

**MAYBERRY, COLORADO SPRINGS
METROPOLITAN DISTRICT NOS. 1-8**

Regular Board Meeting
614 N. Tejon St., Colorado Springs, CO 80903
Wednesday, April 27, 2022 – 8:00 a.m.

BOARD OF DIRECTORS

John Mick	President CAB & District 1-8
Jason Kvolts	Treasurer CAB, Secretary District 1-8
Lee Merritt	Secretary CAB, Treasurer District 1-8

**** Please join the meeting from your computer, tablet or smartphone****

<https://meet.goto.com/957931117>

You can also dial in using your phone.

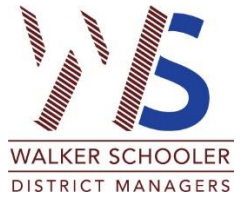
United States: [+1 \(669\) 224-3412](tel:+16692243412)

Access Code: 957-931-117

AGENDA

- 1. ADMINISTRATIVE MATTERS:**
 - a. Call to order/Declaration of Quorum
 - b. Approval of Agenda
 - c. Approval of Minutes from March 22, 2022
- 2. FINANCIALS:**
 - a. Approval of Payables, if needed.
 - b. Acceptance of Unaudited Financial Statements and the schedule of cash position.
- 3. MANAGEMENT MATTERS:**
 - a. Website-WSDM submitted application to SIPA
- 4. BUSINESS MATTERS:**
 - a. Contract ratifications with Al Watson
 - b. Update on CCR's-status on recording with county and notice to title company
 - c. Design Guidelines-status (referenced in CCR)
 - d. Requisition and contracting-Currently, contract with the District and payments issued through CAB.
 - e. Telephone poles-Mountain View Electric Association requires a payment account. Discuss if best to continue reimbursing Jason or to set up business account with credit card
- 5. LEGAL MATTERS**
 - a. Nonprofit status update for Mayberry Community Covenants
 - b. Vacate easements
- 6. PUBLIC COMMENT AND SIGN IN SHEET:**

(Limited to 3 minutes and only for items not on the agenda)
- 7. OTHER BUSINESS**
 - a. Next meeting May 24, 2022 at 8:00AM
- 8. ADJOURNMENT**





**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICTS 1-8
HELD MARCH 22, 2022, AT 8:00 A.M.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Mayberry, Colorado Springs Metropolitan Districts 1-8 was held on Tuesday, March 22, 2022, at 8:00 AM, at 614 N Tejon St., Colorado Springs, CO 80903, and via electronic means and telephone conference call.

Attendance

In attendance were Directors:

John Mick, President
Jason Kvols, Secretary

Absent

Lee Merritt, Treasurer

Also in attendance were:

Kevin Walker, Walker Schooler District Managers
Molly Gist, Walker Schooler District Managers
Peter Susemihl, Legal Counsel

1. ADMINISTRATIVE MATTERS:

- a. Jason Kvols called the meeting to order at 8:00 AM and declared a quorum with Board members present. Discussion and Approval of the Agenda: The Board approved the Agenda as presented.

2. FINANCIALS:

- a. Discussion and Approval of the Agenda: The Board approved the Agenda as presented. Review of Unaudited Financial Statement and Payables: After review, the Board unanimously approved the current payables.
- b. Sue stated she would send summary of First Bank cash account for District No. 1

3. MANAGEMENT MATTERS:

- a. Website: Jason Kvols requested website and Kevin Walker recommended using SIPA. Jason Made a motion to approve and John seconded

4. LEGAL MATTERS:

- a. Pete recommended a nonprofit to manage CCR which is controlled by Mayberry District No. 1. The District can pay the nonprofit to enforce and eventually be assigned to residents when the community is built out. Kevin Walker said CCR need to be recorded before closing on properties. Jason Kvols noted properties were under contract with first sale to close the end of April. The title company will need to be notified of the recording to update title

- b. commitments. Jason will address the issue prior to closings. The Board unanimously authorized legal counsel to create nonprofit and address and matters regarding CCR.
- c. Pete will have Board of Director take new oath after May 3, 2022.

5. PUBLIC COMMENT:

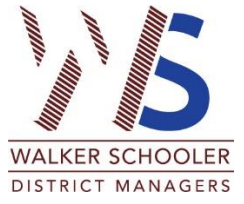
6. OTHER BUSINESS:

- a. Next meeting April 26, 2022, at 8:00 AM

7. ADJOURNMENT:

Respectfully Submitted,
Walker Schooler District Managers

By: Recording Secretary



**Mayberry Colorado Springs Community Authority Board
BOND DRAW**

4/10/2022

Company	Invoice	Date	Amount	Comments
Bailey Land Solutions	15751	3/9/2022	\$ 7,780.00	
Centennial Land Surveying	2288	3/26/2022	\$ 4,661.90	
Centennial Land Surveying	2289	3/26/2022	\$ 465.00	
DNB Grading, Inc	1121	3/24/2022	\$ 5,826.00	
Development Services, Inc	2524	3/30/2022	\$ 19,328.30	
JPS Engineering, Inc	082102-6	3/31/2022	\$ 4,305.00	
JPS Engineering, Inc	112003-8	3/31/2022	\$ 12,170.00	
Land Title	CSP-38622	3/29/2022	\$ 271.00	
Midwest Barricade	21003354	1/19/2022	\$ 585.50	
MJS Services	1340	3/22/2022	\$ 1,900.00	
NES, Inc	13793	3/29/2022	\$ 425.00	
NES, Inc	13794	3/29/2022	\$ 562.50	
NES, Inc	13795	3/29/2002	\$ 85.00	
NES, Inc	13796	3/29/2022	\$ 607.50	
Pate Construction Co	2202-0000-6	3/28/2022	\$ 110,133.50	
Pate Construction Co	2202-0002	3/28/2022	\$ 328,423.55	
Raw Land Detailing	33581	3/20/2022	\$ 350.00	
		TOTAL	\$ 497,879.75	

Mayberry Colorado Springs Community Authority



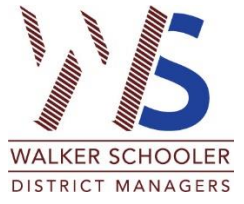
Mayberry Colorado Springs Metropolitan District No. 1
GENERAL FUND ACCOUNT

4/10/2022

Company	Invoice	Date	Amount	Comments
Land Title Guarentee				
Susemihl, McDermott & Downie	34246	3/31/2022	\$ 2,799.20	
TCW Insurance	10080	1/1/2022	\$ 495.00	
Walker Schooler District Managers				
		TOTAL	\$ 3,294.20	

Mayberry Colorado Springs MD#1 Director





Mayberry Colorado Springs Community Authority

Balance Sheet

04/22/22

As of March 31, 2022

Accrual Basis

	Mar 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Central Bank	16,208.11
UMB 2021A Bond Fund 156046.2	0.23
UMB 2021A Surplus Fund 156046.3	955,468.17
UMB 2021A Cap Int Fund 156046.4	1,516,308.26
UMB 2021A Unre Proj Fd 156046.5	4,456,673.52
UMB Res Proj Fd 156046.6	193.86
UMB 2021B Res Proj Fd 156048.3	55.08
UMB 2021B Unre Proj Fd 156048.2	3,252,007.82
Total Checking/Savings	10,196,915.05
Total Current Assets	10,196,915.05
Fixed Assets	
Construction in Progress	
Asphalt	103,419.37
Sidewalks / Curb & Gutter	106,093.00
Engineering	411,182.27
Planning	32,577.76
Sanitary Sewer	445,846.67
Construction in Progress - Other	3,499,863.42
Total Construction in Progress	4,598,982.49
Total Fixed Assets	4,598,982.49
TOTAL ASSETS	14,795,897.54
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	501,344.00
Total Accounts Payable	501,344.00
Total Current Liabilities	501,344.00
Long Term Liabilities	
Series 2021A Premium	633,993.55
Series 2021A Bonds	11,835,000.00
Series 2021 B Subordinate Bond	3,351,000.00
Total Long Term Liabilities	15,819,993.55
Total Liabilities	16,321,337.55
Equity	
Retained Earnings	-1,454,182.41
Net Income	-71,257.60
Total Equity	-1,525,440.01
TOTAL LIABILITIES & EQUITY	14,795,897.54

Mayberry Colorado Springs Community Authority

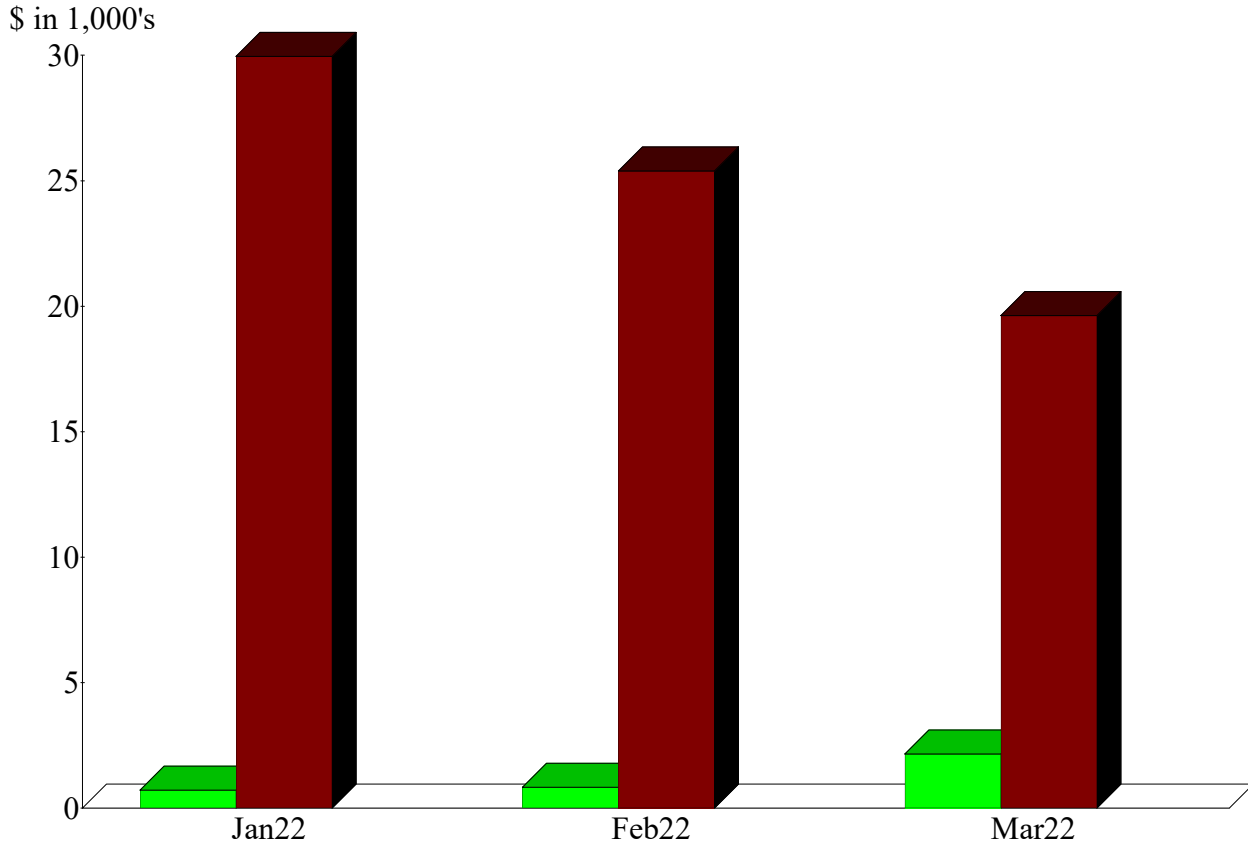
Profit & Loss Budget vs. Actual

January through March 2022

	TOTAL				
	Mar 22	Jan - Mar 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Transfer in From MCSMD #2	0.00	0.00	323.00	-323.00	0.0%
Total Income	0.00	0.00	323.00	-323.00	0.0%
Gross Profit	0.00	0.00	323.00	-323.00	0.0%
Expense					
Bank Fee	25.00	25.00			
Capital Improvements	0.00	8,044.13			
Bond Expense					
Bond Interest	0.00	0.00	591,750.00	-591,750.00	0.0%
Trustee Fee	0.00	3,000.00	4,000.00	-1,000.00	75.0%
Total Bond Expense	0.00	3,000.00	595,750.00	-592,750.00	0.5%
Construction Management	19,328.30	63,360.07			
Fees & Licenses	271.00	542.00	1,000.00	-458.00	54.2%
Total Expense	19,624.30	74,971.20	596,750.00	-521,778.80	12.56%
Net Ordinary Income	-19,624.30	-74,971.20	-596,427.00	521,455.80	12.57%
Other Income/Expense					
Other Income					
Interest Income	14.79	26.16	1,500.00	-1,473.84	1.74%
Interest Income Debt	2,148.63	3,687.44			
Total Other Income	2,163.42	3,713.60	1,500.00	2,213.60	247.57%
Net Other Income	2,163.42	3,713.60	1,500.00	2,213.60	247.57%
Net Income	-17,460.88	-71,257.60	-594,927.00	523,669.40	11.98%

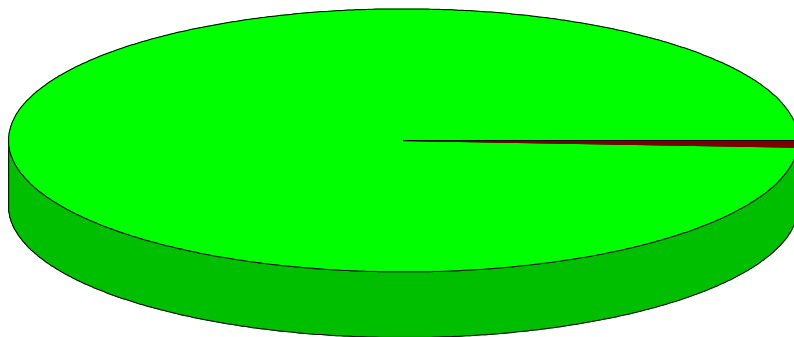
Income and Expense by Month
January through March 2022

Income
Expense



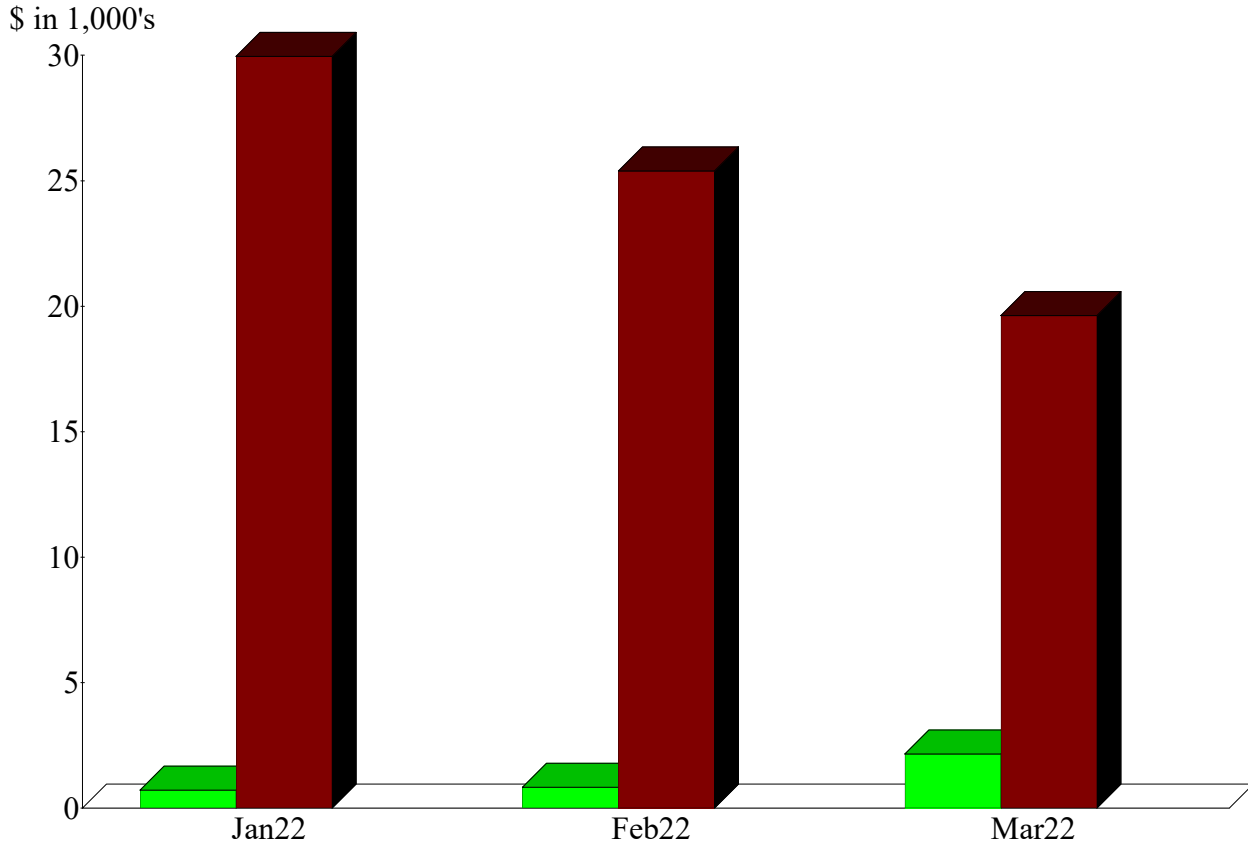
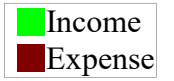
Income Summary
January through March 2022

Interest Income Debt	99.30%
Interest Income	0.70
Total	\$3,713.60



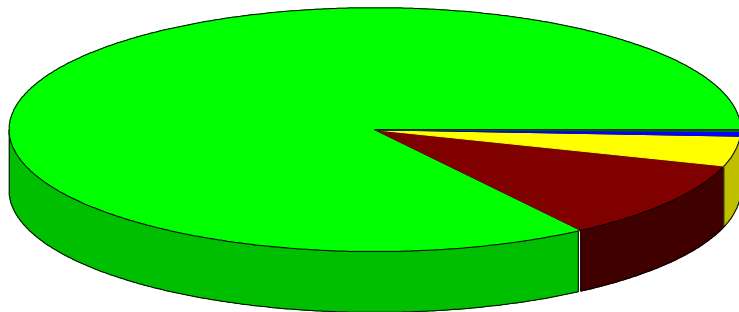
By Account

Income and Expense by Month
January through March 2022



Expense Summary
January through March 2022

Construction Management	84.51%
Capital Improvements	10.73
Bond Expense	4.00
Fees & Licenses	0.72
Bank Fee	0.03
Total	\$74,971.20



By Account

Mayberry Colorado Springs Metro District #1

Balance Sheet

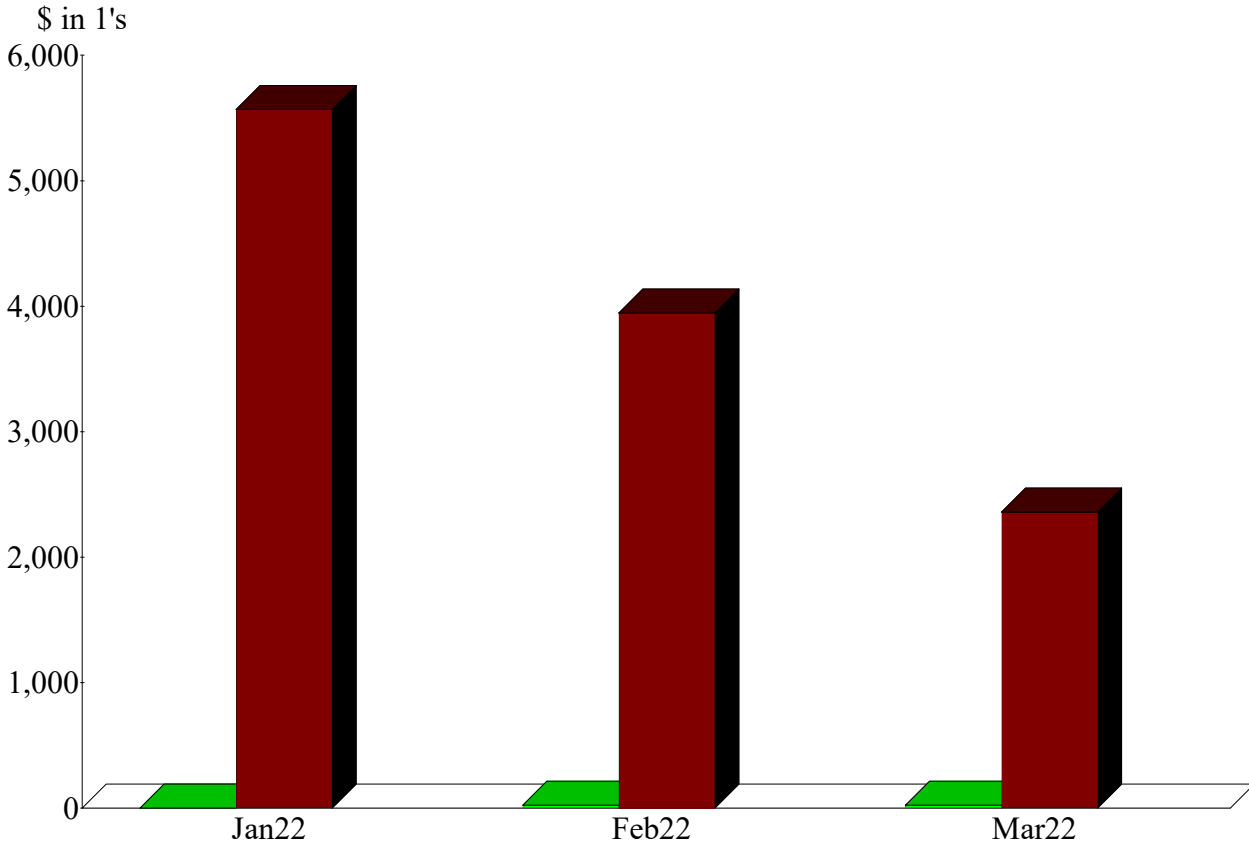
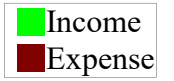
As of March 31, 2022

	<u>Mar 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
First Bank Checking	35,396.28
Total Checking/Savings	<u>35,396.28</u>
Total Current Assets	<u>35,396.28</u>
TOTAL ASSETS	<u>35,396.28</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,855.20
Total Accounts Payable	<u>2,855.20</u>
Other Current Liabilities	
Taxes Due to the CAB from D2	4.88
Total Other Current Liabilities	<u>4.88</u>
Total Current Liabilities	<u>2,860.08</u>
Total Liabilities	2,860.08
Equity	
Fund Balance - Debt	14,066.68
Fund Balance - O&M	3,834.78
Retained Earnings	26,459.45
Net Income	<u>-11,824.71</u>
Total Equity	<u>32,536.20</u>
TOTAL LIABILITIES & EQUITY	<u>35,396.28</u>

Mayberry Colorado Springs Metro District #1
Profit & Loss Budget vs. Actual
 January through March 2022

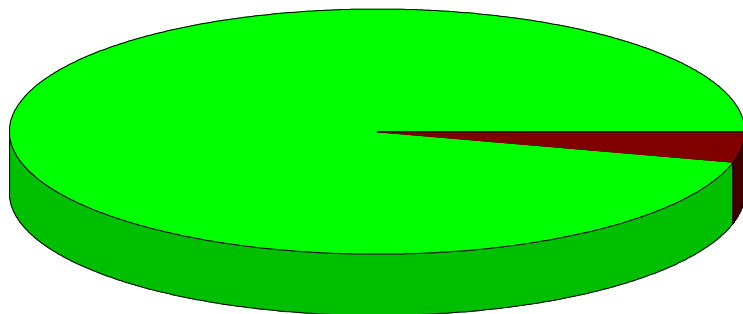
	TOTAL				
	Mar 22	Jan - Mar 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Taxes Due from District 2	0.96	1.96	129.00	-127.04	1.52%
Taxes Due from District 3	23.35	47.61			
Developer Advance - O&M	0.00	0.00	110,000.00	-110,000.00	0.0%
Total Income	<u>24.31</u>	<u>49.57</u>	<u>110,129.00</u>	<u>-110,079.43</u>	<u>0.05%</u>
Expense					
Audit	0.00	0.00	9,000.00	-9,000.00	0.0%
Contingency	0.00	0.00	5,000.00	-5,000.00	0.0%
District Management	0.00	0.00	35,000.00	-35,000.00	0.0%
Insurance	2,116.00	4,252.00	8,000.00	-3,748.00	53.15%
Legal	244.20	5,631.66	50,000.00	-44,368.34	11.26%
Miscellaneous	0.00	271.00	1,000.00	-729.00	27.1%
SDA Dues	0.00	1,719.62	1,381.00	338.62	124.52%
Total Expense	<u>2,360.20</u>	<u>11,874.28</u>	<u>109,381.00</u>	<u>-97,506.72</u>	<u>10.86%</u>
Net Ordinary Income	<u>-2,335.89</u>	<u>-11,824.71</u>	<u>748.00</u>	<u>-12,572.71</u>	<u>-1,580.84%</u>
Net Income	<u><u>-2,335.89</u></u>	<u><u>-11,824.71</u></u>	<u><u>748.00</u></u>	<u><u>-12,572.71</u></u>	<u><u>-1,580.84%</u></u>

Income and Expense by Month
January through March 2022



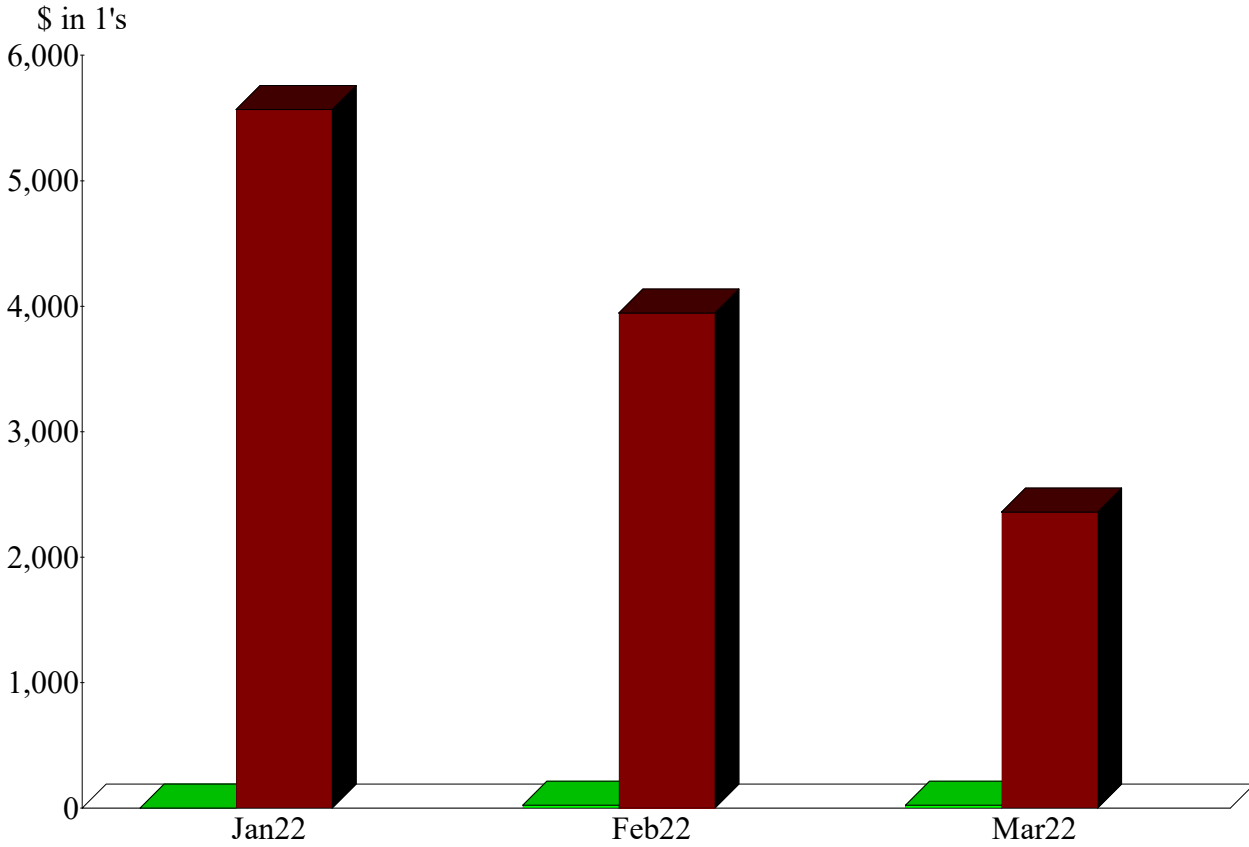
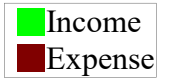
Income Summary
January through March 2022

Taxes Due from District 3	96.05%
Taxes Due from District 2	3.95
Total	\$49.57



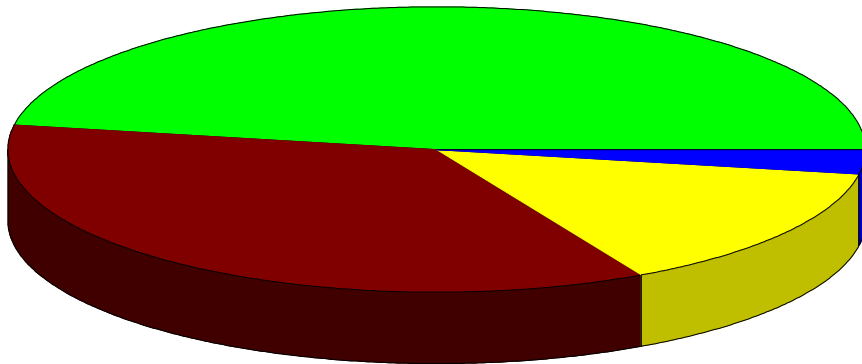
By Account

Income and Expense by Month
January through March 2022



Expense Summary
January through March 2022

Legal	47.43%
Insurance	35.81
SDA Dues	14.48
Miscellaneous	2.28
Total	\$11,874.28



By Account