

# BOARD MEETING

OCTOBER 13, 2023



## CORDILLERA

*Metro District*





# ANNUAL MEETING AGENDA

DATE: FRIDAY, October 13, 2023

TIME: 8:30AM

LOCATION: 408 Carterville Rd, Edwards, CO, and Video Conference.

## ANNUAL MEETING

This meeting is being held in person at the CMD Admin Building and via Zoom. To attend this meeting via zoom, you must register for the meeting by clicking [here](#). Once registration is complete, you will receive an email with instructions on how to join the zoom call.

## BOARD OF DIRECTORS

Cheryl Foley, President – May 2025 | Terence Boyle, Vice President – May 2027

Richard Saxby, Treasurer – May 2025 | Harry Jasper, Secretary – May 2025

Ellen Alexander, Assistant Secretary/Treasurer – May 2027

## CALL TO ORDER - 8:30AM

- Call to Order
- Declaration of Quorum/Director Qualifications/Disclosure
- Approval of Agenda

## ANNUAL MEETING MATTERS PURSUANT TO SECTION 32-1-903(6)(A), C.R.S. – 8:35AM

*\*\*\*The Board of Directors will not take any official action at this meeting\*\*\**

- Presentation on the Status of Public Infrastructure Projects within the District – Trevor Broersma, General Manager
- Review of Unaudited Financial Statements for the Current Calendar Year – Richard Saxby, Board Treasurer

## PUBLIC COMMENTS – 8:45AM

The board welcomes public comment.

## ADJOURN – 9:00AM

NOTICE IS HEREBY GIVEN that the Board of Directors of the Cordillera Metropolitan District will hold a meeting. CMD is required to meet a 24-hour posting deadline unless in the event of an emergency by order of the District Board President, Cheryl Foley.

<sup>1</sup>The Annual Meeting requirement applies to any metropolitan district that meets the following criteria: (i) was declared organized by a court pursuant to Section 32-1-305.5, C.R.S., after January 1, 2000; (ii) that has residential units within its boundaries; and (iii) that is not in inactive status.



# MEETING AGENDA

DATE: FRIDAY, October 13, 2023

TIME: 9:00AM

LOCATION: 408 Carterville Rd, Edwards, CO, and  
Video Conference.

## REGULAR BOARD MEETING

This board meeting is being held in person at the CMD Admin Building and via Zoom. To attend this meeting via zoom, you must register for the meeting by clicking [here](#). Once registration is complete, you will receive an email with instructions on how join the zoom call.

## BOARD OF DIRECTORS

Cheryl Foley, President – May 2025 | Terence Boyle, Vice President – May 2027

Richard Saxby, Treasurer – May 2025 | Harry Jasper, Secretary – May 2025

Ellen Alexander, Assistant Secretary/Treasurer – May 2027

## CALL TO ORDER - 9:00AM

- Call to Order
- Declaration of Quorum/Director Qualifications/Disclosure
- Approval of Agenda
- Approval of Consent Agenda
  - 08.11.2023 Meeting Minutes
  - Resolution Regarding Permit for Construction of Improvements and/or Installation of Utilities in District Rights of Way.

## DISCUSSION ITEMS – 9:15AM

- Financial Update – Richard Saxby, Board Treasurer, Trevor Broersma, General Manager
- 2024 CPOA Service Agreement – Richard Saxby, Board Treasurer, Trevor Broersma, General Manager
- Management Team Update – Trevor Broersma, General Manager
- 2024 Budget Kick off – Trevor Broersma, General Manager
  - 2024 Benefits update – Paula Kurtz, HR, Finance and Office Administrator

## PUBLIC COMMENTS – 11:15AM

The board welcomes public comment.

## ADJOURN – 11:45AM

NOTICE IS HEREBY GIVEN that the Board of Directors of the Cordillera Metropolitan District will hold a meeting. CMD is required to meet a 24-hour posting deadline unless in the event of an emergency by order of the District Board President, Cheryl Foley.



DATE: Friday, August 11, 2023  
TIME: 9:00 am  
LOCATION: 0408 Carterville Road  
and video conference  
State of Colorado, County of Eagle.

# MEETING MINUTES

## BOARD MEETING EXECUTIVE SESSION

### ATTENDANCE

**Board members present in person:** Cheryl Foley, President; Richard Saxby, Treasurer; Ellen Alexander, Assistant Secretary/Assistant Treasurer; Terry Boyle, Vice President, Harry Jasper, Secretary.

**Others present in person:** Trevor Broersma, CMD General Manager; Paula Kurtz, CMD HR and Finance Administrator

**Others present via video conference:** Alan Pogue, CMD Legal Counsel; Margaret Henderson, of CLA Clifton, Larson, Allan; Sam Lazar, CMD Community Operations Manager; Traci Macnamara McCoy, CMD Communications Manager; David Bentley, Margo Boyle, Lois Bruce, Lainie Edinburg, Gordon Hardenbergh, Steve Houk, Richard Hunton, Annette Irion, Nancy Klumb, Cindy Moran, Melissa Murphy, Nukhet Saxby, Jane Tudor

### CALL TO ORDER/DECLARATION OF QUORUM

Director Foley called the meeting to order at 9:05 am, noting a quorum was present.

### ADEQUATE NOTICE/CONFLICT DISCLOSURE

Board members acknowledged receiving notice of the meeting no less than 24 hours in advance. No disclosures or conflicts with items on the agenda were cited.

### APPROVAL OF AGENDA

Director Saxby moved to approve the agenda for August 11, 2023. Director Alexander seconded the motion, the motion to approve was unanimous. Director Jasper made a motion to approve the consent agenda, seconded by Director Saxby. The Consent agenda consisted only of the June 9, 2023, and the July 11, 2023, meeting minutes. All approved, motion passed unanimously.

### DISCUSSION ITEMS

#### FINANCIAL UPDATE

Director Saxby presented the financial update, indicating that both the operating and capital budgets for month-ending June 2023 were on target. He stated that if things continue to go well, we may be able to reduce the projected deficit for the year.

#### 2022 CMD AUDIT

Paula Kurtz reported that the independent audit of CMD's 2022 financial statements had been completed and timely filed with the County. A new accounting firm, Wipfli, performed the audit for 2022. We received a clean audit for the second year in a row. After discussion, the Board voted to approve the audit as presented. At 9:15 am, Director Saxby moved to approve the audit and its filing with Eagle County, subject to confirmation from Directors Boyle and Alexander, who stated they had not yet received their copy. Director Jasper seconded the motion, which passed unanimously.

## **MANAGEMENT TEAM UPDATE**

Trevor Broersma presented the management report, highlighting:

### **Courses for CPR training for residents**

Community CPR training events this summer have been successful and well attended, with 10 homeowners in each event. Broersma thanked Bill Morris, the certified CPR trainer leading the events, for his work with these programs. Two events have been completed this summer, and two more are scheduled. Community members can sign up now for the remaining events.

### **Planning Commission Update**

He reported that the County planning commission approved Copper Bar Ranch's request to revise its SUP. The request will now be sent to the County Commissioners for a vote. CMD had filed a letter of concern with the County regarding potential noise and nuisance issues.

### **Summer Traffic Calming Initiatives**

Traffic calming initiatives in place have been effective and have included variable message signs and glue down lane delineators. The message board signs are being used to raise awareness of traffic safety and safe speeds on our roads. The signs are also being used for fire mitigation and construction work.

### **GIS Trail Maps for Community Use**

The Cordillera Trails Map will be available online as a web app beginning next week. Features include trail descriptions, elevation detail, and other helpful information about hiking Cordillera's trail system. A communication to the public will be sent out. It will include directions about how to access the maps online and how to get the app icon on your phone. The community will be able to send in photos that they take along their hikes for sharing with others.

### **Equestrian Center Updates**

Horse camp has been extremely successful and has attracted many new Cordillera residents and their families. Lessons and additional horse camps are being planned for the fall. Each weeklong camp ended with a horse show that was attended by family members and friends who encouraged campers as they demonstrated their skills. Horse camps were a significant source of income for the equestrian center and will continue next summer. Until then, the equestrian center will continue to be busy and generate revenue with lessons, mini-camps, clinics, and other events.

### **Public Safety Updates**

Broersma offered Public Safety statistics for the June-July period and covered notable calls. He reported that Public Safety is doing a good job with staffing and that new software is being considered for scheduling, geolocating, gate access security, and other features to improve access. Broersma addressed questions about cycling and reported that the regulations in place have been positive and that people are riding in a safe way.

## **CYBERSECURITY**

Broersma gave a report on CMD's ongoing cybersecurity program, describing the program and the safeguards it provides. He said that the district currently has no exposure to Personally Identifiable Information (PII), that there were no recommendations or findings identified in the initial NetDiligence Quiet Audit cyber assessment, and that there are no next steps to be taken over the next 12 months regarding corrective action to the district's cybersecurity.

## **PUBLIC COMMENTS**

Director Foley asked for any public comment. Homeowners commented on the need for a community-wide description of wildfire mitigation costs and benefits; on concerns relating to the cost effectiveness of 24-hour public safety patrols; on the insurance benefits of being a “Firewise” community and the need for readily available wildfire mitigation information to help residents with insurance applications; on the upcoming GIS trails app, with compliments and a question about the changes to Murphy’s and Get Along trails due to new fire breaks.

There being no further comments, Director Foley thanked the public for their comments and closed the public comment session at 10:25 am.

## **EXECUTIVE SESSION**

Director Foley noted the need for two executive sessions, which convened after a brief break at 10:33 am.

### **Executive Session #1**

Director Foley asked for a motion to convene the first executive session pursuant to 24-6-402(4)(b), C.R.S., to receive legal advice related to potential construction related impacts to District owned roads. The motion was made by Director Boyle, seconded by Director Saxby, and approved unanimously. The first executive session opened at 10:33 am. Director Foley asked for a motion to close the second executive session. Director Boyle made a motion to close the executive session. The motion was seconded by Director Saxby and approved unanimously. The first executive session concluded at 12:08 pm.

### **Executive Session #2**

Director Foley asked for a motion to begin the second executive session pursuant to Section 24-6-402(4)(b), C.R.S., to receive legal advice related to the provision of public safety services. Director Saxby made a motion to begin the meeting, seconded by Director Boyle, and approved unanimously. The second executive meeting commenced at 12:09 pm. Director Foley asked for a motion to close the second executive session. Director Boyle made a motion to close the executive session. The motion was seconded by Director Jasper and approved unanimously. The second executive session concluded at 1:06 pm.

## **ADJOURNMENT**

There being no further business before the Board, the meeting was adjourned at 1:20 pm with a motion by Director Boyle, seconded by Director Saxby.

**RESOLUTION OF  
THE BOARD OF DIRECTORS OF  
CORDILLERA METROPOLITAN DISTRICT**

**A RESOLUTION REGARDING PERMIT FOR CONSTRUCTION OF IMPROVEMENTS  
AND/OR INSTALLATION OF UTILITIES IN DISTRICT RIGHTS OF WAY**

**WHEREAS**, Cordillera Metropolitan District (the “District”) is a quasi-municipal corporation and political subdivision of the State of Colorado, duly organized and existing as a metropolitan district pursuant to Sections 32-1-101, *et seq.*, C.R.S.; and

**WHEREAS**, the District is the owner of the roads located within the boundaries of the District (the “Roads”); and

**WHEREAS**, on May 14, 2021, the Board of Directors of the District (the “Board”) adopted and approved via Board acknowledgement a Permit for Construction of Improvements and/or Installation of Utilities in District Rights of Way Road Permit and the fees set forth therein (the “Road Cut Permit”); and

**WHEREAS**, the District has determined that due to the passage of time, upgrades to the roads, and the costs associated with administration and processing such permits the Road Cut Permit should be updated.

**NOW THEREFORE, THE BOARD OF DIRECTORS OF THE CORDILLERA  
METROPOLITAN DISTRICT HEREBY RESOLVES AS FOLLOWS:**

1. The Board hereby adopts and approves the amended Permit for Construction of Improvements and/or Installation of Utilities in District Rights of Way Road Permit, inclusive of all fees and deposits set forth therein, attached hereto and incorporated herein as Exhibit A, (the “Amended Road Cut Permit”).
2. The Amended Road Cut Permit shall be required to be submitted to the District along with any required fees and deposits for any driveway access cut, road cut, or access way excavation or opening in or under the surface of any right-of-way, and to install, repair, or perform miscellaneous work on any underground utility service in or under such rights-of-way, or to bore in or under such rights-of-way within the District (“Road Cuts”).
3. This Resolution and concurrently adopted Amended Road Cut Permit shall repeal, supersede, and replace the Road Cut Permit and any and all previous resolutions or provisions of previous resolutions or acknowledgements concerning Road Cuts.
4. All provisions of this Resolution shall be effective immediately upon adoption and approval by the Board.

(Signatures appear on following page.)

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2023.

**CORDILLERA METROPOLITAN DISTRICT**

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Cheryl Foley, President



## **EXHIBIT A**

PERMIT FOR CONSTRUCTION OF IMPROVEMENTS  
AND/OR INSTALLATION OF UTILITIES IN DISTRICT RIGHTS OF WAY

Permit Number \_\_\_\_\_

PERMIT FOR CONSTRUCTION OF IMPROVEMENTS  
AND/OR INSTALLATION OF UTILITIES IN DISTRICT RIGHTS OF WAY

Cordillera Metropolitan District  
Eagle County, Colorado

**Applicant/Contractor Information:**

Name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

Cell No.: \_\_\_\_\_ Business/Home No.: \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner/Utility Information:**

Name of Property Owner: \_\_\_\_\_

Mailing address: \_\_\_\_\_

Cell No.: \_\_\_\_\_ Business/Home No.: \_\_\_\_\_

Email: \_\_\_\_\_

**Utility company or entity owning utility line(s):** \_\_\_\_\_

1. Location (street address) and description of work: \_\_\_\_\_ Map & Plans attached: Yes/No  
\_\_\_\_\_  
\_\_\_\_\_

2. Type of installation, work, or road cut: \_\_\_\_\_  
\_\_\_\_\_  
—

3. Start date: \_\_\_\_\_ Completion date: \_\_\_\_\_

4. Road closures anticipated: Yes/No

5. Permit fee (\$500) received on \_\_\_\_\_ Check # \_\_\_\_\_. Copy attached.

6. Deposit (\$10,000) received on \_\_\_\_\_ Check # \_\_\_\_\_. Copy attached.

**District Use Only:** \_\_\_\_\_

**Issued by:**

\_\_\_\_\_  
Authorized Agent for Cordillera Metropolitan District

Date: \_\_\_\_\_

**PERMIT ISSUED TO (Permittee):** \_\_\_\_\_

**THIS PERMIT IS SUBJECT TO THE GENERAL CONDITIONS ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE.**

## GENERAL CONDITIONS

All cuts or excavations of rights-of-way, including, without limitation, all construction of improvements and installation of utilities within rights-of-way within the Cordillera Metropolitan District (the “**District**”) boundaries must conform to these General Conditions.

A permit is required for any driveway access cut, road cut, or access way excavation or opening in or under the surface of any right-of-way, and to install, repair, or perform miscellaneous work on any underground utility service in or under such rights-of-way, or to bore in or under such rights-of-way.

All permits shall be issued in the name of the owner of the abutting property for any driveway access cut, in the name of the project owner (e.g., adjacent property owner or developer) for any access way excavation, or in the name of the utility company if the facility in the trench to be installed or repaired by making a road cut is to remain the property of the utility company (the “**Permittee**”).

1. Definitions.

- a. **Access way excavation** – Any excavation or cut of any right-of-way, earthwork, culverts, retainage and surfacing within any right-of-way or sidewalk, excluding driveway access cuts and road cuts.
- b. **Driveway access cut** – A cut of the earthwork, culverts, retainage and surfacing within any right-of-way for the purpose of creating driveway access to a private residence or property. The District may require the Permittee enter into an encroachment agreement with the District for any driveway access cut concurrently upon application for a permit.
- c. **Road cut** – The excavation of any right-of-way for the purpose of installing or repairing utilities.
- d. **Work** – any work permitted hereunder within or affecting a District right-of-way, unless the context requires otherwise.

2. Deposit; Permit Fee and Application.

- a. Unless waived by the District, a deposit of **\$10,000** shall accompany the permit application.
- b. The deposit, less any amounts incurred by the District pursuant to these general conditions including the warranty, completion, and restoration provisions hereof, will be returned within 90 days of expiration of the one (1) year warranty period, and any required restoration and repair of any deficiencies or damage to the satisfaction of the District.
- c. A non-refundable permit fee of **\$500** shall be paid upon application for a permit and shall be in addition to any other fees or charges relative to the work.
- d. Unless waived by the District, the permit application shall be accompanied by construction plans in hard and electronic copy showing the extent of the proposed work, the dimensions and elevations of both the existing ground prior to said construction, and of the proposed excavated surfaces, the location of the work, and such other information as may be prescribed by the District.
- e. Unless waived by the District, the permit application for access way excavations shall be accompanied by designs, plans and specifications prepared by a registered Colorado professional engineer, together with an estimate of costs and time for completion.

3. Standards and Requirements.

- a. The permit is valid only for the time period from the start date indicated on the permit to the completion date. The applicant may apply to the District for an extension. Additional financial security may be required as a condition for granting any requested extension.

- b. Work may not commence until written approval in the form of permit issuance is given by the District. Any approved permit application and permit must be at the worksite during all periods of work.
- c. The Permittee shall advise the District forty-eight (48) hours in advance of the commencement of any work and shall notify the District a minimum of 12 hours in advance of any scheduling change.
- d. Only emergency work shall be performed on Saturdays and Sundays. No trench will be permitted in the traveled right-of-way after dark, unless otherwise specified in writing by the District.
- e. The Permittee is responsible for completing all utility locates before work commences.
- f. The work shall be accomplished in accordance with industry standard practices at locations designated by the District. All personnel, contractors, or subcontractors working within the District's rights-of-way must be properly trained and exercise all safety precautions associated with traffic control and below ground excavation as applicable.
- g. The Permittee shall be responsible for establishing safety measures sufficient to protect the traveling public from any and all harm during prosecution of the work; said safety measures to be in accordance with the then prevailing state and/or federal standards, including the standards identified in the most recent edition of the "Manual for Uniform Traffic Control Devices" published by the Federal Highway Administration." All work shall be conducted in a manner that does not unduly impede traffic, create any public hazards, or damage any private property.
- h. All openings must be properly protected and secured from the public at all times. Openings that remain overnight must be secured with safety tape, temporary covers, barricades, warning devices, and appropriate signage.
- i. Any underground installation shall be initially installed beneath the surface of the right-of-way at a minimum depth of 36" or to the extent permitted by the composition of the soil; exceptions shall be noted and initialed by the District on approved construction plans. Backfilling shall be made in six-inch lifts, mechanically tamped and paced, and the last 12 inches shall be of crushed rock or gravel. Trench shall be left open until the installation is inspected by the District.
- j. Where the installation or work crosses a right-of-way, an encasement pipe of larger diameter may be required. The crossing shall be installed by the method of boring or jacking beneath the right-of-way surface in an alignment perpendicular to the right-of-way as much as physically possible.
- k. Where determined necessary, open cuts or trenching across a right-of-way may be authorized by the District under conditions that will not unduly hinder the public in its usual travel. If an open cut or trench is required across a right-of-way, the cut shall be filled with gravel and compacted in six-inch lifts to a density of 95% of surrounding soils. Compaction testing must be performed and results provided to the District in hard and electronic copy before asphalt overlay.
- l. The Permittee shall at all times for the duration of the permit and the required warranty period be responsible for and maintain the work and shall indemnify, defend, and hold harmless the District and its directors, employees, agents, and consultants, from and against any and all claims, demands, suits, actions, proceedings, judgments, losses, damages, injuries, penalties, costs, and expenses (including reasonable attorneys' fees), and liabilities, of, by, or with respect to third parties ("Any Claims") to the extent they arise from or may be alleged to arise, directly or indirectly, in whole or in part, from the intentional or negligent acts or omissions of the Permittee or any of its contractors, subcontractors, suppliers, agents, representatives, or employees, or the agents, representatives, or employees of any subcontractors or material suppliers (collectively the "Contractor/Related Parties"), in connection with this permit and the work hereunder, including, without limitation, Any Claims which cause or allow to continue a condition or event which deprives the District or any of its directors or employees of its



sovereign immunity under the Colorado Governmental Immunity Act, Sections 24-10-101, et seq., Colorado Revised Statutes. However, the Permittee shall not be liable for any claim, loss, damage, injury, or liability arising out of the negligence, willful acts, or intentional torts of the District, its directors, employees, agents, and consultants.

- m. Nothing herein or in any actions taken by the District hereunder shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions of the Colorado Governmental Immunity Act, Sections 24-10-101, et seq., Colorado Revised Statutes.

4. Warranty, Completion and Restoration.

- a. All work shall be guaranteed for a period of one (1) year, unless the District agrees in writing to a different warranty period. All necessary rework as determined by the District shall be the responsibility of the Permittee.
- b. Upon completion of the work, the worksite (including road bore access locations, if applicable) must be restored to original or better condition and all excess debris removed in accordance with the specifications of the District within forty-eight (48) hours of completing the work. All damage done to existing improvements shall be repaired by the Permittee to the satisfaction of the District within five (5) days of completion of the work.
- c. If the Permittee fails to complete the work or restore the worksite as required, or if the Permittee fails to complete any rework during the warranty period, the District may cause all work and all actions necessary to so complete. The Permittee shall be liable for the District's actual costs, plus general overhead and administrative expenses. The District may apply any funds deposited by Permittee in payment of any amount due. In addition, the District shall have a cause of action for all fees, expenses, and amounts paid and due for such work.

The undersigned Permittee verifies that s/he has read and understands the foregoing provisions; that s/he has the authority sign and bind Permittee and that by virtue of his or her signature, the Permittee is bound by all conditions set forth herein.

**PERMITTEE:**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

ATTACH COPIES OF CHECKS HERE

**CMD**  
**Balance Sheet - Governmental Funds**  
**August 31, 2023**

Reporting Book:

As of Date:

Fund:

ACCRUAL

08/31/2023

CMD

	General Fund	Wildlife Mitigation Fund	Capital Projects Fund	Conservation Trust Fund	Total
<b>Assets</b>					
Cash	4,080,079	251,408	1,644,502	2,749	5,724,581
Accounts Receivable	125,630	0	0	0	125,630
Prepaid Expenses	79,749	0	0	0	79,749
<b>Total Assets</b>	<b>\$ 4,285,458</b>	<b>\$ 251,408</b>	<b>\$ 1,644,502</b>	<b>\$ 2,749</b>	<b>\$ 5,929,960</b>
<b>Liabilities and Fund Balances</b>					
Liabilities					
Accounts Payable	282,395	0	177,400	0	459,796
Total Liabilities	282,395	0	177,400	0	459,796
Fund Balances	4,003,063	251,408	1,467,102	2,749	5,470,164
<b>Total Liabilities and Fund Balances</b>	<b>\$ 4,285,458</b>	<b>\$ 251,408</b>	<b>\$ 1,644,502</b>	<b>\$ 2,749</b>	<b>\$ 5,929,960</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**CMD****Statement Of Revenue, Expenditures And  
Changes In Fund Balance - Budget And Actual  
For The Month Ended August 31, 2023**

Reporting Book:

ACCRUAL

As of Date:

08/31/2023

Fund:

General Fund

	Month Ending			Year To Date				Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Budget
<b>Revenue</b>								
41000 - Property Taxes Operating	\$ 18,772	\$ 485,073	\$ (466,301)	\$ 4,595,660	\$ 4,080,584	\$ 515,076	13 %	\$ 4,620,880
41500 - Specific Ownership Taxes	26,020	25,000	1,020	180,210	195,000	(14,790)	(8) %	275,000
43000 - Boarding - Equestrian	28,123	37,350	(9,227)	228,755	281,525	(52,770)	(19) %	423,900
43200 - Lessons & Camps - Equestrian	11,460	12,800	(1,340)	104,484	58,400	46,084	79 %	71,375
43400 - Bearcat Stables	2,496	2,496	0	19,968	19,968	0	0 %	29,952
43600 - Trailer Storage Fees	0	0	0	38,618	27,840	10,777	39 %	41,760
43800 - Other Revenue	16,133	0	16,133	143,882	40,000	103,882	260 %	40,000
43850 - Interest Income	26,415	10,417	15,998	173,949	83,336	90,613	109 %	125,000
44000 - Lottery Proceeds	0	0	0	0	700	(700)	(100) %	1,400
44900 - Holy Cross Refunds	0	0	0	2,875	0	2,875	100 %	2,000
44950 - Sale of Equipment	0	0	0	0	15,000	(15,000)	(100) %	15,000
45100 - Transponder/Sticker Revenue	0	2,500	(2,500)	12,720	20,000	(7,280)	(36) %	30,000
45200 - Road Impact Fees	11,224	5,833	5,391	13,126	29,165	(16,039)	(55) %	35,000
45300 - Grant Revenue	0	3,500	(3,500)	46,135	7,000	39,135	559 %	7,500
46500 - Sewer Lift Revenue	0	0	0	2,176	0	2,176	100 %	25,000
<b>Total Revenue</b>	<b>\$ 140,643</b>	<b>\$ 584,969</b>	<b>\$ (444,326)</b>	<b>\$ 5,562,558</b>	<b>\$ 4,858,518</b>	<b>\$ 704,040</b>	<b>14 %</b>	<b>\$ 5,743,767</b>

**Expenditures****Administrative**

54800 - Wages	29,233	30,540	(1,308)	229,963	259,580	(29,617)	(11) %	397,000
54901 - Payroll Administration	6,019	1,230	4,790	6,020	10,400	(4,381)	(42) %	15,880
54902 - Employee Morale & Welfare	2,153	1,721	432	7,847	13,767	(5,919)	(43) %	20,650
54903 - Safety Program	0	187	(187)	0	1,495	(1,495)	(100) %	2,243
54904 - Benefits Consultant	116	1,450	(1,334)	10,938	11,600	(662)	(6) %	17,400
54905 - Additional Benefits	0	252	(252)	1,706	2,012	(306)	(15) %	3,018
54906 - Wellness	0	333	(333)	0	2,667	(2,666)	(100) %	4,000
55600 - Payroll Taxes	399	611	(212)	3,484	5,192	(1,709)	(33) %	7,940
55800 - Retirement 401a	1,685	1,910	(225)	14,537	16,220	(1,682)	(10) %	24,800
56000 - Retirement 457b	1,204	1,020	184	10,962	8,665	2,297	27 %	13,250
56200 - Workers Compensation	187	210	(23)	(408)	1,680	(2,089)	(124) %	2,520
56400 - Health Insurance	5,419	5,609	(190)	42,318	44,872	(2,554)	(6) %	67,308

	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
56450 - Employee Contributions- Health Insurance	(736)	(1,236)	501	(5,886)	(9,891)	4,005	(40) %	(14,836)
57000 - Audit Fees	0	0	0	0	12,500	(12,500)	(100) %	12,500
57400 - Meeting Expenses	(56)	958	(1,014)	547	3,834	(3,287)	(86) %	5,750
57800 - Drug/Alcohol/CDOT Testing	0	0	0	673	1,800	(1,127)	(63) %	2,345
58000 - Dues & Subscriptions	40	942	(903)	6,246	7,537	(1,291)	(17) %	11,305
58200 - Election Expense	0	0	0	14,271	11,500	2,771	24 %	11,500
58400 - Employee Recruitment	0	134	(134)	210	1,073	(863)	(80) %	1,610
59000 - Insurance-Property/Casualty	3,786	3,678	109	31,880	29,421	2,460	8 %	44,131
59200 - Legal-General	13,342	5,450	7,892	57,472	43,600	13,871	32 %	65,400
59400 - MIS & Computer Fees	7,089	2,700	4,389	33,347	21,599	11,748	54 %	32,399
59600 - Miscellaneous Office Equipment	300	0	300	2,593	7,500	(4,907)	(65) %	7,500
59800 - Department Supplies	59	1,329	(1,270)	10,814	10,633	181	2 %	15,950
60000 - Paying Agent & Bank Fees	364	515	(151)	3,662	4,120	(458)	(11) %	6,180
60200 - Postage & Courier	40	100	(61)	212	1,300	(1,088)	(84) %	2,688
60400 - Printing	0	0	0	1,955	3,000	(1,045)	(35) %	3,000
60450 - Copier Maintenance	366	800	(433)	3,534	6,400	(2,866)	(45) %	9,600
60600 - Seminars & Education	0	0	0	1,047	1,500	(453)	(30) %	2,500
61000 - Treasurers Fees	582	11,552	(10,971)	138,031	92,418	45,614	49 %	138,626
61770 - Promotions	725	0	726	6,119	6,000	118	2 %	7,000
61790 - Web Site	672	531	141	3,848	4,247	(399)	(9) %	6,370
61795 - Creative/Photography	1,250	0	1,250	1,850	2,000	(150)	(8) %	2,000
66600 - Telephone Expense G&A	804	1,975	(1,171)	11,199	15,800	(4,601)	(29) %	23,700
66650 - Cleaning	2,314	1,833	480	15,115	14,667	448	3 %	22,000
66700 - Other Contracted Services	14,560	17,000	(2,440)	151,623	136,000	15,623	11 %	204,000
66810 - Electric	311	1,500	(1,189)	2,483	10,800	(8,317)	(77) %	16,000
66820 - Gas	56	306	(251)	3,512	2,450	1,062	43 %	3,675
66830 - Trash	329	467	(137)	1,319	3,736	(2,417)	(65) %	5,600
66840 - Water	2,073	800	1,273	4,664	3,150	1,514	48 %	4,600
67800 - Background Checks	0	0	0	0	1,220	(1,220)	(100) %	1,820
69100 - Community Events	2,805	583	2,222	3,783	4,667	(884)	(19) %	7,000
<b>Total Administrative</b>	<b>97,490</b>	<b>96,990</b>	<b>500</b>	<b>833,490</b>	<b>832,730</b>	<b>759</b>	<b>0 %</b>	<b>1,237,922</b>
<b>Community Operations</b>								
54800 - Wages	60,339	62,693	(2,355)	465,478	532,886	(67,407)	(13) %	815,000
54850 - Overtime	444	2,310	(1,866)	33,263	19,620	13,643	70 %	30,000
54902 - Employee Morale & Welfare	258	83	175	1,101	667	434	65 %	1,000
54903 - Safety Program	0	311	(311)	906	2,485	(1,580)	(64) %	3,728
54905 - Additional Benefits	0	487	(487)	4,107	3,897	211	5 %	5,844
54906 - Wellness	0	1,083	(1,083)	0	8,666	(8,667)	(100) %	13,000
55600 - Payroll Taxes	859	880	(21)	7,480	7,481	(1)	(0) %	11,442



	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
55800 - Retirement 401a	3,862	4,010	(148)	32,000	34,073	(2,073)	(6) %	52,106
56000 - Retirement 457b	2,195	2,385	(190)	19,530	20,270	(739)	(4) %	31,000
56200 - Workers Compensation	3,545	3,990	(445)	28,363	31,920	(3,558)	(11) %	47,880
56400 - Health Insurance	20,669	19,130	1,539	146,733	153,041	(6,308)	(4) %	229,561
56450 - Employee Contributions- Health Insurance	(4,128)	(4,339)	211	(33,022)	(34,709)	1,687	(5) %	(52,063)
57400 - Meeting Expenses	256	0	256	256	0	256	100 %	0
58400 - Employee Recruitment	0	0	0	4,056	900	3,156	351 %	900
58800 - Engineering	0	1,100	(1,100)	1,490	6,600	(5,110)	(77) %	7,700
59000 - Insurance-Property/Casualty	1,794	0	1,794	14,466	23,979	(9,513)	(40) %	23,979
59400 - MIS & Computer Fees	0	811	(811)	2,396	6,488	(4,092)	(63) %	9,730
59800 - Department Supplies	0	0	0	159	150	9	6 %	150
60600 - Seminars & Education	0	250	(250)	5,263	1,250	4,013	321 %	1,250
61800 - Repair & Maintenance-Radios	0	183	(183)	2,659	1,468	1,191	81 %	2,200
62000 - Uniforms	1,411	753	658	6,117	6,024	93	2 %	9,035
62200 - Road Shoulders/Drainage Maintenance	0	1,713	(1,713)	0	10,278	(10,278)	(100) %	13,706
62300 - Road Maintenance	34,993	5,798	29,195	42,862	34,785	8,077	23 %	52,178
62500 - Repairs & Maintenance - Community	288	521	(233)	3,516	4,168	(653)	(16) %	6,254
62600 - Flowers Maintenance	18,140	20,833	(2,693)	90,358	104,165	(13,807)	(13) %	130,000
62800 - Mowing & Irrigation	8,291	10,291	(2,000)	42,112	51,454	(9,341)	(18) %	61,745
63200 - Cinders, Gravel, Chemicals	0	0	0	49,348	48,733	614	1 %	71,233
63600 - Street & Holiday Lights	0	2,196	(2,196)	866	2,196	(1,330)	(61) %	6,588
63800 - Street Signage	1,213	1,332	(119)	10,335	7,992	2,344	29 %	10,658
64400 - Repairs & Maintenance - Facilities	261	2,476	(2,215)	19,912	19,814	98	0 %	29,718
64500 - Sewer Lift Station Expense	49	0	49	3,983	17,554	(13,572)	(77) %	23,406
66000 - Mosquito Control	0	0	0	0	1,500	(1,500)	(100) %	1,500
66200 - Weed Control	0	0	0	7,278	8,000	(722)	(9) %	8,000
66650 - Cleaning	832	958	(127)	6,650	7,667	(1,017)	(13) %	11,500
66810 - Electric	8,724	2,548	6,177	29,060	20,384	8,676	43 %	30,576
66820 - Gas	155	972	(817)	12,943	10,692	2,251	21 %	17,500
66830 - Trash	485	2,000	(1,515)	7,628	9,890	(2,262)	(23) %	15,448
66840 - Water	2,314	2,200	113	8,920	11,799	(2,879)	(24) %	14,800
67000 - Equipment Rental	0	0	0	27,823	18,684	9,139	49 %	32,700
67200 - Fuels & Fluids	16,514	4,582	11,933	90,237	58,910	31,327	53 %	94,995
67400 - Parts & Supplies-Equipment	9,649	13,174	(3,525)	102,052	105,392	(3,340)	(3) %	158,091
67600 - Major Repairs-Equipment	0	1,500	(1,500)	21,786	12,000	9,786	82 %	18,000
69800 - Repairs & Maintenance - Parks & Trails	2,940	1,494	1,446	5,790	7,469	(1,679)	(22) %	8,963
<b>Total Community Operations</b>	<b>196,352</b>	<b>170,709</b>	<b>25,643</b>	<b>1,326,260</b>	<b>1,400,682</b>	<b>(74,422)</b>	<b>(5) %</b>	<b>2,061,000</b>
<b>Public Safety</b>								
54800 - Wages	52,926	56,060	(3,134)	441,067	476,512	(35,444)	(7) %	728,785
54850 - Overtime	2,356	2,308	48	20,604	19,616	987	5 %	30,000

	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
54902 - Employee Morale & Welfare	0	42	(42)	685	333	352	106 %	500
54903 - Safety Program	0	131	(131)	0	1,052	(1,052)	(100) %	1,578
54905 - Additional Benefits	0	408	(409)	3,891	3,265	626	19 %	4,898
54906 - Wellness	0	750	(750)	0	6,000	(6,000)	(100) %	9,000
55600 - Payroll Taxes	780	1,121	(341)	7,145	9,530	(2,385)	(25) %	14,576
55800 - Retirement 401a	3,322	3,619	(297)	28,982	30,760	(1,778)	(6) %	47,045
56000 - Retirement 457b	799	385	414	6,207	3,270	2,937	90 %	5,000
56200 - Workers Compensation	3,266	3,465	(199)	26,124	27,720	(1,597)	(6) %	41,580
56400 - Health Insurance	17,161	16,226	934	128,566	129,811	(1,244)	(1) %	194,716
56450 - Employee Contributions- Health Insurance	(2,136)	(3,071)	936	(19,083)	(24,567)	5,484	(22) %	(36,850)
58400 - Employee Recruitment	0	375	(375)	1,345	3,000	(1,655)	(55) %	4,500
59000 - Insurance-Property/Casualty	933	960	(27)	7,462	7,677	(215)	(3) %	11,516
59400 - MIS & Computer Fees	2,526	1,191	1,334	15,754	9,534	6,220	65 %	14,300
59800 - Department Supplies	1,085	1,480	(394)	5,119	11,839	(6,720)	(57) %	17,756
60400 - Printing	0	0	0	0	1,500	(1,500)	(100) %	1,500
60600 - Seminars & Education	0	42	(42)	788	333	455	136 %	500
61800 - Repair & Maintenance-Radios	0	156	(156)	0	1,251	(1,251)	(100) %	1,876
62000 - Uniforms	119	962	(843)	1,484	7,690	(6,206)	(81) %	11,535
66500 - Repairs & Maintenance - Gates	450	393	56	3,047	3,150	(103)	(3) %	4,725
66650 - Cleaning	366	167	200	1,530	1,333	197	15 %	2,000
66810 - Electric	188	450	(262)	2,665	3,600	(936)	(26) %	5,400
66830 - Trash	0	238	(238)	1,125	1,900	(775)	(41) %	2,850
66840 - Water	4,466	455	4,011	8,303	3,640	4,663	128 %	5,460
67200 - Fuels & Fluids	0	2,083	(2,083)	5,058	16,667	(11,608)	(70) %	25,000
68100 - Signage	0	63	(63)	184	500	(317)	(63) %	750
68400 - Gate Access Expenses	12,344	1,298	11,046	27,194	10,385	16,809	162 %	15,578
<b>Total Public Safety</b>	<b>100,951</b>	<b>91,757</b>	<b>9,194</b>	<b>725,245</b>	<b>767,301</b>	<b>(42,056)</b>	<b>(5) %</b>	<b>1,166,073</b>
<b>Equestrian Center</b>								
54800 - Wages	24,250	20,780	3,469	193,615	176,630	16,984	10 %	270,140
54850 - Overtime	499	310	189	6,810	2,620	4,190	160 %	4,000
54902 - Employee Morale & Welfare	101	42	60	422	333	89	27 %	500
54903 - Safety Program	0	34	(35)	0	275	(274)	(100) %	412
54905 - Additional Benefits	0	117	(117)	973	939	33	4 %	1,409
54906 - Wellness	0	0	0	0	500	(500)	(100) %	2,000
55600 - Payroll Taxes	411	203	208	3,316	3,042	274	9 %	5,273
55800 - Retirement 401a	1,637	1,289	349	12,456	10,875	1,581	15 %	16,594
56000 - Retirement 457b	552	154	397	4,055	1,308	2,747	210 %	2,000
56200 - Workers Compensation	2,333	2,002	331	18,659	16,013	2,646	17 %	24,020
56400 - Health Insurance	3,161	3,072	89	23,684	24,577	(893)	(4) %	36,865

	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
56450 - Employee Contributions- Health Insurance	(785)	(342)	(443)	(4,771)	(2,731)	(2,040)	75 %	(4,096)
58400 - Employee Recruitment	0	0	0	745	1,700	(956)	(56) %	1,850
59000 - Insurance-Property/Casualty	717	698	19	5,740	5,583	158	3 %	8,374
59400 - MIS & Computer Fees	268	67	202	1,316	533	783	147 %	800
59800 - Department Supplies	426	52	372	2,094	420	1,674	399 %	630
60400 - Printing	0	0	0	145	500	(356)	(71) %	500
60600 - Seminars & Education	0	0	0	1,100	2,000	(899)	(45) %	3,750
62000 - Uniforms	387	0	388	1,759	2,940	(1,182)	(40) %	2,940
64400 - Repairs & Maintenance - Facilities	809	1,192	(383)	11,405	9,533	1,873	20 %	14,299
66650 - Cleaning	499	542	(43)	3,990	4,333	(343)	(8) %	6,500
66810 - Electric	238	406	(169)	3,301	3,253	48	1 %	4,880
66820 - Gas	116	888	(771)	9,698	11,638	(1,940)	(17) %	17,500
66830 - Trash	198	61	137	707	487	219	45 %	731
66840 - Water	1,034	375	659	3,261	3,000	262	9 %	4,500
67200 - Fuels & Fluids	789	417	373	3,268	3,333	(66)	(2) %	5,000
68800 - Horses & Tack	170	0	170	702	500	202	40 %	500
68810 - Manure Disposal	0	166	(167)	0	1,333	(1,333)	(100) %	2,000
68820 - Animal Care	0	655	(654)	4,791	5,235	(444)	(8) %	7,852
68830 - Grain	1,064	575	489	5,050	4,600	451	10 %	6,900
68840 - Hay	0	0	0	58,521	60,740	(2,220)	(4) %	60,740
68850 - Shavings	0	0	0	13,685	15,750	(2,065)	(13) %	21,000
68860 - Footing	0	0	0	0	6,249	(6,249)	(100) %	6,249
<b>Total Equestrian Center</b>	<b>38,874</b>	<b>33,755</b>	<b>5,119</b>	<b>390,497</b>	<b>378,042</b>	<b>12,455</b>	<b>3 %</b>	<b>536,612</b>
<b>Total Expenditures</b>	<b>\$ 433,667</b>	<b>\$ 393,211</b>	<b>\$ 40,456</b>	<b>\$ 3,275,492</b>	<b>\$ 3,378,755</b>	<b>\$ (103,264)</b>	<b>(3) %</b>	<b>\$ 5,001,607</b>
<b>Other Financing Sources (Uses)</b>								
79000 - Transfer to Other Funds	0	0	0	(1,524,100)	(1,524,100)	0	0 %	(1,524,100)
<b>Total Other Financing Sources (Uses)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(1,524,100)</b>	<b>(1,524,100)</b>	<b>0</b>	<b>0 %</b>	<b>(1,524,100)</b>
<b>Excess of Revenue Over (Under) Expenditures</b>	<b>\$ (293,024)</b>	<b>\$ 191,758</b>	<b>\$ (484,783)</b>	<b>\$ 762,966</b>	<b>\$ (44,337)</b>	<b>\$ 807,303</b>	<b>(1,821) %</b>	<b>\$ (781,940)</b>
<b>Fund Balance - Beginning</b>	<b>4,296,087</b>	<b>3,683,497</b>	<b>612,590</b>	<b>3,240,097</b>	<b>3,683,497</b>	<b>(443,400)</b>	<b>(12) %</b>	<b>3,683,497</b>
<b>Fund Balance - Ending</b>	<b>\$ 4,003,063</b>	<b>\$ 3,875,255</b>	<b>\$ 127,808</b>	<b>\$ 4,003,063</b>	<b>\$ 3,639,160</b>	<b>\$ 363,903</b>	<b>10 %</b>	<b>\$ 2,901,557</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**CMD**  
**Statement Of Revenue, Expenditures And**  
**Changes In Fund Balance - Budget And Actual**  
**For The Month Ended August 31, 2023**

Reporting Book:

ACCRUAL

As of Date:

08/31/2023

Fund:

Capital Projects Fund

	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
<b>Revenue</b>								
42200 - Water Tap Fees	\$ 0	\$ 16,667	\$ (16,667)	\$ 84,082	\$ 133,333	\$ (49,251)	(37) %	\$ 200,000
44950 - Sale of Equipment	25,000	2,083	22,917	46,450	16,667	29,783	179 %	25,000
Total Revenue	\$ 25,000	\$ 18,750	\$ 6,250	\$ 130,532	\$ 150,000	\$ (19,468)	(13) %	\$ 225,000
<b>Expenditures</b>								
82355 - Traffic Calming	0	1,667	(1,667)	19,979	13,333	6,646	50 %	20,000
82385 - Administration	0	2,291	(2,291)	26,158	18,334	7,824	43 %	27,500
82386 - Bearcat Stables	0	2,084	(2,084)	22,114	16,666	5,448	33 %	25,000
82387 - Community Operations	0	6,704	(6,704)	26,805	53,634	(26,828)	(50) %	80,450
82389 - Equestrian Center	55,250	6,666	48,584	76,680	53,333	23,346	44 %	80,000
82390 - Equipment Purchases	62,001	15,834	46,168	158,174	126,666	31,508	25 %	190,000
82392 - IT	1,960	2,083	(124)	19,884	16,667	3,217	19 %	25,000
82393 - Road Program	10,996	68,096	(57,100)	608,916	544,767	64,149	12 %	817,150
82394 - Trails & Community Parks	45,744	4,167	41,577	51,072	33,333	17,739	53 %	50,000
82520 - Healthy Forest	0	16,666	(16,667)	200,000	133,333	66,667	50 %	199,999
Total Expenditures	\$ 175,951	\$ 126,258	\$ 49,692	\$ 1,209,782	\$ 1,010,066	\$ 199,716	20 %	\$ 1,515,099
<b>Other Financing Sources (Uses)</b>								
49000 - Transfer from Other Funds	0	0	0	1,524,100	1,524,100	0	0 %	1,524,100
Total Other Financing Sources (Uses)	0	0	0	1,524,100	1,524,100	0	0 %	1,524,100
<b>Excess of Revenue Over (Under) Expenditures</b>	<b>\$ (150,951)</b>	<b>\$ (107,508)</b>	<b>\$ (43,442)</b>	<b>\$ 444,850</b>	<b>\$ 664,034</b>	<b>\$ (219,184)</b>	<b>(33) %</b>	<b>\$ 234,001</b>
<b>Fund Balance - Beginning</b>	<b>1,618,052</b>	<b>999,208</b>	<b>618,844</b>	<b>1,022,252</b>	<b>999,208</b>	<b>23,044</b>	<b>2 %</b>	<b>999,208</b>
<b>Fund Balance - Ending</b>	<b>\$ 1,467,102</b>	<b>\$ 891,700</b>	<b>\$ 575,402</b>	<b>\$ 1,467,102</b>	<b>\$ 1,663,242</b>	<b>\$ (196,140)</b>	<b>(12) %</b>	<b>\$ 1,233,209</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.



**CMD**  
**Statement Of Revenue, Expenditures And**  
**Changes In Fund Balance - Budget And Actual**  
**For The Month Ended August 31, 2023**

Reporting Book:

As of Date:

Fund:

ACCRUAL

08/31/2023

Wildlife Mitigation Fund

	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
<b>Revenue</b>								
43850 - Interest Income	\$ 3	\$ 0	\$ 3	\$ 480	\$ 0	\$ 480	100 %	\$ 0
<b>Total Revenue</b>	<b>\$ 3</b>	<b>\$ 0</b>	<b>\$ 3</b>	<b>\$ 480</b>	<b>\$ 0</b>	<b>\$ 480</b>	<b>100 %</b>	<b>\$ 0</b>
<b>Expenditures</b>								
60000 - Paying Agent & Bank Fees	5	0	5	40	0	40	100 %	0
<b>Total Expenditures</b>	<b>\$ 5</b>	<b>\$ 0</b>	<b>\$ 5</b>	<b>\$ 40</b>	<b>\$ 0</b>	<b>\$ 40</b>	<b>100 %</b>	<b>\$ 0</b>
<b>Excess of Revenue Over (Under) Expenditures</b>	<b>\$ (2)</b>	<b>\$ 0</b>	<b>\$ (2)</b>	<b>\$ 440</b>	<b>\$ 0</b>	<b>\$ 440</b>	<b>100 %</b>	<b>\$ 0</b>
<b>Fund Balance - Beginning</b>	<b>251,410</b>	<b>0</b>	<b>251,410</b>	<b>250,968</b>	<b>0</b>	<b>250,968</b>	<b>100 %</b>	<b>0</b>
<b>Fund Balance - Ending</b>	<b>\$ 251,408</b>	<b>\$ 0</b>	<b>\$ 251,408</b>	<b>\$ 251,408</b>	<b>\$ 0</b>	<b>\$ 251,408</b>	<b>100 %</b>	<b>\$ 0</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**CMD**  
**Statement Of Revenue, Expenditures And**  
**Changes In Fund Balance - Budget And Actual**  
**For The Month Ended August 31, 2023**

Reporting Book:

As of Date:

Fund:

ACCRUAL

08/31/2023

Conservation Trust Fund

	Month Ending			Year To Date				Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Budget
<b>Revenue</b>								
43850 - Interest Income	\$ 12	\$ 0	\$ 12	\$ 51	\$ 0	\$ 51	100 %	\$ 0
44000 - Lottery Proceeds	0	0	0	2,698	0	2,698	100 %	0
Total Revenue	\$ 12	\$ 0	\$ 12	\$ 2,749	\$ 0	\$ 2,749	100 %	\$ 0
<b>Excess of Revenue Over (Under) Expenditures</b>	<b>\$ 12</b>	<b>\$ 0</b>	<b>\$ 12</b>	<b>\$ 2,749</b>	<b>\$ 0</b>	<b>\$ 2,749</b>	<b>100 %</b>	<b>\$ 0</b>
<b>Fund Balance - Beginning</b>	<b>2,736</b>	<b>0</b>	<b>2,736</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0 %</b>	<b>0</b>
<b>Fund Balance - Ending</b>	<b>\$ 2,749</b>	<b>\$ 0</b>	<b>\$ 2,749</b>	<b>\$ 2,749</b>	<b>\$ 0</b>	<b>\$ 2,749</b>	<b>100 %</b>	<b>\$ 0</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

## SERVICES AGREEMENT

This SERVICES AGREEMENT (the "Agreement"), is effective the 1st day of November 2023 by and between CORDILLERA METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District"), and the CORDILLERA PROPERTY OWNERS ASSOCIATION, INC., a Colorado non-profit corporation (the "Association"), collectively, the "Parties."

### RECITALS

**WHEREAS**, pursuant to Section 32-1-1001(l)(d)(I), C.R.S., the District represents that it is permitted to enter into contracts and agreements; and

**WHEREAS**, pursuant to the Second Amended and Restated Bylaws of Cordillera Property Owners Association, Inc., the Association represents that it has the power to make contracts in the Association's name; and

**WHEREAS**, the Association has granted the District permission to provide security services and limited covenant enforcement services as set forth in the letter of understanding sent by the Association to the District, dated September 6, 2023; and

**WHEREAS**, the Association desires to contract with the District for the provision of certain services and to compensate the District for such services, as fully described in Exhibit A attached hereto and incorporated herein by this reference (collectively, the "Requested Services") for the Cordillera community; and

**WHEREAS**, the District represents that it has staff and sufficient capacity to provide the services specified herein and in Exhibit A, and is willing to provide such services to the Association on the terms and conditions set forth herein;

**NOW, THEREFORE**, in consideration of the terms, conditions and compensation set forth below, the Parties hereto agree as follows:

### AGREEMENT

1. Term. This Agreement commences November 1, 2023 and terminates at midnight October 31 2024 unless sooner terminated as provided herein.
2. Requested Services. This Agreement contains the general terms, covenants, and obligations of the Parties in connection with the Requested Services. The District will furnish, at its cost and expense, all materials, office supplies, equipment, personnel, transportation and whatever else is necessary to commence, pursue, and complete the:
  - i. Buildings Walk-through and Video Monitoring Services;

- ii. Snow Plowing, Trash and Winter Grooming Services;
  - iii. Fishing Parcel Services;
  - iv. Monitoring of contractor compliance with the Association's limit on contractor work hours;
  - v. Other Services; and
  - vi. Additional Services agreed upon in writing and appended to Exhibit A,  
all as defined in Exhibit A.
3. Compensation and Payment. The District will be compensated for the performance of the Requested Services according to the payment schedules listed in Exhibit A.
4. Insurance. At all times during the term of this Agreement, the Association will carry and maintain, at its sole cost and expense, any and all insurance coverage required by its governing documents and as reasonable in the ordinary course of its business and operations.

Such policies will include a provision requiring a minimum of thirty (30) days written notice to the District of any material change or cancellation. The Association shall provide certificates of insurance, evidencing the existence of such coverage, to the District upon reasonable request.

As noted in Paragraph 12, the District does not intend and has not waived its governmental immunity and does not and has not entered into any partnership or joint venture with the Association or any other party by entering into this Agreement. At all times during the term of this Agreement, the District will carry and maintain in full force and effect, at its sole expense, Commercial general liability insurance that is written on an Occurrence basis covering the services under this Agreement including coverage for bodily injury and broad form property damage for the maximum amount that may be recovered against a public entity in any single occurrence under the Colorado Governmental Immunity Act, §24-10-101 C.R.S. et seq. (the "Act"), said limit currently being \$424,000 for injury to one person in any single occurrence and \$1,195,000 for injury to two (2) or more persons in any single occurrence. The Association acknowledges that the Buildings, parking lots and real property described herein are not "public property" as defined in the Act.

The District shall, upon request, provide the Association with certificates of insurance evidencing the policies listed above at any time during the term of this Agreement.

5. Indemnity.

- a. To the extent permitted by Colorado law and the liability limits of the Act, the District will indemnify, defend and hold harmless the Association, and its subsidiaries, affiliates, agents, officers, directors, servants and employees from liability, claims, liens, demands, actions, and causes of action (including reasonable attorneys' fees and costs) arising out of or related to any loss, cost, damage, or injury, including death, of any person or damage to property of any kind caused by the operations or grossly negligent acts, errors or omissions of the District, or any person directly or indirectly employed by the District while engaged in performing the Requested Services, or any activity related thereto.
  - b. To the extent permitted by Colorado law, the Association agrees to indemnify, defend and hold harmless the District, and its subsidiaries, affiliates, agents, officers, directors, servants, and employees from liability, claims, liens, demands, actions, and causes of action (including reasonable attorneys' fees and costs) arising out of or related to any loss, cost, damage, or injury, including death, of any person or damage to property of any kind caused by the operations or grossly negligent acts, errors or omissions of the Association, or any person directly or indirectly employed by the Association while engaged in performing the Requested Services, or any activity related thereto.
6. Termination. Either Party may terminate this Agreement at any time, with or without cause, by giving the other Party at least sixty (60) days written notice of termination. Upon such termination, the District will be entitled to receive compensation, including reimbursement of approved expenses, for Requested Services performed prior to such termination if payment for such Requested Services has not previously been made.
7. Default. If either Party to this Agreement fails to perform in accordance with the terms, covenants, and conditions of this Agreement, or is otherwise in default of any of the terms of this Agreement, after giving ten (10) days' notice to the other Party of the alleged default, and upon said Party in default having failed to cure said breach within ten (10) days, the other Party shall have the option to terminate this Agreement and pursue any remedy available by law or in equity.
8. Notice. Any notice to be given by either Party to the other pursuant to this Agreement or pertaining to this Agreement shall be mailed to the address of the respective Parties by certified mail, postage prepaid, as follows:

Association: Crystal Wilson, General Manager  
Cordillera Property Owners Association, Inc.  
0360 Carterville Rd.  
Cordillera, CO 81632

District: Trevor Broersma, General Manager  
Cordillera Metro District  
0408 Carterville Rd.  
Cordillera, CO 81632

With a copy to: Icenogle Seaver Pogue, P.C.  
4725 South Monaco Street, Suite 360  
Denver, CO 80237  
Attn.: Alan Pogue

Either Party may change the address to which notice shall be given by notice so given to the other.

9. Compliance with Laws. The District hereby warrants that it will use the highest professional standards in providing the Requested Services, and it will comply with all applicable laws, ordinances, rules and regulations (federal, state or local) affecting the Requested Services.
10. Assignment/Delegation. The District shall not assign or delegate its duties under this Agreement without prior written consent of the Association's Board of Directors; provided, however, that the District may, in its sole discretion and without the Association's specific authorization, subcontract with qualified third-parties for provision of portions of the Requested Services. Any assignment of this Agreement or the subcontracting of any of the Requested Services to be provided herein, if so, permitted by the Association, shall not relieve the District of its primary responsibility to perform in accordance with this Agreement. The terms of this Agreement shall be binding on all successors, assigns and subcontractors of the District and the Association.
11. Unavoidable Delays. Neither Party shall hold the other Party responsible for damages or delays in performance of the Services caused by acts of God, strikes, accidents, or other events beyond the control of the other Party, or the other Party's employees and agents.
12. Governmental Immunity. Nothing in this Agreement shall be construed to constitute a waiver, in whole or in part, of any of the District's, or its officers, employees, servants, agents, or authorized volunteers, rights and protections under the Colorado Governmental Immunity Act, Section 24-10-101, et seq., C.R.S.
13. Entire Agreement. This Agreement and any signed addenda to Exhibit A contain the entire agreement between the Parties and supersedes any and all prior agreements, proposals, negotiations and representations pertaining to the Services to be performed herein. No amendments or modifications of this Agreement shall be binding unless evidenced in writing and signed by and on behalf of the Parties.
14. General Provisions.
  - a. All rules and regulations in effect with respect to any of the Association's Property, or access thereto regarding passes, badges, lists of employees, and safety and conduct on the Property, shall be strictly observed by the District and its personnel, employees, and subcontractors.

- b. If any clause or provision of this Agreement shall be held to be invalid in whole or in part, then the remaining clauses and provisions, or portions thereof, shall nevertheless be and remain in full force and effect only to the extent they implement the manifest intent of the parties in entering into this Agreement.
- c. If any Party to this Agreement shall bring any suit or action against the other Party for relief, declaratory or otherwise, arising out of this Agreement, the prevailing Party shall be entitled to recover from the other Party, in addition to all court costs and disbursements, its reasonable attorney's fees.
- d. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Colorado.

IN WITNESS THEREOF, the Parties hereto have executed this Agreement as of the respective dates set forth below, to become effective as of the day and year set forth in the first page hereof.

CORDILLERA METROPOLITAN  
DISTRICT

CORDILLERA PROPERTY  
OWNERS ASSOCIATION, INC.

\_\_\_\_\_  
Trevor Broersma, General Manager

\_\_\_\_\_  
Crystal Wilson, General Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

EXHIBIT A  
November 1, 2023 through October 31, 2024  
Services Agreement

REQUESTED SERVICES

**I. Buildings Walk-Through and Video Monitoring**

In exchange for the monthly fee described below, the District will perform one walk-through of the Association's Athletic Center, Trailhead, Post office and Short Course Maintenance buildings (collectively, the "Buildings") each day at a time when the buildings are not open for public access:

- Generally, between 10 p.m. and 2 a.m.
- District employees will inspect doors and windows, locks, security lighting for security purposes and will check general mechanical and plumbing function for any obvious malfunction that could damage the Building.
- The walk-through cost includes a share of the video monitoring the District employees perform for the District's own use. Video feeds are monitored when the gatehouses are manned.
- The Association understands and accepts that the District employees are not experts in either the security design or the mechanical function of the Buildings and that video monitoring is a secondary function of the District's gatehouse attendants.

**II. Snow Plowing, Trash and Winter Grooming Services**

In exchange for the monthly fee described below:

- The District will plow snow from the driveways and parking lots of the Buildings whenever there is an accumulation exceeding one inch as measured by the District. Snow plowing does not include shoveling or snow blowing sidewalks and other walk or travel ways.
- The District will provide a site for the Association's large trash and recycling receptacles. The District will maintain the cleanliness of the trash and recycling site.
- The District will groom the golf path on the Association's Short Course during the winter season to accommodate Nordic activities.



### **III. Fishing Parcel Services**

The District will provide the Association with the following services for the fishing parcel in exchange for the monthly fee described below:

- Two daily Public Safety patrols;
- Snow plowing of the fishing parcel parking lot after major storms.
- Fishing parcel trail and sign maintenance and weed control, as needed.

### **IV. Construction Compliance Services**

The District will provide the Association with the following services for construction compliance in exchange for the monthly fee described below:

- Patrol, between 5:00 pm and 7:00 pm, of all homes with ongoing construction, renovations, maintenance or additions to check that all contractors have left the site. Contractors found still on site will be informed of the Association's contractor work hours and asked to leave. Chronic offenders will be reported to the Association.

### **V. Other Services**

The Association may use the District's conference rooms on a space available basis by reservation only for the fee described below. The conference room cost includes video conferencing capability and coffee service.

- Large Conference room, maximum capacity 20, cost \$100 per hour or any portion thereof.
- Small conference room, maximum capacity 8, cost \$50/hour or any portion thereof.
- The District will invoice the Association monthly, as needed, for use of the conference rooms.

The District shall provide the Association with additional trash receptacles at the trash site when, in the District's sole opinion, such additional receptacles are required to accommodate additional trash during periods of high demand. The District shall empty the additional trash receptacles at the dump when such receptacles are full. The District shall invoice the Association a unit fee of \$500, plus the dumping fee imposed by Eagle County, for each such additional trash receptacle the District empties at the dump.

### **V. Additional Services Agreed in Writing.**

Any additional services requested by the Association (the "Additional Services") will be requested in writing. A description of the Additional Services and their cost will be

memorialized in a writing signed by both parties and attached as an addendum to this Exhibit A.

### **Cost of Requested Services**

The costs of the Requested Services are as listed in the table below.

<b>Cost of Requested Services - 2024</b>	
<b>Confirmed Services</b>	<b>Cost</b>
Home construction contractor check	\$57,158
After-hours walk-through of CPOA buildings	\$33,726
CPOA facilities snow plowing	\$41,220
Trash/recycling bins site rental/maintenance	\$32,032
Trash/recycling overflow bins. Invoiced separately - \$500/dump run + dump fee	
Short course grooming	\$8,244
Fishing parcel patrol	\$33,434
Fishing parcel maintenance	\$3,664
Fishing parcel parking lot snow plowing	\$1,145
<b>Confirmed Services Total Cost - Annual</b>	<b>\$210,623</b>
<b>Confirmed Services Total Cost - Monthly</b>	<b>\$17,552</b>
<b>Optional Services - upon CPOA request</b>	
Small conference room rental	\$50/hr
Large conference room rental	\$100/hr
Additional Services - signed addendum required	to be agreed

## **Payment Schedule**

The Association shall pay the District according to the schedules below. No invoices will be issued for Cordillera Services and Fishing Parcel Services.

The District shall issue invoices for Other Services according to the schedule below.

Payment for Additional Services shall be according to any signed addendum to this Exhibit A.

<b>2024 Payment Schedule - Confirmed Services - due as shown, no invoice issued.</b>			
	<b>Cordillera</b>	<b>Fishing Parcel</b>	<b>Total</b>
<b>Date</b>	<b>Services</b>	<b>Services</b>	
30-Nov-23	\$14,365	\$3,187	\$17,552
31-Dec-23	\$14,365	\$3,187	\$17,552
31-Jan-24	\$14,365	\$3,187	\$17,552
29-Feb-24	\$14,365	\$3,187	\$17,552
31-Mar-24	\$14,365	\$3,187	\$17,552
30-Apr-24	\$14,365	\$3,187	\$17,552
31-May-24	\$14,365	\$3,187	\$17,552
30-Jun-24	\$14,365	\$3,187	\$17,552
31-Jul-24	\$14,365	\$3,187	\$17,552
31-Aug-24	\$14,365	\$3,187	\$17,552
30-Sep-24	\$14,365	\$3,187	\$17,552
31-Oct-24	\$14,365	\$3,187	\$17,552
<b>Total</b>	<b>\$172,380</b>	<b>\$38,244</b>	<b>\$210,624</b>

<b>2024 Payment Schedule - Other Services - due upon invoice delivery</b>		
<b>Service</b>	<b>Date</b>	<b>Amount</b>
Conference room use	31-Oct-24	depends on usage
Each additional trash receptacle	end of month in which receptacle dumped	\$500 + dump fee



# Management Report

## October 13, 2023

### **Administration**

#### **Staffing**

- Current Staff Breakdown by Department
  - Administration – 3 full-time, 1 part-time
  - Community Operations – 13 full-time, 1 seasonal
  - Public Safety – 13 full-time, 2 part-time, 1 occasional
  - Equestrian Center – 4 full-time, 2 part-time, 2 occasional

#### **Safety and Training**

- 29 homeowners completed CPR/First Aid training this year to date. One more class is planned for October 25, 2023.
- The team met our SDA safety training requirements for the 2023 year, earning a 10% discount on our workers compensation renewal.

#### **Human Resources, Finance, and Administration**

- Recruiting 1 full-time operations worker.
- July and August financials are on the website.

#### **Communications**

- A new Wildfire Mitigation Insurance Resources packet has been created in response to homeowner need; it was released to the community on October 6 and posted on the website for future reference.
- Drone video footage highlighting 2023 mitigation projects was included in that communication.
- The October Fall Trails Photo Challenge is underway. Community members and CMD staff are submitting beautiful photos. Those who send in top photo submissions will receive cool Cordillera swag.

### **Traffic Calming**

- Cordillera Way speed limit is **30mph**.
  - In August, we saw **33.0%** of the total cars with speeds 10mph higher than the posted limit.
  - In September, we saw **35.0%** of the total cars with speeds 10mph higher than the posted limit.
- Fenno Drive speed limit is **25mph**.
  - In June, we saw **39.0%** of the total cars with speeds 10mph higher than the posted limit.
  - In July, we saw **38.0%** of the total cars with speeds 10mph higher than the posted limit.
- Variable message signs (VMS) have been placed around the community reminding drivers to slow down.

# **Equestrian Center**

## **Barn Updates**

- CMD Community Operations has successfully continued capital projects and is currently finishing installing safer fencing for the horses and will complete some new paddocks in the next month. Completed projects include updating electricity and adding new fencing and lighting to the upper paddocks.
- We have scheduled a clinic with Dolly Hannon for October 14-15, 2023. Many boarders will take advantage of the opportunity to get some lessons with a USEF judge and USDF certified instructor. Others from the local horse community will be welcome to audit.

## **Year-Round Lesson and Training Program**

- After-school lessons have taken off after summer camp ended. We are teaching at near-maximum capacity. The Cordillera Equestrian Center is creating horse interest and bringing in new riders.
- As the riding lesson program becomes a community staple, the Equestrian Center is in the process of balancing how many lessons we can offer by adjusting our staffing needs. Keeping the quality of care as high as possible for the boarders remains a priority, so more lessons require more staff. We are experimenting with the demand for lessons and will arrive at the balance for growing the lucrative and community-oriented lesson program.
- We are currently searching for another horse for the lesson program and horse camp. We will adopt or buy a new horse by next spring.
- The training program is at capacity with many horses signed up for full or partial dressage training. The program has drawn in new boarders and will help increase revenue while making Cordillera more than just a boarding stable but also a competitive training destination.

## **Boarding Statistics: October**

Stall Horses: 17	Outside Paddock Horses: 12
Property Owners: 3	Property Owners: 3
Non-Property Owners: 14	Non-Property Owners: 9
Staff: 1	Cordillera school horses: 3

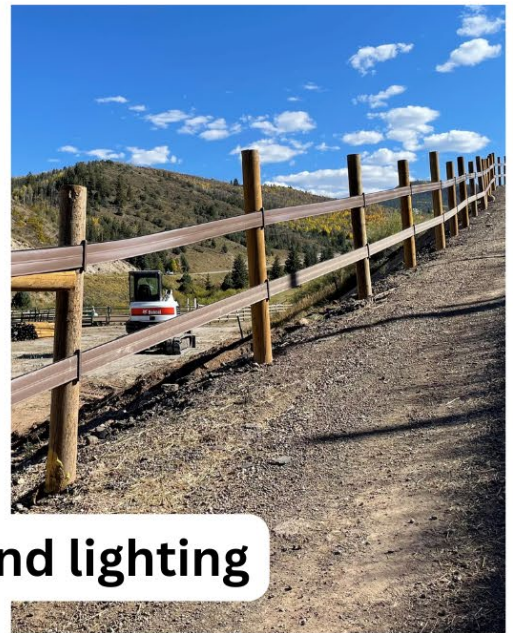
## **Horse Camp Update**

- Horse Camp 2023 debrief is complete, and plans are underway to grow the summer camp for 2024.





**Riding Lessons**



**New fencing and lighting**



**New upper paddocks**



# **Community Operations**

## **Project Management**

- New cow fencing spanning just short of 2 miles on the border of Cordillera has been installed.
- Equestrian Center:
  - New electrical and lighting projects are complete for the year.
  - New fencing spanning 1.1 miles has been added or replaced.

## **2023 Road Program**

- 2023 Road Program paving complete. Granite Springs Trail, Jackson's Path, Powell Court, Saddle Ridge Road, Rodeo Drive were all overlayed with 2" of new asphalt.
- 6.75 miles of road shouldering has been completed.

## **Fleet: Year to Date Statistics**

- Community Operations mechanics have completed 139 work orders.
- 96 car wash classes were given.
- Community Operations has used 12,422.10 gallons of fuel, driven 124,279 miles, and put 3,811 hours on machinery.
- Public Safety has used 4,113.60 gallons of fuel and driven 73,843 miles.

## **Trails and Fishing**

- New trail markers have been added to Cordillera's trails.
- The new CMD Trails Map web app has launched and is in use.
- 147 miles of trails have been hiked and cleared of debris YTD.
- 124 trees have been felled YTD.
- 97 miles of trails have been mowed/weeded YTD.
- Weed spraying in open spaces and rights-of-way is complete.

## **Wildfire Mitigation Initiatives**

- All planned 2023 wildfire mitigation projects have been completed.





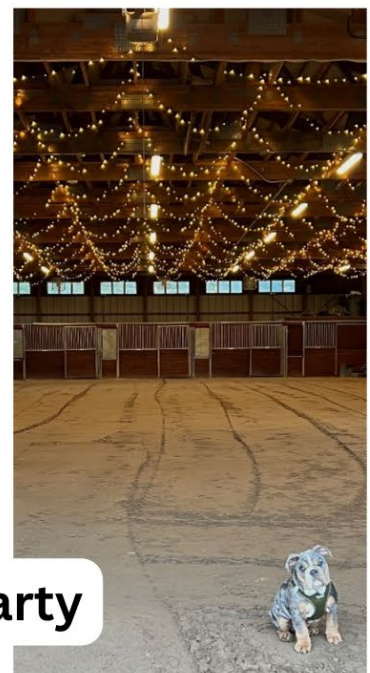
**Trail reshaping**



**Road shouldering**



**Scraping paddocks**



**Supporting the fall party**



## **Public Safety**

- Working with a gate access software company to get a final cost and package structure. This will be presented soon to the CMD board and Cordillera community.
- New dispatch software (Tracktik) has been chosen for the Public Safety department. Staff will begin training early November and the Tracktik software will be launched in December.
- Completed Community CPR/First Aid/AED training on September 21, 2023
- Hired 2 Public Safety Agents and have completed training

### **Community Gate Access Statistics: August and September**

- Welcomed 118,421 vehicles through the Divide and Ranch Gates
- Temporary passes issued: Divide Gate 1,718; Ranch Gate 3,121
- Issued 36 bicycle permits

### **Notable Public Safety Calls for Service: August and September**

- Responded to 5 medical calls from residents and guests within Cordillera
- Responded to a suspicious person report concerning wildlife; Public Safety and Colorado Parks and Wildlife contacted the individual, who was from out of state, and served notification of trespassing.
- Assisted Aurora Police Department with a missing person report linked to Cordillera
- Responded to a person with mental health crisis/suicidal threats; Public Safety located the individual and assisted the Eagle County Sheriff's Office with the person.
- Responded to numerous calls about bears in the community
- Cleaned and picked up trash/debris that was accessed by bears in the community
- Conducted several traffic safety details with cone placement events to ensure that there was adequate traffic flow
- Patrolled the community during the I-70 traffic closure, deterring people from trying to enter and exit Cordillera via alternate routes

### **Cordillera Public Safety Patrol was dispatched and responded to 161 calls for service August-September 2023.**

	YTD		YTD
Alarms	21	Property damage	7
Animal issue: non wildlife	3	Resident complaint	2
Assist Outside Agency	3	Resident/contractor assist	19
Complaint (not noise)	1	Safety detail	9
Domestic trouble	0	Service call	0
Escort	2	Smoke report	0
Fire	0	Suspicious activity	2
Lost/Found Property	1	Traffic safety detail	2
Medical response	4	Traffic violation	1
Miscellaneous	1	Trash violation	36
Noise complaint	2	Trespassing	4
Open door/window	0	Vandalism	0
Missing Person	2	Intrusion Alarm	20
Open garage door	25	Vehicle crash	2
Parking	19	Welfare check	0
Misc. Cordillera CCR Violations	2	Wildlife issue	5
Disturbance	2	Hazardous Condition	4



**Out on Patrol**



**Divide Gate Security**



**Ranch Gate Security**

## **Employee Spotlights**



Traci Macnamara McCoy has more than 20 years of professional experience writing, editing, and directing digital content production. She's in her element when she's playing with words, but when she's offline, you'll find her playing outside.

From her home base near Vail, Colorado, Traci has written for print and online publications including *Vail Lifestyle*, *EAT*, *Beaver Creek Magazine*, *Vail Health*, *Glow*, and *Vail Valley Home*, among others. While directing all aspects of her writing and editing business, Wee Inspired, LLC, she offered services spanning writing, editing, blogging, website content creation, and social media.

Traci has also previously worked in the education space for companies including SquidBooks, About.com, Grockit, Learnist, and the Water Environment Federation. She co-authored SquidBooks Life Sciences, a winner of the 2022 Textbook and Academic Authors Association's Most Promising New Textbook Award.

Traci received her undergraduate degree in science from the University of Notre Dame (BS) and has also earned graduate degrees in curriculum and instruction (MA, University of Colorado), English literature (MA, University of Manchester, England), and creative nonfiction writing (MFA, Goucher College).



**CORDILLERA**  
Metro District

Revenue	2023 Approved	2024 Draft	\$ Over/Under 2023	% Over/Under 2023	Notes
41000 Property Taxes Operating	4,620,880	5,457,676	836,796	18%	5.5% annual increase, elimination of one time bond fund refund, and tax base growth
41500 Specific Ownership Taxes	275,000	250,000	(25,000)	-9%	Auto sales tax
42000 CPOA Service Agreement		210,623			
43000 Boarding - Equestrian	423,900	408,900	(15,000)	-4%	
43200 Lessons and Camps - Equestrian	71,375	145,125	73,750	103%	
43400 Bearcat Stables	29,952	31,150	1,198	4%	4% annual increase
43500 Admin Office Lease		24,960			Eagle Valley Wildland
43600 Trailer Storage Fees	41,760	46,800	5,040	12%	\$10/mo increase every spot
43800 Other Revenue	40,000	0	(40,000)	-100%	
43850 Interest Income	125,000	160,000	35,000	28%	
44000 Lottery Proceeds	1,400	0	(1,400)	-100%	
44900 Holy Cross Refunds	2,000	2,000	0	0%	
44950 Sale of Equipment	15,000	0	(15,000)	-100%	This is in capital now
45100 Transponder/Sticker Revenue	30,000	35,000	5,000	17%	
45200 Road Impact Fees	35,000	20,000	(15,000)	-43%	New construction is slowing
45300 Grant Revenue	7,500	0	(7,500)	-100%	Directly applied to costs
46500 Sewer Lift Revenue	25,000	5,000	(20,000)	-80%	New contractor
49000 Transfer From Other Funds					
<b>Total Revenue</b>	<b>\$5,743,767</b>	<b>\$6,797,234</b>	<b>\$1,053,467</b>	<b>18%</b>	



Administrative Expenditures	2023 Approved	2024 Draft	\$ Over/Under 2023	% Over/Under 2023	Notes
54800 Wages	397,000	426,207	29,207	7%	Added fulltime communications
54850 Overtime	0	0	0	#DIV/0!	
54901 Payroll Administration	15,880	15,880	0	0%	
54902 Employee Morale & Welfare	20,650	22,650	2,000	10%	Wellness challenge prizes
54903 Safety Program	2,243	5,443	3,200	143%	Safety bonus for staff
54904 Benefits Consultant	17,400	2,400	(15,000)	-86%	No Hays Consulting
54905 Additional Benefits	3,018	3,600	582	19%	
54906 Wellness	4,000	4,000	0	0%	
55600 Payroll Taxes	7,940	8,524	584	7%	
55800 Retirement 401a	24,800	24,800	0	0%	
56000 Retirement 457b	13,250	16,260	3,010	23%	
56200 Workers Compensation	2,520	2,520	0	0%	
56400 Health Insurance	67,308	59,978	(7,330)	-11%	
56450 Employee Contributions - Health Insurance	(14,836)	(11,559)	3,277	-22%	
57000 Audit Fees	12,500	12,500	0	0%	
57400 Meeting Expenses	5,750	5,750	0	0%	
57800 Drug/Alcohol/CDOT Testing	2,345	2,345	0	0%	
58000 Dues & Subscriptions	11,305	11,305	0	0%	
58200 Election Expense	11,500	0	(11,500)	-100%	No election
58400 Employee Recruitment	1,610	1,610	0	0%	
59000 Insurance-Property/Casualty	44,131	44,131	0	0%	
59200 Legal-General	65,400	75,400	10,000	15%	Sage Consulting
59400 MIS & Computer Fees	32,399	34,998	2,599	8%	
59600 Miscellaneous Office Equipment	7,500	4,500	(3,000)	-40%	
59800 Office Supplies	15,950	16,950	1,000	6%	
60000 Paying Agent & Bank Fees	6,180	6,180	0	0%	
60050 Bad Debt Expense	0	0	0	#DIV/0!	
60200 Postage & Courier	2,688	2,688	0	0%	
60400 Printing	3,000	3,000	0	0%	
60450 Copier Maintenance	9,600	9,600	0	0%	
60600 Seminars & Education	2,500	2,500	0	0%	
61000 Treasurers Fees	138,626	163,730	25,104	18%	3% of taxes
61770 Promotions	7,000	8,500	1,500	21%	
61790 Web Site	6,370	7,115	745	12%	
61795 Creative/Photography	2,000	5,000	3,000	150%	Website and Social Media
64400 Repair & Maintenance-Facilities		4,910			
66600 Telephone Expense G&A	23,700	23,700	0	0%	
66650 Cleaning	22,000	23,760	1,760	8%	
66700 Other Contracted Services	204,000	217,425	13,425	7%	CLA increase 5% Planter 4 Increase. Borne Consulting Increase
66810 Electric	16,000	11,000	(5,000)	-31%	
66820 Gas	3,675	5,000	1,325	36%	
66830 Trash	5,600	5,600	0	0%	
66840 Water	4,600	4,800	200	4%	
67800 Background Checks	1,820	1,820	0	0%	
69100 Community Events	7,000	7,000	0	0%	
<b>Total Administrative</b>	<b>\$1,237,922</b>	<b>\$1,303,520</b>	<b>\$65,598</b>	<b>5%</b>	

Community Operations Expenditures	2023 Approved	2024 Draft	\$ Over/Under 2023	% Over/Under 2023	Notes
54800 Wages	815,000	856,182	41,182	5%	
54850 Overtime	30,000	30,000	0	0%	
54902 Employee Morale & Welfare	1,000	1,000	0	0%	
54903 Safety Program	3,728	16,374	12,646	339%	Safety bonus for staff
54905 Additional Benefits	5,844	8,064	2,220	38%	
54906 Wellness	13,000	13,000	0	0%	
55600 Payroll Taxes	11,442	11,442	0	0%	
55800 Retirement 401a	52,106	52,106	0	0%	
56000 Retirement 457b	31,000	31,000	0	0%	
56200 Workers Compensation	47,880	47,880	0	0%	
56400 Health Insurance	229,561	180,086	(49,475)	-22%	
56450 Employee Contributions	(52,063)	(32,655)	19,408	-37%	
58400 Employee Recruitment	900	2,000	1,100	122%	
58800 Engineering	7,700	8,800	1,100	14%	
59000 Insurance -Property/Casualty	23,979	25,479	1,500	6%	
59400 MIS & Computer Fees	9,729	9,729	0	0%	
59800 Department Supplies	150	150	0	0%	
60400 Printing	0	0	0	#DIV/0!	
60600 Seminars & Education	1,250	6,050	4,800	384%	CDL, Pesticide, Winter Trainings
61800 Repair & Maintenance-Radios	2,200	4,093	1,893	86%	
62000 Uniforms	9,035	9,035	0	0%	
62200 Road Shoulders/Drainage Maintenance	13,706	13,706	0	0%	
62300 Road Maintenance	52,178	54,716	2,538	5%	
62500 Repairs & Maintenance - Community Operations	6,254	6,896	642	10%	
62600 Flowers Maintenance	130,000	15,030	(114,970)	-88%	CPOA
62800 Mowing & Irrigation	61,745	8,450	(53,295)	-86%	CPOA
63200 Cinders, Gravel, Chemicals	71,233	77,184	5,951	8%	
63600 Street & Holiday Lights	6,588	6,588	0	0%	
63800 Street Signage	10,658	12,521	1,863	17%	
64400 Repairs & Maintenance - Facilities	29,718	23,829	(5,889)	-20%	Moved to Admin, PS
64500 Sewer Lift Station Expense	23,406	4,450	(18,956)	-81%	
65800 Tree/Pest Removal	0	0	0	#DIV/0!	This is in Capital now
66000 Mosquito Control	1,500	1,500	0	0%	
66200 Weed Control	8,000	8,650	650	8%	
66650 Cleaning	11,500	12,420	920	8%	
66810 Electric	30,576	37,460	6,884	23%	Bearden Ponds update. Run only a few months
66820 Gas	17,500	21,000	3,500	20%	
66830 Trash	15,448	17,560	2,112	14%	Porta Potty Rental Year Around
66840 Water	14,800	14,800	0	0%	
67000 Equipment Rental	32,700	32,950	250	1%	
67200 Fuels & Fluids	94,995	113,995	19,000	20%	Performing more work in house
67400 Parts & Supplies-Equipment	158,091	168,273	10,181	6%	
67600 Major Repairs-Equipment	18,000	21,000	3,000	17%	
69800 Repairs & Maintenance - Parks & Trails	8,963	9,168	205	2%	
<b>Total Community Operations</b>	<b>\$2,061,000</b>	<b>\$1,961,959</b>	<b>(\$99,040)</b>	<b>-5%</b>	

Public Safety Expenditures	2023 Approved	2024 Draft	\$ Over/Under 2023	% Over/Under 2023	Notes
54800 Wages	728,785	794,115	65,330	9%	14.75 FTE, added .5FTE
54850 Overtime	30,000	25,000	(5,000)	-17%	
54902 Employee Morale & Welfare	500	500	0	0%	
54903 Safety Program	1,578	11,178	9,600	608%	Safety bonus for staff
54905 Additional Benefits	4,898	5,376	478	10%	
54906 Wellness	9,000	10,400	1,400	16%	
55600 Payroll Taxes	14,576	15,882	1,307	9%	
55800 Retirement 401a	47,045	50,785	3,740	8%	
56000 Retirement 457b	5,000	9,270	4,270	85%	
56200 Workers Compensation	41,580	41,580	0	0%	
56400 Health Insurance	194,716	151,190	(43,526)	-22%	
56450 Employee Contributions - Health Insurance	(36,850)	(26,872)	9,978	-27%	
58400 Employee Recruitment	4,500	4,500	0	0%	
59000 Insurance-Property/Casualty	11,516	11,516	0	0%	
59400 MIS & Computer Fees	14,300	23,050	8,750	61%	Security access and dispatch software upgrade
59800 Department Supplies	17,756	9,494	(8,262)	-47%	
60400 Printing	1,500	1,500	0	0%	
60600 Seminars & Education	500	500	0	0%	
61800 Repairs and Maintenance - Radios	1,876	3,376	1,500	80%	Radio repair
62000 Uniforms	11,535	11,920	385	3%	
64400 Repairs & Maintenance - Facilities	0	5,560			New for 2024
66500 Repairs & Maintenance - Gates	4,725	4,725	0	0%	
66650 Cleaning	2,000	4,300	2,300	115%	
66810 Electric	5,400	5,424	24	0%	
66820 Gas	0	0	0	#DIV/0!	
66830 Trash	2,850	2,850	0	0%	
66840 Water	5,460	5,040	(420)	-8%	
67200 Fuel & Fluids	25,000	25,000	0	0%	
68100 Signage	750	750	0	0%	
68400 Gate Access Expenses	15,578	17,978	2,400	15%	
<b>Total Public Safety</b>	<b>\$1,166,072</b>	<b>\$1,225,887</b>	<b>\$59,815</b>	<b>5%</b>	

Equestrian Center Expenditures	2023 Approved	2024 Draft	\$ Over/Under 2023	% Over/Under 2023	Notes
54800 Wages	270,140	313,220	43,080	16%	Adding 15hrs extra per week
54850 Overtime	4,000	4,000	0	0%	
54902 Employee Morale & Welfare	500	500	0	0%	
54903 Safety Program	411	3,411	3,000	729%	Safety bonus for staff
54905 Additional Benefits	1,409	1,860	451	32%	
54906 Wellness	2,000	3,200	1,200	60%	
55600 Payroll Taxes	5,273	5,273	0	0%	
55800 Retirement 401a	16,594	16,594	0	0%	
56000 Retirement 457b	2,000	6,000	4,000	200%	
56200 Workers Compensation	24,020	24,020	0	0%	
56400 Health Insurance	36,865	50,552	13,687	37%	2 fulltime employees joining our plan
56450 Employee Contributions - Health Insurance	(4,096)	(8,223)	(4,127)	101%	
58400 Employee Recruitment	1,850	1,850	0	0%	
59000 Insurance-Property/Casualty	8,374	8,396	22	0%	
59400 MIS & Computer Fees	800	1,400	600	75%	
59800 Office Supplies - Eq Center	630	2,130	1,500	238%	Kids camp
60400 Printing	500	500	0	0%	
60600 Seminars & Education	3,750	2,500	(1,250)	-33%	
62000 Uniforms	2,940	3,060	120	4%	
64400 Equestrian Maintenance	14,299	8,369	(5,930)	-41%	
66650 Cleaning	6,500	7,200	700	11%	
66810 Electric	4,880	5,330	450	9%	
66820 Gas	17,500	17,501	1	0%	
66830 Trash	731	2,075	1,344	184%	Porta potty rental year around
66840 Water	4,500	4,501	1	0%	
67200 Fuel & Fluids	5,000	5,000	0	0%	
68800 Horses & Tack	500	500	0	0%	
68810 Manure Disposal	2,000	2,000	0	0%	
66820 Animal Care	7,852	9,212	1,360	17%	
66830 Grain	6,900	8,260	1,360	20%	
68840 Hay	60,740	60,226	(514)	-1%	
68850 Shavings	21,000	22,680	1,680	8%	
68860 Footing	6,249	2,889	(3,360)	-54%	
<b>Total Equestrian Center</b>	<b>\$536,611</b>	<b>\$595,986</b>	<b>\$59,375</b>	<b>11%</b>	
<b>Total Expenditures</b>	<b>\$ 5,001,605</b>	<b>\$ 5,087,353</b>	<b>\$ 85,747</b>	<b>1.71%</b>	
<b>Excess of Revenue Over (Under) Expenditures</b>	<b>\$ 742,162</b>	<b>\$ 1,709,881</b>			
<b>Capital Program</b>	<b>\$1,524,100</b>	<b>\$1,721,000</b>			
<b>Budget Surplus (Deficit)</b>	<b>(\$781,938)</b>	<b>(\$11,119)</b>			



Department	2024	Description
Community Operations	\$ 27,000	Repair/Replace/Paint Garage doors and Front doors
Community Operations	\$ 20,000	Electrical meter repair around the community
Road Program	\$ 850,000	Elk Springs Trail and Ct, Elk Woods, Stag Gulch, Greyhawk, Golden Bear, Cordillera Way Shared Drive
Road Program	\$ 80,000	Curb and Gutter at Club Cottage, Ranch Gate, Divide Gate
Road Program	\$ 60,000	Crack fill Main roads
Road Program	\$ 25,000	Big Park Parking Lot Expansion
Trails and Community Park	\$ 15,000	Red Draw pond pump upgrade
Healthy Forest Initiative	\$ 135,000	Wildland Fire, deep root, random take downs, emergency tree falling, planting new trees. \$100,000 of this will be matched in grant funding.
Administration	\$ 20,000	Public Safety Breakroom, Fix Windows, Office Furniture
Administration	\$ 15,000	Update landscape to Coloradoscape, and entrance
Public Safety	\$ 25,000	Dwelling Live Software, and infrastructure.
IT	\$ 35,000	Computers, Etc.
Equestrian Center	\$ 5,000	Horse
Equestrian Center	\$ 40,000	Lighting for safety, fencing, outdoor riding arena fencing
Equestrian Center	\$ 20,000	Stain Siding
Bearcat Stables	\$ 55,000	Chinking, Stain, Bleaching, Power Washing, Both Buildings
Equipment Purchases	\$ 12,000	Tracks for Skid and Mini
Equipment Purchases	\$ 60,000	EZ-Track hydraulic 4x4 system for Western Star
Equipment Purchases	\$ 59,000	F-250 Work Truck
Equipment Purchases	\$ 5,000	Light Bars for Vehicles
Equipment Purchases	\$ 30,000	PJ Tilt Deck Trailer
Equipment Purchases	\$ 93,000	ToolCat and Snowblower, 2nd Snowblower for old toolcat, forks and bucket
Equipment Purchases	\$ 15,000	Snowblower for CAT 299 Skid
Equipment Purchases	\$ 20,000	Horse Trailer
Sale of Equipment		Sell old Pick up. -18000, Chipper -10000, Snow Blower -2000,
Tap Fees	\$ -	ERWS tap fees, revenue. \$-40,000
<b>Budgeted</b>	<b>\$ 1,721,000</b>	
	<b>\$ 294,000</b>	<b>Fleet</b>
	<b>\$ 1,015,000</b>	<b>Road Program</b>
	<b>\$ (70,000)</b>	<b>Revenue</b>