01/2041	470,000	4.000%	86,700.00	556,700.00	643,400.00
06/01/2042			77,300.00	77,300.00	
12/01/2042	490,000	4.000%	77,300.00	567,300.00	644,600.00
06/01/2043			67,500.00	67,500.00	
12/01/2043	510,000	4.000%	67,500.00	577,500.00	645,000.00
06/01/2044			57,300.00	57,300.00	
12/01/2044	530,000	4.000%	57,300.00	587,300.00	644,600.00
06/01/2045			46,700.00	46,700.00	
12/01/2045	550,000	4.000%	46,700.00	596,700.00	643,400.00
06/01/2046			35,700.00	35,700.00	
12/01/2046	570,000	4.000%	35,700.00	605,700.00	641,400.00
06/01/2047			24,300.00	24,300.00	
12/01/2047	595,000	4.000%	24,300.00	619,300.00	643,600.00
06/01/2048			12,400.00	12,400.00	
12/01/2048	620,000	4.000%	12,400.00	632,400.00	644,800.00
	10,885,000		8,584,241.74	19,469,241.74	19,469,241.74

NET DEBT SERVICE

TRIVIEW METROPOLITAN DISTRICT (EL PASO COUNTY, COLORADO)

WATER & WASTERWATER ENTERPRISE REFUNDING BONDS, SERIES 2018

Pay & Cancel Refunding of Series 2014 Note & Series 2016 Revenue Bonds (Est'd balances)

Assumes Insured (BBB+ underlying credit), Non-BQ, Level Debt, 12/1/2048 Final Maturity

[Preliminary -- for discussion only]

Period Ending	Principal	Interest	Total Debt Service	Net Debt Service
12/01/2018	35,000	101,666.74	136,666.74	136,666.74
12/01/2019	170,000	473,575.00	643,575.00	643,575.00
12/01/2020	180,000	465,075.00	645,075.00	645,075.00
12/01/2021	190,000	456,075.00	646,075.00	646,075.00
12/01/2022	200,000	446,575.00	646,575.00	646,575.00
12/01/2023	210,000	436,575.00	646,575.00	646,575.00
12/01/2024	220,000	426,075.00	646,075.00	646,075.00
12/01/2025	230,000	415,075.00	645,075.00	645,075.00
12/01/2026	240,000	403,575.00	643,575.00	643,575.00
12/01/2027	255,000	391,575.00	646,575.00	646,575.00
12/01/2028	265,000	378,825.00	643,825.00	643,825.00
12/01/2029	280,000	365,575.00	645,575.00	645,575.00
12/01/2030	295,000	351,575.00	646,575.00	646,575.00
12/01/2031	305,000	336,825.00	641,825.00	641,825.00
12/01/2032	325,000	321,575.00	646,575.00	646,575.00
12/01/2033	340,000	305,325.00	645,325.00	645,325.00
12/01/2034	350,000	293,000.00	643,000.00	643,000.00
12/01/2035	370,000	275,500.00	645,500.00	645,500.00
12/01/2036	385,000	257,000.00	642,000.00	642,000.00
12/01/2037	400,000	241,600.00	641,600.00	641,600.00
12/01/2038	420,000	225,600.00	645,600.00	645,600.00
12/01/2039	435,000	208,800.00	643,800.00	643,800.00
12/01/2040	450,000	191,400.00	641,400.00	641,400.00
12/01/2041	470,000	173,400.00	643,400.00	643,400.00
12/01/2042	490,000	154,600.00	644,600.00	644,600.00
12/01/2043	510,000	135,000.00	645,000.00	645,000.00
12/01/2044	530,000	114,600.00	644,600.00	644,600.00
12/01/2045	550,000	93,400.00	643,400.00	643,400.00
12/01/2046	570,000	71,400.00	641,400.00	641,400.00
12/01/2047	595,000	48,600.00	643,600.00	643,600.00
12/01/2048	620,000	24,800.00	644,800.00	644,800.00
	10,885,000	8,584,241.74	19,469,241.74	19,469,241.74

SUMMARY OF REFUNDING RESULTS

**TRIVIEW METROPOLITAN DISTRICT
(EL PASO COUNTY, COLORADO)
WATER & WASTERWATER ENTERPRISE REFUNDING BONDS, SERIES 2018
Pay & Cancel Refunding of Series 2014 Note & Series 2016 Revenue Bonds (Est'd balances)
Assumes Insured (BBB+ underlying credit), Non-BQ, Level Debt, 12/1/2048 Final Maturity
[Preliminary -- for discussion only]**

Dated Date	09/14/2018
Delivery Date	09/14/2018
Arbitrage yield	4.033746%
Escrow yield	0.000000%
Value of Negative Arbitrage	
Bond Par Amount	10,885,000.00
True Interest Cost	4.011911%
Net Interest Cost	4.020872%
All-In TIC	4.151887%
Average Coupon	4.188903%
Average Life	18.827
Weighted Average Maturity	18.394
Par amount of refunded bonds	10,653,873.74
Average coupon of refunded bonds	3.054378%
Average life of refunded bonds	8.311
Remaining weighted average maturity of refunded bonds	8.311
PV of prior debt to 09/14/2018 @ 4.033746%	10,038,001.05
Net PV Savings	-1,105,462.51
Percentage savings of refunded bonds	-10.376156%

SAVINGS

TRIVIEW METROPOLITAN DISTRICT
(EL PASO COUNTY, COLORADO)
WATER & WASTEWATER ENTERPRISE REFUNDING BONDS, SERIES 2018
Pay & Cancel Refunding of Series 2014 Note & Series 2016 Revenue Bonds (Est'd balances)
Assumes Insured (BBB+ underlying credit), Non-BQ, Level Debt, 12/1/2048 Final Maturity
[Preliminary -- for discussion only]

Date	Prior Debt Service	Refunding Debt Service	Refunding Receipts	Refunding Net Cash Flow	Savings	Present Value to 09/14/2018 @ 4.0337461%
12/01/2018	279,168.00	136,666.74	1,606.81	135,059.93	144,108.07	142,896.03
12/01/2019	933,829.65	643,575.00		643,575.00	290,254.65	286,400.12
12/01/2020	918,348.27	645,075.00		645,075.00	273,273.27	259,344.32
12/01/2021	901,939.99	646,075.00		646,075.00	255,864.99	233,586.46
12/01/2022	860,003.22	646,575.00		646,575.00	213,428.22	187,678.30
12/01/2023	847,592.43	646,575.00		646,575.00	201,017.43	170,068.93
12/01/2024	835,195.66	646,075.00		646,075.00	189,120.66	153,956.22
12/01/2025	822,323.88	645,075.00		645,075.00	177,248.88	138,862.56
12/01/2026	814,466.11	643,575.00		643,575.00	170,891.11	128,690.85
12/01/2027	806,310.33	646,575.00		646,575.00	159,735.33	115,783.24
12/01/2028	797,897.33	643,825.00		643,825.00	154,072.33	107,345.37
12/01/2029	723,817.08	645,575.00		645,575.00	78,242.08	53,214.47
12/01/2030	384,664.00	646,575.00		646,575.00	-261,911.00	-162,308.88
12/01/2031	3,506,469.00	641,825.00		641,825.00	2,864,644.00	1,688,607.82
12/01/2032		646,575.00		646,575.00	-646,575.00	-368,354.31
12/01/2033		645,325.00		645,325.00	-645,325.00	-353,163.47
12/01/2034		643,000.00		643,000.00	-643,000.00	-338,055.60
12/01/2035		645,500.00		645,500.00	-645,500.00	-325,989.41
12/01/2036		642,000.00		642,000.00	-642,000.00	-311,445.98
12/01/2037		641,600.00		641,600.00	-641,600.00	-298,995.34
12/01/2038		645,600.00		645,600.00	-645,600.00	-289,002.26
12/01/2039		643,800.00		643,800.00	-643,800.00	-276,843.96
12/01/2040		641,400.00		641,400.00	-641,400.00	-264,945.09
12/01/2041		643,400.00		643,400.00	-643,400.00	-255,292.31
12/01/2042		644,600.00		644,600.00	-644,600.00	-245,682.02
12/01/2043		645,000.00		645,000.00	-645,000.00	-236,137.70
12/01/2044		644,600.00		644,600.00	-644,600.00	-226,680.49
12/01/2045		643,400.00		643,400.00	-643,400.00	-217,329.29
12/01/2046		641,400.00		641,400.00	-641,400.00	-208,100.96
12/01/2047		643,600.00		643,600.00	-643,600.00	-200,567.47
12/01/2048		644,800.00		644,800.00	-644,800.00	-193,002.66
	13,432,024.95	19,469,241.74	1,606.81	19,467,634.93	-6,035,609.98	-1,105,462.51

Savings Summary

PV of savings from cash flow	-1,105,462.51
Net PV Savings	-1,105,462.51

SUMMARY OF BONDS REFUNDED

TRIVIEW METROPOLITAN DISTRICT (EL PASO COUNTY, COLORADO)

WATER & WASTERWATER ENTERPRISE REFUNDING BONDS, SERIES 2018

Pay & Cancel Refunding of Series 2014 Note & Series 2016 Revenue Bonds (Est'd balances)

Assumes Insured (BBB+ underlying credit), Non-BQ, Level Debt, 12/1/2048 Final Maturity

[Preliminary -- for discussion only]

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
10/22/14: Ser. 2014 Enterprise Loan, \$5,933,873.74 (NorthStar):					
TERM29	02/01/2019	3.750%	200,000.00	09/14/2018	103.000
	08/01/2019	3.750%	200,000.00	09/14/2018	103.000
	02/01/2020	3.750%	200,000.00	09/14/2018	103.000
	08/01/2020	3.750%	200,000.00	09/14/2018	103.000
	02/01/2021	3.750%	200,000.00	09/14/2018	103.000
	08/01/2021	3.750%	200,000.00	09/14/2018	103.000
	02/01/2022	3.750%	200,000.00	09/14/2018	103.000
	08/01/2022	3.750%	200,000.00	09/14/2018	103.000
	02/01/2023	3.750%	200,000.00	09/14/2018	103.000
	08/01/2023	3.750%	200,000.00	09/14/2018	103.000
	02/01/2024	3.750%	200,000.00	09/14/2018	103.000
	08/01/2024	3.750%	200,000.00	09/14/2018	103.000
	02/01/2025	3.750%	200,000.00	09/14/2018	103.000
	08/01/2025	3.750%	200,000.00	09/14/2018	103.000
	02/01/2026	3.750%	200,000.00	09/14/2018	103.000
	08/01/2026	3.750%	200,000.00	09/14/2018	103.000
	02/01/2027	3.750%	200,000.00	09/14/2018	103.000
	08/01/2027	3.750%	200,000.00	09/14/2018	103.000
	02/01/2028	3.750%	200,000.00	09/14/2018	103.000
	08/01/2028	3.750%	200,000.00	09/14/2018	103.000
	02/01/2029	3.750%	200,000.00	09/14/2018	103.000
	10/22/2029	3.750%	133,873.74	09/14/2018	103.000
			4,333,873.74		
12/14/16: Ser. 16 Wtr Ent Rev Bonds, \$6.5M Par, 12.1.31 mat (Estd ds):					
TERM31	12/01/2018	2.980%	185,000.00	09/14/2018	102.000
	12/01/2019	2.980%	190,000.00	09/14/2018	102.000
	12/01/2020	2.980%	195,000.00	09/14/2018	102.000
	12/01/2021	2.980%	200,000.00	09/14/2018	102.000
	12/01/2022	2.980%	210,000.00	09/14/2018	102.000
	12/01/2023	2.980%	215,000.00	09/14/2018	102.000
	12/01/2024	2.980%	220,000.00	09/14/2018	102.000
	12/01/2025	2.980%	225,000.00	09/14/2018	102.000
	12/01/2026	2.980%	235,000.00	09/14/2018	102.000
	12/01/2027	2.980%	245,000.00	09/14/2018	102.000
	12/01/2028	2.980%	255,000.00	09/14/2018	102.000
	12/01/2029	2.980%	265,000.00	09/14/2018	102.000
	12/01/2030	2.980%	275,000.00	09/14/2018	102.000
	12/01/2031	2.980%	3,405,000.00	09/14/2018	102.000
			6,320,000.00		
			10,653,873.74		

ESCROW REQUIREMENTS

TRIVIEW METROPOLITAN DISTRICT (EL PASO COUNTY, COLORADO)

WATER & WASTERWATER ENTERPRISE REFUNDING BONDS, SERIES 2018

Pay & Cancel Refunding of Series 2014 Note & Series 2016 Revenue Bonds (Est'd balances)

Assumes Insured (BBB+ underlying credit), Non-BQ, Level Debt, 12/1/2048 Final Maturity

[Preliminary -- for discussion only]

Dated Date 09/14/2018

Delivery Date 09/14/2018

10/22/14: Ser. 2014 Enterprise Loan, \$5,933,873.74 (NorthStar)

Period Ending	Interest	Principal Redeemed	Redemption Premium	Total
09/14/2018	19,863.59	4,333,873.74	130,016.21	4,483,753.54
	19,863.59	4,333,873.74	130,016.21	4,483,753.54

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ESCROW REQUIREMENTS

TRIVIEW METROPOLITAN DISTRICT
(EL PASO COUNTY, COLORADO)

WATER & WASTERWATER ENTERPRISE REFUNDING BONDS, SERIES 2018

Pay & Cancel Refunding of Series 2014 Note & Series 2016 Revenue Bonds (Est'd balances)

Assumes Insured (BBB+ underlying credit), Non-BQ, Level Debt, 12/1/2048 Final Maturity

[Preliminary -- for discussion only]

Dated Date 09/14/2018

Delivery Date 09/14/2018

12/14/16: Ser. 16 Wtr Ent Rev Bonds, \$6.5M Par, 12.1.31 mat (Estd ds)

Period Ending	Interest	Principal Redeemed	Redemption Premium	Total
09/14/2018	53,885.02	6,320,000.00	126,400.00	6,500,285.02
	53,885.02	6,320,000.00	126,400.00	6,500,285.02

PRIOR BOND DEBT SERVICE (ESTIMATED)

TRIVIEW METROPOLITAN DISTRICT

(EL PASO COUNTY, COLORADO)

WATER & WASTERWATER ENTERPRISE REFUNDING BONDS, SERIES 2018

Pay & Cancel Refunding of Series 2014 Note & Series 2016 Revenue Bonds (Est'd balances)

Assumes Insured (BBB+ underlying credit), Non-BQ, Level Debt, 12/1/2048 Final Maturity

[Preliminary -- for discussion only]

10/22/14: Ser. 2014 Enterprise Loan, \$5,933,873.74 (NorthStar)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/01/2019	200,000.00	3.750%	83,065.91	283,065.91	
08/01/2019	200,000.00	3.750%	77,940.74	277,940.74	
12/01/2019					561,006.65
02/01/2020	200,000.00	3.750%	75,399.25	275,399.25	
08/01/2020	200,000.00	3.750%	70,788.02	270,788.02	
12/01/2020					546,187.27
02/01/2021	200,000.00	3.750%	67,732.58	267,732.58	
08/01/2021	200,000.00	3.750%	62,857.41	262,857.41	
12/01/2021					530,589.99
02/01/2022	200,000.00	3.750%	44,048.34	244,048.34	
08/01/2022	200,000.00	3.750%	40,564.88	240,564.88	
12/01/2022					484,613.22
02/01/2023	200,000.00	3.750%	38,426.11	238,426.11	
08/01/2023	200,000.00	3.750%	35,034.32	235,034.32	
12/01/2023					473,460.43
02/01/2024	200,000.00	3.750%	32,803.89	232,803.89	
08/01/2024	200,000.00	3.750%	29,666.77	229,666.77	
12/01/2024					462,470.66
02/01/2025	200,000.00	3.750%	27,181.67	227,181.67	
08/01/2025	200,000.00	3.750%	23,973.21	223,973.21	
12/01/2025					451,154.88
02/01/2026	200,000.00	3.750%	21,559.45	221,559.45	
08/01/2026	200,000.00	3.750%	18,442.66	218,442.66	
12/01/2026					440,002.11
02/01/2027	200,000.00	3.750%	15,937.23	215,937.23	
08/01/2027	200,000.00	3.750%	12,912.10	212,912.10	
12/01/2027					428,849.33
02/01/2028	200,000.00	3.750%	10,315.00	210,315.00	
08/01/2028	200,000.00	3.750%	7,422.33	207,422.33	
12/01/2028					417,737.33
02/01/2029	200,000.00	3.750%	4,692.78	204,692.78	
08/01/2029			1,850.99	1,850.99	
10/22/2029	133,873.74	3.750%	838.57	134,712.31	
12/01/2029					341,256.08
	4,333,873.74		803,454.21	5,137,327.95	5,137,327.95

PRIOR BOND DEBT SERVICE (ESTIMATED)

TRIVIEW METROPOLITAN DISTRICT
(EL PASO COUNTY, COLORADO)
WATER & WASTERWATER ENTERPRISE REFUNDING BONDS, SERIES 2018
Pay & Cancel Refunding of Series 2014 Note & Series 2016 Revenue Bonds (Est'd balances)
Assumes Insured (BBB+ underlying credit), Non-BQ, Level Debt, 12/1/2048 Final Maturity
[Preliminary -- for discussion only]

12/14/16: Ser. 16 Wtr Ent Rev Bonds, \$6.5M Par, 12.1.31 mat (Estd ds)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2018	185,000	2.980%	94,168.00	279,168.00	279,168
06/01/2019			91,411.50	91,411.50	
12/01/2019	190,000	2.980%	91,411.50	281,411.50	372,823
06/01/2020			88,580.50	88,580.50	
12/01/2020	195,000	2.980%	88,580.50	283,580.50	372,161
06/01/2021			85,675.00	85,675.00	
12/01/2021	200,000	2.980%	85,675.00	285,675.00	371,350
06/01/2022			82,695.00	82,695.00	
12/01/2022	210,000	2.980%	82,695.00	292,695.00	375,390
06/01/2023			79,566.00	79,566.00	
12/01/2023	215,000	2.980%	79,566.00	294,566.00	374,132
06/01/2024			76,362.50	76,362.50	
12/01/2024	220,000	2.980%	76,362.50	296,362.50	372,725
06/01/2025			73,084.50	73,084.50	
12/01/2025	225,000	2.980%	73,084.50	298,084.50	371,169
06/01/2026			69,732.00	69,732.00	
12/01/2026	235,000	2.980%	69,732.00	304,732.00	374,464
06/01/2027			66,230.50	66,230.50	
12/01/2027	245,000	2.980%	66,230.50	311,230.50	377,461
06/01/2028			62,580.00	62,580.00	
12/01/2028	255,000	2.980%	62,580.00	317,580.00	380,160
06/01/2029			58,780.50	58,780.50	
12/01/2029	265,000	2.980%	58,780.50	323,780.50	382,561
06/01/2030			54,832.00	54,832.00	
12/01/2030	275,000	2.980%	54,832.00	329,832.00	384,664
06/01/2031			50,734.50	50,734.50	
12/01/2031	3,405,000	2.980%	50,734.50	3,455,734.50	3,506,469
	6,320,000		1,974,697.00	8,294,697.00	8,294,697



SCOPE OF SERVICES

For

JACKSON CREEK PARKWAY NORTH OF LEATHER CHAPS DRIVE TO HIGBY ROAD

TriView Metropolitan District
c/o Mr. Jim McGrady, District Manager

Mike Connor
Municipal Services Manager
HR Green, Inc.
7887 E. Belleview Ave., Suite 1100
Denver, CO 80111

Project Number: 180452

June 5, 2018

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SCOPE OF SERVICES
TRIVIEW METROPOLITAN DISTRICT
JACKSON CREEK PARKWAY
NORTH OF LEATHER CHAPS DRIVE TO HIGBY ROAD

SECTION I -PROJECT UNDERSTANDING

This proposal is for engineering services to be provided to TriView Metropolitan District (CLIENT) (CLIENT) by HR Green, Inc. (COMPANY). The work is associated with the proposed improvements to Jackson Creek Parkway. The CLIENT is desirous of improving Jackson Creek Parkway from north of Leather Chaps Drive to Higby Road. Jackson Creek Parkway was originally designed in the early 2000's to consist of a four lane divided urban roadway with two 12-foot lanes in each direction, 2-foot paved shoulders with curb and gutter and a 21-foot barrier median from Lyons Tail Road to SH 105; however, this design was not fully constructed. The full typical section was constructed to north of Leather Chaps Drive at which point the northbound lanes taper down and all traffic utilizes the two ultimate southbound lanes. As part of the construction storm sewer improvements, which included installation of cross culverts, were made throughout the project limits to accommodate the future widening.

The CLIENT is moving forward with the next phase of the project and intends to construct the segment to the north, which extends from north of Leather Chaps Drive to Higby Road with a modified section to include a 4 foot bike lane in each direction and a narrower median. The section of Jackson Creek Parkway from Higby Road to SH 105 is under the jurisdiction of the Town of Monument (Monument). Improvements to this section of roadway would be completed under separate contract with Monument. If Monument proceeds with their improvements, the two projects would be coordinated accordingly.

This project will be design build, Construction Manager General Contractor (CMGC) or another method chosen by CLIENT. The scope of work will include development of a 60% design. A complete design and full contract plans will not be included. The design and plan level will be in accordance with CDOT's Major Deliverables Matrix which states that a 60% design completion is not a formal submittal or review; it is simply a general level of design completion. The design tasks to be included are:

1. Design of major project elements completed, review for constructability, conformance with standards
2. All key project elements and features defined.
3. Type, size and location of key elements and features fixed.
4. Develop Total Project Cost Estimate
5. Horizontal & vertical alignments, superelevations, and limits of cut/fill finalized
6. Sight distance checks for horizontal alignment, vertical alignment and at intersections
7. Roadside hazard mitigation plan developed (barrier length of need, fixed objects, attenuator design, drainage structures)
8. ADA facilities identified and designed to meet requirements.
9. Permits conditions incorporated into the plans
10. Wetlands Delineation Map

11. Environmental Mitigation Plan
12. Final Pavement Design Report
13. Utility conflict matrix

Design Criteria

The following design guidelines will apply to this project:

- a. CDOT Roads Standards,
- b. TriView Metropolitan District Standards; and
- c. El Paso County Standards.

SECTION II - PROPOSED SCOPE OF WORK AND ASSUMPTIONS

The following is an outline of the scope of work tasks and assumptions made in development of the contract.

a) Data Collection and Review

1. Prepare aerial exhibits of the project limits to be used for exhibits and presentations. The CLIENT will provide electronic copy of aerial photography to COMPANY. No new aerial photography is included in the contract.
2. Coordinate with utility companies to obtain latest maps of utilities within the project limits and place this information on a CADD base map.
3. No additional traffic count data will be obtained.
4. Soils Investigations
 - i. Obtain soil borings, an analysis of soil conditions, and a detailed soil report for the improvement. This work will be performed by a geotechnical subconsultant.

b) Survey Services

A topographic survey of the corridor will be completed.

1. Roadway Topographic Survey-. A limited roadway topographic survey will be completed that will include the approximate 5,600 feet of roadway (includes 1,000 feet of Higby Road). Survey sections will extend 5' beyond the existing ROW on both sides of the roadway and will include pick up of existing sidewalk, back of curb, edge of pavement, drainage structures and centerline. Existing utilities will be surveyed from visible flags or markings. Storm, sanitary sewer and watermain structures will be surveyed, including rim elevation, invert pipe size, direction and elevation as observed.
2. Right of Way Location – No ROW survey will be completed. Existing ROW will be that shown on the previous roadway plans.

c) Traffic Analysis

1. It has been anticipated that no traffic analysis related tasks will be required.
2. No traffic signal warrant analyses will be performed at any intersections.
3. Autoturn analysis, based upon Design Vehicle, will be performed at the Jackson Creek Parkway at Higby Road intersection to determine radii and correct pavement marking.

d) Preliminary Design Studies

1. It has been assumed that the horizontal geometry will follow the existing alignment of Jackson Creek Parkway and the new northbound lanes will be constructed east of the existing roadway.
2. The proposed geometrics for the intersection of Jackson Creek Parkway and Higby Road will as shown in the final design plans for the initial Jackson Creek Parkway improvements.
3. Higby Road is the northern border of the District. The District is financially responsible for the southern half of the intersection with the Town of Monument responsible for the north half of the intersection. If the Town of Monument does not move forward with improvements to Jackson Creek Parkway from Higby Road to SH 105, then a temporary intersection design will be constructed. To improve northbound traffic flow, it has been proposed to construct the full roadway section to the south side of Higby Road and extend two northbound lanes through the intersection and then taper back to match the existing two lane section to the north. The southbound direction will remain as one through lane north of the intersection.
4. The existing traffic signal at the intersection of Jackson Creek Parkway at Higby Road will be replaced with a new permanent traffic signal. This contract will include the entire traffic signal design for the intersection.
5. Roadway lighting will be included along the corridor and located in the center median to match the existing lighting design to the south.
6. The roadway typical section will be revised slightly. New typical section will include 4' bike lanes in each direction. This will be accomplished by utilizing the 2 foot shoulder and the center median. Modification of the existing 4 lane section south to Baptist Road is not included in this contract but may be completed under a separate contract.
7. Pedestrian facilities will include a sidewalk along the east side, with a width between 5 foot and 10 foot.
8. Cross sections will be developed to verify that improvements will fit within the existing ROW. Templated cross-sections will be developed every 100 feet and at critical locations. Cross sections to include information regarding cross slopes, existing and proposed elevations, ditch elevation (where appropriate), review of utility conflicts and verify right-of-way.
9. A pavement design will be completed. It is anticipated that it will match the previous roadway composition.
10. There is an existing span wire traffic signal at the Jackson Creek Parkway at Higby Road intersections. This signal will be impacted by the proposed improvements and need to be removed. A new traffic signal will be installed at the intersection.
11. It has been anticipated that the construction will be completed under traffic and all lanes will remain open to traffic. No construction staging plans or details will be prepared.
12. Plans and specifications will be developed for the installation of permanent roadway lighting along Jackson Creek Parkway. The plans will show the general layout of the lights along the center median. The lights will match the same model and 150 watt lamps previously installed to the south. No photometrics will be required.
13. No right-of-way or easements will be necessary to construct the project.

e) Environmental Updates

1. There are no wetland delineations or other environmental review/coordination included in the scope. Any environmental related tasks will be covered under a separate contract.

f) Drainage Analysis and Design

1. A Drainage Study was completed as part of the original design. It has been assumed that a copy of the study will be provided to the COMPANY.
2. The existing drainage system previous installed will be utilized with the addition of drainage structures and storm sewer.
3. A large detention pond was constructed to provide detention for the corridor. It has been anticipated that no additional detention will be required.
4. No floodplain and compensatory storage will be necessary.
5. Preliminary Investigation
COMPANY will perform a detailed review of the previously approved Drainage Report in order to analyze the original design intentions. COMPANY will also review any available existing and/or proposed plans concerning the various developments within project limits for drainage information that may affect the proposed improvements. COMPANY will supplement that data with a field investigation to determine the extent of the existing watersheds encompassing Jackson Creek Parkway and also confirm their respective outfall locations. The capacity of existing storm sewer outfalls will be checked based on their diameter and slope.
6. Inlet Spacing Calculations
Based on the findings and the proposed roadway geometry, COMPANY will calculate the required inlet spacing for a 10-year design storm event.
7. Storm Sewer Sizing and Layout
COMPANY will route the proposed storm sewer to the outlets. Runoff rates will be determined for each inlet's individual tributary area and the storm sewer sized using the Rational Method. It is anticipated that Hydraflow modeling will be used. A 10-year frequency storm will be used for design and the system will be checked for the 100-year storm event.
8. Culvert Analysis
Based on a review of old plans, there are six major cross culverts within the project limits. The culverts will be analyzed for existing and proposed conditions. It is anticipated that hydrology will be done with a hydrograph method and hydraulics will be completed with HY-8. A narrative and supporting calculations will be provided verifying the sizing of the proposed culverts/storm sewers.
9. Technical Drainage Memo
A drainage technical memo will be prepared that will describe the existing and proposed conditions and summarize the findings and recommendations.

g) Contract Plans and Specifications

Plans and specifications for the proposed roadway, traffic signals, and lighting improvements along Jackson Creek Parkway will be prepared and submitted to the CLIENT for review and approval. Submittals to the CLIENT will occur at the 30% and 60% milestones. A full complete set of plans will not be prepared. The following will be completed as part of the contract plans and specifications:

1. Contract Plans and Specifications
The contract plans will consist of the following sheets:
 - a. Cover Sheet - (1 Sheet)

- b. Index of Sheets / List of Standards- (1 Sheet)
- c. Typical Sections - (2 Sheets)
- d. Alignment, Ties, and Benchmarks - (1 Sheet)
- e. Plan and Profiles - (50 scale - 4 Sheets)
- f. Erosion Control Plans - (50 scale - 4 Sheets)
- g. Drainage Plan and Profiles - (50 scale - 4 Sheets)
- h. Intersection Pavement Elevation Plans - (20 scale - 2 Sheets)
- i. Pavement Marking and Signage Plans - (50 scale - 2 Sheets)
- j. Temporary Traffic Signal Installation Plan - (20 scale - 1 Sheet)
- k. Traffic Signal Installation Plans - (20 scale - 2 Sheets)
- l. Lighting Plans - (50 scale - 2 Sheets)
- m. Miscellaneous Details - (4 Sheets)

2. Contract Specifications

COMPANY will prepare contract specifications for the proposed work. Specifications will cover not standard pay items and project specific requirements.

3. Engineer's Opinion of Probable Cost

An Engineer's Opinion of Probable Cost (EOPC) for the project will be prepared and submitted to the CLIENT for review at the 60% submittal.

h) Utility Coordination

A critical part of the project will be to identify all of the utilities located within the project area including electrical, gas, cable, traffic signal conduits, water, sanitary and existing storm. Initial coordination will include submittal of preliminary plans to utility companies to location of their facilities along the corridor. Existing utilities will be identified from the following sources:

- 1. COMPANY will utilize existing utility atlases from the local agencies;
- 2. Utilize utility atlases obtained from utility companies; and
- 3. Survey data

COMPANY will utilize existing plans and survey data to obtain available depths of utilities. Test holes will be requested from utility companies at critical locations, if needed. A Utility Conflict Assessment will be completed for the project. A list of utility conflicts will be developed and summarized. COMPANY will analyze horizontal and vertical separation from other utilities, both public and private, as appropriate. No detailed designs of utility relocations or replacements will be completed as part of this contract

i) QA/QC

Quality Assurance and Quality Control will be provided in accordance with COMPANY's current QA/QC plan. A separate office not involved in the preparation of plans will provide an independent review of the plans. A constructability review by qualified construction personnel will also be provided as part of the QA/QC process.

j) Meetings, Field Checks, and General Coordination

This project will require coordination and meetings with various agencies and stakeholders. The coordination and meetings are as described below.

1. One (1) project kick-off meeting with the CLIENT
2. Four (4) meetings with the CLIENT
3. Two (2) utility coordination meetings
4. Two (2) field checks

Meeting Time and Specifications include:

1. COMPANY will have up to two (2) representatives at all meetings.
2. A maximum of four (4) hours per meeting have been allotted for all meetings, including travel time.
3. Meeting preparation time of two (2) hours per representative for progress and coordination meetings.
4. Preparation and distribution of meeting minutes will be provided for all meetings.

b) Project Administration

COMPANY Project Manager will provide project administration services to manage the scope, schedule and budget and maintain project correspondence files. Scope will include prepare a work breakdown structure and work plan, updating work plan and preparing monthly invoices against percent complete.

The scope also includes periodic team meetings with various task leads to discuss project progress and design elements to provide a seamless integration of preliminary design including periodic correspondence with the CLIENT and general administrative tasks.

SECTION III –DELIVERABLES

Deliverables included in this contract are:

Contract Plans and Specifications.

1. The following will be submitted to the CLIENT:
 - i. 30% Milestone – Three (3) half-size sets of the plans.
 - ii. 60% Milestone – Three (3) half-size sets of the plans and three (3) copies of the special provisions, and EOPC.
2. The following will be submitted to each of the utilities known to have services within project limits:
 - i. 30% Milestone – Two (2) half-size sets of the preliminary plans so that the utility companies may note locations of their existing facilities.
 - ii. 60% Milestone – One (1) half-size set of the final plans.

SECTION III – POST DESIGN SERVICES

The COMPANY will provide the following post design services.

1. Attend one (1) project meeting with the CLIENT

2. Attend two (2) meetings with the CLIENT and Contractor
3. It is assumed that the contractors will be submitting Requests for Information (RFI) for the project to address roadway and drainage questions, field changes, utility conflicts, etc. The COMPANY will review and provide responses to the RFIs. Plans will also be revised as necessary to reflect any changes. Revised plans will be provided for distribution. Response to eight (8) RFI's is included in the contract.
4. Visit the job site two (2) times to answer questions.

SECTION IV – SERVICES BY OTHERS

The following services will be provided by a subconsultant under contract with COMPANY

1. Geotechnical services;
2. Surveying services; and
3. Environment services

SECTION V – INFORMATION TO BE PROVIDED BY CLIENT

The following items are anticipated to be provided by the CLIENT:

1. Electronic cadd files of original roadway project.
2. Drainage Report.
3. Existing/proposed plans for various developments along Jackson Creek Parkway.

SECTION VI – NOT INCLUDED IN CONTRACT

The following services are not included in the contract. These services are available at an additional cost under a separate contract.

1. Right-of-way plats and/or legal descriptions.
2. Watermain and Sanitary Sewer plans.
3. Construction Staging plans and details
4. Landscaping plans (other than restoration).
5. Preparation of bid package / bid review.
6. Construction layout and/or construction observation.
7. Permit Fees (to be paid by the CLIENT)

These services are available at an additional cost under a separate contract.

SECTION VII – PROFESSIONAL SERVICES FEE SUMMARY

The following is a summary of the fees to complete the work as described above.

TASK	FEE
Data Collection & Review	\$3,960.00
Geotechnical Services	\$25,000.00
Survey	\$20,000.00
Preliminary Design Studies	\$20,525.00
Environmental Review, Coordination & Permitting	\$7,500.0*
Drainage Analysis & Design	\$32,980.00
Contract Plans & Specifications	\$88,061.00
Meetings and Project Coordination	\$12,022.00
Post Design Services	\$9,055.00
Direct Cost Allowance (Mileage, Printing, Postage etc.)	\$1,200.00
TOTAL	\$220,303.00

*This fee is based upon limited environmental review as a result of avoiding impacts to drainage areas and environmentally sensitive habitat. Should extensive further study and analysis be required, additional fees will be necessary. Estimates for preparation of a full scope of studies and reports could range as high as \$70,000.

ROAD IMPROVEMENTS MAINTENANCE AGREEMENT

This Road Improvements Maintenance Agreement is made effective as of _____, 2018 (the "Effective Date"), by and between **Triview Metropolitan District**, a quasi-municipal corporation and political subdivision of the State of Colorado ("Triview") and **Creekside Developers, Inc.**, a Colorado corporation ("Creekside").

RECITALS

A. Triview is a Metropolitan District, as defined in C.R.S. § 32-1-103(10), duly organized and authorized to perform services within a defined area (the "Triview Service Area") pursuant to the provisions of its Service Plan dated October 1984, as may be amended from time to time (the "Triview Service Plan").

B. Creekside desires to form a separate Metropolitan District, with a proposed name of Jackson Creek North Metropolitan District (the "New District"), to provide street improvement and safety protection services (as further defined below) to real property, legally described and depicted, respectively, in **Exhibit A** and **Exhibit B** attached hereto and incorporated herein, that is wholly contained within the Triview Service Area.

C. Specifically, the proposed service plan for the New District states that it will provide partial funding for the future construction of Local Type I and Local Type II (Residential) roads, as defined within Section 5 of Triview's Design Criteria & Construction Specifications for Residential Development (2008), and associated grading, paving, curb and gutter, bridges, sidewalks, handicap ramps, and lighting fixtures, together with appurtenant traffic and safety controls and devices, within the boundaries of the New District (collectively, the "Local Roads"), excluding utilities located within the road right-of-way. Example future Local Road locations, which will likely differ from the actual locations, are depicted in **Exhibit C** attached hereto and incorporated herein for reference purposes.

D. Because the New District will be wholly within the Triview Service Area and because it is intended that the New District will provide services that Triview is also authorized to provide per the Triview Service Plan, the provisions of C.R.S. § 32-1-107(3)(b)(IV) require Triview to consent to the formation of the New District, and Triview provided such consent at the regular meeting of its Board of Directors held on November 14, 2017.

E. Triview will derive substantial ad valorem real property taxes and other revenues from residences constructed within the boundaries of the New District, and will bear none of the costs of constructing the Local Roads.

F. The Triview Service Area is wholly contained within the boundaries of the Town of Monument, a Colorado municipal corporation (the "Town"), and Triview and the Town previously entered into that certain Intergovernmental Agreement dated September 22, 1987 and recorded within the real property records of El Paso County, Colorado in Book 5428 at Page 1327 (the "IGA").

G. Section 6.1 of the IGA provides that all public streets constructed within Triview's boundaries shall be dedicated to the Town for public use upon completion, but that Triview shall have the continuing responsibility to provide ongoing maintenance unless and until such time as said maintenance responsibility has been transferred to the Town by agreement (which transfer has not taken place as of the Effective Date), and, accordingly, the proposed service plan for the New District states that it will provide partial funding for constructing the Local Roads, but will not provide funding or otherwise be responsible for the maintenance of the Local Roads upon completion.

H. Because the New District, as a third party, will have no direct right to enforce the provisions of the IGA that require Triview to maintain public streets within its boundaries, Creekside desires to obtain Triview's acknowledgement and agreement that it will be responsible for the ongoing maintenance of the Local Roads upon completion, and Triview is willing to acknowledge and agree to that responsibility under the terms of this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Triview and Creekside agree as follows:

1. Responsibility for Maintenance of Local Roads. Triview acknowledges and agrees that, notwithstanding the future formation of the New District for purposes of partially funding the construction of Local Roads within its boundaries, Triview shall, consistent with the provisions of Section 6.1 of the IGA, be responsible for providing ongoing maintenance of the Local Roads unless and until maintenance responsibility is transferred to the Town by agreement between Triview and the Town.

2. Attachment of Maintenance Responsibility. Creekside acknowledges and agrees that Triview's responsibility to provide ongoing maintenance of the Local Roads shall apply only to those portions (i) that have, in all material respects, been constructed in compliance with the design specifications and criteria published by each of the Town and Triview (adhering to the more stringent in the case of conflict) in effect at the time of completion of the subject portion; and (ii) for which the warranty period provided for in Section 2.1(22) of the IGA, as may be amended from time to time, has expired.

3. No Overlapping Funding. Creekside acknowledges and agrees that Triview's responsibility to provide ongoing maintenance of the Local Roads shall not exist at any time that the service plan of the New District, as may be amended from time to time, expressly authorizes the New District to utilize any ad valorem tax or other revenue for providing ongoing maintenance of the Local Roads upon completion.

4. Enforceability. Upon the future formation of the New District, as evidenced by the issuance of Findings and Decree by the El Paso County District Court, this Agreement shall be enforceable against Triview by the New District.

5. Counterparts. This Agreement may be executed in counterparts which, when taken together, shall constitute a single agreement.

6. Governing Law. This Agreement shall be governed by and interpreted according to the laws of the State of Colorado.

7. Severability. If any provision of this Agreement is held to be invalid or unenforceable, such invalidity or unenforceability will not affect any other provision, but this Agreement will be reformed, construed and enforced as if such invalid or unenforceable provision had never been contained herein.

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

Creekside Developers, Inc.,
a Colorado corporation

By: _____

Its: _____

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

By: _____

Its: _____

EXHIBIT A

(Legal Description of New District Boundary)

EXHIBIT B

(Depiction of New District Boundary)

EXHIBIT C

(Example Future Local Road Locations)

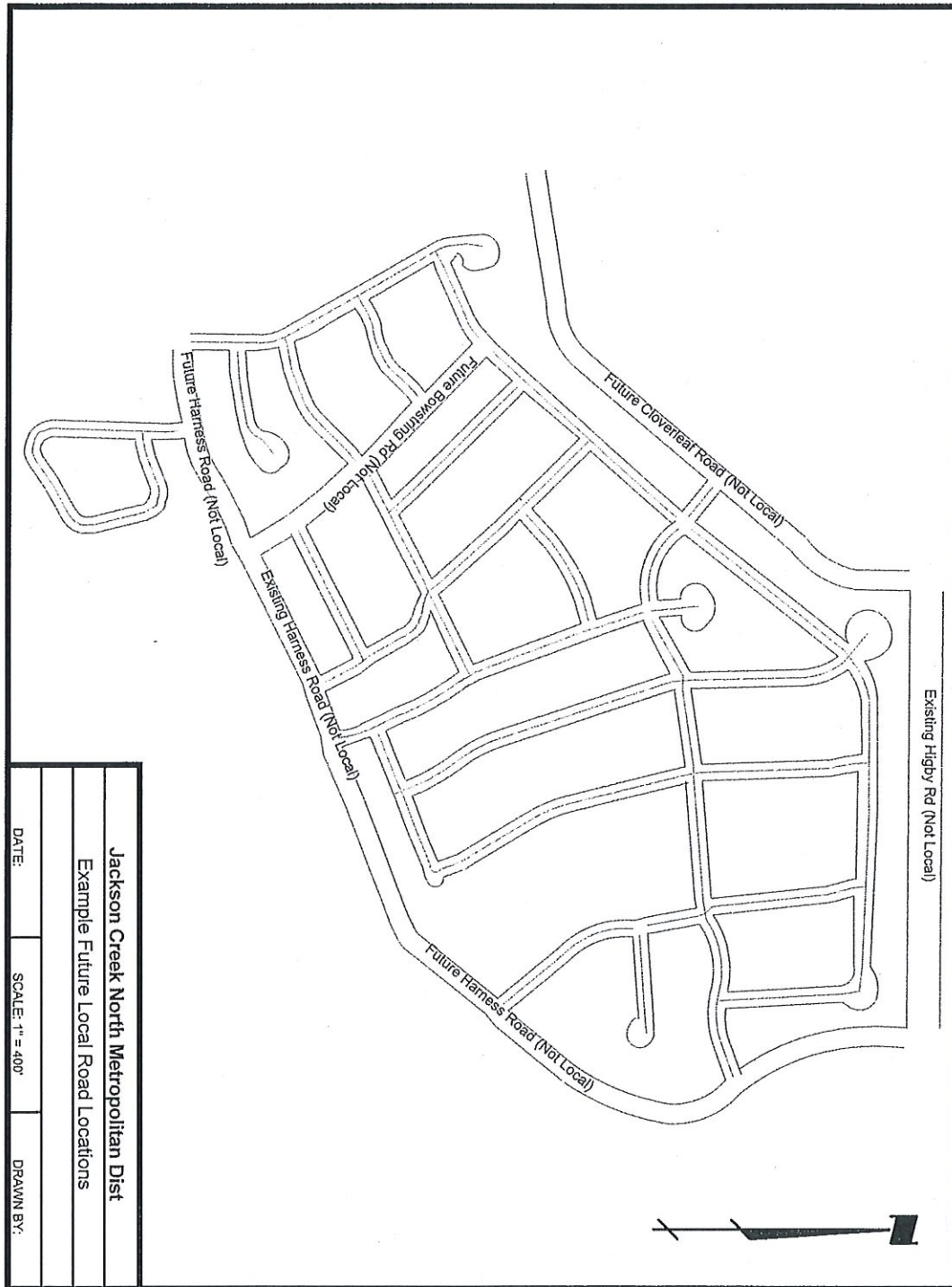


EXHIBIT A

A PARCEL OF LAND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23; THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24; THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF HOMESTEAD NORTH AT JACKSON CREEK FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 202078002 OF THE EL PASO COUNTY RECORDS, SAID POINT BEARING $N00^{\circ}17'16''W$ A DISTANCE OF 449.33 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25;

THENCE $N00^{\circ}17'16''W$ ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 A DISTANCE OF 889.47 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24;

THENCE $N00^{\circ}17'16''W$ ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER A DISTANCE OF 2607.30 FEET TO A POINT THAT IS 30.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER;

THENCE $N89^{\circ}33'48''W$ ON A LINE THAT IS 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24 A DISTANCE OF 1435.91 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE $S00^{\circ}26'12''W$ A DISTANCE OF 74.00 FEET;

THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF $32^{\circ}57'44''$, AN ARC LENGTH OF 287.65 FEET;

THENCE $S32^{\circ}31'32''E$ A DISTANCE OF 176.68 FEET;

THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF $59^{\circ}17'32''$, AN ARC LENGTH OF 362.20 FEET;

THENCE $S26^{\circ}46'00''W$ A DISTANCE OF 169.92 FEET;

THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF $13^{\circ}30'38''$, AN ARC LENGTH OF 106.11 FEET;

THENCE $S40^{\circ}16'38''W$ A DISTANCE OF 481.68 FEET;

THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 675.54 FEET, THROUGH A CENTRAL ANGLE OF $17^{\circ}02'14''$, AN ARC

LENGTH OF 200.87 FEET TO THE CENTERLINE OF HARNESS ROAD AT THE POINT OF INTERSECTION WITH THE EAST BOUNDARY OF REMINGTON HILL AT JACKSON CREEK FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 205168574 OF SAID EL PASO COUNTY RECORDS;

THE FOLLOWING SEVEN (7) COURSES ARE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID SUBDIVISION;

- 1) THENCE N32°41'08"W A DISTANCE OF 45.00 FEET;
 - 2) THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 630.54 FEET, THROUGH A CENTRAL ANGLE OF 13°03'07", AN ARC LENGTH OF 143.64 FEET, THE LONG CHORD OF WHICH BEARS S63°50'25"W A DISTANCE OF 143.33 FEET;
 - 3) THENCE S70°21'59"W A DISTANCE OF 613.31 FEET;
 - 4) THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 745.00 FEET, THROUGH A CENTRAL ANGLE OF 6°52'35", AN ARC LENGTH OF 89.41 FEET;
 - 5) THENCE S63°29'24"W A DISTANCE OF 337.20 FEET;
 - 6) THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1170.00 FEET, THROUGH A CENTRAL ANGLE OF 15°04'57", AN ARC LENGTH OF 307.99 FEET, THE LONG CHORD OF WHICH BEARS S21°10'07"E A DISTANCE OF 307.10 FEET;
 - 7) THENCE S13°37'38"E A DISTANCE OF 384.24 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF LEATHERCHAPS DRIVE AS DESCRIBED AT RECEPTION NO. 203270646 OF SAID EL PASO COUNTY RECORDS;
- THE FOLLOWING THREE (3) COURSES ARE ALONG SAID NORTHERLY RIGHT OF WAY;

- 1) THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 765.00 FEET, THROUGH A CENTRAL ANGLE OF 13°22'42", AN ARC LENGTH OF 178.62 FEET, THE LONG CHORD OF WHICH BEARS S67°25'44"W A DISTANCE OF 178.22 FEET;
- 2) THENCE S60°44'23"W A DISTANCE OF 125.48 FEET;
- 3) THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 765.00 FEET, THROUGH A CENTRAL ANGLE OF 21°39'36", AN ARC LENGTH OF 289.20 FEET TO THE NORTHEAST CORNER OF VISTAS AT JACKSON CREEK FILING NO. 2 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NUMBER 214713490 OF SAID EL PASO COUNTY RECORDS;

THE FOLLOWING THREE (3) COURSES ARE ALONG THE NORTHEASTERLY BOUNDARY OF SAID SUBDIVISION;

- 1) THENCE N59°06'53"W A DISTANCE OF 273.25 FEET;
- 2) THENCE N01°34'28"E A DISTANCE OF 66.46 FEET;
- 3) THENCE N88°13'21"W A DISTANCE OF 19.65 FEET TO THE SOUTHEAST CORNER OF JACKSON CREEK SELF STORAGE FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NUMBER 216713728 OF SAID EL PASO COUNTY RECORDS;

THE FOLLOWING SEVEN (7) COURSES ARE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID SUBDIVISION;

- 1) THENCE N37°47'13"E A DISTANCE OF 52.09 FEET;
- 2) THENCE S88°13'21"E A DISTANCE OF 34.89 FEET;

3) THENCE N01°46'39"E A DISTANCE OF 452.66 FEET;
4) THENCE N88°13'21"W A DISTANCE OF 368.06 FEET;
5) THENCE N67°36'52"W A DISTANCE OF 169.24 FEET;
6) THENCE N04°38'21"W A DISTANCE OF 25.37 FEET;
7) THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 07°01'26", AN ARC LENGTH OF 45.36 FEET, THE LONG CHORD OF WHICH BEARS N86°31'43"W A DISTANCE OF 45.33 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF HARNESS ROAD AS PLATTED BY SAID JACKSON CREEK SELF STORAGE FILING NO. 1;

THENCE N00°02'26"W ON THE EASTERLY RIGHT OF WAY OF HARNESS ROAD A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF JACKSON CREEK ASSISTED LIVING FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NUMBER 217713956 OF SAID EL PASO COUNTY RECORDS;

THE FOLLOWING SIX (6) COURSES ARE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID SUBDIVISION;

1) THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET, THROUGH A CENTRAL ANGLE OF 19°17'11" AN ARC LENGTH OF 144.74 FEET, THE LONG CHORD OF WHICH BEARS S80°23'48"E A DISTANCE OF 144.06 FEET TO A POINT OF REVERSE CURVATURE;

2) THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 08°45'12", AN ARC DISTANCE OF 148.19 FEET, THE LONG CHORD OF WHICH BEARS S75°07'49"E A DISTANCE OF 148.05 FEET;

3) THENCE N00°40'25"E A DISTANCE OF 178.04 FEET;

4) THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET, THROUGH A CENTRAL ANGLE OF 31°02'27", AN ARC DISTANCE OF 73.14 FEET;

5) THENCE N30°22'02"W A DISTANCE OF 453.05 FEET;

6) THENCE NORTHWESTERLY ON THE EASTERLY BOUNDARY OF SAID SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 340.00 FEET, THROUGH A CENTRAL ANGLE OF 24°29'55", AN ARC DISTANCE OF 145.38 FEET;

THENCE N05°52'07"W A DISTANCE OF 267.36 FEET;

THENCE S84°07'53"W A DISTANCE OF 351.68 FEET;

THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 45°13'52", AN ARC DISTANCE OF 292.09 FEET;

THENCE S38°54'02"W A DISTANCE OF 23.27 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF JACKSON CREEK PARKWAY AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 203270646 OF SAID EL PASO COUNTY RECORDS;

THENCE NORTHWESTERLY ON THE EASTERLY RIGHT OF WAY JACKSON CREEK PARKWAY ON THE ARC OF A CURVE TO THE LEFT, NON TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 1260.00 FEET, THROUGH A CENTRAL ANGLE OF 01°21'52", AN ARC DISTANCE OF 30.00 FEET, THE LONG CHORD OF WHICH BEARS N50°25'03"W A DISTANCE OF 30.00 FEET;

THENCE N38°54'02"E A DISTANCE OF 22.91 FEET;

THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF $45^{\circ}13'52''$, AN ARC DISTANCE OF 315.77 FEET;

THENCE $N84^{\circ}07'53''E$ A DISTANCE OF 667.73 FEET;

THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF $41^{\circ}38'49''$, AN ARC DISTANCE OF 290.75 FEET;

THENCE $N42^{\circ}29'04''E$ A DISTANCE OF 804.78 FEET;

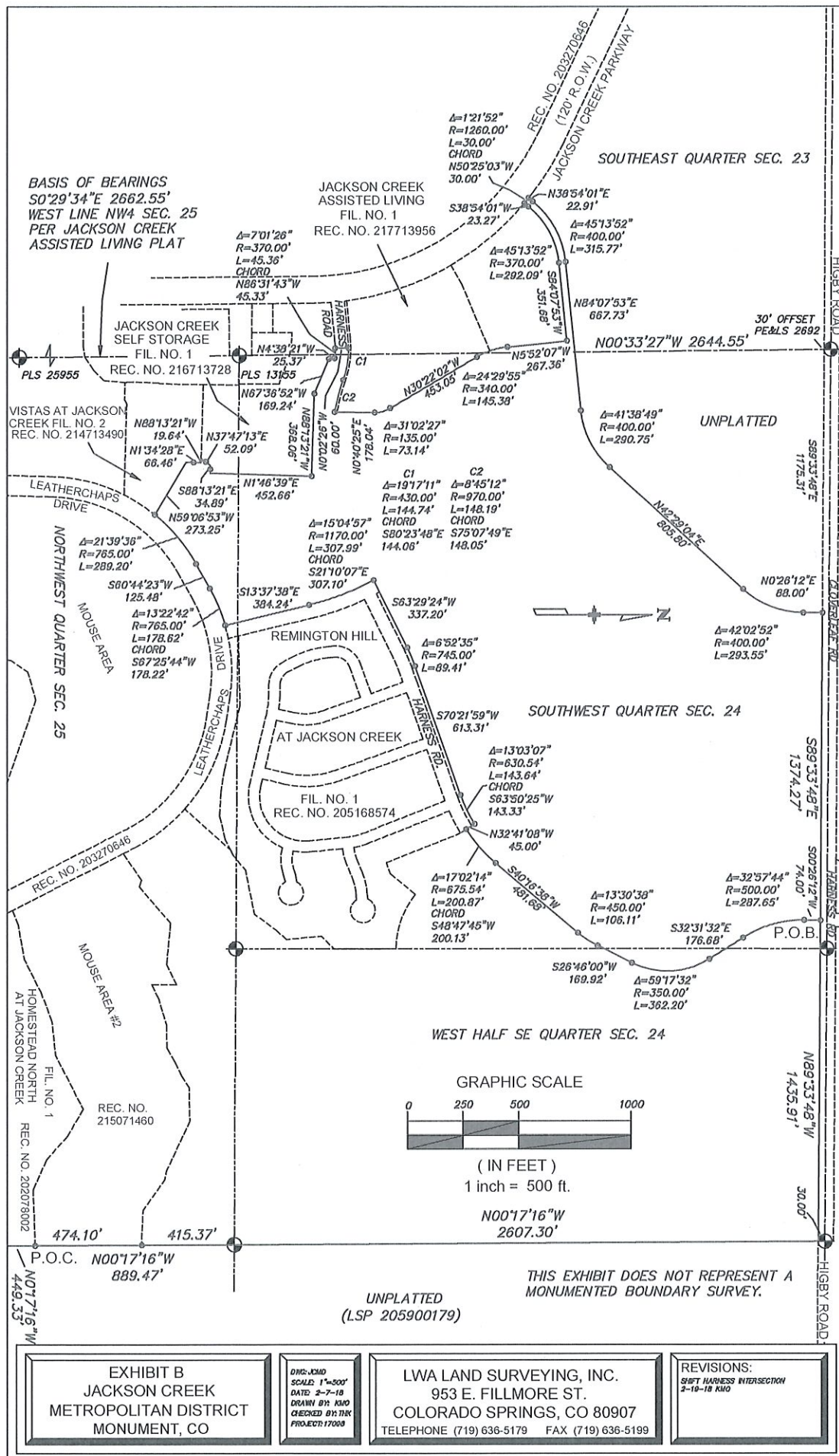
THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF $42^{\circ}02'52''$, AN ARC DISTANCE OF 293.55 FEET;

THENCE $N00^{\circ}26'12''E$ A DISTANCE OF 88.00 FEET TO A POINT THAT IS 30.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24;

THENCE $S89^{\circ}33'48''E$ ON A LINE THAT IS 30.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 1374.27 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 99.59 ACRES, MORE OR LESS.





WATER SHARES PURCHASE AND SALE AGREEMENT

This Water Shares Purchase and Sale Agreement ("Agreement") entered into this ____ day of _____, 2018, by and between **Comanche Resources, LLC** ("CR"), a Colorado limited liability company, whose address is C/O Smith & Callaghan, P O Box 25068, Colorado Springs, Colorado 80936, and **Triview Metropolitan District**, a quasi-municipal corporation and political subdivision of the State of Colorado ("Triview"), whose address is 16055 Old Forest Point, Ste. 300, Monument, Colorado 80132. CR and Triview are sometimes referred to herein individually and/or collectively as the "Party" or the "Parties."

RECITALS

WHEREAS, CR is the owner of certain water rights, including shares of stock in the Fountain Mutual Irrigation Company, a Colorado mutual ditch company ("FMIC"); and

WHEREAS, Triview has previously taken assignment of a contract to purchase an additional 15 shares of FMIC from CR in an agreement dated January 11, 2018 ("15 Share Agreement"). Nothing in this agreement modifies or changes any provision of the 15 Share Agreement.

WHEREAS, CR is the applicant in 16CW3010, an application to remove up to 166 FMIC shares from the CR augmentation decreed in Nos. 99CW146, 00CW152, and/or 02CW112 (collectively the "Comanche Aug Plan Cases"); and

WHEREAS, Triview filed a statement of opposition in Case No. 16CW3010 and its participation in that case is limited by the provisions of paragraph 7 below; and

WHEREAS, CR now desires to establish the terms and conditions upon which CR will sell and Triview will buy 131 shares of FMIC;

NOW THEREFORE, in consideration of the covenants and mutual agreements herein contained, and of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

COVENANTS AND AGREEMENTS

1. Purchase Price. CR agrees to sell to Triview, and Triview agrees to purchase from CR, up to One Hundred Thirty-One (131) FMIC water shares and FMIC's proportional water rights represented the shares (the "FMIC Water Shares"), for the price of \$1,703,000.00 (\$13,000.00 per share), subject to the terms and conditions herein, said purchase price payable at closing in certified funds.

2. Contingencies/Obligations in Case No.16CW3010. This Agreement is expressly contingent upon each of the following:

____ Triview

____ Comanche Resources

A. Triview receiving approval from the FMIC Board of Directors for the transfer of stock to Triview within 60 days of completion of the amendment and modification of the Comanche Aug Plan Cases, as currently pending in Division 2 Case No. 16CW3010, as necessary to make the FMIC Water Shares available for Triview's use, as discussed in greater detail below;

B. CR receiving a final unappealable decree of the Division 2 Water Court, with terms and conditions reasonably acceptable to Triview for the removal of the maximum 131 FMIC Water Shares from the decreed plan for augmentation in Case Nos. 99CW146, 00CW152, and/or 02CW112, as currently pending in Division 2 Case No. 16CW3010. The parties agree that any term and condition that results in a reduction of the decreed historical consumptive use yield of the FMIC Water Shares to less than 0.7 acre foot per share is not reasonably acceptable.

C. Each party to this agreement shall pay its own court costs, attorney fees, and engineering fees associated with the application to amend the Comanche Aug Plan Cases in Case No. 16CW3010, discussed in Paragraph 2.B. Triview shall pay all costs of transferring the FMIC Water Shares into Triview's name following the closing. All decisions concerning the prosecution of Case No. 16CW3010 shall be made by CR at its sole discretion. This includes a decision to seek the removal of less FMIC shares from the Comanche Aug Plan cases than is currently being requested. If less than 131 FMIC shares are removed from the Comanche Aug Plan Cases either due to CR's decision, CR's stipulation with opposers in 16CW3010 or a decision of the water court, then the purchase price shall be adjusted pursuant to paragraph 4, below. CR shall not be obligated to pursue 16CW3010 to trial and shall have the discretion at any time to withdraw the application. In the event the application filed in 16CW3010 is withdrawn or otherwise dismissed or finally resolved without approving the removal of shares from the Comanche Aug Plan Cases, then this Agreement shall terminate.

3. Closing. Closing shall occur at a time of mutual agreement of the parties, as soon as practicable upon completion of the amendment in Case No. 16CW3010 and Triview receiving approval from the FMIC Board of Directors for the transfer of the FMIC Water Shares to Triview as specified in paragraphs 2.A. and 2.B above. At closing CR shall turn over certificate(s) representing up to One Hundred Thirty-One (131) FMIC Water Shares as removed from the Comanche Aug Plan cases to Triview for transfer, including all required transfer forms, and evidence that all assessments have been paid in full to date of closing. Further, at closing Triview shall deliver in good funds to CR the amount of \$1,678,000.00, representing the Purchase Price less any reduction in the Purchase Price and/or Escrowed Earnest Money as discussed in Paragraphs 4 and 5, respectively, below. If the Parties are unable to obtain approval from the FMIC Board within said 60 days after completion of Case No. 16CW3010, or should Case No. 16CW3010 not result in a final and unappealable decree prior to June 1, 2021, this contract shall, at the option of Triview, become null and void. The Parties shall cooperatively make their best efforts to obtain said approval of transfer of shares.

_____ Triview

_____ Comanche Resources

4. Adjustment of Purchase Price. The parties acknowledge the potential that the total amount of FMIC Shares which Comanche seeks to remove from the Comanche Aug Plan Cases in pending Case No. 16CW3010 may be reduced based on terms and conditions which may be part of the resolution of Case No. 16CW3010. The Parties therefore agree that the total number of FMIC Shares available for transfer to Triview at closing under this Agreement may be less than the 131 FMIC Shares described herein. Should less than 166 shares be removed from the Comanche' Aug Plan Cases in Case No. 16CW3010, the amount of shares transferred to Triview at closing shall be correspondingly be reduced, and the Purchase Price likewise reduced by \$13,000.00 per share not transferred.

5. Escrow Funds/Earnest Money. At the time of mutual execution of this Agreement, Triview shall deposit with the law firm of Monson, Cummins & Shohet, LLC ("Escrow Agent") the sum of \$25,000.00 in "Earnest Money", which shall be held in Escrow Agent's COLTAF/Trust account.

A. If Case No. 16CW3010 is finally resolved without the removal of shares from the Comanche Aug Plan Cases, or should Triview exercise its option to cancel this contract pursuant to paragraph 3. above, or should the FMIC Board fail to approve the transfer of said shares within 60 days of the completion of Case No. 16CW3010, as provided in Paragraph 2.A., above, the escrowed Earnest Money shall be returned to Triview within ten days after the event identified above and this contract shall terminate.

B. Otherwise, subject to the remedies provided in Paragraph 6, below, at closing the Earnest Money shall be paid to CR and credited to Triview as part of the Purchase Price, as may be reduced by the terms of Paragraph 4. above.

6. Remedies. Time is of the essence. If any check received as Earnest Money is not paid, honored, or tendered when due, or if any of the obligations hereunder are not performed or waived, there shall be the following remedies:

A. If Triview is in default, CR may elect to treat this Agreement as cancelled, in which case all earnest money shall be forfeited by Triview and paid to and retained by CR, or CR may elect to treat this Agreement as being in full force and effect and CR shall have the right to specific performance or damages, or both.

B. If CR is in default, Triview may elect to treat this Agreement as cancelled, in which case all Earnest Money received hereunder shall be returned to Triview, or Triview may elect to treat this Agreement as being in full force and effect and Triview shall have the right to specific performance, or damages, or both.

7. Triview Participation in 16CW3010. Triview shall not make any argument nor advance any position that would result in CR obtaining Water Court permission to remove less than 131 shares from the Comanche Aug Plan Cases without the consent of CR. In addition, Triview shall not make any argument nor advance a position that

_____ Triview

_____ Comanche Resources

causes the water court to include a term and condition that results in a reduction of the decreed historical consumptive use yield of the FMIC Water Shares to less than 0.7 acre foot per share. Furthermore, Triview shall not make any argument nor advance any position that would result in inclusion of a term and condition in 16CW3010 that would fail to satisfy the contingency set forth in paragraph 2 B above.

8. Triview Use of FMIC Water Shares. Triview agrees that it shall not use the FMIC Water Shares in any plan for augmentation that replaces depletions within the Service Area of the Comanche Aug Plan Cases, without the prior consent of CR.

9. No Agency or Partnership. The parties hereto do not intend this agreement to be an agency or partnership agreement. Neither party shall hold itself out to third parties as an agent of the other and neither party shall be responsible for costs, attorney fees or other liabilities incurred by the other. By this agreement, Triview does not intend to waive its sovereign immunity or its protection against an award of costs provided by statute and court rule.

10. Notices. All notices provided for herein shall be in writing and shall be deemed given to a party when such written notice is actually delivered by personal deliver, certified mail or commercial mail. All notices to parties shall be provided at the addresses set forth in this Agreement or as said addresses are changed by written notice.

11. Assignment. Triview may assign this Agreement, or parts hereof or its duties hereunder, without the express written consent of CR. In the event of a full or partial assignment of this Agreement to any third Party, the assignee shall fully assume and perform all of the assignor's obligations under this Agreement, but Triview shall not be released from any obligation so assigned unless otherwise agreed to by CR. Subject to the above restrictions, each and all of the covenants, terms, provisions and agreements herein contained shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

12. Authorization. Each Party represents to the other that it has taken all action necessary to enable it to enter into this Agreement, and that the persons whose signatures appear below are authorized to execute this Agreement and bind their respective Parties to the terms hereof.

13. Amendments. This Agreement may be amended only by a written instrument executed by both Parties.

14. Third Party Beneficiaries. Except as expressly provided in this Agreement, this Agreement is not intended to give any rights to third parties, and no such third party who is not a party to this Agreement shall be entitled to enforce any provision hereof or claim any damages arising from a breach hereof.

_____ Triview

_____ Comanche Resources

15. Governing Law. This Agreement and the provisions hereof shall be governed by and construed in accordance with the laws of the State of Colorado. Venue for judicial resolution of any dispute hereunder shall be proper in the District Court for El Paso County, Colorado.

16. Severability. If any provision of this Agreement or the application thereof to any party or circumstance is determined to be invalid, illegal or unenforceable to any extent, the remainder of this Agreement and the application thereof shall not be affected and shall be enforceable to the fullest extent permitted by law. However, in the event that the severance of an invalid or unenforceable provision materially impairs the consideration expected by a Party, then such Party may terminate the Agreement.

17. Counterparts/Signatures. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument. Signatures transmitted electronically or by facsimile shall be treated as original signatures for all purposes.

18. Entire Agreement. This Agreement constitutes the entire agreement between the Parties hereto relating to the matters set forth herein, and sets forth all of the rights, duties and obligations of each Party. Any prior agreements, promises, negotiations or representations not expressly set forth in this Agreement are of no force and effect.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first written above.

COMANCHE RESOURCES, LLC

By: Gary Smith
Title: Manager

TRIVIEW METROPOLITAN DISTRICT

By: James McGrady
Title: District Manager

_____ Triview

_____ Comanche Resources



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

DISBURSEMENTS APPROVED AND OR RATIFIED OVER \$5,000
June 12, 2018

1. Schmidt Construction Company	<u>\$1,289,628.35</u>
Capital Projects – Park Improvements	
Street Improvements	
2018 Budget	\$1,600,000.00
2018 Spent YTD	\$91,295.60
Current Disbursement	<u>\$(1,289,628.35)</u>
2018 Remaining Budget	\$219,076.05
2. Velocity Plant Services	<u>\$24,129.00</u>
Enterprise Fund – Water/System	
Storage Tank Maintenance/Emergency Repair	
2018 Budget	\$80,000.00
2018 Spent YTD	\$ 0
Current Disbursement	<u>\$(24,129.00)</u>
2018 Remaining Budget	\$ 55,871.00
3. Timber Line Electric & Control	<u>\$14,484.80</u>
Capital Projects – Wells- Plant Improvements A-Plant	
2018 Budget	\$50,000.00
2018 Spent YTD	\$23,850.00
Current Disbursement	<u>\$(14,484.80)</u>
2018 Remaining Budget	\$9,365.20

4. Front Range Winwater Works CO. \$7,612.12

Enterprise Fund – Water/System
Storage Tank Maintenance/Emergency Repair

2018 Budget	\$80,000.00
2018 Spent YTD	\$24,129.00
Current Disbursement	<u>\$(7,612.12)</u>
2018 Remaining Budget	\$48,258.88

5. HRGreen \$6,626.88

General
Professional Services – Pavement Management

2018 Budget	\$25,000.00
2018 Spent YTD	\$0
Current Disbursement	<u>\$(6,626.88)</u>
2018 Remaining Budget	\$18,373.12

6. Shamrock Water Services \$5,672.76

Enterprise Fund – Water/System
Repair & Maintenance

2018 Budget	\$ 94,000.00
2018 Spent YTD	\$ 25,414.00
Current Disbursement	<u>\$(5,672.76)</u>
2018 Remaining Budget	\$ 62,913.24

7. American Conservation & Billing Solutions \$5,099.25

Enterprise Fund – Professional Services

2018 Budget	\$60,000.00
2018 Spent YTD	\$7,218.00
Current Disbursement	<u>\$(5,099.25)</u>
2018 Remaining Budget	\$47,682.75

APPLICATION AND CERTIFICATE FOR PAYMENT

OWNER

Triview Metro District
16055 Old Forest Point Suite 300
Monument, CO 80132

SCC PROJECT NO: 30487

AIA DOCUMENT G702 (Instructions on reverse side)

PAGE ONE OF 2 PAGES

CONTRACTOR

Attn: Jim McGrady
Schmidt Construction
2635 Della Drive
Colorado Springs, CO 80910
Triview Metro District- 2018 Roads

VIA ARCHITECT

APPLICATION NO: 002
PERIOD TO: 5/25/2018
APP DATE: 5/18/2018
PROJECT NO:
CONTRACT DATE: 3/30/2018

002 Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

TRACTORS APPLICATION FOR PAYMENT

ation is made for payment, as shown below, in connection with the Contract, nation Sheet, AIA Document G703, is attached

ORIGINAL CONTRACT SUM

\$1,657,638.95

: change by Change Orders

\$0.00

TRACT SUM TO DATE (Line 1 + 2)

\$1,657,638.95

TAL COMPLETED & STORED TO DATE

\$1,289,628.35

TAINAGE

1% of Completed Work \$1,289,628.35

Columns D + E on G703 \$0.00

% of Stored Material

Column F on G703

11 Retainage (Line 5a + 5b or

Total in Column 1 of G703)

\$0.00

TAL EARNED LESS RETAINAGE

\$1,289,628.35

3S PREVIOUS CERTIFICATES FOR PAYMENT

e 6 from prior Certificate)

\$91,295.60

RENT PAYMENT DUE

\$1,198,332.75

LANCE TO FINISH, INCLUDING RETAINAGE

e 3 less Line 6)

\$386,010.60

GE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in 12 months by Owner	\$0.00	\$0.00
Approved this Month	\$0.00	\$0.00
CHANGES by Change Ord	\$0.00	\$0.00

The undersign Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: *[Signature]*

Date: 5/18/2018

State of: *[Signature]*
County of: *[Signature]*
Subscribed and sworn to before me this 18th day of May 2018.

Notary Public
My Commission expires: 12/30/20

JESSI WINTER WHITTINGTON
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 2008-4022664
My Commission Expires 6/30/2020

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work had progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____

Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

DOCUMENT G702 - APPLICATION AND CERTIFICATE FOR PAYMENT - 1992 EDITION - AIA - C11992 - THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK
UE, N.W., WASHINGTON D.C. 20005-4292 - WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution

ION: You should use an original AIA document which has the edition printed in red. An original assures that changes will not be obscured as may occur.

G702-1992

143043

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Application Number: 002
Application Date: 5/18/2018
Period To: 5/25/2018
Architect's Project No.

Contractor's Signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts where variable retainage for line items may apply.

Triview Metro District- 2018 Roads
Schmidl Construction Company

A	B	C	D	E	F	G	H	I
Item No.	Description of Work	Scheduled Value	From Previous Application (D+E)	Work Completed This Period	Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D+E+F)	Balance To Finish (C-G)	Retainage (0%)
	BASE BID							
01	5" FULL DEPTH R&R CRACK REPAIR	87,645.60	87,645.60	0.00	0.00	87,645.60	0.00	N/A
02	EDGE MILL (ON-SITE HAUL)	148,377.00	0.00	147,108.00	0.00	147,108.00	1,269.00	N/A
03	FULL MILL (ON-SITE HAUL)	163,401.60	0.00	93,926.40	0.00	93,926.40	69,475.20	N/A
04	1" LEVELING & GLASSGRID	59,332.50	0.00	59,332.50	0.00	59,332.50	0.00	N/A
05	1.5" HMA OVERLAY	44,413.20	0.00	44,413.20	0.00	44,413.20	0.00	N/A
06	2.0" HMA OVERLAY	631,670.00	0.00	410,330.00	0.00	410,330.00	221,340.00	N/A
07	2" FIBER HMA OVERLAY	364,101.50	0.00	364,101.50	0.00	364,101.50	0.00	N/A
08	PAVEMENT MARKING	57,500.00	0.00	0.00	0.00	0.00	57,500.00	N/A
09	TRAFFIC CONTROL	38,610.00	3,650.00	28,035.00	0.00	31,685.00	6,925.00	N/A
10	CRACK FILL STREETS	8,097.10	0.00	8,097.10	0.00	8,097.10	0.00	N/A
11	CRACK FILL ASPHALT TO CONCRETE JOINTS	19,284.80	0.00	19,284.80	0.00	19,284.80	0.00	N/A
12	MASTIC CRACK FILL	4,230.40	0.00	4,230.40	0.00	4,230.40	0.00	N/A
13	SEAL COAT	30,975.25	0.00	30,975.25	0.00	30,975.25	0.00	N/A
	Totals (Base Bid)	1,657,638.95	91,295.60	1,209,834.15	0.00	1,301,129.75	356,509.20	N/A
	ADDITIONAL WORK							
01	ADD - 5" FULL DEPTH R&R CRACK REPAIR	11,501.40		0.00	0.00	0.00	11,501.40	N/A
02	ADD - EDGE MILL (ON-SITE HAUL)	4,071.00		4,071.00	0.00	4,071.00	0.00	N/A
06	ADD - 2.0" HMA OVERLAY	13,570.00		13,570.00	0.00	13,570.00	0.00	N/A
09	ADD - TRAFFIC CONTROL	1,200.00		1,200.00	0.00	1,200.00	0.00	N/A
10	DEDUCT - CRACK FILL STREETS	(205.70)		(205.70)	0.00	(205.70)	0.00	N/A
12	DEDUCT - MASTIC CRACK FILL	(4,230.40)		(4,230.40)	0.00	(4,230.40)	0.00	N/A
13	DEDUCT - SEAL COAT	(30,975.25)		(30,975.25)	0.00	(30,975.25)	0.00	N/A
T&M	9" FULL DEPTH R&R REPAIR	5,068.95		5,068.95	0.00	5,068.95	0.00	N/A
	Totals (Additional Work)	0.00	0.00	(11,501.40)	0.00	(11,501.40)	11,501.40	N/A
	Grand Totals	1,657,638.95	91,295.60	1,198,332.75	0.00	1,289,628.35	368,010.60	N/A



1330 South Cherokee Street
Denver CO 80223
(303) 984-7800

Contract Invoice

Invoice#: 222018-01

Date: 06/04/2018

Billed To: Triview Metropolitan District
16055 Old Forest Point #300
Monument CO 80132

Project: Triview Emergency Valve Repair
Jackson Creek & Lyons Tail
Monument CO 80132

Due Date: 07/04/2018

Terms: 30DY

Order#

Description	Amount
Completion Billing	24,129.00

Notes:

Work performed:

Replace 12" MJ Gate Valve Cluster in the Road.

Original Price: 33,629.00

Deduct for Owner supplied valves and accessories: -9,000.00

Deduct for Owner supplied traffic cones and barrels: -500.00

Final Billing amount: 24,129.00

*A service charge of 18.00% per annum will be charged on all amounts
overdue on regular statement dates.*

Thank you for your prompt payment!

Non-Taxable Amount:	24,129.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	24,129.00



Timber Line Electric & Control
17591 Highway 8
PO Box 793
Morrison CO 80465

Invoice

Invoice#: 19890

Date: 05/22/2018

Phone: 303.697.0440
Fax: 303.697.0450
www.tlecc.net

Billed To: Triview Metropolitan District
16055 Old Forest Point
Monument CO 80132

Project: Tri View SCADA Project
5073

Due Date: 06/21/2018

Terms: 30DY

Order# Shawn Sexton

Description	Amount
Treatment Plant A and Well - labor	14,484.80

Notes:

This invoice is for labor at Plant A and Well through 05/20/18. Thank you!

*A service charge of 18.00% per annum will be charged on all amounts
overdue on regular statement dates.*

Thank you for your prompt payment!

Non-Taxable Amount:	14,484.80
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	14,484.80

Job Name	TriView Metro SCADA Project	No. 5073	Application no:	2				
	Timber Line Electric & Control Corp.		Application Date:	5/22/2018				
	P O Box 793 - Morrison, CO 80465		Period to:	5/22/2018				
Item No:	Description of Work	Scheduled Value	Work Completed Previous	This Period	Materials Presently Stored	Total Completed & Stored To Date	% G/C	Balance to Finish
	1 Sanctuary Point to Plant B - materials	\$ 680.00	\$ -	\$ -		\$0.00	0.00%	\$ 680.00
	2 Sanctuary Point to Plant B - labor	\$ 472.00	\$ -	\$ -		\$0.00	0.00%	\$ 472.00
	3 Well Sites A4/D4 - materials	\$ 1,589.00	\$ -	\$ -		\$0.00	0.00%	\$ 1,589.00
	4 Well Sites A4/D4 - labor	\$ 6,650.00	\$ -	\$ -		\$0.00	0.00%	\$ 6,650.00
	5 Treatment Plant A & Well - materials	\$ 18,851.00	\$ 18,851.00	\$ -		\$18,851.00	100.00%	\$ -
	6 Treatment Plant A & Well - labor	\$ 18,106.00	\$ -	\$ 14,484.80		\$14,484.80	80.00%	\$ 3,621.20
	7 Treatment Plant B Moscad - materials	\$ 32,407.00	\$ -	\$ -		\$0.00	0.00%	\$ 32,407.00
	8 Treatment Plant B Moscad - labor	\$ 24,957.00	\$ -	\$ -		\$0.00	0.00%	\$ 24,957.00
	9 Computer Central Upgrade - materials	\$ 4,935.00	\$ -	\$ -		\$0.00	0.00%	\$ 4,935.00
	10 Computer Central Upgrade - labor	\$ 4,991.00	\$ -	\$ -		\$0.00	0.00%	\$ 4,991.00
	11 Mini Edition rs view - materials	\$ 1,125.00	\$ -	\$ -		\$0.00	0.00%	\$ 1,125.00
	12 B Plant Direct Logic Filter Control (1&2) - materials	\$ 4,262.00	\$ -	\$ -		\$0.00	0.00%	\$ 4,262.00
	13 B Plant Direct Logic Filter Control (1&2) - labor	\$ 6,709.00	\$ -	\$ -		\$0.00	0.00%	\$ 6,709.00
	14 B Plant Direct Logic Filter Control (3,4,5) - materials	\$ 4,262.00	\$ -	\$ -		\$0.00	0.00%	\$ 4,262.00
	15 B Plant Direct Logic Filter Control (3,4,5) - labor	\$ 6,709.00	\$ -	\$ -		\$0.00	0.00%	\$ 6,709.00
	16 Generator / Trnsfr Switch to Sanctuary PLC - labor	\$ 564.00	\$ -	\$ -		\$0.00	0.00%	\$ 564.00
	17 CO 1 - Electrical - materials	\$ 1,335.00		\$ -				
	18 CO 1 - Electrical - labor	\$ 16,598.00						
	Project Total	\$ 155,202.00	\$ 18,851.00	\$ 14,484.80	\$ -	\$33,335.80	21.48%	\$ 121,866.20

Remit To:

MAY 21 2018

Original Invoice

Page	Date Printed	Invoice No.
1	5/14/18	051823 00

FRONT RANGE WINWATER WORKS CO.
7006 SPACE VILLAGE AVE
PO BOX 76509
COLORADO SPRINGS, CO 80929-9318

To Reorder Contact Us At
Phone No. : (719) 622-8884
Fax No. : (719) 596-1538 DB# 10

Sold To:

Ship To:

TRIVIEW METROPOLITAN DISTRICT
PO BOX 849
MONUMENT, CO 80132-0849

TRIVIEW METROPOLITAN DISTRICT
16131 ST LAWRENCE WAY
MONUMENT, CO 80132-6117
12" VALVE REPLACEMENT

Customer Number	Customer Purchase Order	Salesman	Type Shipment	Ship VIA	Date Shipped
00369-001387	12" VALVE REPLACEMEN	018-STEVEN SLOAN	Stock	OUR TRUCK	5/14/18

WE APPRECIATE YOUR BUSINESS! HAVE A GREAT DAY!

Units Ordered	U/M	Item Description	Units Shipped	B/C	Price	Per	Discount	Extended	Tax
3	EA	2640-30 12 MJ GATE VLV OL LACC LESS ACC	3		1,625.0000		.00	4,875.00	N
3	EA	12 DI MJ LONG SOLID SLEEVE F IMPORT	3		188.0400		.00	564.12	N
15	EA	2012PV 12 PVC MEGALUG DOMESTIC	15		105.0000		.00	1,575.00	N
15	EA	12 DI MJ GASKET	15		7.0000		.00	105.00	N
120	EA	3/4 X 4-1/2 MJ T-BOLTS	120		1.2500		.00	150.00	N
1	EA	12 DI MJ TEE F IMPORT	1		343.0000		.00	343.00	N

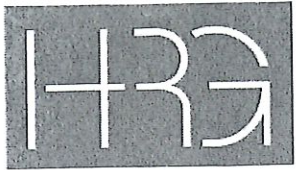
Terms: Monthly Service Charge May Be Applied To Past Due Accounts.
NET 30 DAYS

Pay full balance by 6/13/18

Tax Area ID:	Net Sales	7,612.12
CO - 060411704	Freight	.00
State Tax % .000	State Tax	.00
Local Tax % .000	Local Tax	.00
	Invoice Amount	7,612.12

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. For inquiries please call (719) 622-8884.
T&C: You agree that the sale of these products/services is subject to all of our standard terms and conditions of sale located at www.winsupplyinc.com/tcsale.

INVOICELP : Laser Invoice



HRGreen

JUN 04 2018

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 23, 2018
 Project No: 171716
 Invoice No: 118942

Project 171716 TriView Metro District, CO - On-Call District Engineering Services
 On-Call District Engineering Services

Professional Services Through April 27, 2018

Phase 3000 2018 Paving Program

Reimbursable Expenses

Mileage		73.03	
	Total Reimbursables	73.03	73.03
	Total this Phase		\$73.03

Phase 5000 Miscellaneous

Professional Personnel

		Hours	Rate	Amount	
Professional					
Connor, Michael	4/19/2018	.50	138.00	69.00	
Merritt, John	4/23/2018	1.00	175.00	175.00	
Totals		1.50		244.00	
	Total Labor				244.00
	Total this Phase				\$244.00

Phase 6000 Jackson Creek Parkway Funding

Professional Personnel

		Hours	Rate	Amount	
Professional					
Connor, Michael	4/3/2018	1.00	138.00	138.00	
Connor, Michael	4/13/2018	2.00	138.00	276.00	
Connor, Michael	4/16/2018	6.00	138.00	828.00	
Connor, Michael	4/18/2018	4.50	138.00	621.00	
Connor, Michael	4/24/2018	8.00	138.00	1,104.00	
Connor, Michael	4/25/2018	7.00	138.00	966.00	
Connor, Michael	4/26/2018	1.00	138.00	138.00	
Connor, Michael	4/27/2018	1.00	138.00	138.00	
Zelenok, David	4/10/2018	1.00	190.00	190.00	
Zelenok, David	4/18/2018	1.00	190.00	190.00	
Totals		32.50		4,589.00	
	Total Labor				4,589.00

Project	171716	TriView Metro District, CO - On-Call	Invoice	118942
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Consultants

All Traffic Data Services, Inc.

4/27/2018 All Traffic Data Services, Inc. Traffic Counts

1,650.00

Total Consultants

1,650.00

1,650.00

Reimbursable Expenses

Mileage

70.85

Total Reimbursables

70.85

70.85

Total this Phase

\$6,309.85

Total this Invoice

\$6,626.88



JUN 04 2018

INVOICE

Shamrock Water Services

12265 Old Barn Rd
Elbert, CO 80106
719-639-8769
shamrockwaterservices@gmail.com

INVOICE NO. 202
DATE: 5/25/2018
CUSTOMER: Tri-view Metropolitan
District

TO:

Shawn Sexton
Water Superintendent
16055 Old Forest Point Suite 300
Monument, CO 80132
(719) 602-4391

JOB	PAYMENT TERMS		
Hydrant Repair, Inspection and Painting (3rd Invoice)	Due On Receipt		
DESCRIPTION	QUANTITY	AMOUNT	TOTAL
Material required for repair: (2) two Stem O-Rings p# A-12, one (1) Hold Down Nut O-Ring p# A-3, (1) one Anti-Friction Washer p# A-6, one (1) Safety Flange O-Ring p# 27, one (1) Cotter Pin p# A-29, one (1) Bonnet O-Ring p# A-10 and 10.5 ounces of hydrant lubricating oil p# A-51. Upper stem, hold down nut, and operating nut replaced. Original hold down nut required extensive work to be removed due to it being seized in the bonnet. All traffic safety bolts had to be cut and replaced to gain access to the inner components of the hydrant.	1.00	\$1,750.00	\$1,750.00
Hydrants have been painted to existing color scheme with a hardened rust resistant enamel to meet or exceed manufacturer's specifications and ANSI/NSF standards. This work was completed at \$35.00 per hydrant.	85.00	\$35.00	\$2,975.00
Hydrant Inspection (Not NFPA Confidence Testing)	21.00	\$15.00	\$315.00
Tightening of loose nozzle threads for nine AVK hydrants and replacement of one Colorado Springs spec cap (\$55 at cost) to 1-1/2" national standard spec.	10.00	\$15.00	\$150.00
2018 Federal Mileage Reimbursement at \$0.54 a mile	894.00	\$0.54	\$482.76
Twenty-eight onsite repairs made ranging from cap chains to clearing/creating hydrant ROWs.	28.00	\$0.00	\$0.00
TOTAL DUE			\$5,672.76

Make all checks payable to Shamrock Water Services. THANK YOU FOR YOUR BUSINESS!

*Please note: All inspections performed are only guaranteed to be accurate six (6) months from the inspection date.



**American Conservation
& Billing Solutions**

PO Box 51356
Colo Spgs, CO 80949

Invoice Number:8295

Invoice Date:May 20, 2018

877-410-0167 x 1985 Voice
719-599-4057 FAX

Sold To:

Ship To:

TriView Metropolitan District
16055 Old Forest Point
Suite 300
Monument, CO 80132

RECEIVED
MAY 30 2018

Customer ID	Purchase Order	Payment Terms	Sales Rep	Page
TRIVI		Net 30 Days		1

Quantity	Item	Description	Unit Price	Extension
1,615.00		Billing for 6/01 - 7/01/ 2018	2.75	4,441.25
1.00		Master Bill for TMD	10.00	10.00
88.00		Leak Postcards	1.00	88.00
16.00		Title Request	25.00	400.00
32.00		Shut Off Notices	5.00	160.00

Check No:

Sales Tax	
Total Invoice Amount	\$5,099.25
Amount Received With Invoice	0.00
Total	\$5,099.25

81



TRIVIEW METROPOLITAN DISTRICT
Financial Statements
April 2018
Unaudited

DISTRICT FUND
Cost Allocation

April 30, 2018

TRIVIEW METROPOLITAN DISTRICT
DISTRICT (GENERAL) FUND
PUBLIC WORKS/STREETS
For the Four Months Ending April 30, 2018
Unaudited

	2018 Budget	YTD Actual	Percent of Budget (YTD 33%)
REVENUE - Public Works			
Sales Tax/IGA/Town	\$ 1,275,000	\$ 403,556	32%
Property Tax/IGA/Town	103,000	-	0%
Auto Tax/IGA/Town	90,000	29,194	32%
Interest	90,000	54,887	61%
Drainage Impact Fees	80,000	75,288	94%
Road and Bridge Fees	75,000	54,879	73%
Use Tax - Construction Material	37,500	50,912	136%
Miscellaneous	7,500	14,367	192%
Lot & Inspection Fees	3,750	713	19%
Total Revenue	\$ 1,761,750	\$ 683,796	39%
EXPENDITURES			
<u>Legislative</u>			
Directors' Fees	\$ 9,000	\$ 1,425	16%
FICA and Unemployment	720	114	16%
Workers Compensation Insurance	563	375	67%
Total Legislative	\$ 10,283	\$ 1,914	19%
<u>General and Administrative</u>			
<u>Salaries and Benefits</u>			
Salaries/Wages	\$ 164,250	\$ 60,395	37%
Unemployment Insurance	300	97	32%
Workers' Compensation Insurance	3,750	3,750	100%
Health and Dental Insurance	18,750	6,947	37%
Employer's FICA	10,184	3,614	35%
Employer's Medicare	2,382	845	35%
Retirement	7,950	3,025	38%
Life and Disability Insurance	1,125	478	42%
Total Salaries and Benefits	\$ 208,691	\$ 79,150	38%
<u>Professional Services</u>			
Professional Services-Engineering	\$ 15,000	\$ 7,681	51%
Professional Services-Management	37,500	29,438	79%
Professional Services-Public Relations	15,000	5,042	34%
Professional Services-Pavement Management	25,000	5,760	23%
Legal Fees/Monson, Cummins & Shohet	37,500	16,472	44%
Legal Fees	36,000	12,000	33%
Total Professional Services	\$ 166,000	\$ 76,391	46%
<u>General Administration</u>			
Accounting Services	\$ 20,250	\$ 6,601	33%
Audit Fees	7,500	-	0%
Conference, Class and Education	2,475	-	0%
Dues, Publications and Subscriptions	6,000	1,193	20%
Election	16,500	279	2%
IT Support	9,000	2,572	29%
Office Equipment and Supplies	11,250	8,085	72%
Publication - Legal Notice	233	-	0%
Repairs and Maintenance	1,125	474	42%
Telephone Service	7,500	1,285	17%
Travel and Meeting Expense	4,500	702	16%
Office Overhead (COA, utilities, etc.)	8,250	2,435	30%
General Insurance	12,375	16,968	137%
Vehicle Expense	11,250	3,592	32%
Asset Management	9,900	-	0%
Contingency/Emergency Reserves/Miscellaneous	127,472	2,952	2%
Total General Administration	\$ 255,579	\$ 47,137	18%
Total Public Works/Streets - Administrative, Professional Services, etc.	\$ 640,552	\$ 204,592	33%

Operations

TRIVIEW METROPOLITAN DISTRICT
DISTRICT (GENERAL) FUND
PUBLIC WORKS/STREETS
For the Four Months Ending April 30, 2018
Unaudited

	2018 Budget	YTD Actual	Percent of Budget (YTD 33%)
<u>Salaries and Benefits- Streets and Parks</u>			
Salaries/Wages	\$ 153,750	\$ 37,204	24%
Salaries/Wages - Seasonal	27,300	-	0%
Unemployment Insurance	450	110	25%
Workers' Compensation Insurance	24,000	25,575	107%
Health and Dental Insurance	18,750	5,096	27%
Employer's FICA	11,225	2,288	20%
Employer's Medicare	2,625	535	20%
Retirement	8,063	-	0%
Life and Disability Insurance	750	158	21%
Total Salaries and Benefits - Public Works/Streets	<u>\$ 246,913</u>	<u>\$ 70,964</u>	<u>29%</u>
<u>Streets Operations and Maintenance</u>			
Operations and Maintenance	\$ 30,000	\$ 7,598	25%
Vehicle Maintenance	2,000	1,708	85%
Contract Snow Removal	25,000	4,911	20%
Repair and Maintenance	30,000	395	1%
Rack to install Sandboxes for Plow Trucks	2,000	-	0%
Contract Street Sweeping	15,000	5,704	38%
Sand and Salt for Roads	4,000	1,293	32%
Supplies	4,000	3,790	95%
Total Streets	<u>\$ 112,000</u>	<u>\$ 25,399</u>	<u>23%</u>
Total Public Works/Streets and O&M	<u>\$ 358,913</u>	<u>\$ 96,363</u>	<u>27%</u>
<u>Lighting</u>			
MVE Operation and Maintenance	\$ 26,250	\$ 14,793	56%
Repair and Maintenance	5,250	-	0%
Total Lighting	<u>\$ 31,500</u>	<u>\$ 14,793</u>	<u>47%</u>
<u>Signage</u>			
Repairs and Maintenance	\$ 3,000	\$ 2,084	69%
Total Signage	<u>\$ 3,000</u>	<u>\$ 2,084</u>	<u>69%</u>
<u>Traffic Control</u>			
Operation and Maintenance	\$ 1,600	\$ 456	29%
Repairs and Maintenance - Striping	23,000	125	1%
Total Traffic Control	<u>\$ 24,600</u>	<u>\$ 581</u>	<u>2%</u>
<u>Drainage/Erosion Control</u>			
Repairs and Maintenance (includes Concrete work)	\$ 20,000	\$ -	0%
Total Drainage/Erosion Control	<u>\$ 20,000</u>	<u>\$ -</u>	<u>0%</u>
Total Expenditures - Public Works/Streets	<u>\$ 1,078,565</u>	<u>\$ 318,413</u>	<u>30%</u>
EXCESS OF REVENUE OVER (UNDER)			
EXPENDITURES AND OTHER FINANCING USES	<u>\$ 683,185</u>	<u>\$ 365,383</u>	

TRIVIEW METROPOLITAN DISTRICT
DISTRICT (GENERAL) FUND
PARKS AND OPEN SPACE
For the Four Months Ending April 30, 2018
Unaudited

	2018 Budget	YTD Actual	Percent of Budget (YTD 33%)
REVENUE - Parks and Open Space			
Sales Tax/IGA/Town	\$ 425,000	\$ 134,519	32%
Property Tax/IGA/Town	103,000	-	0%
Park, Rec and Landscape Fees	202,400	121,429	60%
Auto Tax/IGA/Town	30,000	9,731	32%
Interest	30,000	18,296	61%
Use Tax - Construction Material	12,500	16,971	136%
Conservation Trust Fund	15,000	4,281	29%
Miscellaneous	2,500	4,789	192%
Lot & Inspection Fees	1,250	238	19%
Total Revenue	\$ 821,650	\$ 310,253	38%
EXPENDITURES			
<u>Legislative</u>			
Directors' Fees	\$ 3,000	\$ 475	16%
FICA and Unemployment	240	38	16%
Workers Compensation Insurance	188	125	67%
Total Legislative	\$ 3,428	\$ 638	19%
<u>General and Administrative</u>			
<u>Salaries and Benefits</u>			
Salaries/Wages	\$ 54,750	\$ 20,132	37%
Unemployment Insurance	100	32	32%
Workers' Compensation Insurance	1,250	1,250	100%
Health and Dental Insurance	6,250	2,316	37%
Employer's FICA	3,395	1,205	35%
Employer's Medicare	794	282	35%
Retirement	2,650	1,008	38%
Life and Disability Insurance	375	159	42%
Total Salaries and Benefits	\$ 69,564	\$ 26,383	38%
<u>Professional Services</u>			
Professional Services-Engineering	\$ 5,000	\$ 2,560	51%
Professional Services-Management	12,500	9,813	79%
Professional Services-Public Relations	5,000	1,681	34%
Legal Fees/Monson, Cummins & Shohet	12,500	5,491	44%
Legal Fees	12,000	4,000	33%
Total Professional Services	\$ 47,000	\$ 23,544	50%
<u>General Administration</u>			
Accounting Services	\$ 6,750	\$ 2,200	33%
Audit Fees	2,500	-	0%
Conference, Class and Education	825	-	0%
Dues, Publications and Subscriptions	2,000	398	20%
Election	5,500	93	2%
IT Support	3,000	857	29%
Office Equipment and Supplies	3,750	2,695	72%
Publication - Legal Notice	78	-	0%
Repairs and Maintenance	375	158	42%
Telephone Service	2,500	428	17%
Travel and Meeting Expense	1,500	234	16%
Office Overhead (COA, utilities, etc.)	2,750	812	30%
General Insurance	4,125	5,656	137%
Vehicle Expense	3,750	1,197	32%
Asset Management	3,300	-	0%
Contingency/Emergency Reserves/Miscellaneous	42,491	984	2%
Total General Administration	\$ 85,193	\$ 15,712	18%
Total Parks - Administrative, Professional Services, etc.	\$ 205,184	\$ 66,277	32%

TRIVIEW METROPOLITAN DISTRICT
DISTRICT (GENERAL) FUND
PARKS AND OPEN SPACE
For the Four Months Ending April 30, 2018
Unaudited

	2018 Budget	YTD Actual	Percent of Budget (YTD 33%)
<u>Operations</u>			
<u>Salaries and Benefits- Parks</u>			
Salaries/Wages	\$ 51,250	\$ 12,401	24%
Salaries/Wages - Seasonal	9,100	-	0%
Unemployment Insurance	150	37	25%
Workers' Compensation Insurance	8,000	8,525	107%
Health and Dental Insurance	6,250	1,699	27%
Employer's FICA	3,742	763	20%
Employer's Medicare	875	178	20%
Retirement	2,688	-	0%
Life and Disability Insurance	250	53	21%
Total Salaries and Benefits - Parks	<u>\$ 82,305</u>	<u>\$ 23,655</u>	<u>29%</u>
 <u>Parks and Open Space O & M</u>			
Repair of Facilities	\$ 16,000	\$ 4,417	28%
Annual Flower Program	10,000	-	0%
Fertilizer and Weed Control Program	15,000	7,107	47%
Park Irrigation Water Payments	50,000	7,359	15%
Repair and Maintenance	30,000	6,550	22%
Supplies/Trees Replacement	200	9	5%
Replacement Plow for ATV	3,000	-	0%
Tools	4,000	-	0%
Equipment and Maintenance	4,000	3,272	82%
Clothing and Safety Equipment	800	304	38%
Automated Gate for PW Facility and Fence	6,000	3,540	59%
Back Flow Inspection	1,250	68	5%
Repair and Replace Meters and PRV's	10,500	627	6%
Total Parks and Open Space O & M	<u>\$ 150,750</u>	<u>\$ 33,253</u>	<u>22%</u>
 Total Parks and O & M	<u>\$ 233,056</u>	<u>\$ 56,909</u>	<u>24%</u>
 <u>Lighting</u>			
MVE Operation and Maintenance	\$ 8,750	\$ 4,931	56%
Repair and Maintenance	1,750	-	0%
Total Lighting	<u>\$ 10,500</u>	<u>\$ 4,931</u>	<u>47%</u>
 <u>Signage</u>			
Repairs and Maintenance	\$ 1,000	\$ 695	69%
Total Signage	<u>\$ 1,000</u>	<u>\$ 695</u>	<u>69%</u>
 <u>Total Conservation Trust Fund Projects</u>	<u>\$ 15,000</u>	<u>\$ -</u>	<u>0%</u>
 Total Expenditures - Parks and Open Space	<u>\$ 464,740</u>	<u>\$ 128,812</u>	<u>28%</u>
 EXCESS OF REVENUE OVER (UNDER)			
EXPENDITURES AND OTHER FINANCING USES	<u>\$ 356,910</u>	<u>\$ 181,441</u>	

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

DEBT SERVICE

For the Four Months Ending April 30, 2018
Unaudited

	2018 Budget	YTD Actual	Percent of Budget (YTD 33%)
REVENUE			
Property Tax	\$ 2,794,539	\$ 1,616,489	58%
Specific Ownership Tax	279,454	107,332	38%
Interest - GO Bond	8,000	3,619	45%
Total Revenue	<u>\$ 3,081,993</u>	<u>\$ 1,727,440</u>	<u>56%</u>
EXPENDITURES			
<u>Administrative</u>			
Tax Collection Expense	\$ 41,918	\$ 24,248	58%
Total Administrative	<u>\$ 41,918</u>	<u>\$ 24,248</u>	<u>58%</u>
 <u>Debt Service</u>			
Bond Interest Payment	\$ 1,943,612	\$ -	0%
Bond Principal Payment	540,000	-	0%
Paying Agent Fees	2,500	2,500	100%
Total Debt Service	<u>\$ 2,486,112</u>	<u>\$ 2,500</u>	<u>0%</u>
 Total Expenditures	 <u>\$ 2,528,030</u>	 <u>\$ 26,748</u>	 <u>1%</u>
 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	 <u>\$ 553,963</u>	 <u>\$ 1,700,692</u>	

ENTERPRISE FUND
Cost Allocation

April 30, 2018

TRIVIEW METROPOLITAN DISTRICT
WATER, WASTEWATER AND REUSE ENTERPRISE FUND
WATER OPERATIONS

For the Four Months Ending April 30, 2018

Unaudited

	2018 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 33%)
REVENUE				
Water Revenue	\$ 1,201,000	\$ 274,552	\$ (926,448)	23%
Miscellaneous	10,000	9,838	(163)	98%
Water Meter Kits	30,000	19,500	(10,500)	65%
Bulk Water Revenue	20,000	2,247	(17,753)	11%
Total Revenue	\$ 1,261,000	\$ 306,137	\$ (954,864)	23%
EXPENDITURES				
<u>Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 136,000	\$ 49,052	\$ 86,949	36%
Overtime	12,500	1,426	11,075	11%
Unemployment Insurance	500	96	404	19%
Workers' Compensation Insurance	3,000	3,068	(68)	102%
Health and Dental Insurance	17,500	6,390	11,110	37%
Employer's FICA	9,207	3,025	6,182	33%
Employer's Medicare	2,154	707	1,447	33%
Retirement	8,750	1,243	7,507	14%
Life and Disability Insurance	1,000	325	676	32%
Total Salaries and Benefits	\$ 190,611	\$ 65,330	\$ 125,281	34%
<u>Professional Services</u>				
Professional Services/ORC & Engineering	\$ 25,000	\$ 3,758	\$ 21,243	15%
Professional Services/Amcobi/National Meter	30,000	12,506	17,494	42%
Rate/Service Study	17,500	4,593	12,907	26%
Development Services/Monson, Cummins & Shohet	4,500	-	4,500	0%
Total Professional Services	\$ 77,000	\$ 20,857	\$ 56,144	27%
<u>Administrative</u>				
Accounting Services	\$ 7,500	\$ 2,062	\$ 5,439	27%
Audit Fees	5,000	-	5,000	0%
Conference, Class and Education	3,000	270	2,730	9%
Dues, Publications and Subscriptions	3,150	-	3,150	0%
IT Support	500	473	28	95%
Office Equipment and Supplies	2,500	566	1,934	23%
Postage	2,000	174	1,827	9%
Publication - Legal Notice	175	-	175	0%
Communications	10,000	861	9,139	9%
Repairs and Maintenance	750	225	526	30%
Telephone Service	1,500	649	851	43%
Travel and Meeting Expense	375	-	375	0%
Office Overhead (COA, utilities, etc.)	600	160	440	27%
General Insurance	4,400	6,165	(1,765)	140%
Vehicle Expense	2,000	2,180	(180)	109%
Miscellaneous	500	39	461	8%
Total General Administration	\$ 43,950	\$ 13,822	\$ 30,129	31%
Total General Administrative	\$ 311,561	\$ 100,008	\$ 211,553	32%

TRIVIEW METROPOLITAN DISTRICT
WATER, WASTEWATER AND REUSE ENTERPRISE FUND
WATER OPERATIONS

For the Four Months Ending April 30, 2018

Unaudited

	2018 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 33%)
<u>Water System</u>				
Water Testing	\$ 12,000	\$ -	\$ 12,000	0%
Gas Utilities	6,000	3,125	2,875	52%
Electric Utilities	300,000	59,950	240,050	20%
Repairs and Maintenance	94,000	41,876	52,124	45%
Storage Tank Maintenance	80,000	-	80,000	0%
Operating Supplies	15,000	6,273	8,727	42%
Bulk Chemical Supplies	6,000	-	6,000	0%
Lab Chemicals and Supplies	15,000	-	15,000	0%
Instrumentation	11,500	-	11,500	0%
Water Assessments	42,500	42,500	-	100%
Equipment Meter Supplies/Meter Kits	10,000	8,906	1,094	89%
Total Water System	<u>\$ 592,000</u>	<u>\$ 162,630</u>	<u>\$ 429,370</u>	<u>14%</u>
Total Expenditures	<u>\$ 903,561</u>	<u>\$ 262,638</u>	<u>\$ 640,923</u>	<u>20%</u>
 EXCESS OF REVENUE OVER (UNDER)				
EXPENDITURES	<u>\$ 357,440</u>	<u>\$ 43,499</u>	<u>\$ (313,941)</u>	

TRIVIEW METROPOLITAN DISTRICT
WATER, WASTEWATER AND REUSE ENTERPRISE FUND
WASTEWATER OPERATIONS

#REF!

Unaudited

	2018 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget #REF!
REVENUE				
Sewer Revenue	\$ 1,144,000	\$ 364,900	\$ (779,100)	32%
Miscellaneous	10,000	9,838	(163)	98%
Total Revenue	\$ 1,154,000	\$ 374,738	\$ (779,263)	32%
EXPENDITURES				
<u>Administrative</u>				
<u>Salaries and Benefits</u>				
Salaries/Wages	\$ 136,000	\$ 49,052	\$ 86,949	36%
Overtime	12,500	1,426	11,075	11%
Unemployment Insurance	500	96	404	19%
Workers' Compensation Insurance	3,000	3,068	(68)	102%
Health and Dental Insurance	17,500	6,390	11,110	37%
Employer's FICA	9,207	3,025	6,182	33%
Employer's Medicare	2,154	707	1,447	33%
Retirement	8,750	1,243	7,507	14%
Life and Disability Insurance	1,000	325	676	32%
Total Salaries and Benefits	\$ 190,611	\$ 65,330	\$ 125,281	34%
<u>Professional Services</u>				
Professional Services/ORC & Engineering	\$ 25,000	\$ 3,758	\$ 21,243	15%
Professional Services/Amcobi/National Meter	30,000	12,506	17,494	42%
Rate/Service Study	17,500	4,593	12,907	26%
Development Services/Monson, Cummins & Shohet	4,500	-	4,500	0%
Total Professional Services	\$ 77,000	\$ 20,857	\$ 56,144	27%
<u>Administrative</u>				
Accounting Services	\$ 7,500	\$ 2,062	\$ 5,439	27%
Audit Fees	5,000	-	5,000	0%
Conference, Class and Education	3,000	270	2,730	9%
Dues, Publications and Subscriptions	3,150	-	3,150	0%
IT Support	500	473	28	95%
Office Equipment and Supplies	2,500	566	1,934	23%
Postage	2,000	174	1,827	9%
Publication - Legal Notice	175	-	175	0%
Communications	10,000	861	9,139	9%
Repairs and Maintenance	750	225	526	30%
Telephone Service	1,500	649	851	43%
Travel and Meeting Expense	375	-	375	0%
Office Overhead (COA, utilities, etc.)	600	160	440	27%
General Insurance	4,400	6,165	(1,765)	140%
Vehicle Expense	2,000	2,180	(180)	109%
Miscellaneous	500	39	461	8%
Total General Administration	\$ 43,950	\$ 13,822	\$ 30,129	31%
Total General Administrative	\$ 311,561	\$ 100,008	\$ 211,553	32%

**TRIVIEW METROPOLITAN DISTRICT
WATER, WASTEWATER AND REUSE ENTERPRISE FUND
WASTEWATER OPERATIONS**

#REF!
Unaudited

	2018 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget #REF!
<u>Wastewater System</u>				
Wastewater TF/Donala/IGA	\$ 883,899	\$ 139,951	\$ 743,948	16%
Repairs and Maintenance	24,000	9,574	14,426	40%
Video Collection System - Annual	30,000	1,345	28,655	4%
Operating Supplies	6,000	5,430	570	91%
Transit Loss	6,000	-	6,000	0%
Total Wastewater System	\$ 949,899	\$ 156,300	\$ 793,599	16%
Total Administrative and Operations	\$ 1,261,460	\$ 256,308	\$ 1,005,152	20%
EXCESS OF REVENUE OVER (UNDER)				
EXPENDITURES	\$ (107,460)	\$ 118,430	\$ 225,890	

TRIVIEW METROPOLITAN DISTRICT
WATER, WASTEWATER AND REUSE ENTERPRISE FUND
DEBT SERVICE

For the Four Months Ending April 30, 2018

Unaudited

	2018 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 33%)
REVENUE				
Reuse Fee	\$ 360,000	\$ 227,400	\$ (132,600)	63%
Water/Sewer Impact Fee	240,000	115,325	(124,675)	48%
Renewable Water Fee	210,000	125,650	(84,350)	60%
Lease Revenue	100,000	8,496	(91,504)	8%
Effluent Paid-AGUA	50,000	33,387	(16,613)	67%
Review & Comment Fee	30,000	23,120	(6,880)	77%
Interest	10,000	10,504	504	105%
Total Revenue	\$ 1,000,000	\$ 543,882	\$ (456,118)	55%
EXPENDITURES				
<u>Debt Service</u>				
Debt Service - Keybank	\$ 373,336	\$ -	\$ 373,336	0%
Northstar/Independent Bank Loan - Principal	400,000	200,000	200,000	50%
Northstar/Independent Loan - Interest	176,215	90,795	85,420	52%
Total Debt Service	\$ 949,551	\$ 290,795	\$ 658,756	31%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 50,449	\$ 253,087	\$ 202,638	
OTHER FINANCING SOURCES				
Transfer from other funds	\$ 330,000	\$ 108,900	\$ (221,100)	33%
Total Other Financing Sources	\$ 330,000	\$ 108,900	\$ (221,100)	33%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	\$ 380,449	\$ 361,987	\$ (18,462)	

CAPITAL PROJECTS FUNDS

April 30, 2018

TRIVIEW METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND - GENERAL

Budget Status Report - GAAP Basis
For the Four Months Ending April 30, 2018
Unaudited

	2018 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 33%)
REVENUE				
Grant Proceeds/GOCO for Master Plan	\$ 25,000	\$ -	\$ (25,000)	0%
Total Revenue	\$ 25,000	\$ -	\$ (25,000)	0%
EXPENDITURES				
<u>Vehicles and Equipment Utilities</u>				
Vehicles and Equipment	\$ 70,000	\$ 40,347	\$ 29,653	58%
Material Storage Facility	10,000	-	10,000	0%
Total Vehicles and Equipment	\$ 80,000	\$ 40,347	\$ 39,653	50%
<u>Park and Street Improvements</u>				
Landscape/Irrigation	\$ 116,000	\$ 102,909	\$ 13,091	89%
Dog Stations and Trash Receptacles	2,000	-	2,000	0%
Six Park Benches	3,500	-	3,500	0%
Landscape Master Plan	100,000	-	100,000	0%
Street Improvements	1,600,000	56,882	1,543,118	4%
Total Park and Street Improvements	\$ 1,821,500	\$ 159,791	\$ 1,661,709	9%
Total Expenditures - District Capital	\$ 1,901,500	\$ 200,138	\$ 1,701,362	11%
EXCESS OF REVENUE OVER (UNDER)				
EXPENDITURES	\$ (1,876,500)	\$ (200,138)	\$ 1,676,362	11%
OTHER FINANCING SOURCES (USES)				
Transfer from General Fund	\$ 1,876,500	\$ 200,138	\$ (1,676,362)	11%
Total Other Financing	\$ 1,876,500	\$ 200,138	\$ (1,676,362)	11%
EXCESS OF REVENUE OVER (UNDER)				
EXPENDITURES AND OTHER FINANCING SOURCES	\$ -	\$ -	\$ -	

TRIVIEW METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND - ENTERPRISE

Budget Status Report - GAAP Basis
For the Four Months Ending April 30, 2018
Unaudited

	2018 Budget	YTD Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 33%)
REVENUE				
Water Tap Fees	\$ 720,000	\$ 456,316	\$ (263,684)	63%
Sewer Tap Fees	412,500	253,689	(158,811)	62%
Total Revenue	\$ 1,132,500	\$ 710,005	\$ (422,495)	63%
EXPENDITURES				
<u>Vehicles and Equipment Utilities</u>				
Equipment/Vehicles	\$ 50,000	\$ 44,991	\$ 5,009	90%
Generator for B Plant	108,000	-	108,000	0%
Metal Build to Enclose B Plant Well Pump Equipment and Vactor Trailer	7,000	-	7,000	0%
Vaccon Trailer	52,000	-	52,000	0%
Crane for F-350	9,000	-	9,000	0%
Total Vehicles and Equipment	\$ 226,000	\$ 44,991	\$ 181,009	20%
<u>Wells</u>				
D-1 Well Rehabilitation	\$ 42,000	\$ -	\$ 42,000	0%
Plant Improvements at A Plant to Pump to B Plant	50,000	4,999	45,001	10%
Total Wells	\$ 92,000	\$ 4,999	\$ 87,001	5%
<u>Water Improvements</u>				
Backwash Metering Project	\$ 25,000	\$ 16,345	\$ 8,655	65%
Reuse, Renewable Water Purchase/Integrated Water Resource Plan	500,000	1,930	498,070	0%
SCADA	-	24,842	(24,842)	0%
West Interceptor Project	-	17,507	(17,507)	0%
West Water Loop	-	2,385	(2,385)	0%
Water Purchases and Diligence Investigations	50,000	12,649	37,351	25%
Total Water Improvements	\$ 575,000	\$ 75,658	\$ 499,342	13%
Total Expenditures - Enterprise Capital	\$ 893,000	\$ 125,648	\$ 767,352	14%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 239,500	\$ 584,357	\$ 344,857	244%
OTHER FINANCING SOURCES (USES)				
Escrow Taps	\$ 432,000	\$ -	\$ 432,000	0%
Total Other Financing	\$ 432,000	\$ -	\$ 432,000	0%
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES	\$ (192,500)	\$ 584,357	\$ 776,857	

MEMO



GROUND FLOOR MEDIA
ESTABLISHED 2001



CENTER TABLE

To: Triview Metro District Board of Directors
From: Barb Jones & Jeremy Story, GroundFloor Media
Date: June 7, 2018
Re: Messaging Survey

As valued members of the Triview Metro District (district) board of directors, we want to hear from you. In our ongoing communications work with the district, we will be developing a messaging document that will describe the district, what it does and who it serves. The document will be designed to be used by all of us as we prepare written communications, website content and social media posts. As part of the messaging development process, we would like to conduct short phone interviews with each board member to determine your thoughts and to better learn how each of you currently tells the district's story. We will also conduct interviews with the district's staff. Please know that all interviews/responses will be considered confidential and findings will be summarized to protect the person's identity that is providing the feedback.

Below is a list of questions we will be asking you. We wanted to share them with you in advance, so you have an opportunity to think through how you would respond. The district staff will work with you to identify convenient times for you to speak with one of us. Interviews should take no more than 15-20 minutes. If you'd prefer to answer the questions via email, please send your responses to: triview@groundfloormedia.com.

Thank you in advance for your help.

Survey Questions:

1. How do you describe the district to people you encounter?
2. What three words best describe the district?
3. What are the most important messages residents of the district should know about what we do?
4. What key two to three problems does the district solve?
5. What are the top three challenges the district faces?
6. What do you want people who don't live in the district to know about us?
7. Why did you choose to serve on the board?
8. How long have you lived in the district?