CATHEDRAL PINES METROPOLITAN DISTRICT
NOTICE OF REGULAR MEETING

Cathedral Pines Community Center
Monday, December 10, 2018
2:00 P.M.

Board of Directors

Bart Atkinson, President	Term Expires May 2020
Bill Heeter	Term Expires May 2022
Ecton Espenlaub	Term Expires May 2022
Gregg Cawlfield	Term Expires May 2022
Lynn Shepherd	Term Expires May 2020

AGENDA

1. **Call to Order**

2. **Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures**

3. **Approval of Agenda**

4. **Public Comment** (Items Not on the Agenda Only. Comments limited to 3 minutes per person and taken in Order In Which They Appear on Sign-Up Sheet)

4. **Approval of Board Meeting Minutes** - from the November 12, 2018 Meeting (attached)

5. **Management Matters**
    a. Meeting with HOA – review, follow up
    b. Maintenance update
        - Lodge
        - Landscaping, irrigation, trail
    c. Lodge Rental Status – (see report attached)
        - Independent Contractor Agreements
    d. Postal Pad issues
    e. Next Door Cathedral Pines Liaison proposal – discussion
    f. Speed Limits posted in the community
    g. Holiday Decorations – discussion
    h. Dogs on Trails follow-up – action required

6. **Board Planning Session – 2019 Strategic Planning, Lodge vision and update and other matters (see attached agenda and report)**

7. **Financial Matters**
    a. Budget update
        - Preliminary 2019 capital budget discussion
    b. Acceptance of Unaudited Financial Statements as of November 30, 2018, the schedule of cash position updated as of November 30, 2018 and bank statements (see attached)
    c. Approval of Payables for the Period Ending December 7, 2018 (see attached)
    d. 2019 Capital Spending Plan – discussion

8. **Legal Matters**
    a. Approval of Administrative Resolution for 2019
    b. Board leadership positions
    c. Approval of annual contract extensions for appropriated funds
        - WSDM, LLC
        - Warren Management
        - John Frerichs
        - Pete Susemihl
        - A Cut Above
    d. Board vacancy

9. **Other Business**
    a. Set Meeting schedule for 2019

10. **Adjournment**

WALKER SCHOOLER
DISTRICT MANAGERS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CATHEDRAL PINES METROPOLITAN DISTRICT HELD NOVEMBER 12, 2018 AT 2:00 P.M.

Pursuant to posted notice, the regular meeting of the Board of Directors of the Cathedral Pines Metropolitan District was held on Monday, November 12th at 2 p.m., at 13977 Milam Rd., Colorado Springs, CO.

In attendance were Directors:

Bart Atkinson
Gregg Cawlfield
Bill Heeter
Ecton Espenlaub
Lynn Shepherd

Also in attendance were:

Jamie Adams, Warren Management
Kevin Walker, Walker Schooler District Managers
Kristina Kulick, Walker Schooler District Managers
John Frerichs

1. Call to Order: The meeting was called to order at 2:04 p.m.

2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures: President Atkinson confirmed a quorum.

3. Approval of the Agenda: Director Espenlaub moved to approve the Agenda; seconded by Director Shepherd. Motion passed unanimously.

4. Consent Agenda Items:

a. Approval of Board Meeting Minutes from the October 23, 2018 Meeting
b. Acceptance of Unaudited Financial Statements as of October 31, 2018, the schedule of cash position updated as of October 31, 2018 and bank statements

Director Espenlaub noted a few edits on the October 23, 2018 Minutes and Mr. Walker said he will make the corrections. Director Espenlaub said he found 3 dogs on leash signs in the barn. Director Cawlfield said those may be the old signs and not the missing ones. Director Espenlaub asked about the debt service fund on the Financials and pointed out that the balance was $140,000 and we will need to pay $170,000. Mr. Walker clarified that we have

other current assets for property taxes received so we will transfer funds. Mr. Walker said he will make sure to find out how the accounts are reconciled. Director Shepherd moved to approve the Consent Agenda Items as amended by Director Espenlaub; seconded by Director Cawlfield. Motion passed unanimously.

5. Consideration of items removed from Consent Agenda: None.

6. Public Hearing to consider adopting the 2018 Amended and 2019 Budget Resolution: Director Heeter moved to open the public budget hearing; seconded by Director Shepherd. Motion passed unanimously. Mr. Kelley requested to make a public comment in reference to his concerns about the financials. He said the budget was in difficulty last year before the raised mill levy passed and the money budgeted was misspent and overspent. He said it appeared as though current bills were being paid with future money since there was not enough money. Director Heeter suggested to Mr. Kelley that he may be referring to the HOA; Mr. Kelley said there had been Metro District issues last year and he wants to know if the District is on budget for 2018. Mr. Walker explained that with the exception of the FEMA funds that have not been received, the budget was essentially balanced. Mr. Walker confirmed that the District is not in a deficit situation.

Director Heeter explained that the District transitioned from a developer board to a homeowner board in 2018. He added that in the past, money was spent without Board approval and that has been changed. The proposed budget has recategorized accounts to better reflect where money is spent and to give a more detailed view of the budget. Mr. Kelley asked if at the end of 2018 the District will be in a hole; President Atkinson said the current proposed budget shows a we think we will be ending 2018 with an ending balance is positive. Mr. Kelley said that is fabulous. Mr. Kelley asked if the Board knew what the result was of raising the mill levy and if the property taxes actually went up and if they thought it was necessary to raise the mill levy last year. Mr. Walker said the revenue from 2017 to 2018 property taxes to general fund went up $16,000 dollars and that would have more to do with houses coming onto the tax rolls than the additional mill levy. The 2018 budget surplus will be close to $39,000; better than the previous year but not yet healthy. The District is current with expenses going into the next year. Mr. Walker noted we are budgeting numbers that will get us to cover the capital expenses for next year. Mr. Kelley asked if the Board feels that raising the mill levy was the best thing to do. President Atkinson said yes, it was at the time. Director Cawlfield said we probably would have put the mill levy increase on the table since we needed to increase our cash reserves and build back up. Director Cawlfield asked what would have happened if we did not increase the mill levy. Mr. Walker said we would have had to cut back on expenses across the board in this years budget. Mr. Kelley asked if there is a thought for a mill levy increase for 2019. He also asked if the Board members had an increase in taxes this year after the mill levy. Director Cawlfield said he had a slight increase in taxes this year but it was to be expected. Mr. Kelley thanked the Board for the information. He said the Board has done a fabulous job. He has more confidence that the Board is in control of the spending. He is very happy and thanks them for the effort that made this happen. Director Heeter said he likes that it is a conservative budget with discipline to not spend without looking at the budget, due diligence of getting 3 bids if needed, and building back up the reserves for the unexpected. He said it will only get better from here. Director Shepherd said the current attitude is to be fiscally responsible and mitigate increasing the mill levy if possible.

Mr. Frierichs said he was invited in case anyone had questions on the snow removal. President Atkinson said the snow removal is $16,000 of the budget. Mr. Kelley asked who paid for the snow plow and if it was the HOA or District. The Board confirmed the equipment is privately owned and purchased by Mr. Frierichs. Mr. Frierichs explained how he purchased the equipment after the County

was not doing the snow removal for the neighborhood. Director Cawlfield moved to close the public budget hearing; seconded by Director Shepherd. Motion passed unanimously. Mr. Frierichs left the meeting at 2:39 p.m.

The Board discussed the specifics of the budget. Director Espenlaub asked if we could reduce the infrastructure replacement by $2,000 to balance the budget. President Atkinson said he thought the Lodge income was underestimated, but it is better to do it that way in case of unexpected expenses. He added that we may also get $84,000 in FEMA funds at the start of the year Director Espenlaub moved to change the infrastructure replacement to $34,000 from $36,000 to balance the budget; seconded by Director Heeter. Motion passed unanimously. Director Espenlaub moved to adopt the 2018 Amended and 2019 Budget Resolution; seconded by Director Heeter. Motion passed unanimously. Mr. Walker explained the Resolution to the Board and the minor changes in numbers once the actuals are received. President Atkinson thanked the Board for their work on the budget.

7. Management Matters:

a. Maintenance Update

- Lodge: Ms. Adams said the women's restroom was painted and they sprayed the wall to prevent mold. The cost was less than $1,000 for same day service. Invoice was received today from the roofing company to replace the tiles and they confirmed there is no asbestos. She asked three vendors to look at the mold in attic. Paramount did not respond, CCC came in at $5,000 and 1-800 Water Damage was $3,000 +/-. President Atkinson thanked Ms. Adams for work on this since we are very busy with Lodge bookings. Director Espenlaub asked Ms. Adams to have Mrs. Atkinson block off a week to have the work done. Director Shepherd moved to approve the bid from 1-800 Water Damage for the attic repairs; seconded by Director Espenlaub. Motion passed unanimously.

  Director Cawlfield asked if the new furnace will require water since that is what caused the damage and if we need to have the other furnaces replaced to prevent this from happening again. The Board confirmed they plan to have the additional other furnaces replaced next year. The Board discussed and agreed that a comprehensive plan for all capital expenses should be done for next year. Director Espenlaub confirmed the calendar year ends December 31st, but funds really have to get us to March.

- Landscaping, Irrigation, Trail: Ms. Adams said Down to Earth came and assessed the irrigation on Milam and they confirmed a break that will require them to open up a road. The estimate is $6,000. Director Heeter asked about the timing of getting this done. Ms. Adams said it needs to be done before we fill the ponds next year. President Atkinson suggested waiting until March or April since they will charge more to break through frost in the ground. Director Cawlfield asked if the proposal is for excavation and repairs of the valves; Ms. Adams said they will do excavation and asphalt, and the District's contractor will do the valve repair. Director Heeter thinks we should have a plan so we can tell homeowners when we will have irrigation repaired.

  Director Cawlfield asked for a few proposals on excavators for due diligence and noted we will also need a permit for traffic control. Ms. Adams confirmed the

Contractor will do the traffic control and it is included in the bid.

Director Heeter said that there was not an update on questions to the County. He suggested they proceed with getting A Cut Above trained to do repair work. Director Espenlaub asked the Board if he could do some work on the trails, and said he is willing to pay the $400 for Workmen's Compensation himself. Director Cawlfield moved to approve spending $400 so Director Espenlaub can work on the trails; seconded by Director Heeter. Motion passed unanimously. Director Espenlaub abstained from voting.

b. Lodge Rental Status and Lodge Operations –
   - Contract Dropbox and Reporting – Mr. Walker said his staff is working on the Dropbox and the new spreadsheet is in the packet. President Atkinson said Mrs. Atkinson put the calendar of events on the website and it is updated frequently. Director Cawlfield said he thinks it would be great if we could specify the year of the event of contracts and have them organized by year. Director Shepherd asked about the developer event on May 30th that does not show any fee. President Atkinson explained it is a developer's event; they are able to rent the lodge for free. He also discussed that resident events do not make a lot of revenue, but it is important to offer this to residents. President Atkinson noted that they will end 2018 with $172,000 in Lodge revenue and $120,000 was budgeted.
   - Consider policy of not accepting cash payments – Mr. Walker asked the Board to put a no cash accepted policy in place. The Board discussed other payment options such as credit cards, check, cashier's check or money order. Director Cawlfield asked if we need to update the rental agreement to reflect the policy change. The Board agreed that it could be added to the agreement to reflect no cash payments. Director Heeter moved to approve the policy of not accepting cash payments; seconded by Director Shepherd. Motion passed unanimously.

c. Meeting with HOA – The Board discussed the annual meeting with the HOA. Director Heeter discussed the HOA financial position and a possible ask for the Distrct to take over more responsibilities. Director Cawlfield explained how the HOA revenue is fixed, but services such as trash and recycling costs have gone up. Director Heeter said it will not be a lot in terms of the District's budget, but there will be a request coming and he wanted to give the Board the heads up. Director Cawlfield asked if there would be a benefit if the District's responsibilities became only managing the budget, and HOA took over the irrigation issues, etc. Ms. Adams said it would require a major amendment to the Covenants. President Atkinson confirmed it was setup that way in the beginning because the Metro District owned it and they had the money. Mr. Walker said most communities are going the opposite direction with the Metro District managing and away from the HOA managing it. Director Shepherd suggested finding out what the priorities are of the homeowners, whether it be trail maintenance or trash services, etc. Director Heeter said a resident survey has been suggested.

Director Espenlaub asked if we want to ask for volunteers at the meeting for Board members. President Atkinson said he will resign effective at the end of the year. Director Shepherd thanked President Atkinson for his years of work on the Board. President Atkinson said he feels very comfortable with the new Board. The Board

decided to communicate with the community that there will be an opening in January and will take applications next week. President Atkinson suggested the Board discuss who they will be voting for as President so everything is ready to go and planned for; he thanked the Board and said he can walk away with good feelings. He added that he feels Mrs. Atkinson does a good job at the Lodge and hopes the Board would consider keeping her in that position. Director Heeter said the Board's intent is to simply understand the situation; discussing the management was not a criticism of the management.. Director Cawlfield suggested a slide in the power point presentation that addresses some of the challenges from the year and the major changes to the Board. Director Cawlfield said the dead landscape in the medians will come up, but he wants to also discuss the accomplishments and positive things.

d. Other matters - Ms. Adams said they are working on getting the lockers on property with the USPS from Denver so we can pour the concrete. Mr. Walker said he has not authorized the contractor yet until we have the lockers but will schedule them as soon as they are ready.

8. Financial Matters:

a. Approval of Payables for the Period Ending November 9, 2018 - Director Heeter moved to approve the payables for the period ending November 9, 2018; seconded by Director Shepherd. Motion passed unanimously.

9. Legal Matters: There was no discussion.

10. Public Comment: Mr. Kelley asked about the Lodge bookings and that it sounded like a surprise the developer gets to use the Lodge for free. President Atkinson said this is the very first time and that no booking fees are paid on this developer event, and there is a $25 booking fee for residents. Mr. Kelley asked how the Board members are appointed and replaced. Mr. Walker explained if we had a resignation, the Board can appoint someone until the next election. The Board confirmed Director Shepherd was the only one who submitted a resume after the call earlier. President Atkinson explained how elections are expensive, and an election is held if there are more than one candidate going for the position. Director Cawlfield discussed the blast to the community to gauge interest, but they have not gotten great turnout. Mr. Walker said the 2020 and 2022 terms will only be 3 years to get on the odd years of election cycles, then it will go back to 4-year terms.

11. Other Business:

a. Next Meeting – December 10, 2018 at 2:00 p.m.
b. Board Planning Session – 2019 Strategic planning , Lodge vision and update of other matters

12. Adjournment: The meeting was adjourned at 3:50 p.m.

Respectfully Submitted,

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By: Kevin Walker, District Manager

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 12, 2018 MINUTES OF THE CATHEDRAL PINES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

_____

Bart Atkinson, President

_____

Gregg Cawlfield, Director

_____

Bill Heeter, Director

_____

Ecton Espenlaub, Director

_____

Lynn Shepherd, Director

CATHEDRAL PINES METROPOLITAN DISTRICT
November 12, 2018

Please print the requested information below. If you wish to address the Board during public comment, please indicate that by checking the box under the public comment column. Public comment will be taken in the order they appear on this sheet. Public comment is limited to three (3) minutes.

Name	Address	Telephone/Email	Public Comment Please check if you wish to address the Board. Please note comments are limited to 3 minutes.
John Kelley	4975 Foxchase Way	jrkelleyjr@gmail.com 719-930-6745	☒
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2018 CONFIRMED EVENTS (Deposit Received)

Date	Renter	Deposit	Event	Times	Revenue	BOOKING PD	MICHELLE PD
Sat 02/03	Parker	$ 250.00	party	4:00 PM 12:00 AM	$ 250.00	$ -	$ 25.00
Fri 02/16	Devitt		rehersal	3:00 PM 4:00 PM			
Sat 02/17	Devitt	$ 800.00	wedding/reception	TBD	$ 1,370.00	$ -	$ 150.00
Sat 02/24	~~*xld*Brewer~~	$ -	wedding/reception	CANCELLED 10/18/17	$ -		$ 150.00
Mon 03/05	Shandy	$ 250.00	party	TBD	$ 250.00	$ -	
Thu 03/08	Miller	$ 250.00	party	TBD-Resident	$ 250.00	$ -	
Sat 03/17	Jain	$ 250.00			$ 250.00	$ -	
Sat 03/24	Bentley	$ 800.00	wedding/reception	TBD	$ 1,800.00	$ -	$ 150.00
Fri 03/30	Epperson	$ 250.00	party	3:00 PM 11:00 PM	$ 250.00	$ -	
Sat 03/31	Humber	$ 800.00	wedding/reception	TBD	$ 1,000.00	$ -	$ 150.00
Fri 04/06	Carlton	$ 800.00	wedding/reception	TBD	$ 1,835.00	$ -	$ 150.00
Sat 04/14	Spearman	$ 800.00	wedding/reception	11:00 AM 9:00 PM	$ 1,985.00	$ -	$ 150.00
Sun 04/15	Sammy	$ 800.00	wedding/reception	8:00 AM 5:00 PM	$ 1,800.00	$ -	$ 150.00
Sat 04/21	Wiley	$ 800.00	wedding/reception	TBD	$ 1,800.00	$ -	$ 150.00
Fri 04/27	Hickey		wedding/reception	TBD			
Sat 04/28	Hickey	$ 1,000.00	wedding/reception	TBD	$ 2,285.00	$ -	$ 150.00
Sat 05/05	Kane	$ 800.00	wedding/reception	TBD	$ 2,545.00	$ 2,295.00	$ 150.00
Sat 05/12	Rogers	$ 250.00	wedding/reception	TBD-Resident	$ 250.00	$ -	
Sat 05/19	Mohr	$ 250.00	party	3:00pm 11:00pm	$ 250.00	$ -	
Fri 05/25	Brookhiser	$ 800.00	wedding/reception	TBD	$ 2,500.00	$ -	$ 150.00
Sat 05/26	McVay	$ 250.00		TBD	$ 250.00	$ -	
Sun 05/27	Miller	$ 250.00	party	TBD-Resident	$ 250.00		
Mon 06/04	Kunkel	$ 800.00	wedding/reception	TBD	$ 1,800.00	$ -	$ 150.00
Sat 06/09	Schneider	$ 800.00	wedding/reception	TBD	$ 2,500.00	$ -	
Sun 06/10	Schluckebier/Lopez	$ 800.00	wedding/reception	1:00 PM 11:00 PM	$ 2,500.00	$ -	
Thu 06/07	~~*xld*Colglazier~~	$ -	wedding/reception	CANCELLED 1/8/18	$ -		$ 150.00
Sat 06/16	Groves			TBD	$ 2,535.00	$ -	$ 150.00
Sat 06/16	~~*xld*Hajjar~~	$ 250.00	wedding/reception	CANCELLED 11/27/18	$ 2,500.00		$ 150.00
Sun 06/17	Weyand	$ 800.00	wedding/reception	TBD	$ 2,650.00	$ -	$ 150.00
Thu 06/21	Shankar		party	TBD			
Fri 06/22	Shankar		party	TBD	$ 250.00	$ -	
Sat 06/23	George	$ 800.00	wedding/reception	TBD	$ 2,500.00	$ -	$ 150.00
Sun 06/24	Payas	$ 800.00	wedding/reception	1:00 PM 11:00 PM	$ 1,700.00		
Mon 06/25	Erickson/ Samuels	$ 800.00	wedding/reception	TBD-moved from 2017	$ 1,985.00	$ 100.00	$ 150.00
Thu 06/28	Thompson	$ 800.00	wedding/reception	TBD	$ 1,400.00	$ -	$ 150.00
Fri 06/29	McIntyre	$ -	wedding/reception	split	$ 2,535.00	$ -	$ -
Sat 06/30	Savage	$ 800.00	wedding/reception	TBD	$ 2,500.00	$ -	$ 150.00

Mon 07/02	Donaldson	$	800.00	wedding/reception	TBD-moved from 2018 to 2021	$	1,800.00			$ 150.00
Fri 07/06	Espenlaub	$	250.00	wedding/reception	4:00pm 11:00pm	$	250.00	$	-	
Sat 07/07	Doryland	$	800.00	wedding/reception	1:00 PM 11:00 PM	$	1,700.00			
Sun 07/08	Albin	$	800.00	wedding/reception	TBD	$	1,700.00			$ 150.00
Mon 07/09	Dieball	$	800.00	wedding/reception	TBD	$	1,800.00			$ 150.00
Thu 07/05	~~*xld*Bennett~~	$	-	wedding/reception	CANCELLED 10/11/17	$	-			$ 150.00
Thu 07/12	Mcconnell/ Kearse	$	800.00	wedding/reception	2:00 PM 10:00 PM	$	1,800.00	$	-	
Fri 07/13	Insana	$	800.00	wedding/reception	TBD	$	2,500.00	$	-	$ 150.00
Sat 07/14	Alexander	$	800.00	wedding/reception	12:00 PM 10:00 PM	$	2,500.00	$	-	$ 150.00
Fri 07/20	Miller	$	250.00	party	TBD-Resident	$	250.00	$	-	
Sat 07/28	Schaer	$	800.00	wedding/reception	1:00 PM 11:00pm	$	2,500.00	$	-	
Thu 08/02	Valenzuela	$	800.00			$	1,800.00	$	-	
Sat 08/04	Yourkowski	$	800.00	wedding/reception	TBD	$	2,835.00	$	-	$ 150.00
Tues 08/07	Doyle	$	-	Meeting	8:00am -6:00 PM	$	325.00	$	-	
Fri 08/10	Emery	$	800.00	wedding/reception	TBD	$	2,500.00	$	-	$ 150.00
Sat 08/11	Loof	$	800.00	wedding/reception	TBD	$	2,800.00	$	-	$ 150.00
Sun 08/12	Finkenbinder	$	800.00	wedding/reception	TBD	$	2,800.00			$ 150.00
Sat 08/18	Zerkel	$	800.00	wedding/reception	11:00 AM 9:00 PM	$	1,700.00			$ 150.00
Sat 08/18	~~*xld*Underwood~~	$	250.00	wedding/reception	CANCELLED 1/12/18	$	-			$ 150.00
Sun 08/19	Collins/ Lopez	$	800.00	wedding/reception	TBD	$	2,500.00	$	-	
Sat 08/25	Stockford	$	800.00	wedding/reception	TBD	$	2,500.00	$	-	$ 150.00
Sun 08/26	Toogood	$	800.00	wedding/reception	10:00 AM 8:00 PM	$	2,500.00	$	-	$ 150.00
Sat 09/01	Miller	$	250.00	party	TBD-Resident	$	250.00			
Sun 09/02	Moreno	$	800.00	wedding/reception	TBD	$	2,500.00	$	-	
Sat 09/08	Kukowski	$	800.00	wedding/reception	TBD	$	2,500.00	$	-	$ 150.00
Sun 09/09	Morrow	$	800.00	wedding/reception	TBD	$	2,535.00	$	-	
Sat 09/15	Wright	$	800.00	wedding/reception	TBD	$	2,500.00	$	-	$ 150.00
Thur 09/20	Evans	$	250.00	wedding/reception	TBD	$	250.00	$	-	
Sat 09/22	Airmont	$	800.00	wedding/reception	TBD	$	2,535.00	$	-	$ 150.00
Sun 09/23	Hoffpauir	$	800.00	wedding/reception	1:00 PM 11:00 PM	$	2,500.00	$	-	
Sun 09/30	Kane	$	800.00	wedding/reception	TBD TBD	$	2,500.00	$	-	
Sat 09/29	Fienen	$	800.00	wedding/reception	1:00 PM 11:00 PM	$	2,500.00	$	-	
Sat 10/06	Holt	$	800.00	wedding/reception	TBD	$	2,500.00			$ 150.00
Sun 10/07	Talcott	$	800.00	wedding/reception	TBD	$	2,650.00	$	-	$ 150.00
Mon 10/08	Drebes	$	800.00	wedding/reception	TBD	$	1,950.00	$	-	$ 150.00
Sat 10/13	Fowler	$	800.00	wedding/reception	TBD	$	2,800.00	$	-	
Sun 10/21	Quinn	$	250.00	Holiday Carnival	TBD	$	250.00	$	-	
Sat 10/27	Campbell	$	800.00	wedding/reception	TBD	$	2,500.00	$	-	
Thu 11/01	Gordon	$	475.00	wedding/reception	TBD	$	950.00	$	-	
Sat 11/3	Allen	$	800.00	wedding/reception		$	2,435.00	$	-	

Thu 11/08	Moore/Smith	$	250.00	wedding/reception	TBD	$	1,300.00	$ -	
Sat 11/10	Thompson	$	800.00	wedding/reception	TBD	$	1,950.00		$ 150.00
Thu 11/08	Moore/Smith	$	250.00	wedding/reception	TBD	$	1,250.00	$ -	
Sun 11/11	Phillips	$	800.00	Party	TBD	$	1,800.00	$ -	
Fri 11/23	Toncray	$	800.00	wedding/reception	TBD	$	1,000.00	$ -	
Sa 11/24	Norns/Barrett	$	80.00	wedding/reception	TBD	$	1,950.00	$ -	
Sun 11/25	Hagar/Burgoyne			wedding/reception	TBD	$	1,800.00		
Fri 11/30	Rogers	$	250.00	Christmas Party	TBD	$	400.00	$ 150.00	
Suun 12/1	Schaeffer	$	250.00	Meeting	TBD	$	250.00	$ -	
Sun 12/2	Robson/Peak Vista	$	425.00	Christmas Party	TBD	$	425.00	$ -	
Sat 12/8	Ashby	$	250.00	wedding/reception	TBD	$	250.00	$ -	
Fri 12/14	Rogers	$	250.00	wedding/reception	TBD	$	400.00	$ -	
Sat 12/15	Jain	$	250.00	wedding/reception	TBD	$	250.00		

2019 CONFIRMED EVENTS (Deposit Received)

Event Date	Last Name(s)	Residency	Contract $	Deposit $	Account Balance $	Contract/Money
Tues 1/21	Urquhart/Isly	Non Resident	$ 335.00	-	$ -	
Tues 1/22	Urquhart/Isly	Non Resident	$ 2,100.00	$ 800.00	$ 835.00	YES
Fri 2/1	Vider	Resident	$ 250.00		$ 250.00	NO
Sat 2/9	Janssen	Non Resident	$ 1,800.00	$ 800.00	$ 1,000.00	YES
Sat 2/23	Jain	Resident	$ 250.00		$ 250.00	NO
Sat 3/16	Rochard/Kocourek	Non Resident	$ 1,800.00	$ 800.00	$ 1,000.00	YES
Sat 3/23	Shifrin	Non Resident	$ 1,800.00	$ 800.00	$ 1,000.00	YES
Sat 04/06	Daily	Non Resident	$ 1,800.00	$ 800.00	$ 1,000.00	YES
Sat 04/13	Harned/Clark	Non Resident	$ 1,800.00	$ 800.00	$ 1,000.00	YES
Fri 04/26	Leal Kotzian	Non Resident	$ 1,800.00	$ 500.00	$ 1,300.00	YES
Sat 04/27	Wildenstein/Fraynor	Non Resident	$ 1,950.00	$ 800.00	$ 1,150.00	YES
Fri 05/10	Carter/Groy	Non Resident	$ 2,500.00	$ 800.00	$ 1,700.00	YES
Fri 05/17	Lowe	Resident	$ 250.00	$ 250.00	$ -	YES
Sat 05/18	Lowe	Resident	$ 250.00	$ 250.00	$ -	YES
Sat 05/25	Powell	Resident	$ 250.00	$ 250.00	$ -	YES
Sun 05/26	Grossi	Non Resident	$ 2,500.00	$ 800.00	$ 1,700.00	YES
Mon 05/27	Nordstrom/Biggs	Non Resident	$ 2,300.00	$ 800.00	$ 1,500.00	YES
Wed 05/29	Quinn	Resident	$ 250.00		$ 250.00	NO
Thu 05/30	Motiff-Developer event	Resident	$ -	$ -	$ -	YES
Fri 06/07	Cole	Resident	$ 250.00		$ 250.00	
Sat 06/8	Ortega	Non Resident	$ 2,500.00	$ 800.00	$ 1,700.00	YES
Sat 06/22	Medina	Non Resident	$ 2,500.00	$ 800.00	$ 1,700.00	YES
Sat 06/29	Parker	Resident	$ 250.00		$ 250.00	NO
Sat 07/06	Thomas/Ryden	Non Resident	$ 2,500.00	$ 800.00	$ 1,700.00	yes
Sat 07/20	Gearhart	Non Resident	$ 2,800.00	$ 800.00	$ 2,000.00	YES
Sat 07/27	Guthrie	Non Resident	$ 2,500.00	$ 800.00	$ 1,700.00	YES
Sat 08/03	Orion-Wright/Imperial	Non Resident	$ 2,535.00	$ 800.00	$ 1,735.00	YES
Sat 09/01	Goeske	Non Resident	$ 2,500.00	$ 800.00	$ 1,700.00	YES
Sat 09/07	Marrow/Neumann	Non Resident	$ 2,500.00	$ 800.00	$ 1,700.00	YES / MOVED DATE 9/5/202
Sun 09/08	Barnes/Agan	Non Resident	$ 2,500.00	$ 800.00	$ 1,700.00	YES
Sat 09/14	Windemuller	Non Resident	$ 2,500.00	$ 800.00	$ 1,700.00	YES
Sat 09/21	Moorman	Non Resident	$ 2,500.00	$ 800.00	$ 1,700.00	YES
Fri 09/27	Welch	Non Resident	$ 2,500.00	$ 800.00	$ 1,700.00	YES
Sa 09/28	Tunnell/Miller	Non Resident	$ 2,500.00	$ 800.00	$ 1,700.00	YES
Thurs 10/3	Ornelas	Non Resident	$ 1,800.00	$ 800.00	$ 1,000.00	YES
Sat 10/5	Avila/Patel	Non Resident	$ 2,800.00	$ 800.00	$ 2,000.00	YES
Sat 10/12	Hollenbaugh/Condas	Non Resident	$ 2,500.00	$ 800.00	$ 1,700.00	YES
Sat 10/19	Ortiz/Corton	Non Resident	$ 2,500.00	$ 800.00	$ 1,700.00	YES
Sat 11/9	Bennett	Non Resident	$ 1,800.00	$ 800.00	$ 1,000.00	YES
Sat 11/23	Lance/Hartley	Non Resident	$ 1,800.00	$ 800.00	$ 1,000.00	YES
TOTAL Revenue			$ 70,520.00			

Cathedral Pines Metropolitan District
Discussion Items – Lodge Operations

These are not in any particular order

- Competitive Setting (see attached notes)
  - Pricing
  - Services offered

- Contract Review
  - Self-insure?
  - Alcohol?

- Contract payments
  - Credit card
  - Cash
  - Near term rentals – need to have guaranteed funds

- Marketing
  - Website

- Roles defined and written job descriptions
  - Manager
  - Facility Manager

- Process documentation
  - Who to call when for what
  - Various issues – heat, water, lights, etc.

- Capital needs
  - Sound system
  - HVAC

Venue & Location	Hours	# Guests	$	Catering Required	Wedding Chapel	Bridal Dressing	Dance Floor	Linens	Flowers	Catering Kitchen	Music System	Tables & Chairs
Cathedral Pines	10	100	$2,500	No	Yes	Y	Partial	N	N	Y	Y	Y
Fying Horse Ranch (Douglas County)	12	200	$7500-9500	Required	Yes	Y	Yes	Y		Full Dinner		
Wedgwood (Pinery)	TBD	300	$2195-3995	In house ($65-120 per)	Yes	Yes	Yes	Y	N	Full Dinner	Y	Y
Hearth House - Monument	TBD	300	$2000 - 4500	No	Yes	Yes	Yes	N	N	Y	Y	Y
Pinecrest - Palmer Lake, CO - Simply Pincrest	12	100	$6,500	Caterer req.	Y	Y	Y	Y	N	Y	Y	Y
~~Pinery in Black Forest~~	~~6~~	~~100~~	~~$8,500~~	~~Yes~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Y~~	~~Full Dinner~~	~~Y~~	~~Y~~
Black Forest Community Center	10-12	250	$550	No	N	N	Y	N	N	Y	Y	Y
Monument Hill Country Club	8 - 10	100	$4,100	Required	Y	Y	Y	Y	N	Full Dinner	Y	Y

ALLEONOR

CATHEDRAL PINES METROPOLITAN DISTRICT
2018 AMENDED 2019 BUDGET
GENERAL FUND

	2017 ACTUAL	2018 ACTUAL as of 11/30/2018	2018 AMENDED (ESTIMATED)	2018 BUDGET	2019 BUDGET	
GENERAL FUND: BEGINNING BALANCE	$ 119,301.00	$ 5,361.15	$ 5,361.15	$ 5,361.15	$ 83,519.75	From Amended Budget
REVENUE						
PROPERTY TAXES	$ 126,684.00	$ 142,894.00	$ 144,100.00	$ 144,100.00	$ 143,442.08	
SPECIFIC OWNERSHIP TAXES	$ 49,015.00	$ 31,785.80	$ 40,000.00	$ 50,000.00	$ 31,869.95	
DELINQUENT TAX AND INTEREST		$ 71.22	$ 71.22		$ -	
RENTAL INCOME - THE LODGE EVENTS	$ 124,135.00	$ 175,940.00	$ 172,500.00	$ 120,000.00	$ 120,000.00	
SALES CENTER RENT	$ 3,360.00	$ 5,060.00	$ 5,000.00	$ 3,360.00	$ 4,000.00	
INVESTMENT INCOME	$ 240.00		$ 240.00	$ 240.00	$ 100.00	
INTEREST INCOME		$ 542.14				
DEVELOPER CONTRIBUTIONS			$ -		$ -	
FEMA FUNDS	$ 5,250.00		$ -	$ 115,900.00		
SALES OF MONUMENT LOGOS	$ -	$ -	$ 3,000.00	$ 15,000.00	$ 3,750.00	
INSURANCE SETTLEMENT	$ -	$ 1,887.10	$ 1,887.10	$ -	$ -	
HOA EXPENSE REIMBURSEMENT	$ 9,960.00		$ -	$ 9,960.00	$ -	
MISCELLANEOUS			$ 5,000.00		$ -	sale of shed equipment
TOTAL REVENUES	$ 318,644.00	$ 358,180.26	$ 371,798.32	$ 458,560.00	$ 303,162.03	
TOTAL REVENUE & FUND BALANCE	$ 437,945.00	$ 363,541.41	$ 377,159.47	$ 282,022.14	$ 386,681.77	
EXPENDITURES						
SERVICES						
AUDIT (Biggs Kofford)	$ 7,575.00	$ 7,500.00	$ 7,500.00	$ 7,750.00	$ 8,000.00	
MANAGEMENT (WSDM)	$ 30,000.00	$ 20,000.00	$ 24,000.00	$ 29,000.00	$ 36,000.00	
MAINTENANCE MANAGEMENT (WARREN)		$ 18,220.47	$ 21,600.00		$ 22,000.00	
LEGAL (Susemihl)	$ 3,000.00	$ 9,159.25	$ 12,000.00	$ 3,000.00	$ 5,000.00	$ 71,000.00
LODGE						
ADVERTISING/WEBSITE		$ 608.53	$ 1,250.00		$ 1,000.00	
BOOKING FEE (M Atkinson)		$ 11,898.72	$ 17,500.00		$ 15,000.00	
EVENT HOSTING		$ 21,326.02	$ 20,000.00		$ 20,000.00	
SUPPLIES		$ 2,097.77	$ 1,500.00		$ 1,500.00	
CLEANING		$ 1,925.00	$ 2,500.00		$ 2,500.00	
REPAIRS AND MAINTENANCE		$ 14,116.57	$ 15,000.00		$ 10,000.00	
UTILITIES		$ 1,269.85	$ 2,000.00		$ 2,000.00	
SECURITY	$ 3,275.85	$ 1,895.68	$ 3,000.00	$ 3,000.00	$ 2,000.00	
SNOW REMOVAL		$ 8,435.00	$ 1,000.00		$ 2,000.00	
TRASH	$ 4,954.00	$ 5,475.55	$ 5,475.55	$ 5,000.00	$ 5,000.00	
TELEPHONE	$ 1,350.00	$ 2,598.86	$ 2,500.00	$ 1,350.00	$ 1,200.00	$ 62,200.00
GENERAL						
LANDSCAPE MAINTENANCE	$ 74,828.00	$ 30,432.67	$ 30,000.00	$ 65,000.00	$ 30,000.00	
REPAIRS AND MAINTENANCE	$ 92,818.00	$ 32,793.44	$ 35,000.00	$ 45,000.00	$ 35,000.00	
SNOW REMOVAL	$ 17,630.00	$ 16,000.00	$ 16,000.00	$ 18,000.00	$ 16,000.00	
UTILITIES	$ 34,136.00	$ 29,386.97	$ 30,000.00	$ 35,000.00	$ 30,000.00	
INFRASTRUCTURE REPLACEMENT		$ 253.30	$ 500.00		$ 34,000.00	$ 145,000.00
ELECTION					$ -	
OTHER						
BANK CHARGES	$ (544.00)	$ 59.17	$ 59.17	$ 30.00	$ 100.00	
INSURANCE	$ 7,500.00	$ 13,670.04	$ 12,000.00	$ 16,000.00	$ 12,000.00	
OFFICE EXPENSE	$ 1,925.00	$ 83.86	$ 250.00	$ 1,925.00	$ 500.00	
COUNTY TREASURER'S FEES	$ 1,902.00	$ 1,630.46	$ 1,750.00	$ 2,161.50	$ 2,151.63	
CONTINGENCY	$ -	$ 31,255.00	$ 31,255.00	$ 31,255.00	$ 10,000.00	$ 24,751.63
DISCONTINUED CATEGORIES						
EVENT EXPENSES (ADVERT/ CLEANING / B	$ 47,000.00	$ -	$ -	$ 40,000.00	$ -	
CONTRACT LABOR (CLEANING)	$ 1,600.00	$ -	$ -	$ 2,000.00	$ -	
PURCHASES					$ -	
P/R TAX EXPENSE	$ 1,927.00		$ -	$ -		
LOAN INTEREST	$ -		$ -	$ -		
ACCOUNTING	$ 18,000.00		$ -	$ 18,000.00	$ -	
FIRE/FLOOD RESTORATION/MITIGATION	$ 61,172.00		$ -	$ -		
SALARIES	$ 22,535.00		$ -	$ -		
TOTAL EXPENDITURES	$ 432,583.85	$ 282,092.18	$ 293,639.72	$ 323,471.50	$ 302,951.63	
TRANSFERS OUT						
CAPITAL						
DEBT						
TOTAL TRANSFERS OUT	$ -	$ -	$ -	$ -	$ -	
GENERAL FUND: ENDING BALANCE	$ 5,361.15	$ 81,449.23	$ 83,519.75	$ (41,449.36)	$ 83,730.14	
ASSESSED VALUATION (000'S)				11,342.630	11,288,430	
MILL LEVY				12.707	12.707	

DEBT SERVICE FUND

	2017 ACTUAL	2018 ACTUAL	2018 AMENDED	2018 BUDGET	2019 BUDGET
REVENUE FUND 1 BEGINNING BALANCE	$ 153,116.34	$ 109,441.34	$ 109,441.34	$ 109,441.34	$ 134,233.66
REVENUES					
PROPERTY TAXES	$ 275,400.00	$ 310,651.37	$ 313,300.00	$ 313,300.00	$ 311,842.88
SPECIFIC OWNERSHIP	$ 2,686.00		$ -		$ -
PRIOR YEAR TAXES			$ -	$ -	$ -
DELINQUENT TAX AND INTEREST		$ 154.82	$ 154.82	$ -	$ 200.00
SERIES 2014 COST OF ISSUANCE			$ -		
INTEREST INCOME	$ 750.00	$ 703.22	$ 750.00	$ 750.00	$ 700.00
TOTAL REVENUES	$ 278,836.00	$ 311,509.41	$ 314,204.82	$ 313,340.00	$ 312,742.88
TRANSFERS IN					
CAPITAL					
DEBT					
TOTAL TRANSFERS OUT	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUE & FUND BALANCE	$ 431,952.34	$ 420,950.75	$ 423,646.16	$ 422,781.34	$ 446,976.54
EXPENDITURES					
BANK CHARGES					
COUNTY TREASURER'S FEES	$ 4,136.00	$ 5,176.11	$ 4,699.50	$ 4,699.50	$ 4,680.64
BOND - PRINCIPAL	$ 90,000.00	$ 60,000.00	$ 60,000.00	$ 60,000.00	$ 60,000.00
DEVELOPER LOAN - PRINCIPAL	$ -			$ -	
BOND INTEREST	$ 227,975.00	$ 222,913.00	$ 223,913.00	$ 222,912.50	$ 221,338.00
PAYING AGENT / TRUSTEE FEES	$ 400.00	$ 400.00	$ 800.00	$ 400.00	$ 800.00
CONTINGENCY				$ 850.00	$ 1,000.00
TOTAL EXPENDITURES	$ 322,511.00	$ 288,489.11	$ 289,412.50	$ 4,700.10	$ 287,818.64
REVENUE FUND: ENDING BALANCE	$ 109,441.34	$ 132,461.64	$ 134,233.66	$ 418,081.24	$ 159,157.90
ASSESSED VALUATION				11,342,630	11,288,430.000
MILL LEVY				27.625	27.625
TOTAL MILL LEVY				40.332	40.332

Cathedral Pines Metropolitan District
Profit & Loss
January through November 2018

		Jan - Nov 18
Ordinary Income/Expense		
Income		
DS INCOME		
DS Interest Income	703.22	
DS Prop Tax Revenue	313,621.28	
Total DS INCOME		314,324.50
GF INCOME		
GF Interest Income	955.27	
GF Prop Tax Revenue	144,260.10	
Insurance Reimbursement	1,887.10	
Rental Income - Lodge Events	175,940.00	
Rental Income - Sales Office	5,060.00	
Specific Ownership Taxes	47,515.52	
Total GF INCOME		375,617.99
Returned Check Charges		5.00
Sales of Product Income		9,000.00
Total Income		698,947.49
Gross Profit		698,947.49
Expense		
Bank Service Charges		5.00
DS EXPENSES		
Collection Fee DS (Treasurer)	5,201.92	
Interest Expense DS	223,337.50	
Total DS EXPENSES		228,539.42
GF EXPENSES		
Audit	7,500.00	
Bank Charges	54.17	
Cleaning	1,925.00	
Collection Fee GF(Treasurer)	1,666.37	
Event Exp (adv/bkg/cln/hst)	34,084.55	
Event Supplies	2,097.77	
Insurance	21,670.04	
Landscape Maintenance	39,422.56	
Legal Fees	9,504.25	
Maintenance Management	20,020.47	
Management Expense	22,000.00	
Office Expenses	208.38	
Repair & Maintenance	46,245.01	
Security	1,895.68	
Snow Removal	25,643.72	
Telephone	2,598.86	
Trash	5,475.55	
Utilities	30,656.82	
Total GF EXPENSES		272,669.20
Purchases		31,255.00
Total Expense		532,468.62
Net Ordinary Income		166,478.87
Net Income		**166,478.87**

Cathedral Pines Metropolitan District
Balance Sheet
As of November 30, 2018

		Nov 30, 18
ASSETS		
Current Assets		
Checking/Savings		
ANB - General Fund		7,496.02
ECB Debt Service Fund		149,660.07
ECB General Fund		70,908.04
MM - CSafe Bond Fund UMB		0.53
Total Checking/Savings		228,064.66
Accounts Receivable		
Accounts Receivable		52,220.00
Total Accounts Receivable		52,220.00
Other Current Assets		
Prop Tax Rec - Debt Svc		313,340.19
Prop Tax Rec - Gnl Fund		144,131.00
Undeposited Funds		3,240.00
Total Other Current Assets		460,711.19
Total Current Assets		740,995.85
Fixed Assets		
Community Center		
Accum Depreciation	-443,039.00	
Original Cost	1,328,384.00	
Total Community Center		885,345.00
Equipment		
Accum Depreciation	-1,755.00	
Equipment - Other	13,922.00	
Total Equipment		12,167.00
Parks, Trails & Monument		
Accum Depreciation	-448,680.00	
Original Cost	897,354.77	
Total Parks, Trails & Monument		448,674.77
Total Fixed Assets		1,346,186.77
TOTAL ASSETS		**2,087,182.62**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable (A/P)		43,855.62
Total Accounts Payable		43,855.62
Other Current Liabilities		
Accrued Interest - DSvc		18,737.67
Deferred Prop Tax - DSvc		313,340.19
Deferred Prop Tax - Gnl		144,131.00
Deposits- Lodge Events		32,875.00
Total Other Current Liabilities		509,083.86
Total Current Liabilities		552,939.48
Long Term Liabilities		
Bonds Payable 2016		
Bond Premium 2016		
A/A Bond Premium 2016	-26,322.18	
Bond Premium 2016 - Other	414,881.70	

Cathedral Pines Metropolitan District
Balance Sheet
As of November 30, 2018

	Nov 30, 18
Total Bond Premium 2016	388,559.52
Bonds Payable 2016 - Other	4,600,000.00
Total Bonds Payable 2016	4,988,559.52
Total Long Term Liabilities	4,988,559.52
Total Liabilities	5,541,499.00
Equity	
Debt Svc / Cap Proj Funds	155,805.00
General Fund-Restricted	8,054.00
General Fund-Unrestricted	33,873.00
Gov't Wide Fund Balance	-3,741,036.79
Retained Earnings	-77,490.46
Net Income	166,478.87
Total Equity	-3,454,316.38
TOTAL LIABILITIES & EQUITY	2,087,182.62

Cathedral Pines Metropolitan District
Profit & Loss Budget Performance
January through November 2018

	Jan - Nov 18	Budget	Jan - Nov 18	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
DS INCOME					
DS Interest Income	703.22		703.22		
DS Prop Tax Revenue	313,621.28	313,240.00	313,621.28	313,240.00	313,340.00
Total DS INCOME	314,324.50	313,240.00	314,324.50	313,240.00	313,340.00
GF INCOME					
FEMA Funds	0.00	0.00	0.00	0.00	115,900.00
GF Interest Income	955.27	980.00	955.27	980.00	990.00
GF Prop Tax Revenue	144,260.10	144,030.80	144,260.10	144,030.80	144,130.80
HOA Expense Reimb	0.00	9,130.00	0.00	9,130.00	9,960.00
Insurance Reimbursement	1,887.10		1,887.10		
Rental Income - Lodge Events	175,940.00	115,000.00	175,940.00	115,000.00	120,000.00
Rental Income - Sales Office	5,060.00	3,080.00	5,060.00	3,080.00	3,360.00
Specific Ownership Taxes	47,515.52	40,000.00	47,515.52	40,000.00	50,000.00
Total GF INCOME	375,617.99	312,220.80	375,617.99	312,220.80	444,340.80
Returned Check Charges	5.00		5.00		
Sales of Product Income	9,000.00	13,750.00	9,000.00	13,750.00	15,000.00
Total Income	698,947.49	639,210.80	698,947.49	639,210.80	772,680.80
Gross Profit	698,947.49	639,210.80	698,947.49	639,210.80	772,680.80
Expense					
Bank Service Charges	5.00		5.00		
DS EXPENSES					
Bond Principal Pmts	0.00	30,000.00	0.00	30,000.00	60,000.00
Collection Fee DS (Treasurer)	5,201.92	4,695.00	5,201.92	4,695.00	4,700.00
Interest Expense DS	223,337.50	222,913.00	223,337.50	222,913.00	222,913.00
Trustee Fees	0.00	400.00	0.00	400.00	400.00
Total DS EXPENSES	228,539.42	258,008.00	228,539.42	258,008.00	288,013.00
GF EXPENSES					
Accounting	0.00	16,500.00	0.00	16,500.00	18,000.00
Audit	7,500.00	7,750.00	7,500.00	7,750.00	7,750.00
Bank Charges	54.17	30.00	54.17	30.00	30.00
Cleaning	1,925.00	1,900.00	1,925.00	1,900.00	2,000.00
Collection Fee GF(Treasurer)	1,666.37	2,162.00	1,666.37	2,162.00	2,162.00
Event Exp (adv/bkg/cln/hst)	34,084.55	36,900.00	34,084.55	36,900.00	40,000.00
Event Supplies	2,097.77		2,097.77		
Insurance	21,670.04	15,000.00	21,670.04	15,000.00	16,000.00
Landscape Maintenance	39,422.56	65,000.00	39,422.56	65,000.00	65,000.00
Legal Fees	9,504.25	2,600.00	9,504.25	2,600.00	3,000.00
Maintenance Management	20,020.47		20,020.47		

Cathedral Pines Metropolitan District
Profit & Loss Budget Performance
January through November 2018

	Jan - Nov 18	Budget	Jan - Nov 18	YTD Budget	Annual Budget
Management Expense	22,000.00	27,000.00	22,000.00	27,000.00	29,000.00
Office Expenses	208.38	1,800.00	208.38	1,800.00	1,925.00
Repair & Maintenance	46,245.01	41,250.00	46,245.01	41,250.00	45,000.00
Security	1,895.68	2,800.00	1,895.68	2,800.00	3,000.00
Snow Removal	25,643.72	18,000.00	25,643.72	18,000.00	18,000.00
Telephone	2,598.86	1,237.50	2,598.86	1,237.50	1,350.00
Trash	5,475.55	4,400.00	5,475.55	4,400.00	5,000.00
Utilities	30,656.82	33,500.00	30,656.82	33,500.00	35,000.00
Total GF EXPENSES	272,669.20	277,829.50	272,669.20	277,829.50	292,217.00
Purchases	31,255.00		31,255.00		
Total Expense	532,468.62	535,837.50	532,468.62	535,837.50	580,230.00
Net Ordinary Income	166,478.87	103,373.30	166,478.87	103,373.30	192,450.80
Net Income	**166,478.87**	**103,373.30**	**166,478.87**	**103,373.30**	**192,450.80**

Cathedral Pines Metropolitan District

PAYMENT REQUEST

12/10/2018

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Connie Melville	12.7.18 Payrequest	12/10/2018	$ 240.00	
Joseph Hurford-Reynolds	12.7.18 Payrequest	12/10/2018	$ 135.00	
Michelle Atkinson	12.7.18 Payrequest	12/10/2018	$ 92.61	
Rowan Reynolds	12.7.18 Payrequest	12/10/2018	$ 330.00	
A Cut Above Lawn Service	18085	11/21/2018	$ 1,572.66	
A Cut Above Lawn Service	18056	11/17/2018	$ 8,215.95	
A Cut Above Lawn Service	17784	10/31/2018	$ 1,215.04	
A Cut Above Lawn Service	18084	10/31/2018	$ 1,572.66	
Black Hills Energy	3351	12/4/2018	$ 204.77	
Colorado Special District P&L Pool	18w61270-2943	11/14/2018	$ 182.00	2018 WC Coverage
Colorado Special District P&L Pool	19w61270-2978	11/14/2018	$ 345.00	2019 WC Cvoerage
DexYp		11/3/2018	$ 122.67	
John Frerichs		12/5/2018	$ 8,000.00	
Mountain View Electric	Various.6	11/21/2018	$ 3,624.69	
Stratus IQ	7699	11/1/2018	$ 483.73	
Susemihl, McDermott & Cowan, P.C.	31179	11/30/2018	$ 345.00	
The Warren Management Group	12957	11/30/2018	$ 1,800.00	
Walker Schooler District Managers	6252	11/30/2018	$ 2,124.52	
Weathercraft Co. of Colorado	3000324291	11/10/2018	$ 1,054.70	
Waste Management of CS	6304535-2528-3	11/28/2018	$ 517.71	
TOTAL			**$ 32,178.71**	

BONDS REVENUE FUND ACCOUNT

Description	Date	Amount	Comments
TOTAL		$ -	

TOTAL $ 32,178.71