



**VENTANA METROPOLITAN DISTRICT**  
 Regular Board Meeting  
**Monday, October 17, 2022 – 6:00 p.m.**  
 11007 Hidden Prairie Parkway  
 Fountain, CO 80817

\*\* Please join the meeting from your computer, tablet or smartphone\*\*

<https://meet.goto.com/622480501>

You can also dial in using your phone.

United States: +1 (646) 749-3129

Access Code: 622-480-501

Board of Director	Title	Term
Eric Farrar	President	May 2025
Christina Sparks	Vice President	May 2025
Michael Laurencelle	Treasurer/ Secretary	May 2025
Patrick Jarrett	Assistant Secretary	May 2023
Jennifer Herzberg	Assistant Secretary	May 2023

**Public invited to attend**

**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 September 19, 2022, Meeting
  - b. Approval of Payables for the Period ending October 17, 2022 (enclosed)
 

• General Fund –	\$ 42,869.71
• Bond Fund –	\$ -
• <b>TOTAL –</b>	<b>\$ 42,869.71</b>
  - c. Acceptance of Unaudited Financial Statements as of September 30, 2022, and the schedule of cash position updated as of September 30, 2022 (enclosed)
5. Market Update/Construction/Operations
6. Legal Matters
  - a. Bond Discussion and Update
  - b. No Update on IGA agreement with City of Fountain for Landscape Maintenance
  - c. Review and consider approval to Waive FMLI (enclosed)

7. Financial Matters
  - a. Review and discuss Security fee increase (enclosed)
  - b. Review and consider approval for Tree wrap proposal (enclosed)
  - c. Review 2023 draft Budget and 2022 Amended Budget (enclosed)
  
8. District Management Matters & Report (enclosed)
  - a. Review Managers Update & Report
  - b. Continue Discussion on Events Committee
    - i. Board review and consider winner of the October Coloring Contest
  - c. Continue Discussion on City of Fountain conversation around Parks and Recreation – No update
  - d. Review proposal to add bulletin board by little library on Hidden Prairie Parkway (enclosed map)
  
9. VCC Board Update
  
10. Public Comment: (Limit to 3 minutes and only for items not on the agenda)
  
11. Other Business:
  - a. Next regular schedule meeting is November 21, 2022, at 6:00 pm
  
12. Adjourn





## VENTANA METROPOLITAN DISTRICT

Regular Board Meeting

11007 Hidden Prairie Parkway

Fountain, CO 80817

and via virtually: <https://meet.goto.com/622480501>

**Monday, September 19, 2022 – 6:00 p.m.**

Eric Farrar, President - Term to May 2025

Christina Sparks, Vice President - Term to May 2025

Michael Laurencelle, Treasurer - Term to May 2025

Patrick Jarrett, Assistant Secretary - Term to May 2023

Jennifer Herzberg, Assistant Secretary - Term to May 2023

### MINUTES

1. Call to Order: President Farrar called the meeting to order at 6:00 PM.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Farrar confirmed a quorum was present with Directors Herzberg and Jarrett excused. All disclosures were properly filed with the Department of Local Affairs, State of Colorado by Mr. Susemihl.

Directors in attendance were:

Eric Farrar

Christina Sparks

Michael Laurencelle

Patrick Jarrett (Excused)

Jennifer Herzberg (Excused)

Also in attendance were:

Rebecca Hardekopf, WSDM – District Managers

Kevin Walker, WSDM – District Managers

Pete Susemihl, Susemihl, McDermott, & Downie, P.C.

Kevin Whatley, Recreation Center Manager

Members of the Public

3. Approval of Agenda: Director Sparks moved to approve the Agenda as presented; seconded by President Farrar. Motion passed unanimously.
4. Regular Business Items
  - a. Approval of Board Meeting Minutes from the August 15, 2022 Meeting
  - b. Approval of Payables for the Period ending September 19, 2022
    - General Fund – \$ 42,960.34

- Bond Fund – \$ - \_\_\_\_\_
- **TOTAL – \$42,960.34**

- c. Acceptance of Unaudited Financial Statements as of August 31, 2022, and the schedule of cash position updated as of August 31, 2022

After review, Director Laurencelle moved to approve the Regular Business Items as presented; seconded by Director Sparks. Motion passed unanimously.

5. Market Update/Construction/Operations: Ms. Hardekopf reported the weeds in the track behind the houses will be cleaned up. She noted the measurements were provided for the new pool mechanical room. The Board discussed a stop sign that is down.

6. Legal Matters

- a. Bond Discussion and Update: Mr. Walker discussed the bond issuance and explained the investment banker, DA Davidson recommends waiting a few months to see if market conditions improve. Mr. Walker discussed the developer advance from the Old Pueblo Road Improvement Corporation which was the previous developer. Mr. Walker recommends hiring a Municipal Capitalization Consultant to review the 2006 developer advance and if it was legal to have been compounded. A proposal was received for the Consultant and the projected cost is between \$2,500 and \$4,000. He noted the process could take a few months and will need to be done before issuing bonds. After discussion, Director Laurencelle moved to approve the agreement with MuniCap, a Municipal Capitalization Consultant with costs not to exceed \$4,000; seconded by Director Sparks. Motion passed unanimously. Mr. Walker left the meeting.
- b. Update on IGA Agreement with City of Fountain for Landscape Maintenance: Ms. Hardekopf reported she has not heard back yet from the City of Fountain.

7. Financial Matters

- a. Update on Pool Grant Funds: Ms. Hardekopf reported the District received half of the grant funds and the required documentation was submitted but it was denied. The grant funds can only be used for an employee party or a one-time bonus for the employees. The funds must be used by September 30<sup>th</sup>. After discussion, Director Sparks moved to use the full \$8,500 in grant funds as a bonus to be split evenly for the three employees; seconded by Director Laurencelle. Motion passed unanimously.
- b. Review Current Ventana Budget Versus Actual: Ms. Hardekopf presented a review of the current Ventana budget versus actual. She noted the District is doing well budget-wise.
- c. Discuss 2023 Budget Timeline: The draft budget is due to the Board by October 15<sup>th</sup>. The Budget Hearing will be held at the November Board meeting.

8. District Management Matters & Report

- a. Review Managers Update & Report: Ms. Hardekopf presented the monthly Manager's Report.
- b. Continue Discussion on Events Committee: Ms. Hardekopf reported that Ms. Farrar and Ms. Miller will be heading the Events Committee with Mr. Whatley. She noted the Board can discuss budgeting event funds for next year at the next Board meeting. President Farrar noted members of the community expressed

interest in decorating the entrance and the Rec Center for all holidays and events and having the District contribute items such as extension cords. Ms. Hardekopf suggested the Board establish guidelines for the events committee to operate under.

- c. Continue Discussion on City of Fountain Conversation around Parks and Recreation: Ms. Hardekopf reported she has not heard back yet from the City of Fountain.
9. VCC Board Update: Ms. Hardekopf reported there is a new covenant enforcement employee who is driving through the community. The vehicle has a WSDM logo and phone number. The VCC Board meeting will be held next week.
10. Public Comment: There was no public comment.
11. Other Business:
  - a. Next Regular Meeting Date: The next meeting is scheduled for October 17, 2022 at 6:00 PM.
12. Adjourn: Director Sparks moved to adjourn at 7:11 PM; seconded by President Farrar. Motion passed unanimously.

Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 19, 2022,  
MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF  
DIRECTORS SIGNING BELOW:

\_\_\_\_\_  
Eric Farrar, President

\_\_\_\_\_  
Christina Sparks, Vice President

\_\_\_\_\_  
Michael Laurencelle, Treasurer

\_\_\_\_\_  
Patrick Jarrett, Assistant Secretary

\_\_\_\_\_  
Jennifer Herzberg, Assistant Secretary



# Ventana Metropolitan District

## PAYMENT REQUEST

10/17/2022

### GENERAL FUND ACCOUNT

<b>Company</b>	<b>Invoice</b>	<b>Date</b>		<b>Comments</b>
Arrowhead Spa & Pool	23372	10/4/2022	607.01	
Black Hills Engergy	5322274450	9/29/2022	1,736.18	
City of Fountain Utilities	10005472-02	9/16/2022	4,659.42	Auto Pay - Rec
City of Fountain Utilities	10005630-03	9/16/2022	4,318.90	Auto Pay - Park
City of Fountain Utilities	10005686-02	9/16/2022	546.18	Auto Pay - Tract
City of Fountain Utilities	10006794-01	9/16/2022	1,100.28	Auto Pay - Tract
City of Fountain Utilities	10006795-00	9/16/2022	25.32	Auto Pay - Tract
Colorado Springs Cleaning Supplies	90853	9/22/2022	317.44	
Comcast	849790010058248	10/2/2022	360.33	
HBS	83122	8/31/2022	6,622.15	
HBS	93022	9/30/2022	6,744.70	
Signal 88, LLC	3593879	10/1/2022	830.18	
Walker Schooler District Managers	7206	9/30/2022	6,976.62	
Weisburg Landscape Maintenance	47347	9/15/2022	91.50	
Weisburg Landscape Maintenance	47418	9/30/2022	4,420.00	
Weisburg Landscape Maintenance	47551	9/30/2022	115.00	
Weisburg Landscape Maintenance	47562	9/30/2022	73.50	
Weisburg Landscape Maintenance	47568	9/30/2022	3,325.00	
<b>TOTAL</b>			<b>\$ 42,869.71</b>	





## Ventana Metropolitan District

## Balance Sheet

As of September 30, 2022

	Sep 30, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1105 · Eastern Colorado Bank -Checking	223,953.05
1106 · Eastern Colorado Bank - Savings	293,970.80
1110 · Kirkpatrick Bank	146.87
<b>Total Checking/Savings</b>	518,070.72
<b>Accounts Receivable</b>	
1-1230 · Property Taxes Receivable	1.51
<b>Total Accounts Receivable</b>	1.51
<b>Other Current Assets</b>	
1310 · Due from Developer	32,741.59
1390 · Undeposited Funds	263.51
<b>Total Other Current Assets</b>	33,005.10
<b>Total Current Assets</b>	551,077.33
<b>Fixed Assets</b>	
<b>Property and Equipment</b>	
Community Improvements	460,261.56
<b>Total Property and Equipment</b>	460,261.56
1505 · Parks	1,500,000.00
1510 · Pool	718,000.00
1540 · Accumulated Depreciation	-597.00
<b>Total Fixed Assets</b>	2,677,664.56
<b>TOTAL ASSETS</b>	<b>3,228,741.89</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2010 · Accounts Payable	43,870.26
<b>Total Accounts Payable</b>	43,870.26
<b>Other Current Liabilities</b>	
2022 · Deferred Property Tax Revenue	1.51
2035 · Interest Payalbe OPRIC	611,811.00
2100 · Payroll Liabilities	5,212.38
<b>Total Other Current Liabilities</b>	617,024.89
<b>Total Current Liabilities</b>	660,895.15
<b>Long Term Liabilities</b>	
Accrued Interest OPRIC	862,371.19
Advances from OPRIC	738,692.00
Bonds Payable - CH Metrobonds	4,464,400.00
<b>Total Long Term Liabilities</b>	6,065,463.19
<b>Total Liabilities</b>	6,726,358.34
<b>Equity</b>	
3000 · Opening Balance Equity	24,298.52
3910 · Retained Earnings	-3,736,374.82
Net Income	214,459.85
<b>Total Equity</b>	-3,497,616.45
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,228,741.89</b>

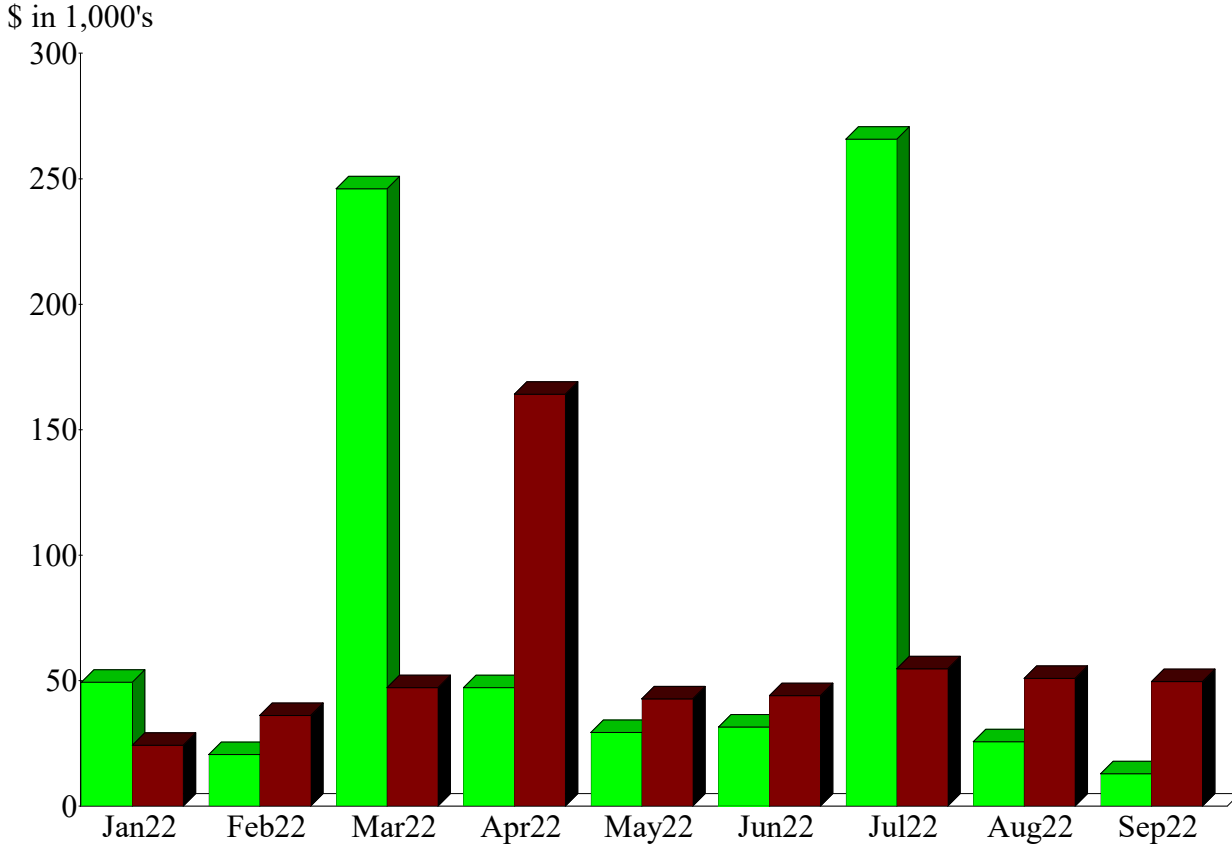
## Ventana Metropolitan District Profit & Loss Budget vs. Actual January through September 2022

	TOTAL				
	Sep 22	Jan - Sep 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Treasurer Taxes</b>					
1-1400 · Current - O&M	0.00	106,304.59	106,304.92	-0.33	100.0%
1-1500 · Specific Ownership - O&M	1,134.78	7,349.96	7,441.34	-91.38	98.77%
1-1520 · Delinquent Int - O&M	0.00	12.10			
2-1000 · Current- Debt	0.00	387,316.58	387,317.76	-1.18	100.0%
2-1200 · Specific Ownership - Debt	4,134.54	26,779.32	27,112.24	-332.92	98.77%
2-1220 · Delinquent Int - Debt	0.00	44.06			
<b>Total Treasurer Taxes</b>	<u>5,269.32</u>	<u>527,806.61</u>	<u>528,176.26</u>	<u>-369.65</u>	<u>99.93%</u>
1-1000 · Late Fee	161.81	2,085.18	500.00	1,585.18	417.04%
1-1100 · Recreation Center Dues					
1-1105 · Ventana Residents	6,383.28	149,440.26	160,000.00	-10,559.74	93.4%
1-1100 · Recreation Center Dues - Other	0.00	600.00			
<b>Total 1-1100 · Recreation Center Dues</b>	<u>6,383.28</u>	<u>150,040.26</u>	<u>160,000.00</u>	<u>-9,959.74</u>	<u>93.78%</u>
1-1200 · Trash Service	923.15	33,591.51	68,400.00	-34,808.49	49.11%
1-1300 · Rental Security Deposit	0.00	200.00			
1-180 · Covenant Violation Fine	167.00	880.00	500.00	380.00	176.0%
1-1920 · CVRF Grant	0.00	4,250.00			
3-1300 · Park Permit Fee	0.00	9,648.00			
<b>Total Income</b>	<u>12,904.56</u>	<u>728,501.56</u>	<u>757,576.26</u>	<u>-29,074.70</u>	<u>96.16%</u>
<b>Gross Profit</b>	12,904.56	728,501.56	757,576.26	-29,074.70	96.16%
<b>Expense</b>					
<b>Fees Due</b>					
Permits	0.00	110.00			
<b>Total Fees Due</b>	<u>0.00</u>	<u>110.00</u>			
<b>Treasurer's Fee</b>					
1-1450 · O&M-Treasurer's Collection Fee	0.00	1,594.75	1,594.57	0.18	100.01%
2-1050 · Debt-Treasurer's Collection Fee	0.00	5,810.40	5,809.77	0.63	100.01%
<b>Total Treasurer's Fee</b>	<u>0.00</u>	<u>7,405.15</u>	<u>7,404.34</u>	<u>0.81</u>	<u>100.01%</u>
1-1700 · Audit	0.00	8,825.00	9,000.00	-175.00	98.06%
1-1800 · Board Election	0.00	5,151.25	10,000.00	-4,848.75	51.51%
1-1900 · Copies & Postage	26.70	3,676.65			
1-2000 · Recreation Center					
1-2300 · Utilities	6,755.93	32,677.66	35,000.00	-2,322.34	93.37%
1-2302 · Cleaning Service	0.00	9,451.40	16,800.00	-7,348.60	56.26%
1-2305 · Security	816.79	8,271.33	14,000.00	-5,728.67	59.08%
1-2306 · Maintenance/ Repairs	8,090.28	12,890.21	5,000.00	7,890.21	257.8%
1-2310 · Supplies	0.00	2,608.72	4,000.00	-1,391.28	65.22%
<b>Total 1-2000 · Recreation Center</b>	<u>15,663.00</u>	<u>65,899.32</u>	<u>74,800.00</u>	<u>-8,900.68</u>	<u>88.1%</u>
1-2001 · Pool Expense					
1-2010 · Season Start Up/ Finish	375.80	375.80	6,000.00	-5,624.20	6.26%
1-2020 · Chemicals	597.44	8,694.28	8,000.00	694.28	108.68%
1-2030 · Summer Operations	0.00	0.00	10,000.00	-10,000.00	0.0%

## Ventana Metropolitan District Profit & Loss Budget vs. Actual January through September 2022

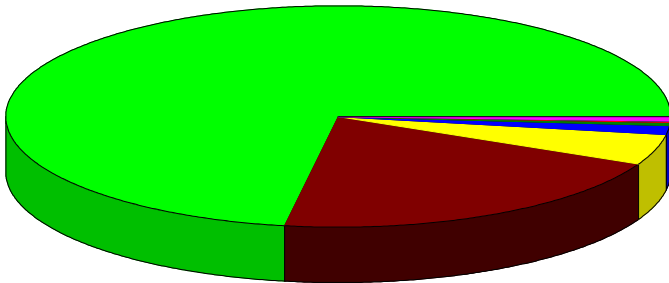
	TOTAL				
	Sep 22	Jan - Sep 22	Budget	\$ Over Budget	% of Budget
1-2040 · Water	0.00	0.00	250.00	-250.00	0.0%
1-2050 · Repair/ Maintenance	0.00	587.05	5,000.00	-4,412.95	11.74%
1-2001 · Pool Expense - Other	0.00	350.00			
<b>Total 1-2001 · Pool Expense</b>	<b>973.24</b>	<b>10,007.13</b>	<b>29,250.00</b>	<b>-19,242.87</b>	<b>34.21%</b>
1-6020 · Advertising	0.00	44.46			
1-6090 · Business License & Fees	0.00	10.00			
1-6160 · Dues and Subscriptions	0.00	828.82	1,000.00	-171.18	82.88%
1-6180 · Insurance	0.00	-353.53	12,500.00	-12,853.53	-2.83%
1-6200 · Park/ Landscape					
1-6205 · Maintenance	0.00	36,521.75	85,000.00	-48,478.25	42.97%
1-6210 · Utilities	6,060.68	36,250.43	70,000.00	-33,749.57	51.79%
1-6200 · Park/ Landscape - Other	33.84	4,453.84			
<b>Total 1-6200 · Park/ Landscape</b>	<b>6,094.52</b>	<b>77,226.02</b>	<b>155,000.00</b>	<b>-77,773.98</b>	<b>49.82%</b>
1-6240 · Miscellaneous	0.00	0.00	10,000.00	-10,000.00	0.0%
1-6490 · Office Supplies	0.00	1,542.10	5,000.00	-3,457.90	30.84%
1-6620 · Rental Security Deposit Refund	0.00	3,015.38			
2-6000 · Capital Improvements	0.00	20,029.86			
2-6075 · Bond Expense					
Cost of Issuance	0.00	19,500.00			
2-6080 · Legal	0.00	53,802.35			
<b>Total 2-6075 · Bond Expense</b>	<b>0.00</b>	<b>73,302.35</b>			
2-6200 · Interest Expense					
2-6202 · Loan Interest	0.00	77,896.07			
<b>Total 2-6200 · Interest Expense</b>	<b>0.00</b>	<b>77,896.07</b>			
6560 · Payroll Expenses	15,982.02	55,001.14	75,000.00	-19,998.86	73.34%
6570 · Professional Fees					
1-2500 · Trash Service	5,602.88	44,066.87	50,000.00	-5,933.13	88.13%
1-2701 · District Management	3,000.00	27,000.00	36,000.00	-9,000.00	75.0%
1-2705 · VCC - Covenant Enforcement	2,375.00	21,375.00	28,500.00	-7,125.00	75.0%
1-6572 · Legal Fees	0.00	11,265.28	15,000.00	-3,734.72	75.1%
<b>Total 6570 · Professional Fees</b>	<b>10,977.88</b>	<b>103,707.15</b>	<b>129,500.00</b>	<b>-25,792.85</b>	<b>80.08%</b>
<b>Total Expense</b>	<b>49,717.36</b>	<b>513,324.32</b>	<b>518,454.34</b>	<b>-5,130.02</b>	<b>99.01%</b>
<b>Net Ordinary Income</b>	<b>-36,812.80</b>	<b>215,177.24</b>	<b>239,121.92</b>	<b>-23,944.68</b>	<b>89.99%</b>
<b>Other Income/Expense</b>					
<b>Other Income</b>					
2-7010 · Interest Income - Debt	15.28	32.39			
7030 · Other Income	0.00	0.02			
<b>Total Other Income</b>	<b>15.28</b>	<b>32.41</b>			
<b>Other Expense</b>					
8010 · Other Expenses	0.00	749.80			
<b>Total Other Expense</b>	<b>0.00</b>	<b>749.80</b>			
<b>Net Other Income</b>	<b>15.28</b>	<b>-717.39</b>			
<b>Net Income</b>	<b>-36,797.52</b>	<b>214,459.85</b>	<b>239,121.92</b>	<b>-24,662.07</b>	<b>89.69%</b>

Income and Expense by Month  
January through September 2022



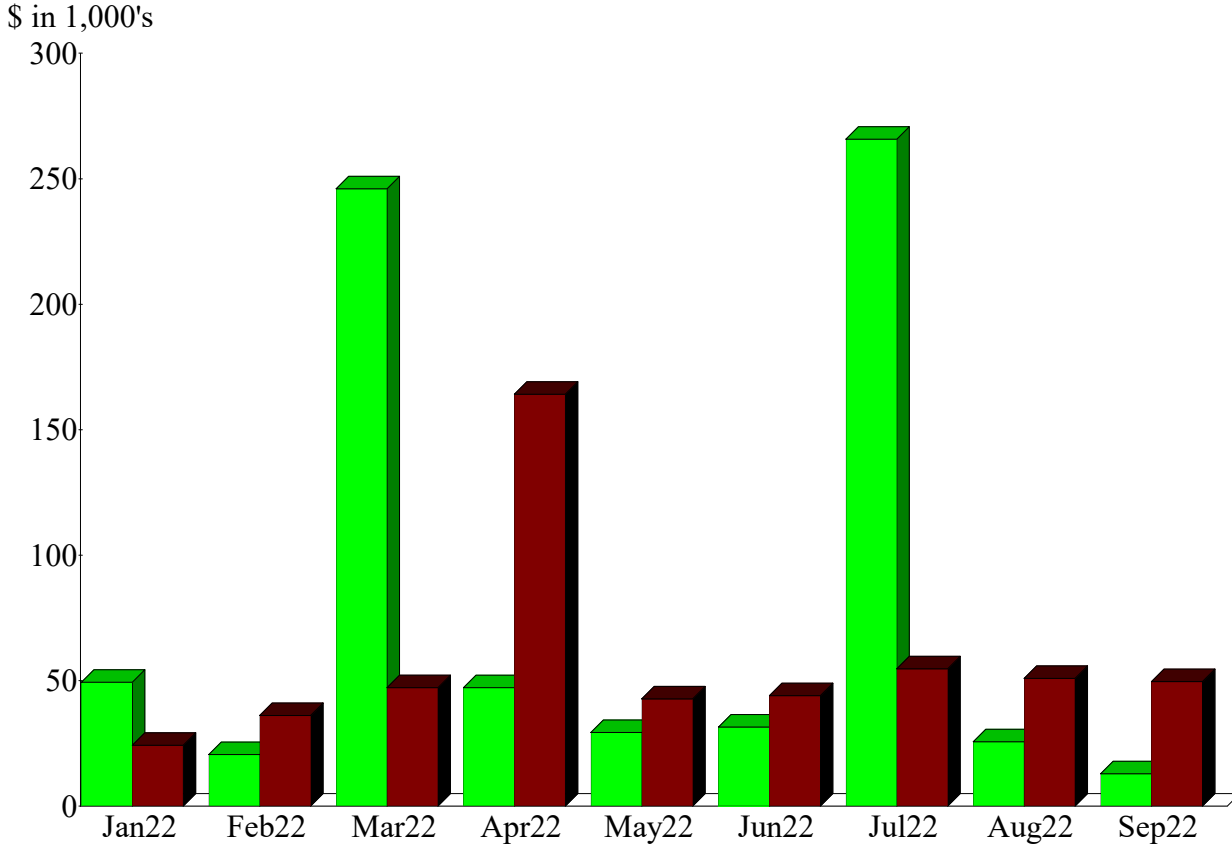
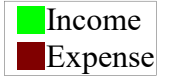
Income Summary  
January through September 2022

Treasurer Taxes	72.45%
1-1100 · Recreation Center Dues	20.59
1-1200 · Trash Service	4.61
3-1300 · Park Permit Fee	1.32
1-1920 · CVRF Grant	0.58
1-1000 · Late Fee	0.29
1-180 · Covenant Violation Fine	0.12
1-1300 · Rental Security Deposit	0.03
2-7010 · Interest Income - Debt	0.01
7030 · Other Income	0.01
<b>Total</b>	<b>\$728,533.97</b>



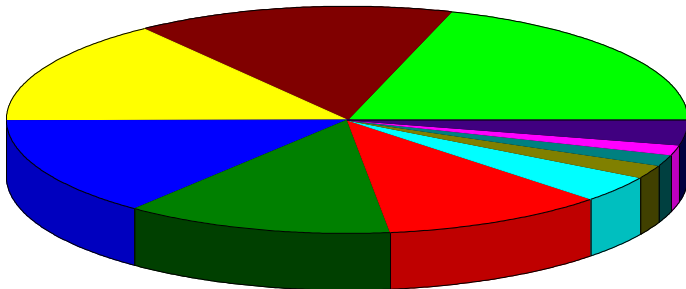
By Account

Income and Expense by Month  
January through September 2022



Expense Summary  
January through September 2022

6570 · Professional Fees	20.17%
2-6200 · Interest Expense	15.15
1-6200 · Park/ Landscape	15.02
2-6075 · Bond Expense	14.26
1-2000 · Recreation Center	12.82
6560 · Payroll Expenses	10.70
2-6000 · Capital Improvements	3.90
1-2001 · Pool Expense	1.95
1-1700 · Audit	1.72
Treasurer's Fee	1.44
Other	2.87
<b>Total</b>	<b>\$514,074.12</b>



By Account



RESOLUTION OF THE BOARD OF DIRECTORS OF  
VENTANA METROPOLITAN DISTRICT WITH REGARD TO  
THE COLORADO FAMILY AND MEDICAL LEAVE  
INSURANCE (AFAMLI) PROGRAM

WHEREAS, Ventana Metropolitan District, El Paso County, Colorado (the “District”), is a quasi-municipal corporation duly organized and existing as a metropolitan district under the laws of the State of Colorado (the “State”), including particularly Title 32, Article 1, C.R.S. (the “Special District Act”); and

WHEREAS, the District was organized for the purpose of designing, maintaining, and financing certain public infrastructure for the District:

WHEREAS, the District has one full-time employees and two part-time employees; and

WHEREAS, the State has adopted the Colorado Family and Medical Leave Insurance (FAMLI) Program for which districts with employees will be automatically enrolled unless the district by resolution of its board ops out.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF VENTANA METROPOLITAN DISTRICT, EL PASO COUNTY, COLORADO, THAT THE DISTRICT HEREBY OPTS OUT OF THE COLORADO FAMILY AND MEDICAL LEAVE INSURANCE (FAMLI) PROGRAM.

ADOPTED AND APPROVED this 17<sup>th</sup> day of October 2022.

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Secretary







3204 N Academy Blvd - Suite 120 - Colorado Springs, Colorado 80917 - 719.960.6233

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Dear Valued Client,

September 15, 2022

The challenges of the past two years have taken a toll on all businesses. The current major issue is hiring and staff retention. As a smaller local business, this impacts **Signal 88 Security** immensely. **Our goal when we opened the company 6 years ago was to provide excellent security services and “treat every client as if they’re our only client”**. Unfortunately, that has been challenging to do with lack of employees. We strive to provide competitive wages and benefits to our outstanding employees so that we can hire trustworthy and experienced people.

However, with losing officers during 2021 – 2022 and other hiring concerns due to national unemployment, we are experiencing the biggest challenge we have ever faced. We have tried to hold this increase off as long as possible and did not want to blind side you before the summer, but in order to keep providing superior service **we must increase employee pay rates**. With that said we’ve had to make some difficult decisions to **increase our current service rates by 15%**. As we do not want to lose any clients we do understand if this is outside your budget, we can make adjustments to your current patrols to reduce the overall price. Please contact us at your earliest convenience so we can restructure a plan that best supports your needs.

**Starting on January 1, 2023 the new 15% increase will take effect.** Thank you for taking the time to read this. We are grateful to serve your needs and look forward to continuing our service with you into the future. It has been truly an honor.

**Rebecca Resendes**

Owner/Sales

*Signal 88 Security*

*of South Colorado Springs*

Your Security Partner,





# Ventana

Bid Date: 10/10/22

## Tree Wrap Proposal-Up to 4" Caliper

Description	Materials and Labor				Haul, Dump Delivery		Total	
	qty	unit	subtotal	prod. rate	unit	qty		rate
<p><b>Install Tree Wrap-</b> Wrapping vulnerable, smooth-barked trees helps to protect the tree from sunscald and freeze damage over the winter months. Damage during this time can lead to susceptibility to secondary pests and decline/death of the tree.</p>	138	Trees	\$ 1,794.00			1	\$ 35.00	\$ 1,829.00
							<b>Total</b>	<b>\$ 1,829.00</b>



**VENTANA METROPOLITAN DISTRICT  
2022 AMENDED BUDGET AND 2023 BUDGET  
GENERAL FUND**

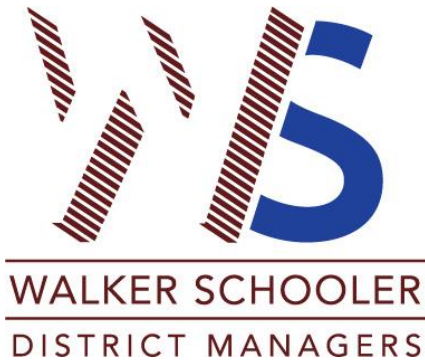
	2021 ACTUAL	2022 PROJECTED / AMENDED	2022 BUDGET	2023 BUDGET
<b>BEGINNING FUND BALANCE</b>	\$ 555,686.32	\$ 440,331.98	\$ 76,490.97	\$ 454,486.50
<b>REVENUES</b>				
GRANT INCOME		\$ 8,500.00	\$ -	\$ -
REC CENTER DUES - RESIDENTS (\$30/month/occu	\$ 147,463.53	\$ 190,000.00	\$ 160,000.00	\$ 200,000.00
REC CENTER DUES - PUBLIC	\$ -	\$ 600.00	\$ -	\$ -
TRASH SERVICE - (\$15/month/occupied home)	\$ 61,399.93	\$ 75,000.00	\$ 68,400.00	\$ 90,000.00
COVENANT VIOLATION FINES	\$ 2,385.09	\$ 1,000.00	\$ 500.00	\$ -
LATE FEES	\$ 2,934.63	\$ 2,700.00	\$ 500.00	\$ -
GENERAL PROPERTY TAXES	\$ 78,723.41	\$ 106,304.59	\$ 106,304.92	\$ 108,944.21
DELINQUENT TAX AND INTEREST	\$ 36.92	\$ 12.10	\$ -	\$ -
RENTAL SECURITY DEPOSIT	\$ 3,885.00	\$ 200.00	\$ -	\$ 2,000.00
SPECIFIC OWNERSHIP TAXES	\$ 9,244.90	\$ 8,000.00	\$ 7,441.34	\$ 7,626.09
INTEREST INCOME				
<b>TOTAL REVENUES</b>	<b>\$ 306,073.41</b>	<b>\$ 392,316.69</b>	<b>\$ 343,146.27</b>	<b>\$ 408,570.30</b>
<b>TOTAL REVENUE AND FUND BALANCE</b>	<b>\$ 861,759.73</b>	<b>\$ 832,648.67</b>	<b>\$ 419,637.24</b>	<b>\$ 863,056.80</b>
<b>EXPENDITURES</b>				
AUDIT	\$ 8,400.00	\$ 8,825.00	\$ 9,000.00	\$ 9,250.00
DISTRICT MANAGEMENT/ ACCOUNTING	\$ 27,000.00	\$ 36,000.00	\$ 36,000.00	\$ 54,000.00
VCC-COVENANT ENFORCEMENT	\$ 27,000.00	\$ 28,500.00	\$ 28,500.00	\$ 36,000.00
ELECTION		\$ 5,151.25	\$ 10,000.00	\$ 8,000.00
INSURANCE	\$ 14,434.00		\$ 12,500.00	\$ 15,000.00
DUES/ SUBSCRIPTIONS	\$ 725.05	\$ 828.82	\$ 1,000.00	\$ 1,000.00
PARK/ LANDSCAPE MAINTENANCE	\$ 85,462.89	\$ 40,941.75	\$ 85,000.00	\$ 85,000.00
PARK/ LANDSCAPE UTILITIES	\$ 68,040.76	\$ 30,259.75	\$ 70,000.00	\$ 70,000.00
LEGAL	\$ 11,422.18	\$ 2,500.00	\$ 15,000.00	\$ 15,000.00
RECREATION CENTER				
JANITORIAL	\$ 17,253.15	\$ 10,451.00	\$ 16,800.00	\$ -
MAINTENANCE/ REPAIRS	\$ 1,355.00	\$ 6,300.00	\$ 5,000.00	\$ 10,000.00
SECURITY	\$ 12,364.89	\$ 10,721.00	\$ 14,000.00	\$ 14,000.00
SUPPLIES	\$ 1,123.25	\$ 2,700.00	\$ 4,000.00	\$ 4,000.00
UTILITIES	\$ 30,374.65	\$ 36,482.00	\$ 35,000.00	\$ 40,000.00
POOL				
SEASON STARTUP/FINISH	\$ 1,500.00		\$ 6,000.00	\$ 3,000.00
CHEMICALS	\$ 3,681.85	\$ 8,377.00	\$ 8,000.00	\$ 10,000.00
SUMMER OPERATIONS	\$ 6,525.00		\$ 10,000.00	\$ -
WATER INSPECTIONS	\$ 165.00		\$ 250.00	\$ 250.00
REPAIR AND MAINTENANCE	\$ 830.00	\$ 1,000.00	\$ 5,000.00	\$ 5,000.00
OFFICE SUPPLIES/POSTAGE/LEGAL POSTINGS	\$ 9,586.97	\$ 5,592.05	\$ 5,000.00	\$ 8,000.00
PAYROLL EXPENSE	\$ 32,165.56	\$ 77,300.00	\$ 75,000.00	\$ 75,000.00
TRASH SERVICE	\$ 55,192.44	\$ 60,873.00	\$ 50,000.00	\$ 65,000.00
TREASURER FEES	\$ 1,181.39	\$ 1,594.75	\$ 1,594.57	\$ 1,634.16
RENTAL SECURTY DEPOSIT REFUND	\$ 5,000.00	\$ 3,015.00	\$ -	\$ 2,000.00
REPAY DEVELOPER ADVANCES				\$ -
CONTINGENCY	\$ 643.72	\$ 749.80	\$ 10,000.00	\$ 10,000.00
<b>TOTAL EXPENDITURES</b>	<b>\$ 421,427.75</b>	<b>\$ 378,162.17</b>	<b>\$ 512,644.57</b>	<b>\$ 541,134.16</b>
TRANSFER IN FROM CAPITAL	\$ -	\$ -	\$ 100,000.00	\$ -
TRANSFER TO DEBT SERVICE FUND	\$ -	\$ -	\$ -	\$ -
<b>GENERAL FUND: ENDING BALANCE</b>	<b>\$ 440,331.98</b>	<b>\$ 454,486.50</b>	<b>\$ 6,992.66</b>	<b>\$ 321,922.64</b>
EMERGENCY RESERVE: State Required at 3%	\$ 12,642.83	\$ 11,344.87	\$ 15,379.34	\$ 16,234.02
ASSESSED VALUATION	7,071,740.000	9,549,490.000	\$ 9,549,490.00	9,786,580.00
MILL LEVY	11.132	11.132	\$ 11.132	11.132

**VENTANA METROPOLITAN DISTRICT  
2022 AMENDED BUDGET AND 2023 BUDGET  
DEBT SERVICE FUND**

	2021 ACTUAL	2022 PROJECTED / AMENDED	2022 BUDGET	2023 BUDGET
<b>DEBT SERVICE FUND: BEGINNING BALANCE</b>	\$ -	\$ 296,713.00	\$ 358,465.94	\$ 113,956.40
<b>REVENUES - BONDS</b>				
SERIES 2023 BONDS	\$ -	\$ -	\$ -	\$ 12,123,270.00
GENERAL PROPERTY TAXES	\$ 286,819.94	\$ 387,316.58	\$ 387,317.76	\$ 396,933.90
DELINQUENT TAX AND INTEREST	\$ 134.51	\$ 44.06	\$ -	\$ -
SPECIFIC OWNERSHIP TAXES	\$ 33,682.70	\$ 35,779.32	\$ 27,112.24	\$ 27,785.37
TRANSFER FROM GENERAL FUND				
TRANSFER FROM CAPITAL FUND				
INTEREST INCOME		\$ 47.00		
<b>TOTAL REVENUES</b>	<b>\$ 320,637.15</b>	<b>\$ 423,186.96</b>	<b>\$ 414,430.01</b>	<b>\$ 12,547,989.27</b>
<b>TOTAL REVENUE &amp; FUND BALANCE</b>	<b>\$ 320,637.15</b>	<b>\$ 719,899.96</b>	<b>\$ 772,895.95</b>	<b>\$ 12,661,945.67</b>
<b>EXPENDITURES</b>				
REIMBURSEMENT AGREEMENT			\$ -	\$ 1,300,000.00
INTEREST EXPENSE		\$529,197.81	\$ -	\$ 321,000.00
UNDERWRITER DISCOUNT			\$ -	
COST OF ISSUANCE	\$1,920.50	\$19,500.00	\$ -	\$ 589,000.00
PROJECT FUND			\$ -	
BAN PAYMENT			\$ -	\$ 9,913,270.00
LEGAL FEES	\$ 17,699.33	\$ 51,436.00	\$ -	
TRUSTEE/PAYING AGENT FEES			\$ -	\$ 4,000.00
TREASURER'S FEES	\$ 4,304.32	\$ 5,809.75	\$ 5,809.77	\$ 5,954.01
<b>TOTAL EXPENDITURES</b>	<b>\$ 23,924.15</b>	<b>\$ 605,943.56</b>	<b>\$ 5,809.77</b>	<b>\$ 12,133,224.01</b>
<b>DEBT SERVICE FUND: ENDING BALANCE</b>	<b>\$ 296,713.00</b>	<b>\$ 113,956.40</b>	<b>\$ 767,086.18</b>	<b>\$ 528,721.66</b>
ASSESSED VALUATION	7,071,740.00	9,549,490.00	\$ 9,549,490.00	9,786,580.00
MILL LEVY	40.559	40.559	\$ 40.559	40.559
TOTAL MILL LEVY	51.691	51.691	\$ 51.691	51.691







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## MEMORANDUM

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**TO:** VENTANA METROPOLITAN DISTRICT BOARD OF DIRECTORS  
**FROM:** REBECCA HARDEKOPF  
**SUBJECT:** MONTHLY MANAGERS REPORT FOR OCTOBER 17, 2022, MEETING  
**DATE:** OCTOBER 10, 2022  
**CC:** KEVIN WALKER  
BOARD PACKET

### Management matters

- Billing Review:
  - 10/6/2022 bills went out
  - 9 Liens current to date
- Monthly newsletter went out 10/6/2022

### Recreation Center Update

- Pool Operations
  - Delay in closure
- Recreation Center Operations
  - Review and Consider guest policy
  - List of potential updates/ upgrades needed to be done:
    - Storage Shed
    - Fire Cabinet (paint and other flammable items)
    - Pool Doors to be re-painted
    - Some lockers are broken
    - Clock in pool area
    - Chairs at pool deck

### Landscape Maintenance Status/ Review

- Discussion with City on Replacement of Dead Trees 2022 – 49 total

### BOD Items to Continue Discussion

- Dog Park/ Run area
- Picnic Tables at Rec Center Trail
- Disc Golf Course
- Shade at Playground

### VCC Matters

- Violation Highlights:

- 253 Violations have been issued to date for 2022
- 17 Violations remain open, receiving fines
- 84% are for weeds
- 8% for vehicles
  
- Architectural Submission Highlights:
  - 83 received YTD
    - 24% Landscaping
    - 16% Patio/ Arbor/ Deck
    - 16% Sheds
    - 5% Solar Panels
    - 5% Play equipment
    - 28% Other
  - 72 approvals for 2022
  - 4 denied for 2022
  - 7 approved with stipulations





50 ft

