

**RESOLUTION  
ADOPTING BUDGET AND APPROPRIATING SUMS OF MONEY FOR THE  
CALENDAR YEAR 2025**

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The Board of Directors of Mayberry, Colorado Springs Community Authority (the “Board”), El Paso County, Colorado (the “Authority”), held a regular meeting, via teleconference and at 614 N. Tejon St., Colorado Springs, CO on November 26, 2024, at the hour of 8:00 a.m.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called, and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

*[Remainder of Page Intentionally Left Blank]*

NOTICE AS TO PROPOSED 2025 BUDGET

WHEREAS, the Board has appointed its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was available for inspection by the public at a designated place, a public hearing was held and interested members of the public were provided a public comment period and given the opportunity to file any objections to the proposed budget prior to the final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the Authority for fiscal year 2025. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2 Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated from the revenue of each fund for the purposes stated.

Section 3. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager, or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 4. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

*[Remainder of Page Intentionally Left Blank]*

ADOPTED NOVEMBER 26, 2024.

**DISTRICT:**

**MAYBERRY, COLORADO SPRINGS  
COMMUNITY AUTHORITY**, a public  
corporation and political subdivision of the State  
of Colorado


By:   
John Mick (Jan 25, 2025 17:05 EST)  
\_\_\_\_\_  
Officer of the District

**ATTEST:**

By:   
\_\_\_\_\_

**APPROVED AS TO FORM:**


Robert S. Gardner  
Attorney at Law

  
\_\_\_\_\_  
General Counsel to the District

STATE OF COLORADO  
COUNTY OF EL PASO  
MAYBERRY, COLORADO SPRINGS COMMUNITY AUTHORITY

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at an Authority meeting held at 614 N. Tejon St., Colorado Springs, CO and via teleconference on Tuesday, November 26, 2024, as recorded in the official record of the proceedings of the Authority.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 26 day of November, 2024.

  
\_\_\_\_\_  
Signature

**EXHIBIT A**  
**BUDGET DOCUMENT**  
**BUDGET MESSAGE**












# MCSCA 2025 Budget Reso

Final Audit Report

2025-01-27

Created:	2025-01-24
By:	Adam Noel (adam.n@wsdistricts.co)
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Transaction ID:	CBJCHBCAABAABf1YnaByn6P5io3VLG3o2RZPy4_dizZh

## "MCSCA 2025 Budget Reso" History

-  Document created by Adam Noel (adam.n@wsdistricts.co)  
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**MAYBERRY COMMUNITY AUTHORITY BOARD  
2025 BUDGET  
GENERAL FUND**

	2023 ACTUAL	2024 ACTUAL	2024 BUDGET	2025 BUDGET
<b>BEGINNING FUND BALANCE</b>	\$ (354,521)	\$ 76,111	\$ 76,111	\$ 58,477
<b>EXPENDITURES</b>				
BANK CHARGES	\$ -	\$ 3,280	\$ -	\$ -
DUES & SUBSCRIPTIONS	\$ 1,203	\$ -	\$ -	\$ 1,200
INSPECTIONS	\$ -	\$ 3,925	\$ -	\$ -
INSURANCE	\$ 2,515	\$ -	\$ -	\$ 3,000
LEGAL		\$ 17,692		
PROFESSIONAL FEES	\$ 12,667	\$ 9,600	\$ -	\$ 10,275
<b>TOTAL EXPENDITUREES</b>	<b>\$ 16,385</b>	<b>\$ 34,497</b>	<b>\$ -</b>	<b>\$ 14,475</b>
 TRANSFER BETWEEN FUNDS	 \$ (447,017)			
 <b>ENDING FUND BALANCE</b>	 <b>\$ 76,111</b>	 <b>\$ 41,614</b>	 <b>\$ 76,111</b>	 <b>\$ 44,002</b>

**MAYBERRY COMMUNITY AUTHORITY BOARD  
2025 BUDGET  
DEBT SERVICE FUND**

	2023 ACTUAL	2024 ACTUAL	2024 BUDGET	2025 BUDGET
<b>DEBT SERVICE FUND BEGINNING BALANCE</b>	\$ 1,918,161	\$ 1,411,765	\$ 1,411,765	\$ 827,916
 TRANSFR FROM MCSMD #3	 \$ 5,691	 \$ 77,126	 \$ 76,076	 \$ 131,608
TRANSFER FROM MCSMD #2	\$ 392	\$ 16,984	\$ 16,793	\$ 20,024
INTEREST INCOME	\$ 103,394	\$ 67,664	\$ 15,000	\$ 15,000
 TOTAL INFLOWS & REVENUES	 <b>\$ 2,027,638</b>	 <b>\$ 1,573,539</b>	 <b>\$ 1,519,635</b>	 <b>\$ 994,548</b>
 DISTRICT MANAGEMENT	 \$ -	 \$ 17,830	 \$ -	 \$ 12,000
BANK FEES	\$ 13,356	\$ -	\$ 12,000	\$ -
FEES & LICENSES	\$ -	\$ 622	\$ 1,000	\$ 1,000
MISCELLANEOUS	\$ 3,767	\$ -	\$ -	\$ -
INSURANCE	\$ -	\$ 120,671	\$ -	\$ -
TRUSTEE FEES	\$ 7,000	\$ -	\$ 3,000	\$ 3,000
2021A BOND INTEREST	\$ 591,750	\$ 591,750	\$ 591,750	\$ 591,750
TRANSFER TO CAPITAL PROJECTS FUND	\$ -	\$ -	\$ -	\$ -
 TOTAL OUTFLOWS	 <b>\$ 615,873</b>	 <b>\$ 730,873</b>	 <b>\$ 607,750</b>	 <b>\$ 607,750</b>

ENDING BALANCE

\$ 1,411,765 \$ 842,666 \$ 911,885 \$ 386,798



**MAYBERRY COMMUNITY AUTHORITY BOARD  
2025 BUDGET  
CAPITAL PROJECT FUND**

	2023 ACTUAL	2024 ACTUAL	2024 BUDGET	2025 BUDGET
<b>CAPITAL PROJECT FUND BEGINNING BALANCE</b>	\$ 1,723,494	\$ (169,752)	\$ (169,752)	\$ (188,537)
DEVELOPER ADVANCE	\$ 717,616	\$ 1,059,064	\$ -	\$ -
TRANSFER IN FROM GENERAL FUND	\$ -	\$ -	\$ -	\$ -
TRANSFER IN FROM DEBT SERVICE FUND	\$ -	\$ -	\$ -	\$ -
INVESTMENT INCOME	\$ 28,780	\$ 1,002	\$ -	\$ -
<b>TOTAL INFLOWS &amp; REVENUES</b>	<b>\$ 28,780</b>	<b>\$ 1,002</b>	<b>\$ -</b>	<b>\$ -</b>
BOND ISSURANCE COSTS	\$ -	\$ -	\$ -	\$ -
CAPITAL OUTLAY	\$ 1,870,628	\$ -	\$ -	\$ -
CONSTRUCTION MANAGEMENT FEES	\$ 51,398	\$ 40,850	\$ -	\$ -
<b>TOTAL OUTFLOWS</b>	<b>\$ 1,922,026</b>	<b>\$ 40,850</b>	<b>\$ -</b>	<b>\$ -</b>
<b>ENDING BALANCE</b>	<b>\$ (169,752)</b>	<b>\$ (209,600)</b>	<b>\$ (169,752)</b>	<b>\$ (188,537)</b>

**BUDGET MESSAGE**  
(Pursuant to § 29-1-103(1) (e), C.R.S.)

Mayberry, Colorado Springs Metropolitan District CAB and Nos. 1-8

The attached 2025 Budget for Mayberry, Colorado Springs Metropolitan District CAB and Nos. 1-8 includes these important features:

- The primary sources of revenue for the district are the SO tax and property tax.

The Budgetary basis of the accounting timing measurement method used is:

- Cash basis
- Modified accrual basis
- Encumbrance basis
- Accrual basis

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the district's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The services to be provided/ delivered during the budget year are the following:

Contracted legal and management services including state required reporting, financial and accounting reports, billing and other services.



614 N. Tejon St  
Colorado Springs, CO 80903  
(719) 447-1777

208121

# AFFIDAVIT OF PUBLICATION

STATE OF COLORADO  
COUNTY OF El Paso

I, Lorre Cosgrove, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Colorado Springs Gazette, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Colorado Springs Gazette; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 11/21/2024**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.

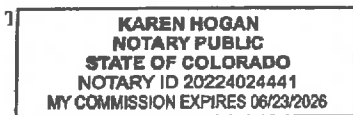


Lorre Cosgrove  
Sales Center Agent

Subscribed and sworn to me this 11/21/2024, at said City of Colorado Springs, El Paso County, Colorado.  
My commission expires June 23, 2026.



Karen Hogan  
Notary Public



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**PUBLIC NOTICE**

**NOTICE AS TO PROPOSED 2025 BUDGET AND AMENDMENT OF 2024 BUDGET (IF APPROPRIATE) MAYBERRY METROPOLITAN DISTRICT CAS & NO. 1-4 EL PASO COUNTY, COLORADO**

NOTICE IS HEREBY GIVEN, pursuant to Sections 29-1-108 and 109, C.R.S., that a proposed budget has been submitted to the Board of Directors of the Mayberry Metropolitan District (the "District") for the ensuing year of 2025. The necessity may also arise for the amendment of the 2024 budget of the District. Copies of the proposed 2025 budget and 2024 amended budget (if appropriate) are on file in the office of the District's Accountant, WSDM District Managers, 614 N. Tejon Street, Colorado Springs, Colorado 80903, where same are available for public inspection. Such proposed 2025 budget and 2024 amended budget will be considered at a special meeting to be held on Tuesday, November 26, 2024, at 8:00 a.m. at 614 N. Tejon Street, Colorado Springs, Colorado 80903, and via video/teleconference. Any interested elector within the District may, at any time prior to the final adoption of the 2025 budget or the 2024 amended budget, inspect the 2025 budget and the 2024 amended budget and file or register any objections thereto.

To attend via videoconference, use the following link: <https://vimeo.cloudoffice.svaas.com/join/722619181>

To attend via telephone, dial 1-213-483-8866, and enter access code 726413-976

**BY ORDER OF THE BOARD OF DIRECTORS:  
MAYBERRY METROPOLITAN DISTRICT**

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