



VENTANA METROPOLITAN DISTRICT
Regular Board Meeting
8605 Explorer Dr.
Colorado Springs, Colorado 80920
Thursday, November 10, 2016 – 10:00 a.m.

Brian Bahr, President - Term to May 2018
Bruce Peele, Secretary/ Treasurer – Term May 2018
Richard Vorwaller - Term to May 2018
Patrick Jarrett- Term to May 2020
Todd Anderson - Term to May 2020

AGENDA

1. Call to order
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters
3. Board of Directors – New Appointments
4. Approval of Agenda
5. Public Comment and Public Sign-In Attendance Sheet
(Limited to 3 minutes and only for items not on the agenda)
6. Consent Agenda Items (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda)
 - a. Acknowledge Manager’s Report (enclosure)
 - b. Approval of Board Meeting Minutes from the June 7, 2016 Meeting (enclosure)
 - c. Approval of Payables for the Period ending October 30, 2016 (enclosure) in the amount of:

General Fund:	\$ 8,164.58
<u>Debt Service Fund:</u>	<u>\$ 0.00</u>
Total:	\$ 8,164.58
 - d. Acceptance/Approval of Financial Statements

7. Market Update/Construction/Operations – Homebuilder
8. District Management Matters
 - a. Impact of zoning decision on Service Plan reworking financial plan – anticipating this request from City
 - b. Return property to District ownership from construction activity
 - c. Pace of 2016 activity – 5 per month assumed in budgeting
 - d. Recreation Center
 - a. Timing
 - b. Operations contract – bid process or sole source at Y
 - c. Fees refund for current year
 - d. Fees for 2016 for residents
 - i. Collect at closing for new sales
 - ii. Billing for residents – quarterly? Annually?
 - e. Fees for outside residents – see proposal at meeting
 - f. Insurance
 - g. Ownership – District?
 - e. Landscape maintenance – bid for 2016 services
 - a. Irrigation management?
 - b. Open spaces not in District ownership
 - f. Trash service – continue with same operator or rebid
9. Legal Matters
 - a. Resolution - Disclosure
 - b. Administrative Resolution
10. Financial Matters
 - a. Public Hearing - 2016 Amended Budget and 2017 Budget
 - b. Fees and Charges
11. Other Business:
Next Regular Meeting Date -- December 6, 2016
12. Adjourn

Each Board has determined to meet at the location stated above because there is no convenient location to meet within the Districts' boundaries. Such meeting location shall remain applicable for all future meetings until otherwise determined.

Ventana Metropolitan District
November 10, 2016 Board Meeting

Agenda Item 6.a

Manager's Report

Enclosure



SCHOOLER & ASSOCIATES, INC.

Development Consultants
Special District Management



MEMORANDUM

TO: VENTANA METROPOLITAN DISTRICT BOARD OF DIRECTORS
FROM: KEVIN WALKER, DISTRICT MANAGER
SUBJECT: MANAGER'S REPORT – NOVEMBER BOARD MEETING
DATE: NOVEMBER 1, 2016
CC: PETE SUSEMIHL

Activities in 2016 since June Meeting

- Continued transfer of accounts and financial information with the El Paso County Treasurer including bank account tax transfers, monthly reports, etc.
- Assumed Landscaping maintenance responsibilities, identified a contractor, coordinated responsibilities
- Guided decisions on ownership and construction of tracts for storm water crossing of gas pipelines
- Redrafted Service Plan and resubmitted to City of Fountain
- Assisted in City of Fountain setback definition issues
- Website development and monitoring
- Completed insurance forms and estimates for new Rec Center
- Discussed 2016 Rec Center activities with YMCA; developed contract management fee estimate
- Supported zoning action at Fountain City Council
- Prepared budgets, completed financial statements
- Continued coordination with the trash service provider
- Accounts payable support
- Sales support – calls for information
- Closing support

Current issues – issues to discuss at the next Board meeting

1. Impact of zoning decision on Service Plan reworking financial plan – anticipating this request from City
2. Return property to District ownership from construction activity
3. Pace of 2016 activity – 5 per month assumed in budgeting
4. Recreation Center
 - a. Timing

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- b. Operations contract - bid process or sole source at Y
 - c. Fees refund for current year
 - d. Fees for 2016 for residents
 - i. Collect at closing for new sales
 - ii. Billing for residents - quarterly? Annually?
 - e. Fees for outside residents - see proposal at meeting
 - f. Insurance
 - g. Ownership - District?
5. Landscape maintenance - bid for 2016 services
- a. Irrigation management?
 - b. Open spaces not in District ownership
6. Trash service - continue with same operator or rebid?

Ventana Metropolitan District
November 10, 2016 Board Meeting
Agenda Item 6.b.
Minutes of Board Meeting June 7, 2016

Enclosure



**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
VENTANA METROPOLITAN DISTRICT
Held Tuesday, June 7, 2016**

A regular meeting of the Board of Directors of the Ventana Metropolitan District No. 1 (the "Board") was duly held on Tuesday, the 7th of June, 2016, at 1:00 p.m. at 13530 Northgate Estates Drive, Suite 200, Colorado Springs, CO 80921. The meeting was open to the public.

Directors in Attendance Were:

Brian Bahr, President - Term to May 2018
Steven Vasas, Secretary/Treasurer- Term to May 2018
Richard Vorwaller - Term to May 2018
Patrick Jarrett- Term to May 2016
Todd Anderson - Term to May 2016

Also in Attendance Were:

Peter Susemihl, Susemihl, McDermott & Cowan, PC
Kevin Walker, Schooler and Associates, Inc.
Brenda Quinones, Schooler and Associates, Inc.
Members of the Public; None

1. **Call to order:** The meeting was called to order by President Bahr at 1:03 PM.
2. **Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosure Matters:** The Board discussed the requirements pursuant to Colorado law to disclose any potential or existing conflicts of interest to the Board of Directors and to the Secretary of State. Mr. Susemihl reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's office of the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Susemihl noted that a quorum was present and inquired into whether members of the Board had any additional disclosure of potential conflicts of interest with regard to any matters scheduled for discussion at this meeting. No additional disclosures were noted.

3. **Board of Directors – New Appointments:**

Brian Bahr is President of the Board by affirmation.

Director Vorwaller moved to accept Director Steve Vasas' resignation and appoint Todd Anderson onto the Ventana Metro District Board of Directors to fill the vacancy, and was seconded by President Bahr. The motion passed unanimously.

Director Vorwaller moved to appoint Bruce Peele onto the Ventana Metro District Board of Directors, the motion was seconded by President Bahr. The motion passed unanimously.

Director Vorwaller moved to appoint Patrick Jarrett onto the Ventana Metro District Board of Directors, the motion was seconded by President Bahr. The motion passed unanimously.

Director Anderson moved to appoint Director Peele as the Secretary/Treasurer of the Board, and was seconded by Director Vorwaller. The motion passed unanimously.

4. **Approval of Agenda:** President Bahr presented the Rivers Development invoice to the Board for their consideration for reimbursement by taking a draw on the bond. Director Vorwaller moved to amend the agenda by adding this item to the agenda as item 10. The motion was seconded by Director Jarrett, and passed unanimously.

5. **Public Comment and Public Sign-In Attendance Sheet:** No members of the public attended.

6. **Consent Agenda Items:**

- a. Acknowledge Market/Operations Report
- b. Acknowledge Manager's Report (enclosure)
- c. Approval of Board Meeting Minutes from the April 5, 2016 Meeting (enclosure)
- d. Approval of Payables for the Period ending May 6, 2016 (enclosure) in the amount of:

General Fund:	\$ 6,965.00
Capital Projects Fund:	\$
<u>Debt Service Fund:</u>	<u>\$</u>
Total:	\$

- e. Acceptance/Approval of Financial Statements

Director Anderson moved to approve all consent items, as well as approve \$375,000 in bond revenues to contract an engineer to inspect and certify the installed infrastructure. The motion was seconded by director Vorwaller; the motion passed unanimously.

President Bahr asked Mr. Walker to contact Tim McConnell with Drexel, Barrell, and Company and arrange for him to inspect and certify the infrastructure.

7. **Legal Matters: Disclosure Resolution** – Mr. Walker and Mr. Susemihl advised the Board that the Disclosure Resolution will need to be updated after the Amended Service Plan is approved. The only question on the service plan is regarding whether the district has the ability to collect fees to pay for the trash service. The District can:
- a. Create an HOA document which allows the district to collect the fees, which would need signatures from current homeowners. The City of Fountain prefers HOA management companies to collect such fees. Mr. Susmihl advised the Board that the statute indicates a population of 5,000+ can provide transportation services. He believes Fountain is linking this to metro districts.
 - b. The District could impose an infrastructure development fee. Mr. Susmihl advised the Board that a relevant statute specifies that if a district is about to take an action that is outside of the service plan, it needs to provide and post a 45 day notice. It could then be adopted if the municipality does not object.
 - c. The District could have homeowners sign an agreement that says they agree to allow the district manager to negotiate trash service with a single company.

President Bahr moved to defer the discussion until the next quarterly meeting to allow Mr. Susmihl and Mr. Walker to conduct more research. This item shall be placed on the agenda for the next meeting. Mr. Vorwaller seconded the motion; the motion passed unanimously.

8. **District Management Matters:** Mr. Walker reported on the following items:
- a. Service Plan — See discussion in Legal Matters (above);
 - b. District Website Update-Mr. Walker reported the State is approximately 30 days behind schedule in assigning websites. President Bahr asked if the Sales staff will be able to refer buyers to the District page to examine relevant documents once the website is established. Mr. Walker advised him that they will, and gave a brief description of the features of the website.
 - c. Trash Service Agreement Update-Mr. Walker reported the process is going well. The title company notifies the district manager of all closings, and the district manager updates the trash company. Delivery of trash and recycling carts has been prompt.
 - d. Recreation Center & Pool Management Company- Mr. Walker reported that he and Brenda Quinones met with the YMCA management staff, and are doing additional research in preparation of requesting bids for recreation center management services. Mr. Walker reported that the YMCA staff is experienced with designing services within a district's budget.

- e. Easement – Mr. Walker received an email regarding an easement. He has not received any comments-Brian said intent is open space that will be maintained by the District.
- Where is the easement?
 - What will it be used for?
 - Jim Byers reviewed Ventana Open Space Exhibit. Needs to maintain easement since it is the Toby R. Wells parcel which is west of the Ventana recreation center. On west of Old Pueblo Rd. It is not on District property. The other option would be to take it south, which would be difficult. The easement is already a recorded drainage easement 25 foot non-exclusive. Mr. Byers will research the document with the engineer & attorney to determine whether the District can use and must maintain the easement. Mr. Susmihl stated it does not look like a public easement. Mr. Bahr stated the District needs to decline to maintain it since District residents cannot use it.
9. **Market Update/Construction/Operation:** Director Jarrett reported that sales are doing well. The City of Fountain is not approving lots fast enough. They are on the July Planning Commission to review all plans. Permits and Certificates of Occupancy are slow. Orders from homebuyers are coming in regularly. The Open House that was held a few weeks ago was well attended. Funding is ready for filing 2; waiting on approval from Fountain.
10. **Other Business:**
Next Regular Meeting Date – August 2, 2016
- Director Jarrett moved to change the meeting date to September 13th at 1:00 PM, the motion was seconded by Director Vorwaller. The motion passed unanimously.
11. **Adjournment:** President Bahr adjourned the meeting at 1:41 pm.

The Board of Directors of the Ventana Metro District has determined to meet at the location stated above because there is no convenient location to meet within the Districts' boundaries. Such meeting location shall remain applicable for all future meetings until otherwise determined.

Respectfully Submitted by,
Schooler & Associates, Inc.

By: Kevin Walker, District Manager

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 7, 2016, MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Brian Bahr, President of the Board

Bruce Peele, Secretary/Treasurer

Todd Anderson, Director

Richard Vorwaller, Director

Patrick Jarrett, Director

Ventana Metropolitan District
November 10, 2016 Board Meeting

Agenda Item 6.c

Payable Spreadsheet

Enclosure

Ventana Metropolitan District
PAYMENT REQUEST

11/8/2016
GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
Colo Special Districts Prop & Liab. Pool	17W60036-1104	10/28/2016	\$ 237.65		\$ 237.65	
Drexel, Barrell & Co.	16785	8/4/2016	\$ 435.00		\$ 435.00	
Red River Civil Engineering	335	8/28/2016	\$ 1,680.00		\$ 1,680.00	
Red River Civil Engineering	348	8/28/2016	\$ 555.00		\$ 555.00	
Red River Civil Engineering	371	9/23/2016	\$ 950.00		\$ 950.00	
Schooler and Associates, Inc.	5969	9/30/2016	\$ 3,000.00		\$ 3,000.00	
Springs Waste Systems	1355467	7/31/2016	\$ 157.36		\$ 157.36	
Springs Waste Systems	1356901	8/31/2016	\$ 169.08		\$ 169.08	
Springs Waste Systems	1362347	9/30/2016	\$ 204.24		\$ 204.24	
Susemihl, McDermott & Cowan, P.C.	28653	8/31/2016	\$ 690.00		\$ 690.00	
Susemihl, McDermott & Cowan, P.C.	28756	9/30/2016	\$ 86.25		\$ 86.25	
TOTAL			\$ 8,164.58	\$ -	\$ 8,164.58	

BOND FUND ACCOUNT

Description	Date	Amount	Comments
TOTAL		\$ -	

CAPITAL FUND ACCOUNT

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
Rivers Ventana, LLC	Various				\$ 373,921.56	
TOTAL			\$ -		\$ 373,921.56	

TOTAL FOR ALL FUNDS

\$ 382,086.14

, President

Ventana Metropolitan District
November 10, 2016 Board Meeting

Agenda Item 6.d

Unaudited Financial Statements as of 9/30/2016

Enclosure

1:49 PM

11/04/16

Accrual Basis

Ventana Metropolitan District
Balance Sheet
As of November 4, 2016

	Nov 4, 16
ASSETS	
Current Assets	
Checking/Savings	
Kirkpatrick Bank	50,119.55
Total Checking/Savings	<u>50,119.55</u>
Total Current Assets	<u>50,119.55</u>
Fixed Assets	
Construction in Progress	
Engineering	435.00
Total Construction in Progress	<u>435.00</u>
Property and Equipment	
Community Improvements	441,980.56
Total Property and Equipment	<u>441,980.56</u>
Total Fixed Assets	<u>442,415.56</u>
TOTAL ASSETS	<u><u>492,535.11</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	8,164.58
Total Accounts Payable	<u>8,164.58</u>
Other Current Liabilities	
Interest Payable	14,414.40
Total Other Current Liabilities	<u>14,414.40</u>
Total Current Liabilities	<u>22,578.98</u>
Long Term Liabilities	
Bonds Payable - CH Metrobonds	450,450.00
Total Long Term Liabilities	<u>450,450.00</u>
Total Liabilities	<u>473,028.98</u>
Equity	
Opening Balance Equity	9,884.12
Net Income	9,622.01
Total Equity	<u>19,506.13</u>
TOTAL LIABILITIES & EQUITY	<u><u>492,535.11</u></u>

Ventana Metropolitan District
Profit & Loss
January 1 through November 4, 2016

	Jan 1 - Nov 4, 16
Ordinary Income/Expense	
Income	
Fees	
Taxes	
Current	11,888.05
Delinquent	3.37
Specific	677.73
Total Taxes	<u>12,569.15</u>
Total Fees	12,569.15
Park Permit Fee	34,974.00
Recreation Center Dues	1,829.76
Sales - Monthly Tax Assessment	471.71
Trash Service	1,238.76
Total Income	<u>51,083.38</u>
Gross Profit	51,083.38
Expense	
Audit	1,050.00
Insurance	237.65
Interest Expense	14,414.00
Office Supplies	196.11
Professional Fees	
District Management	9,500.00
Legal Fees	11,431.26
Total Professional Fees	<u>20,931.26</u>
Services	
Landscape Maintenance	5,005.00
Trash Service	-551.03
Total Services	<u>4,453.97</u>
Treasurer's Collection Fee	178.38
Total Expense	<u>41,461.37</u>
Net Ordinary Income	<u>9,622.01</u>
Net Income	<u><u>9,622.01</u></u>

**Ventana Metropolitan District
November 10, 2016 Board Meeting**

Agenda Item 10.a

Manager's Cover Memorandum

Draft Amended 2016 and Preliminary 2017 Budget

YMCA Draft Budget

Enclosure



SCHOOLER & ASSOCIATES, INC.

Development Consultants
Special District Management



MEMORANDUM

TO: VENTANA METROPOLITAN DISTRICT BOARD OF DIRECTORS
FROM: KEVIN WALKER, DISTRICT MANAGER
SUBJECT: REPORT ON 2016 AMENDED BUDGET AND 2017 PROPOSED BUDGET
DATE: NOVEMBER 1, 2016
CC: PETE SUSEMIHL

The proposed amendments to the 2016 budget and a preliminary budget proposal for 2017 is attached to this memorandum.

The amendments to the 2016 budget reflect activities to date and planned actions before the end of the year. Since this is the first year of home sales and the beginning of operations of the District, there are changes needed in the 2016 budget.

General Fund Budget

2016 Amended Budget

- There is a deficit in the General Fund that will require a developer advance of approximately \$20,000. This is less than the planned Advance of \$46,790.
- New items in the budget include the trash pickup for the residents and landscape area maintenance that were not budgeted items.
- Savings are realized in the legal and audit line items

Proposed 2017 budget

- The most significant development is the opening of the Recreation Center. The assumptions we have made related to the Center's operations are as follows:
 - We have received a proposal from the YMCA for management of the Center. See the attached budget exhibit
 - The proposal assumes the Center open 7 days a week from 7:00 AM to 7:00 PM
 - The pool is operating from Memorial Day to Labor Day the same hours
 - Utility costs, insurance and other costs are estimated from past experiences
- Recreation Center fees are expected to be \$540 annually prorated for sales at 5 per month. 2016 sales will receive credit for their payment made at closing.



- Management expenses are estimated to be \$2,000 per month due to expansion of services managed including contract with the YMCA and Rec Center operations, landscape maintenance, trash pickup management, billing and collections expenses, etc. The contract will again be a time and materials not to exceed contract similar to 2016.
- Trash pickup services are expected to be at a similar cost. This will be bid before the end of the year.
- Landscape services will be bid after the first of the year.
- Questions
 - Nonresident fees for the Rec Center
 - Billing annually? Quarterly? Monthly?

Debt Service and Bond Fund Budgets

- There is not an anticipated debt service payment for 2016. This can be modified if needed
- Park Permit Fees are anticipated to be reimbursed in 2016 and 2017. These were collected at closings
- An approved invoice for \$372,921.56 is anticipated to be funded by the end of the year.
- The BAN Proceeds for 2017 are anticipated to be the remaining amount of the approved Notes. This is the same as anticipated in 2016.

VENTANA METROPOLITAN DISTRICT
2016 AMENDED BUDGET AND 2017 BUDGET
GENERAL FUND

	2015 ACTUAL	2016 ACTUAL as of 11/4/2016	2016 AMENDED	2016 BUDGET	2017 BUDGET
BEGINNING FUND BALANCE	\$ -	\$ 2,894.00	\$ 2,894.00	\$ -	\$ (17,829.84)
REVENUES					
DEVELOPER ADVANCE	\$ 8,469.00	\$ -	\$ -	\$ 46,790.00	\$ 213,230.72
RECREATION CENTER DUES - RESIDENTS (60*\$540/unit)	\$ -	\$ 1,829.76	\$ 1,829.76	\$ -	\$ 32,400.00
RECREATION CENTER DUES - PUBLIC	\$ -	\$ -	\$ -	\$ -	\$ -
TRASH SERVICE - (60*\$180/unit)	\$ -	\$ 1,238.76	\$ 1,238.76	\$ -	\$ 10,800.00
GENERAL PROPERTY TAXES	\$ 2,443.00	\$ 2,985.66	\$ 3,000.00	\$ 3,000.00	\$ 5,496.80
DELINQUENT TAX AND INTEREST	\$ -	\$ 0.84	\$ 0.84	\$ -	\$ -
SPECIFIC OWNERSHIP TAXES	\$ -	\$ 251.80	\$ 251.80	\$ 210.00	\$ 384.78
INTERST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	\$ 10,912.00	\$ 6,308.82	\$ 6,321.16	\$ 50,000.00	\$ 262,312.30
TOTAL REVENUE AND FUND BALANCE	\$ 10,912.00	\$ 9,200.82	\$ 9,215.16	\$ 50,000.00	\$ 244,482.46
EXPENDITURES					
AUDIT	\$ -	\$ 1,050.00	\$ 3,500.00	\$ 3,500.00	\$ 2,000.00
BANK FEES	\$ 15.00	\$ -	\$ -	\$ -	\$ 100.00
DIRECTOR FEES	\$ -	\$ -	\$ -	\$ -	\$ -
DISTRICT MANAGEMENT/ ACCOUNTING	\$ -	\$ 9,500.00	\$ 12,500.00	\$ -	\$ 24,000.00
ELECTION	\$ -	\$ -	\$ -	\$ 1,500.00	\$ -
INSURANCE	\$ 2,203.00	\$ -	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00
LANDSCAPE/ MAINTENANCE	\$ -	\$ 1,820.00	\$ 2,500.00	\$ 2,000.00	\$ 6,000.00
LEGAL	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00
RECREATION CENTER STARTUP	\$ -	\$ 3,991.00	\$ 6,000.00	\$ 15,000.00	\$ 6,000.00
MANAGEMENT/ OPERATIONS (THIRD PARTY)	\$ -	\$ -	\$ -	\$ -	\$ 18,000.00
INSURANCE - BUILDING	\$ -	\$ -	\$ -	\$ -	\$ 110,000.00
UTILITIES	\$ -	\$ -	\$ -	\$ -	\$ 52,000.00
TRASH SERVICE	\$ -	\$ 237.32	\$ 500.00	\$ -	\$ 9,000.00
TREASURER FEES	\$ -	\$ 44.80	\$ 45.00	\$ 45.00	\$ 82.45
REPAY DEVELOPER ADVANCES	\$ 5,500.00	\$ -	\$ -	\$ -	\$ -
MISCELLANEOUS	\$ 300.00	\$ -	\$ -	\$ 60.00	\$ 4,000.00
TOTAL EXPENDITURES	\$ 8,018.00	\$ 16,643.12	\$ 27,045.00	\$ 22,105.00	\$ 244,482.45
GENERAL FUND: ENDING BALANCE	\$ 2,894.00	\$ (7,442.30)	\$ (17,829.84)	\$ 27,895.00	\$ 0.00
EMERGENCY RESERVE: State Required at 3%	\$ -	\$ 499.29	\$ 811.35	\$ 663.15	\$ 7,334.47
ASSESSED VALUATION					
MILL LEVY		299.950	299.950	299.950	549.680
INCOME		10.000	10.000	10.000	10.000
					5,496.800

VENTANA METROPOLITAN DISTRICT
2016 AMENDED BUDGET AND 2017 BUDGET
DEBT SERVICE FUND

	2015 ACTUAL	2016 ACTUAL as of 11/4/2016	2016 AMENDED	2016 BUDGET	2017 BUDGET
DEBT SERVICE FUND - BEGINNING BALANCE	\$ -	\$ 7,328.00	\$ 7,328.00	\$ 14,324.00	\$ 16,949.44
REVENUES - BONDS					
GENERAL PROPERTY TAXES	\$ 7,328.00	\$ 8,956.99	\$ 8,998.50	\$ 8,999.00	\$ 16,480.40
DELINQUENT TAX AND INTEREST	-	2.53	2.53	-	-
SPECIFIC OWNERSHIP TAXES	-	755.39	755.39	540.00	1,154.33
TRANSFER FROM GENERAL FUND	-	-	-	-	-
TRANSFER FROM CAPITAL FUND	-	-	-	-	-
INTEREST INCOME	-	-	-	-	-
TOTAL REVENUES	\$ 7,328.00	\$ 9,714.91	\$ 9,756.42	\$ 9,539.00	\$ 17,644.73
TOTAL REVENUE & FUND BALANCE	\$ 7,328.00	\$ 17,042.91	\$ 17,084.42	\$ 23,863.00	\$ 34,594.17
EXPENDITURES					
REIMBURSEMENT AGREEMENT	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST EXPENSE	-	-	-	-	-
BAN PAYMENT	-	-	-	-	-
TRUSTEE/PAYING AGENT FEES	-	-	-	-	500.00
TREASURER'S FEES	-	134.39	134.98	135.00	247.36
TOTAL EXPENDITURES	\$ -	\$ 134.39	\$ 134.98	\$ 135.00	\$ 747.36
DEBT SERVICE FUND: ENDING BALANCE	\$ 7,328.00	\$ 16,908.51	\$ 16,949.44	\$ 23,728.00	\$ 33,846.81
ASSESSED VALUATION		299,950	299,950	299,950	549,680
MILL LEVY		30.000	30.000	30.000	30.000
INCOME					16,480.400
TOTAL MILL LEVY		40.000	40.000	40.000	40.000

VENTANA METROPOLITAN DISTRICT
2016 AMENDED BUDGET AND 2017 BUDGET
CAPITAL PROJECT FUND

	2015 ACTUAL	2016 ACTUAL <i>as of 11/4/2016</i>	2016 AMENDED	2016 BUDGET	2017 BUDGET
CAPITAL FUND BEGINNING BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES - BONDS					
DEVELOPER ADVANCES	\$ -	\$ -	\$ -	\$ -	\$ -
PARK PERMIT FEES - (60*\$2,412/unit)	\$ -	\$ 34,974.00	\$ 34,974.00	\$ -	\$ 144,720.00
BAN PROCEEDS	\$ 450,450.00	\$ -	\$ 372,921.56	\$ 4,500,000.00	\$ 3,676,628.44
DEVELOPER CONTRIBUTIONS	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	\$ 450,450.00	\$ 34,974.00	\$ 407,895.56	\$ 4,500,000.00	\$ 3,821,348.44
TOTAL REVENUE & FUND BALANCE	\$ 450,450.00	\$ 34,974.00	\$ 407,895.56	\$ 4,500,000.00	\$ 3,821,348.44
EXPENDITURES					
CAPITAL CONSTRUCTION	\$ 450,450.00	\$ -	\$ 372,921.56	\$ 4,500,000.00	\$ 3,676,628.44
ENGINEERING/PLANNING	\$ -	\$ -	\$ -	\$ -	\$ -
PROJECT MANAGEMENT	\$ -	\$ -	\$ -	\$ -	\$ -
DISTRICT MANAGEMENT	\$ -	\$ -	\$ -	\$ -	\$ -
LEGAL	\$ -	\$ -	\$ -	\$ -	\$ -
REPAY DEVELOPER ADVANCES	\$ -	\$ -	\$ -	\$ -	\$ -
REPAY DEVELOPER ADVANCES - INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -
REPAY PARK ADVANCES	\$ -	\$ 34,974.00	\$ 34,974.00	\$ -	\$ 144,720.00
TOTAL EXPENDITURES	\$ 450,450.00	\$ 34,974.00	\$ 407,895.56	\$ 4,500,000.00	\$ 3,821,348.44
CAPITAL FUND: ENDING BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -

YMCA of the Pikes Peak Region

Ventana Community Center Budget - 1st DRAFT

Operating Expenses

	Total Hours/ Week
Desk Hours:	
Monday - Friday: 7:00am - 7:00 pm	60
Saturday: 9:00 am - 6:00 pm	9
Sunday: 12:00 pm - 6:00 pm	6
	75
Pool Hours (June - August, 14 Weeks):	
Monday - Friday: 10:00am - 7:00 pm	45
Saturday: 10:00 am - 6:00 pm	8
Sunday: 12:00 pm - 6:00 pm	6
	59

	Annual	Monthly
Ongoing Contract Expense	\$109,767	\$9,147

MANAGEMENT		
Account Name	Annual	Monthly
Exempt Salary	1,750	146
Executive Director (2.50%)		
Retirement	210	18
Social Security	134	11
Unemployment	18	1
Workers Comp.	31	3
Total Expense	\$2,142	\$179

Front Desk		
Account Name	Annual	Monthly
Non-Exempt Salary	42,900	3,575
75 hrs /wk, 52 wks, \$11.00/hr		
Retirement	1,287	107
Social Security	3,282	273
Unemployment	429	36
Workers Comp.	751	63
Staff Training	300	25
Total Expense	\$48,949	\$4,079

Wellness		
Account Name	Annual	Monthly
Non-Exempt Salary	4,992	416
6 hrs/wk, 52 wks, \$16.00/hr		
Retirement	150	12
Social Security	382	32
Unemployment	50	4
Workers Comp.	87	7
Total Expense	\$5,661	\$472

AQUATICS		
Account Name	Annual	Monthly
Non-Exempt Salary	24,346	6,956
Pool Manager - 40 hrs/wk, 14 wks, \$12.50/hr		
Lifeguards - 2 guards, 59 hrs/wk, 14 wks, \$10.50/hr		

Social Security	1,862	532
Unemployment	243	20
Workers Comp.	426	122
Staff Training	300	86
Aquatic Supplies	300	86
Aquatics Uniforms	450	129
Oxygen Tank Refill	50	14
Total Expense	\$27,978	\$7,944

ADMINISTRATION

Account Name	Annual	Monthly
Background Checks	500	42
Office Supplies	1,200	100
Computer Supplies	500	42
Cleaning Supplies	2,000	167
First Aid Supply	780	65
Postage	120	10
Music Licensing	900	75
Professional Services (Pony delivery)	1,800	150
Liability Insurance	900	75
Marketing Association (.75%)	701	58
National Dues (1.5%)	1,622	135
Metropolitan Fee Expense (15%)	14,014	1,168
Total Expense	\$25,037	\$2,086

Questions:

Pool Day Pass (\$7 individual, \$25 family)?

Add on Memberships for use of Fountain?