

VISTAS AT WEST MESA METROPOLITAN DISTRICT

Regular Board Meeting

Friday, July 11, 2025 at 11:00 a.m.

Via Teleconference

<https://video.cloudoffice.avaya.com/join/918472376>

Phone: (213) 463-4500 / Meeting ID: 918472376

Board of Directors	Title	Term
Jeff Powles	President	May 2027
Ryan Teater	Vice President	May 2029
Thomas Pucciano	Treasurer/Secretary	May 2029
Hannah Buzzell	Member at Large	May 2027
Vacant	Member at Large	May 2029

AGENDA

1. Call to Order/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Approval of Agenda
4. Board of Directors Matters
 - a. Consider Director Vacancy/Appointment
 - b. Consider Appointment of Officers
5. Public Comment - Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
6. Consent Agenda - The items listed below are a group of items to be acted on with a single motion and vote by the Board. Any item may be removed from the Consent Agenda upon request of any Board member.
 - a. Approval of Board Meeting Minutes from April 29, 2025 (**enclosure**)
 - b. Payment of Claims for April 11, 2025 through July 7, 2025 (**enclosures**)
 - c. Unaudited Financial Statements as of May 31, 2025 (**enclosure**)
7. Legal Matters
 - a. Review and Consider Approval of Resolution Adopting A Digital Accessibility Policy and Designating A Compliance Officer (**enclosure**)
8. Financial Matters
 - a. Review and Consider Acceptance of the 2024 Audit and Presentation and Management Representation Letter (**under separate cover**)
 - b. Conduct a Public Hearing on 2024 Budget Amendment and Consider Adoption of Resolution Amending the 2024 Budget (**enclosure**)
9. Discuss Status of Public Improvements and Developer Reimbursement of Certified Costs
10. Adjournment
 - a. A Special Board Meeting has been scheduled for August 8, 2025 at 11:00 a.m.
 - b. Next Regular Meeting – September 13, 2024, at 11:00 a.m. via teleconference





**MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS
VISTAS AT WEST MESA METROPOLITAN DISTRICT
April 29, 2024, AT 11:00 a.m.**

Pursuant to posted notice, the special meeting of the Board of Directors of the Vistas at West Mesa Metropolitan District was held on Wednesday, February 26, 2025, at 3:00 p.m., via video teleconference.

In attendance were Directors:

Jeff Powles, President

Thomas Pucciano, Treasurer / Secretary

Ryan Teater, Assistant Secretary

Also, in attendance were:

Heather Smith, WSDM

Audrey Johnson, White Bear Ankele, Tanaka, Waldron

1. Call to Order/Declaration of Quorum: The meeting was called to order at 11:05 a.m. by President Powles and a quorum was confirmed as present.
2. Conflict of Interest Disclosures: Ms. Smith indicated that a quorum of the Boards was present, stating that each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. Mrs. Johnson informed the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mrs. Johnson reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mrs. Johnson inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Boards determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.
3. Approval of the Agenda: President Powles moved to approve the Agenda as presented; seconded by Director Pucciano. The motion passed unanimously.
4. Public Comment: No residents were present.
5. Consent Agenda: Ms. Smith introduced the items on the Consent Agenda and presented an overview of the current Financial Statements. After review, President Powles moved to approve the Consent Agenda as presented; seconded by Director Teater. The motion passed unanimously.
 - a. Approval of Board Meeting Minutes from February 26, 2025
 - b. Payment of Claims for February 26, 2025 through April 11, 2025
 - c. Unaudited Financial Statements as of March 31, 2025
6. Legal Matters:

- a. Update on May Election Matters: Mrs. Johnson advised that the 2025 Election was canceled with fewer candidates than seats available. Directors Teater, Pucciano, and Buzzell have been elected. Oaths of office and Conflict of Interest Disclosures will be requested by counsel.
7. Financial Matters:
 - a. Consider Approval of Brightview Contract Renewal for Landscape and Snow Removal Services: President Powles moved to approve the contract from Brightview for landscape maintenance and snow removal services as presented; seconded by Director Teater. The motion passed unanimously.
 - b. Consider Approval of Task Order No. 3 for Cost Certification Services from Independent District Engineering Services: President Powles moved to approve the proposal from IDES as presented; seconded by Director Teater. The motion passed unanimously.
8. Adjournment: President Powles moved to adjourn the meeting at 11:27 a.m.; seconded by Director Teater. Motion carried unanimously.
 - a. The next Regular Board Meeting will be held July 11, 2025, at 11:00 a.m.

Respectfully Submitted,

By: President

THESE MINUTES ARE APPROVED AS THE OFFICIAL APRIL 29, 2025 REGULAR MEETING MINUTES OF THE VISTAS AT WEST MESA METROPOLITAN DISTRICT.



Vistas At West Mesa Metropolitan District
PAYABLES
5/23/2025
GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
BrightView	6264056	5/16/2025	\$ 189.48	
Colorado Spring Utilities	6085939200-041125	4/11/2025	\$ 25.02	
Colorado Spring Utilities	6085939200-051325	5/13/2025	\$ 24.98	
SDA	22125	2/21/2025	\$ 457.12	
TCW Risk Management	14855	11/13/2024	\$ 975.00	2025 Agency Fee
White Bear Ankele Tanaka & Waldron	40872	4/30/2025	\$ 1,878.33	
WSDM District Managers	784	4/30/2025	\$ 2,278.75	
TOTAL			\$ 5,828.68	

TOTAL FOR ALL FUNDS \$ 5,828.68 _____, President

Eastern Colorado Bank Balance	27,105.63
Current Payables	<u>(5,828.68)</u>
Bank Balance After Payables	21,276.95

Vistas At West Mesa Metropolitan District
PAYABLES
6/26/2025
GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
BiggsKofford	120152	6/16/2025	\$ 10,550.00	
Colorado Spring Utilities	6085939200-061225	6/12/2025	\$ 24.51	
HBS	FR5236429	3/31/2025	\$ 1,247.19	
HBS	FR5341276	4/30/2025	\$ 1,285.01	
HBS	FR5442106	5/31/2025	\$ 1,398.78	
White Bear Ankele Tanaka & Waldron	41359	5/31/2025	\$ 984.72	
WSDM District Managers	837	5/31/2025	\$ 2,381.20	
TOTAL			\$ 17,871.41	

TOTAL FOR ALL FUNDS

\$ 17,871.41

_____, President

Eastern Colorado Bank Balance

48,924.14

Current Payables

(17,871.41)

Bank Balance After Payables

31,052.73

Vistas At West Mesa Metropolitan District
PAYABLES
7/11/2025
GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
BrightView	6294780	6/20/2025	\$ 180.00	
BrightView	9410364	7/1/2025	\$ 1,623.75	
Colorado Spring Utilities	7151131247-061225	6/12/2025	\$ 1,389.41	
HBS	FR5534587	6/30/2025	\$ 1,419.76	
WSDM District Managers	883	6/30/2025	\$ 3,500.00	
TOTAL			\$ 8,112.92	

DEBT SERVICE FUND ACCOUNT

BOKF, NA	41025	4/10/2025	\$ 5,198.45	March Pledged Revenue
BOKF, NA	51025	5/10/2025	\$ 3,455.89	April Pledged Revenue
BOKF, NA	61025	6/10/2025	\$ 8,975.89	May Pledged Revenue
		TOTAL	\$ 17,630.23	

TOTAL FOR ALL FUNDS

\$ 25,743.15

_____, President

Eastern Colorado Bank Balance	31,077.73
Current Payables	(25,743.15)
Bank Balance After Payables	5,334.58



Vistas At West Mesa Metro District

Balance Sheet

As of June 30, 2025

	Jun 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Alliance Association Bank	10,235.30
Eastern Colorado Bank	
Reserve Account	5,000.00
Eastern Colorado Bank - Other	26,077.73
Total Eastern Colorado Bank	31,077.73
BOK 2023 Project Fund	42,162.22
BOK 2023 Bond Fund	74,043.77
Total Checking/Savings	157,519.02
Accounts Receivable	
Accounts Receivable	23,155.07
Total Accounts Receivable	23,155.07
Other Current Assets	
Property Tax Receivable	97,979.51
Total Other Current Assets	97,979.51
Total Current Assets	278,653.60
Fixed Assets	
Capital Assets	1,025,518.00
Total Fixed Assets	1,025,518.00
TOTAL ASSETS	1,304,171.60
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	24,120.28
Total Accounts Payable	24,120.28
Other Current Liabilities	
Deferred Prop Tax Rev	97,979.51
Prepaid Assessment	17,784.24
Total Other Current Liabilities	115,763.75
Total Current Liabilities	139,884.03
Long Term Liabilities	
Series 2023 Bond	2,635,000.00
Total Long Term Liabilities	2,635,000.00
Total Liabilities	2,774,884.03
Equity	
Retained Earnings	-1,554,603.55
Net Income	83,891.12
Total Equity	-1,470,712.43
TOTAL LIABILITIES & EQUITY	1,304,171.60

Vistas At West Mesa Metro District
Profit & Loss Budget vs. Actual
January through June 2025

	General Fund				
	TOTAL				
	Jun 25	Jan - Jun 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Developer Advance	0.00	0.00	29,327.00	-29,327.00	0.0%
NSF Fee	20.00	20.00			
Transfer & Status Letter Fee	0.00	300.00			
Unit Charges	9,383.34	52,621.49	93,750.00	-41,128.51	56.13%
CY Property Taxes	3,122.91	25,438.70	44,183.00	-18,744.30	57.58%
Specific Ownership Tax	420.33	2,119.04	3,093.00	-973.96	68.51%
Delinquent Interest	18.27	18.27			
Total Income	12,964.85	80,517.50	170,353.00	-89,835.50	47.27%
Expense					
General & Administrative					
Audit	10,550.00	10,550.00	10,550.00	0.00	100.0%
Bank Fees	10.00	10.00	20.00	-10.00	50.0%
District Management	3,500.00	16,683.80	42,000.00	-25,316.20	39.72%
Election Expense	0.00	2,733.98	3,000.00	-266.02	91.13%
Insurance	0.00	4,653.00	6,000.00	-1,347.00	77.55%
Legal	0.00	10,000.98	30,000.00	-19,999.02	33.34%
SDA Dues	0.00	457.12	1,500.00	-1,042.88	30.48%
Treasurer Collection Fee	47.11	381.84	663.00	-281.16	57.59%
Total General & Administrative	14,107.11	45,470.72	93,733.00	-48,262.28	48.51%
Operations					
Contingency	0.00	0.00	18,103.00	-18,103.00	0.0%
Electricity	0.00	0.00	750.00	-750.00	0.0%
Landscape Maintenance					
Irrigation	0.00	0.00	6,000.00	-6,000.00	0.0%
Landscape Maintenance - Other	180.00	369.48	16,500.00	-16,130.52	2.24%
Total Landscape Maintenance	180.00	369.48	22,500.00	-22,130.52	1.64%
Repairs & Maintenance	0.00	0.00	1,000.00	-1,000.00	0.0%
Road - R&M	0.00	0.00	2,000.00	-2,000.00	0.0%
Snow Removal	0.00	10,498.19	6,250.00	4,248.19	167.97%
Stormwater	0.00	0.00	1,141.00	-1,141.00	0.0%
Trash Service	1,419.76	7,767.23	15,876.00	-8,108.77	48.92%
Utilities	1,413.92	1,691.22			
Water	0.00	0.00	4,000.00	-4,000.00	0.0%
Reserve Funding	0.00	0.00	5,000.00	-5,000.00	0.0%
Total Operations	3,013.68	20,326.12	76,620.00	-56,293.88	26.53%
Total Expense	17,120.79	65,796.84	170,353.00	-104,556.16	38.62%
Net Ordinary Income	-4,155.94	14,720.66	0.00	14,720.66	100.0%
Other Income					
Interest Income	0.19	1.09			
Total Other Income	0.19	1.09			
Net Income	-4,155.75	14,721.75	0.00	14,721.75	100.0%

Vistas At West Mesa Metro District

Profit & Loss Budget vs. Actual

January through June 2025

Debt Service Fund

TOTAL

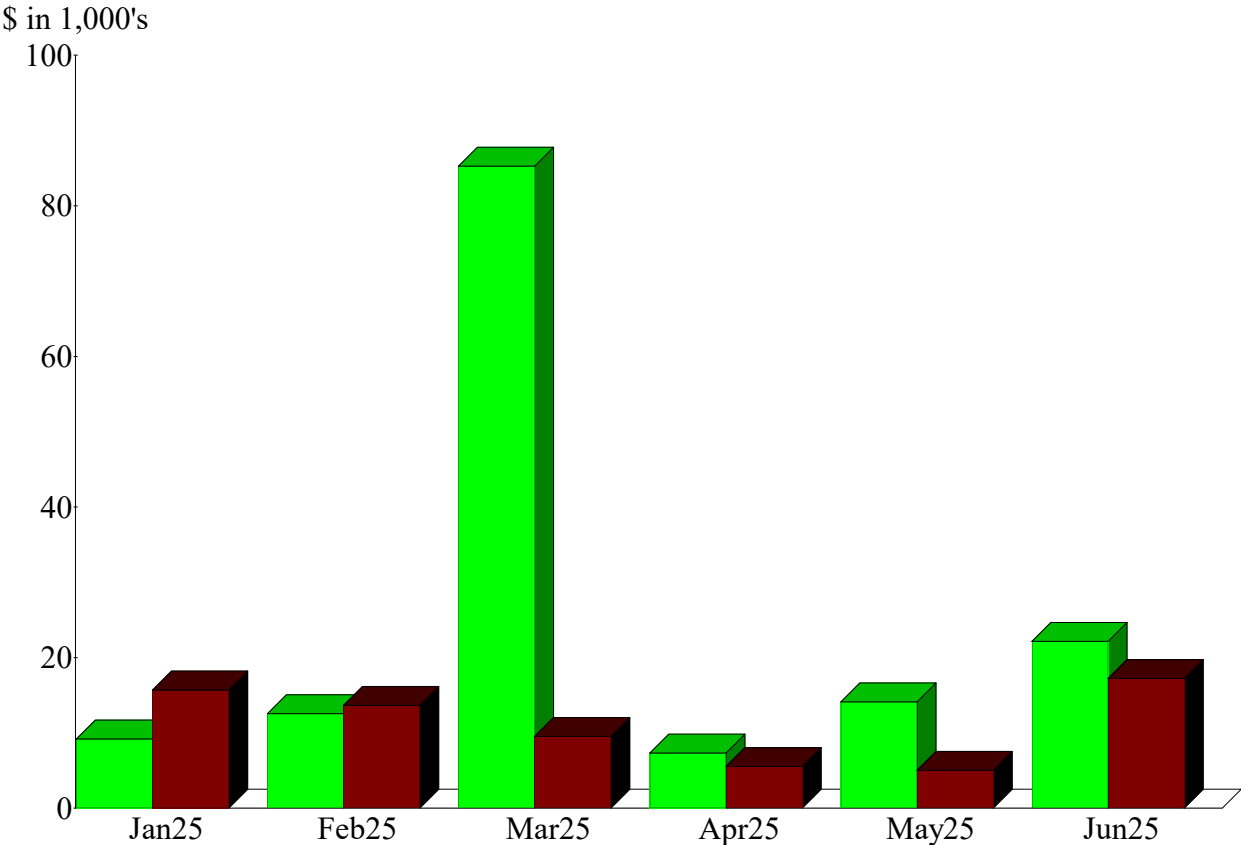
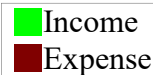
	<u>Jun 25</u>	<u>Jan - Jun 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense					
Income					
CY Property Taxes	7,807.29	63,596.79	142,832.00	-79,235.21	44.53%
Specific Ownership Tax	1,050.82	5,297.59	11,427.00	-6,129.41	46.36%
Delinquent Interest	45.69	45.69			
Total Income	8,903.80	68,940.07	154,259.00	-85,318.93	44.69%
Expense					
General & Administrative					
Treasurer Collection Fee	117.78	954.63	2,142.00	-1,187.37	44.57%
Total General & Administrative	117.78	954.63	2,142.00	-1,187.37	44.57%
Bond Expense					
Interest Expense	0.00	0.00	114,137.00	-114,137.00	0.0%
Trustee Fees	0.00	0.00	3,500.00	-3,500.00	0.0%
Total Bond Expense	0.00	0.00	117,637.00	-117,637.00	0.0%
Total Expense	117.78	954.63	119,779.00	-118,824.37	0.8%
Net Ordinary Income	8,786.02	67,985.44	34,480.00	33,505.44	197.17%
Other Income/Expense					
Other Income					
Interest Income	175.41	407.94			
Total Other Income	175.41	407.94			
Net Other Income	175.41	407.94			
Net Income	<u>8,961.43</u>	<u>68,393.38</u>	<u>34,480.00</u>	<u>33,913.38</u>	<u>198.36%</u>

Vistas At West Mesa Metro District
Profit & Loss Budget vs. Actual
January through June 2025

Capital Project Fund

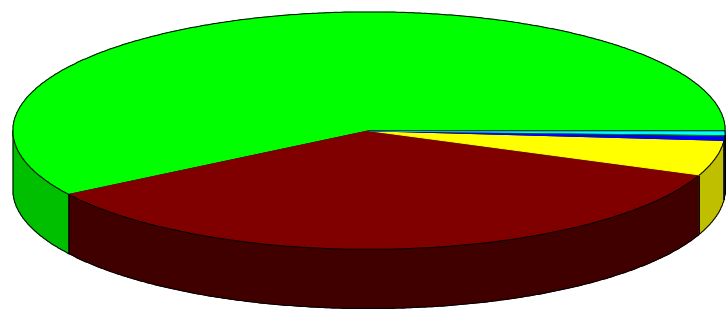
			TOTAL		
	Jun 25	Jan - Jun 25	Budget	\$ Over Budget	% of Budget
Other Income/Expense					
Other Income					
Interest Income	131.11	775.99			
Total Other Income	131.11	775.99			
Net Other Income	131.11	775.99			
Net Income	131.11	775.99			

Income and Expense by Month
January through June 2025



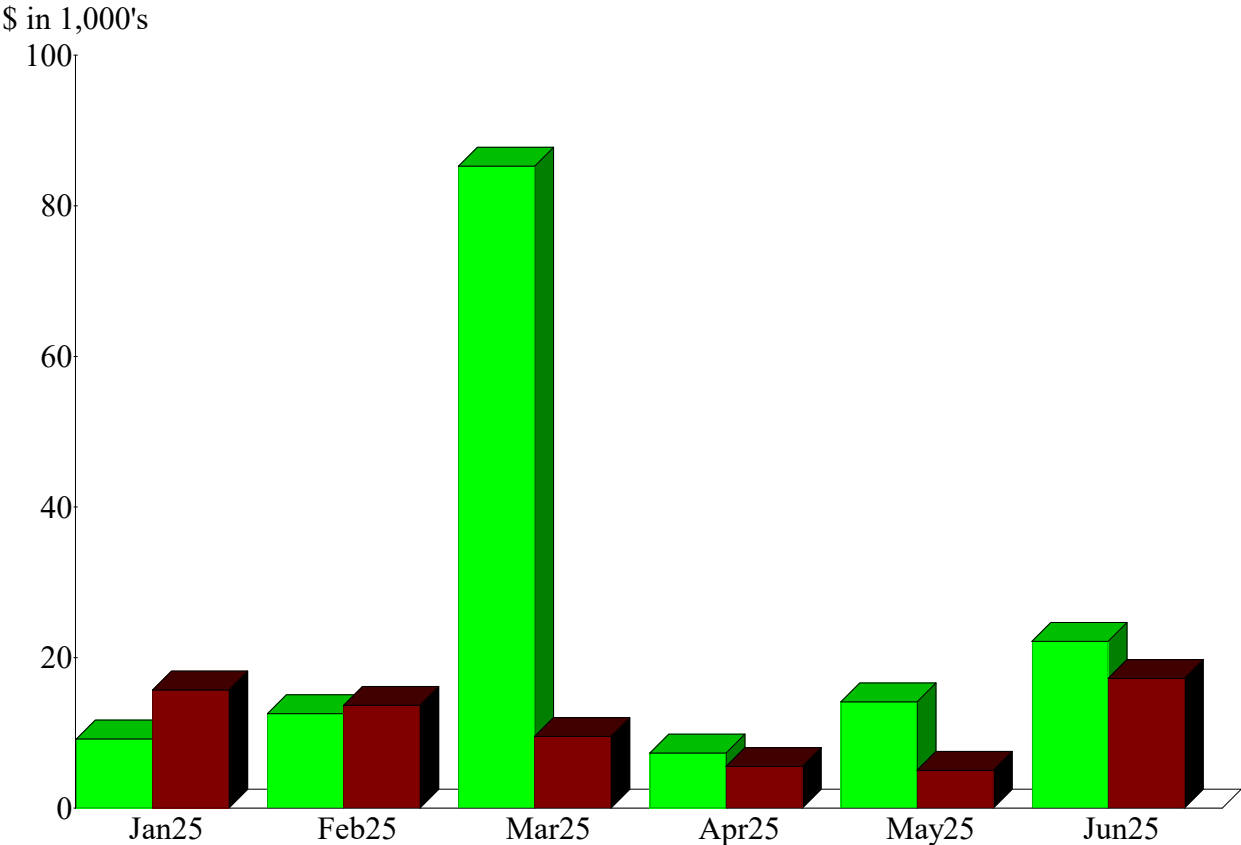
Income Summary
January through June 2025

CY Property Taxes	59.10%
Unit Charges	34.93
Specific Ownership Tax	4.92
Interest Income	0.79
Transfer & Status Letter Fee	0.20
Delinquent Interest	0.04
NSF Fee	0.01
Total	\$150,642.59



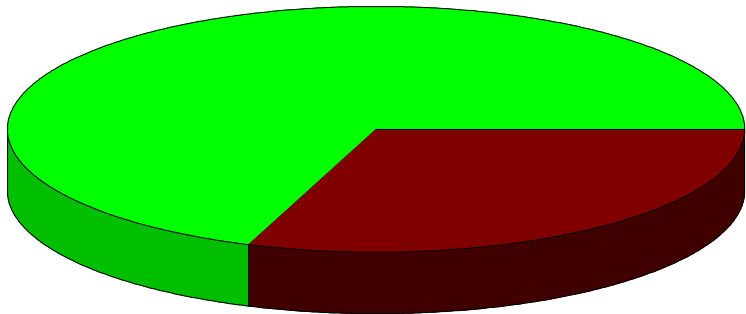
By Account

Income and Expense by Month
January through June 2025



Expense Summary
January through June 2025

General & Administrative	69.55%
Operations	30.45
Total	\$66,751.47



By Account



**VISTAS AT WEST MESA METROPOLITAN DISTRICT
THIRD AMENDMENT TO 2024 BUDGET**

WHEREAS, the Board of Directors of Vistas at West Mesa Metropolitan District (the “**District**”) certifies that at a regular meeting of the Board of Directors of the District held July 11, 2025, a public hearing was held regarding the 2024 amended budget, and, subsequent thereto, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors:

WHEREAS, the Board of Directors of the District adopted a budget and appropriated funds for fiscal year 2024 as follows:

General Fund	\$ 130,176
Debt Service Fund	\$ 65,434
Capital Projects Fund	\$ 0

and;

WHEREAS, the necessity has arisen for additional expenditures by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for fiscal year 2024; and

WHEREAS, funds are available for such expenditure.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District does hereby amend the adopted budget for fiscal year 2024 as follows:

General Fund	\$ 146,363
Debt Service Fund	\$ 110,413
Capital Projects Fund	\$ 185,599

BE IT FURTHER RESOLVED that such sums are hereby appropriated from the revenues of the District to the funds named above for the purpose stated, and that any ending fund balances shall be reserved for purposes of complying with Article X, Section 20 of the Colorado Constitution.

[Remainder of Page Intentionally Left Blank]

ADOPTED JULY 11, 2025.

DISTRICT:

VISTAS AT WEST MESA METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

ATTEST:

By: _____

STATE OF COLORADO
COUNTY OF EL PASO
VISTAS AT WEST MESA METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a meeting held via teleconference on Friday, July 11, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this ____ day of July, 2025.

Signature

2025 BUDGET

GENERAL FUN

			2023	2024	2024	2024	2025
			ACTUAL	ACTUAL	AMENDED	BUDGET	BUDGET
GENERAL FUND BEGINNING BALANCE			\$ (23,130)	\$ 27,010	\$ 27,010	\$ 22,619	\$ 7,864
REVENUES							
PROPERTY TAXES			\$ 635	\$ 40,044	\$ 40,044	\$ 39,966	\$ 44,183
SPECIFIC OWNERSHIP TAXES			\$ 67	\$ 3,753	\$ 2,798	\$ 2,798	\$ 3,093
DEVELOPER ADVANCE			\$ 140,000	\$ 25,000	\$ 35,000	\$ 90,000	\$ 29,327
OPERATIONS & MAINTENANCE FEES			\$ 82	\$ 52,401	\$ 45,000	\$ 24,000	\$ 93,750
NSF FEES			\$ -	\$ 20	\$ 20	\$ -	\$ -
TRANSFER & STATUS LETTER FEES			\$ -	\$ 4,300	\$ 3,500	\$ -	\$ -
DELINQUENT INTEREST			\$ 10	\$ 855	\$ 855	\$ -	\$ -
INTEREST INCOME			\$ -	\$ 1	\$ -	\$ -	\$ -
DEVELOPMENT FEE			\$ 100	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES			\$ 140,894	\$ 126,374	\$ 127,217	\$ 156,763	\$ 170,353
TOTAL OF BALANCE AND REVENUES			\$ 117,764	\$ 153,384	\$ 154,227	\$ 179,382	\$ 178,216
EXPENDITURES							
GENERAL ADMINISTRATIVE							
AUDIT			\$ 8,500	\$ 9,600	\$ 9,600	\$ 8,755	\$ 10,550
BANK FEES			\$ -	\$ 10	\$ 10	\$ -	\$ -
COUNTY TREASURERS FEE			\$ 10	\$ 613	\$ 613	\$ 599	\$ 663
DISTRICT MANAGEMENT			\$ 28,997	\$ 38,210	\$ 52,210	\$ 42,000	\$ 42,000
DUES & LICENSES			\$ 1,238	\$ 1,245	\$ 1,245	\$ 1,500	\$ 1,500
ELECTION			\$ 1,069	\$ -	\$ -	\$ -	\$ 3,000
INSURANCE			\$ 2,076	\$ 6,733	\$ 6,500	\$ 4,500	\$ 6,000
LEGAL SERVICES			\$ 44,450	\$ 29,992	\$ 30,000	\$ 30,000	\$ 30,000
MISCELLANEOUS			\$ -	\$ 92	\$ 92	\$ -	\$ -
OPERATIONS							
WATER			\$ -	\$ -	\$ -	\$ 2,600	\$ 4,000
ELECTRICITY			\$ -	\$ -	\$ -	\$ 750	\$ 750
ENGINEERING			\$ -	\$ 9,603	\$ 3,643	\$ -	\$ -
GROUND MAINTENANCE			\$ 1,395	\$ -	\$ -	\$ -	\$ -
LANDSCAPE MAINTENANCE			\$ -	\$ 10,967	\$ 15,000	\$ 15,000	\$ 16,500
IRRIGATION MAINTENANCE			\$ -	\$ 4,031	\$ 5,500	\$ -	\$ 6,000
STORMWATER			\$ -	\$ -	\$ -	\$ 400	\$ 1,141
SNOW REMOVAL			\$ 1,176	\$ 8,686	\$ 6,250	\$ 6,250	\$ 6,250
STREET SWEEPING			\$ -	\$ -	\$ -	\$ 300	\$ -
ROAD REPAIRS & MAINTENANCE			\$ -	\$ -	\$ -	\$ 1,750	\$ 2,000
BANK FEES			\$ 20	\$ -	\$ -	\$ 20	\$ 20
TRASH			\$ 1,740	\$ 8,621	\$ 10,700	\$ 4,752	\$ 15,876
GENERAL REPAIRS & MAINTENANCE			\$ -	\$ -		\$ 1,000	\$ 1,000

		MISCELLANEOUS	\$ 85	\$ -		\$ -	\$ -
		RESERVE FUNDING	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
		CONTINGENCY	\$ -	\$ -	\$ -	\$ 5,000	\$ 18,103
		TOTAL EXPENDITURES	\$ 90,754	\$ 133,403	\$ 146,363	\$ 130,176	\$ 170,353
			\$ -				
		ENDING FUND BALANCE	\$ 27,010	\$ 19,981	\$ 7,864	\$ 49,206	\$ 7,863
		EMERGENCY RESERVE 3%	2,723	4,002	4,391	3,905	5,111
		ASSESSED VALUATION	\$ 126,900	\$ 1,998,290	\$ 1,998,290	\$ 1,998,290	\$ 2,209,140
		MILL LEVY	5.000	20.000	20.000	20.000	20.000

DEBT SERVICE FUND

				2023	2024	2024	2024	2025
				ACTUAL	ACTUAL	AMENDED	BUDGET	BUDGET
DEBT SERVICE FUND BEGINNING BALANCE				\$ 3	\$ (5,443)	\$ (5,442)	\$ (468)	\$ -
REVENUES								
SERIES 2022 BOND ISSUE				\$ -	\$ -	\$ -	\$ -	\$ -
SERIES 2023 BOND ISSUE				\$ 1,985,831			\$ -	
PROPERTY TAX				\$ 3,807	\$ 100,110	\$ 102,247	\$ 99,915	\$ 110,457
SPECIFIC OWNERSHIP TAX				\$ 402	\$ 9,381	\$ 9,381	\$ 7,993	\$ 8,837
DELINQUENT INTEREST				\$ 60	\$ 2,137	\$ -	\$ -	
TRANSFERS IN FROM GENEERAL FUND				\$ -		\$ 2,852	\$ -	
INTEREST INCOME				\$ 70	\$ 2,494	\$ 1,375	\$ -	
TOTAL REVENUES				\$ 1,990,170	\$ 114,122	\$ 115,855	\$ 107,908	\$ 119,294
EXPENDITURES								
TRANSFER TO CAPITALIZED INTEREST FUND				\$ -			\$ -	
TRANSFER TO DEBT SERVICE RESERVE FUND				\$ -			\$ -	
OTHER COST OF ISSUANCES				\$ 204,700			\$ -	
UNDERWRITERS DISCOUNT				\$ 285,845			\$ -	
BOND PRINCIPAL PAYMENT				\$ 1,381,000			\$ -	
BOND INTEREST PAYMENT				\$ 116,513	\$ 99,478	\$ 105,379	\$ 56,435	\$ 114,137
TREASURERS FEE				\$ 58	\$ 1,534	\$ 1,534	\$ 1,499	\$ 1,657
TRUSTEES FEE				\$ 7,500	\$ 3,500	\$ 3,500	\$ 7,500	\$ 3,500
BANK CHARGE				\$ -			\$ -	
COST CERTIFICATION							\$ -	
CONTINGENCY				-			-	
TOTAL EXPENSES				\$ 1,995,616	\$ 104,512	\$ 110,413	\$ 65,434	\$ 119,294
ENDING FUND BALANCE				\$ (5,443)	\$ 4,167	\$ -	\$ 42,006	\$ (0)
ASSESSED VALUATION				\$ 126,900	\$ 1,998,290	\$ 1,998,290	\$ 1,998,290	\$ 2,209,140
DEBT SERVICE MILL LEVY				30.000	50.000	50.000	50.000	50.000
TOTAL MILL LEVY				35.000	70.000	70.000	70.000	70.000

2025 BUDGET

			2023	2024	2024	2024	2025
			ACTUAL	ACTUAL	AMENDED	BUDGET	BUDGET
			YTD				
CAPITAL PROJECT FUND BEGINNING BALANCE			\$ 123,261	\$ 20,479	\$ 20,479	\$ 24,430	\$ 16,719
REVENUES							
PROCEEDS FROM BOND ISSUANCE			\$ 649,169				
DEVELOPER ADVANCE					\$ 179,996		
INTEREST INCOME			\$ 6,012	\$ 1,252	\$ 1,843	\$ -	
TOTAL REVENUES			\$ 655,181	\$ 1,252	\$ 181,839	\$ -	\$ -
TOTAL REVENUES AND FUND BALANCE			\$ 778,442	\$ 21,731	\$ 202,318	\$ 24,430	\$ 16,719
EXPENDITURES							
CAPITAL CONSTRUCTION			\$ 749,592	\$ -	\$ 179,996	\$ -	\$ -
ENGINEERING/PLANNING			\$ 8,371	\$ -	\$ 5,603	\$ -	\$ -
PROJECT MANAGEMENT			\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER REIMBURSEMENTS			\$ -	\$ -	\$ -	\$ -	\$ -
CONSTRUCTION MISC			\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES			\$ 757,963	\$ -	\$ 185,599	\$ -	\$ -
ENDING FUND BALANCE			\$ 20,479	\$ 21,731	\$ 16,719	\$ 24,430	\$ 16,719