

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

Monday, January 16, 2023, 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://video.cloudoffice.avaya.com/join/161846385>

You can also dial in using your phone.

United States: +1 (213) 463-4500

Access Code: 161-846-385

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 the 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. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures**
- 3. Approval of Agenda**
- 4. Approval of Board Meeting Minutes** – Meeting minutes of November 29, 2022 (see attached)
- 5. Review of 2022 Year-End Financial Performance - Debbie**
- 6. Irrigation Proposals Update – Bill**
- 7. Lodge Sale Discussion – Rick/ Ecton**
- 8. Board Objectives for 2023 – Bill/ All**
- 9. Annual Meeting Discussion**
 - a. Format
 - b. Date/ Time/ Length

- c. Food
- d. Presenters
- e. Rehearsal Date/ Time
- f. Deadline to Submit PowerPoint to W-S

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

- a. Review and ratify approval of payables through the period ending January 9, 2023 (see attached)
- b. FEMA Update – There is no update at this time - Rebecca

11. Lodge Management Update – Lynn/ VenQ

- a. Lodge Expectations for 2023 - Lynn

12. Legal Matters

- a. Election Status Update – Rebecca
- b. Key Dates:
 - i. Call for Nominations – January 23, 2023
 - ii. Self-Nomination Deadline – February 24, 2023
 - iii. Write in Candidate Deadline – February 27, 2023
 - iv. Notice of Cancellation (if applicable) – February 28, 2023
 - v. Publication of Bios on Metro Website – TBD
 - vi. Candidate Panel Q&A
 - vii. Election Date (if required) – May 2, 2023

13. 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)

14. Other Business

- a. Discuss future Board Meeting schedule

15. Adjournment – Next scheduled Board Meeting is February 21, 2023, at 6:00 PM.





**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
CATHEDRAL PINES METROPOLITAN DISTRICT
HELD NOVEMBER 29, 2022
AT 6:00 P.M.**

Pursuant to posted notice, the special meeting of the Board of Directors of the Cathedral Pines Metropolitan District was held on Tuesday, November 29th at 6:00 PM, 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, WSDM District Managers
Rebecca Hardekopf, WSDM District Managers
Jamie Adams, Warren Management (via online)
Laura Gardner, Gardner Law Firm

Public in attendance were:

Jennifer Eisenhart
Jim Eisenhart
Patricia Gee
Kevin Elhers
Kevin Combs
Bill Parzybok
Bill Kappel

1. Call to Order: President Heeter called the meeting to order at 6:00 PM.
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: President Heeter requested Establish Next Board Meeting Schedule be moved under 14. Other Business. Director Shepherd moved to approve the Agenda as amended; seconded by Director Stauch. Motion passed unanimously.
4. Approval of Board Meeting Minutes – October 24, 2022: Director Perry requested a change to the Minutes that reflects that the Lodge can be sold as a residence if the zoning codes are changed. Director Stauch moved to approve the October 24, 2022 Meeting Minutes as amended; seconded by Director Shepherd. Motion passed unanimously.

5. Public Hearing on 2022 Amended Budget and 2023 Budget: Director Perry, handed out a Lodge Expenditure analysis to the board. Director Shepherd moved to open the Public Hearing on the 2022 Amended Budget and 2023 Budget; seconded by Director Espenlaub. Motion passed unanimously. Director Perry presented a detailed analysis on Lodge expenditures including 51% of overhead costs for management, which was questioned by other board members. Mr. Kevin Combs commented that he was against reducing the mill levy. Mr. Kevin Elhers discussed a significant point, the Service Plan calls for the Lodge to be available for residents and that it could not be sold without approval of the residents and a change to the service plan. Mr. Kevin Combs discussed Lodge revenue and commented that the expenses should be relative to revenue. He inquired on the more significant changes on the budget line items with the board, of which the board explained the changes. Mr. Bill Parzybok asked about accumulated depreciation being considered in the Lodge Expenditure analysis handed out. Director Perry clarified she did not go that detailed, and Mr. Kevin Combs clarified that governmental entities don't depreciate assets like corporations do. Mr. Bill Parzybok asked about maintenance and capital expenditures. Mrs. Jennifer Eisenhart asked about VenQ and the amount of events booked. Ms. Hardekopf confirmed that VenQ has done 28 contracts. Director Shepherd explained that VenQ was contracted to run and execute the Lodge events under the parameters set by the District. VenQ was hired in the first quarter of 2022 and was paid a retainer for the first six months as there was little business booked due to COVID, the resignation of previous management, and the transition to VenQ.

Mr. Kevin Combs commented that the Lodge is an amenity for the community and the City of Colorado Springs is growing and could increase the demand for places like this. He noted there were 2 years of no revenue due to the pandemic and it would be premature to make decisions on the Lodge. Director Stauch agreed that it is premature to make a decision on the Lodge coming off of two years without revenue, but the expenditures stayed the same. He noted that he is not satisfied with the current Lodge Management and its lack of sufficient bookings. Mr. Kevin Elhers commented that the Board needs to address this issue over the next couple of years of whether it is more profitable to lease out the Lodge or not. (Audio issues) Mr. Kevin Combs commented that the focus needs to be taken away from profitability because this is a non-profit organization. President Heeter commented that the Board needs to address the 2023 Budget and the Lodge can be discussed later in the Agenda.

Mrs. Jennifer Eisenhart discussed the District's service contracts and commented that the storage rental price could be higher. The Board explained that all service contracts can only be for 1 year commitment because the District is a governmental entity. Mrs. Jennifer Eisenhart brought up a concern that the shed being rented out is not at a high enough rate. Mr. Kevin Walker confirmed that the original calculation was based off of going rate to rent commercial space per square foot.

After discussion, the Board agreed to change the Lodge Income line item to \$115,000 and Lodge Management line item would be 30% of the revenues which totals \$34,500. The Board reviewed the remaining 2023 Budget line items. The Board agreed on \$50,000 for the reserve fund. Director Perry asked about the debt service fund comment in the 2021 Audit. Mr. Walker explained they carried forward more money than they should have and recommended a contingency of \$5,000. Director Espenlaub moved to close the Public Hearing; seconded by Director Shepherd. Motion passed unanimously.

- a. Review and Adopt the 2022 Amended and 2023 Budget Resolution: The Board discussed the mill levy. The Board requested feedback from members of the public on the mill levy and 3 out of 7 were in favor of leaving the mill levy at 19 mills. After discussion, Director Stauch moved to retain the mill levy at 19 mills; seconded by Director Shepherd. Motion passed with 3 in favor, 1 opposed, and 1 abstained. President Heeter moved to adopt the 2022 Amended and

2023 Budget Resolution with the changes as discussed; seconded by Director Shepherd. Motion passed with 4 in favor and 1 opposed.

6. Irrigation Proposals Review: President Heeter reported 2 out of 7 companies provided proposals for the irrigation project. President Heeter noted he would like additional proposals and requested the Board table this item until January. President Heeter commented that he would like Kimley-Horn to distribute to their connections. The board agreed.

7. Long Term Landscaping Plan Discussion: The Board agreed to table this item until the January Board meeting.

8. Flying Horse North Sketch Plan Approval Update: Director Stauch discussed next steps and reported there is a meeting scheduled with the Executive Director of Planning at El Paso County.

9. Other Issues

- a. Additional Mailbox Parcel Update: President Heeter reported the mailbox is installed and just needs to be keyed.
- b. Possible Sale of Lodge Follow-up: There was no additional discussion.

10. Financial Update

- a. Review and Approve Unaudited Financials as of October 31, 2022: Ms. Hardekopf presented the Unaudited Financials as of October 31, 2022. Director Perry asked about VenQ payments on the Profit & Loss report. Ms. Hardekopf will research and get back to the Board. After review, President Heeter moved to approve the Unaudited Financials as of October 31, 2022; seconded by Director Stauch. Motion passed unanimously.
- b. Review and Ratify Approval of Payables through the period ending November 29, 2022: Ms. Hardekopf presented the Payables through the period ending November 29, 2022. Director Espenlaub asked about Waste Connections invoices. Ms. Hardekopf will research and get back to the Board. Director Stauch asked about documentation for Kimley-Horn. After review, Director Espenlaub moved to approve the Payables excluding Kimley-Horn \$7675, excluding the \$4000 for mailboxes until President Heeter has more explanation for them being taped off, and including Waste Connections if the invoice is received; Director Perry added she would like to review further support for the reimbursement of \$2300 to Bill Heeter; seconded by Director Shepherd. Motion passed unanimously. President Heeter indicated that support was provided earlier but WSDM will investigate further.
- c. FEMA Update: Mr. Walker reported that FEMA has requested additional documentation. Documents will be submitted for \$19,000, and the other \$30,000 is missing documentation so legal counsel is assisting with the submittal.

11. Lodge Management Update

- a. Lodge Expectations for 2023: The Board tabled this item until the January Board meeting.

12. Legal Matters: The Board agreed to discuss this item after Executive Session.

- a. Review and Consider Approval of WSDM – District Managers Engagement Letter: The Board informed Mr. Walker and Ms. Hardekopf that they approved the WSDM contract for 2023.
- b. Consider Approval of Warren Management Contract Renewal:
- c. Review and Consider Approval of BiggsKofford 2022 Audit Engagement Letter: Director Shepherd moved to approve the BiggsKofford 2022 Audit Engagement Letter; seconded by Director Perry. Motion passed unanimously.

- d. Consider Adoption of 2023 Annual Administrative Resolution: Ms. Gardner presented the 2023 Annual Administrative Resolution. President Heeter moved to approve the 2023 Annual Administrative Resolution with legal counsel's changes as needed; seconded by Director Stauch. Motion passed unanimously.
- e. Consider Adoption of Resolution Calling the May 2, 2023 Direct Election: Director Espenlaub moved to adopt the Resolution Calling the May 2, 2023 Director Election pending the edits to the DEO; seconded by President Heeter. Motion passed unanimously.
- f. Review and Consider Renewal for A Cut Above Landscape Shed Rental Contract: President Heeter moved to approve the Renewal for A Cut Above Landscape Shed Rental Contract; seconded by Director Shepherd. Motion passed unanimously.
- g. Discussion of Legal Counsel Attendance at Future Meetings: President Heeter requested Board approval to decide when legal counsel is needed at a Board meeting when drafting the Agendas. The board agreed.

13. Public Comment: The Board opened the meeting for public comment. Mrs. Jennifer Eisenhart asked about the irrigation proposals and the budgeted amount. President Heeter said they hope to have multiple proposals that come in lower than \$250,000 and there is the possibility of a grant which could be up to 50% of the total cost. He noted a lot of the irrigation companies are completely booked with other jobs through the first part of 2023.

14. Other Business

- a. Establish Next Board Meeting Schedule: The Board scheduled 2023 Board meetings for the second Monday of every month at 10:00 AM. The February meeting will be held on February 21, 2023 at 6:00 PM as part of the Annual Meeting and the November Board meeting will be held on November 14, 2023 at 6:00 PM as part of the annual meeting renewal for next year items, like the budget.

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

- a. Discuss Management Contracts for 2023: Director Shepherd moved to enter into Executive Session pursuant to §24-6-402(4)(f) C.R.S. for the purpose of discussing management contracts for 2023; seconded by Director Espenlaub. Motion passed unanimously. Director Stauch motioned to adjourn the executive session and resume the regular scheduled meeting at 9:08 PM; seconded by Director Espenlaub. Motion passed unanimously.

16. Adjournment: Director Espenlaub moved to adjourn; seconded by Director Stauch. Motion passed unanimously at 9:20 PM.

Respectfully Submitted,

By: Rebecca Hardekopf, District Manager

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 29, 2022 MINUTES OF THE CATHEDRAL PINES METROPOLITAN DISTRICT.



Cathedral Pines Metropolitan District

Balance Sheet

As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
ECB Debt Service Fund	123,808.30
ECB General Fund	285,125.33
MM - CSafe Bond Fund UMB	0.53
Total Checking/Savings	408,934.16
Accounts Receivable	
Accounts Receivable	5,968.30
Total Accounts Receivable	5,968.30
Total Current Assets	414,902.46
Fixed Assets	
Community Center	
Accum Depreciation	-620,795.00
Original Cost	1,328,384.00
Total Community Center	707,589.00
Equipment	
Accum Depreciation	-3,217.00
Equipment - Other	13,922.00
Total Equipment	10,705.00
Parks, Trails & Monument	
Accum Depreciation	-637,121.00
Original Cost	897,354.77
Parks, Trails & Monument - Other	108,800.10
Total Parks, Trails & Monument	369,033.87
Total Fixed Assets	1,087,327.87
TOTAL ASSETS	1,502,230.33
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	36,487.35
Total Accounts Payable	36,487.35
Other Current Liabilities	
Deferred Revenue - Lodge Events	32,387.50
Damage Deposits- Lodge Events	750.00
Total Other Current Liabilities	33,137.50
Total Current Liabilities	69,624.85
Long Term Liabilities	
Bonds Payable 2016	
Bond Premium 2016	
A/A Bond Premium 2016	-103,635.36
Bond Premium 2016 - Other	414,881.70
Total Bond Premium 2016	311,246.34
Bonds Payable 2016 - Other	4,335,000.00
Total Bonds Payable 2016	4,646,246.34
Total Long Term Liabilities	4,646,246.34
Total Liabilities	4,715,871.19

9:09 AM

Cathedral Pines Metropolitan District

01/10/23

Balance Sheet

Accrual Basis

As of December 31, 2022

	<u>Dec 31, 22</u>
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	116,106.47
Total Equity	<u>-3,213,640.86</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,502,230.33</u></u>

Cathedral Pines Metropolitan District

Profit & Loss Budget vs. Actual

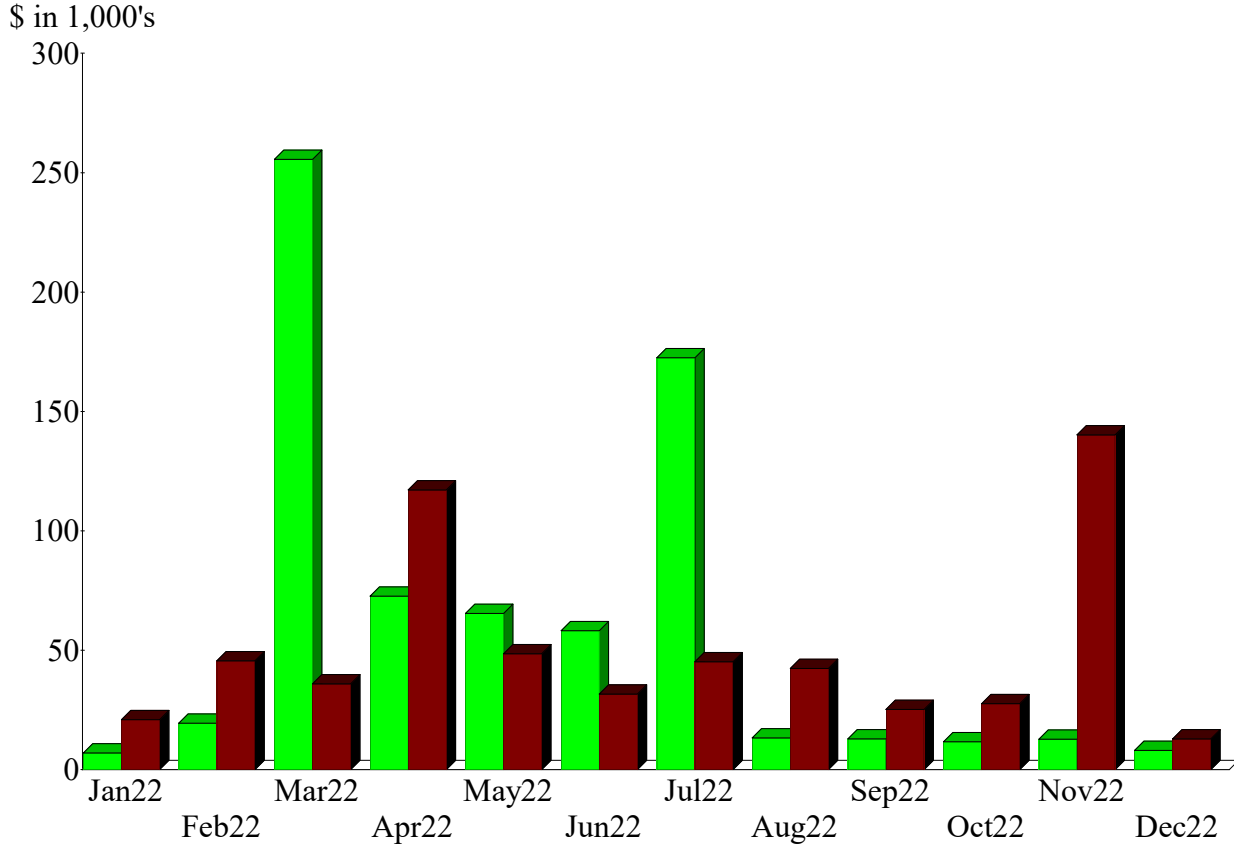
January through December 2022

	TOTAL				
	Dec 22	Jan - Dec 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
1-100 · C 1-100 · GF INCOME					
1-105 · C 1-105 · GF Prop Tax Revenue	0.00	292,867.24	292,867.00	0.24	100.0%
1-110 · S 1-110 · Specific Ownership Taxes	4,658.43	55,923.02	41,001.00	14,922.02	136.39%
1-115 · D 1-115 · Delinquent Tax and Interest	0.00	297.88			
1-120 · R 1-120 · Rental Income - Lodge Events	2,250.00	49,950.50	75,000.00	-25,049.50	66.6%
1-127 · R 1-127 · Rental Income - Shed	833.33	9,166.63	9,996.00	-829.37	91.7%
1-140 · F 1-140 · FEMA Funds	0.00	0.00	20,000.00	-20,000.00	0.0%
Total 1-1 Total 1-100 · GF INCOME	7,741.76	408,205.27	438,864.00	-30,658.73	93.01%
2-100 · D 2-100 · DS INCOME					
2-115 · D 2-115 · Delinquent Tax & Interest	0.00	297.87			
2-105 · D 2-105 · DS Prop Tax Revenue	0.00	292,867.24	292,867.00	0.24	100.0%
2-130 · D 2-130 · DS Interest Income	423.37	3,775.43			
Total 2-1 Total 2-100 · DS INCOME	423.37	296,940.54	292,867.00	4,073.54	101.39%
48000 · C 48000 · Gain on Sale of Asset	0.00	4,800.00			
Total Income	8,165.13	709,945.81	731,731.00	-21,785.19	97.02%
Expense					
TRANSF TRANSFERS OUT					
Capital F Capital Replacement Reserve	0.00	0.00	25,000.00	-25,000.00	0.0%
Total TR Total TRANSFERS OUT	0.00	0.00	25,000.00	-25,000.00	0.0%
1-1000 · 1-1000 · SERVICES					
1-1005 · 1-1005 · Audit	0.00	8,825.00	9,000.00	-175.00	98.06%
1-1008 · 1-1008 · Consulting Services	0.00	3,590.00	10,000.00	-6,410.00	35.9%
1-1010 · 1-1010 · Management Expense	3,675.00	44,200.80	46,305.00	-2,104.20	95.46%
1-1015 · 1-1015 · Maintenance Management	2,635.00	32,616.25	26,250.00	6,366.25	124.25%
1-1012 · 1-1012 · Meeting Expense	0.00	1,945.91			
1-1020 · 1-1020 · Legal Fees	0.00	4,622.65	15,000.00	-10,377.35	30.82%
Total 1-1 Total 1-1000 · SERVICES	6,310.00	95,800.61	106,555.00	-10,754.39	89.91%
1-2000 · 1-2000 · LODGE					
1-2001 · 1-2001 · Lodge Management	0.00	47,757.08	42,000.00	5,757.08	113.71%
1-2005 · 1-2005 · Advertising/ Website	0.00	3,340.28			
1-2010 · 1-2010 · Booking Fee	0.00	0.00	5,000.00	-5,000.00	0.0%
1-2020 · 1-2020 · Event Supplies	0.00	2,520.52	3,000.00	-479.48	84.02%
1-2025 · 1-2025 · Cleaning	100.00	4,120.81	500.00	3,620.81	824.16%
1-2030 · 1-2030 · Repairs and Maintenance	0.00	10,314.39	15,000.00	-4,685.61	68.76%
1-2035 · 1-2035 · Utilities	776.16	7,717.53	10,000.00	-2,282.47	77.18%
1-2040 · 1-2040 · Security	203.09	2,412.92	3,000.00	-587.08	80.43%
1-2043 · 1-2043 · Capital Improvements - O&M	0.00	44,110.96	60,000.00	-15,889.04	73.52%
1-2044 · 1-2044 · Landscape Maintenance	0.00	8,490.97	10,000.00	-1,509.03	84.91%
1-2045 · 1-2045 · Snow Removal	0.00	4,880.00	10,000.00	-5,120.00	48.8%
1-2050 · 1-2050 · Trash	0.00	3,096.48	6,000.00	-2,903.52	51.61%
1-2055 · 1-2055 · Telephone	204.72	2,729.70	3,300.00	-570.30	82.72%
1-4030 · 1-4030 · Lodge Contingency	0.00	87.12	10,000.00	-9,912.88	0.87%

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

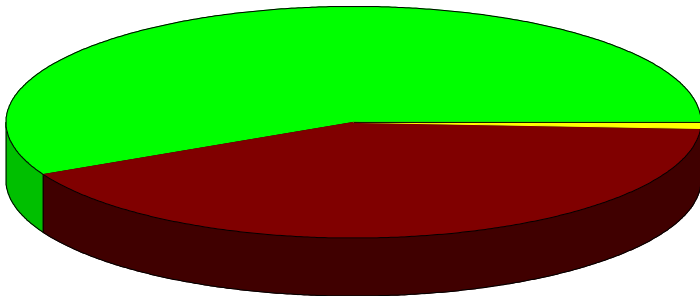
	TOTAL				
	Dec 22	Jan - Dec 22	Budget	\$ Over Budget	% of Budget
Total 1-2 Total 1-2000 · LODGE	1,283.97	141,578.76	177,800.00	-36,221.24	79.63%
1-3000 · 1-3000 · GF EXPENSES					
License License & Fees	0.00	678.87			
1-3005 · 1-3005 · Landscape Maintenance	3,329.83	58,038.01	45,000.00	13,038.01	128.97%
1-3010 · 1-3010 · Repair & Maintenance - O&M	0.00	22,289.81	25,000.00	-2,710.19	89.16%
1-3015 · 1-3015 · Snow Removal - O&M	0.00	5,400.00	25,000.00	-19,600.00	21.6%
1-3020 · 1-3020 · Utilities - O&M	368.40	14,680.99	20,000.00	-5,319.01	73.41%
1-3025 · 1-3025 · Infrastructure Replacement	0.00	4,000.00	10,000.00	-6,000.00	40.0%
1-3030 · 1-3030 · Election	1,485.00	30,222.87	10,000.00	20,222.87	302.23%
1-3035 · 1-3035 · GF - Contingency	0.00	0.00	10,000.00	-10,000.00	0.0%
Total 1-3 Total 1-3000 · GF EXPENSES	5,183.23	135,310.55	145,000.00	-9,689.45	93.32%
1-4000 · 1-4000 · OTHER					
1-4005 · 1-4005 · Bank Charges	0.00	20.00	500.00	-480.00	4.0%
1-4010 · 1-4010 · Insurance/ Fees	0.00	12,573.00	11,000.00	1,573.00	114.3%
1-4015 · 1-4015 · Office Expenses	208.89	1,040.41	500.00	540.41	208.08%
1-4020 · 1-4020 · Collection Fee GF(Treasurer)	0.00	4,397.50	4,393.00	4.50	100.1%
Total 1-4 Total 1-4000 · OTHER	208.89	18,030.91	16,393.00	1,637.91	109.99%
2-1000 · 2-1000 · DS EXPENSES					
2-1005 · 2-1005 · Trustee Fees	0.00	400.00	800.00	-400.00	50.0%
2-1010 · 2-1010 · Collection Fee DS (Treasurer)	0.00	4,397.51	4,500.00	-102.49	97.72%
2-1015 · 2-1015 · Bond Principal Pmts	0.00	0.00	75,000.00	-75,000.00	0.0%
2-1030 · 2-1030 · Interest Expense DS	0.00	198,321.00	216,350.00	-18,029.00	91.67%
2-1035 · 2-1035 · DS - Contingency	0.00	0.00	1,000.00	-1,000.00	0.0%
Total 2-1 Total 2-1000 · DS EXPENSES	0.00	203,118.51	297,650.00	-94,531.49	68.24%
Total Expense	12,986.09	593,839.34	768,398.00	-174,558.66	77.28%
	-4,820.96	116,106.47	-36,667.00	152,773.47	-316.65%
Net Income	-4,820.96	116,106.47	-36,667.00	152,773.47	-316.65%

Income and Expense by Month
January through December 2022



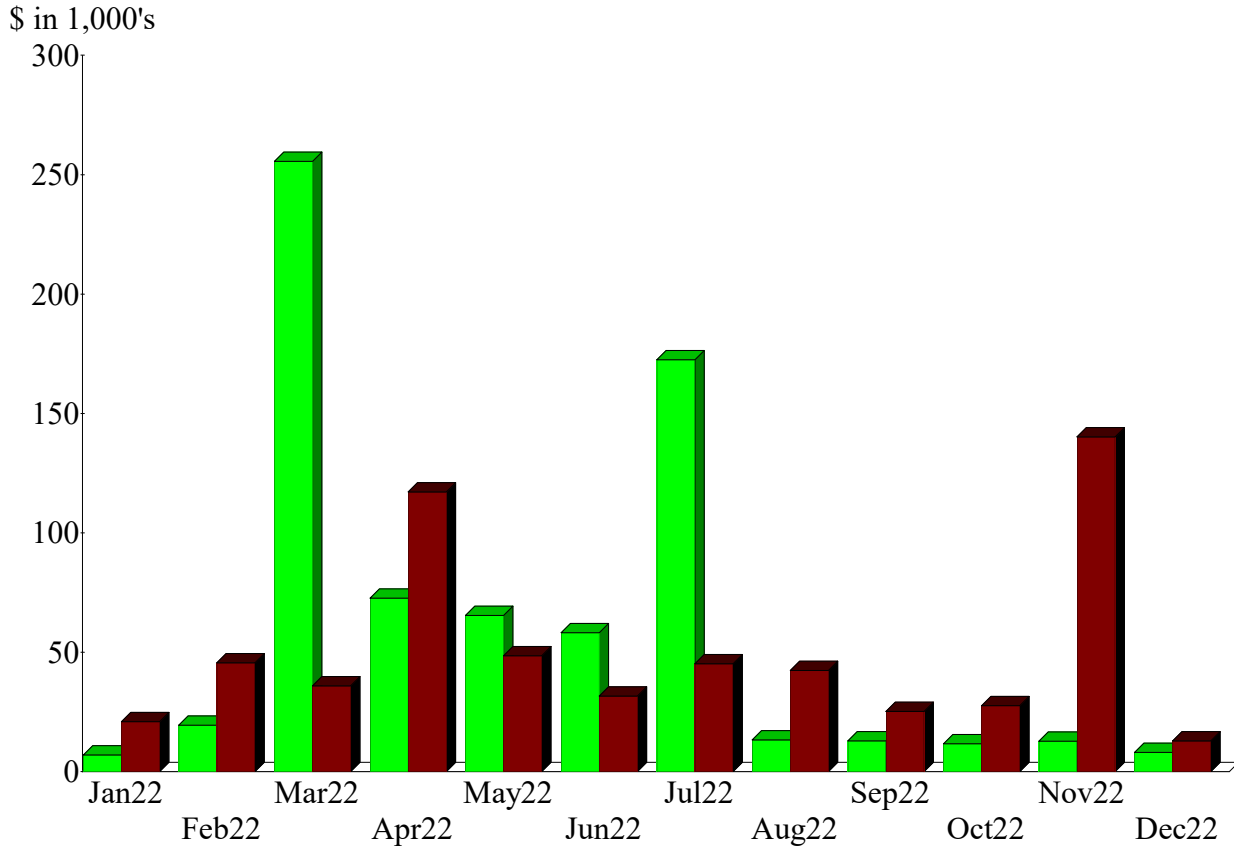
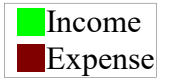
Income Summary
January through December 2022

1-100 · GF INCOME	57.50%
2-100 · DS INCOME	41.83
48000 · Gain on Sale of Asset	0.68
Total	\$709,945.81



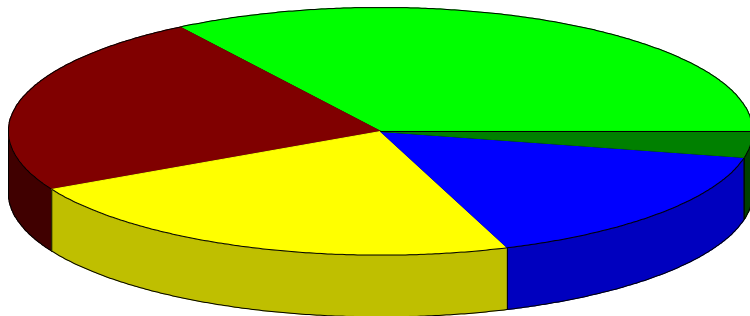
By Account

Income and Expense by Month
January through December 2022



Expense Summary
January through December 2022

2-1000 · DS EXPENSES	34.20%
1-2000 · LODGE	23.84
1-3000 · GF EXPENSES	22.79
1-1000 · SERVICES	16.13
1-4000 · OTHER	3.04
Total	\$593,839.34



By Account



Cathedral Pines Metropolitan District

PAYMENT REQUEST

1/16/2023

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Black Hills Energy	10423	1/4/2023	506.62	
EE Cleaning	9401	1/2/2023	190.00	
Mountain View Electric	360501	12/21/2022	35.30	Utilities - O&M
Mountain View Electric	360601	12/21/2022	44.00	Utilities - O&M
Mountain View Electric	404701	12/21/2022	37.43	Utilities - O&M
Mountain View Electric	103045401	12/21/2022	38.26	Utilities - O&M
Mountain View Electric	103047401	12/21/2022	33.88	Utilities - O&M
Mountain View Electric	103051401	12/21/2022	37.55	Utilities - O&M
Mountain View Electric	103051901	12/21/2022	34.23	Utilities - O&M
Mountain View Electric	103161601	12/21/2022	35.54	Utilities - O&M
Mountain View Electric	103162001	12/21/2022	44.53	Utilities - O&M
Mountain View Electric	103470400	12/21/2022	35.00	Utilities - O&M
Mountain View Electric	103470800	12/21/2022	34.00	Utilities - O&M
Mountain View Electric	103484500	12/21/2022	43.00	Utilities - O&M
Mountain View Electric	10343401	12/21/2022	379.88	Utilities - Lodge
S&K Services	8669	11/30/2022	250.00	
S&K Services	8671	7/7/2022	1,482.75	
S&K Services	8673	11/7/2022	311.00	
S&K Services	8672	10/7/2022	1,613.00	
Stratus IQ	10123	1/1/2023	204.99	
Teak Simonton	123022	12/30/2022	1,693.89	
The Gardner Law Office	10159	1/5/2023	562.50	
The Warren Management Group, Inc	18308	12/31/2022	2,635.00	
VenQ	9	1/3/2023	2,662.50	
WSDM District Managers	7283	12/31/2022	3,675.00	
TOTAL			16,619.85	

TOTAL \$ 16,619.85

Director _____