

**CATHEDRAL PINES METROPOLITAN DISTRICT**  
**NOTICE OF REGULAR MEETING**  
Cathedral Pines Community Center  
Monday, May 14, 2018  
2:00 P.M.

**Board of Directors**

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Bart Atkinson, President	Term Expires May 2020
Dan Potter	Term Expires May 2020
Bill Heeter	Term Expires May 2018
Ecton Espenlaub	Term Expires May 2018
Gregg Cawlfild	Term Expires May 2018

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**AGENDA**

1. **Call to Order**
2. **Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures**
3. **Approval of Agenda**
4. **Consent Agenda Items** (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda)
  - a. Approval of Board Meeting Minutes from the April 9, 2018 Meeting (attached)
  - b. Acceptance of Unaudited Financial Statements as of April 9, 2018, the schedule of cash position updated as of May 7, 2018 and bank statements (attached)
5. **Consideration of items removed from Consent Agenda**
6. **Management Matters**
  - a. Audit progress
  - b. Update on Fire Alarm and telephone situation
  - c. Contract update
  - d. Update on Lodge maintenance status
  - e. Lodge Rental report – Michelle Atkinson
  - f. Update on Landscape Maintenance
  - g. Detention Pond maintenance
  - h. Land donation from Cathedral Pines Development Co.
  - i. Previous year's minutes availability on website
  - j. **Street lights - Jamie**
7. **Financial Matters**
  - a. Approval of Payables for the Period Ending May 11, 2018 (present at meeting)
  - b. Budget review
8. **Legal Matters**
  - a. Board member status and possible resignations, replacement appointments – **Potter resignation**
9. **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)

**10. Other Business**

- a. Next Meeting – May 14, 2018 at 2:00 PM

**11. Adjournment**



**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
CATHEDRAL PINES METROPOLITAN DISTRICT  
HELD APRIL 9, 2018  
AT 2:00 P.M.**

Pursuant to posted notice, the special meeting of the Board of Directors of the Cathedral Pines Metropolitan District was held on Monday, April 9 at 2 p.m., at 13977 Milam Rd., Colorado Springs, CO.

In attendance were Directors:

Bart Atkinson, President  
Jeff Parker  
Gregg Cawlfeld  
Jason Lee Courtright

Also in attendance were:

Jamie Adams, Warren Management  
Ecton Espenlaub, Resident  
Bill Heeter, Resident  
Kevin Walker, Walker Schooler District Managers  
Kristina Kulick, Walker Schooler District Managers

1. Call to Order:

President Atkinson called the meeting to order at 2:03 p.m.

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

President Atkinson confirmed a quorum. Mr. Walker stated that District Counsel, Mr. Susemihl is available by phone if needed. Director Potter was excused.

3. Approval of the Agenda: No changes were recommended for the Agenda.

4. Consent Agenda Items:

- a. Approval of Board Meeting Minutes from the February 12, 2018 Meeting (Distribute at meeting)
- b. Acceptance of Unaudited Financial Statements as of April 9, 2018, the schedule of cash position updated as of April 9, 2018 and bank statements (attached)

President Atkinson had no corrections for the meeting minutes. Director Cawlfeld made a motion to approve the Agenda, Director Courtright seconded the motion. The motion passed unanimously.

## 5. Consideration of items removed from Consent Agenda

There were no items removed from the consent agenda.

## 6. Management Matters:

- a. Transition of management progress - Mr. Walker stated that transition is proceeding, and they were continuing to learn about the district. President Atkinson said he will gather all the past board minutes and make copies of FEMA documents to give Mr. Walker. He will also look for archived bills from the accountant. Mr. Walker stated that he has gotten copies of keys made for everyone, the website is up and running with the current minutes and agenda and is trying to keep up with current issues including the audit and insurance. President Atkinson said that it has been great working with Ms. VonFeldt and Mr. Walker so far and feels he made a great choice.

Director Cawfield asked for a report on the FEMA situation; President Atkinson replied that he continues to work to complete the needed matters including a flood plain report of no impact which he was having difficulty getting a return call. The Board suggested calling the RBD Director or sending certified mail. Additional paperwork was necessary to certify that no historic or archeological sites had been impacted or disturbed; President Atkinson said he is still waiting on the State to certify that. Lastly, was to clarify the status of the Preble's Jumping Mice; the developer had already completed the trap study and this needs to be documented. President Atkinson said that everything has been submitted, and he is waiting on a response. President Atkinson spoke to someone a month and half ago trying to get this expedited but was told it is not a priority since the project is so small. He clarified that these items must be done to get paid by FEMA. Director Cawfield confirmed that we have been in closeout for over a year now, but knew it could take that long.

- b. Landscape proposals - Ms. Adams updated the Board on the proposals for the Lodge area to have the dead tree removed and getting the berm area looking better. President Atkinson asked about the Board's feelings on planting a new tree; the Board suggested focusing on having the dead one removed and not replacing at this point. Ms. Adams discussed the proposal for general maintenance. President Atkinson recommends A Cut Above as the low bidder as responsive. President Atkinson informed the Board that the current landscaper that is being replaced but is requesting to finish his contract. Ms. Adams said she is unsure of what he must finish but is working on a clarification. Director Cawfield requested a proposal from A Cut Above for putting in the missing shrubs in the medians instead of honoring the previous contract. Director Courtright asked about the sod that was put in the drainage area. The Board agreed it needs to be cleaned up. It was moved by Director Parker and seconded by Director Courtright to approve A Cut Above as the new landscaper. The Board approved unanimously.
- c. Update on Lodge and maintenance status - Mr. Walker said he is still working on the fire alarm problem and is hoping to figure out what the issue is next week. The Board discussed how to get the issue resolved while staying within the budget as well as getting quotes for repairs. Director Parker asked for an update on the snow plow driver, John. Mr. Walker replied that he was paid and that there is a new year to year contract. Director Parker expressed concerns that the snow plow driver could damage the ROW and he is worried that it could cause issues with the County.

Ms. Adams updated the Board on the HVAC and furnace issue. She said she received a 3three options from Fountain Valley Mechanical. One proposal is to repair the furnace plus new drain pans. The second proposal is to replace the one furnace plus new drain pans and the last

proposal is to replace all the furnaces. Ms. Adams recommends replacing the one furnace plus new drain pans. The Board suggested obtaining additional company's proposals. Director Parker recommended AMS Company. Ms. Adams said that she will do that.

Director Courtright asked if the Lodge has ongoing pest control issues. Ms. Adams said that there are traps in the ceiling and pest control is part of the maintenance budget. Ms. Adams updated the Board on the woodpecker damage and that pest control will fill the holes. She warned that bats could be a problem if the holes are not plugged up. The Board agreed to approve the funds for the woodpecker issue repairs.

Mr. Courtright asked about the burned-out parking lot lights; Ms. Adams said she will work on getting that fixed.

Director Cawfield requested to discuss when the ponds are turned; President Atkinson stated that they had been turned on usually in late April. The Board discussed turning on irrigation in May. Ms. Adams reported that a new species of trout will be added to the pond this year instead of Rainbow Trout.

Director Parker reported that he has seen a man walking through the neighborhood. He thinks he may be a part of a construction crew building houses and possibly staying in a vacant home.

President Atkinson asked when to pull the snow plow stakes and if A Cut Above could be hired to do it. Ms. Adams said she will check into getting this done soon. President Atkinson said they are selling the District's truck and will discuss other equipment next meeting. Mr. Heeter asked for list of all the equipment for next meeting.

Director Cawfield asked who does the trail grading. Ms. Adams said that Ashley with A Cut Above could take care of the trails and she will get a proposal. President Atkinson explained that District can maintain trails, but they don't have an obligation. The District takes care of it but does not own it and the residents are happy with the District taking care of the trails.

- d. Lodge Rental report - President Atkinson explained that the price increase from \$1,800 to \$2,500 for booking the Lodge has affected the amount of bookings. Mr. Heeter asked if the Lodge would achieve the revenue expected. President Atkinson believes it will since they are still consistently booking, and the numbers have been made almost every year by the end of the year. The President directed the Board to look at the paperwork with the events schedule for them to review. The Board confirmed that it is important to coordinate events at the Lodge with upcoming maintenance projects. It was noted that there was a conflict between the scheduled District meetings and events at the Lodge. It was agreed to address these issues as they arise.
- e. Review of Insurance proposals - Mr. Walker discussed the new proposal for insurance. He explained the current insurance costs \$14,000 per year and only has the Lodge listed on the property list. The SDA pool covers more than just the Lodge, which is currently the only thing covered. Mr. Walker said assuming State Farm will cover additional areas, SDA is still more cost effective with a proposal of less than \$11,000. He explained the advantage of SDA is that they know special districts. Director Cawfield asked about coverages, and Mr. Walker said that the coverages and deductibles are comparable. President Atkinson asked about voting to change the insurance to SDA pool. A motion to approve the SDA Pool insurance coverage switch was made by Director Parker and seconded by Director Courtright; the motion passed unanimously.

## 7. Financial Matters:

- a. Approval of Payables for the Period Ending February 12, 2018 in the amount of \$9,347.80 - Director Cawlfeld requested a year to date budget with 2017 expenditures for comparison to last year, Mr. Walker agreed to review this request for next month. Mr. Espenlaub asked for clarification about the revenue from taxes. Mr. Walker explained that the District receives revenue from 3 tax sources and from renting the Lodge. The Board reviewed the payables. President Atkinson clarified the details of the internet bill and security system. Director Cawlfeld asked about considering a mobile wireless security system. Mr. Walker said he will investigate it. Director Cawlfeld asked about the WIFI password. Ms. Adams and President Atkinson confirmed that there is a public WIFI that does not require a password for guests of the Lodge. Director Cawlfeld asked if the office pays separately for their internet. Mr. Walker will check into the internet, security system and fire alarm system. President Atkinson motioned to approve the payables, Director Courtright seconded the motion. The motion passed unanimously.
- b. Selection of auditor - Mr. Walker reported requesting proposals from four companies; one company declined to bid. Mr. Walker's recommendation is to continue with BiggsKofford. He explained that since there is a new manager, expenses last year that were overbudget, and Biggs understands what has gone on in the past with the district, he thinks Biggs is the best choice. President Atkinson agreed that the Board should keep Biggs as the auditor with the option to reevaluate next year. Ms. Adams agreed that the continuity of the auditor with the new management would be best. Director Cawlfeld disagreed and said that he thinks it would be a good time to switch auditors and go with Holting. Director Parker moved to approve BiggsKofford as the auditor for this year, President Atkinson seconded the motion. The motion passed 3-1, Director Cawlfeld voting against.
- c. President Atkinson discussed an issue regarding the tree and address plaques that are required for the lots in the subdivision. He explained that address plaques were ordered for every lot that the developer bought and paid for and then gave to the District, but the trees had run out. The District received a proposal from a builder to make the 47 trees needed for the subdivision that totaled \$31,255. They have all been completed and delivered, but not paid for. The contract said that there would be a payment of \$22,000 initially then the balance would be paid on delivery of the trees. President Atkinson asked the Board if they want to pay the \$31,255 all at once, or if they make smaller payments when revenue comes in. President Atkinson suggested breaking it into 3 or 4 payments. Mr. Walker said that the District should get the revenue from taxes by May. The Board agrees paying this is a priority. The Board decided to authorize the \$22,000 payment, then invoice the builder for the remaining balance. Mr. Walker will check on the payment requirements with Ms. Adams as detailed in the covenants.

## 8. Legal Matters:

- a. Election Update - President Atkinson stated that the new members of the Board, Mr. Espenlaub and Mr. Heeter, will be sworn in at the next meeting. He stated the paperwork was done to cancel the election. He said that Director Potter will be resigning, and he will be available as President as long as needed. President Atkinson stated that the future board members, Mr. Heeter and Mr. Espenlaub have made comment throughout the meeting. President Atkinson suggested discussing the replacement of Director Potter, and then eventually him as President at the next meeting. Ms. Adams suggested waiting to have a meeting with the HOA Board and the Board

until the 2 new members were sworn in which will be next meeting. Mr. Heeter asked about monthly meetings, and if they are necessary. Director Parker said that keeping the monthly meeting on the schedule is important, but sometimes they are cancelled due to lack of quorum. Mr. Walker said scheduled monthly meetings help to have bills paid, checks signed, and to keep everyone updated on financial matters. Mr. Walker will report to the Board every month regardless if the meeting is held or not.

**9. Public Comment:**

There were no public comments.

**10. Other Business:**

**a. Next Meeting**

May 14, 2018 at 2:00 p.m.

**11. Adjournment:**

The meeting was adjourned at 4:20 p.m.

Respectfully Submitted,

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By: Kevin Walker, District Manager

THESE MINUTES ARE APPROVED AS THE OFFICIAL APRIL 9, 2018 MINUTES OF THE CATHEDRAL PINES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

\_\_\_\_\_  
Bart Atkinson, President

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Dan Potter, Director

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Jeff Parker, Director

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Jason Lee Courtright, Director

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Gregg Cawlfeld, Director

## CATHEDRAL PINES METROPOLITAN DISTRICT

## Profit &amp; Loss

05/14/18

January 1 through May 14, 2018

Accrual Basis

	Jan 1 - May 14, 18
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>DS INCOME</b>	
DS Interest Income	172.96
DS Prop Tax Revenue	202,578.90
<b>Total DS INCOME</b>	<u>202,751.86</u>
<b>GF INCOME</b>	
GF Prop Tax Revenue	93,182.62
Insurance Reimbursement	320.00
Rental Income - Lodge Events	13,260.00
Rental Income - Sales Office	1,560.00
Specific Ownership Taxes	17,570.42
<b>Total GF INCOME</b>	<u>125,893.04</u>
<b>Total Income</b>	<u>328,644.90</u>
<b>Gross Profit</b>	328,644.90
<b>Expense</b>	
<b>DS EXPENSES</b>	
Collection Fee DS (Treasurer)	3,038.68
<b>Total DS EXPENSES</b>	3,038.68
<b>GF EXPENSES</b>	
Bank Charges	42.67
Cleaning	500.00
Collection Fee GF(Treasurer)	1,397.74
Event Exp (adv/bkg/cln/hst)	9,135.84
Event Supplies	120.78
Insurance	11,411.27
Landscape Maintenance	4,836.30
Legal Fees	5,143.15
Maintenance Management	7,200.00
Management Expense	8,000.00
Office Expenses	14.06
Repair & Maintenance	3,301.31
Security	1,301.09
Snow Removal	8,000.00
Telephone	905.36
Trash	1,843.16
Utilities	7,133.32
<b>Total GF EXPENSES</b>	<u>70,286.05</u>
<b>Purchases</b>	31,255.00
<b>Total Expense</b>	<u>104,579.73</u>
<b>Net Ordinary Income</b>	<u>224,065.17</u>
<b>Net Income</b>	<u><u>224,065.17</u></u>



## CATHEDRAL PINES METROPOLITAN DISTRICT

05/14/18

## Balance Sheet

Accrual Basis

As of May 14, 2018

	May 14, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Checking - General Fund	79,625.09
MM - CSafe Bond Fund UMB	0.53
MM - Debt Svc Fund	309,514.01
<b>Total Checking/Savings</b>	<b>389,139.63</b>
<b>Other Current Assets</b>	
Prop Tax Rec - Debt Svc	313,363.00
Prop Tax Rec - Gnl Fund	144,141.00
<b>Total Other Current Assets</b>	<b>457,504.00</b>
<b>Total Current Assets</b>	<b>846,643.63</b>
<b>Fixed Assets</b>	
<b>Community Center</b>	
Accum Depreciation	-443,039.00
Original Cost	1,328,384.00
<b>Total Community Center</b>	<b>885,345.00</b>
<b>Equipment</b>	
Accum Depreciation	-1,755.00
Equipment - Other	13,922.00
<b>Total Equipment</b>	<b>12,167.00</b>
<b>Parks, Trails &amp; Monument</b>	
Accum Depreciation	-448,680.00
Original Cost	897,354.77
<b>Total Parks, Trails &amp; Monument</b>	<b>448,674.77</b>
<b>Total Fixed Assets</b>	<b>1,346,186.77</b>
<b>TOTAL ASSETS</b>	<b>2,192,830.40</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable (A/P)	21,934.29
<b>Total Accounts Payable</b>	<b>21,934.29</b>
<b>Other Current Liabilities</b>	
Accrued Interest - DSvc	18,737.67
Deferred Prop Tax - DSvc	313,363.00
Deferred Prop Tax - Gnl	144,141.00
Deposits- Lodge Events	42,825.00
<b>Total Other Current Liabilities</b>	<b>519,066.67</b>
<b>Total Current Liabilities</b>	<b>541,000.96</b>
<b>Long Term Liabilities</b>	
<b>Bonds Payable 2016</b>	
Bond Premium 2016	
A/A Bond Premium 2016	-26,322.18
Bond Premium 2016 - Other	414,881.70
<b>Total Bond Premium 2016</b>	<b>388,559.52</b>
Bonds Payable 2016 - Other	4,660,000.00
<b>Total Bonds Payable 2016</b>	<b>5,048,559.52</b>
<b>Total Long Term Liabilities</b>	<b>5,048,559.52</b>

8:38 AM

CATHEDRAL PINES METROPOLITAN DISTRICT

05/14/18

Balance Sheet

Accrual Basis

As of May 14, 2018

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	May 14, 18
<b>Total Liabilities</b>	<u>5,589,560.48</u>
<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
Retained Earnings	-77,490.46
Net Income	<u>224,065.17</u>
<b>Total Equity</b>	<u>-3,396,730.08</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>2,192,830.40</u></u>

**CATHEDRAL PINES METROPOLITAN DISTRICT**  
**Profit & Loss Budget Performance**  
January 1 through May 14, 2018

	Jan 1 - May 14, 18	Budget	Jan 1 - May 14, 18	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Billable Expense Income	0.00	0.00	0.00	0.00	0.00
Discounts (deleted)	0.00	0.00	0.00	0.00	0.00
Discounts given (deleted)	0.00	0.00	0.00	0.00	0.00
DS INCOME					
Bond Proceeds 2016	0.00	0.00	0.00	0.00	0.00
DS Interest Income	172.96	0.00	172.96	0.00	0.00
DS Prop Tax Revenue	202,578.90	155,906.45	202,578.90	155,906.45	313,340.00
Specific Ownership Taxes	0.00	0.00	0.00	0.00	0.00
DS INCOME - Other	0.00	0.00	0.00	0.00	0.00
<b>Total DS INCOME</b>	<b>202,751.86</b>	<b>155,906.45</b>	<b>202,751.86</b>	<b>155,906.45</b>	<b>313,340.00</b>
GF INCOME					
FEMA Funds	0.00	0.00	0.00	0.00	115,900.00
GF Interest Income	0.00	44.52	0.00	44.52	990.00
GF Prop Tax Revenue	93,182.62	76,132.26	93,182.62	76,132.26	144,130.80
HOA Expense Reimb	0.00	3,694.84	0.00	3,694.84	9,980.00
HOA Fire/Erosion Reimbursement	0.00	0.00	0.00	0.00	0.00
Insurance Reimbursement	320.00	0.00	320.00	0.00	0.00
Maintenance Assesment	0.00	0.00	0.00	0.00	0.00
Rental Income - Lodge Events	13,260.00	15,024.19	13,260.00	15,024.19	120,000.00
Rental Income - Sales Office	1,560.00	1,246.45	1,560.00	1,246.45	3,360.00
Specific Ownership Taxes	17,570.42	13,354.84	17,570.42	13,354.84	50,000.00
GF INCOME - Other	0.00	0.00	0.00	0.00	0.00
<b>Total GF INCOME</b>	<b>125,893.04</b>	<b>109,497.10</b>	<b>125,893.04</b>	<b>109,497.10</b>	<b>444,340.80</b>
Refunds-Allowances (deleted)	0.00	0.00	0.00	0.00	0.00
Sales of Product Income	0.00	5,564.52	0.00	5,564.52	15,000.00
Transfers In	0.00	0.00	0.00	0.00	0.00
Uncategorized Income	0.00	0.00	0.00	0.00	0.00
Uncategorized Income (deleted)	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	<b>328,644.90</b>	<b>270,968.07</b>	<b>328,644.90</b>	<b>270,968.07</b>	<b>772,680.80</b>
Cost of Goods Sold					
Cost of Goods Sold	0.00	0.00	0.00	0.00	0.00
Cost of labor - COS (deleted)	0.00	0.00	0.00	0.00	0.00
Freight & delivery - COS (delet	0.00	0.00	0.00	0.00	0.00
Other Costs - COS (deleted)	0.00	0.00	0.00	0.00	0.00
Purchases - COS (deleted)	0.00	0.00	0.00	0.00	0.00
Subcontractors - COS (deleted)	0.00	0.00	0.00	0.00	0.00
Supplies & Materials - COGS (de	0.00	0.00	0.00	0.00	0.00
<b>Total COGS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Gross Profit</b>	<b>328,644.90</b>	<b>270,968.07</b>	<b>328,644.90</b>	<b>270,968.07</b>	<b>772,680.80</b>
Expense					
*Reconciliation Discrepancies	0.00	0.00	0.00	0.00	0.00
ADJUSTMENTS					
Developer Loan Payments ADJ	0.00	0.00	0.00	0.00	0.00
ADJUSTMENTS - Other	0.00	0.00	0.00	0.00	0.00

# CATHEDRAL PINES METROPOLITAN DISTRICT

## Profit & Loss Budget Performance

January 1 through May 14, 2018

	Jan 1 - May 14, 18	Budget	Jan 1 - May 14, 18	YTD Budget	Annual Budget
<b>Total ADJUSTMENTS</b>	0.00		0.00		
Advertising (deleted)	0.00		0.00		
Bad Debts (deleted)	0.00		0.00		
<b>CF EXPENSES</b>	0.00		0.00		
Depreciation(62)	0.00		0.00		
CF EXPENSES - Other	0.00		0.00		
<b>Total CF EXPENSES</b>	0.00		0.00		
Commissions & fees (deleted)	0.00		0.00		
<b>DS EXPENSES</b>	0.00		0.00		
Bond Principal Pmts	0.00		0.00		
Collection Fee DS (Treasurer)	3,038.68		3,038.68	2,470.97	60,000.00
Cost of Bond Issuance	0.00		0.00		4,700.00
Developer Loan Pmts	0.00		0.00		
Interest Expense DS	0.00		0.00		
Trustee Fees	0.00		0.00		
DS EXPENSES - Other	0.00		0.00		
<b>Total DS EXPENSES</b>	3,038.68	55,061.39	3,038.68	55,061.39	288,013.00
Dues & Subscriptions (deleted)	0.00		0.00		
Freight & Delivery (deleted)	0.00		0.00		
<b>GF EXPENSES</b>	0.00		0.00		
Accounting	0.00		0.00		
Audit	0.00		0.00		
Bank Charges	0.00		0.00		
Cleaning	42.67		42.67	6,677.42	16,000.00
Collection Fee GF (Treasurer)	500.00		500.00	15.00	7,750.00
Event Exp (adv/bkg/cin/hst)	1,397.74		1,397.74	490.32	30.00
Event Supplies	9,135.84		9,135.84	1,185.48	2,000.00
Fire/Flood Restoration & Mitiga	120.78		120.78	9,251.61	2,162.00
Fire/Flood Equip Rental	0.00		0.00		40,000.00
Fire/Flood Restoration & Mitiga - Other	0.00		0.00		
<b>Total Fire/Flood Restoration &amp; Mitiga</b>	0.00		0.00		
Insurance	11,411.27		11,411.27	6,451.61	16,000.00
Interest Expense GF	0.00		0.00		
Landscape Maintenance	4,836.30		4,836.30	2,806.45	65,000.00
Legal Fees	5,143.15		5,143.15	700.00	3,000.00
License & Fees	0.00		0.00		
Maintenance Management	7,200.00		7,200.00	0.00	
Management Expense	8,000.00		8,000.00		
Office Expenses	14.06		14.06	11,129.03	29,000.00
P/R Tax Expenses (deleted)	0.00		0.00		1,925.00
Payroll Expenses(121)	0.00		0.00		
Ditch Check Wages	0.00		0.00		
FEMA Wages	0.00		0.00		
Taxes	0.00		0.00		
Tree Removal/Chipping Wages	0.00		0.00		
Wages	0.00		0.00		
Payroll Expenses(121) - Other	0.00		0.00		
<b>Total Payroll Expenses(121)</b>	0.00	0.00	0.00	0.00	

# CATHEDRAL PINES METROPOLITAN DISTRICT

## Profit & Loss Budget Performance

### January 1 through May 14, 2018

	Jan 1 - May 14, 18	Budget	Jan 1 - May 14, 18	YTD Budget	Annual Budget
Repair & Maintenance					
Security	3,301.31	16,693.55	3,301.31	16,693.55	45,000.00
Snow Removal	1,301.09	2,200.00	1,301.09	2,200.00	3,000.00
Telephone	8,000.00	8,300.00	8,000.00	8,300.00	18,000.00
Trash	905.36	500.81	905.36	500.81	1,350.00
Utilities	1,843.16	1,608.06	1,843.16	1,608.06	5,000.00
Wages (deleted)	7,133.32	10,190.32	7,133.32	10,190.32	35,000.00
GF EXPENSES - Other	0.00	0.00	0.00	0.00	
	0.00	0.00	0.00	0.00	
<b>Total GF EXPENSES</b>	<b>70,286.05</b>	<b>79,300.95</b>	<b>70,286.05</b>	<b>79,300.95</b>	<b>292,217.00</b>
Insurance - Disability (deleted)	0.00	0.00	0.00	0.00	
Insurance - Liability (deleted)	0.00	0.00	0.00	0.00	
Job Materials (deleted)	0.00	0.00	0.00	0.00	
Meals and Entertainment (delete	0.00	0.00	0.00	0.00	
Other Miscellaneous Service Cos	0.00	0.00	0.00	0.00	
Payroll Expenses					
Wages	0.00	0.00	0.00	0.00	
Payroll Expenses - Other	0.00	0.00	0.00	0.00	
<b>Total Payroll Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Payroll Expenses (deleted)	0.00	0.00	0.00	0.00	
Purchases	0.00	0.00	0.00	0.00	
Rent or Lease (deleted)	31,255.00	0.00	31,255.00	0.00	
Shipping and delivery expense (	0.00	0.00	0.00	0.00	
Stationary & Printing (deleted)	0.00	0.00	0.00	0.00	
Subcontractors (deleted)	0.00	0.00	0.00	0.00	
Supplies (deleted)	0.00	0.00	0.00	0.00	
Taxes & Licenses (deleted)	0.00	0.00	0.00	0.00	
Tools (deleted)	0.00	0.00	0.00	0.00	
Transfers Out	0.00	0.00	0.00	0.00	
Travel (deleted)	0.00	0.00	0.00	0.00	
Travel Meals (deleted)	0.00	0.00	0.00	0.00	
Late Fee Income	0.00	0.00	0.00	0.00	
Unapplied Cash Bill Payment Exp	0.00	0.00	0.00	0.00	
Uncategorized Expense	0.00	0.00	0.00	0.00	
Uncategorized Expense (deleted)	0.00	0.00	0.00	0.00	
<b>Total Expense</b>	<b>104,579.73</b>	<b>134,362.34</b>	<b>104,579.73</b>	<b>134,362.34</b>	<b>580,230.00</b>
<b>Net Ordinary Income</b>	<b>224,065.17</b>	<b>136,605.73</b>	<b>224,065.17</b>	<b>136,605.73</b>	<b>192,450.80</b>
<b>Other Income/Expense</b>					
Other Income					
Interest Earned (deleted)	0.00	0.00	0.00	0.00	
Late Fee Income	0.00	0.00	0.00	0.00	
Other Ordinary Income (deleted)	0.00	0.00	0.00	0.00	
Other Portfolio Income (deleted)	0.00	0.00	0.00	0.00	
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Other Expense</b>					
Amortization	0.00	0.00	0.00	0.00	
Depreciation	0.00	0.00	0.00	0.00	
Miscellaneous (deleted)	0.00	0.00	0.00	0.00	
Other Miscellaneous Expense	0.00	0.00	0.00	0.00	
Other Miscellaneous Expense (de	0.00	0.00	0.00	0.00	

**CATHEDRAL PINES METROPOLITAN DISTRICT**  
**Profit & Loss Budget Performance**  
 January 1 through May 14, 2018

	Jan 1 - May 14, 18	Budget	Jan 1 - May 14, 18	YTD Budget	Annual Budget
Penalties & Settlements (delete)	0.00	0.00	0.00	0.00	0.00
Reconciliation Discrepancies	0.00	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00	0.00
<b>Net Income</b>	<b>224,065.17</b>	<b>136,605.73</b>	<b>224,065.17</b>	<b>136,605.73</b>	<b>192,450.80</b>

**Treasurer's Report of Activity for the Month Ending April 30, 2018**

<b>Summary for Fund</b>	<b>Current Month Activity</b>	<b>Year-to-Date Activity</b>
Beginning Balance Forward	34,833.93	4,212.53
Revenues	54,542.43	313,331.94
Transfers In	0.00	0.00
Disbursements	-35,587.94	-263,756.05
Transfers Out	0.00	0.00
Ending Balance	53,788.42	53,788.42

**Certified by Mark Lowderman, El Paso County Treasurer Date: 4/30/2018**

Treasurer's Report of Activity for the Month Ending April 30, 2018

Fund	800463 CATHEDRAL PINES METRO	Balance	Estimate/Remaining
310100	CURRENT YEAR TAX		
2017	4/16/2018 APR. TAXES DISTRIBUTED 260	871.17	
2017	4/30/2018 APR. TAXES DISTRIBUTED 260	16.53	
2017	4/30/2018 APR. TAXES DISTRIBUTED 260	49,379.88	
	Total	50,267.58	0.00
311000	PRIOR YEAR TAX		
	Total	0.00	0.00
312000	OMITTED PROPERTY TAX REV		
	Total	0.00	0.00
312500	DELINQUENT INTEREST-PROPERTY T		
	Total	0.00	0.00
313055	CLASS B-C-D SPEC OWN TAX		
2017	4/7/2018 APR. CLERK'S COLLECTIONS 260	1,281.02	
2017	4/14/2018 APR. CLERK'S COLLECTIONS 260	1,080.36	
2017	4/21/2018 APR. CLERK'S COLLECTIONS 260	831.80	
2017	4/30/2018 APR. CLERK'S COLLECTIONS 260	1,081.67	
	Total	4,274.85	0.00
403125	ELECTRONIC TRANS IN LIEU OF CH		
	Total	17,570.42	0.00
403500	ADJUSTMENTS		
	Total	-224,485.70	-34,833.93
	Total	-259,319.63	-34,833.93
403530	CURRENT YEAR TAX ABATEMENT REF		
	Total	0.00	0.00
403540	PRIOR YEAR TAX ABATEMENT REFUN		
	Total	0.00	0.00
403550	DELINQUENT INTEREST ABATEMENT		
	Total	0.00	0.00
403560	STATUTORY INTEREST ABATEMENT R		
	Total	0.00	0.00
406000	TREASURER'S COLLECTION FEE		
	Total	0.00	0.00
	4/30/2018 TREASURER'S COLLECTION FEE	-754.01	-3,682.41
	Total	0.00	-4,436.42



# Cathedral Pines Metropolitan District

## PAYMENT REQUEST

5/14/2018

### GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
A Cut Above Lawn Services	15330	4/24/2018	\$ 4,148.00	
ADT Security Services	52510078	4/13/2018	\$ 197.16	
Batteries Plus Bulbs	305-346342	4/28/2018	\$ 37.83	
Black Hills Energy	2662	5/4/2018	\$ 101.54	
Colorado Special Districts Prop & Liab Pool	31C61270-5171	4/10/2018	\$ 6,510.47	
DexYP	200562572	4/3/2018	\$ 39.95	
Falcon Broadband	7699	5/1/2018	\$ 172.61	
Falcon Broadband	8323	5/1/2018	\$ 111.88	
Fountain Valley Mechanical	45650	4/23/2018	\$ 425.00	
Johnson Controls Fire Protection LP	84775234	5/1/2018	\$ 640.00	
Mountain View Electric	Various	4/18/2018	\$ 1,510.59	
Special District Association	2018041025076360000	4/10/2018	\$ 364.80	
Susemihl, McDermott & Cowan P.C.	30369	3/31/2018	\$ 562.50	
The Warren Management Group	12299	4/30/2018	\$ 2,053.30	
Walker Schooler District Managers	6170	4/30/2018	\$ 2,000.00	
Waste Management of CS	6219000-2528-2	4/26/2018	\$ 511.23	
<b>TOTAL</b>			\$ 19,386.86	

\_\_\_\_\_, Director

**CATHEDRAL PINES METROPOLITAN DISTRICT  
SUMMARY  
FORECASTED 2018 BUDGET AS PROPOSED  
WITH 2016 AND 2017 ACTUALS  
For the Years Ended and Ending December 31,**

11/16/17

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	ACTUAL 2016	BUDGET 2017	ACTUAL 11/16/17	REVISED 2017	APPROVED 2018
BEGINNING FUND BALANCES	\$ 280,167	\$ 272,418	\$ 272,418	\$ 272,418	\$ 114,803
REVENUE					
Property taxes	392,566	402,084	402,084	402,084	457,400
Specific ownership taxes	45,094	25,657	49,221	51,701	50,000
Investment income	1,108	990	794	990	990
Developer contributions	-	-	-	-	-
Insurance Settlement	-	-	-	-	-
HOA expense reimbursement	9,960	9,960	7,470	9,960	9,960
Sale of Pine Trees for Driveway Posts to Resident	-	-	-	-	15,000
FEMA Funds	80,172	68,828	5,250	5,250	115,900
Sales Center rent	3,360	3,360	3,080	3,360	3,360
Rental income - The Lodge events	140,120	145,000	118,685	124,135	120,000
Total revenue	672,380	655,879	586,584	597,480	772,610
TRANSFERS IN	47,377	-	-	-	-
Total funds available	999,924	928,297	859,002	869,898	887,413
EXPENDITURES					
General					
Accounting	18,000	18,000	16,500	18,000	18,000
Audit	7,620	7,750	7,575	7,575	7,750
Bank charges	35	30	(544)	(544)	30
Contract Labor (cleaning)	2,011	2,000	1,050	1,600	2,000
County Treasurer's fees	1,876	1,940	1,902	1,902	2,162
Loan Interest	2,842	-	-	-	-
Event Expenses (Advert/ Cleaning / Booking I	49,690	47,000	37,580	47,000	40,000
Fire/Flood Restoration/Mitigation	90,213	57,929	48,493	61,172	-
Insurance	16,993	16,000	6,969	7,500	16,000
Landscape maintenance	26,718	34,000	74,828	74,828	65,000
Legal	12,301	10,000	2,786	3,000	3,000
Management	30,000	30,000	27,500	30,000	29,000
Office Expense	1,760	1,925	1,483	1,925	1,925
Repairs and maintenance	29,580	22,000	67,318	92,818	45,000
Security	2,498	1,880	2,959	3,276	3,000
Snow Removal	8,033	10,000	16,280	17,630	18,000
Telephone	1,341	1,350	1,228	1,350	1,350
Trash	4,241	4,300	4,523	4,954	5,000
Utilities	33,509	33,500	30,635	34,136	35,000
Salaries	20,494	21,000	22,535	22,535	-
P/R tax expense	1,777	1,800	1,927	1,927	-
Contingency	-	-	-	-	31,255
Debt Service					
County Treasurer's fees	4,024	4,131	4,136	4,136	4,700
Paying agent fees	2,329	400	400	400	400
Bond - interest	214,868	227,976	227,975	227,975	222,913
Bond - principal	85,000	90,000	90,000	90,000	60,000
Developer Loan Principal	12,377	-	-	-	-
Contingency	-	850	-	-	850
Capital outlay	-	-	-	-	-
Total expenditures	680,130	645,761	696,038	755,095	612,334
TRANSFERS OUT	47,377	-	-	-	-
Total expenditures and transfers out requiring appropriation	727,507	645,761	696,038	755,095	612,334
ENDING FUND BALANCES	\$ 272,418	\$ 282,536	\$ 162,964	\$ 114,803	\$ 275,079