

**RESOLUTION**  
**ADOPTING BUDGET, APPROPRIATING SUMS OF MONEY AND CERTIFYING**  
**MILL LEVIES FOR THE CALENDAR YEAR 2025**

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The Board of Directors of Mayberry, Colorado Springs Metropolitan District No. 3 (the “**Board**”), El Paso County, Colorado (the “**District**”), 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 electors of the District 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 District 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. Levy of Property Taxes. The Board does hereby certify the levy of property taxes for collection in 2025 as more specifically set out in the budget attached hereto.

Section 3. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut, or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 4. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant, or other designee to certify to the Board of County Commissioners of El Paso County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 5. 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 6. 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 7. 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.

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ADOPTED NOVEMBER 26, 2024.

**DISTRICT:**

**MAYBERRY, COLORADO SPRINGS  
METROPOLITAN DISTRICT NO.3** ,  
a quasi-municipal corporation and  
political subdivision of the State of Colorado

By:   
John Mick (Jan 25, 2025 17:04 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 METROPOLITAN DISTRICT NO.3

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 a District 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 District.

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

  
\_\_\_\_\_  
Signature

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












# MCSMD3 2025 Budget Reso

Final Audit Report

2025-01-27

Created:	2025-01-24
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**MAYBERRY, COLORADO SPRINGS METRO DISTRICT NO. 3**  
**2025 BUDGET**  
**GENERAL FUND**

	2023 ACTUAL	2024 ACTUAL	2024 BUDGET	2025 BUDGET
<b>GENERAL FUND BEGINNING BALANCE</b>	\$ -	\$ 0	\$ -	\$ 0
<b>REVENUES</b>				
PROPERTY TAXES	\$ 1,136	\$ 16,214	\$ 16,056	\$ 22,992
SPECIFIC OWNERSHIP TAXES	\$ 119	\$ 1,507	\$ 1,124	\$ 1,609
DEVELOPER ADVANCES	\$ -	\$ -	\$ 100,000	\$ 100,000
DELINQUENT INTEREST	\$ -	\$ 7	\$ -	\$ -
FACILITY FEE	\$ -	\$ -	\$ -	\$ -
SPECIAL SERVICE FEE	\$ -	\$ -	\$ 10,000	\$ 10,000
			\$ -	
TOTAL REVENUES	\$ 1,255	\$ 17,728	\$ 127,180	\$ 134,602
TOTAL REVENUES AND FUND BALANCE	\$ 1,255	\$ 17,728	\$ 127,180	\$ 134,602
<b>EXPENDITURES</b>				
INSURANCE	\$ -	\$ -	\$ -	
TREASURERS FEE	\$ 18	\$ 243	\$ 2,408	\$ 3,449
COVENANT ENFORCEMENT	\$ -	\$ -	\$ -	
CONTINGENCY	\$ -	\$ -	\$ -	
TOTAL EXPENDITURES	\$ 18	\$ 243	\$ 2,408	\$ 3,449
TRANSFER TO D1	\$ 1,237	\$ 17,485	\$ 124,772	\$ 131,153
<b>ENDING FUND BALANCE</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EMERGENCY RESERVE 3%</b>				
ASSESSED VALUATION	\$ 102,040	\$ 1,442,200	\$ 1,442,200	\$ 2,065,240
MILL LEVY	11.133	11.133	11.133	11.133



**MAYBERRY, COLORADO SPRINGS METRO DISTRICT NO. 3**  
**2025 BUDGET**  
**CONTRACTUAL OBLIGATIONS**

	2023	2024	2024	2025
	ACTUAL	ACTUAL	BUDGET	BUDGET
<b>GENERAL FUND BEGINNING BALANCE</b>	\$ -	\$ (0)	\$ -	\$ (0)
<b>REVENUES</b>				
PROPERTY TAXES	\$ 510	\$ 7,282	\$ 7,211	\$ 10,326
SPECIFIC OWNERSHIP TAXES	\$ 54	\$ 677	\$ 505	\$ 723
DELINQUENT INTEREST	\$ -	\$ 3	\$ -	\$ -
DEVELOPER ADVANCES	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	\$ 564	\$ 7,962	\$ 7,716	\$ 11,049
TOTAL REVENUES AND FUND BALANCE	\$ 564	\$ 7,962	\$ 7,716	\$ 11,049
<b>EXPENDITURES</b>				
TREASURERS FEE	\$ 8	\$ 109	\$ 108	\$ 155
COVENANT ENFORCEMENT	\$ -	\$ -	\$ 8,064	\$ -
CONTINGENCY	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 8	\$ 109	\$ 8,172	\$ 155
TRANSFER TO D1	\$ 556	\$ 7,853	\$ -	\$ 10,894
<b>ENDING FUND BALANCE</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	<b>\$ (456)</b>	<b>\$ (0)</b>
<b>EMERGENCY RESERVE 3%</b>				
ASSESSED VALUATION	\$ 102,040	\$ 1,442,200	\$ 1,442,200	\$ 2,065,240
MILL LEVY	5.000	5.000	5.000	5.000

**MAYBERRY, COLORADO SPRINGS METRO DISTRICT NO. 3**  
**2024 BUDGET**  
**DEBT SERVICE FUND**

	2023	2024	2024	2025
	ACTUAL	ACTUAL	BUDGET	BUDGET
<b>DEBT SERVICE FUND BEGINNING BALANACE</b>	\$ -	\$ (0)	\$ -	\$ (0)
<b>REVENUE</b>				
PROPERTY TAX	\$ 5,102	\$ 72,821	\$ 72,110	\$ 124,747
SPECIFIC OWNERSHIP TAX	\$ 536	\$ 6,770	\$ 5,048	\$ 8,732
TRANSFERS IN FROM OPERATING ACCOUNT	\$ -	\$ -	\$ -	\$ -
DELIINQUENT INTEREST	\$ -	\$ 29	\$ -	\$ -
INTEREST INCOME	\$ 230	\$ -	\$ -	\$ -
<b>TOTAL INFLOWS &amp; REVENUES</b>	<b>\$ 5,868</b>	<b>\$ 79,621</b>	<b>\$ 77,158</b>	<b>\$ 133,479</b>
<b>EXPENDITURES</b>				
TRANSFER TO THE CAB	\$ 5,789	\$ 78,528	\$ 76,076	\$ 131,608
TREASURERS FEE	\$ 79	\$ 1,093	\$ 1,082	\$ 1,871
<b>TOTAL OUTFLOWS</b>	<b>\$ 5,868</b>	<b>\$ 79,621</b>	<b>\$ 77,158</b>	<b>\$ 133,479</b>
<b>ENDING BALANCE</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	<b>\$ -</b>	<b>\$ (0)</b>
ASSESSED VALUATION	\$ 102,040	\$ 1,442,200	\$ 1,442,200	\$ 2,065,240
MILL LEVY	50.000	50.000	50.000	60.403
TOTAL MILL LEVY	66.133	66.133	66.133	76.536

**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.

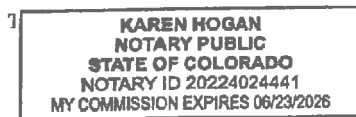


Lorre Cosgrove  
Sales Center Agent

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 195, 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://video.cloudoffice.us/va.com/join/72561372>

To attend via telephone, dial 1-215-443-6646, and enter access code 725-413-679

BY ORDER OF THE BOARD OF DIRECTORS:  
MAYBERRY METROPOLITAN DISTRICT

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