CATHEDRAL PINES METROPOLITAN DISTRICT NOTICE OF SPECIAL MEETING BOARD OF DIRECTORS

Monday, October 10, 2022 at 10:00 AM (MST) Cathedral Pines Lodge 13975 Milam Rd. Colorado Springs, CO 80908 Or

Please join meeting from your computer, tablet or smartphone.

https://meet.goto.com/167017405

You can also dial in using your phone. United States: <u>+1 (571) 317-3129</u> Access Code: 167-017-405

Public Welcome

*We encourage our attendees to participate in person; however, if you choose to join virtually please have your camera on so we are able to get to know everyone a little better. Please do not use Chat option to submit questions.

Board of Director	Title	Term
Bill Heeter	President	May 2023
Rich Stauch	Vice President	May 2025
Debbie Perry	Treasurer	May 2025
Ecton Espenlaub	Secretary	May 2025
Lynn Shepherd	Assistant Secretary	May 2023

AGENDA

1. Call to Order

2. Introduction of Legal Counsel – Laura Gardner

3. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures

- 4. Approval of Agenda
- 5. Approval of Board Meeting Minutes Meeting minutes on September 19, 2022 (see attached)

6. Financial Update – Rebecca H. / Debbie P.

- a. Review and approval of Unaudited Financial Statements as of September 30, 2022 (see attached) Debbie
- b. Approval of Payables for the Period Ending October 10, 2022 (see attached) Rebecca
- c. FEMA funds update Kevin W.
- d. Reserve Study Update Jamie/Kevin Combs (Guest)
- e. Grant Timeline for Irrigation Rebecca
- f. 2022 Budget Amendment review Debbie P / Rebecca
- g. Preliminary Budget 2023 Discussion Debbie P/ Rebecca

7. Lodge Management Update – Lynn/VenQ

- a. Current Performance Update Megan/Lynn
- b. Update on Patio Lights Bill/ Ecton
- c. Magnolia Sound System Update Lynn
- d. Status of Sale of Appliances Rebecca
- e. Holiday Lights Proposals Bill/Jamie

8. Landscaping Issues – Bill

- a. Irrigation Discussion Current System Plan and RFP Status (see attached) Jamie/ Bill
- b. Community Chipping EventRecap Jamie
- c. Addition of 3rd Parcel Box at Mailbox Bill
- d. Kimley Horn Additional Expenses discussion Ecton/ Bill

9. Cathedral Pines HOA Update – Frank/ Jamie

10. Legal Matters

11. Public Comment (Items Not on the Agenda Only. Comments are limited to 5 minutes per person and taken in the order in which they appear on the sign-up sheet or if joined virtually in order as they appear on the host screen)

12. Other Business

- a. Future Topic Agenda Timetable
 - i. November: 2023 Budget Approval/ Lodge Objectives Discussion
 - ii. December: No Meeting
 - iii. January: Annual Meeting Discussion

13. Executive Session (§24-6-402(4)(f) C.R.S.)

- a. Discuss Management contracts for 2023
- 14. Adjournment Next Board Meeting scheduled for November 29, 2022 at 6:00 P.M.





MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE CATHEDRAL PINES METROPOLITAN DISTRICT HELD SEPTEMBER 12, 2022 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 Monday, September 12th at 10:00 AM, at 13975 Milam Road, Colorado Springs, CO, and via telephone and video conference call.

In attendance were Directors: Bill Heeter Lynn Shepherd Ecton Espenlaub Rick Stauch Debbie Perry

<u>Also in attendance were:</u> Kevin Walker, Walker Schooler District Managers Rebecca Hardekopf, Walker Schooler District Managers Jamie Adams, Warren Management Megan Riviezzo, VenQ Shalece Buchholtz, VenQ Members of the Public: James Eisenhart Heston Liebowitz

1. Call to Order: President Heeter called the meeting to order at 10:00 AM.

<u>2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures:</u> President Heeter confirmed a quorum was present. There were no additional disclosures made by Board Members.

<u>3. Approval of the Agenda:</u> Directory Perry requested moving the Lodge Management Update ahead of the Financial Update for VenQ's time. Director Espenlaub moved to approve the Agenda as amended; seconded by Director Stauch. Motion passed unanimously.

<u>4. Approval of Board Meeting Minutes – August 15, 2022:</u> Board discussed item 7 -k should be corrected to reflect that the board agreed to a cost not to exceed, no formal motion was taken. After review, Director Espenlaub moved to approve the August 15, 2022 Meeting Minutes as amended; seconded by President Heeter. Motion passed unanimously.

5. Financial Update

- a. Review and Approval of Unaudited Financial Statements as of August 31, 2022: Director Perry reviewed the unaudited financial statements as of August 31, 2022.
- b. Review Detail Expense on Event Supplies versus Cleaning: Ms. Hardekopf provided a review of event supplies versus cleaning. She found two invoices that can be moved over to cleaning from

repairs and maintenance. The Board reviewed an invoice for arbors and agreed to keep it under event supplies.

- c. Approval of Payables for the Period Ending September 13, 2022: Ms. Hardekopf presented the payables for the period ending September 13, 2022. An invoice was added to install the poles for \$750 and the invoice was removed for Handyman Happens. Director Perry requested the invoices be printed out so she can review. President Heeter moved to approve the Payables for the period ending September 13, 2022 with the changes discussed and upon the Treasurer's review and approval; seconded by Director Espenlaub. Motion passed unanimously.
- d. FEMA Funds Update: There was no update.
- e. Reserve Study Update/ Recommendation: Ms. Adams will provide a copy of the Reserve Study and spreadsheet. The Board discussed the recommendation of putting \$44,000 in reserves each year and how that will be kept record of.
- f. Grant Timeline for Irrigation: Ms. Hardekopf reported that the grant applications will open in January.
- g. Budget Timetable: The Board will discuss the budget in detail at October's Board meeting.

6. Lodge Management Update:

- a. Current Performance Update: Ms. Riviezzo provided the current Lodge performance update. Ms. Riviezzo discussed an old phone number and voicemail she did not have access to, and she has updated the information with her phone number. Ms. Riviezzo discussed poor ratings on Yelp due to reviews regarding COVID refunds. She will be requesting reviews from those who had a recent event. Ms. Riviezzo discussed the need for a larger advertising budget and will provide detailed information to the Board in November. Director Perry requested a separate detailed profit and loss report from the past 6 months including all expenses and payments to VenQ. Ms. Hardekopf clarified that will be a report that is done from Walker Schooler's office and not VenQ.
- b. Update on Patio Lights: Director Espenlaub reported on the patio lights and noted the cord was very long so they will be returned for a better option. He also noted the flood lights may no longer be needed.
- c. Magnolia Sound System Update: Ms. Hardekopf and the Board discussed the Magnolia sound system costs was originally quoted at \$46,000 and the Board has already expensed \$24,000. She noted she is unsure if all items paid for have been received. Director Shepherd will take the lead on this item and contact Magnolia to go over the invoices in detail.
- d. Blinds for Lodge: President Heeter presented three quotes for window treatments for the Lodge. The best price is with Costco for \$3,800 but it must be ordered by October 6th for the promotion. After discussion, the Board agreed to table this expense.

7. Landscaping Issues:

- a. Irrigation Discussion Current System Plan and RFP Status: President Heeter reported the final RFP will be sent out to 8 companies for the irrigation. The plan is to review at the annual meeting in February.
- b. Milam/ Saxton Intersection Plan: President Heeter discussed the island that does not look great due to the water being shut off on Saxton. Xeriscaping the island is an option and would cost \$5,000, but that is on hold until the irrigation plan is decided.
- c. Timing of Stocking of Fish and Pond Levels: Ms. Adams reported the fish will be stocked in October. Director Espenlaub suggested removing cattails from the south water feature and the Board agreed.
- d. Community Chipping Event: The chipping event starts Monday, September 19th. Director Espenlaub requested chipping at the barn and have them spread the chippings on the ground

around the barn.

- e. Kimley Horn Additional Expenses discussion: President Heeter discussed that Kimley Horn has not yet completed all of the work that has been paid for. Kimley Horn is currently using the community feedback to provide two plans for the District, a general overview of the community to review, and then a more detailed plan for the community to move forward with.
- f. Update on Lower Pond: The Board discussed the lower pond and how to move forward with the liner. Director Espenlaub suggested covering patches to the liner with a coconut mat and then placing river rock on top of that.
- g. Monument Lighting: Ms. Adams is contacting a new electrician for the monument lighting and replacement with a lower wattage bulb.
- h. Lodge well pump: There was no discussion needed.

<u>8. Cathedral Pines HOA Update</u>: The Board discussed the HOA and the latest Flying Horse North proposed development.

- 9. Legal Matters
 - a. Review and Consider Acceptance for New Legal Counsel: After review and discussion of the three legal counsel proposals received, Director Shepherd moved to accept the Gardner Law Firm for new legal counsel; seconded by Director Perry. Motion passed unanimously.
- 10. Public Comment: There was no public comment.
- 11. Other Business
 - a. Director Espenlaub requested an email list of registered voters in the community for District communications. Ms. Hardekopf stated she will clarify if the voter registration list can be used for anything outside of elections.
 - b. Future Topic Agenda Timetable
 - i. October: 2022 Budget Revision/ Preliminary 2023 Budget Discussion
 - ii. November: 2023 Budget Approval/ Lodge Objectives Discussion
 - iii. December: No Meeting
 - iv. January: Annual Meeting Discussion
- <u>12. Adjournment:</u> Next Board Meeting is scheduled for October 10, 2022 at 10:00 AM. Director Perry moved to adjourn; seconded by Director Stauch. Motion passed unanimously at 12:23 PM.

Respectfully Submitted,

By: Rebecca Hardekopf, District Manager

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 12, 2022 MINUTES OF THE CATHEDRAL PINES METROPOLITAN DISTRICT.



Cathedral Pines Metropolitan District Balance Sheet As of September 30, 2022

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Accum Depreciation-3,217.00Equipment - Other13,922.00Total Equipment10,705.00Parks, Trails & Monument-637,121.00Original Cost897,354.77Parks, Trails & Monument - Other98,162.53Total Parks, Trails & Monument - Other98,162.53Total Parks, Trails & Monument - Other98,162.53Total Fixed Assets1,076,690.30TOTAL ASSETS1,753,640.66LIABILITIES & EQUITY1LiabilitiesAccounts PayableAccounts Payable33,344.61Other Current Liabilities24,512.50Deferred Revenue - Lodge Events24,512.50Deferred Revenue - Lodge Events24,512.50Deferred Rrop Tax - DSvc6,100.66Damage Deposits- Lodge Events781.70Total Other Current Liabilities37,495.52Total Other Current Liabilities70,840.13Long Term Liabilities70,840.13Long Term Liabilities11,246.34Bonds Payable 20164,172,1246.34Total Bond Premium 20164,172,1246.34Total Long Term Liabilities4,722,086.47EquityDebt Svc / Cap Proj Funds155,805.00General Fund-Restricted8,054.00General Fund-Restricted8,054.00Gorvt Wide Fund Balance-3,628,512.7032000 · Retained Earnings101,033.46Net Income291,301.52Total Equity-3,038,445.81	Total Community Center	707,589.00
Equipment - Other13,922.00Total Equipment10,705.00Parks, Trails & Monument-637,121.00Original Cost897,354.77Parks, Trails & Monument - Other98,162.53Total Parks, Trails & Monument358,396.30Total Fixed Assets1,076,690.30TOTAL ASSETS1,753,640.66LIABILITIES & EQUITY33,344.61Current Liabilities33,344.61Accounts Payable33,344.61Other Current Liabilities24,512.50Deferred Revenue - Lodge Events24,512.50Deferred Prop Tax - DSvc6,100.66Deferred Prop Tax - Gnl6,100.66Damage Deposits - Lodge Events781.70Total Current Liabilities37,495.52Total Current Liabilities37,495.52Total Other Current Liabilities37,495.52Total Other Current Liabilities31,246.34Bonds Payable 2016414,881.70Total Bond Premium 2016311,246.34Bonds Payable 2016311,246.34Bonds Payable 20164,721,246.34Total Long Term Liabilities4,720,086.47EquityDebt Svc / Cap Proj Funds155,805.00General Fund-Restricted3,373.00Govt Wide Fund Balance-3,628,512.7932000 - Retained Earnings101,33.46Net Income291,301.52Total Equity-3,038,445.81	Equipment	
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Parks, Trails & MonumentAccum Depreciation-637,121.00Original Cost&97,354.77Parks, Trails & Monument - Other98,162.53Total Parks, Trails & Monument358,396.30Total Fixed Assets1,076,690.30TOTAL ASSETS1,753,640.66LIABILITIES & EQUITY1LiabilitiesAccounts PayableAccounts Payable33,344.61Other Current Liabilities24,512.50Deferred Revenue - Lodge Events24,512.50Deferred Revenue - Lodge Events24,512.50Deferred Revenue - Lodge Events781.70Total Other Current Liabilities37,495.52Total Other Current Liabilities37,495.52Total Current Liabilities37,495.52Total Other Current Liabilities70,840.13Long Term Liabilities31,1246.34Bonds Payable 2016311,246.34Bonds Payable 20164,721,246.34Total Bonds Payable 20164,721,246.34Total Liabilities4,792,086.47EquityDebt Svc / Cap Proj Funds155,805.00General Fund-Restricted33,873.00Gov't Wide Fund Balance-3,628,512.7932000 · Retained Earnings101,033.46Net Income291,301.52Total Equity-3,038,445.81	Equipment - Other	13,922.00
Accum Depreciation-637,121.00Original Cost897,354.77Parks, Trails & Monument - Other98,162.53Total Parks, Trails & Monument358,396.30Total Parks, Trails & Monument358,396.30Total Fixed Assets1,076,690.30TOTAL ASSETS1,753,640.66LIABILITIES & EQUITY1LiabilitiesAccounts PayableAccounts Payable33,344.61Other Current Liabilities33,344.61Other Current Liabilities24,512.50Deferred Revenue - Lodge Events24,512.50Deferred Prop Tax - DSvc6,100.66Damage Deposits - Lodge Events781.70Total Other Current Liabilities37,495.52Total Current Liabilities70,840.13Long Term Liabilities70,840.13Bonds Payable 2016414,881.70Total Bond Premium 2016-103,635.36Bond Premium 2016311,246.34Bonds Payable 2016 - Other4,410,000.00Total Labilities4,721,246.34Total Long Term Liabilities4,721,246.34Total Liabilities4,721,246.34Total Liabilities4,721,246.34Total Liabilities4,721,246.34Total Liabilities4,721,246.34Total Liabilities4,721,246.34Total Liabilities4,721,246.34Total Liabilities4,721,246.34Debt Svc / Cap Proj Funds155,605.00General Fund-Restricted3,873.00Govt Wide Fund Balance-3,628,512.7932000 · Retained Earnings	Total Equipment	10,705.00
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TOTAL ASSETS1,753,640.66LIABILITIES & EQUITYLiabilitiesCurrent LiabilitiesAccounts PayableAccounts Payable (A/P)33,344.61Other Current LiabilitiesDeferred Revenue - Lodge Events24,512.50Deferred Prop Tax - DSvc6,100.66Deferred Prop Tax - Gnl6,100.66Damage Deposits- Lodge Events70tal Other Current Liabilities37,495.52Total Other Current Liabilities80nds Payable 2016Bonds Payable 2016Bond Premium 2016-103,635.36Bond Premium 2016311,246.34Bonds Payable 2016 - Other4,410,000.00Total Bonds Payable 2016 - Other4,410,000.00Total Bonds Payable 20164,721,246.34Total Liabilities4,721,246.34Total Liabilities4,792,086.47EquityDebt Svc / Cap Proj Funds155,805.00General Fund-Restricted3,0200 · Retained Earnings101,033.46Net Income291,301.52Total Equity-3,038,445.81	Total Parks, Trails & Monument	358,396.30
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Total Long Term Liabilities4,721,246.34Total Liabilities4,792,086.47EquityDebt Svc / Cap Proj Funds155,805.00General Fund-Restricted8,054.00General Fund-Unrestricted33,873.00Gov't Wide Fund Balance-3,628,512.7932000 · Retained Earnings101,033.46Net Income291,301.52Total Equity-3,038,445.81	Bonds Payable 2016 - Other	
Total Liabilities 4,792,086.47 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 101,033.46 Net Income 291,301.52 Total Equity -3,038,445.81	Total Bonds Payable 2016	4,721,246.34
Equity 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 101,033.46 Net Income 291,301.52 Total Equity -3,038,445.81	Total Long Term Liabilities	4,721,246.34
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 101,033.46 Net Income 291,301.52 Total Equity -3,038,445.81	Total Liabilities	4,792,086.47
General Fund-Restricted 8,054.00 General Fund-Unrestricted 33,873.00 Gov't Wide Fund Balance -3,628,512.79 32000 · Retained Earnings 101,033.46 Net Income 291,301.52 Total Equity -3,038,445.81	Equity	
General Fund-Unrestricted 33,873.00 Gov't Wide Fund Balance -3,628,512.79 32000 · Retained Earnings 101,033.46 Net Income 291,301.52 Total Equity -3,038,445.81	Debt Svc / Cap Proj Funds	155,805.00
Gov't Wide Fund Balance -3,628,512.79 32000 · Retained Earnings 101,033.46 Net Income 291,301.52 Total Equity -3,038,445.81	General Fund-Restricted	8,054.00
32000 · Retained Earnings 101,033.46 Net Income 291,301.52 Total Equity -3,038,445.81	General Fund-Unrestricted	33,873.00
Net Income 291,301.52 Total Equity -3,038,445.81	Gov't Wide Fund Balance	-3,628,512.79
Total Equity -3,038,445.81	32000 · Retained Earnings	101,033.46
	Net Income	291,301.52
TOTAL LIABILITIES & EQUITY 1,753,640.66		
	TOTAL LIABILITIES & EQUITY	1,753,640.66

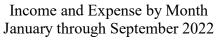
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Cathedral Pines Metropolitan District Profit & Loss Budget vs. Actual January through September 2022

				OTAL	
	Sep 22	Jan - Sep 22	Budget	\$ Over Budget	% of Budge
rdinary Income/Expense					
Income					
1-100 · GF INCOME					
1-105 · GF Prop Tax Revenue	2,437.51	291,405.19	292,867.00	-1,461.81	99.5
1-110 · Specific Ownership Taxes	6,252.60	40,497.94	41,001.00	-503.06	98.77
1-115 · Delinquent Tax and Interest	60.28	187.57			
1-120 · Rental Income - Lodge Events	250.00	44,950.50	75,000.00	-30,049.50	59.93
1-127 · Rental Income - Shed	0.00	5,833.31	9,996.00	-4,162.69	58.36
1-140 · FEMA Funds	0.00	0.00	20,000.00	-20,000.00	0.0
Total 1-100 · GF INCOME	9,000.39	382,874.51	438,864.00	-55,989.49	87.24
2-100 · DS INCOME					
2-115 · Delinquent Tax & Interest	60.28	187.56			
2-105 · DS Prop Tax Revenue	2,437.51	291,405.19	292,867.00	-1,461.81	99.5
2-130 · DS Interest Income	581.81	1,911.52			
Total 2-100 · DS INCOME	3,079.60	293,504.27	292,867.00	637.27	100.22
Total Income	12,079.99	676,378.78	731,731.00	-55,352.22	92.44
Expense			,		
TRANSFERS OUT					
Capital Replacement Reserve	0.00	0.00	25,000.00	-25,000.00	0.0
Total TRANSFERS OUT	0.00	0.00	25,000.00	-25,000.00	0.0
1-1000 · SERVICES	0.00	0.00	20,000.00	20,000.00	0.
1-1005 · Audit	0.00	8,825.00	9,000.00	-175.00	98.00
1-1008 · Consulting Services	0.00	3,590.00	10,000.00	-6,410.00	35.9
1-1010 · Management Expense	3,675.00	33,075.00	46,305.00	-13,230.00	71.4
1-1015 · Maintenance Management	0.00	22,076.25	26,250.00	-4,173.75	84.
1-1012 · Meeting Expense	0.00	1,817.81	20,200.00	.,	0.11
1-1020 · Legal Fees	0.00	1,835.15	15,000.00	-13,164.85	12.2
Total 1-1000 · SERVICES	3,675.00	71,219.21	106.555.00	-35,335.79	66.84
1-2000 · LODGE	0,070.00	71,210.21	100,000.00	00,000.70	00.0
1-2001 · Lodge Management	0.00	39,357.08	42,000.00	-2,642.92	93.7
1-2005 · Advertising/ Website	0.00	3,070.26	12,000.00	2,012.02	00.1
1-2010 · Booking Fee	0.00	0.00	5,000.00	-5,000.00	0.0
1-2020 · Event Supplies	0.00	2,384.30	3,000.00	-615.70	79.4
1-2025 · Cleaning	380.00	3,585.81	500.00	3,085.81	717.10
1-2030 · Repairs and Maintenance	0.00	5,537.74	15,000.00	-9,462.26	36.92
1-2035 · Utilities	668.12	5,908.93	10,000.00	-4,091.07	59.0
1-2040 · Security	203.09	1,803.65	3,000.00	-1,196.35	60.1
1-2043 · Capital Improvements - O&M	1,863.75	28,358.94	60,000.00	-31,641.06	47.2
1-2043 · Capital Improvements - Oaw	0.00	8,285.97	10,000.00	-1,714.03	82.8
1-2044 · Landscape maintenance	0.00	4,880.00	10,000.00	-1,714.03	
1-2053 · Show Kemoval	0.00	4,880.00	6,000.00	-4,164.73	30.5
1-2050 • Trash 1-2055 • Telephone	165.14	2,115.54	3,300.00		64.1 ²
1-2055 · Telephone 1-4030 · Lodge Contingency	0.00	2,115.54	3,300.00	-1,184.46 -9,912.88	
	0.00	07.12	10,000.00	-3,312.00	0.07

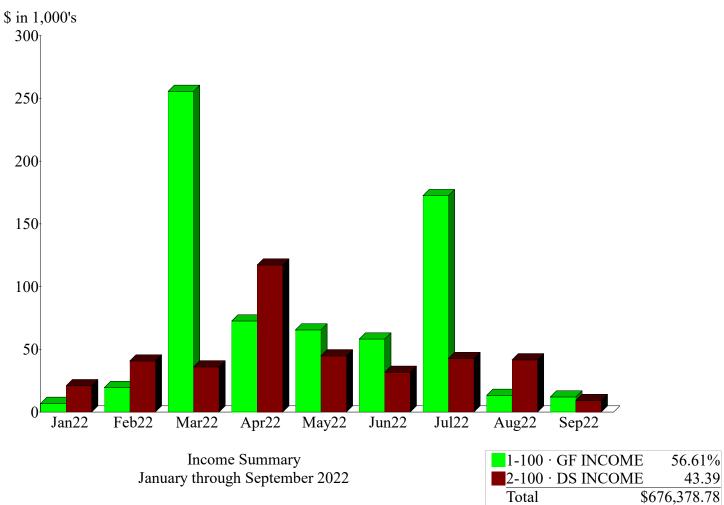
Cathedral Pines Metropolitan District Profit & Loss Budget vs. Actual January through September 2022

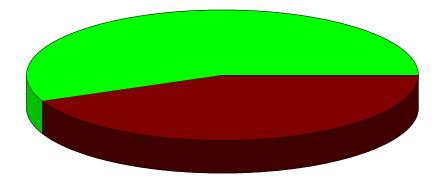
	TOTAL				
	Sep 22	Jan - Sep 22	Budget	\$ Over Budget	% of Budget
1-3000 · GF EXPENSES					
License & Fees	0.00	678.87			
1-3005 · Landscape Maintenance	0.00	39,243.59	45,000.00	-5,756.41	87.21%
1-3010 · Repair & Maintenance - O&M	0.00	22,289.81	25,000.00	-2,710.19	89.16%
1-3015 · Snow Removal - O&M	0.00	5,400.00	25,000.00	-19,600.00	21.6%
1-3020 · Utilities - O&M	2,176.49	9,540.35	20,000.00	-10,459.65	47.7%
1-3025 · Infrastructure Replacement	0.00	0.00	10,000.00	-10,000.00	0.0%
1-3030 · Election	0.00	28,737.87	10,000.00	18,737.87	287.38%
1-3035 · GF - Contingency	0.00	0.00	10,000.00	-10,000.00	0.0%
Total 1-3000 · GF EXPENSES	2,176.49	105,890.49	145,000.00	-39,109.51	73.03%
1-4000 · OTHER					
1-4005 · Bank Charges	0.00	0.00	500.00	-500.00	0.0%
1-4010 · Insurance/ Fees	0.00	778.00	11,000.00	-10,222.00	7.07%
1-4015 · Office Expenses	0.00	685.12	500.00	185.12	137.02%
1-4020 · Collection Fee GF(Treasurer)	37.47	4,373.91	4,393.00	-19.09	99.57%
Total 1-4000 · OTHER	37.47	5,837.03	16,393.00	-10,555.97	35.61%
2-1000 · DS EXPENSES					
2-1005 · Trustee Fees	0.00	400.00	800.00	-400.00	50.0%
2-1010 · Collection Fee DS (Treasurer)	37.47	4,373.92	4,500.00	-126.08	97.2%
2-1015 · Bond Principal Pmts	0.00	0.00	75,000.00	-75,000.00	0.0%
2-1030 · Interest Expense DS	0.00	90,146.00	216,350.00	-126,204.00	41.67%
2-1035 · DS - Contingency	0.00	0.00	1,000.00	-1,000.00	0.0%
Total 2-1000 · DS EXPENSES	37.47	94,919.92	297,650.00	-202,730.08	31.89%
Total Expense	9,206.53	385,077.26	768,398.00	-383,320.74	50.11%
Net Ordinary Income	2,873.46	291,301.52	-36,667.00	327,968.52	-794.45%
Net Income	2,873.46	291,301.52	-36,667.00	327,968.52	-794.45%

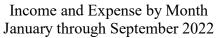


Income

Expense





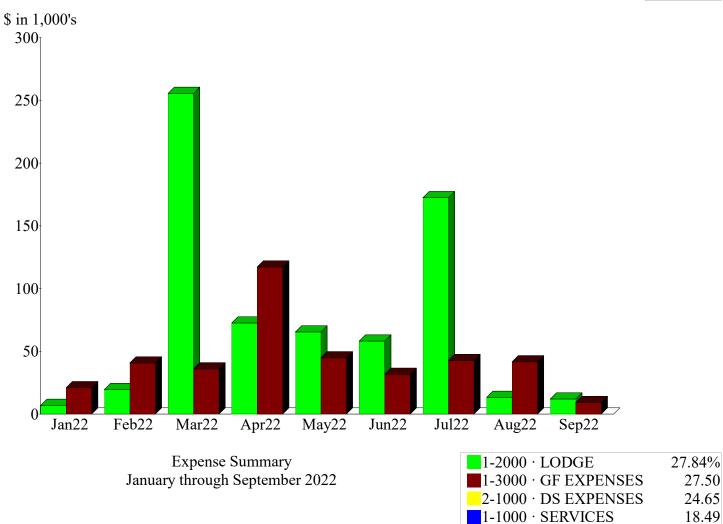


Income

Expense

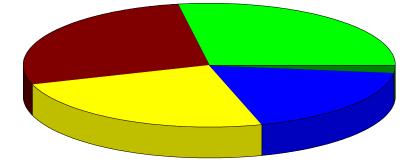
1.52

\$385,077.26



1-4000 · OTHER

Total





PAYMENT REQUEST 9/12/2022 GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
A Cut Above Tree Service	26736	8/31/2022	7,360.76	
ADT	91522	9/15/2022	151.10	Security
ADT	92022	9/20/2022	51.99	Security
Ancona Job Shop	89440`	9/8/2022	1,113.75	
Association Reserves	44147-0	7/7/2022	1,295.00	
EE Cleaning	8256	4/22/2022	285.00	
EE Cleaning	8414	5/31/2022	415.00	
EE Cleaning	8558	6/30/2022	415.00	
EE Cleaning	8718	8/2/2022	380.00	
EE Cleaning	9025	9/30/2022	380.00	
Mountain View Electric	136515	9/21/2022	306.00	Utilities - O&M
Mountain View Electric	135430	9/21/2022	136.68	Utilities - O&M
Mountain View Electric	133152	9/21/2022	34.24	Utilities - O&M
Mountain View Electric	134333	9/21/2022	34.00	Utilities - O&M
Mountain View Electric	135331	9/21/2022	35.00	Utilities - O&M
Mountain View Electric	132214	9/21/2022	35.42	Utilities - O&M
Mountain View Electric	133146	9/21/2022	37.31	Utilities - O&M
Mountain View Electric	133210	9/21/2022	36.72	Utilities - O&M
Mountain View Electric	136159	9/21/2022	48.20	Utilities - O&M
Mountain View Electric	134231	9/21/2022	41.00	Utilities - O&M
Mountain View Electric	133118	9/21/2022	42.04	Utilities - O&M
Mountain View Electric	189478	9/21/2022	1,389.88	Utilities - O&M
Mountain View Electric	189479	9/21/2022	645.27	Utilities - Lodge
Mug-A-Bug Pest Control	472206	8/9/2022	90.00	
Rocky Mountain Popster	6/30/2022	11/19/1912	200.00	
Stratus IQ	100122	10/1/2022	204.72	
WSDM District Managers	7159	8/31/2022	3,675.00	
TOTAL			18,839.08	

TOTAL \$ 18,839.08

Director_____