



## **VENTANA METROPOLITAN DISTRICT**

**Regular Board Meeting  
11007 Hidden Prairie Pkwy.  
Fountain, CO 80817**

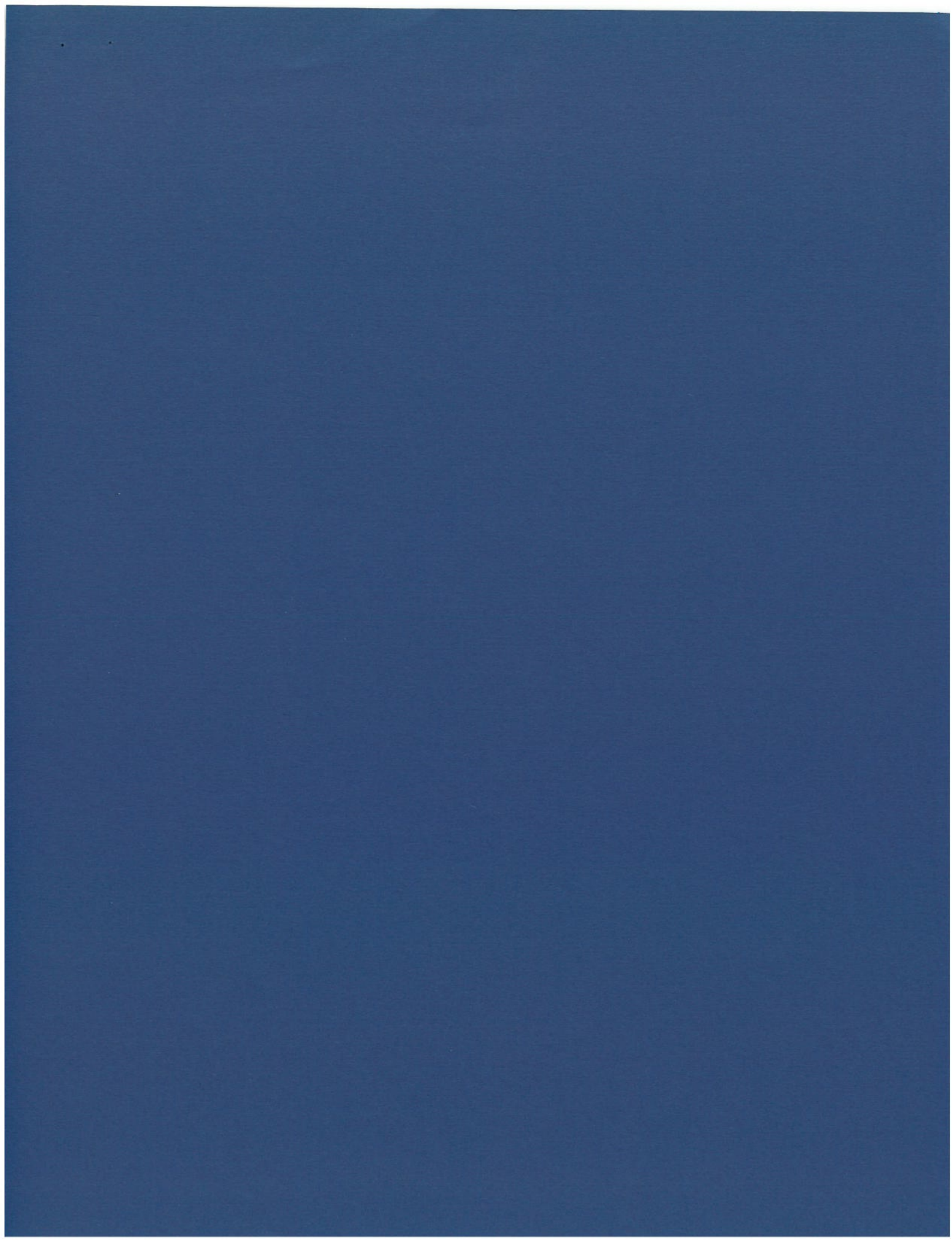
**Wednesday, March 11, 2020 – 10:00 a.m.**

**Brian Bahr, President - Term to May 2022  
Bruce Peele, Secretary/ Treasurer - Term May 2022  
Richard Vorwaller - Term to May 2022  
Patrick Jarrett - Term to May 2020  
Jennifer Herzberg - Term to May 2020**

### **AGENDA**

1. Call to order
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Regular Business Items (These items are routine and may be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be heard immediately)
  - a. Approval of Board Meeting Minutes from the February 12, 2019 Meeting (attached)
  - b. Approval of Payables for the Period ending March 11, 2020 (attached)
  - c. Acceptance of Unaudited Financial Statements as of February 29, 2020, and the schedule of cash position updated as of February 29, 2020 (attached)
5. Market Update/Construction/Operations
6. District Management Matters
  - a. Manager's Report (attached)
  - b. Billing
    - 64 Reminder Letters were sent
    - 28 Key Fobs have been deactivated as of March 2, 2020
    - 285 Residences as of 3/2/2020
  - c. Ventana Community Covenants
7. Legal Matters
  - a. 2020 Election

8. **Financial Matters**
  - a. **Capital Budgeting Items**
  - b. **Audit Engagement Letter**
9. **Public Comment and Public Sign-In Attendance Sheet**  
(Limited to 3 minutes and only for items not on the agenda)
10. **Other Business:**  
  
Next Regular Meeting Date – 10:00 AM on April 15, 2020
11. **Adjourn**





**VENTANA METROPOLITAN DISTRICT**  
Regular Board Meeting  
11007 Hidden Prairie Pkwy.  
Fountain, CO 80817  
**Wednesday, February 12, 2020 – 10:00 a.m.**

Brian Bahr, President - Term to May 2022  
Bruce Peele, Secretary/ Treasurer - Term May 2022  
Richard Vorwaller - Term to May 2022  
Patrick Jarrett - Term to May 2020  
Jennifer Herzberg - Term to May 2020

**MINUTES**

1. Call to Order: President Bahr called the meeting to order at 10:00 a.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Bahr confirmed a quorum and that all Board members were present. All disclosures were properly filed with the Department of Local Affairs, State of Colorado.

Directors in attendance were:

Brian Bahr, President  
Richard Vorwaller, Director  
Bruce Peele, Director  
Patrick Jarrett, Director  
Jennifer Herzberg, Director

Also in attendance were:

Rebecca Hardekopf, Walker Schooler District Managers  
Riley Walker, Walker Schooler District Managers  
Kristina Kulick, Walker Schooler District Managers  
Barbara Pyle, Walker Schooler District Managers  
Members of the Public (See Sign-In Sheet)

3. Approval of Agenda: Director Vorwaller moved to approve the Agenda; seconded by Director Jarrett. Motion passed unanimously.
4. Regular Business Items:
  - a. Approval of Board Meeting Minutes from the November 13, 2019 Meeting
  - b. Approval of Payables for the Period ending February 7, 2020
  - c. Acceptance of Unaudited Financial Statements as of January 31, 2020, and the schedule of cash position updated as of January 31, 2020

Director Herzberg moved to approve the Regular Business Items; seconded by Director Vorwaller. Motion passed unanimously.

5. Market Update/Construction/Operations: Director Jarrett reported they are moving along briskly in filing 5. There are 5 homes left to sell. Construction has started in all but one lot in filing 6 will start in a couple weeks with the plat recorded as of December. The Board noted that there continues to be strong demand for the community and lots of people want to move to Ventana.
6. District Management Matters
  - a. Manager's Report: Ms. Hardekopf discussed the meeting with Mr. Walker, Director Herzberg and the residents February 4<sup>th</sup>. She explained there were several concerns such as access to the south parcel through the cul-de-sac, lights for mailboxes, clarification on violation language, weeds along the south border of the community, land use questions and trail connections, the Rec Center is too small if there is going to be another subdivision built. The residents feel it would require a new Rec Center or addition to the pool. Residents also requested to add a kid zone in the pool area. Ms. Hardekopf noted there were requests for an off-leash dog park and a shelter for the bus stop.

Ms. Hardekopf reported that local Boy Scouts would like to host their monthly meetings at the Rec Center, but they don't want to do an agreement form. They would also like the Board to waive the security deposit. Ms. Hardekopf suggested they could pay the \$200 security deposit with a check every 3 months that we just hold and don't cash unless there are damages. The Board discussed and agreed they would like to remain consistent and are willing to do a hold of the check.

Ms. Hardekopf told the Board that residents requested clarification on placement of trashcans and if they can be on the side or front of house. Director Herzberg noted she poured concrete in her side yard to hide them behind the fence. Ms. Hardekopf explained the Board agreed to allow them to be outside if they were on the side of the house and not overflowing with trash. Mr. Walker noted he has not sent violations for trashcans that are at the garage and are neat and not overflowing. This is not a major complaint, but some residents wanted clarification on the language. Board agreed that in front of garage kept neat and orderly is fine.

Ms. Hardekopf reported that a resident has had a couch in front of their house for 5 days and has been sent a violation notice. She requested Board permission to send a violation, have the trash service remove the couch and bill the homeowner for the additional service fee. The Board gave permission to send the violation and have the couch removed with the homeowner responsible for the removal fee. The Board discussed posting a notice on the website about large bulk trash explaining that if the District incurs additional fees for trash, the resident will be responsible.

Ms. Hardekopf discussed mailbox lights and that they are hesitant to install them because the new bollards installed at the park were destroyed and broken as part of an ongoing vandalization issue. The Board discussed that the plan filings is for



plenty of lights to be installed, but it would require a large capital investment to install a light pole.

Ms. Hardekopf updated the Board on a resident who is hosting classes for profit at the Rec Center. The Rec Center is not zoned for commercial purposes and she is advertising on her Facebook and allegedly charging money to attend the class. There are also liability concerns because the class attendees are bringing their children as well. The classes are 4 to 5 adults and 4 to 5 kids. The Board discussed liability issues for the District. The Board instructed Walker Schooler District Managers to turn off the resident's key fob and if they use the facility in violation, send a violation notice. Ms. Hardekopf noted the resident's key fob was already disconnected and she was using another resident's key fob to access the Rec Center. The Board discussed deactivating the key fobs of residents who loan out their key fobs. The Board discussed sending a reminder to the community about key fob rules and not loaning them out. Ms. Hardekopf confirmed they recently sent out a reminder notice about key fob rules to the community. The Board discussed charging a fine if the resident continues to violate the rules. The Board also discussed limiting the number of guests that households can bring or requiring a security deposit for additional guests. President Bahr noted that at places like the YMCA, guests are required to pay. Ms. Hardekopf confirmed it is currently \$5 for additional guests after the first 2 guests and there is no day use fee. Director Herzberg noted the concerns with Ventana expanding, the Rec Center will be crowded. The Board agreed to limiting the guests to 2 per household, and if there are more guests than that it would be an event and a \$200 deposit is required as well as the event fee.

Ms. Hardekopf reported they are replacing the native grass with rock. She also suggested the possibility of hiring a handyman to help repair the caps on the fence due to hail damage and offering it as a service to residents. Ms. Hardekopf discussed a no soliciting sign for the entrance of the community that was denied by the City, but if the sign is less than 4 feet it is allowed without a permit. Residents are still requesting a basketball hoop, but they are still trying to determine where it would be installed as to not disturb anyone. The Board suggested the back parking lot as a possible location.

b. Billing

- 64 Reminder Letters were sent: 6 of 64 are ongoing and will be filed with the Treasurer if they do not pay by November.
- 249 Residences as of 11/7/2019

c. Ventana Community Covenants

7. Legal Matters:

- a. 2020 Election: Self-nomination forms should be sent to Mr. Susemihl. Mr. Walker confirmed no other forms from residents have been received.

8. Financial Matters:

- a. Capital Budgeting: Ms. Hardekopf discussed several capital items that may need to be budgeted for such as pool supplies and equipment including an automatic pool vac, thermal cover for hot tub, defibrillator, and getting the scanner pad

activated. Ms. Hardekopf will get an itemized list with the total for the Board at the next meeting.

9. Public Comment: There was no public present to comment.
10. Other Business: Director Herzberg brought up a concept she heard where communities maintain an agreement with subcontractors to work with a network of workers for the whole community for remodels or fence repairs. The Board discussed the benefit of consistency and familiarity. Mrs. Pyle introduced herself to the Board as a new employee for Walker Schooler District Managers.

Next Regular Meeting Date – 10:00 AM on March 11, 2020

11. Adjournment: President Bahr moved to adjourn; seconded by Director Herzberg. Motion passed unanimously at 10:43 a.m.

Respectfully submitted,

By: \_\_\_\_\_

Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL FEBRUARY 12, 2020  
MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF  
DIRECTORS SIGNING BELOW:

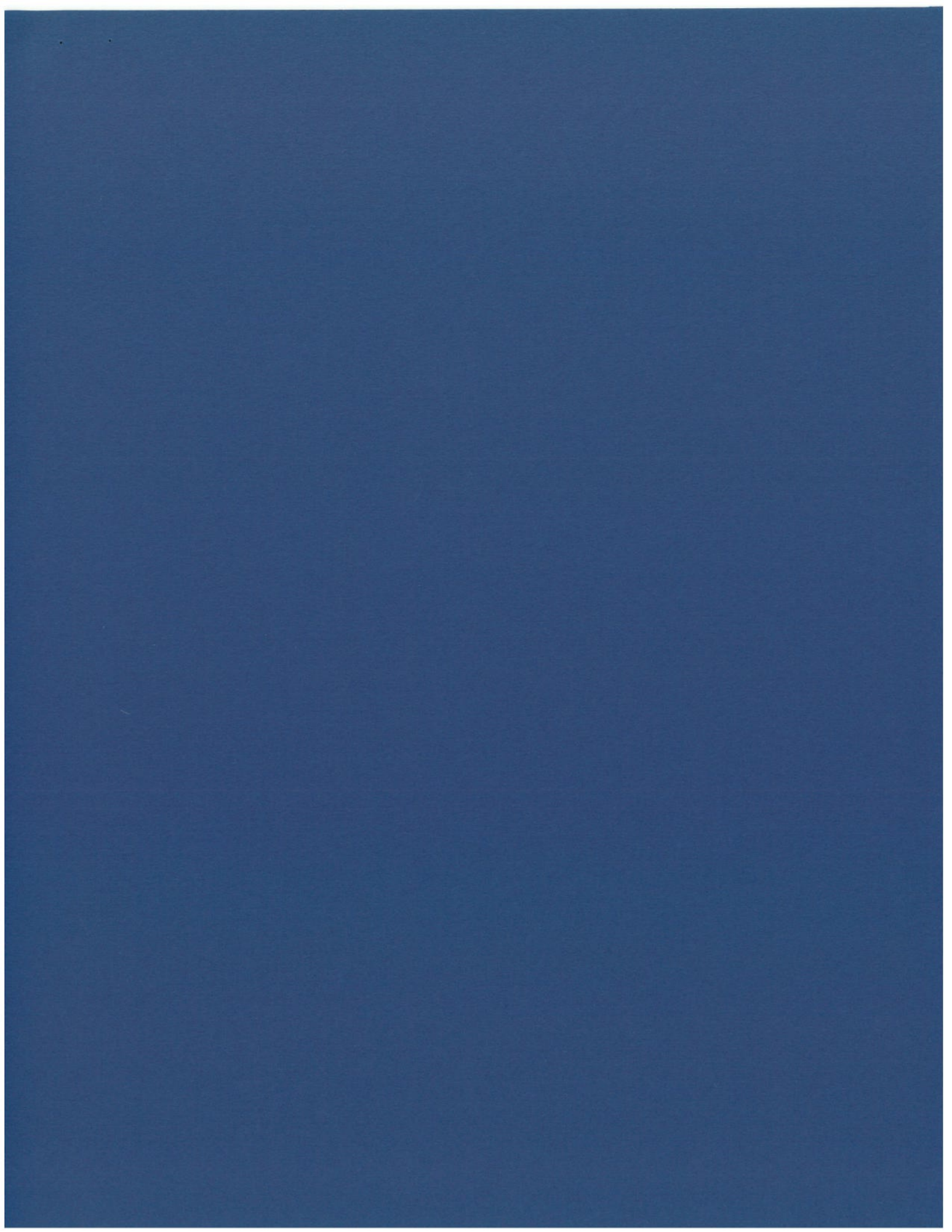
\_\_\_\_\_  
Brian Bahr, President

\_\_\_\_\_  
Bruce Peele, Secretary/ Treasurer

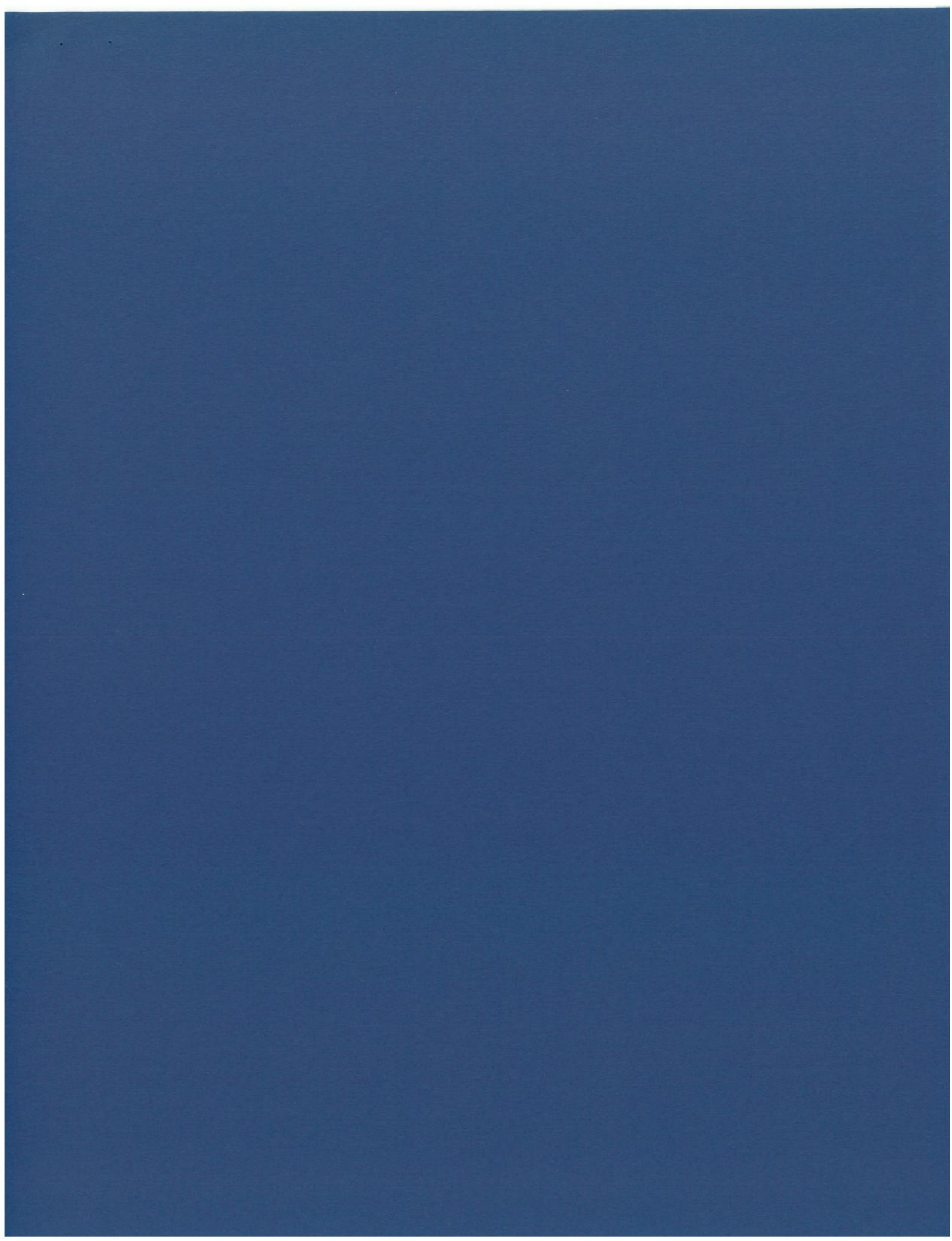
\_\_\_\_\_  
Rich Vorwaller, Director

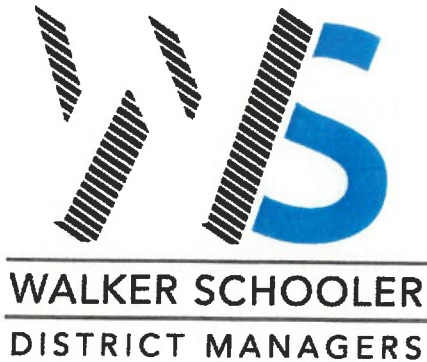
\_\_\_\_\_  
Patrick Jarrett, Director

\_\_\_\_\_  
Jennifer Herzberg, Director









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**MEMORANDUM**

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**TO:** VENTANA METROPOLITAN DISTRICT BOARD OF DIRECTORS  
**FROM:** REBECCA HARDEKOPF  
**SUBJECT:** MONTHLY MANAGERS REPORT FOR MARCH 11, 2020 MEETING  
**DATE:** MARCH 6, 2019  
**CC:** KEVIN WALKER  
BOARD PACKET

Management matters

- Completed billing first week of March
- Capital Project Budget Items – see spreadsheet at meeting

Recreation Center Update

- Misuse of facility for commercial purpose – resolved
- Received 15 applications and conducting interviews for Facility Manager (see attached job description). Next step to find 2 – 3 part time employees under their supervision.
- Concrete around pool area receiving bids to get fixed before pool opens

Landscape Maintenance Status/ Review

- Received 2 bids from distributing RFP for landscape maintenance (RFP attached). Will make a recommendation at the meeting.
- Dead trees are scheduled to be replaced this coming spring

Last Meeting Review Notes

- Basketball hoop in the community – will resolve location with community input.

# Aquatic Facility Manager

## Ventana Metropolitan District

**JOB TITLE:** Aquatic Facility Manager

**SUPERVISOR:** The District Manager

**About the District:** The Ventana Metropolitan District is a title 32 Special Metropolitan District in Fountain, Colorado. The Club House is a facility with a small gym, pool, hot tub, splash pad, and Great Room for rental, serving the public and residents of the Ventana Community.

### **GENERAL JOB DESCRIPTION**

This position will be the full-time manager of the Ventana Metropolitan District Club House and Pool. The main responsibilities of this position are the maintenance of a safe and clean pool, keeping accurate logs, and enforcing pool guidelines, as well as managing several part-time Club House employees who will do most of the customer service, rule enforcement, and working with the public.

### **MAJOR DUTIES AND RESPONSIBILITIES**

Manage and execute Chemical Testing and maintenance of pool water  
Plan and execute a Planned Maintenance System for pool equipment  
Plan Field Service  
Plan and execute Risk Management  
Lead and manage the Recreation Center staff in testing and pool treatment  
Establish and follow a master schedule for testing and PMS

### **MINOR DUTIES AND RESPONSIBILITIES**

Minor cleaning  
Customer service  
Enforce rules and regulations  
Upload logs  
Communicate with the District Manager

### **QUALIFICATIONS**

#### *Education:*

National Recreation and Park Association certified Aquatic Facility Operator  
High School Diploma

#### *Experience:*

2 years experience managing aquatic facilities  
Comprehension of pool design, mechanical, and operational concepts  
Ability to conduct Preventative Maintenance and basic repair  
Management experience

Functional understanding of swimming pool chemistry

Ability to program pool technology

Facility with Microsoft Office Suites

Customer relations

Ability to perceive color coded chemical tests

Ability to lift 50 lbs and stand and walk for long periods of time



# **VENTANA METROPOLITAN DISTRICT**



## **Request for Proposals Landscaping Services Overview**

The Ventana community is Fountain's first planned community. The developer is Challenger Homes. The neighborhood is still being built, and it should be built out by the end of 2020. The Ventana Metropolitan District is the special taxing authority for the community, and is responsible for landscaping in the common areas, among other services. While the community is slated to be completed by the end of the year or the middle of 2021, landscaping areas that are completed by the developer are the developer's responsibility to maintain until the end of the warranty period, which will be beyond the term of the contract.

The community has a recreational center that is surrounded by rock area and plants, a park with a playground, orchard, footpath, and two play fields. Additionally, there is a footpath that will encircle the neighborhood, and a pocket park that is under development (see attached exhibits). The footpath will eventually be about 6 acres, but for the term of this contract will only stretch to about 2 acres. The footpath is surrounded by trees and natural grass.

A note on the attached exhibits: areas highlighted in green are the District's responsibility, and areas highlighted in pink are under development, or developed and under the developer's warranty.

### **Scope**

The contract that is signed must include the following tasks and assurances:

1. Weekly collection of trash and debris around the premises year round
2. Weekly collection of seven dog stations
3. Maintain the median planters on Hidden Prairie Parkway
4. Mowing of natural areas every month
5. Managing and closing down irrigation systems starting in April and closing down at the end of October
6. Maintaining plants, shrubs, and trees in landscaping, replacing them if needed
7. Spray for weeds in rock beds as necessary
8. Prune twice a year to promote growth of shrubs and trees
9. Mowing as needed of designated turf areas April 1-October 31—See attached exhibits
10. Fertilization three times a year of turf and other plants
11. Firm must provide their own employees or subcontractors and cover them under their insurance
12. Firm must provide an industry standard contract
13. Assorted other tasks as needed



# ***VENTANA METROPOLITAN DISTRICT***

## **Proposals**

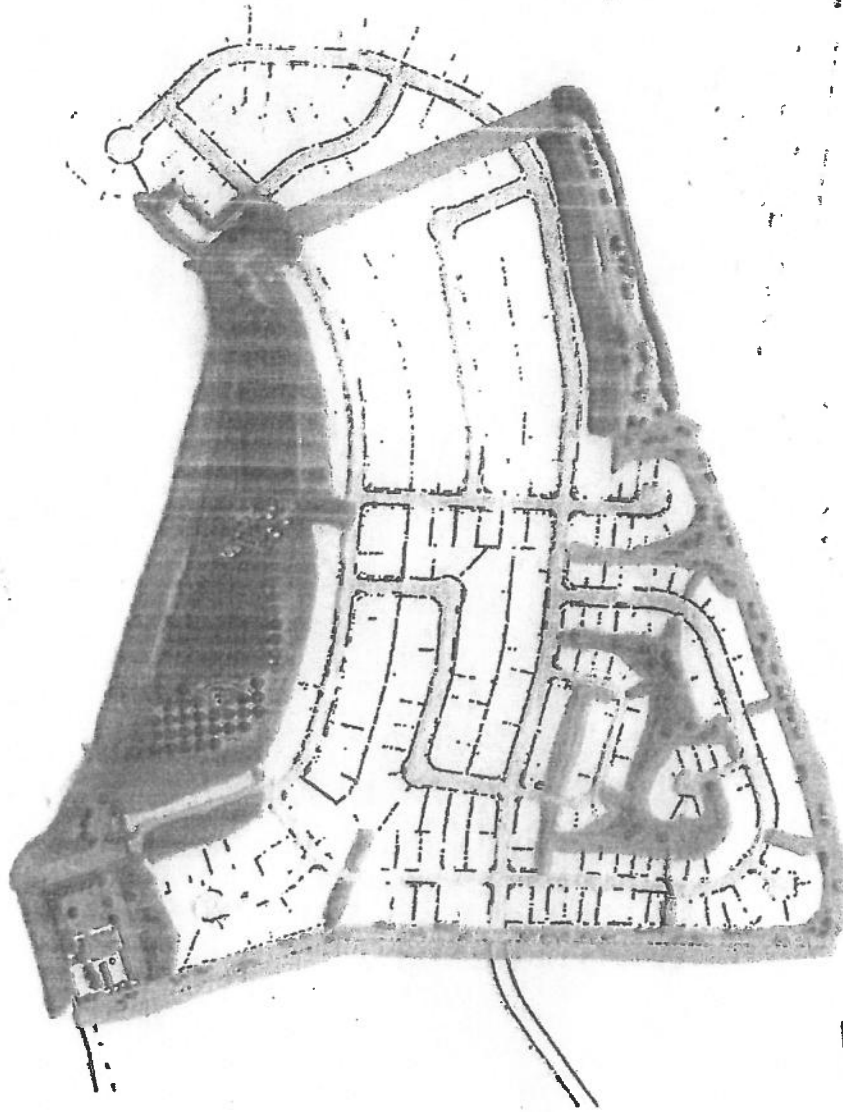
All submittals will be made to WSDM, LLC, the WHMD District Managers.

Please submit the following information in support of your proposal:

1. Firm Name, address, contact information
2. Statement of Credentials and relevant experience
3. Project approach including proof of insurance
4. Schedule with deliverable dates

# VENTANA METROPOLITAN DISTRICT

Exhibit A

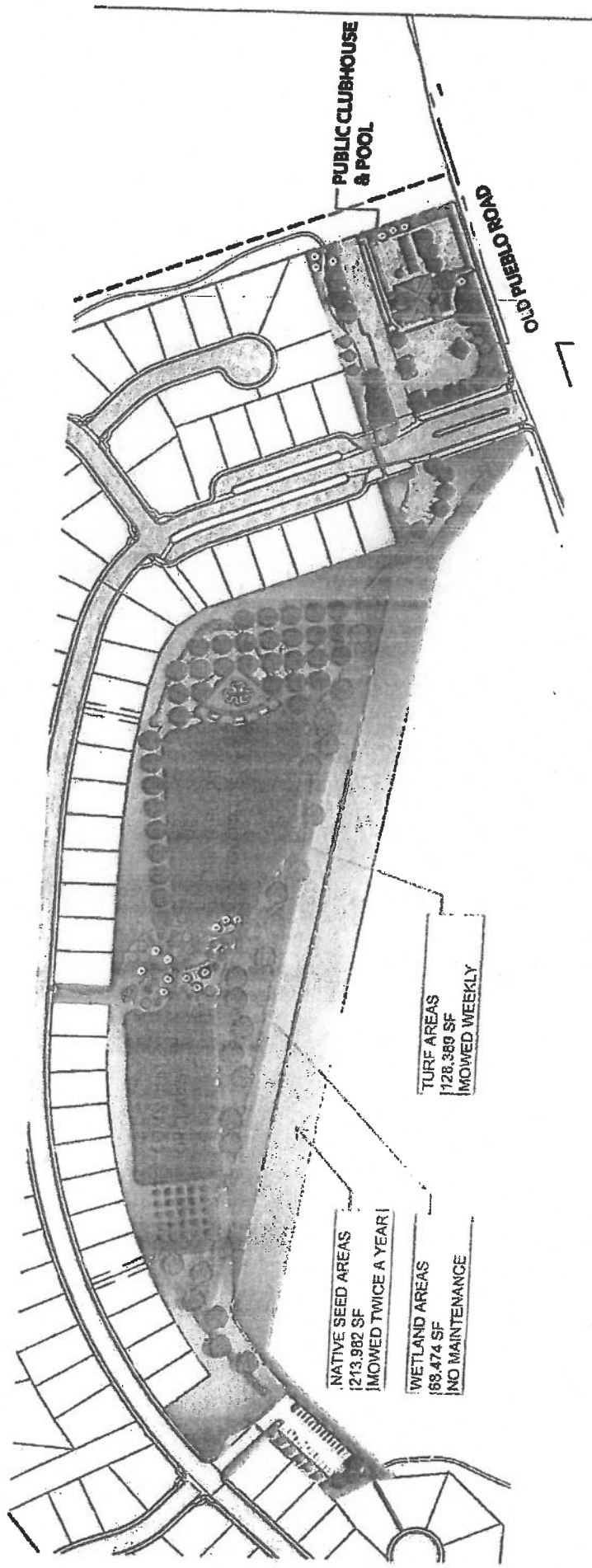


614 N Tejon St

(719) 447-1777

Colorado Springs, CO 80903





NATIVE SEED AREAS  
1213,982 SF  
MOWED TWICE A YEAR

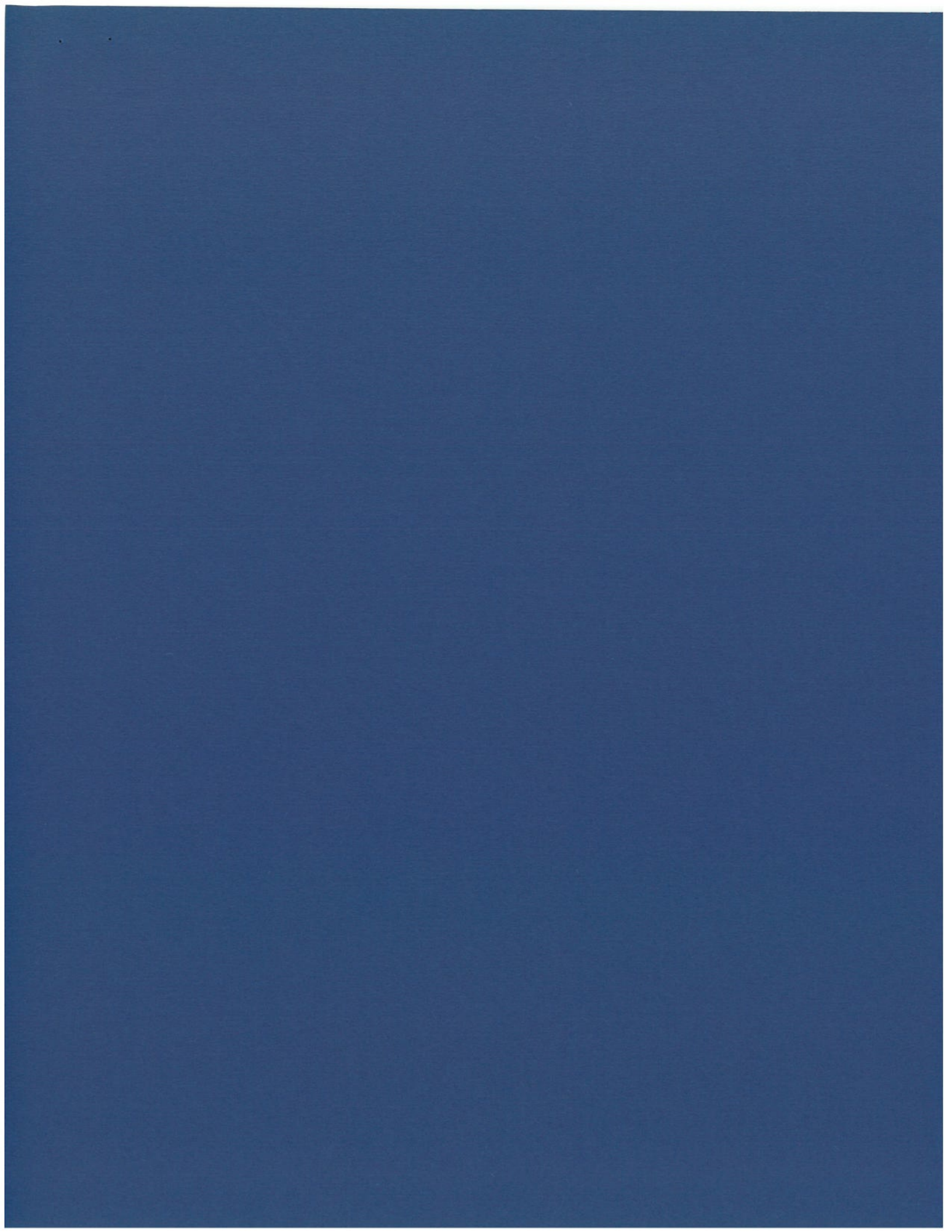
WETLAND AREAS  
168,474 SF  
NO MAINTENANCE

TURF AREAS  
128,360 SF  
MOWED WEEKLY

PUBLIC CLUBHOUSE  
& POOL

OLD PUEBLO ROAD





**Ventana Metropolitan District  
PAYMENT REQUEST**

3/11/2020

**GENERAL FUND ACCOUNT**

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
Black Hills Energy	5322274450	3/3/2020	\$ 251.07		\$ 251.07	
City of Fountain Utilities	10005472-02	3/10/2020	\$ 275.77		\$ 275.77	Auto Pay - Rec
City of Fountain Utilities	10005686-02	3/10/2020	\$ 49.26		\$ 49.26	Auto Pay - Tract
City of Fountain Utilities	10005630-03	3/10/2020	\$ 129.04		\$ 129.04	Auto Pay - Park
City of Fountain Utilities	10006795-00	3/10/2020	\$ 24.15		\$ 24.15	Auto Pay - Tract
Colorado Special District Prop. Liab. Pool	POL-0000937	1/23/2020	\$ 395.00		\$ 395.00	Paid on 3/2/20
Comcast	849790010582448	3/2/2020	\$ 342.45		\$ 342.45	
Land Management, LLC	VMD0220	2/29/2020	\$ 5,186.25		\$ 5,186.25	Landscape Maint.
Maldaroo Cleaning Services	47	3/9/2020	\$ 593.49		\$ 593.49	
Signal 88 Security	3406958	3/4/2020	\$ 557.03		\$ 557.03	
Special District Association	2020	2/27/2020	\$ 571.04		\$ 571.04	
Springs Waste	2090190	3/31/2020	\$ 54.00		\$ 54.00	Auto Pay
Springs Waste	2090225	3/31/2020	\$ 3,295.76		\$ 3,295.76	Auto Pay
Susemihl, McDermott & Downie, P.C.	32432	2/29/2020	\$ 407.56		\$ 407.56	
Walker Schooler District Managers	6493	2/29/2020	\$ 4,061.35		\$ 4,061.35	
<b>TOTAL</b>			<b>\$ 16,193.22</b>	<b>\$ -</b>	<b>\$ 16,193.22</b>	

\$

**BOND FUND ACCOUNT**

Description	Date	Amount	Comments
		\$ -	Bond Interest Payment
<b>TOTAL</b>		<b>\$ -</b>	

**CAPITAL FUND ACCOUNT**

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
			\$ -		\$ -	For Bond Research
<b>TOTAL</b>			<b>\$ -</b>		<b>\$ -</b>	

**TOTAL FOR ALL FUNDS**

**\$ 16,193.22**

, Director

## Ventana Metropolitan District Profit & Loss Budget vs. Actual January through February 2020

	Jan - Feb 20	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Developer Advances	0.00	72,000.00	-72,000.00	0.0%
Treasurer Taxes				
1-1400 · Current - O&M	842.83	54,905.47	-54,062.64	1.5%
1-1500 · Specific Ownership - O&M	554.83	3,843.38	-3,288.55	14.4%
2-1000 · Current- Debt	3,070.74	200,045.91	-196,975.17	1.5%
2-1200 · Specific Ownership - Debt	2,021.44	14,003.21	-11,981.77	14.4%
<b>Total Treasurer Taxes</b>	<b>6,489.84</b>	<b>272,797.97</b>	<b>-266,308.13</b>	<b>2.4%</b>
1-1000 · Late Fee	230.00			
1-1100 · Recreation Center Dues				
1-1105 · Ventana Residents	28,886.14			
1-1100 · Recreation Center Dues - Other	-322.42	115,830.00	-116,152.42	-0.3%
<b>Total 1-1100 · Recreation Center Dues</b>	<b>28,563.72</b>	<b>115,830.00</b>	<b>-87,266.28</b>	<b>24.7%</b>
1-1200 · Trash Service	10,161.97	57,915.00	-47,753.03	17.5%
1-1300 · Rental Security Deposit	429.73	2,000.00	-1,570.27	21.5%
1-1600 · Park Fee Advance	28,522.05			
1-180 · Covenant Violation Fine	330.00			
3-1300 · Park Permit Fee	17,341.41	115,776.00	-98,434.59	15.0%
<b>Total Income</b>	<b>92,068.72</b>	<b>636,318.97</b>	<b>-544,250.25</b>	<b>14.5%</b>
<b>Gross Profit</b>	<b>92,068.72</b>	<b>636,318.97</b>	<b>-544,250.25</b>	<b>14.5%</b>
<b>Expense</b>				
Treasurer's Fee				
1-1450 · O&M-Treasurer's Collection Fee	0.00	823.58	-823.58	0.0%
2-1050 · Debt-Treasurer's Collection Fee	0.00	3,000.69	-3,000.69	0.0%
Treasurer's Fee - Other	58.70			
<b>Total Treasurer's Fee</b>	<b>58.70</b>	<b>3,824.27</b>	<b>-3,765.57</b>	<b>1.5%</b>
1-1700 · Audit	0.00	8,085.50	-8,085.50	0.0%
1-1705 · Bank Fees	0.00	50.00	-50.00	0.0%
1-1800 · Board Election	0.00	5,000.00	-5,000.00	0.0%
1-1900 · Copies & Postage	689.81	1,000.00	-310.19	69.0%
1-2000 · Recreation Center				
1-2300 · Utilities	1,275.80	40,000.00	-38,724.20	3.2%
1-2302 · Cleaning Service	1,127.00	8,000.00	-6,873.00	14.1%
1-2305 · Security	1,094.05	10,200.00	-9,105.95	10.7%
1-2306 · Maintenance/ Repairs	105.00	5,000.00	-4,895.00	2.1%
1-2310 · Supplies	84.89	4,000.00	-3,915.11	2.1%
1-2000 · Recreation Center - Other	-135.00			
<b>Total 1-2000 · Recreation Center</b>	<b>3,551.74</b>	<b>67,200.00</b>	<b>-63,648.26</b>	<b>5.3%</b>
1-2001 · Pool Expense				
1-2010 · Season Start Up/ Finish	0.00	5,000.00	-5,000.00	0.0%
1-2020 · Chemicals	0.00	8,000.00	-8,000.00	0.0%
1-2030 · Summer Operations	0.00	20,000.00	-20,000.00	0.0%
1-2040 · Water	0.00	500.00	-500.00	0.0%
1-2050 · Repair/ Maintenance	0.00	10,000.00	-10,000.00	0.0%
<b>Total 1-2001 · Pool Expense</b>	<b>0.00</b>	<b>43,500.00</b>	<b>-43,500.00</b>	<b>0.0%</b>
1-6060 · Bank Service Charges	4.00			
1-6160 · Dues and Subscriptions	571.04	1,000.00	-428.96	57.1%
1-6180 · Insurance	11,466.00	12,500.00	-1,034.00	91.7%
1-6200 · Park/ Landscape				
1-6205 · Maintenance	10,886.25	60,000.00	-49,113.75	18.1%
1-6210 · Utilities	405.88	50,000.00	-49,594.12	0.8%
<b>Total 1-6200 · Park/ Landscape</b>	<b>11,292.13</b>	<b>110,000.00</b>	<b>-98,707.87</b>	<b>10.3%</b>
1-6620 · Rental Security Deposit Refund	200.00	2,000.00	-1,800.00	10.0%
2-6075 · Bond Expense				
2-6083 · Trustee Fee	0.00	500.00	-500.00	0.0%
<b>Total 2-6075 · Bond Expense</b>	<b>0.00</b>	<b>500.00</b>	<b>-500.00</b>	<b>0.0%</b>
2-6200 · Interest Expense	0.00	210,000.00	-210,000.00	0.0%
<b>6570 · Professional Fees</b>				
1-2500 · Trash Service	6,229.58	50,193.00	-43,963.42	12.4%
1-2701 · District Management	4,000.00	24,000.00	-20,000.00	16.7%
1-2705 · VCC - Covenant Enforcement	4,000.00	24,000.00	-20,000.00	16.7%
1-6572 · Legal Fees	1,320.06	12,000.00	-10,679.94	11.0%
1-6573 · Engineering O&M	0.00	1,000.00	-1,000.00	0.0%
3-1500 · Construction Management	0.00	1,740,000.00	-1,740,000.00	0.0%

9:48 AM

03/10/20

Accrual Basis

**Ventana Metropolitan District**  
**Profit & Loss Budget vs. Actual**  
**January through February 2020**

	<u>Jan - Feb 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
3-2704 · Legal - Capital	0.00	10,000.00	-10,000.00	0.0%
Total 6570 · Professional Fees	15,549.64	1,861,193.00	-1,845,643.36	0.8%
Total Expense	43,383.06	2,325,852.77	-2,282,469.71	1.9%
Net Ordinary Income	48,685.66	-1,689,533.80	1,738,219.46	-2.9%
Net Income	<u>48,685.66</u>	<u>-1,689,533.80</u>	<u>1,738,219.46</u>	<u>-2.9%</u>

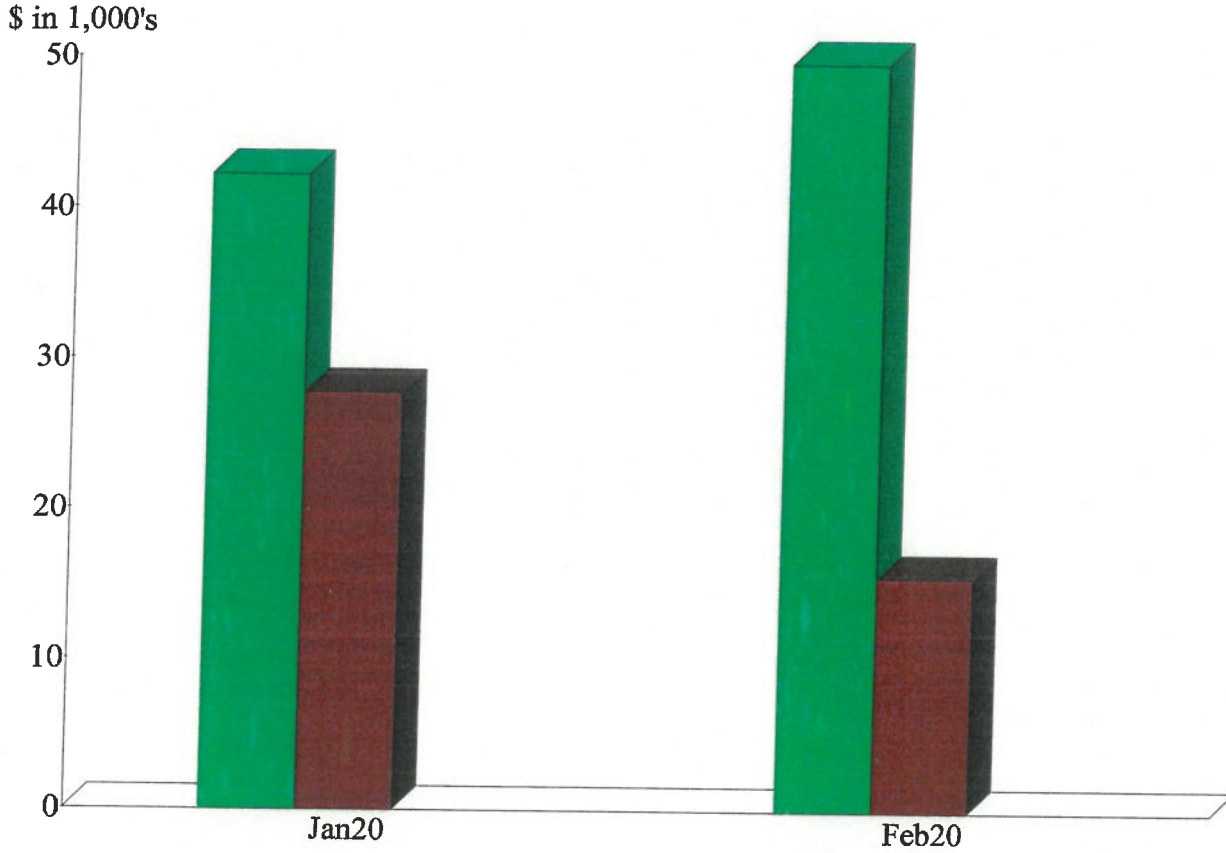


**Ventana Metropolitan District**  
**Balance Sheet**  
 As of February 29, 2020

	Feb 29, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1110 · Kirkpatrick Bank	459,451.15
<b>Total Checking/Savings</b>	459,451.15
<b>Accounts Receivable</b>	
AR County Treasurer	12,435.77
1-1210 · Accounts Receivable	-15,556.81
1-1230 · Property Taxes Receivable	158,142.01
<b>Total Accounts Receivable</b>	155,020.97
<b>Other Current Assets</b>	
1310 · Due from Developer	32,741.59
<b>Total Other Current Assets</b>	32,741.59
<b>Total Current Assets</b>	647,213.71
<b>Fixed Assets</b>	
<b>Property and Equipment</b>	
Community Improvements	441,980.56
<b>Total Property and Equipment</b>	441,980.56
<b>1590 · Construction in Progress</b>	
Engineering	435.00
OPRIC	738,692.00
Rivers Ventana LLC	3,972,866.28
<b>Total 1590 · Construction in Progress</b>	4,711,993.28
<b>Total Fixed Assets</b>	5,153,973.84
<b>TOTAL ASSETS</b>	5,801,187.55
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2010 · Accounts Payable	10,226.20
<b>Total Accounts Payable</b>	10,226.20
<b>Other Current Liabilities</b>	
2022 · Deferred Property Tax Revenue	158,142.01
2030 · Interest Payable	336,810.40
<b>Total Other Current Liabilities</b>	494,952.41
<b>Total Current Liabilities</b>	505,178.61
<b>Long Term Liabilities</b>	
Accrued Interest OPRIC	596,857.19
Advances from OPRIC	738,692.00
Bonds Payable - CH Metrobonds	4,464,400.00
<b>Total Long Term Liabilities</b>	5,799,949.19
<b>Total Liabilities</b>	6,305,127.80
<b>Equity</b>	
3000 · Opening Balance Equity	24,298.52
3910 · Retained Earnings	-576,924.43
Net Income	48,685.66
<b>Total Equity</b>	-503,940.25
<b>TOTAL LIABILITIES &amp; EQUITY</b>	5,801,187.55

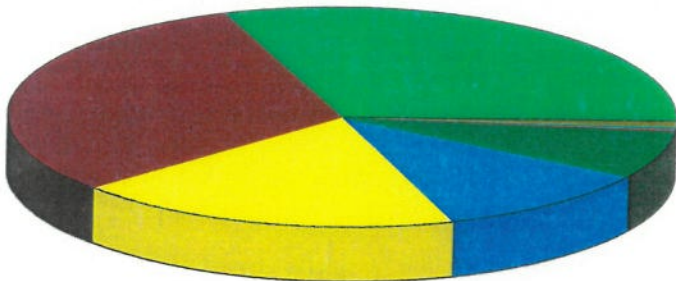
Income and Expense by Month  
January through February 2020

Income  
Expense



Income Summary  
January through February 2020

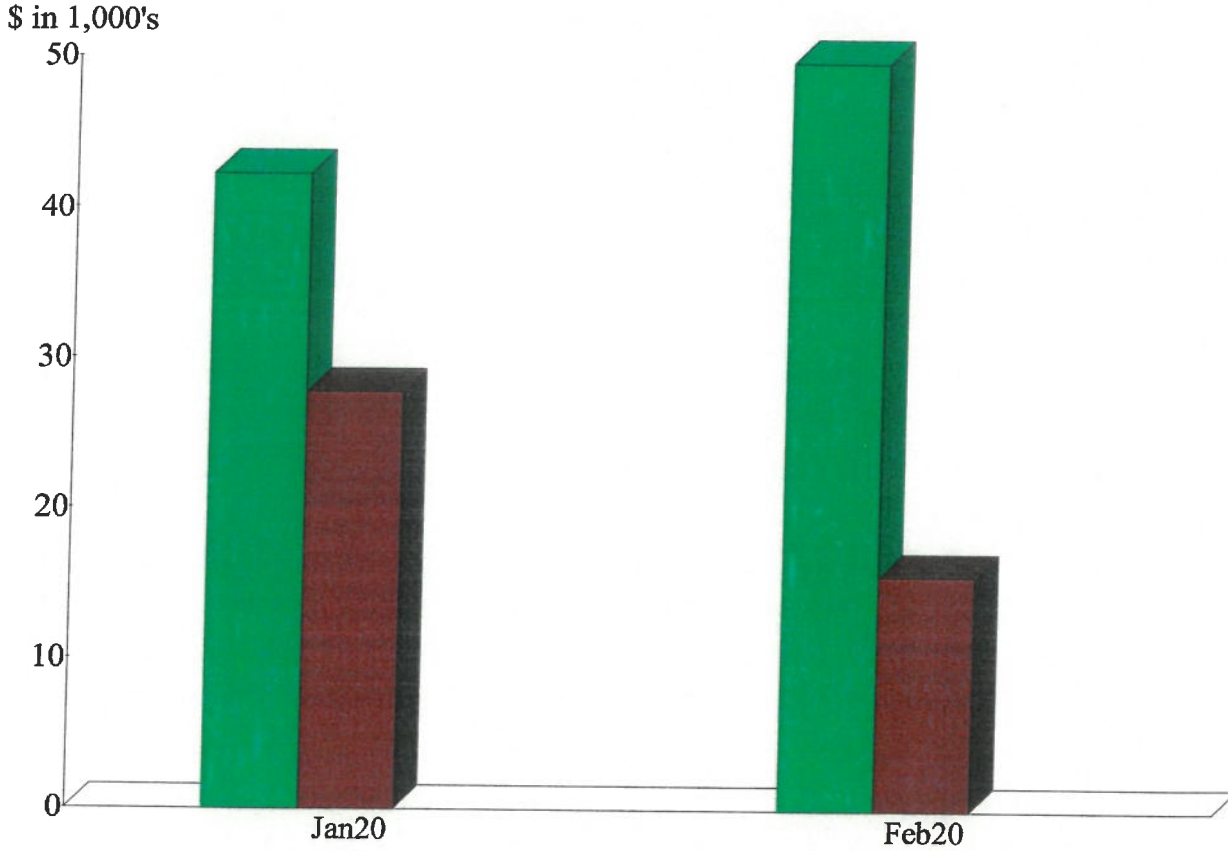
1-1100 · Recreation Center Dues	31.02%
1-1600 · Park Fee Advance	30.98
3-1300 · Park Permit Fee	18.84
1-1200 · Trash Service	11.04
Treasurer Taxes	7.05
1-1300 · Rental Security Deposit	0.47
1-180 · Covenant Violation Fine	0.36
1-1000 · Late Fee	0.25
<b>Total</b>	<b>\$92,068.72</b>



By Account

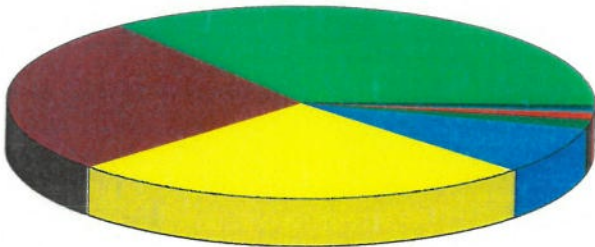
Income and Expense by Month  
January through February 2020

Income  
Expense



Expense Summary  
January through February 2020

6570 · Professional Fees	35.84%
1-6180 · Insurance	26.43
1-6200 · Park/ Landscape	26.03
1-2000 · Recreation Center	8.19
1-1900 · Copies & Postage	1.59
1-6160 · Dues and Subscriptions	1.32
1-6620 · Rental Security Deposit Refund	0.46
Treasurer's Fee	0.14
1-6060 · Bank Service Charges	0.01
<b>Total</b>	<b>\$43,383.06</b>



By Account