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08/12/25

Accrual Basis

Cathedral Pines Metropolitan District

Balance Sheet

As of July 31, 2025

	Jul 31, 25
ASSETS	
Current Assets	
Checking/Savings	
ECB Debt Service Fund	346,263.94
ECB - General Fund New Reserve	61,945.55
ECB - General Fund New - Other	302,284.89
Total ECB - General Fund New	364,230.44
MM - CSafe Bond Fund UMB	0.53
Total Checking/Savings	710,494.91
Accounts Receivable	
Accounts Receivable	6,750.00
Total Accounts Receivable	6,750.00
Other Current Assets	
Prop Tax Rec - Debt Svc	601,991.46
Prop Tax Rec - Gnl Fund	672,814.47
Total Other Current Assets	1,274,805.93
Total Current Assets	1,992,050.84
Fixed Assets	
Construction in Process	267,849.00
Building Improvements	5,799.00
Land Improvements	
Accum Depreciation	-11,826.00
Land Improvements - Other	75,000.00
Total Land Improvements	63,174.00
Community Center	
Accum Depreciation	-755,503.00
Original Cost	1,328,384.00
Total Community Center	572,881.00
Equipment	
Accum Depreciation	-2,936.00
Equipment - Other	13,922.00
Total Equipment	10,986.00
Parks, Trails & Monument	
Accum Depreciation	-788,385.00
Parks, Trails & Monument - Other	1,006,154.88
Total Parks, Trails & Monument	217,769.88
Streets, Signs & Lights	60.92
Total Fixed Assets	1,138,519.80
TOTAL ASSETS	3,130,570.64
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	29,936.63
Total Accounts Payable	29,936.63

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Accrual Basis

Cathedral Pines Metropolitan District

Balance Sheet

As of July 31, 2025

	Jul 31, 25
Other Current Liabilities	
Accrued Interest - DSvc	17,246.00
Deferred Revenue - Lodge Events	29,374.75
Deferred Prop Tax - DSvc	601,991.46
Deferred Prop Tax - Gnl	672,814.47
Total Other Current Liabilities	1,321,426.68
Total Current Liabilities	1,351,363.31
Long Term Liabilities	
Bonds Payable 2016	
Bond Premium 2016	
A/A Bond Premium 2016	-159,735.36
Bond Premium 2016 - Other	414,881.70
Total Bond Premium 2016	255,146.34
Bonds Payable 2016 - Other	4,175,000.00
Total Bonds Payable 2016	4,430,146.34
Total Long Term Liabilities	4,430,146.34
Total Liabilities	5,781,509.65
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	-3,628,512.79
32000 - Retained Earnings	432,760.48
Net Income	347,081.30
Total Equity	-2,650,939.01
TOTAL LIABILITIES & EQUITY	3,130,570.64

Cathedral Pines Metropolitan District
Profit & Loss Budget vs. Actual
January through July 2025

General Fund

	TOTAL				
	Jul 25	Jan - Jul 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
47800 · Insurance Claim	0.00	3,010.54			
1-100 · GF INCOME					
1-104 · Property Tax Revenue	97,969.46	335,435.47	337,379.00	-1,943.53	99.42%
1-110 · Specific Ownership Taxes	5,051.01	30,402.23	44,747.00	-14,344.77	67.94%
1-115 · Delinquent Tax and Interest	10.59	80.27			
1-120 · Rental Income - Lodge Events	13,751.18	99,578.33	125,000.00	-25,421.67	79.66%
1-135 · Interest Income	0.00	0.08			
Total 1-100 · GF INCOME	116,782.24	465,496.38	507,126.00	-41,629.62	91.79%
Total Income	116,782.24	468,506.92	507,126.00	-38,619.08	92.39%
Gross Profit	116,782.24	468,506.92	507,126.00	-38,619.08	92.39%
Expense					
1-1000 · SERVICES					
1-1005 · Audit	0.00	10,275.00	10,080.00	195.00	101.94%
1-1010 · Management Expense	4,275.30	39,855.10	84,000.00	-44,144.90	47.45%
1-1012 · Meeting Expense	0.00	1,793.95	2,000.00	-206.05	89.7%
1-1020 · Legal Fees	1,500.00	13,125.00	15,000.00	-1,875.00	87.5%
Total 1-1000 · SERVICES	5,775.30	65,049.05	111,080.00	-46,030.95	58.56%
1-2000 · LODGE					
1-2042 · Capital Improvements	8,387.20	13,599.12	15,000.00	-1,400.88	90.66%
1-2001 · Lodge Management	3,500.00	32,000.00	50,000.00	-18,000.00	64.0%
1-2005 · Advertising/ Website	1,750.00	12,676.00	21,000.00	-8,324.00	60.36%
1-2020 · Event Supplies	613.72	1,807.06	5,000.00	-3,192.94	36.14%
1-2025 · Cleaning	0.00	2,115.82	6,500.00	-4,384.18	32.55%
1-2030 · Repairs and Maintenance	1,185.97	6,411.44	10,000.00	-3,588.56	64.11%
1-2035 · Utilities	628.35	4,966.13	10,000.00	-5,033.87	49.66%
1-2040 · Security	188.37	1,318.59	2,700.00	-1,381.41	48.84%
1-2044 · Landscape Maintenance	0.00	1,125.00	5,000.00	-3,875.00	22.5%
1-2050 · Trash	551.12	1,893.12	3,500.00	-1,606.88	54.09%
1-2055 · Telephone	204.99	1,434.93	2,500.00	-1,065.07	57.4%
1-4030 · Lodge Contingency	0.00	0.00	10,000.00	-10,000.00	0.0%
Total 1-2000 · LODGE	17,009.72	79,347.21	141,200.00	-61,852.79	56.2%
1-3000 · GF EXPENSES					
1-3003 · Capital Improvements	0.00	0.00	30,000.00	-30,000.00	0.0%
1-3021 · Utilities	3,417.61	12,430.65	25,000.00	-12,569.35	49.72%
1-3016 · Snow Removal	0.00	10,370.98	15,000.00	-4,629.02	69.14%
1-3011 · Repair & Maintenance	2,493.76	7,891.69	20,000.00	-12,108.31	39.46%
1-3002 · License & Fees	0.00	717.67	800.00	-82.33	89.71%
1-3005 · Landscape Maintenance	4,257.34	29,386.02	50,000.00	-20,613.98	58.77%
1-3008 · Landscape Upgrade	0.00	82,448.00	85,000.00	-2,552.00	97.0%

Cathedral Pines Metropolitan District
Profit & Loss Budget vs. Actual
January through July 2025

	TOTAL				
	Jul 25	Jan - Jul 25	Budget	\$ Over Budget	% of Budget
1-3030 · Election	0.00	1,870.65	20,000.00	-18,129.35	9.35%
1-3035 · GF - Contingency	0.00	0.00	10,000.00	-10,000.00	0.0%
Total 1-3000 · GF EXPENSES	10,168.71	145,115.66	255,800.00	-110,684.34	56.73%
1-4000 · OTHER					
1-4018 · Collection Fee (Treasurer)	1,469.72	5,032.82	5,061.00	-28.18	99.44%
1-4005 · Bank Charges	0.00	0.00	50.00	-50.00	0.0%
1-4010 · Insurance/ Fees	0.00	14,212.00	14,000.00	212.00	101.51%
1-4015 · Office Expenses	0.00	292.16	1,000.00	-707.84	29.22%
Total 1-4000 · OTHER	1,469.72	19,536.98	20,111.00	-574.02	97.15%
Total Expense	34,423.45	309,048.90	528,191.00	-219,142.10	58.51%
Net Ordinary Income	82,358.79	159,458.02	-21,065.00	180,523.02	-756.98%
Net Income	82,358.79	159,458.02	-21,065.00	180,523.02	-756.98%

Cathedral Pines Metropolitan District
Profit & Loss Budget vs. Actual
January through July 2025
Debt Service Fund

		TOTAL				
		Jul 25	Jan - Jul 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Income						
2-100 · DS INCOME						
2-104 · Prop Tax Revenue	87,656.88	300,126.47	301,865.00	-1,738.53	99.42%	
2-115 · Delinquent Tax & Interest	10.59	80.27				
2-130 · DS Interest Income	1,408.96	6,433.90				
Total 2-100 · DS INCOME	89,076.43	306,640.64	301,865.00	4,775.64	101.58%	
Total Income	89,076.43	306,640.64	301,865.00	4,775.64	101.58%	
Gross Profit	89,076.43	306,640.64	301,865.00	4,775.64	101.58%	
Expense						
2-1000 · DS EXPENSES						
2-1005 · Trustee Fees	400.00	400.00	800.00	-400.00	50.0%	
2-1010 · Collection Fee DS (Treasurer)	1,315.01	4,503.04	4,528.00	-24.96	99.45%	
2-1015 · Bond Principal Pmts	0.00	0.00	85,000.00	-85,000.00	0.0%	
2-1030 · Interest Expense DS	0.00	103,475.00	206,850.00	-103,375.00	50.02%	
Total 2-1000 · DS EXPENSES	1,715.01	108,378.04	297,178.00	-188,799.96	36.47%	
Total Expense	1,715.01	108,378.04	297,178.00	-188,799.96	36.47%	
Net Ordinary Income	87,361.42	198,262.60	4,687.00	193,575.60	4,230.05%	
Net Income	87,361.42	198,262.60	4,687.00	193,575.60	4,230.05%	

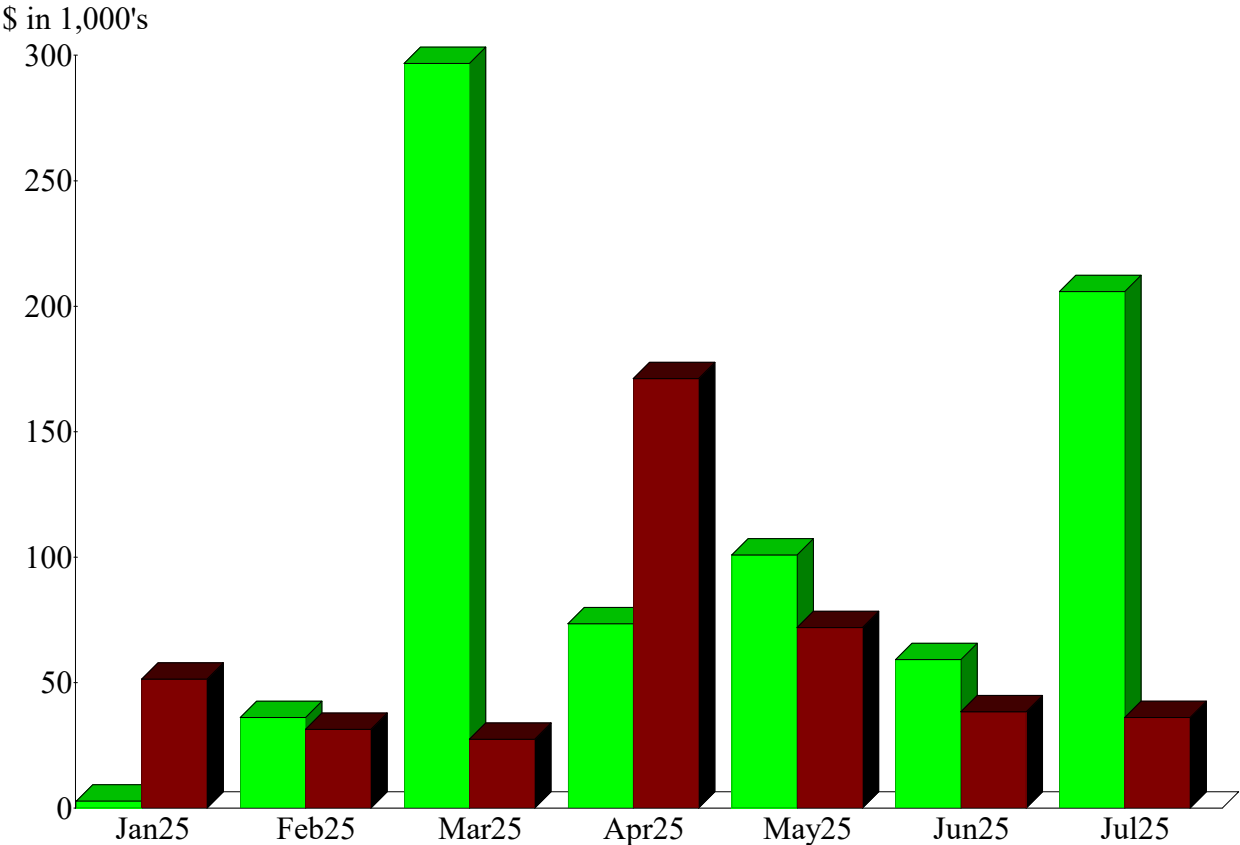
Cathedral Pines Metropolitan District
Profit & Loss Budget vs. Actual
January through July 2025

Capital Reserve Fund

	TOTAL				
	Jul 25	Jan - Jul 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Transfers In	0.00	0.00	50,000.00	-50,000.00	0.0%
Total Income	0.00	0.00	50,000.00	-50,000.00	0.0%
Gross Profit	0.00	0.00	50,000.00	-50,000.00	0.0%
Expense					
TRANSFERS OUT					
Capital Replacement Reserve	0.00	0.00	10,000.00	-10,000.00	0.0%
Total TRANSFERS OUT	0.00	0.00	10,000.00	-10,000.00	0.0%
1-2000 · LODGE					
1-2042 · Capital Improvements	0.00	10,639.32			
Total 1-2000 · LODGE	0.00	10,639.32			
Total Expense	0.00	10,639.32	10,000.00	639.32	106.39%
Net Ordinary Income	0.00	-10,639.32	40,000.00	-50,639.32	-26.6%
Net Income	0.00	-10,639.32	40,000.00	-50,639.32	-26.6%

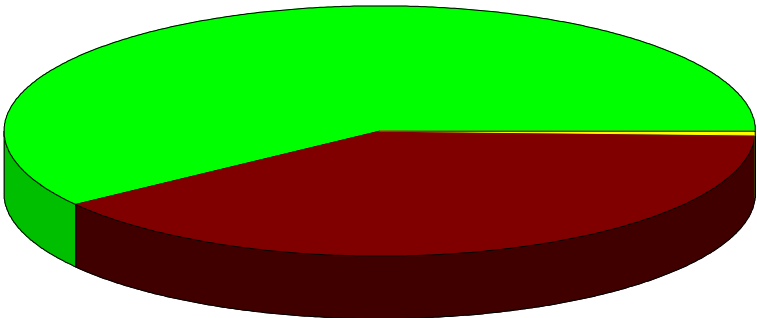
Income and Expense by Month
January through July 2025

Income
Expense



Income Summary
January through July 2025

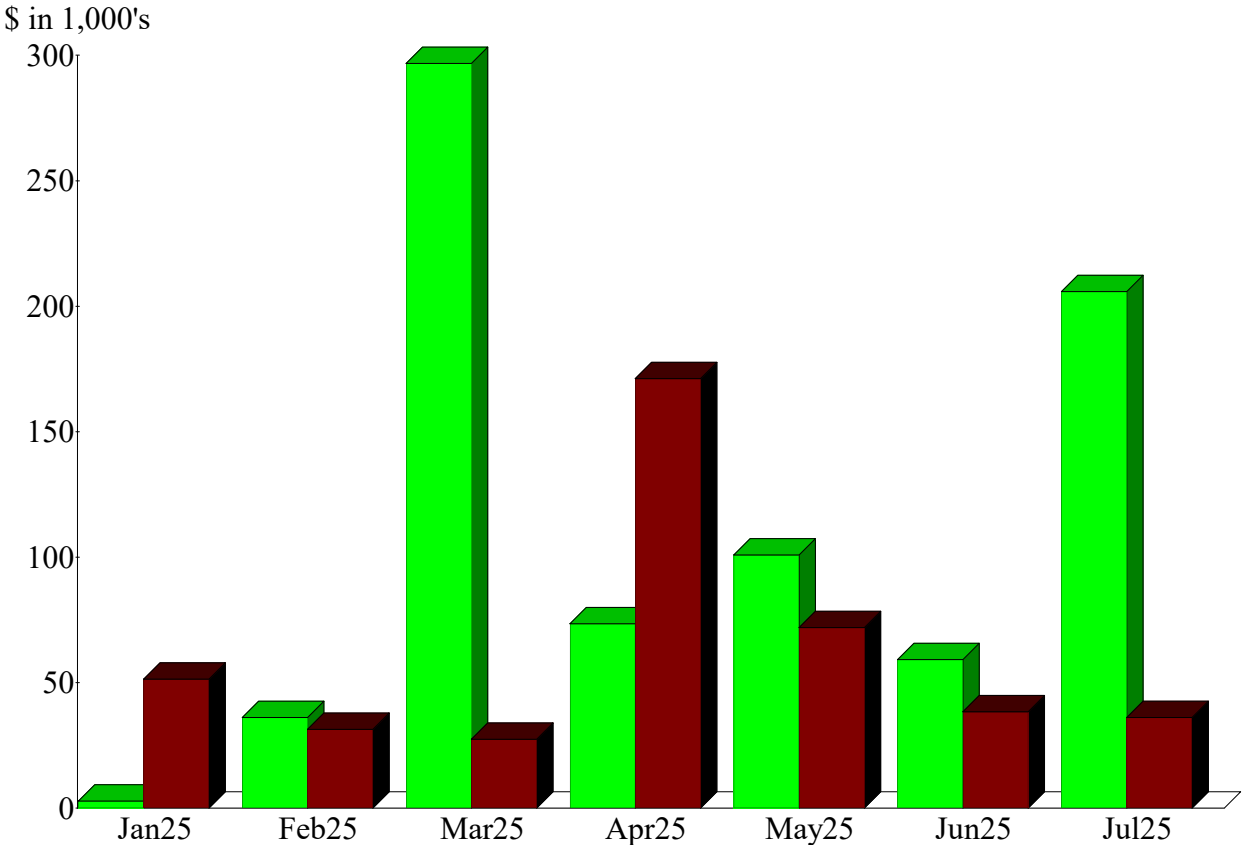
1-100 · GF INCOME	60.05%
2-100 · DS INCOME	39.56
47800 · Insurance Claim	0.39
Total	\$775,147.56



By Account

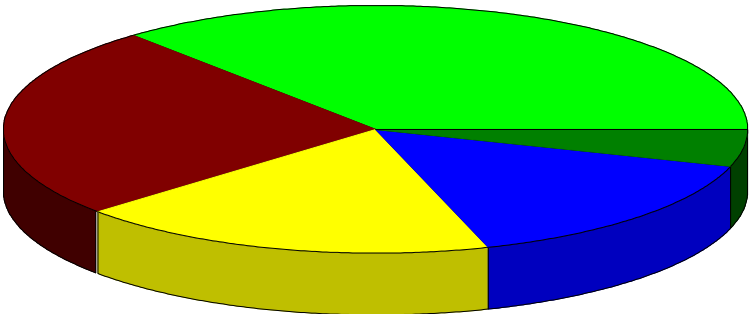
Income and Expense by Month
January through July 2025

Income
Expense



Expense Summary
January through July 2025

1-3000 · GF EXPENSES	36.43%
2-1000 · DS EXPENSES	25.32
1-2000 · LODGE	18.32
1-1000 · SERVICES	15.36
1-4000 · OTHER	4.56
Total	\$428,066.26



By Account