

**CATHEDRAL PINES METROPOLITAN DISTRICT  
NOTICE OF REGULAR MEETING  
BOARD OF DIRECTORS**

Cathedral Pines Meeting  
Tue, Oct 20, 2020 10:00 AM - 12:30 PM (MDT)

**Please join my meeting from your computer, tablet or smartphone.**

<https://www.gotomeet.me/WSDM/cathedral-pines-meeting>

**You can also dial in using your phone.**

United States (Toll Free): [1 866 899 4679](tel:18668994679)

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**Access Code: 495-406-669**

**Board of Directors**

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Bill Heeter, President	Term Expires May 2022
Lynn Shepherd, Vice President	Term Expires May 2023
Ecton Espenlaub, Treasurer	Term Expires May 2022
John Kelley, Secretary	Term Expires May 2023
Rick Stauch, At Large	Term Expires May 2022

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**AGENDA**

**1. Call to Order**

- a. Meeting operating under previously adopted Emergency Resolution 2020-3-1

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

**3. Approval of Agenda**

**4. Approval of Board Meeting Minutes – Regular meeting on September 15, 2020 (see attached)**

**5. Lodge Management Update – Lynn/Lina**

- a. Status of current and future operations – Lina
- b. Approval of letter modification to Lodge Operations Contract – See attached
- c. Marketing and Packaging of Future events--weddings and business events – Lynn/Lina
- b. Physical Plant of the Building/Repairs & Maintenance – Lynn/Lina
- c. Update on Security System/Consolidation of Fire Alarm Monitoring etc. - Kevin

**6. Financial Matters**

- a. Review of Unaudited Financial Statements as of September 30, 2020 (see attached) – Kevin/Ecton
- b. Approval of Payables for the Period Ending September 12 , 2020 (see attached) – Kevin
- c. 2021 Budget and 2020 Budget Amendment presentation and discussion – Kevin, Ecton, John
- d. Status of final FEMA claim amount - Kevin
- e. Status of COVID-19 Relief Application/Discussion of guidelines for usage and reporting – Kevin

**7. Management Matters**

- a. Disposition of Storage Shed – Kevin/Bill/Jamie

- b. Trails/Community Maintenance – Ecton
- c. Landscaping, Irrigation and ponds – Bill
  - Hiring Landscape Architect for Comprehensive Community Landscape Plan - update
  - Progress on 2020 Landscape priorities – Bill/Jamie
    - Investigate condition of irrigation/trees/grasses on Vessey median near Holmes – Update - Bill
    - Install irrigation lines along Lodge Drive for new pines – Bill
    - Winslow entrance discussion
- d. Metro District Website upgrade status update – Kevin
- e. Status of Annual meeting with HOA

**8. HOA Update – Rick**

**9. Legal Matters**

- a. Land disposition – Kevin and Bill

**10. New Business**

**11. 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)**

**12. Other Business**

- a. Next Regular scheduled Board Meeting and Budget Hearing, November 17, 2020 10:00 a.m. (in person at Lodge)

**13. Adjournment**





**MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
CATHEDRAL PINES METROPOLITAN DISTRICT  
HELD SEPTEMBER 15, 2020  
AT 10:00 A.M.**

Pursuant to posted notice, the special meeting of the Board of Directors of the Cathedral Pines Metropolitan District was held on Tuesday, September 15<sup>th</sup> at 10:00 a.m., via telephone and video conference call.

In attendance were Directors:

Bill Heeter  
John Kelley (via conference call)  
Ecton Espenlaub  
Lynn Shepherd

Also in attendance were:

Kevin Walker, Walker Schooler District Managers  
Rebecca Hardekopf, Walker Schooler District Managers  
Jamie Adams, Warren Management  
Lina Hoekman, Lodge Manager  
Willie Scott, Electrician

1. Call to Order:

- a. Meeting operating under previously adopted Emergency Resolution 2020-3-1: President Heeter called the meeting to order at 10:05 a.m. and confirmed a quorum. Director Stauch was excused.

2. Approval of the Agenda: Mr. Walker added an update on the Audit under Financial Matters. Director Shepherd moved to approve the Agenda as amended; seconded by Director Espenlaub. Motion passed unanimously. Mr. Walker introduced Stacy Busche, the new Director of District Accounting Services at Walker Schooler District Managers.

3. Approval of Board Meeting Minutes – Regular meeting on August 20, 2020: President Heeter noted an addition to the discussion under 6.e. to clarify that the Metro District will not be involved in the HOA Annual meeting. President Heeter moved to approve the August 20, 2020 Meeting Minutes; seconded by Director Shepherd. Motion passed unanimously.

4. Lodge Management Update:

- a. Electrical Update – Willie Scott: Mr. Scott introduced himself and explained his history with the Lodge. He noted some subpar workmanship in and around the Lodge that he has tried to correct over the years. He discussed the fire panel and explained they were having

a lot of false alarms, so it was disconnected, and the false alarms were due to old electronics and systems. His recommendation would be to leave it off, but Mr. Walker noted the insurance company would prefer to have it functioning. Mr. Scott noted he is not concerned with the electrical system at Cathedral Pines and suggested adding a new stand-alone outlet and circuit for the ADT system and updating the fire panel. After further discussion, President Heeter moved to proceed with the suggested repairs; seconded by Director Shepherd. Motion passed unanimously.

Mr. Walker clarified the insurance company wants a fire notification system but does not require a fire suppression system. Mr. Scott discussed the electrical at the mailboxes and explained for power down there it would require a 120-volt outlet. President Heeter suggested getting a proposal for getting some of these electrical issues repaired.

- b. Status of current bookings/2021 Outlook: Mrs. Hoekman reported on the current bookings and noted there are 19 bookings for 2021. She reported the marketing photoshoot was a success and expanded into an event community connection. The largest social-ware company in the region partnered with us for the photoshoot, and images of the Lodge will be the backdrop for their magazine and will be featured in all their photos with credit.
- c. Status of marketing and packaging of non-wedding-related events: Mrs. Hoekman discussed there has been some interest in the micro events and a client is interested in an all-inclusive micro event. Mrs. Hoekman discussed marketing focused on business events and a possible partnership with hotels. Mrs. Hoekman went over the details of the 5-hour micro event and a \$750 Ceremony Only event. The Board discussed the future and excluding Saturdays for these smaller events so not to exclude the larger events when they are able to book full capacity events again. Director Kelley suggested setting a timeline and ending the smaller events in February and Director Shepherd suggested excluding Saturdays beyond that.
- d. Building/Repairs & Maintenance
  - Drive/Parking Lot repair: Mrs. Adams reported they will be getting proposals on repairs and including a separate proposal to see the costs for adding parking spaces.
  - Sealing of exterior: Mrs. Adams reported vendors are working on proposals.
  - Dead tree replacement: President Heeter thanked Director Espenlaub for removing the dead tree and hauling away, saving the District money.
- e. Update on Security System/Consolidation of Fire Alarm Monitoring etc: There was no additional discussion. Mrs. Hoekman left the meeting.

#### 5. Financial Matters:

- a. Review of Unaudited Financial Statements as of August 31, 2020: Mr. Walker presented the unaudited financial statements and noted the taxes received are only at 90%. The Board discussed snow removal for the upcoming season. Director Shepherd suggested not using the de-icing solution for the remainder of the year due to the high costs and the budget. Mr. Walker noted that Ms. Hardekopf just corrected the Financials to reflect the missing interest payment line item.
- b. Approval of Payables for the Period Ending September 10, 2020: Director Espenlaub noted he will pay the District for the materials. President Coffman moved to approve the Payables assuming Director Espenlaub makes his payment; seconded by Director Shepherd. Motion passed unanimously.
- c. 2021 Budget preparation discussion: Mr. Walker explained the Board must have the

2021 draft budget available for review by October 15<sup>th</sup> and a Budget Hearing in November. The budget must be adopted, and mill levy certified by December 15<sup>th</sup>. Mr. Walker recommended keeping the mill levy the same but swapping them around from debt service to operations. Mr. Walker noted the estimated 2021 tax revenues will go down slightly from land being taken out, but basically the same in terms of total revenues.

- d. Update on Status of final FEMA claim amount: Mr. Walker reported he had reached out to a congressman for help with information on the remaining FEMA funds. The average response time is 190 days, so possibly by the end of the year. The remaining funds are roughly \$55,000.
- e. Status of first payment from COVID-19 Relief Fund Application: Mr. Walker reported they requested additional information from the District for the relief fund application. The Board discussed the District's loss of revenue due to COVID-19.
- f. Additional Capital Expenditures Discussion
  - Repair of waterfall pump: Mrs. Adams reported the new waterfall pumps will be installed tomorrow.
  - Repair of Culverts on Fox Chase: The repairs of culverts on Fox Chase are complete.
  - Irrigation along Lodge Drive vs. use of Gator Bags: President Heeter reported they have been filling the gator bags on a weekly basis and it seems to be working well. He noted they are losing one tree, but the others look okay.
  - Mailbox Vandalism/installation of cameras discussion: Director Espenlaub noted there are trail cameras stored in the shed.
- g. Audit Update: Mr. Walker reported the audit was completed and will be submitted with an extension by the end of the day. Mr. Walker will provide the Board with the final copies and post to the website.

#### 6. Management Matters:

- a. Rental of Storage Shed Update: President Heeter discussed that they may not have a renter until the snow removal and landscaping contracts are decided.
- b. Trails/Community Maintenance
  - Fishing Guidelines update: President Heeter noted an issue with "No Fishing Allowed" signs but the community is actually allowed to fish. The Board discussed getting the sign reprinted.
  - General Trails repairs update: Director Espenlaub reported he rerouted the trail and has been filling in erosion spots.
  - Holiday lighting: President Heeter reported they received a proposal for holiday lighting that was \$5,000. He explained they own and maintain all the lights and materials and will install, remove, and store. Director Kelley commented that he does not think this item fits into the service plan and would be more appropriate for the HOA. He also noted the budget and suggested looking at this next year. President Heeter discussed that the Lodge would be the Metro District, but lighting on the monuments would be HOA and suggested splitting the cost with the HOA. He added that lights could be a festive way to brighten spirits in the community but acknowledged the budget. Director Shepherd commented that she does like the idea of lights, but since the budget is tight the money could be better spent on items such as snow removal. The Board will table this item and entertain the idea again in 2021.

- RFP for 2021 Landscaping/Snow Plowing update: President Heeter reported he has been working on the RFP and will be meeting with Landscapers in October.
- c. Landscaping, Irrigation, and ponds
  - Hiring Landscape Architect for Comprehensive Community Landscape Plan
  - Other 2020 Landscape projects
    - Install irrigation lines along Lodge Drive for new pines
    - Winslow entrance ownership/upgrade update: The Board discussed the trees growing in front of the entrance, but we do not own the property they are growing on. Mrs. Adams will reach out to the County.

7. HOA Update: There was no discussion.

8. Legal Matters: President Heeter discussed offering District property for sale to adjacent property owners. He explained it could be beneficial to the District because they would not longer have to maintain those areas. Director Espenlaub pointed out the trails on the property. The Board discussed the option of getting an easement for the trails. Mr. Walker noted sale of property is not a simple process and everything would have to be re-platted, and the legal fees could become costly for the District. After further discussion, the Board directed Mr. Walker to research further.

9. New Business: There was no discussion.

10. Public Comment: There was no public comment.

11. Other Business:

- a. Newsletter survey feedback: President Heeter reported they received 20 responses from the community, so it was a successful survey.
- b. Next Regular scheduled Board Meeting, October 20, 2020 10:00 a.m. (in person at Lodge).

12. Adjournment: Director Espenlaub moved to adjourn; seconded by Director Shepherd. Motion passed unanimously at 12:30 p.m.

Respectfully Submitted,

By: Kevin Walker, District Manager

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 15, 2020 MINUTES OF THE CATHEDRAL PINES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Bill Heeter, President

**Lynn Shepherd, Vice President**

**Ecton Espenlaub, Treasurer**

**John Kelley, Director**

**Rick Stauch, Director**





**Cathedral Pines Metropolitan District**

614 N. Tejon Street  
Colorado Springs, Colorado 80903



July 24, 2020

Ms. Lina Hoekman  
Lina Hoekman Events  
Colorado Springs, CO

Re: Letter Agreement Amendment to Lodge Management Services Agreement

Ms. Hoekman,

The Cathedral Pines Metropolitan District entered into a Lodge Management Services Agreement (the "Contract") with Lina Hoekman Events (the "Contractor") on February 29, 2020. The Board proposes to modify the Contract with this Letter Agreement.

Exhibit B to the Contract outlines the compensation schedule for Services rendered per the Contract. Effective as of March 15, 2020 and continuing until the Board votes to rescind this Letter Agreement, Exhibit B to the Contract is amended as follows with respect to the compensation schedule:

**Lodge Manager's Fee:** The Contractor will be paid \$3,500.00 per month for Services rendered in the previous month.

All other provisions of the Contract and Exhibit B are unchanged.

Please indicate your agreement with this Letter Agreement Amendment by your signature below.

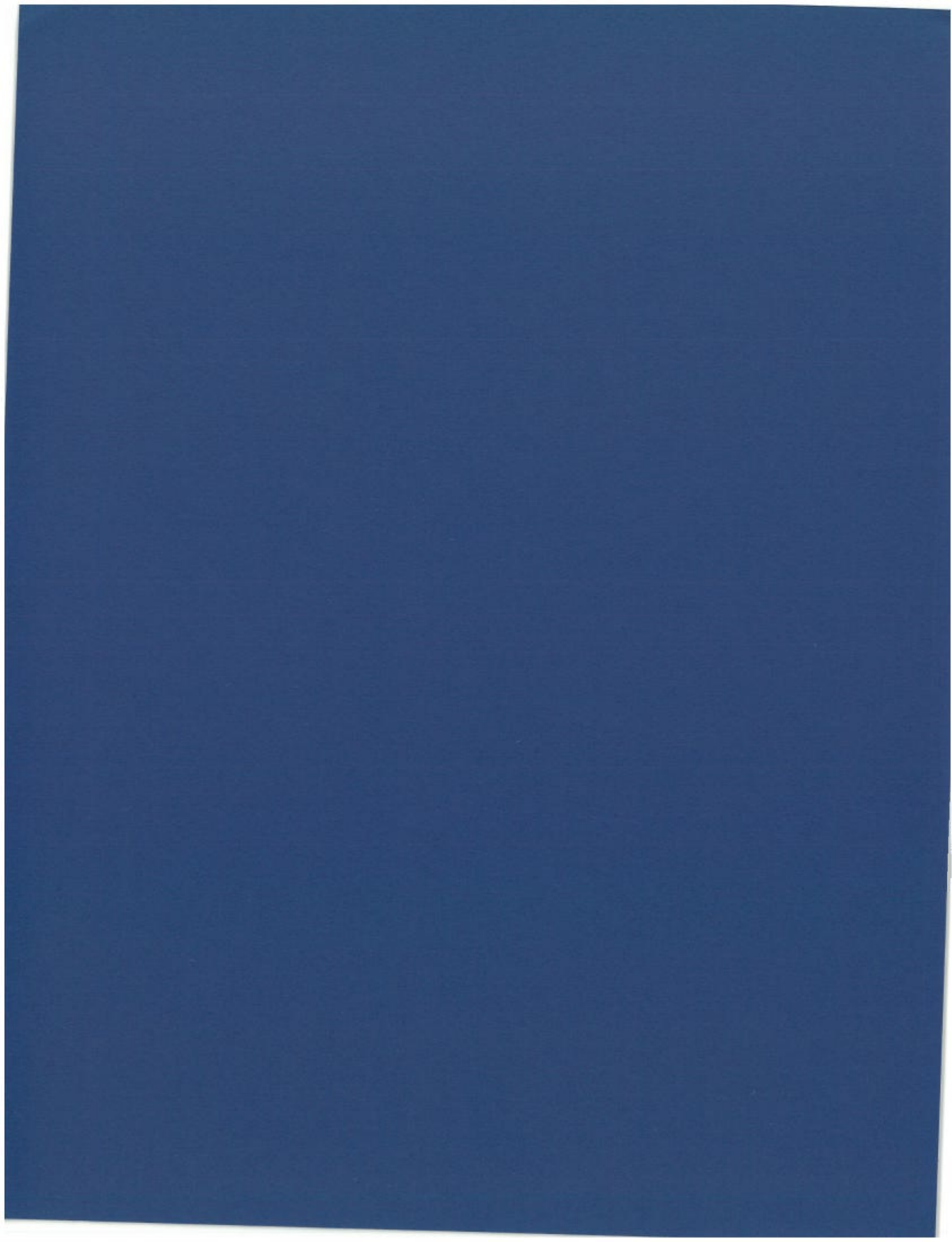
Please contact Mr. Kevin Walker if you have any questions on this matter.

Respectfully agreed,

William Heeter  
Board President

Lina Hoekman, Owner  
Lina Hoekman Events





**Cathedral Pines Metropolitan District**  
**Profit & Loss**  
 January through September 2020

	Jan - Sep 20
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
1-100 · GF INCOME	
1-105 · GF Prop Tax Revenue	198,385.28
1-110 · Specific Ownership Taxes	34,182.98
1-115 · Delinquent Tax and Interest	61.36
1-120 · Rental Income - Lodge Events	40,706.00
1-140 · FEMA Funds	78,459.81
<b>Total 1-100 · GF INCOME</b>	<b>351,805.43</b>
2-100 · DS INCOME	
2-105 · DS Prop Tax Revenue	277,735.59
2-130 · DS Interest Income	1,797.80
<b>Total 2-100 · DS INCOME</b>	<b>279,533.39</b>
<b>Total Income</b>	<b>631,338.82</b>
<b>Gross Profit</b>	<b>631,338.82</b>
<b>Expense</b>	
1-1000 · SERVICES	
1-1005 · Audit	8,100.00
1-1010 · Management Expense	31,500.00
1-1015 · Maintenance Management	18,000.00
1-1020 · Legal Fees	8,738.23
<b>Total 1-1000 · SERVICES</b>	<b>66,338.23</b>
1-2000 · LODGE	
1-2001 · Lodge Management	24,765.50
1-2010 · Booking Fee	1,150.00
1-2015 · Event Hosting/ Attendant Fee	7,851.57
1-2020 · Event Supplies	563.09
1-2025 · Cleaning	685.00
1-2030 · Repairs and Maintenance	9,109.47
1-2035 · Utilities	4,320.74
1-2040 · Security	1,686.46
1-2043 · Capital Improvements - O&M	10,033.98
1-2044 · Landscape Maintenance	15,614.16
1-2045 · Snow Removal	3,047.50
1-2050 · Trash	4,368.65
1-2055 · Telephone	2,049.08
<b>Total 1-2000 · LODGE</b>	<b>85,245.20</b>
1-3000 · GF EXPENSES	
1-3005 · Landscape Maintenance	24,871.46
1-3010 · Repair & Maintenance - O&M	53,152.93
1-3015 · Snow Removal - O&M	17,204.90
1-3020 · Utilities - O&M	12,482.48
1-3025 · Infrastructure Replacement	4,914.30
1-3030 · Election	208.08
1-3035 · GF - Contingency	1,200.00
<b>Total 1-3000 · GF EXPENSES</b>	<b>114,034.15</b>
1-4000 · OTHER	
1-4005 · Bank Charges	430.00
1-4010 · Insurance/ Fees	9,912.47
1-4015 · Office Expenses	473.61
1-4020 · Collection Fee GF(Treasurer)	6,646.65
<b>Total 1-4000 · OTHER</b>	<b>17,462.73</b>

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Accrual Basis

**Cathedral Pines Metropolitan District**  
**Profit & Loss**  
January through September 2020

	Jan - Sep 20
<b>2-1000 - DS EXPENSES</b>	
2-1010 - Collection Fee DS (Treasurer)	496.07
2-1030 - Interest Expense DS	109,881.25
<b>Total 2-1000 - DS EXPENSES</b>	<b>110,377.32</b>
<b>Total Expense</b>	<b>393,457.63</b>
<b>Net Ordinary Income</b>	<b>237,881.19</b>
<b>Net Income</b>	<b>237,881.19</b>

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Accrual Basis

**Cathedral Pines Metropolitan District**  
**Balance Sheet**  
 As of October 16, 2020

	Oct 16, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
ECB Debt Service Fund	335,881.84
ECB General Fund	172,657.16
MM - CSAFE Bond Fund UMB	0.53
<b>Total Checking/Savings</b>	<b>508,539.53</b>
Accounts Receivable	
Accounts Receivable	11,450.50
<b>Total Accounts Receivable</b>	<b>11,450.50</b>
Other Current Assets	
Prop Tax Rec - Debt Svc	311,843.19
Prop Tax Rec - Gnl Fund	169,611.81
<b>Total Other Current Assets</b>	<b>481,455.00</b>
<b>Total Current Assets</b>	<b>1,001,445.03</b>
<b>Fixed Assets</b>	
Community Center	
Accum Depreciation	-531,599.00
Original Cost	1,328,384.00
<b>Total Community Center</b>	<b>796,785.00</b>
Equipment	
Accum Depreciation	-2,683.00
Equipment - Other	13,922.00
<b>Total Equipment</b>	<b>11,239.00</b>
Parks, Trails & Monument	
Accum Depreciation	-540,161.00
Original Cost	897,354.77
Parks, Trails & Monument - Other	69,594.64
<b>Total Parks, Trails &amp; Monument</b>	<b>426,788.41</b>
<b>Total Fixed Assets</b>	<b>1,234,812.41</b>
<b>TOTAL ASSETS</b>	<b>2,236,257.44</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable (A/P)	69,997.17
<b>Total Accounts Payable</b>	<b>69,997.17</b>
Other Current Liabilities	
Accrued Interest - DSvc	18,737.67
Deferred Prop Tax - DSvc	311,843.19
Deferred Prop Tax - Gnl	169,611.81
Deposits- Lodge Events	30,800.00
<b>Total Other Current Liabilities</b>	<b>530,992.67</b>
<b>Total Current Liabilities</b>	<b>600,989.84</b>

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Accrual Basis

**Cathedral Pines Metropolitan District**  
**Balance Sheet**  
As of October 16, 2020

	Oct 16, 20
<b>Long Term Liabilities</b>	
<b>Bonds Payable 2016</b>	
Bond Premium 2016	
A/A Bond Premium 2016	-65,260.36
Bond Premium 2016 - Other	414,881.70
<b>Total Bond Premium 2016</b>	349,621.34
<b>Bonds Payable 2016 - Other</b>	4,540,000.00
<b>Total Bonds Payable 2016</b>	4,889,621.34
<b>Total Long Term Liabilities</b>	4,889,621.34
<b>Total Liabilities</b>	5,490,611.18
<b>Equity</b>	
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
32000 - Retained Earnings	43,075.32
Net Income	245,875.73
<b>Total Equity</b>	-3,254,353.74
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,236,257.44</b>

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10/16/20

Accrual Basis

# Cathedral Pines Metropolitan District

## Profit & Loss Budget Performance

### October 2020

Ordinary Income/Expense	Oct 20	Budget	Jan - Oct 20	YTD Budget	Annual Budget
<b>Income</b>					
1-100 - GF INCOME					
1-105 - GF Prop Tax Revenue	2,222.56	0.00	200,607.84		
1-110 - Specific Ownership Taxes	4,431.82	0.00	38,624.80	201,148.05	201,148.05
1-115 - Delinquent Tax and Interest	146.74		208.10	45,000.00	45,000.00
1-120 - Rental Income - Lodge Events	750.00	0.00	41,456.00	130,000.00	130,000.00
1-140 - FEMA Funds	0.00		78,459.81		
1-145 - Sales of Product Income	0.00	0.00	0.00	3,000.00	3,000.00
Total 1-100 - GF INCOME	7,551.12	0.00	359,356.55	379,148.05	379,148.05
2-100 - DS INCOME					
2-105 - DS Prop Tax Revenue	3,111.55	0.00	280,847.14		
2-130 - DS Interest Income	0.00		1,797.80	281,607.27	281,607.27
Total 2-100 - DS INCOME	3,111.55	0.00	282,644.94	281,607.27	281,607.27
Total Income	10,662.67	0.00	642,001.49	660,755.32	660,755.32
Gross Profit	10,662.67	0.00	642,001.49	660,755.32	660,755.32
<b>Expense</b>					
1-1000 - SERVICES					
1-1005 - Audit	0.00	0.00	8,100.00		
1-1010 - Management Expense	0.00	0.00	31,500.00	8,250.00	8,250.00
1-1015 - Maintenance Management	0.00	0.00	18,000.00	42,000.00	42,000.00
1-1020 - Legal Fees	0.00	0.00	8,738.23	25,000.00	25,000.00
Total 1-1000 - SERVICES	0.00	0.00	66,338.23	10,000.00	10,000.00
1-2000 - LODGE					
1-2001 - Lodge Management	0.00	0.00	24,765.50	85,250.00	85,250.00
1-2010 - Booking Fee	0.00		1,150.00		
1-2015 - Event Hosting/ Attendant Fee	0.00		7,851.57	48,800.00	48,800.00
1-2020 - Event Supplies	0.00	0.00	563.09		
1-2025 - Cleaning	0.00		985.00	3,000.00	3,000.00
1-2030 - Repairs and Maintenance	0.00	0.00	9,109.47		
1-2035 - Utilities	611.19	0.00	4,931.93	15,000.00	15,000.00
1-2040 - Security	0.00	0.00	1,686.46	8,000.00	8,000.00
1-2043 - Capital Improvements - O&M	0.00	0.00	10,033.98	4,500.00	4,500.00
1-2044 - Landscape Maintenance	0.00	0.00	15,614.16	25,000.00	25,000.00
1-2045 - Snow Removal	0.00	0.00	3,047.50	5,000.00	5,000.00
1-2050 - Trash	0.00	0.00	4,368.65	10,000.00	10,000.00
1-2055 - Telephone	240.30	0.00	2,289.38	8,000.00	8,000.00
1-4030 - Lodge Contingency	0.00	0.00	0.00	3,300.00	3,300.00
Total 1-2000 - LODGE	851.49	0.00	86,086.69	140,600.00	140,600.00



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10/16/20

Accrual Basis

# Cathedral Pines Metropolitan District

## Profit & Loss Budget Performance

### October 2020

	Oct 20	Budget	Jan - Oct 20	YTD Budget	Annual Budget
<b>1-3000 - GF EXPENSES</b>					
1-3005 - Landscape Maintenance	0.00	0.00	24,871.46	35,000.00	35,000.00
1-3010 - Repair & Maintenance - O&M	0.00	0.00	53,152.93	35,000.00	35,000.00
1-3015 - Snow Removal - O&M	0.00	0.00	17,204.90	16,000.00	16,000.00
1-3020 - Utilities - O&M	1,734.43	0.00	14,216.91	27,500.00	27,500.00
1-3025 - Infrastructure Replacement	0.00	0.00	4,914.30	10,000.00	10,000.00
1-3030 - Election	0.00	0.00	208.08	3,000.00	3,000.00
1-3035 - GF - Contingency	0.00	0.00	1,200.00	10,000.00	10,000.00
<b>Total 1-3000 - GF EXPENSES</b>	<b>1,734.43</b>	<b>0.00</b>	<b>115,768.58</b>	<b>136,500.00</b>	<b>136,500.00</b>
<b>1-4000 - OTHER</b>					
1-4005 - Bank Charges	0.00	0.00	430.00	500.00	500.00
1-4010 - Insurance/ Fees	0.00	0.00	9,912.47	12,000.00	12,000.00
1-4015 - Office Expenses	0.00	0.00	473.61	500.00	500.00
1-4020 - Collection Fee GF(Treasurer)	82.21	0.00	6,728.86	3,017.22	3,017.22
<b>Total 1-4000 - OTHER</b>	<b>82.21</b>	<b>0.00</b>	<b>17,544.94</b>	<b>16,017.22</b>	<b>16,017.22</b>
<b>2-1000 - DS EXPENSES</b>					
2-1005 - Trustee Fees	0.00	0.00	0.00	800.00	800.00
2-1010 - Collection Fee DS (Treasurer)	0.00	0.00	496.07	4,224.11	4,224.11
2-1015 - Bond Principal Pmts	0.00	0.00	0.00	65,000.00	65,000.00
2-1030 - Interest Expense DS	0.00	0.00	109,881.25	219,762.50	219,762.50
2-1035 - DS - Contingency	0.00	0.00	0.00	1,000.00	1,000.00
<b>Total 2-1000 - DS EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>110,377.32</b>	<b>290,786.61</b>	<b>290,786.61</b>
<b>Total Expense</b>	<b>2,668.13</b>	<b>0.00</b>	<b>396,125.76</b>	<b>669,153.83</b>	<b>669,153.83</b>
<b>Net Ordinary Income</b>	<b>7,994.54</b>	<b>0.00</b>	<b>245,875.73</b>	<b>-8,398.51</b>	<b>-8,398.51</b>
<b>Net Income</b>	<b>7,994.54</b>	<b>0.00</b>	<b>245,875.73</b>	<b>-8,398.51</b>	<b>-8,398.51</b>

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Accrual Basis

# Cathedral Pines Metropolitan District

## Profit & Loss Budget Performance

### October 2020

Ordinary Income/Expense	Oct 20	Budget	Jan - Oct 20	YTD Budget	Annual Budget
<b>Income</b>					
1-100 - GF INCOME					
1-105 - GF Prop Tax Revenue	2,222.56	0.00	200,607.84	201,148.05	201,148.05
1-110 - Specific Ownership Taxes	4,431.82	0.00	38,624.80	45,000.00	45,000.00
1-115 - Delinquent Tax and Interest	146.74	0.00	208.10	130,000.00	130,000.00
1-120 - Rental Income - Lodge Events	750.00	0.00	41,456.00	3,000.00	3,000.00
1-140 - FEMA Funds	0.00	0.00	78,459.81	3,000.00	3,000.00
1-145 - Sales of Product Income	0.00	0.00	0.00	3,000.00	3,000.00
Total 1-100 - GF INCOME	7,551.12	0.00	359,356.55	379,148.05	379,148.05
2-100 - DS INCOME					
2-105 - DS Prop Tax Revenue	3,111.55	0.00	280,847.14	281,607.27	281,607.27
2-130 - DS Interest Income	0.00	0.00	1,797.80	281,607.27	281,607.27
Total 2-100 - DS INCOME	3,111.55	0.00	282,644.94	281,607.27	281,607.27
Total Income	10,662.67	0.00	642,001.49	660,755.32	660,755.32
Gross Profit	10,662.67	0.00	642,001.49	660,755.32	660,755.32
<b>Expense</b>					
1-1000 - SERVICES					
1-1005 - Audit	0.00	0.00	8,100.00	8,250.00	8,250.00
1-1010 - Management Expense	0.00	0.00	31,500.00	42,000.00	42,000.00
1-1015 - Maintenance Management	0.00	0.00	18,000.00	25,000.00	25,000.00
1-1020 - Legal Fees	0.00	0.00	8,738.23	10,000.00	10,000.00
Total 1-1000 - SERVICES	0.00	0.00	66,338.23	85,250.00	85,250.00
1-2000 - LODGE					
1-2001 - Lodge Management	0.00	0.00	24,765.50	48,800.00	48,800.00
1-2010 - Booking Fee	0.00	0.00	1,150.00	3,000.00	3,000.00
1-2015 - Event Hosting/ Attendant Fee	0.00	0.00	7,851.57	15,000.00	15,000.00
1-2020 - Event Supplies	0.00	0.00	563.09	8,000.00	8,000.00
1-2025 - Cleaning	0.00	0.00	685.00	4,500.00	4,500.00
1-2030 - Repairs and Maintenance	0.00	0.00	9,109.47	25,000.00	25,000.00
1-2035 - Utilities	611.19	0.00	4,931.93	5,000.00	5,000.00
1-2040 - Security	0.00	0.00	1,686.46	10,000.00	10,000.00
1-2043 - Capital Improvements - O&M	0.00	0.00	10,033.98	15,000.00	15,000.00
1-2044 - Landscape Maintenance	0.00	0.00	15,614.16	10,000.00	10,000.00
1-2045 - Snow Removal	0.00	0.00	3,047.50	8,000.00	8,000.00
1-2050 - Trash	0.00	0.00	4,368.65	3,300.00	3,300.00
1-2055 - Telephone	240.30	0.00	2,289.38	10,000.00	10,000.00
1-4030 - Lodge Contingency	0.00	0.00	0.00	140,600.00	140,600.00
Total 1-2000 - LODGE	851.49	0.00	86,096.69	140,600.00	140,600.00

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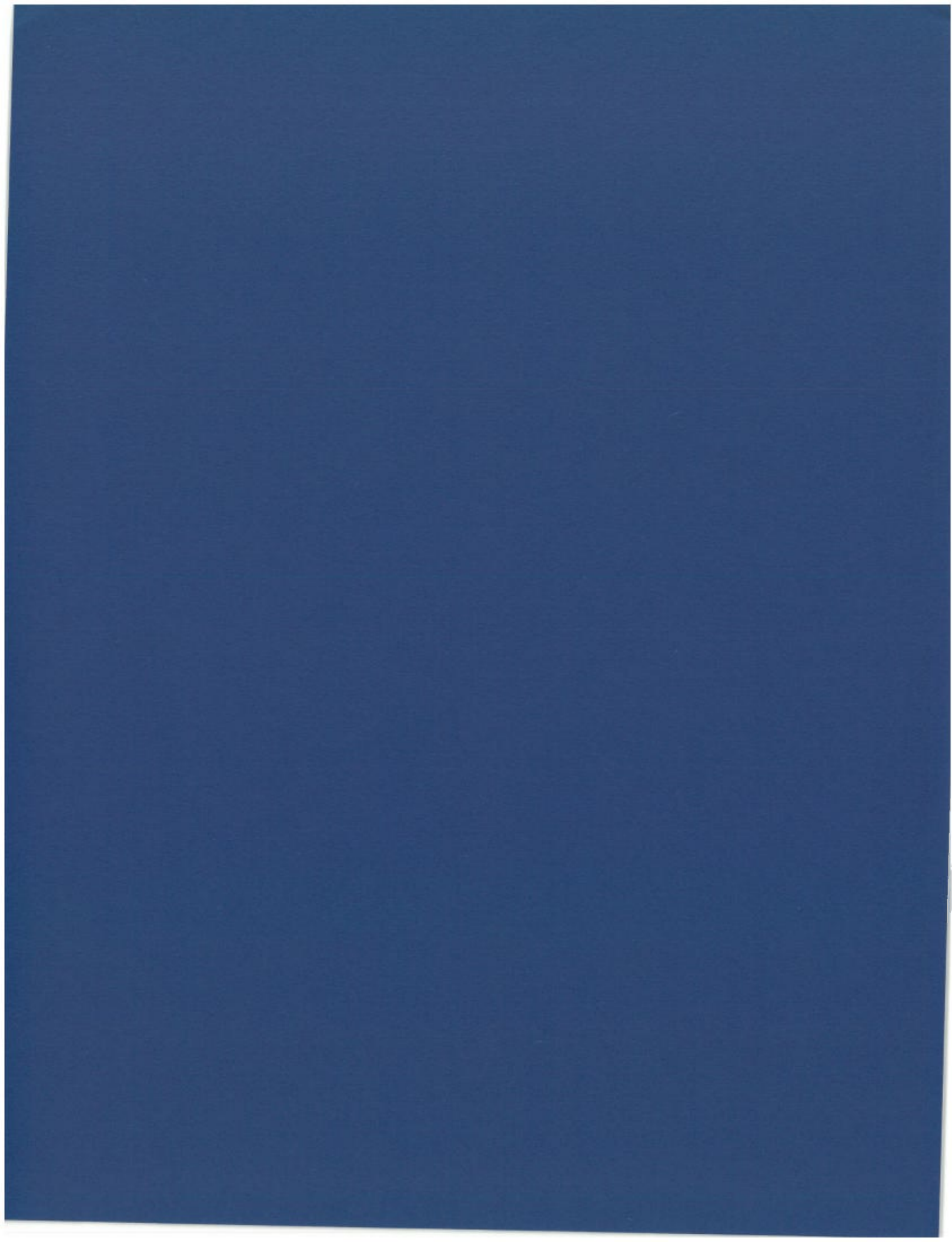
Accrual Basis

# Cathedral Pines Metropolitan District

## Profit & Loss Budget Performance

### October 2020

	Oct 20	Budget	Jan - Oct 20	YTD Budget	Annual Budget
<b>1-3000 - GF EXPENSES</b>					
1-3005 - Landscape Maintenance	0.00	0.00	24,871.46	35,000.00	35,000.00
1-3010 - Repair & Maintenance - O&M	0.00	0.00	53,152.93	35,000.00	35,000.00
1-3015 - Snow Removal - O&M	0.00	0.00	17,204.90	16,000.00	16,000.00
1-3020 - Utilities - O&M	1,734.43	0.00	14,216.91	27,500.00	27,500.00
1-3025 - Infrastructure Replacement	0.00	0.00	4,814.30	10,000.00	10,000.00
1-3030 - Election	0.00	0.00	208.08	3,000.00	3,000.00
1-3035 - GF - Contingency	0.00	0.00	1,200.00	10,000.00	10,000.00
<b>Total 1-3000 - GF EXPENSES</b>	<b>1,734.43</b>	<b>0.00</b>	<b>115,768.58</b>	<b>136,500.00</b>	<b>136,500.00</b>
<b>1-4000 - OTHER</b>					
1-4005 - Bank Charges	0.00	0.00	430.00	500.00	500.00
1-4010 - Insurance/ Fees	0.00	0.00	9,912.47	12,000.00	12,000.00
1-4015 - Office Expenses	0.00	0.00	473.61	500.00	500.00
1-4020 - Collection Fee GF(Treasurer)	82.21	0.00	6,728.86	3,017.22	3,017.22
<b>Total 1-4000 - OTHER</b>	<b>82.21</b>	<b>0.00</b>	<b>17,544.94</b>	<b>16,017.22</b>	<b>16,017.22</b>
<b>2-1000 - DS EXPENSES</b>					
2-1005 - Trustee Fees	0.00	0.00	0.00	800.00	800.00
2-1010 - Collection Fee DS (Treasurer)	0.00	0.00	496.07	4,224.11	4,224.11
2-1015 - Bond Principal Pmts	0.00	0.00	0.00	65,000.00	65,000.00
2-1030 - Interest Expense DS	0.00	0.00	109,881.25	219,762.50	219,762.50
2-1035 - DS - Contingency	0.00	0.00	0.00	1,000.00	1,000.00
<b>Total 2-1000 - DS EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>110,377.32</b>	<b>290,786.61</b>	<b>290,786.61</b>
<b>Total Expense</b>	<b>2,668.13</b>	<b>0.00</b>	<b>396,125.76</b>	<b>668,153.83</b>	<b>668,153.83</b>
<b>Net Ordinary Income</b>	<b>7,994.54</b>	<b>0.00</b>	<b>245,875.73</b>	<b>-8,398.51</b>	<b>-8,398.51</b>
<b>Net Income</b>	<b>7,994.54</b>	<b>0.00</b>	<b>245,875.73</b>	<b>-8,398.51</b>	<b>-8,398.51</b>



# Cathedral Pines Metropolitan District

## PAYMENT REQUEST

10/20/2020

### GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
A Cut Above Lawn Services	22527	9/30/2020	\$ 1,572.66	GF - Landscape Contract
A Cut Above Lawn Services	22440	9/30/2020	\$ 2,072.14	GF/Lodge - Landscape Maint
A Cut Above Lawn Services	22506	9/30/2020	\$ 2,202.34	GF/Lodge - Repairs
ADT Security	22379	9/30/2020	\$ 1,487.17	GF - Repairs
Bamhart Pump Co.	403079811	9/14/2020	\$ -	Lodge - Security (Auto-Pay Credit)
BiggsKofford	15394	9/17/2020	\$ 18,911.28	GF - Repairs
Black Hills Energy	100558	9/24/2020	\$ 8,100.00	GF - Audit
Lina Hookman	11088	10/2/2020	\$ -	Lodge - Utilities (Credit)
Mountain View Electric	LCP92020	9/30/2020	\$ 3,500.00	Lodge - Booking fee
Mountain View Electric	ACH	10/9/2020	\$ 611.19	Lodge - Utilities (Auto-Pay Credit)
Munson Excavating, Inc.	ACH	10/9/2020	\$ 1,734.46	GF - Utilities (Auto-Pay)
Stratus IQ	11386	9/18/2020	\$ 11,360.00	GF - Repairs
Tall Timbers Tree & Shrub Service, Inc.	7899	10/1/2020	\$ 240.30	Lodge - Utilities
Walker Schooler District Managers	49680	6/2/2020	\$ 700.00	GF - repairs
Warren Management	6803	9/30/2020	\$ 3,528.45	GF - Management/ reimbursement
Waste Management	15142	9/30/2020	\$ 2,722.12	Lodge - repairs/ Maintenance
White Bear Anale Tanaka Waldron	6582204-2528-9	9/30/2020	\$ 618.92	Lodge - Trash
TOTAL	12284	9/30/2020	\$ 102.50	GF - Legal
			\$ 59,463.53	

### BONDS REVENUE FUND ACCOUNT

Description	Date	Amount	Comments
UMB Bank NA		\$ -	Interest Payment
TOTAL			

TOTAL \$ 59,463.53