

## TRIVIEW METROPOLITAN DISTRICT NO. 3

### 2023 ANNUAL REPORT

Pursuant to section 32-1-207(3)(c), C.R.S., Triview Metropolitan District No. 3 (the “District”), hereby submits the following annual report for the year ending December 31, 2023:

**A. Boundary changes made.**

During the report year of 2023 there were no changes to the District boundaries.

**B. Intergovernmental agreements entered into or terminated with other governmental entities.**

During the report year of 2023 the District did not enter into or terminate any intergovernmental agreements.

**C. Access information to obtain a copy of rules and regulations adopted by the Board.**

During the report year of 2023 the District did not adopt or propose any rules and regulations. The District website is: <https://www.triviewmd3.com/>

**D. A summary of litigation involving public improvements owned by the District.**

During the report year of 2023, the District was not involved in any litigation.

**E. The status of the construction of public improvements by the District.**

During the report year of 2023, the District did not construct any public improvements.

**F. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.**

During the report year of 2023 the District did not dedicate any facilities or improvements to the Town.

**G. The final assessed valuation of the District as of December 31 of the reporting year.**

The 2023 final assessed valuation was: \$36,360.00.

**H. A copy of the current year’s budget.**

See attached Exhibit A.

**I. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, Part 6 of Article 1 of Title 29, or the application for exemption from audit, as applicable.**

See attached Exhibit B.

**J. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the District.**

During the report year of 2023, the District had no uncured events of default.

**K. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.**

During the report year of 2023, the District had no inability to pay its obligations.

**EXHIBIT A**  
**2024 BUDGET**

**TRIVIEW METROPOLITAN DISTRICT NO. 3**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2024**

**TRIVIEW METROPOLITAN DISTRICT NO. 3  
SUMMARY  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 2,307	\$ 100
REVENUES			
Property taxes	2,119	364	45,537
Specific ownership taxes	220	36	4,554
System Development Fees	-	-	240,000
Interest income	-	-	126,500
Developer advance	-	22,398	25,409
Bond issuance proceeds	-	-	14,295,000
Total revenues	<u>2,339</u>	<u>22,798</u>	<u>14,737,000</u>
TRANSFERS IN	<u>-</u>	<u>-</u>	<u>3,288,175</u>
Total funds available	<u>2,339</u>	<u>25,105</u>	<u>18,025,275</u>
EXPENDITURES			
General Fund	32	25,005	74,000
Debt Service Fund	-	-	703,725
Capital Projects Fund	-	-	11,353,825
Total expenditures	<u>32</u>	<u>25,005</u>	<u>12,131,550</u>
TRANSFERS OUT	<u>-</u>	<u>-</u>	<u>3,288,175</u>
Total expenditures and transfers out requiring appropriation	<u>32</u>	<u>25,005</u>	<u>15,419,725</u>
ENDING FUND BALANCES	<u>\$ 2,307</u>	<u>\$ 100</u>	<u>\$ 2,605,550</u>
EMERGENCY RESERVE	\$ 100	\$ 100	\$ 1,600
DEBT SERVICE RESERVE	-	-	1,177,000
CAPITALIZED INTEREST	-	-	1,407,450
TOTAL RESERVE	<u>\$ 2,307</u>	<u>\$ 100</u>	<u>\$ 2,586,050</u>

No assurance provided. See summary of significant assumptions.

**TRIVIEW METROPOLITAN DISTRICT NO. 3  
PROPERTY TAX SUMMARY INFORMATION  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
<b>ASSESSED VALUATION</b>			
Residential - Single Family	\$ 8,740	\$ 8,500	\$ 7,240
Agricultural	20,700	18,860	20,440
State assessed	12,930	9,000	36,320
Vacant land	-	-	4,310,800
	<u>42,370</u>	<u>36,360</u>	<u>4,374,800</u>
Adjustments (TIF)	-	-	-
Certified Assessed Value	<u>\$ 42,370</u>	<u>\$ 36,360</u>	<u>\$ 4,374,800</u>
<b>MILL LEVY</b>			
General	50.000	10.000	10.409
Debt Service	0.000	0.000	0.000
Total mill levy	<u>50.000</u>	<u>10.000</u>	<u>10.409</u>
<b>PROPERTY TAXES</b>			
General	\$ 2,119	\$ 364	\$ 45,537
Debt Service	-	-	-
Levied property taxes	<u>2,119</u>	<u>364</u>	<u>45,537</u>
Adjustments to actual/rounding	-	-	-
Budgeted property taxes	<u>\$ 2,119</u>	<u>\$ 364</u>	<u>\$ 45,537</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	<u>\$ 2,119</u>	<u>\$ 364</u>	<u>\$ 45,537</u>
Debt Service	-	-	-
	<u>\$ 2,119</u>	<u>\$ 364</u>	<u>\$ 45,537</u>

No assurance provided. See summary of significant assumptions.

**TRIVIEW METROPOLITAN DISTRICT NO. 3  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/28/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 2,307	\$ 100
<b>REVENUES</b>			
Property taxes	2,119	364	45,537
Specific ownership taxes	220	36	4,554
Developer advance	-	22,398	25,409
Total revenues	2,339	22,798	75,500
Transfers from other funds	-	-	-
Total funds available	2,339	25,105	75,600
<b>EXPENDITURES</b>			
General and administrative			
Accounting	-	10,000	25,000
County Treasurer's fee	32	5	683
Dues and membership	-	-	1,500
Insurance	-	-	1,000
District management	-	10,000	20,000
Legal	-	5,000	15,000
Election	-	-	-
Contingency	-	-	10,817
Total expenditures	32	25,005	74,000
Total expenditures and transfers out requiring appropriation	32	25,005	74,000
ENDING FUND BALANCES	\$ 2,307	\$ 100	\$ 1,600
EMERGENCY RESERVE	\$ 100	\$ 100	\$ 1,600
TOTAL RESERVE	\$ 2,307	\$ 100	\$ 1,600

No assurance provided. See summary of significant assumptions.

**TRIVIEW METROPOLITAN DISTRICT NO. 3  
DEBT SERVICE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/28/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Interest income	-	-	19,500
Total revenues	-	-	19,500
TRANSFERS IN			
Transfers from other funds	-	-	3,288,175
Total funds available	-	-	3,307,675
EXPENDITURES			
Debt Service			
Bond interest	-	-	703,725
Total expenditures	-	-	703,725
Total expenditures and transfers out requiring appropriation	-	-	703,725
ENDING FUND BALANCES	\$ -	\$ -	\$ 2,603,950
DEBT SERVICE RESERVE	\$ -	\$ -	\$ 1,177,000
CAPITALIZED INTEREST	-	-	1,407,450
TOTAL RESERVE	\$ -	\$ -	\$ 2,584,450

No assurance provided. See summary of significant assumptions.



**TRIVIEW METROPOLITAN DISTRICT NO. 3  
CAPITAL PROJECTS FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

12/28/23

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
System Development Fees	-	-	240,000
Interest income	-	-	107,000
Bond issuance proceeds	-	-	14,295,000
Total revenues	<u>-</u>	<u>-</u>	<u>14,642,000</u>
Total funds available	<u>-</u>	<u>-</u>	<u>14,642,000</u>
EXPENDITURES			
General and Administrative			
Accounting	-	-	10,000
Legal	-	-	10,000
Capital Projects			
Engineering	-	-	20,000
Capital outlay	-	-	10,762,925
Bond issue costs	-	-	550,900
Total expenditures	<u>-</u>	<u>-</u>	<u>11,353,825</u>
TRANSFERS OUT			
Transfers to other fund	<u>-</u>	<u>-</u>	<u>3,288,175</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>14,642,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**TRIVIEW METROPOLITAN DISTRICT NO. 3  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The Triview Metropolitan District No. 3 (“District”), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by court order and decree of the District Court on November 28, 2006, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the Town of Monument, Colorado. The District’s service area is located in the Town of Monument, El Paso County, Colorado. The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, storm drainage, detention ponds, street, traffic and safety control, park and recreation, signage, monumentation, landscaping, transportation, television relay and translation improvements and services.

The District has no employees and all administrative functions are contractual.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Property Taxes**

Property taxes are levied by the District’s Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer’s election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**TRIVIEW METROPOLITAN DISTRICT NO. 3  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues – (continued)**

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>		<b>Category</b>	<b>Rate</b>		<b>Actual Value Reduction</b>	<b>Amount</b>
Single-Family Residential	6.70%		Agricultural Land	26.40%		Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%		Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%		Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%		Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%		Lodging	\$30,000
			Oil & Gas Production	87.50%			

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District’s share will be equal to approximately 10% of the property taxes collected.

**Bond Issuance**

The District anticipates issuing general obligation bonds. Bond proceeds will be used to pay infrastructure costs, bond issue costs, capitalized interest, and reserve. Significant terms of the bond issuance will be determined at the time of issuance.

**System Development Fee**

The District assesses a system development fee of \$4,000 per lot, which is collected at time of lot sale. The budget anticipates the collection of system development fees from 60 lots in 2024.

**Net Investment Income**

Interest earned on the District’s available funds has been estimated based on an average interest rate of approximately 5%.

**Expenditures**

**Administrative and Operating Expenditures**

Administrative and operating expenditures include the estimated services necessary to maintain the District’s administrative viability such as legal, accounting, audit, insurance, meeting expenses, and other administrative costs.

**TRIVIEW METROPOLITAN DISTRICT NO. 3  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures – (continued)**

**County Treasurer's Collection Fees**

County Treasurer's collection fees have been computed at 1.5% of property taxes.

**Capital Outlay**

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

**Debt Service**

Principal and interest payments are anticipated from the Series A Bonds and Series B Bonds (discussed under Debt and Leases).

**Debt and Leases**

The District anticipates issuing in 2024 Limited Tax Supported General Obligation Bonds, Series A, in the principal amount of \$12,795,000 and Limited Tax Supported Subordinate General Obligation Bonds, Series B, in the principal amount of \$1,500,000 for the purposes of paying and reimbursing the costs of capital infrastructure improvements.

**Developer Advances**

The District entered into a Reimbursement Agreement (Agreement) with the Developer. The District agrees to repay the Developer along with accrued interest, at a rate of 8% beginning on the date the advance were made to the date of repayment. The Agreement does not constitute a multiple-fiscal year obligation.

**TRIVIEW METROPOLITAN DISTRICT NO. 3  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Schedule of Long Term Obligations**

	Balance at December 31, 2022	Additions*	Repayments*	Balance at December 31, 2023*
G.O. Bonds - Series A	\$ -	\$ -	\$ -	\$ -
G.O. Subordinate Bonds - Series B	-	-	-	-
Accrued interest - Series B	-	-	-	-
Subtotal	-	-	-	-
Developer Advances - Operating	-	22,398	-	22,398
Accrued interest - Operating	-	896	-	896
Subtotal	-	23,294	-	23,294
<b>Total</b>	<b>\$ -</b>	<b>\$ 23,294</b>	<b>\$ -</b>	<b>\$ 23,294</b>

  

	Balance at December 31, 2023*	Additions*	Repayments*	Balance at December 31, 2024*
G.O. Bonds - Series A	\$ -	\$ 12,795,000	\$ -	\$ 12,795,000
G.O. Subordinate Bonds - Series B	-	1,500,000	-	1,500,000
Accrued interest - Series B	-	120,000	-	120,000
Subtotal	-	14,415,000	-	14,415,000
Developer Advances - Operating	22,398	25,409	-	47,807
Accrued interest - Operating	896	2,818	-	3,714
Subtotal	23,294	28,227	-	51,521
<b>Total</b>	<b>\$ 23,294</b>	<b>\$ 14,443,227</b>	<b>\$ -</b>	<b>\$ 14,466,521</b>

\* Estimate

The District has no operating or capital leases.

**Reserves**

**Emergency Reserves**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending.

**Debt Service Reserves**

The Debt Service Reserve in the amount of \$1,177,000 is anticipated to be maintained on the Series A Bonds.

**This information is an integral part of the accompanying budget.**

**EXHIBIT B**  
**APPLICATION FOR EXEMPTION FROM 2023 AUDIT**

# APPLICATION FOR EXEMPTION FROM AUDIT

## SHORT FORM

**NAME OF GOVERNMENT  
ADDRESS**

Triview Metropolitan District No. 3
121 South Tejon Street
Suite 1100
Colorado Springs, CO 80903
Carrie Bartow
719-635-0330
<a href="mailto:Carrie.Bartow@claconnect.com">Carrie.Bartow@claconnect.com</a>

For the Year Ended  
12/31/23  
or fiscal year ended:

**CONTACT PERSON  
PHONE  
EMAIL**

### PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

**NAME:  
TITLE  
FIRM NAME (if applicable)  
ADDRESS  
PHONE**

Carrie Bartow
Accountant for the District
CliftonLarsonAllen LLP
121 South Tejon Street, Suite 1100, Colorado Springs, CO 80903
719-635-0330

PREPARER <small>(SIGNATURE REQUIRED)</small>	DATE PREPARED				
SEE ATTACHED ACCOUNTANT'S COMPILATION REPORT	3/15/2024				
Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; padding: 5px;">GOVERNMENTAL <small>(MODIFIED ACCRUAL BASIS)</small></th> <th style="width: 50%; padding: 5px;">PROPRIETARY <small>(CASH OR BUDGETARY BASIS)</small></th> </tr> <tr> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </table>	GOVERNMENTAL <small>(MODIFIED ACCRUAL BASIS)</small>	PROPRIETARY <small>(CASH OR BUDGETARY BASIS)</small>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GOVERNMENTAL <small>(MODIFIED ACCRUAL BASIS)</small>	PROPRIETARY <small>(CASH OR BUDGETARY BASIS)</small>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				

## PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ 364	Please use this space to provide any necessary explanations
2-2	Specific ownership	\$ 21	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ 1	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify): capital and operations fee	\$ 36,000	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ 36,386	

## PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	
3-1	Administrative	\$ 543	Please use this space to provide any necessary explanations
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ -	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ 5,529	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ 75	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify): County Treasurer's fee	\$ 5	
3-24		\$ -	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES	\$ 6,152	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - **STOP**. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".



## PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

		Yes	No		
4-1	Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-2	Is the debt repayment schedule attached? If no, <b>MUST</b> explain below: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">There is no debt</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-3	Is the entity current in its debt service payments? If no, <b>MUST</b> explain below: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">There is no debt</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)				
	Outstanding at end of prior year*	Issued during year	Retired during year		
	Outstanding at year-end				
	General obligation bonds	\$ -	\$ -	\$ -	\$ -
	Revenue bonds	\$ -	\$ -	\$ -	\$ -
	Notes/Loans	\$ -	\$ -	\$ -	\$ -
	Lease & SBITA** Liabilities [GASB 87 & 96]	\$ -	\$ -	\$ -	\$ -
	Developer Advances	\$ -	\$ -	\$ -	\$ -
	Other (specify):	\$ -	\$ -	\$ -	\$ -
	<b>TOTAL</b>	\$ -	\$ -	\$ -	\$ -

\*\*Subscription Based Information Technology Arrangements

\*Must agree to prior year-end balance

Please answer the following questions by marking the appropriate boxes.

		Yes	No
4-5	Does the entity have any authorized, but unissued, debt?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes:	How much? Date the debt was authorized:	\$ 350,000,000.00 11/5/2019	
4-6	Does the entity intend to issue debt within the next calendar year?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes:	How much?	\$ 14,295,000.00	
4-7	Does the entity have debt that has been refinanced that it is still responsible for?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is the amount outstanding?	\$ -	
4-8	Does the entity have any lease agreements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is being leased? What is the original date of the lease? Number of years of lease?		
	Is the lease subject to annual appropriation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	What are the annual lease payments?	\$ -	

Part 4 - Please use this space to provide any explanations/comments or attach separate documentation, if needed

## PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

		Amount	Total
5-1	YEAR-END Total of ALL Checking and Savings Accounts	\$ 4,481	
5-2	Certificates of deposit	\$ -	
	<b>Total Cash Deposits</b>		\$ 4,481
	Investments (if investment is a mutual fund, please list underlying investments):		
		\$ -	
		\$ -	
5-3		\$ -	
		\$ -	
	<b>Total Investments</b>		\$ -
	<b>Total Cash and Investments</b>		\$ 4,481

Please answer the following questions by marking in the appropriate boxes

		Yes	No	N/A
5-4	Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If no, MUST use this space to provide any explanations:

## PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate boxes.

Yes                      No

- 6-1 Does the entity have capital assets?  Yes       No
- 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.,? If no, **MUST** explain:  Yes       No

N/A

Complete the following capital & right-to-use assets table:	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*must tie to prior year ending balance

Part 6 - Please use this space to provide any explanations/comments or attach documentation, if needed:

## PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes                      No

- 7-1 Does the entity have an "old hire" firefighters' pension plan?  Yes       No
- 7-2 Does the entity have a volunteer firefighters' pension plan?  Yes       No

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
<b>TOTAL</b>	<b>\$ -</b>

What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?  \$ -

Part 7 - Please use this space to provide any explanations or comments:

## PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes                      No                      N/A

- 8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.? If no, **MUST** explain:  Yes       No       N/A

- 8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, **MUST** explain:  Yes       No       N/A

If yes: Please indicate the amount budgeted for each fund for the year reported:

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 65,000
Debt Service Fund	\$ 703,725
Capital Projects Fund	\$ 4,642,000

## PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box

- |            |   | Yes                                 | No                       |
|------------|---|-------------------------------------|--------------------------|
| <b>9-1</b> | <b>Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?</b><br><small>Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.</small> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**If no, MUST explain:**

## PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.

- |             |  | Yes                      | No                                  |
|-------------|--|--------------------------|-------------------------------------|
| <b>10-1</b> | <b>Is this application for a newly formed governmental entity?</b>                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes:     | <b>Date of formation:</b> <input style="width: 450px; height: 15px;" type="text"/> |                          |                                     |
| <b>10-2</b> | <b>Has the entity changed its name in the past or current year?</b>                | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If yes: **Please list the NEW name & PRIOR name:**

- |             |  |                                     |                          |
|-------------|--|-------------------------------------|--------------------------|
| <b>10-3</b> | <b>Is the entity a metropolitan district?</b><br><b>Please indicate what services the entity provides:</b> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------|--|-------------------------------------|--------------------------|

- |             |   |                          |                                     |
|-------------|---|--------------------------|-------------------------------------|
| <b>10-4</b> | <b>Does the entity have an agreement with another government to provide services?</b><br><b>List the name of the other governmental entity and the services provided:</b> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-------------|---|--------------------------|-------------------------------------|

- |             |  |                          |                                     |
|-------------|--|--------------------------|-------------------------------------|
| <b>10-5</b> | <b>Has the district filed a <i>Title 32, Article 1 Special District Notice of Inactive Status</i> during</b><br><b>Date Filed:</b> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-------------|--|--------------------------|-------------------------------------|

- |             |  |                                     |                          |
|-------------|--|-------------------------------------|--------------------------|
| <b>10-6</b> | <b>Does the entity have a certified Mill Levy?</b> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------|--|-------------------------------------|--------------------------|

If yes: **Please provide the following mills levied for the year reported (do not report \$ amounts):**

<b>Bond Redemption mills</b>	-
<b>General/Other mills</b>	10.000
<b>Total mills</b>	10.000

	Yes	No	N/A
--	-----	----	-----

- |             |  |                                     |                          |                          |
|-------------|--|-------------------------------------|--------------------------|--------------------------|
| <b>10-7</b> | <b><span style="color: red;">NEW 2023!</span> If the entity is a Title 32 Special District formed on or after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 [Section 32-1-207 C.R.S.]? If NO, please explain.</b> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------|--|-------------------------------------|--------------------------|--------------------------|

**Please use this space to provide any additional explanations or comments not previously included:**

10-3: Services provided by the District include financing for the design, acquisition, installation, construction and completion of public improvements, including water, sanitation, storm drainage, detention ponds, street, traffic and safety control, park and recreation, signage, monumentation, landscaping, transportation, television relay and translation improvements.

## PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box		YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedure

#### Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

**The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:**

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
  - a. Include a copy of an adopted resolution that documents formal approval by the Board, **or**
  - b. Include electronic signatures obtained through a software program such as DocuSign or Echosign in accordance with the requirements noted above.

**Print the names of ALL members of current governing body below.**

**A MAJORITY of the members of the governing body must sign below.**

<p>Board Member 1</p>	<p>Print Board Member's Name <b>Brian Bahr</b></p>	<p>I <b>Brian Bahr</b>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.                  Signed <u></u>                  Date: <u>3/28/2024</u>                  My term Expires: May 2025</p>
<p>Board Member 2</p>	<p>Print Board Member's Name <b>G. Thomas Hennessy</b></p>	<p>I <b>G. Thomas Hennessy</b>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.                  Signed <u></u>                  Date: <u>3/29/2024</u>                  My term Expires: May 2027</p>
<p>Board Member 3</p>	<p>Print Board Member's Name <b>Kerry Thunberg</b></p>	<p>I <b>Kerry Thunberg</b>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.                  Signed <u></u>                  Date: <u>3/28/2024</u>                  My term Expires: May 2025</p>
<p>Board Member 4</p>	<p>Print Board Member's Name <b>Jeff Mandarich</b></p>	<p>I <b>Jeff Mandarich</b>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.                  Signed <u></u>                  Date: <u>3/29/2024</u>                  My term Expires: May 2025</p>
<p>Board Member 5</p>	<p>Print Board Member's Name <b>Rich Vorwaller</b></p>	<p>I <b>Rich Vorwaller</b>, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.                  Signed <u></u>                  Date: <u>3/29/2024</u>                  My term Expires: May 2027</p>
<p>Board Member 6</p>	<p>Print Board Member's Name</p>	<p>I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.                  Signed _____                  Date: _____                  My term Expires: _____</p>
<p>Board Member 7</p>	<p>Print Board Member's Name</p>	<p>I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.                  Signed _____                  Date: _____                  My term Expires: _____</p>



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## Accountant's Compilation Report

Board of Directors  
Triview Metropolitan District No. 3  
El Paso County, Colorado

Management is responsible for the accompanying Application for Exemption from Audit of Triview Metropolitan District No. 3 as of and for the year ended December 31, 2023, included in the accompanying prescribed form. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements included in the accompanying prescribed form nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the financial statements included in the accompanying prescribed form.

The Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor, which differ from accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party.

We are not independent with respect to Triview Metropolitan District No. 3.

A handwritten signature in cursive script that reads "CliftonLarsonAllen LLP".

Colorado Springs, Colorado  
March 15, 2024