

**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: +1 (571) 317-3129

**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.**

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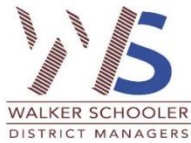
| <b>Board of Director</b> | <b>Title</b>        | <b>Term</b> |
|--------------------------|---------------------|-------------|
| Bill Heeter              | President           | May 2023    |
| Rich Stauch              | Vice President      | May 2025    |
| Debbie Perry             | Treasurer           | 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 3<sup>rd</sup> 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 12<sup>th</sup> 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

Also in attendance were:

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.
2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures: President Heeter confirmed a quorum was present. There were no additional disclosures made by Board Members.
3. Approval of the Agenda: Director 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.
4. Approval of Board Meeting Minutes – August 15, 2022: 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 6<sup>th</sup> 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 19<sup>th</sup>. 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.

8. Cathedral Pines HOA Update: 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

12. Adjournment: 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,

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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

|   | <b>Sep 30, 22</b>   |
|---|---------------------|
| <b>ASSETS</b>                             |                     |
| <b>Current Assets</b>                     |                     |
| Checking/Savings                          |                     |
| ECB Debt Service Fund                     | 303,590.62          |
| ECB General Fund                          | 358,497.92          |
| MM - CSAFE Bond Fund UMB                  | 0.53                |
| <b>Total Checking/Savings</b>             | 662,089.07          |
| Accounts Receivable                       |                     |
| Accounts Receivable                       | 2,659.97            |
| <b>Total Accounts Receivable</b>          | 2,659.97            |
| <b>Other Current Assets</b>               |                     |
| Prop Tax Rec - Debt Svc                   | 6,100.66            |
| Prop Tax Rec - Gnl Fund                   | 6,100.66            |
| <b>Total Other Current Assets</b>         | 12,201.32           |
| <b>Total Current Assets</b>               | 676,950.36          |
| <b>Fixed Assets</b>                       |                     |
| Community Center                          |                     |
| Accum Depreciation                        | -620,795.00         |
| Original Cost                             | 1,328,384.00        |
| <b>Total Community Center</b>             | 707,589.00          |
| Equipment                                 |                     |
| Accum Depreciation                        | -3,217.00           |
| Equipment - Other                         | 13,922.00           |
| <b>Total Equipment</b>                    | 10,705.00           |
| Parks, Trails & Monument                  |                     |
| Accum Depreciation                        | -637,121.00         |
| Original Cost                             | 897,354.77          |
| Parks, Trails & Monument - Other          | 98,162.53           |
| <b>Total Parks, Trails &amp; Monument</b> | 358,396.30          |
| <b>Total Fixed Assets</b>                 | 1,076,690.30        |
| <b>TOTAL ASSETS</b>                       | <b>1,753,640.66</b> |
| <b>LIABILITIES &amp; EQUITY</b>           |                     |
| <b>Liabilities</b>                        |                     |
| <b>Current Liabilities</b>                |                     |
| Accounts Payable                          |                     |
| Accounts Payable (A/P)                    | 33,344.61           |
| <b>Total Accounts Payable</b>             | 33,344.61           |
| Other Current Liabilities                 |                     |
| Deferred Revenue - Lodge Events           | 24,512.50           |
| Deferred Prop Tax - DSvc                  | 6,100.66            |
| Deferred Prop Tax - Gnl                   | 6,100.66            |
| Damage Deposits- Lodge Events             | 781.70              |
| <b>Total Other Current Liabilities</b>    | 37,495.52           |
| <b>Total Current Liabilities</b>          | 70,840.13           |
| <b>Long Term Liabilities</b>              |                     |
| Bonds Payable 2016                        |                     |
| Bond Premium 2016                         |                     |
| A/A Bond Premium 2016                     | -103,635.36         |
| Bond Premium 2016 - Other                 | 414,881.70          |
| <b>Total Bond Premium 2016</b>            | 311,246.34          |
| Bonds Payable 2016 - Other                | 4,410,000.00        |
| <b>Total Bonds Payable 2016</b>           | 4,721,246.34        |
| <b>Total Long Term Liabilities</b>        | 4,721,246.34        |
| <b>Total Liabilities</b>                  | 4,792,086.47        |
| <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                   | -3,628,512.79       |
| 32000 - Retained Earnings                 | 101,033.46          |
| Net Income                                | 291,301.52          |
| <b>Total Equity</b>                       | -3,038,445.81       |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>     | <b>1,753,640.66</b> |



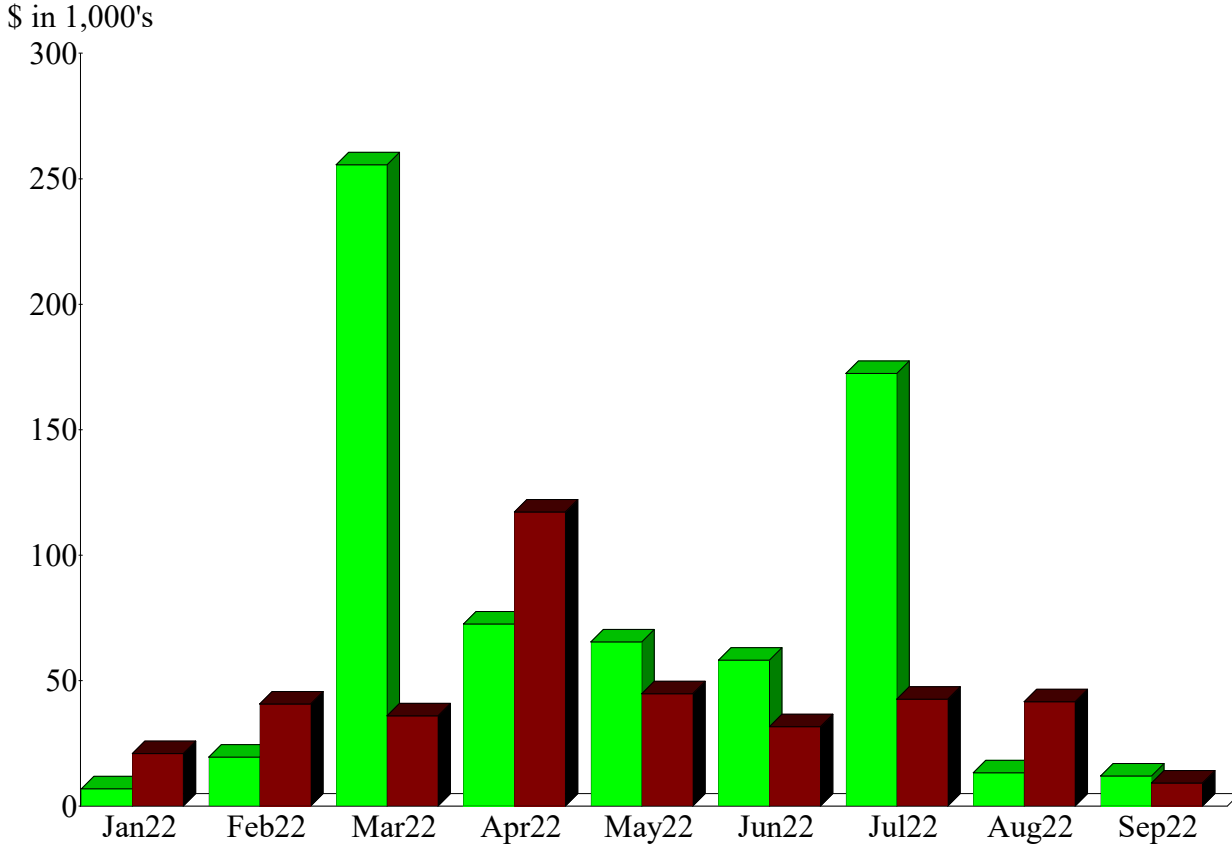
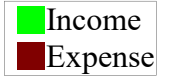
## Cathedral Pines Metropolitan District Profit & Loss Budget vs. Actual January through September 2022

|                                      | TOTAL            |                   |                   |                   |                |
|--------------------------------------|------------------|-------------------|-------------------|-------------------|----------------|
|                                      | Sep 22           | Jan - Sep 22      | Budget            | \$ Over Budget    | % of Budget    |
| <b>Ordinary Income/Expense</b>       |                  |                   |                   |                   |                |
| <b>Income</b>                        |                  |                   |                   |                   |                |
| <b>1-100 · GF INCOME</b>             |                  |                   |                   |                   |                |
| 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%           |
| <b>Total 1-100 · GF INCOME</b>       | <b>9,000.39</b>  | <b>382,874.51</b> | <b>438,864.00</b> | <b>-55,989.49</b> | <b>87.24%</b>  |
| <b>2-100 · DS INCOME</b>             |                  |                   |                   |                   |                |
| 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          |                   |                   |                |
| <b>Total 2-100 · DS INCOME</b>       | <b>3,079.60</b>  | <b>293,504.27</b> | <b>292,867.00</b> | <b>637.27</b>     | <b>100.22%</b> |
| <b>Total Income</b>                  | <b>12,079.99</b> | <b>676,378.78</b> | <b>731,731.00</b> | <b>-55,352.22</b> | <b>92.44%</b>  |
| <b>Expense</b>                       |                  |                   |                   |                   |                |
| <b>TRANSFERS OUT</b>                 |                  |                   |                   |                   |                |
| Capital Replacement Reserve          | 0.00             | 0.00              | 25,000.00         | -25,000.00        | 0.0%           |
| <b>Total TRANSFERS OUT</b>           | <b>0.00</b>      | <b>0.00</b>       | <b>25,000.00</b>  | <b>-25,000.00</b> | <b>0.0%</b>    |
| <b>1-1000 · SERVICES</b>             |                  |                   |                   |                   |                |
| 1-1005 · Audit                       | 0.00             | 8,825.00          | 9,000.00          | -175.00           | 98.06%         |
| 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        | 71.43%         |
| 1-1015 · Maintenance Management      | 0.00             | 22,076.25         | 26,250.00         | -4,173.75         | 84.1%          |
| 1-1012 · Meeting Expense             | 0.00             | 1,817.81          |                   |                   |                |
| 1-1020 · Legal Fees                  | 0.00             | 1,835.15          | 15,000.00         | -13,164.85        | 12.23%         |
| <b>Total 1-1000 · SERVICES</b>       | <b>3,675.00</b>  | <b>71,219.21</b>  | <b>106,555.00</b> | <b>-35,335.79</b> | <b>66.84%</b>  |
| <b>1-2000 · LODGE</b>                |                  |                   |                   |                   |                |
| 1-2001 · Lodge Management            | 0.00             | 39,357.08         | 42,000.00         | -2,642.92         | 93.71%         |
| 1-2005 · Advertising/ Website        | 0.00             | 3,070.26          |                   |                   |                |
| 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           | 79.48%         |
| 1-2025 · Cleaning                    | 380.00           | 3,585.81          | 500.00            | 3,085.81          | 717.16%        |
| 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         | 59.09%         |
| 1-2040 · Security                    | 203.09           | 1,803.65          | 3,000.00          | -1,196.35         | 60.12%         |
| 1-2043 · Capital Improvements - O&M  | 1,863.75         | 28,358.94         | 60,000.00         | -31,641.06        | 47.27%         |
| 1-2044 · Landscape Maintenance       | 0.00             | 8,285.97          | 10,000.00         | -1,714.03         | 82.86%         |
| 1-2045 · Snow Removal                | 0.00             | 4,880.00          | 10,000.00         | -5,120.00         | 48.8%          |
| 1-2050 · Trash                       | 0.00             | 1,835.27          | 6,000.00          | -4,164.73         | 30.59%         |
| 1-2055 · Telephone                   | 165.14           | 2,115.54          | 3,300.00          | -1,184.46         | 64.11%         |
| 1-4030 · Lodge Contingency           | 0.00             | 87.12             | 10,000.00         | -9,912.88         | 0.87%          |
| <b>Total 1-2000 · LODGE</b>          | <b>3,280.10</b>  | <b>107,210.61</b> | <b>177,800.00</b> | <b>-70,589.39</b> | <b>60.3%</b>   |

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

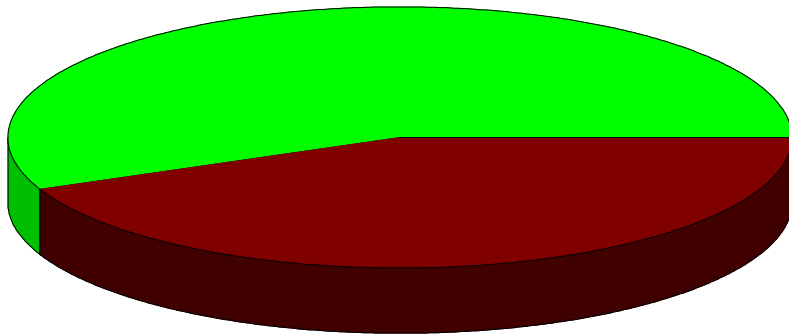
|  | TOTAL           |                   |                   |                    |                 |
|--|-----------------|-------------------|-------------------|--------------------|-----------------|
|  | Sep 22          | Jan - Sep 22      | Budget            | \$ Over Budget     | % of Budget 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

Income and Expense by Month  
January through September 2022



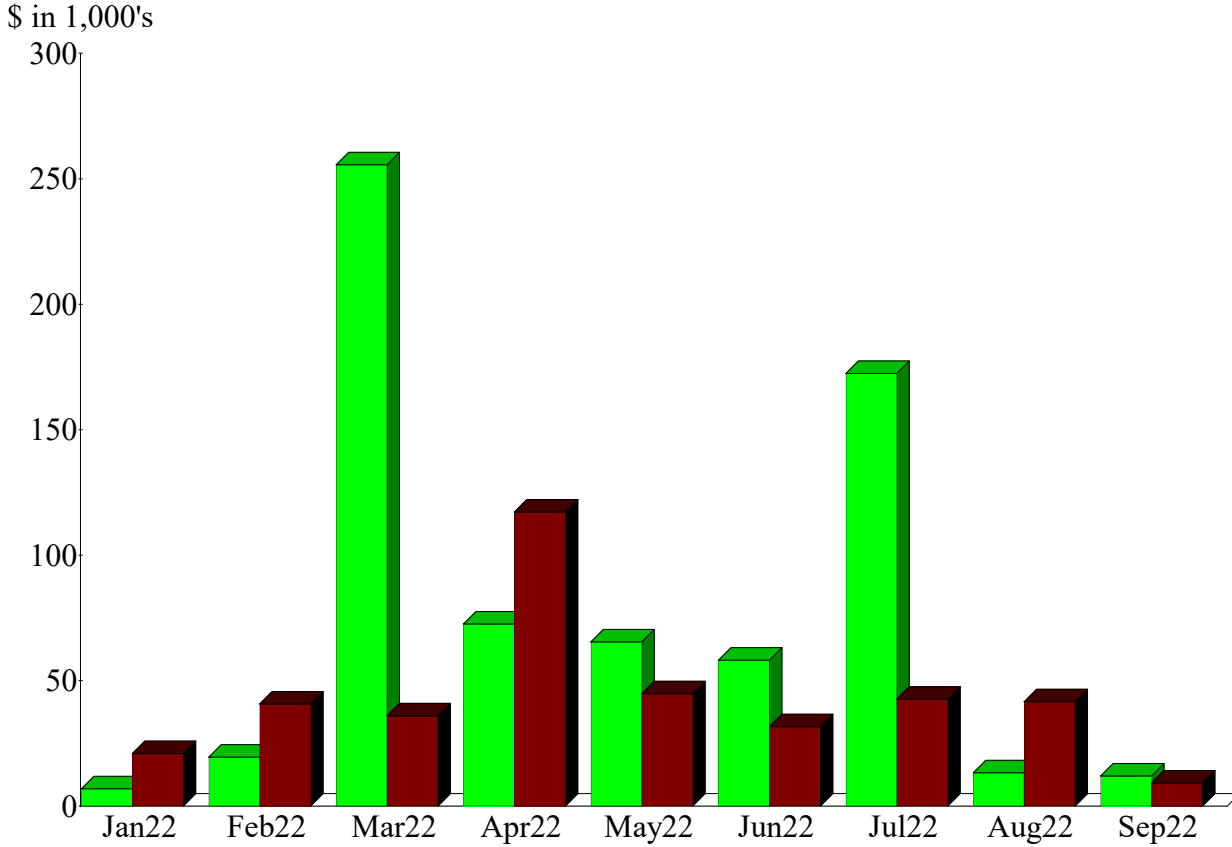
Income Summary  
January through September 2022

|                   |              |
|-------------------|--------------|
| 1-100 · GF INCOME | 56.61%       |
| 2-100 · DS INCOME | 43.39        |
| Total             | \$676,378.78 |



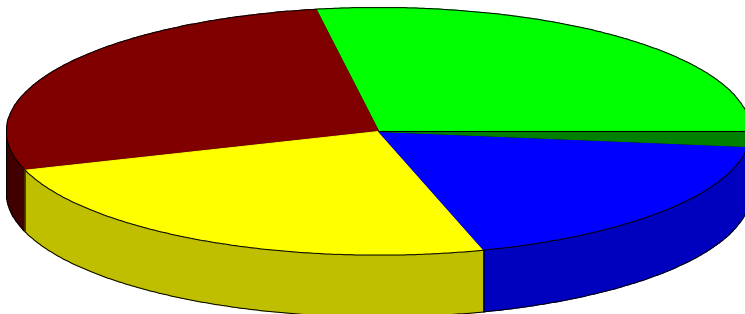
By Account

Income and Expense by Month  
January through September 2022



Expense Summary  
January through September 2022

|                      |                     |
|----------------------|---------------------|
| 1-2000 · LODGE       | 27.84%              |
| 1-3000 · GF EXPENSES | 27.50               |
| 2-1000 · DS EXPENSES | 24.65               |
| 1-1000 · SERVICES    | 18.49               |
| 1-4000 · OTHER       | 1.52                |
| <b>Total</b>         | <b>\$385,077.26</b> |



By Account



**PAYMENT REQUEST**  
**9/12/2022**  
**GENERAL FUND ACCOUNT**

| <b>Company</b>           | <b>Invoice</b> | <b>Date</b> | <b>Amount</b>    | <b>Comments</b>   |
|--------------------------|----------------|-------------|------------------|-------------------|
| 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         |                   |
| <b>TOTAL</b>             |                |             | <b>18,839.08</b> |                   |

**TOTAL \$ 18,839.08**

Director \_\_\_\_\_