

Law Offices of

**Susemihl, McDermott & Cowan, P.C.**

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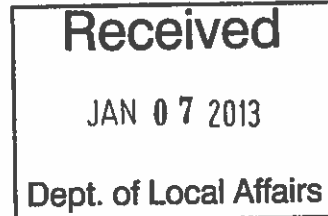
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January 4, 2013

Division of Local Government  
State of Colorado  
1313 Sherman Street, Room 521  
Denver, CO 80203



**RE: Cathedral Pines Metropolitan District**

Ladies and Gentlemen:

Enclosed please find the 2013 budget and mill levy certification for Cathedral Pines Metropolitan District.

Sincerely,

**SUSEMIHL, MCDERMOTT & COWAN, P.C.**

  
Peter M. Susemihl

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 2013 AND ENDING ON THE LAST DAY OF DECEMBER 2013 AND AMENDING THE 2012 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 12, 2012 and continued to December 10, 2012 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 2012 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 \$266,751. That the foregoing budget indicated that the amount of money necessary to balance the budget for Operations and Maintenance is \$122,706. That the valuation for assessment, as certified by the El Paso County Assessor, is \$10,670,050.

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.

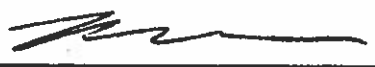
Section 6. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

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 10<sup>th</sup> day of November 2012.

DISTRICT BOARD OF DIRECTORS

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

ATTEST:

  
\_\_\_\_\_  
Secretary

**CATHEDRAL PINES METROPOLITAN DISTRICT  
SUMMARY  
FORECASTED 2013 BUDGET AS APPROVED  
WITH 2011 ACTUALS AND 2012 ESTIMATED  
For the Years Ended and Ending December 31.**

11/9/12

Page 1

	ACTUAL 2011	BUDGET 2012	ACTUAL 11/9/12	ESTIMATED 2012	APPROVED 2013
<b>BEGINNING FUND BALANCES</b>	\$ 399,770	\$ 426,318	\$ 426,318	\$ 426,318	\$ 336,716
<b>REVENUE</b>					
Property taxes	\$ 468,471	382,500	369,485	382,500	389,500
Specific ownership taxes	41,209	38,200	27,007	33,007	38,900
Investment income	6,667	5,500	3,037	3,350	2,900
Developer contributions	-	-	-	-	-
Insurance Settlement	10,000	-	-	-	-
HOA expense reimbursement	9,000	9,000	7,500	9,000	9,000
Sales Center rent	3,360	3,360	3,080	3,360	3,360
Rental income - The Lodge events	41,480	38,000	38,700	40,000	38,000
<b>Total revenue</b>	<b>580,187</b>	<b>476,560</b>	<b>448,809</b>	<b>471,217</b>	<b>481,660</b>
<b>TRANSFERS IN</b>	<b>71,886</b>	<b>12,500</b>	<b>28,845</b>	<b>31,541</b>	<b>-</b>
<b>Total funds available</b>	<b>1,051,843</b>	<b>915,378</b>	<b>903,972</b>	<b>929,076</b>	<b>818,376</b>
<b>EXPENDITURES</b>					
General					
Accounting	18,000	18,000	16,500	18,000	18,000
Audit	6,750	7,500	6,750	6,750	6,750
Bank charges	193	250	217	250	250
Contract Labor (cleaning)	1,450	1,600	1,555	1,700	1,600
County Treasurer's fees	2,236	1,808	1,701	1,800	1,841
Developer Loan Interest	4,714	3,500	1,649	1,770	-
Event Expenses (Advert/ Cleaning / Booking)	16,363	14,800	14,371	15,000	14,800
Insurance	10,626	12,000	11,277	13,000	13,000
Landscape maintenance	21,660	22,000	20,843	22,000	22,000
Legal	8,270	11,500	7,561	8,500	8,500
Management	30,000	30,000	27,500	30,000	30,000
Office Expense	283	350	175	350	350
Repairs and maintenance	17,226	20,000	23,907	25,000	20,000
Security	2,624	2,500	1,679	1,700	1,700
Snow Removal	4,500	5,000	1,953	4,500	4,500
Telephone	1,632	1,500	1,366	1,500	1,500
Trash	2,223	2,200	2,375	2,600	2,600
Utilities	26,391	23,000	23,203	26,603	27,000
Salaries	20,028	20,000	26,769	28,000	22,000
P/R tax expense	1,719	1,700	2,339	3,000	3,000
Contingency	-	6,900	-	-	7,469
Debt Service					
County Treasurer's fees	4,859	3,930	3,696	3,930	4,002
Paying agent fees	2,150	2,150	1,075	2,075	2,150
Bond Series 2007 - interest	280,709	279,844	279,960	281,250	278,156
Bond Series 2007 - principal	25,000	30,000	30,000	30,000	40,000
Developer Loan Principal	44,033	12,500	28,845	31,541	-
Contingency	-	850	-	-	850
Capital outlay	-	-	-	-	-
<b>Total expenditures</b>	<b>553,639</b>	<b>535,381</b>	<b>537,266</b>	<b>560,819</b>	<b>532,018</b>
<b>TRANSFERS OUT</b>	<b>71,886</b>	<b>12,500</b>	<b>28,845</b>	<b>31,541</b>	<b>-</b>
<b>Total expenditures and transfers out requiring appropriation</b>	<b>625,525</b>	<b>547,881</b>	<b>566,111</b>	<b>592,360</b>	<b>532,018</b>
<b>ENDING FUND BALANCES</b>	<b>\$ 426,318</b>	<b>\$ 367,497</b>	<b>\$ 337,861</b>	<b>\$ 336,716</b>	<b>\$ 286,358</b>

**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 2013 and also sets forth the amended budget for 2012. 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.

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

TO: County Commissioners<sup>1</sup> of EL PASO COUNTY, Colorado.

On behalf of the CATHEDRAL PINES METROPOLOITAN DISTRICT,  
(taxing entity)<sup>A</sup>

the BOARD OF DIRECTORS  
(governing body)<sup>B</sup>

of the CATHEDRAL PINES METROPOLITAN DISTRICT  
(local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 10,670,050 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ \_\_\_\_\_ (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: 12/14/12 for budget/fiscal year 2013  
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>11.500</u> mills	<u>\$122,706</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< _____ > mills	\$ < _____ >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>11.500</b> mills	<b>\$122,706</b>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>25.000</u> mills	<u>\$266,751</u>
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
<b>TOTAL:</b> [Sum of General Operating Subtotal and Lines 3 to 7]	<b>36.500</b> mills	<b>\$389,457</b>

**Received**  
 JAN 07 2013  
 Dept. of Local Affairs

Contact person: (print) Peter M. Susemihl Daytime phone: (719)-579-6500  
 Signed: *Peter M. Susemihl* Title: Attorney

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

<sup>1</sup> If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's final certification of valuation).

**CERTIFICATION OF TAX LEVIES, continued**

**THIS APPLIES ONLY TO SPECIAL DISTRICTS (TITLE 32, ARTICLE 1) WHICH LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S).** Special District must certify separate mill levies and revenues to the Board of County Commissioners, one each for the finding requirements of each debt (32-1-1603, C.R.S.) Total should be recorded on page 1, line 3.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS:**

1. Purpose of Issue: Public Infrastructure  
Series: \$4,000,000 General Obligation Bonds, Series 2008  
Date of Issue: January 7, 2008  
Coupon Rate: 5.625%  
Maturity Date: 2037  
Levy: 25 mills  
Revenue: 317,401
  
2. Purpose of Issue:  
Series:  
Date of Issue:  
Coupon Rate:  
Maturity Date:  
Levy:  
Revenue:

**CONTRACTS:**

3. Purpose of Contract:  
Title:  
Date:  
Principal Amount:  
Maturity Date:  
Levy:  
Revenue:
  
4. Purpose of Contract:  
Title:  
Date:  
Principal Amount:  
Maturity Date:  
Levy:  
Revenue: