

ANNUAL REPORT FOR THE CALENDAR YEAR 2024

VINCENT VILLAGE METROPOLITAN DISTRICT

City Clerk
Fort Lupton, Colorado
via Email

County Clerk and Recorder
Weld County, Colorado
via Email

Office of the State Auditor
1525 Sherman Street, 7th Floor
Denver, Colorado 80203
via E-Filing Portal

Division of Local Government
1313 Sherman Street, Room 521
Denver, Colorado 80203
via E-Filing Portal

Pursuant to Section 32-1-207(3)(c)(I), C.R.S., and Section VII of the Service Plan for the Vincent Village Metropolitan District (the “**District**”), an annual report for the preceding calendar year (the “**Report**”) is required to be filed no later than July 1st of each year with the City Clerk for Fort Lupton, Colorado (the “**City**”), the Colorado Division of Local Government, the Colorado State Auditor, and the County Clerk and Recorder for Weld County, Colorado. The following Report is submitted on behalf of the District.

1. Boundary changes made or proposed to the District’s boundary as of December 31st.

There were no changes made to the District’s boundaries during fiscal year 2024.

2. Agreement with other governmental entities, either entered into, proposed or terminated as of December 31st.

There were no intergovernmental agreements entered into, proposed or terminated during fiscal year 2024.

3. Copies of the District’s rules and regulations and access information to obtain copies of such rules and regulations.

The District has not adopted rules and regulations as of December 31, 2024.

4. A summary of any litigation which involves the District as of December 31st of the prior year.

There was no litigation, pending or threatened, against the District of which we are aware.

5. Status of District's financing, acquisition, installation or construction of the Public Improvements.

The District's 2022 Annual Report detailed public improvements costs accepted by the District as of December 31, 2022. The District has not financed, acquired, installed or constructed any additional public improvements.

6. A list of all Public Improvements financed, acquired, installed or constructed by the District that have been dedicated to and accepted by the City as of December 31st.

No facilities or improvements financed, acquired, installed or constructed by the District were dedicated to or accepted by the City during the reporting period.

7. The assessed valuation of the District for the current year.

The current assessed valuation of the District is \$2,648,984.

8. The District's current budget for the calendar year in which the annual report is submitted.

Attached as Exhibit A is the adopted budget of the District for fiscal year 2025.

9. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with general accepted accounting principles or audit exemptions, if applicable.

Attached as Exhibit B is the Application for Exemption from Audit for fiscal year 2024.

10. Notice of any uncured events of default by the District, which continue beyond a 90-day period, under any Debt instrument.

There were no uncured events of default during the reporting period.

11. Any inability of the District to pay its obligations as they come due in accordance with the terms of such obligations, which continue beyond a 90-day period.

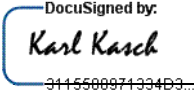
There were no instances of the District's inability to pay its obligations during the reporting period.

12. Certification of the Board that no action, event or condition enumerated in Section 19-5(c)(1)(l) of the City's Municipal Code has occurred in the report year.

Attached as Exhibit C is the Certification required under the Service Plan.

Respectfully submitted this 30th day of June, 2025.

VINCENT VILLAGE
METROPOLITAN DISTRICT

By:  _____
Chair

cc: Board of Directors, Vincent Village Metropolitan District, via email

EXHIBIT A
2025 BUDGET

VINCENT VILLAGE METROPOLITAN DISTRICT
2025
BUDGET MESSAGE

Attached please find a copy of the adopted 2025 budget for the Vincent Village Metropolitan District.

The Vincent Village Metropolitan District has adopted a budget for three separate funds, a General Fund to provide for operating and maintenance expenditures; a Capital Project Fund to provide for payment of the estimated infrastructure costs to be built for the benefit of the district; and a Debt Service Fund to provide for the payments on the general obligation debt.

The district's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

The primary sources of revenue for the district in 2025 will be property taxes and developer advances. The district intends to impose a 27.985 mill levy on all property within the district for 2025, of which 2.000 mills will be dedicated to the General Fund and the balance of 25.985 mills will be allocated to the Debt Service Fund.

**Vincent Village Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2025**

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual <u>6/30/2024</u>	Estimate <u>2024</u>	Adopted Budget <u>2025</u>
Beginning fund balance	\$ 7,840	\$ -	\$ 6,387	\$ 6,387	\$ 6,527
Revenues:					
Property taxes	3,888	5,252	4,229	4,771	5,298
Specific ownership taxes	165	368	90	180	345
Developer Advance	15,466	33,531	10,141	10,200	11,685
TIF taxes	(437)	638	562	638	985
Pilot	-	844	844	844	1,093
Interest income	4,474	-	432	875	-
Total revenues	<u>23,556</u>	<u>40,633</u>	<u>16,298</u>	<u>17,508</u>	<u>19,406</u>
Total funds available	<u>31,396</u>	<u>40,633</u>	<u>22,685</u>	<u>23,895</u>	<u>25,933</u>
Expenditures:					
Accounting	8,447	12,500	3,290	9,000	6,500
Audit	5,500	-	-	-	-
Legal	8,136	18,000	2,313	8,000	8,000
Election	-	-	-	-	2,500
Insurance	2,849	4,000	276	276	4,000
Misc. Expense (FLURA)	25	-	10	20	20
Treasurer's Fees	52	79	63	72	79
Contingency	-	5,000	-	-	4,203
Emergency reserve (3%)	-	1,035	-	-	631
Total expenditures	<u>25,009</u>	<u>40,614</u>	<u>5,952</u>	<u>17,368</u>	<u>25,933</u>
Ending fund balance	<u>\$ 6,387</u>	<u>\$ 19</u>	<u>\$ 16,733</u>	<u>\$ 6,527</u>	<u>\$ -</u>
Assessed valuation gross		<u>\$ 2,626,160</u>			<u>\$ 3,141,400</u>
Less TIF		<u>\$ 318,969</u>			<u>\$ 492,416</u>
Current year Assessed Value		<u>\$ 2,307,191</u>			<u>\$ 2,648,984</u>
Exempt assessed value for pilot		<u>\$ 422,050</u>			<u>\$ 867,190</u>
Mill Levy		<u>2.000</u>			<u>2.000</u>

**Vincent Village Metropolitan District
 Adopted Budget
 Capital Projects Fund
 For the Year ended December 31, 2025**

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual <u>6/30/2024</u>	Estimate <u>2024</u>	Adopted Budget <u>2025</u>
Beginning fund balance	\$ 4,927	\$ 4,927	\$ 211	\$ 211	\$ 1,211
Revenues:					
Interest income	<u>117</u>	<u>-</u>	<u>845</u>	<u>1,000</u>	<u>-</u>
Total revenues	<u>117</u>	<u>-</u>	<u>845</u>	<u>1,000</u>	<u>-</u>
Total funds available	<u>5,044</u>	<u>4,927</u>	<u>1,056</u>	<u>1,211</u>	<u>1,211</u>
Expenditures:					
Capital expenditures	973	4,927	-	-	1,211
Repay developer advances - interest	<u>3,860</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>4,833</u>	<u>4,927</u>	<u>-</u>	<u>-</u>	<u>1,211</u>
Ending fund balance	<u>\$ 211</u>	<u>\$ -</u>	<u>\$ 1,056</u>	<u>\$ 1,211</u>	<u>\$ -</u>

**Vincent Village Metropolitan District
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2025**

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual <u>6/30/2024</u>	Estimate <u>2024</u>	Adopted Budget <u>2025</u>
Beginning fund balance	\$ 238,880	\$ 191,692	\$ 191,921	\$ 191,921	\$ 170,292
Revenues:					
Property taxes	48,595	68,241	52,896	59,953	68,834
Specific ownership taxes	2,066	4,777	1,176	2,350	4,818
TIF taxes	(5,457)	8,288	-	-	12,795
Interest income	9,984	1,331	3,824	7,500	1,331
Pilot Revenue	<u>-</u>	<u>10,967</u>	<u>10,967</u>	<u>10,967</u>	<u>14,207</u>
Total revenues	<u>55,188</u>	<u>93,604</u>	<u>68,863</u>	<u>80,770</u>	<u>101,985</u>
Total funds available	<u>294,068</u>	<u>285,296</u>	<u>260,784</u>	<u>272,691</u>	<u>272,277</u>
Expenditures:					
Bond interest	98,500	98,500	49,250	98,500	98,500
Bond principal	-	-	-	-	20,000
Treasurer's fees	647	1,024	793	899	1,033
Trustee / paying agent fees	<u>3,000</u>	<u>4,000</u>	<u>-</u>	<u>3,000</u>	<u>4,000</u>
Total expenditures	<u>102,147</u>	<u>103,524</u>	<u>50,043</u>	<u>102,399</u>	<u>123,533</u>
Ending fund balance	<u>\$ 191,921</u>	<u>\$ 181,772</u>	<u>\$ 210,741</u>	<u>\$ 170,292</u>	<u>\$ 148,744</u>
Assessed valuation gross		<u>\$ 2,626,160</u>			<u>\$ 3,141,400</u>
Less TIF		<u>\$ 318,969</u>			<u>\$ 492,416</u>
Current year Assessed Value		<u>\$ 2,307,191</u>			<u>\$ 2,648,984</u>
Exempt assessed value for pilot		<u>\$ 422,050</u>			<u>\$ 867,190</u>
Mill Levy		<u>25.985</u>			<u>25.985</u>
Total Mill Levy		<u>27.985</u>			<u>27.985</u>

EXHIBIT B

2024 APPLICATION FOR EXEMPTION FROM AUDIT

APPLICATION FOR EXEMPTION FROM AUDIT

LONG FORM

NAME OF GOVERNMENT
ADDRESS

Vincent Village Metropolitan District
304 Inverness Way South
Suite 490
Englewood, CO, 80112
Diane Wheeler
303.689.0833
diane@simmons-wheeler.com

For the Year Ended
12/31/2024
or fiscal year ended:

CONTACT PERSON
PHONE
EMAIL

CERTIFICATION OF PREPARER

I certify that I am an independent accountant with knowledge of governmental accounting and that the information in the Application is complete and accurate to the best of my knowledge. I am aware that the Audit Law requires that a person independent of the entity complete the application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means someone who is separate from the entity.

NAME:
TITLE
FIRM NAME (if applicable)
ADDRESS
PHONE
RELATIONSHIP TO ENTITY

Diane Wheeler
District Accountant
Simmons and Wheeler P.C.
304 Inverness Way South, Suite 490, Englewood, CO, 80112
303.689.0833
CPA engaged to prepare financial statements for the district

PREPARER (SIGNATURE REQUIRED)

DATE PREPARED
(No exemption shall be granted prior to the close
of said fiscal year)

Diane K. Wheeler

Mar 20, 2025

Has the entity filed for, or has the district filed, a Title 32, Article 1 Special District Notice of Inactive Status during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.]

YES NO

If Yes, date filed:

PART 1 - FINANCIAL STATEMENTS - BALANCE SHEET

* Please indicate the name of the fund (i.e., General Fund, Debt Service Fund, etc.)

NOTE: Attach additional sheets as necessary.

Line #	Description	Governmental Funds (Modified Accrual Basis)			Description	Proprietary/Fiduciary Funds (Cash or Budgetary Basis)	
		General Fund	Capital Projects Fund	Debt Fund		Fund*	Fund*
Assets					Assets		
1-1	Cash & Cash Equivalents	\$ 3,962	\$ -	\$ -	Cash & Cash Equivalents	\$ -	\$ -
1-2	Investments	\$ 7,519	\$ 211	\$ 188,692	Investments	\$ -	\$ -
1-3	Receivables	\$ -	\$ -	\$ -	Receivables	\$ -	\$ -
1-4	Due from Other Entities or Funds	\$ 16	\$ -	\$ 203	Due from Other Entities or Funds	\$ -	\$ -
1-5	Property Tax Receivable	\$ 5,298	\$ -	\$ 68,834	Other Current Assets [specify...]	\$ -	\$ -
All Other Assets					Total Current Assets		
1-6	Lease Receivable (as Lessor)	\$ -	\$ -	\$ -	Capital & Right to Use Assets, net (from Part 6-4)	\$ -	\$ -
1-7	Other: Prepaid insurance	\$ 2,076	\$ -	\$ -	Other Long Term Assets [specify...]	\$ -	\$ -
1-8		\$ -	\$ -	\$ -		\$ -	\$ -
1-9		\$ -	\$ -	\$ -		\$ -	\$ -
1-10		\$ -	\$ -	\$ -		\$ -	\$ -
1-11	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ 18,871	\$ 211	\$ 257,729	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ -	\$ -
Deferred Outflows of Resources:					Deferred Outflows of Resources		
1-12	[specify...]	\$ -	\$ -	\$ -	[specify...]	\$ -	\$ -
1-13	[specify...]	\$ -	\$ -	\$ -	[specify...]	\$ -	\$ -
1-14	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ -	\$ -	\$ -	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ -	\$ -
1-15	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ 18,871	\$ 211	\$ 257,729	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ -	\$ -
Liabilities					Liabilities		
1-16	Accounts Payable	\$ 6,219	\$ -	\$ -	Accounts Payable	\$ -	\$ -
1-17	Accrued Payroll and Related Liabilities	\$ -	\$ -	\$ -	Accrued Payroll and Related Liabilities	\$ -	\$ -
1-18	Unearned Revenue	\$ -	\$ -	\$ -	Accrued Interest Payable	\$ -	\$ -
1-19	Due to Other Entities or Funds	\$ -	\$ -	\$ -	Due to Other Entities or Funds	\$ -	\$ -
1-20	All Other Current Liabilities	\$ -	\$ -	\$ -	All Other Current Liabilities	\$ -	\$ -
1-21	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ 6,219	\$ -	\$ -	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ -	\$ -
1-22	All Other Liabilities [specify...]	\$ -	\$ -	\$ -	Proprietary Debt Outstanding (from Part 4-4)	\$ -	\$ -
1-23		\$ -	\$ -	\$ -	Other Liabilities [specify...]	\$ -	\$ -
1-24		\$ -	\$ -	\$ -		\$ -	\$ -
1-25		\$ -	\$ -	\$ -		\$ -	\$ -
1-26		\$ -	\$ -	\$ -		\$ -	\$ -
1-27	(add lines 1-22 through 1-26) TOTAL LIABILITIES	\$ 6,219	\$ -	\$ -	(add lines 1-22 through 1-26) TOTAL LIABILITIES	\$ -	\$ -
Deferred Inflows of Resources:					Deferred Inflows of Resources		
1-28	Deferred Property Taxes	\$ 5,298	\$ -	\$ 68,834	Pension/OPEB Related	\$ -	\$ -
1-29	Lease related (as lessor)	\$ -	\$ -	\$ -	Other [specify...]	\$ -	\$ -
1-30	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$ 5,298	\$ -	\$ 68,834	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$ -	\$ -
Fund Balance					Net Position		
1-31	Nonspendable Prepaid	\$ 2,076	\$ -	\$ -	Net Investment in Capital and Right-to Use Assets	\$ -	\$ -
1-32	Nonspendable Inventory	\$ -	\$ -	\$ -	Emergency Reserves	\$ -	\$ -
1-33	Restricted [specify...]	\$ 631	\$ 211	\$ 188,895	Other Designations/Reserves	\$ -	\$ -
1-34	Committed [specify...]	\$ -	\$ -	\$ -	Restricted	\$ -	\$ -
1-35	Assigned [specify...]	\$ -	\$ -	\$ -	Undesignated/Unreserved/Unrestricted	\$ -	\$ -
1-36	Unassigned:	\$ 4,647	\$ -	\$ -		\$ -	\$ -
1-37	Add lines 1-31 through 1-36 This total should be the same as line 3-36 TOTAL FUND BALANCE	\$ 7,354	\$ 211	\$ 188,895	Add lines 1-31 through 1-36 This total should be the same as line 3-36 TOTAL NET POSITION	\$ -	\$ -
1-38	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE	\$ 18,871	\$ 211	\$ 257,729	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION	\$ -	\$ -

Please use this space to provide explanation of any item on this page

PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

Line #	Description	Governmental Funds			Description	Proprietary/Fiduciary Funds	
		General Fund	Capital Projects Fund	Debt Fund		Fund*	Fund*
Tax Revenue				Tax Revenue			
2-1	Property [include mills levied in question 10-7]	\$ 5,846	\$ -	\$ 73,692	Property [include mills levied in question 10-7]	\$ -	\$ -
2-2	Specific Ownership	\$ 190	\$ -	\$ 2,470	Specific Ownership	\$ -	\$ -
2-3	Sales and Use Tax	\$ -	\$ -	\$ -	Sales and Use Tax	\$ -	\$ -
2-4	Other Tax Revenue [specify...]	\$ -	\$ -	\$ -	Other Tax Revenue [specify...]	\$ -	\$ -
2-5	PILOT	\$ 844	\$ -	\$ 10,967		\$ -	\$ -
2-6		\$ -	\$ -	\$ -		\$ -	\$ -
2-7		\$ -	\$ -	\$ -		\$ -	\$ -
2-8	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ 6,880	\$ -	\$ 87,129	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ -	\$ -
2-9	Licenses and Permits	\$ -	\$ -	\$ -	Licenses and Permits	\$ -	\$ -
2-10	Highway Users Tax Funds (HUTF)	\$ -	\$ -	\$ -	Highway Users Tax Funds (HUTF)	\$ -	\$ -
2-11	Conservation Trust Funds (Lottery)	\$ -	\$ -	\$ -	Conservation Trust Funds (Lottery)	\$ -	\$ -
2-12	Community Development Block Grant	\$ -	\$ -	\$ -	Community Development Block Grant	\$ -	\$ -
2-13	Fire & Police Pension	\$ -	\$ -	\$ -	Fire & Police Pension	\$ -	\$ -
2-14	Grants	\$ -	\$ -	\$ -	Grants	\$ -	\$ -
2-15	Donations	\$ -	\$ -	\$ -	Donations	\$ -	\$ -
2-16	Charges for Sales and Services	\$ -	\$ -	\$ -	Charges for Sales and Services	\$ -	\$ -
2-17	Rental Income	\$ -	\$ -	\$ -	Rental Income	\$ -	\$ -
2-18	Fines and Forfeits	\$ -	\$ -	\$ -	Fines and Forfeits	\$ -	\$ -
2-19	Interest/Investment Income	\$ 1,242	\$ -	\$ 9,247	Interest/Investment Income	\$ -	\$ -
2-20	Tap Fees	\$ -	\$ -	\$ -	Tap Fees	\$ -	\$ -
2-21	Proceeds from Sale of Capital Assets	\$ -	\$ -	\$ -	Proceeds from Sale of Capital Assets	\$ -	\$ -
2-22	All Other [specify...]	\$ -	\$ -	\$ -	All Other [specify...]	\$ -	\$ -
2-23		\$ -	\$ -	\$ -		\$ -	\$ -
2-24	Add lines 2-9 through 2-23 TOTAL REVENUES	\$ 8,122	\$ -	\$ 96,376	Add lines 2-9 through 2-23 TOTAL REVENUES	\$ -	\$ -
Other Financing Sources				Other Financing Sources			
2-25	Debt Proceeds	\$ -	\$ -	\$ -	Debt Proceeds	\$ -	\$ -
2-26	Lease Proceeds	\$ -	\$ -	\$ -	Lease Proceeds	\$ -	\$ -
2-27	Developer Advances	\$ 13,771	\$ -	\$ -	Developer Advances	\$ -	\$ -
2-28	Other [specify...] Change in developer receivable	\$ (8,532)	\$ -	\$ -	Other [specify...]	\$ -	\$ -
2-29	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES	\$ 5,239	\$ -	\$ -	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES	\$ -	\$ -
2-30	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ 13,361	\$ -	\$ 96,376	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ -	\$ -
2-31					GRAND TOTALS (ALL FUNDS)	\$	109,737

IF GRAND TOTAL REVENUES AND OTHER FINANCING SOURCES FOR ALL FUNDS (LINE 2-31) ARE GREATER THAN \$750,000 - STOP.
You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

Please use this space to provide explanation of any item on this page

PART 3 - FINANCIAL STATEMENTS - OPERATING STATEMENT - EXPENDITURES/EXPENSES

Line #	Description	Governmental Funds			Description	Proprietary/Fiduciary Funds	
		General Fund	Capital Projects Fund	Debt Fund		Fund*	Fund*
	Expenditures				Expenses		
3-1	General Government	\$ 12,394	\$ -	\$ 902	General Operating & Administrative	\$ -	\$ -
3-2	Judicial	\$ -	\$ -	\$ -	Salaries	\$ -	\$ -
3-3	Law Enforcement	\$ -	\$ -	\$ -	Payroll Taxes	\$ -	\$ -
3-4	Fire	\$ -	\$ -	\$ -	Contract Services	\$ -	\$ -
3-5	Highways & Streets	\$ -	\$ -	\$ -	Employee Benefits	\$ -	\$ -
3-6	Solid Waste	\$ -	\$ -	\$ -	Insurance	\$ -	\$ -
3-7	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	\$ -	Accounting and Legal Fees	\$ -	\$ -
3-8	Health	\$ -	\$ -	\$ -	Repair and Maintenance	\$ -	\$ -
3-9	Culture and Recreation	\$ -	\$ -	\$ -	Supplies	\$ -	\$ -
3-10	Transfers to other districts	\$ -	\$ -	\$ -	Utilities	\$ -	\$ -
3-11	Other [specify...] Administrative	\$ -	\$ -	\$ -	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -
3-12		\$ -	\$ -	\$ -	Other [specify...]	\$ -	\$ -
3-13		\$ -	\$ -	\$ -		\$ -	\$ -
3-14	Capital Outlay	\$ -	\$ -	\$ -	Capital Outlay	\$ -	\$ -
	Debt Service				Debt Service		
3-15	Principal (should match amount in 4-4)	\$ -	\$ -	\$ -	Principal (should match amount in 4-4)	\$ -	\$ -
3-16	Interest	\$ -	\$ -	\$ 98,500	Interest	\$ -	\$ -
3-17	Bond Issuance Costs	\$ -	\$ -	\$ -	Bond Issuance Costs	\$ -	\$ -
3-18	Developer Principal Repayments	\$ -	\$ -	\$ -	Developer Principal Repayments	\$ -	\$ -
3-19	Developer Interest Repayments	\$ -	\$ -	\$ -	Developer Interest Repayments	\$ -	\$ -
3-20	All Other [specify...]	\$ -	\$ -	\$ -	All Other [specify...]	\$ -	\$ -
3-21		\$ -	\$ -	\$ -		\$ -	\$ -
3-22		\$ -	\$ -	\$ -		\$ -	\$ -
3-23		\$ -	\$ -	\$ -		\$ -	\$ -
3-24	Add lines 3-1 through 3-23	\$ 12,394	\$ -	\$ 99,402	Add lines 3-1 through 3-23	\$ -	\$ -
	TOTAL EXPENDITURES				TOTAL EXPENSES		
3-25					GRAND TOTAL (ALL FUNDS)	\$	111,796
3-26	Interfund Transfers (In)	\$ -	\$ -	\$ -	Net Interfund Transfers (In) Out	\$ -	\$ -
3-27	Interfund Transfers Out	\$ -	\$ -	\$ -	Other [specify...][enter negative for expense]	\$ -	\$ -
3-28	Other Expenditures (Revenues)	\$ -	\$ -	\$ -	Depreciation/Amortization	\$ -	\$ -
3-29		\$ -	\$ -	\$ -	Other Financing Sources (from line 2-28)	\$ -	\$ -
3-30		\$ -	\$ -	\$ -	Capital Outlay (from line 3-14)	\$ -	\$ -
3-31		\$ -	\$ -	\$ -	Debt Principal (from line 3-15, 3-18)	\$ -	\$ -
3-32	(Add lines 3-26 through 3-31)	\$ -	\$ -	\$ -	(Add lines 3-27, 3-30, and 3-31, subtract lines 3-28 and 3-29) TOTAL GAAP RECONCILING ITEMS	\$ -	\$ -
	TOTAL TRANSFERS AND OTHER EXPENDITURES						
3-33	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures Line 2-30, less line 3-24, less line 3-32	\$ 967	\$ -	\$ (3,026)	Net Increase (Decrease) in Net Position Line 2-30, less line 3-24, plus line 3-32, less line 3-26	\$ -	\$ -
3-34	Fund Balance, January 1 from December 31 prior year report	\$ 6,387	\$ 211	\$ 191,921	Net Position, January 1 from December 31 prior year report	\$ -	\$ -
3-35	Prior Period Adjustment (MUST explain)	\$ -	\$ -	\$ -	Prior Period Adjustment (MUST explain)	\$ -	\$ -
3-36	Fund Balance, December 31				Net Position, December 31		
	Sum of Lines 3-33, 3-34, and 3-35	\$ 7,354	\$ 211	\$ 188,895	Sum of Lines 3-33, 3-34, and 3-35	\$ -	\$ -
	This total should be the same as line 1-37.				This total should be the same as line 1-37.	\$ -	\$ -

IF GRAND TOTAL EXPENDITURES FOR ALL FUNDS (Line 3-25) ARE THAN \$750,000 - STOP.

You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

Please use this space to provide explanation of any item on this page

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.		Yes	No		
4-1	Does the entity have outstanding debt? <i>(If 'No' is checked, skip to question 4-5)</i> <i>(If 'Yes' is checked, please attach a copy of the entity's debt repayment schedule)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4-2	Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; height: 15px; width: 100%; margin-top: 5px;"></div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4-3	Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; height: 15px; width: 100%; margin-top: 5px;"></div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts) (enter all amounts as positive numbers)				
	General obligation bonds	\$ -	\$ -	\$ -	\$ -
	Revenue bonds	\$ -	\$ -	\$ -	\$ -
	Notes/Loans	\$ 1,970,000	\$ -	\$ -	\$ 1,970,000
	Lease & SBITA** Liabilities (GASB 87 & 96)	\$ -	\$ -	\$ -	\$ -
	Developer Advances	\$ 352,856	\$ 13,771	\$ -	\$ 366,627
	Other (specify):	\$ -	\$ -	\$ -	\$ -
	TOTAL	\$ 2,322,856	\$ 13,771	\$ -	\$ 2,336,627

Please use this space to provide any explanations or comments

**Subscription-Based Information Technology Arrangements

*Must agree to prior year-end balance

Please answer the following questions by marking the appropriate boxes.		Yes	No
4-5	Does the entity have any authorized but unissued debt as of its fiscal year-end [Section 29-1-605(2) C.R.S.]? If yes: How much? \$ 31,060,000 Date the debt was authorized: 11/3/2020	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NEW 4-6	Is the authorized but unissued debt further limited by the entity's most recent Service Plan? If yes: How much? \$ 3,200,000 Date of the most recent Service Plan: 9/15/2020	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4-7	Does the entity intend to issue debt within the next calendar year? If yes: How much? \$ -	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-8	Does the entity have debt that has been refinanced that it is still responsible for? If yes: What is the amount outstanding? \$ -	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-9	Does the entity have any lease agreements? If yes: What is being leased? What is the original date of the lease? Number of years of lease? Is the lease subject to annual appropriation? What are the annual lease payments? \$ -	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please use this space to provide any explanations or comments

PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.		Amount	Total
5-1	YEAR-END Total of All Checking and Savings accounts	\$ 3,962	
5-2	Certificates of deposit	\$ -	
TOTAL CASH DEPOSITS			\$ 3,962
5-3	Investments (if investment is a mutual fund, please list underlying investments):		
	Colotrust	\$ 22,111	
	Federated Hermes Treas Oblg	\$ 174,311	
		\$ -	
		\$ -	
TOTAL INVESTMENTS			\$ 196,422
TOTAL CASH AND INVESTMENTS			\$ 200,384

Please answer the following questions by marking in the appropriate box.		Yes	No	N/A
5-4	Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate box.

Yes

No

Please use this space to provide any explanations or comments

- 6-1 Does the entity have capitalized assets?
(If 'No' is checked, skip the rest of Part 6) Yes No
- 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.? If no, **MUST** explain: Yes No

Complete the following Capital & Right-To-Use Assets table for GOVERNMENTAL FUNDS:	Balance - beginning of the year*	Additions [^]	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ 1,702,559	\$ -	\$ -	\$ 1,702,559
Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Intangible Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Amortization Right to Use Assets (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 1,702,559	\$ -	\$ -	\$ 1,702,559

Complete the following Capital & Right-To-Use Assets table for PROPRIETARY FUNDS:	Balance - beginning of the year*	Additions [^]	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Intangible Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Amortization Right to Use Assets (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

* Must agree to prior year-end balance
[^] Generally capital asset additions should be reported as capital outlay on line 3-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy

PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate box.

Yes

No

Please use this space to provide any explanations or comments

- 7-1 Does the entity have an "old hire" firefighters' pension plan? Yes No
- 7-2 Does the entity have a volunteer firefighters' pension plan? Yes No

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
TOTAL	\$ -

What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?

PART 8 - BUDGET INFORMATION

Please answer the following question by marking in the appropriate box.						
		Yes	No	N/A	Please use this space to provide any explanations or comments	
8-1	Did the entity file a current year budget with the Department of Local Affairs, in accordance with Section 29-1-113 C.R.S.? If no, MUST explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
8-2	Did the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
If yes: Please indicate the amount appropriated for each fund separately for the year reported (Please make sure each individual fund's appropriation agrees to how the budget was adopted. Do not combine funds)						
Governmental/Proprietary Fund Name		Total Appropriations By Fund				
General Fund		\$	40,614			
Capital Projects Fund		\$	4,927			
Debt Service Fund		\$	103,524			
		\$	-			
		\$	-			

PART 9 - TAX PAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box.						Please use this space to provide any explanations or comments
		Yes	No			
9-1	Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]? <small>Note: An election to exempt the entity from the spending limitations of TABOR does not exempt the entity from the 3 percent emergency reserve requirement. All entities should determine if they meet this requirement of TABOR.</small>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate box.						Please use this space to provide any explanations or comments
		Yes	No			
10-1	Is this application for a newly formed governmental entity? If yes: Date of formation: <input style="width: 150px;" type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10-2	Has the entity changed its name in the past or current year? If yes: Please list the NEW name: <input style="width: 300px;" type="text"/> Please list the PRIOR name: <input style="width: 300px;" type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10-3	Is the entity a metropolitan district?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
10-4	Please indicate what services the entity provides: <input style="width: 450px; height: 25px;" type="text" value="Water, Sanitation, Parks and Recreation, Streets"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10-5	Does the entity have an agreement with another government to provide services? If yes: List the name of the other governmental entity and the services provided: <input style="width: 450px; height: 30px;" type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10-6	Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.] If yes: Date filed: <input style="width: 300px;" type="text"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
10-7	Does the entity have a certified mill levy? If yes: Please provide the number of <u>mills</u> levied for the year reported (do not report \$ amounts):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
		Bond redemption mills	<input style="width: 100px;" type="text" value="25.985"/>	25.985		
		General/other mills	<input style="width: 100px;" type="text" value="2.000"/>	2.000		
		Total mills	<input style="width: 100px;" type="text" value="27.985"/>	27.985		
		Yes	No	N/A		
10-8	If the entity is a Title 32 Special District formed after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 [Section 32-1-207 C.R.S.]? If NO , please explain. <input style="width: 450px; height: 30px;" type="text"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Please use this space to provide any additional explanations or comments not previously included

OSA USE ONLY

Entity Wide:		General Fund		Governmental Funds	
Unrestricted Cash & Investments	\$	200,384	Unrestricted Fund Balan \$	4,647	Total Tax Revenue \$ 94,009
Current Liabilities	\$	6,219	Total Fund Balance \$	7,354	Revenue Paying Debt Service \$ 96,376
Deferred Inflow	\$	74,132	PY Fund Balance \$	6,387	Total Revenue \$ 13,361
			Total Revenue \$	13,361	Total Debt Service Principal \$ -
			Total Expenditures \$	12,394	Total Debt Service Interest \$ 98,500
			Interfund In \$	-	Total Assets \$ 276,811
			Interfund Out \$	-	Total Liabilities \$ 6,219
Governmental			Proprietary		Enterprise Funds
Total Cash & Investments	\$	200,384	- Current Assets \$		- Net Position \$ -
Transfers In	\$		- Deferred Outflow \$		- PY Net Position \$ -
Transfers Out	\$		Current Liabilities \$		- Government-Wide
Property Tax	\$	79,538	- Deferred Inflow \$		- Total Outstanding Debt \$ 2,336,627
Debt Service Principal	\$		Cash & Investments \$		- Authorized but Unissued \$ 31,060,000
Total Expenditures	\$	111,796	- Principal Expense \$		- Year Authorized \$ 11/3/2020
Total Developer Advances	\$		- Total Expenses \$		
Total Developer Repayments	\$				

PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box.

Yes

No

11-1 If you plan to submit this form electronically, have you read the Electronic Signature Policy?

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signature Policy and ProceduresPolicy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following two methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
 - a. Include a copy of an adopted resolution that documents formal approval by the Board, or
 - b. Include electronic signatures obtained through a software program such as DocuSign or Echosign in accordance with the requirements noted above.

Below is the certification and approval of the governing body. By signing, each individual member is certifying they are a duly elected or appointed officer of the local government. Governing members may be verified. Also by signing, the individual member certifies that this Application for Exemption from Audit has been prepared consistent with Section 29-1-604, C.R.S., which states that a governmental agency with revenues and expenditures of more than \$100,000 but not more than \$750,000 must have an application prepared by an independent accountant with knowledge of governmental accounting; completed to the best of their knowledge and is accurate and true. Use additional pages if needed.

**Print or type the names of ALL members of the governing body below.
A MAJORITY of the members of the governing body must sign below.**

Board Member 1	Board Member's Name:	O. Karl Kash _____
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature <u><i>O. Karl Kash</i></u> _____
	My term expires: <u> </u> MAy 2027 <u> </u>	Date <u>Mar 20, 2025</u> _____
Board Member 2	Board Member's Name:	Andrew Dodgen _____
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature <u><i>Andrew Dodgen</i></u> <small>Andrew Dodgen (Mar 20, 2025 17:31 MDT)</small>
	My term expires: <u> </u> May 2025 <u> </u>	Date <u>Mar 20, 2025</u> _____
Board Member 3	Board Member's Name:	Robert Leino _____
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature <u><i>Robert R. Leino</i></u> _____
	My term expires: <u> </u> May 2027 <u> </u>	Date <u>Mar 24, 2025</u> _____
Board Member 4	Board Member's Name:	Vacant _____
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature _____ _____
	My term expires: _____	Date _____ _____
Board Member 5	Board Member's Name:	Vacant _____
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature _____ _____
	My term expires: _____	Date _____ _____
Board Member 6	Board Member's Name:	_____ _____
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature _____ _____
	My term expires: _____	Date _____ _____
Board Member 7	Board Member's Name:	_____ _____
	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature _____ _____
	My term expires: _____	Date _____ _____












Vincent Village 2024


Final Audit Report

2025-03-24

Created:	2025-03-20
By:	Diane Wheeler (diane@simmons-wheeler.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAACWk2H6JpODWUJx8Rki7OhZSnkzrWGG97

"Vincent Village 2024" History

-  Document created by Diane Wheeler (diane@simmons-wheeler.com)
2025-03-20 - 9:42:43 PM GMT- IP address: 96.87.58.121
-  Document emailed to Diane Wheeler (diane@simmons-wheeler.com) for signature
2025-03-20 - 9:44:20 PM GMT
-  Document emailed to O. KARL KASCH (kkasch@cimarronla.com) for signature
2025-03-20 - 9:44:21 PM GMT
-  Document emailed to bleino@fullerre.com for signature
2025-03-20 - 9:44:21 PM GMT
-  Document emailed to adodgen@fullerre.com for signature
2025-03-20 - 9:44:21 PM GMT
-  Document e-signed by Diane Wheeler (diane@simmons-wheeler.com)
Signature Date: 2025-03-20 - 9:44:28 PM GMT - Time Source: server- IP address: 96.87.58.121
-  Email viewed by O. KARL KASCH (kkasch@cimarronla.com)
2025-03-20 - 10:09:02 PM GMT- IP address: 38.19.180.244
-  Document e-signed by O. KARL KASCH (kkasch@cimarronla.com)
Signature Date: 2025-03-20 - 10:09:39 PM GMT - Time Source: server- IP address: 38.19.180.244
-  Email viewed by adodgen@fullerre.com
2025-03-20 - 11:30:23 PM GMT- IP address: 73.181.21.3
-  Signer adodgen@fullerre.com entered name at signing as Andrew Dodgen
2025-03-20 - 11:31:28 PM GMT- IP address: 73.181.21.3
-  Document e-signed by Andrew Dodgen (adodgen@fullerre.com)
Signature Date: 2025-03-20 - 11:31:30 PM GMT - Time Source: server- IP address: 73.181.21.3

 Email viewed by bleino@fullerre.com

2025-03-24 - 5:34:56 PM GMT- IP address: 96.81.53.165

 Signer bleino@fullerre.com entered name at signing as Robert R. Leino

2025-03-24 - 5:36:47 PM GMT- IP address: 96.81.53.165

 Document e-signed by Robert R. Leino (bleino@fullerre.com)

Signature Date: 2025-03-24 - 5:36:49 PM GMT - Time Source: server- IP address: 96.81.53.165

 Agreement completed.

2025-03-24 - 5:36:49 PM GMT


EXHIBIT C

CERTIFICATION

The Board of Directors of the Vincent Village Metropolitan District (the “**District**”) hereby certifies that, pursuant to Section 19-5(c)(1)(l) of the City of Fort Lupton Municipal Code, the District is in compliance with its Service Plan.

IN WITNESS WHEREOF, I, O. Karl Kasch, acting as the President/Chair of the Vincent Village Metropolitan District in the City of Fort Lupton, Weld County, Colorado, certify the above information as of the 30th day of June, 2025.

VINCENT VILLAGE METROPOLITAN
DISTRICT

By: 
Chair 3115508971334D3...

Certificate Of Completion

Envelope Id: 41774290-A181-4BE7-858A-1490B40AAE81
 Subject: Complete with Docusign: URGENT Vincent Village MD 2024 Annual Report
 Source Envelope:
 Document Pages: 22
 Certificate Pages: 4
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

 Envelope Originator:
 Sarah Luetjen
 44 Cook Street, Suite 620
 Denver, CO 80206
 sluetjen@cegmlaw.com
 IP Address: 50.207.72.210

Record Tracking

Status: Original
 6/30/2025 12:40:19 PM
 Holder: Sarah Luetjen
 sluetjen@cegmlaw.com
 Location: DocuSign

Signer Events

Karl Kasch
 kkasch@cimarronla.com
 Security Level: Email, Account Authentication
 (None)

Signature



Signature Adoption: Pre-selected Style
 Using IP Address: 73.229.244.119

Timestamp

Sent: 6/30/2025 12:44:39 PM
 Viewed: 6/30/2025 12:45:22 PM
 Signed: 6/30/2025 12:46:04 PM

Electronic Record and Signature Disclosure:
 Accepted: 6/30/2025 12:45:22 PM
 ID: db286a1e-475a-4cce-8f16-f3c7a4235ea6

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/30/2025 12:44:39 PM
Certified Delivered	Security Checked	6/30/2025 12:45:22 PM
Signing Complete	Security Checked	6/30/2025 12:46:04 PM
Completed	Security Checked	6/30/2025 12:46:04 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Cockrel Ela Glesne Greher & Ruhland PC (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Cockrel Ela Glesne Greher & Ruhland PC:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: sluetjen@cegrlaw.com

To advise Cockrel Ela Glesne Greher & Ruhland PC of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at sluetjen@cegrlaw.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Cockrel Ela Glesne Greher & Ruhland PC

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to sluetjen@cegrlaw.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Cockrel Ela Glesne Greher & Ruhland PC

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to sluetjen@cegrlaw.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Cockrel Ela Glesne Greher & Ruhland PC as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Cockrel Ela Glesne Greher & Ruhland PC during the course of your relationship with Cockrel Ela Glesne Greher & Ruhland PC.