

RESOLUTION  
CATHEDRAL PINES METROPOLITAN DISTRICT

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE FUNDS AND IN THE AMOUNTS SET FORTH HEREIN FOR THE CATHEDRAL PINES METROPOLITAN DISTRICT (THE "DISTRICT"), EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2010 AND ENDING ON THE LAST DAY OF DECEMBER 2010 AND AMENDING THE 2009 BUDGET.

WHEREAS, the Board of Directors of the District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time;

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration;

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was scheduled for November 9, 2009 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CATHEDRAL PINES METROPOLITAN DISTRICT, EL PASO COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO:

Section 1. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. Budget Expenditures. That estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget. That the budget as submitted and attached and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of District for the year stated above and the 2009 amended budget is approved.

Section 4. Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for General Obligation Bonds and Interest is \$322,488. That the foregoing budget indicated that the amount of money necessary to balance the budget for Operations and Maintenance is \$148,344. That the valuation for assessment, as certified by the El Paso County Assessor, is \$12,899,510.

Section 5. Mill Levy. That for the purposes of meeting all Bond and Interest payments of the District for the budget year, there is hereby levied a tax of 25 mills upon each dollar of the total valuation of assessment of all taxable property within the District. That for the purposes of meeting all Operations and Maintenance obligations of the District for the budget year, there is hereby levied a tax of 11.5 mills upon each dollar of the total valuation of assessment of all taxable property within the District.


Section 6. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 7. Certification. The District's agents are hereby authorized and directed to immediately certify to the County Commissioners of El Paso County, Colorado, the mill levies for the District hereinabove determined and set.

Section 8. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated and no other.

ADOPTED AND APPROVED this 9<sup>th</sup> day of November 2009.

DISTRICT BOARD OF DIRECTORS

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

ATTEST:

  
\_\_\_\_\_  
Secretary

**CATHEDRAL PINES METROPOLITAN DISTRICT**

**SUMMARY**

**FORECASTED 2010 BUDGET AS ADOPTED**

**WITH 2008 ACTUALS AND 2009 ESTIMATED**

**For the Years Ended and Ending December 31,**

11/30/09

Page 1

	ACTUAL 2008	BUDGET 2009	ACTUAL 11/30/09	ESTIMATED 2009	PROPOSED 2010
BEGINNING FUND BALANCES	\$ 69,578	\$ 352,675	\$ 352,675	\$ 352,675	\$ 389,170
REVENUE					
Property taxes	381,584	463,100	460,321	468,000	470,700
Specific ownership taxes	44,566	46,300	40,222	46,300	47,000
Investment income	9,576	9,500	9,909	11,000	11,500
Developer contributions	-	-	-	-	-
Developer advances	-	-	-	-	-
HOA expense reimbursement	6,000	6,000	5,500	6,000	6,000
Sales Center rent	3,360	3,360	3,080	3,360	3,360
Rental income - The Lodge events	15,400	15,000	14,225	15,000	15,000
Bond proceeds	5,000,000	-	-	-	-
Total revenue	5,460,486	543,260	533,257	549,660	553,560
TRANSFERS IN	248,420	-	-	-	-
Total funds available	5,778,484	895,935	885,932	902,335	942,730
EXPENDITURES					
General					
Accounting	19,826	18,000	16,500	18,000	18,000
Audit	-	10,000	7,500	7,500	5,000
Bank charges	118	150	150	150	150
Bond issue costs	181,000	-	-	-	-
Contract Labor (cleaning)	1,450	1,500	1,150	1,500	1,500
County Treasurer's fees	5,797	7,000	7,006	7,400	7,400
Developer reimbursements	-	-	30,691	33,458	33,207
Event Expenses (Advert/ Cleaning / Booking)	9,651	9,000	6,016	7,000	7,000
Engineering	-	-	-	-	-
Insurance	11,208	15,000	10,346	12,200	15,000
Landscape maintenance	21,763	22,000	33,996	35,000	35,000
Legal	55	5,000	1,623	2,500	3,000
Management	30,000	30,000	27,500	30,000	30,000
Office Expense	300	350	104	350	350
Repairs and maintenance	20,075	16,500	17,778	20,000	20,000
Security	1,137	1,300	1,146	1,300	1,300
Telephone	1,131	1,500	795	900	900
Trash	1,605	1,500	1,474	1,650	1,700
Utilities	24,129	28,000	30,683	34,500	36,000
Salaries	18,474	20,000	14,503	15,000	16,000
P/R tax expense	1,597	1,800	1,253	1,275	1,800
Employee benefits	-	-	-	-	-
Contingency	-	5,590	-	-	7,750
Debt Service					
Paying agent fees	1,909	1,700	2,225	2,225	2,250
Bond Series 2007 - interest	252,344	281,250	281,257	281,257	281,250
Bond Series 2007 - principal	-	-	-	-	-
Capital outlay	4,573,394	-	-	-	-
Total expenditures	5,176,963	477,140	493,696	513,165	524,557
TRANSFERS OUT	248,420	-	-	-	-
Total expenditures and transfers out requiring appropriation	5,425,383	477,140	493,696	513,165	524,557
ENDING FUND BALANCES	\$ 353,101	\$ 418,795	\$ 392,236	\$ 389,170	\$ 418,173

**CATHEDRAL PINES METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
FORECASTED 2010 BUDGET AS ADOPTED  
WITH 2008 ACTUALS AND 2009 ESTIMATED**

11/30/09

Page 2

	ACTUAL 2008	BUDGET 2009	ACTUAL 11/30/09	ESTIMATED 2009	PROPOSED 2010
<b>ASSESSED VALUATION- El Paso County</b>					
Vacant land		\$ 9,098,160			
Commercial & Industrial		3,570			
Residential		3,593,730			
Agriculture		600			
Personal property		-			
		12,696,060	-	-	12,899,510
<b>Adjustments</b>		-	-	-	-
Certified Assessed Value	\$10,723,530	\$12,696,060	\$12,696,060	\$12,696,060	\$12,899,510
<b>MILL LEVY</b>					
General Fund	10.000	11.500	11.500	11.500	11.500
2007 General Obligation Bonds	30.000	25.000	25.000	25.000	25.000
Total mill levy	40.000	36.500	36.500	36.500	36.500
<b>PROPERTY TAXES</b>					
General Fund	\$ 107,235	\$ 146,005	\$ 146,005	\$ 146,005	\$ 148,344
2007 General Obligation Bonds	321,706	317,402	317,402	317,402	322,488
Levied property taxes	428,941	463,406	463,406	463,406	470,832
Adjustments to actual/rounding Refunds and abatements	(41)	(306)	(306)	(306)	(132)
Budgeted property taxes	\$ 428,900	\$ 463,100	\$ 463,100	\$ 463,100	\$ 470,700
<b>BUDGETED PROPERTY TAXES</b>					
General	\$ 107,200	\$ 145,900	\$ 145,900	\$ 145,900	\$ 148,300
Debt Service	\$ 321,700	\$ 317,200	\$ 317,200	\$ 317,200	\$ 322,400
	\$ 428,900	\$ 463,100	\$ 463,100	\$ 463,100	\$ 470,700

**CATHEDRAL PINES METROPOLITAN DISTRICT**  
**GENERAL FUND**  
**FORECASTED 2010 BUDGET AS ADOPTED**  
**WITH 2008 ACTUALS AND 2009 ESTIMATED**  
**For the Years Ended and Ending December 31,**

11/30/09

Page 3

	ACTUAL 2008	BUDGET 2009	ACTUAL 11/30/09	ESTIMATED 2009	PROPOSED 2010
BEGINNING FUND BALANCE	\$ 5,894	\$ 31,358	\$ 31,358	\$ 31,358	\$ 32,735
REVENUE					
Property taxes	120,224	145,900	145,033	148,000	148,300
Specific ownership taxes	44,566	46,300	40,222	46,300	47,000
Investment income	3,074	3,500	6,741	7,500	7,500
Developer advances	-	-	-	-	-
HOA expense reimbursement	6,000	6,000	5,500	6,000	6,000
Sales Center rent	3,360	3,360	3,080	3,360	3,360
Rental income - The Lodge events	15,400	15,000	14,225	15,000	15,000
Total revenue	192,624	220,060	214,801	226,160	227,160
TRANSFERS IN					
Capital Projects Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
Total transfers in	-	-	-	-	-
Total funds available	198,518	251,418	246,159	257,518	259,895
EXPENDITURES					
Accounting	19,826	18,000	16,500	18,000	18,000
Audit	-	10,000	7,500	7,500	5,000
Bank charges	118	150	150	150	150
Contract Labor (cleaning)	1,450	1,500	1,150	1,500	1,500
County Treasurer's fees	1,827	2,200	2,208	2,500	2,500
Developer reimbursements	-	-	30,691	33,458	33,207
Event Expenses (Advert/ Cleaning / Booking Fee)	9,651	9,000	6,016	7,000	7,000
Insurance	11,208	15,000	10,346	12,200	15,000
Landscape maintenance	21,763	22,000	33,996	35,000	35,000
Legal	55	5,000	1,623	2,500	3,000
Management	30,000	30,000	27,500	30,000	30,000
Office Expense	300	350	104	350	350
Repairs and maintenance	20,075	16,500	17,778	20,000	20,000
Security	1,137	1,300	1,146	1,300	1,300
Telephone	1,131	1,500	795	900	900
Trash	1,605	1,500	1,474	1,650	1,700
Utilities	24,129	28,000	30,683	34,500	36,000
Salaries	18,474	20,000	14,503	15,000	16,000
P/R tax expense	1,597	1,800	1,253	1,275	1,800
Employee benefits	-	-	-	-	-
Contingency	-	4,740	-	-	6,900
Total expenditures	164,346	188,540	205,416	224,783	235,307
TRANSFERS OUT					
Capital Projects Fund	-	-	-	-	-
Debt Service Fund	2,814	-	-	-	-
Total transfers out	2,814	-	-	-	-
Total expenditures and transfers out requiring appropriation	167,160	188,540	205,416	224,783	235,307
ENDING FUND BALANCE	\$ 31,358	\$ 62,878	\$ 40,743	\$ 32,735	\$ 24,588
EMERGENCY RESERVE		\$ 6,600	\$ -	\$ 6,800	\$ 6,800

**CATHEDRAL PINES METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
FORECASTED 2010 BUDGET AS ADOPTED  
WITH 2008 ACTUALS AND 2009 ESTIMATED  
For the Years Ended and Ending December 31,**

11/30/09

Page 4

	ACTUAL 2008	BUDGET 2009	ACTUAL 11/30/09	ESTIMATED 2009	PROPOSED 2010
BEGINNING FUND BALANCE	\$ 63,684	\$ 321,317	\$ 321,317	\$ 321,317	\$ 356,435
REVENUE					
Property taxes	261,360	317,200	315,288	320,000	322,400
Investment income	6,502	6,000	3,168	3,500	4,000
Total revenue	267,862	323,200	318,456	323,500	326,400
TRANSFERS IN					
Capital Projects Fund	245,606				-
General Fund	2,814	-	-	-	-
Total transfers in	248,420	-	-	-	-
Total funds available	579,966	644,517	639,773	644,817	682,835
EXPENDITURES					
Bank Charges	426		3		
County Treasurer's fees	3,970	4,800	4,798	4,900	4,900
Bond Series 2007 - principal					
Bond interest	252,344	281,250	281,257	281,257	281,250
Paying agent fees	1,909	1,700	2,225	2,225	2,250
Contingency		850			850
Total expenditures	258,649	288,600	288,283	288,382	289,250
TRANSFERS OUT					
Capital Projects Fund		-	-	-	-
General Fund		-	-	-	-
Total transfers out	-	-	-	-	-
Total expenditures and transfers out requiring appropriation	258,649	288,600	288,283	288,382	289,250
ENDING FUND BALANCE	\$ 321,317	\$ 355,917	\$ 351,490	\$ 356,435	\$ 393,585

**CATHEDRAL PINES METROPOLITAN DISTRICT**  
**CAPITAL PROJECTS FUND**  
**FORECASTED 2010 BUDGET AS ADOPTED**  
**WITH 2008 ACTUALS AND 2009 ESTIMATED**  
**For the Years Ended and Ending December 31,**

11/30/09

Page 5

	ACTUAL 2008	BUDGET 2009	ACTUAL 11/30/09	ESTIMATED 2009	PROPOSED 2010
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE					
Investment income					-
Developer contributions					-
Bond proceeds	5,000,000				-
Total revenue	5,000,000	-	-	-	-
TRANSFERS IN					
Debt Service Fund		-	-	-	-
General Fund		-	-	-	-
Total transfers in	-	-	-	-	-
Total funds available	5,000,000	-	-	-	-
EXPENDITURES					
General					
Bond issue costs	181,000				-
Capital outlay					
Infrastructure constructed by Developer	4,573,394				-
Contingency					-
Total expenditures	4,754,394	-	-	-	-
TRANSFERS OUT					
Debt Service Fund	245,606				-
General Fund					-
Total transfers out	245,606	-	-	-	-
Total expenditures and transfers out requiring appropriation	5,000,000	-	-	-	-
ENDING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -

**CATHEDRAL PINES METROPOLITAN DISTRICT**

**FORECASTED 2010 BUDGET AS ADOPTED  
WITH 2008 ACTUALS AND 2009 ESTIMATED**

11/30/09

Page 6

<b>Series 2008 Bond Issue</b> <b>Dated: January 8, 2008</b> <span style="float:right">\$5,000,000</span> <b>Issued: January 8, 2008</b> <b>Interest Rate: 5.625%</b> <b>Principal payments due on December 1</b>				<b>Total 2008 Bonds Debt Service</b>
Year	Principal	Coupon	Interest	
2008		5.625%	252,344	252,344
2009		5.625%	281,250	281,250
2010		5.625%	281,250	281,250
2011	25,000	5.625%	281,250	306,250
2012	30,000	5.625%	279,844	309,844
2013	40,000	5.625%	278,156	318,156
2014	65,000	5.625%	275,906	340,906
2015	75,000	5.625%	272,250	347,250
2016	85,000	5.625%	268,031	353,031
2017	90,000	5.625%	263,250	353,250
2018	105,000	5.625%	258,188	363,188
2019	110,000	5.625%	252,281	362,281
2020	120,000	5.625%	246,094	366,094
2021	130,000	5.625%	239,344	369,344
2022	145,000	5.625%	232,031	377,031
2023	150,000	5.625%	223,875	373,875
2024	165,000	5.625%	215,438	380,438
2025	175,000	5.625%	206,156	381,156
2026	195,000	5.625%	196,313	391,313
2027	205,000	5.625%	185,344	390,344
2028	225,000	5.625%	173,813	398,813
2029	235,000	5.625%	161,156	396,156
2030	260,000	5.625%	147,938	407,938
2031	275,000	5.625%	133,313	408,313
2032	295,000	5.625%	117,844	412,844
2033	310,000	5.625%	101,250	411,250
2034	340,000	5.625%	83,813	423,813
2035	355,000	5.625%	64,688	419,688
2036	385,000	5.625%	44,719	429,719
2037	410,000	5.625%	23,063	433,063
	5,000,000		6,040,188	11,040,188



**BUDGET MESSAGE**  
**CATHEDRAL PINES METROPOLITAN DISTRICT**

This District was formed pursuant to a Decree recorded November 16, 2004 but was not allowed to operate or certify a mill levy until approval of an amended service plan. The Amended Service Plan was approved April 3, 2006 by a Resolution of the Board of County Commissioners, El Paso County. The District was formed in order to construct and finance road and park improvements.

General Obligation Bonds Series 2008 in the amount of \$5,000,000 have been issued.

This budget sets forth the revenues and expenses of the District for 2010 and also sets forth the amended budget for 2009. The budgets are based on a cash basis.

The District operates without an office or employees but does engage an attorney, accountant, underwriter, and bond counsel.