MULBERRY METROPOLITAN DISTRICT NOS. 1-6

2025 CONSOLIDATED ANNUAL REPORT

Pursuant to §32-1-207(3)(c) and the Consolidated Service Plan for Mulberry Metropolitan District Nos. 1-6 (collectively the "**Districts**"), the Districts are required to provide an annual report to the City of Fort Collins with regard to the following matters:

For the year ending December 31, 2025, the Districts make the following report:

§32-1-207(3) Statutory Requirements

1. **Boundary changes made.**

   On May 14, 2025, District No. 1 recorded an Order for Exclusion with Larimer County under Reception No. 20250021264. This order is attached hereto as **Exhibit A.**

2. **Intergovernmental Agreements entered into or terminated.**

   The Board adopted the Intergovernmental Agreement with City of Fort Collins for the Construction and Maintenance of Certain Real Property on September 24, 2025. The Intergovernmental Agreement is attached hereto as **Exhibit B**.

3. **Access information to obtain a copy of rules and regulations adopted by the board.**

   The Districts' adopted rules and regulations can be accessed on the Districts' website: https://www.mulberrymd.live/.

4. **A summary of litigation involving public improvements owned by the Districts.**

   To our actual knowledge, based on review of the court records in Larimer County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the Districts' public improvements as of December 31, 2025.

5. **The status of the construction of public improvements by the Districts.**

   The District has continued to progress in the construction and completion of the necessary public improvements for Bloom Filing No. 1, Filing No. 5, and Filing No. 7. This includes but is not limited to, mass overlot grading, sanitary sewer, potable waterline, stormwater, roadway, and traffic signals. Landscape installation began in the spring of 2025 and will be completed in 2026. The non-potable water irrigation system has been utilized throughout the 2025 season and both the north and south ponds along with the Springer-Fisher and Buderus well are functioning as designed. The final plans for the railroad crossing have been approved by the railroad and submitted to the PUC. The C+M agreement for the crossing has been developed and is currently going through review. Filing 10 remains paused and the park/pool site will reboot concurrently with Filing 10. Filing 9 (commercial area) is in the final cleanup stages and cleared for recordation once final comments are resolved. The DA for filing 9 is in its final review. The Filing 8 pumphouse replat is complete and recorded. The FEMA LOMR has been approved and will be effective on June 29, 2026.

6. **A list of facilities or improvements constructed by the Districts that were conveyed or dedicated to the county or municipality.**

   As of 08-25-26, we have received final acceptance from ELCO and Box Elder for all work completed at the Bloom project. We are currently working through our City of Fort Collins public ROW 2-year final acceptance and plan to have that completed by the end of September 2026.

7. **The final assessed valuation of the Districts as of December 31st of the reporting year.**

   The final assessed valuations are as follows:
   District No. 1 - $34,193
   District No. 2 - $459,714
   District No. 3 - $6,700,236
   District No. 4 - $139,066
   District No. 5 - $1,712
   District No. 6 - $214,243

8. **A copy of the current year's budget.**

   Copies of the 2026 Budgets are attached hereto as **Exhibits C-1, C-2, C-3, C-4, C-5, and C-6.**

9. **A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

   Copies of the 2025 audit exemption applications for District Nos. 3-6 are attached hereto as Exhibits **D-1, D-2, D-3, and D-4**. The Auditor for District Nos. 1 and 2 has filed for an extension and the 2025 Audits will be provided as supplemental enclosures upon receipt.

10. **Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the Districts.**

    To our actual knowledge, the District did not receive notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.

11. **Any inability of the Districts to pay their obligations as they come due under any obligation which continues beyond a ninety (90) day period.**

To our actual knowledge, there was not any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.

Service Plan Requirements

Narrative

12. **A narrative summary of the progress of the District in implementing its Service Plan for the report year.**

    The District continues to adhere to and implement its service plan by installing necessary public infrastructure and completing construction on the non-potable irrigation system to be utilized by the District and residents alike.

<u>Financial Statements</u>

13. **Except when an exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operation (i.e., revenue and expenditures) for the report year.**

    See response to Question 9, above.

<u>Capital Expenditures</u>

13. **Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of improvements in the report year.**

    The Auditor for District Nos. 1 and 2 has filed for an extension and the 2025 Audits will be provided as supplemental enclosures upon receipt.

<u>Financial Obligations</u>

14. **Unless disclosed within a separate schedule to the financial statements, a summary of financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new District Debt issued in the report year, the total assessed valuation of all Taxable Property within the Service Area as of January 1 of the report year and the current total District mill levy pledged to Debt retirement in the report year.**

    The Auditor for District Nos. 1 and 2 has filed for an extension and the 2025 Audits will be provided as supplemental enclosures upon receipt.

<u>Board Contact Information</u>

15. **The names and contact information of the current directors on the District's Board, any District manager and the attorney for the District shall be listed in the report. The District's current office address, phone number, email address and any website address shall also be listed in the report.**

    President of the Board – District Nos. 1-6
    Alex Carlson
    4801 Goodman St

Timnath, CO 80547
970-825-7406
clientservices@advancemetro.com

Vice President of the Board – District Nos. 1-6
Patrick McMeekin
4801 Goodman St
Timnath, CO 80547
970-301-0076
clientservices@advancemetro.com

Secretary of the Board – District Nos. 1, 2, 4, 5, 6
Landon Hoover
4801 Goodman St
Timnath, CO 80547
970-286-3329
clientservices@advancemetro.com

Treasurer of the Board – District Nos. 1-6
Jason Stansberry
4801 Goodman St
Timnath, CO 80547
970-825-7405
clientservices@advancemetro.com

Director – District No. 3
Kayla Kovar
PO Box 370390
Denver, CO
80237
(303) 482-2213
clientservices@advancemetro.com

Director – District No. 3
Devon Steely
PO Box 370390
Denver, CO
80237
(303) 482-2213
clientservices@advancemetro.com

General Counsel
WBA, PC
Robert G. Rogers, Esq.
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122
303-858-1800
rrogers@wbapc.com

District Management
Advance Metro District Services
Molly Mild
PO Box 370390
Denver, CO 80237
(303) 482-2213 x332
molly.mild@advancehoa.com

District Website: https://www.mulberrymd.live/

Other Information

16. **Any other information deemed relevant by the City Council or deemed reasonably necessary by the City Manager.**

    None requested.

Reporting of Significant Events.

17. **Boundary changes made or proposed to the District's Boundaries as of December 31 of the report year.**

    See response to Question 1, above.

18. **Intergovernmental agreements with other governmental entities, either entered into or proposed as of December 31 of the report year.**

    See response to Question 2, above.

19. **Copies of the District's rules and regulations, if any, or substantial changes to the District's rules and regulations as of December 31 of the report year.**

    See response to Question 3, above.

20. **A summary of any litigation which involves the District's Public Improvements as of December 31 of the report year.**

    See response to Question 4, above.

21. **A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the report year.**

    See response to Question 6, above.

22. **Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.**

See response to Question 10, above.

23. 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 ninety (90) day period.

See response to Question 11, above.

EXHIBITS

EXHIBIT A

Order for Exclusion (District No. 1)

CERTIFIED TO BE A FULL, TRUE AND CORRECT
COPY OF THE ORIGINAL IN CUSTODY OF
LARIMER COUNTY
COMBINED COURTS, COLORADO

BY ______________________ 5/2/25
DEPUTY CLERK DATE

DISTRICT COURT, LARIMER COUNTY, COLORADO Court Address: 201 La Porte Avenue, Suite 100 Ft. Collins, Colorado 80521 Telephone: 970-494-3500	DATE FILED April 28, 2025 10:34 AM
PETITIONERS: MULBERRY METROPOLITAN DISTRICT NOS. 1-6	▲ COURT USE ONLY ▲
By the Court:	Case Number: 2022CV030185 Division: 5B Courtroom: ____

ORDER FOR EXCLUSION
(D5 Director Parcel)

THIS MATTER comes before the Court pursuant to § 32-1-501(1), C.R.S., on Motion for an Order for Exclusion of property from the boundaries of the Mulberry Metropolitan District No. 1, City of Fort Collins, Larimer County, Colorado (the "**District**"). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth **in Exhibit A**, attached hereto and incorporated herein by this reference (the "**Property**"), shall be and is hereby excluded from the boundaries of the District.

2. Pursuant to § 32-1-503(1), C.R.S., the Property shall remain obligated for its proportionate share of the principal and interest on the outstanding bonded indebtedness of the District existing immediately prior to the effective date of this Order. As of the date of this Order, there is no outstanding bonded indebtedness of the District for which the Property will be liable.

3. In accordance with § 32-1-503(1), C.R.S., the Property shall not become obligated for any property tax levied by the District for operating costs of the District nor for any bonded indebtedness issued after the date of this Order.

4. The District shall file this order in accordance with the provisions of § 32-1-105, C.R.S.

DONE AND EFFECTIVE THIS 28 day of April, 2025.

BY THE COURT:

District Court Judge

EXHIBIT A
(Legal Description of Exclusion Property)

D5 DIRECTOR'S PARCEL

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 9, MONUMENTED BY NO. 6 REBAR OF UNKNOWN LENGTH WITH 2" ALUMINUM CAP, STAMPED PLS 25372, 1996;

THENCE N00°09'25"E, A DISTANCE OF 780.46 FEET ON THE TO THE POINT OF BEGINNING;

THENCE N89°50'35"W, A DISTANCE OF 26.00 FEET;

THENCE N00°09'25"E, A DISTANCE OF 90.00 FEET;

THENCE S89°50'35"E, A DISTANCE OF 26.00 FEET;

THENCE S00°09'25"W, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

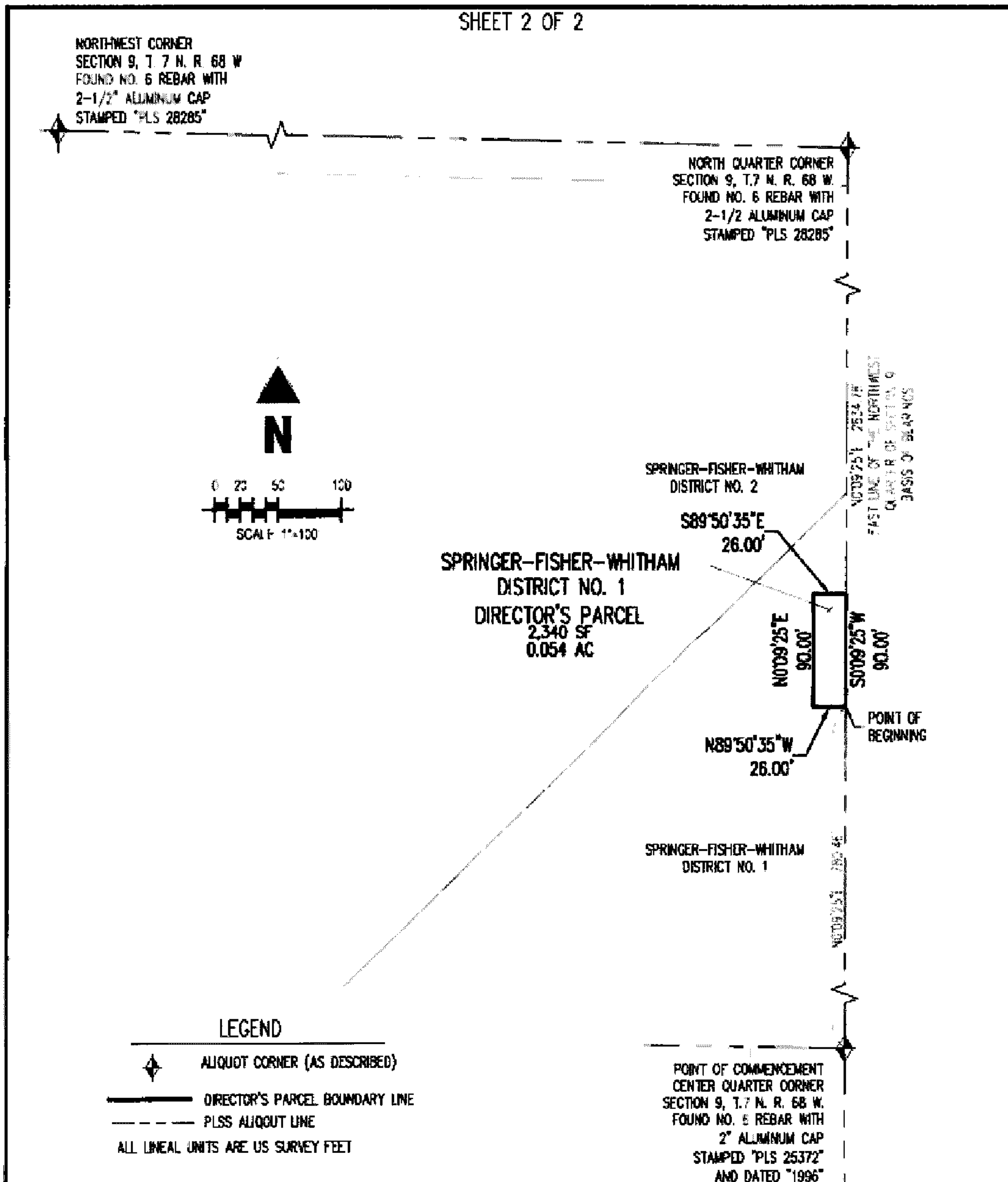
PARCEL CONTAINS 2,340 SQUARE FEET OR 0.054 ACRES, MORE OR LESS.

BASIS OF BEARING: THE EAST LINE OF NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO, SAID LINE IS ASSUMED TO BEAR N 00°09'25" E, 2634.78 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 9, MONUMENTED WITH A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 2" ALUMINUM CAP, STAMPED PLS 25372, 1996 AND THE NORTH QUARTER CORNER OF SAID SECTION 9, MONUMENTED WITH A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 2 1/2" ALUMINUM CAP, STAMPED PLS 28285, WITH ALL OTHER BEARINGS REFERENCED THERETO.

SHEET 2 IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT SHEET 1 - LEGAL DESCRIPTION. IN THE EVENT THAT SHEET 1 CONTAINS AN AMBIGUITY, SHEET 2 MAY BE USED TO RESOLVE SAID AMBIGUITY.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR READE COLIN ROSELLES 37911 02/21/2022

PREPARED FOR AND ON BEHALF OF GALLOWAY
BY READE COLIN ROSELLES, PLS# 37911



PART OF THE NORTHWEST QUARTER OF
SECTION 9, T. 7 N., R. 68 W., OF THE 6TH P.M.
CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO

DIRECTOR'S PARCEL- DISTRICT NO. 1

Project No.	HFH000022.10
Drawn By	AS
Checked By	RCR
Date	2/17/2022

Galloway

EXHIBIT B

Intergovernmental Agreement with City of Fort Collins

Docusign Envelope ID: 30C423C0-B246-4B89-A48D-A33861E530A1

Memorandum

Date:	September 24, 2025
To:	Kelly DiMartino, City Manager
Through:	Stephanie Boster, Deputy City Attorney SB
From:	Brad Buckman, City Engineer, Engineering Department, bbuckman@fcgov.com BEB
Subject:	Ordinance Number 096, 2022, Approving an IGA between the City of Fort Collins and the Mulberry Metropolitan District

Attached for your review and signature the Intergovernmental Agreement Between the City of Fort Collins and Mulberry Metropolitan District No. 1. The IGA was approved by Council on second reading on September 20, 2022 (Ordinance No.96, 2022) and is ready for your signature.

The IGA delegates maintenance of specific improvements within the Coleman Street right of way (Landscaping) to the Mulberry Metropolitan District No. 3.

Please contact me if you have any questions related to the attached Agreement.

Docusign Envelope ID: 30C423C0-B246-4B89-A48D-A33861E530A1

INTERGOVERNMENTAL AGREEMENT BETWEEN CITY OF FORT COLLINS AND MULBERRY METROPOLITAN DISTRICT NO. 1 FOR THE CONSTRUCTION AND MAINTENANCE OF CERTAIN REAL PROPERTY

THIS INTERGOVERNMENTAL AGREEMENT regarding construction and maintenance of certain real property ("Agreement") and effective upon the date of the second Party signing this Agreement, is made by and between the CITY OF FORT COLLINS, COLORADO, a home rule municipal corporation in the County of Larimer, State of Colorado (the "City"), and the MULBERRY METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision in the City and the County of Larimer (the "District"). The City and the District may be referred to singularly as a "Party" or jointly as "Parties."

RECITALS

WHEREAS, the District is located within a development in the City known as Bloom (the "Development"); and

WHEREAS, the City possesses a portion of right-of-way (the "ROW") in fee within the East Ridge Second Filing subdivision located west of and abutting the Development that the District intends to improve and name the "Coleman Street Plaza" as identified in Exhibit A hereto; and

WHEREAS, the District desires to construct or cause to be constructed park improvements open to the public on the Coleman Street Plaza and these improvements will be owned and maintained by the District; and

WHEREAS, the City previously approved the East Ridge Second Filing — ROW Minor Amendment, MA220027, regarding the proposed park improvements on the Coleman Street Plaza within the City right of way; and

WHEREAS, the Parties desire to enter into this Agreement to memorialize the District's specific construction and maintenance obligations of the Coleman Street Plaza, for the installation and funding of landscaping, and other park improvements within the Coleman Street Plaza.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and subject to the terms and conditions hereafter stated, the Parties hereby mutually covenant and agree as follows:

CONSTRUCTION AND MAINTENANCE AGREEMENT

1. Scope. This Agreement sets forth the general rights, duties and obligations of the Parties for funding, installing, and maintaining certain landscaping on the Coleman Street Plaza described in Exhibit A. The District agrees that it will fully cooperate and coordinate with the City on all activities contemplated in or related to this Agreement. All federal, state and local laws, statutes, ordinances, rules, regulations, guidelines and directives that are referenced in this Agreement, together with all exhibits, attachments and addenda to this Agreement, are hereby incorporated as though fully set forth in this Agreement.

2. Definitions. For the purpose of this Agreement, the following definitions shall apply:

2.1 "Agreement" has the meaning set forth in the introductory paragraph of this Agreement.

2.2 "District" has the meaning set forth in the introductory paragraph of this Agreement and any heirs, successors, and assigns.

2.3 "City" has the meaning set forth in the introductory paragraph of this Agreement and any heirs, successors, and assigns.

2.4 "Code" means the Fort Collins Municipal Code.

2.5 "Development" means the Bloom Development within the City and Mulberry Metropolitan District Nos. 1-6.

2.6 "Maintenance" of the area means but is not limited to repairs, mowing, irrigation, aeration, fertilization, weed control, litter and debris removal, and, if necessary, the replacement of the native grasses, and other vegetation in compliance with the Fort Collins City Code.

2.7 "Park" means the park to be constructed or caused to be constructed by the District on the Coleman Street Plaza.

2.8 "Park Improvements" means walks, trees, lighting, grasses and plantings, irrigation systems, site furnishings, and other improvements constructed or caused to be constructed by the District within the Park.

3. Park Construction and Maintenance.

3.1 The District will, at its sole expense, construct, or cause to be constructed the Park Improvements. Such construction shall occur pursuant to an encroachment permit secured by the District or its designee from the City pursuant to

Docusign Envelope ID: 30C423C0-B246-4B89-A48D-A33861E530A1

Section 23-81, et. seq. of the Code. The District is not authorized by this Agreement to construct any Park Improvements except pursuant to a validly issued encroachment permit and plan approval.

3.2 Upon completion of the Park Improvements, the District shall own and maintain the Park Improvements in compliance with the Code.

3.3 The District represents and warrants that upon completion of the Park Improvements, the District will, at its sole expense, provide for all Maintenance of the Park and the Park Improvements, in compliance with the City Code.

4. Other Obligations of the District.

4.1 The District agrees that, unless otherwise agreed to by the City, it shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the City is eligible to apply for with respect to the Park Improvements, whether or not the City actually applies for the funding.

4.2 The District will be solely responsible for obtaining any appropriate permits and license agreements prior to the commencement of the work described in this agreement. Individual license agreements will address the construction, maintenance, modification, operation, repair, or replacement of licensee's facilities.

5. Miscellaneous.

5.1 Laws and Ordinances. The Parties shall at all times obey all applicable Federal, state and local laws. The District, performing work under, this Agreement shall obtain all permits required by the City.

5.2 Liabilities. The District shall be responsible for the acts, errors and omissions of its respective employees and agents.

5.3 Governmental Immunity. Notwithstanding any other provision herein to the contrary, no term or condition of this Agreement shall be construed or interpreted as a waiver of the monetary limitations on liability or of any of the immunities, rights, benefits, or protections provided to either Party under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, et seq., as amended (the "CGIA"), including the monetary limitations. The Parties understand and agree that liability for injuries or damages to persons or property arising out of the alleged negligence or willful and wanton acts of either Party, and their respective officials, officers, and employees, is controlled or limited by the CGIA, and nothing herein shall be construed or interpreted as modifying any liability protection thereunder.

5.4 No Modification. This Agreement may be modified, amended, or changed in whole or in part only by an agreement in writing duly authorized and executed by both Parties with the same formality as this Agreement. Notwithstanding the foregoing, the legal descriptions that are included in this Agreement as Exhibit A, may be amended administratively as to technical corrections without the same formality of execution of this Agreement by the Parties.

5.5 Remedies for Default. If either Party is in default with respect to any material condition expressed herein, the non-defaulting Party may elect to treat this Agreement as terminated and may seek to recover damages limited to breach of contract only, provided that prior to such termination the non-defaulting Party shall give the defaulting Party written notice of such claim of default and the defaulting Party shall have thirty (30) days thereafter in which to cure such breach or default.

5.6 Term and Termination. This Agreement shall commence upon signature of both Parties and shall not terminate except upon the express written consent of the City and upon assignment of the District's obligations under this Agreement to another third-party.

5.7 Non-Appropriation. Notwithstanding any other provision herein to the contrary, every obligation of the City that involves the expenditure of any resources in a future fiscal year shall be subject to the lawful appropriation of sufficient funds therefor by the Fort Collins City Council. Notwithstanding any other provision herein to the contrary, every obligation of the District that involves the expenditure of any resources in a future fiscal year shall be subject to the lawful appropriation of sufficient funds therefore by the District. The Parties represent and warrant that it will not use non-appropriation as a means to avoid the legal responsibilities contained herein. This Agreement is not intended to create a multiple-fiscal year direct or indirect debt or financial obligation of the Parties.

5.8 Notice. All notices or demands desired or required under this Agreement shall be deemed given: (1) when personally delivered; or (2) after the lapse of five (5) days after mailing by registered or certified mail, postage pre-paid; or (3) when sent by email and followed by regular mail, postage pre-paid, and addressed as follows:

To the District:
Mulberry Metropolitan District No. 1
Pinnacle Consulting Group, Inc
550 W Eisenhower Boulevard
Loveland, CO 80537
mulberrymdadmin@pcgi.com

With a copy to:
WBA, PC
C/O Robert Rogers
2154 E. Commons Ave, Ste 2000

Docusign Envelope ID: 30C423C0-B246-4B89-A48D-A33861E530A1

Centennial, CO 80122
rrogers@wbapc.com

To the City:
Planning Department, City of Fort Collins
281 N College
Fort Collins, CO 80524
planning@fcgov.com

With copies to:
City Attorney, City of Fort Collins
City Hall West,
300 LaPorte Ave.
Fort Collins, CO 80521
caoadmin@fcgov.com

or to such other address as each Party may designate by written notice given in accordance with this paragraph 5.8.

5.9 No Joint Venture or Partnership. Nothing herein shall be interpreted or construed as creating a joint venture or partnership between the Parties. Neither of the Parties shall have the right under this Agreement to create any obligation or incur any debt on behalf of the City or the District.

5.10 No Third-Party Benefits Intended. It is expressly understood and agreed that the enforcement of all terms and conditions of this Agreement and all rights and actions relating thereto shall be strictly reserved to the District and Fort Collins, and nothing herein shall give or allow any claim or right of action to or by any other or third person to this Agreement. It is the intention of the District and Fort Collins that any person other than the District and Fort Collins receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

5.11 Section Headings and Grammatical Rules. The section headings herein are for convenience only and are not intended to govern, limit, or aid in the interpretation of this Agreement. In the interpretation of this Agreement, any gender includes the other; the singular number includes the plural and vice versa; words used in the present tense include the past and future tense and vice versa, unless manifestly inapplicable; and words shall be construed according to context and the normal use of language.

5.12 Integration. This Agreement consists solely of the terms and conditions stated herein, which are intended as a complete integration of all understandings between the Parties concerning the subject matter hereof. No prior or contemporaneous addition or deletion or other document or amendment hereto shall have any force or affect whatsoever unless stated herein or expressly referenced and incorporated herein. No subsequent

Docusign Envelope ID: 30C423C0-B246-4B89-A48D-A33861E530A1

novation, renewal, addition, deletion or other amendment hereto shall have any force or effect unless embodied in a written contract executed and approved by both parties.

5.13 Binding Agreement. This Agreement and all terms and conditions herein shall extend to and be binding upon the Parties and their respective heirs, successors, and assigns, provided that this Agreement and the rights and duties contained herein may not be assigned or transferred, by operation of law or otherwise, without the prior written consent of both Parties.

5.14 Joint Drafting. This Agreement is the product and result of the joint efforts of the Parties hereto, each of whom had the advice of legal counsel and an equal opportunity to contribute to its content.

5.15 Non-Waiver. Waiver of the enforcement of any breach of this Agreement by either Party shall not constitute a continuing waiver of any subsequent breach by that Party of the same or any other provision of this Agreement.

5.16 Invalidation. The invalidation of unenforceability in any particular circumstances of any of the provisions of this Agreement will in no way affect any of the other provisions hereof, which will remain in full force and effect.

5.17 Applicable Law and Venue. This Agreement is made and shall be construed in accordance with the laws of the State of Colorado. The Parties stipulate that the proper venue for any court action that might occur in connection with or as a result of this Agreement is Larimer County, Colorado.

5.18 No Costs or Fees. In the event of litigation, arbitration, or other dispute resolution process arising out of this Agreement, the Parties agree that each Party shall pay its own costs and expenses, including attorneys' fees, with the exception that if litigation is dismissed for lack of subject matter jurisdiction for lack of a waiver under the CGIA, the moving party (either the City or the District) will not waive its attorney's fees and costs for obtaining that dismissal.

5.19 Counterparts of this Agreement. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and both or all of which together shall constitute one and the same instrument.

5.20 Power to Contract. Each Party warrants that it has the power to enter into this Agreement and that its signatory is authorized to bind it hereto.

5.21 Recordation. Following execution of this Agreement by both Parties hereto, the City shall cause this Agreement to be recorded with the Larimer County Clerk and Recorder's Office in Larimer County, Colorado.

WHEREFORE, the PARTIES affix their signatures as of the above-written date:

THE CITY OF FORT COLLINS, COLORADO,
a Colorado municipal corporation

DocuSigned by:

By: Kelly DiMartino
0B86D5871D89400...
Kelly DiMartino, City Manager

ATTEST:

Signed by:

Delynn Coldiron
7DA0C9AD4E6042D...
City Clerk's Office
Printed Name: Delynn Coldiron

APPROVED AS TO FORM:

Signed by:

Stefanie Boster
BD612480E7EB4DF...
City Attorney's Office
Printed Name: Stefanie Boster

ATTEST:

MULBERRY METROPOLITAN DISTRICT NO. 1

Officer of the District

Docusign Envelope ID: 30C423C0-B246-4B89-A48D-A33861E530A1

EXHIBIT A

DESCRIPTION OF THE COLEMAN STREET PLAZA

Docusign Envelope ID: 30C423C0-B246-4B89-A48D-A33861E530A1

EXHIBIT A
LEGAL DESCRIPTION

COLEMAN STREET RIGHT OF WAY EAST OF FAIRCHILD STREET, EAST RIDGE SECOND FILING PLAT AS RECORDED AT RECEPTION NUMBER 20160047573 IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH (6^{TH}) PRINCIPAL MERIDIAN IN THE CITY OF FT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 15, BLOCK 21 OF SAID EAST RIDGE SECOND FILING PLAT AND THE NORTH RIGHT OF WAY LINE OF COLEMAN STREET;

THENCE S00°17'22"W, A DISTANCE OF 53.00 FEET ON THE EAST LINE OF SAID EAST RIDGE SECOND FILING AND THE SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8 TO THE NORTHEAST CORNER OF LOT 1, BLOCK 22 OF SAID EAST RIDGE SECOND FILING AND THE SOUTH RIGHT OF WAY LINE OF COLEMAN STREET;

THENCE N89°40'53"W, A DISTANCE OF 84.54 FEET ON SAID SOUTH RIGHT OF WAY LINE;

THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°02'10", A DISTANCE OF 23.57 FEET, A CHORD BEARING OF S45°18'02"W WITH A CHORD DISTANCE OF 21.22 FEET CONTINUING ON SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF FAIRCHILD STREET;

THENCE N00°16'57"E, A DISTANCE OF 83.00 FEET ON SAID EAST RIGHT OF WAY LINE TO THE WEST LINE OF SAID LOT 15, BLOCK 21, A NON-TANGENT CURVE TO THE LEFT AND THE NORTH RIGHT OF WAY LINE OF COLEMAN STREET;

THENCE ON SAID NORTH RIGHT OF WAY LINE AND ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°57'50", A DISTANCE OF 23.55 FEET, A CHORD BEARING OF S44°41'58"E WITH A CHORD DISTANCE OF 21.21 FEET;

THENCE S89°40'53"E, A DISTANCE OF 84.57 FEET CONTINUING ON SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 5,373 SQUARE FEET OR 0.123 ACRES.

BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6^{TH} P.M., LARIMER COUNTY, COLORADO, IS ASSUMED TO BEAR S 00°17'22" WEST FOR 2647.93 FEET BETWEEN THE NORTHEAST CORNER OF SECTION 8, MONUMENTED WITH NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP IN A MONUMENT BOX, STAMPED LS 28285 AND THE EAST QUARTER CORNER OF SECTION 8, MONUMENTED WITH NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED LS 34995, 2016, WITH ALL OTHER BEARINGS REFERENCED THERETO

EXHIBIT B IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT EXHIBIT A - LEGAL DESCRIPTION. IN THE EVENT THAT EXHIBIT A CONTAINS AN AMBIGUITY, EXHIBIT B MAY BE USED TO RESOLVE SAID AMBIGUITY.

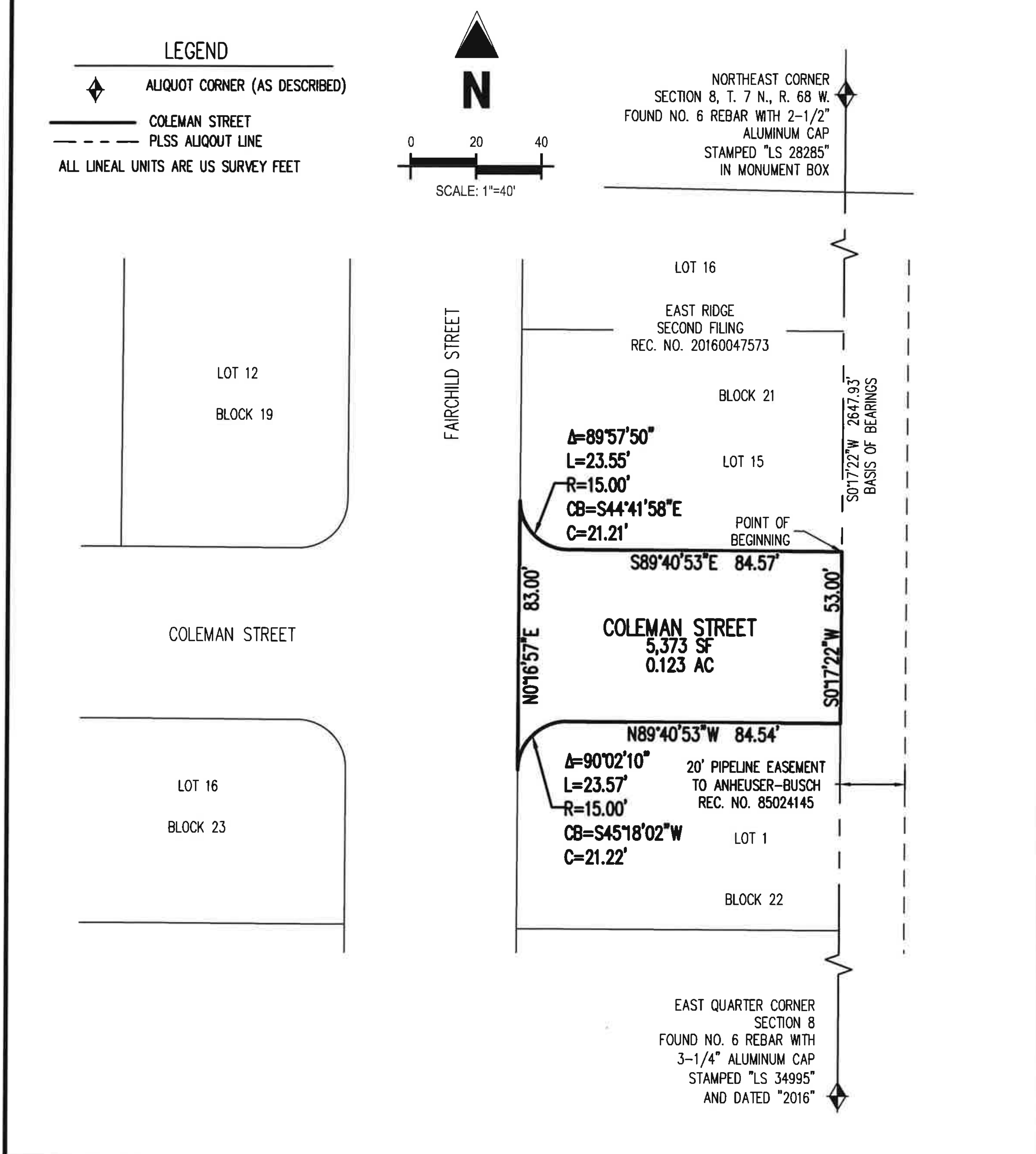
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR FRANK A. KOHL 37067

3-14-2024

PREPARED FOR AND ON BEHALF OF GALLOWAY
BY FRANK A. KOHL, PLS# 37067
March 14, 2024
H:\Hartford Homes\CO Fort Collins HFH22 - Mulberry\0SVY\3-Docs\Legals\ColemanStreet-Vacation-description.doc

Docusign Envelope ID: 30C423C0-B246-4B89-A48D-A33861E530A1

EXHIBIT B



PART OF EAST RIDGE SECOND FILING
LOCATED IN THE NORTHEAST QUARTER, SECTION 8
T. 7 N., R. 68 W. 6TH P.M., CITY OF FORT COLLINS
LARIMER COUTY , COLORADO

COLEMAN STREET EXHIBIT

Project No:	HFH0000022.01
Drawn By:	AN
Checked By:	FAK
Date:	3/14/2024

Galloway
5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300 • GallowayUS.com

EXHIBIT C-1

2026 Adopted Budget – District No. 1

MULBERRY METROPOLITAN DISTRICT NO. 1 STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS GENERAL FUND	(a)	(b)	(c)	(d)
	2024 Unaudited Actual	**2025 Adopted Budget**	**2025 Projected Actual**	**2026 Adopted Budget**
Revenues				
Operating Advances	$ 152,061	$ 134,400	$ 126,500	$ 99,700
Property Taxes	43	1,858	1,858	1,836
Specific Ownership Taxes	3	111	111	110
Service Fees District #2	99	2,574	2,574	2,567
Service Fees District #3	68	28,634	28,634	37,865
Service Fees District #4	44	775	775	777
Service Fees District #5	73	95	95	95
Service Fees District #6	328	349	349	5,983
O&M Fee Revenue	703	52,500	32,600	72,750
ARC Review Fees	-	7,500	2,000	5,000
Transfer Fees	500	35,000	16,000	16,695
Interest and Other	217	10,000	1,429	10,000
Total Revenues	**$ 154,138**	**$ 273,797**	**$ 212,925**	**$ 253,378**
Expenditures				
Operations and Maintenance:				
Landscape	$ 435	$ 15,000	$ 1,181	$ 5,000
Hardscape (inclused Snow Removal)	-	8,500	1,500	11,500
Stormwater	-	1,000	1,000	4,500
Irrigation R&R	-	-	7,000	7,000
Facilities Management	4,088	12,200	9,855	10,000
Utilities	56	-	2,121	5,000
Utility Locating/Coordination	25	500	5,500	1,500
Administration:				
Accounting and Finance	33,303	26,000	30,690	30,923
Audit	17,600	19,360	19,360	20,909
District Management	31,839	26,800	24,455	28,156
Election	707	15,000	9,997	-
District Engineer	-	5,000	5,000	5,000
Insurance	12,456	25,000	13,956	28,000
Legal	50,970	55,000	43,320	40,000
Office, Dues, & Other	3,636	5,400	6,500	6,681
Website	980	2,400	800	2,205
ARC	375	7,125	3,608	7,487
Constituent Communication	1,050	4,340	4,340	7,324
Property Transfer/Title & Billing	3,901	29,605	22,165	16,695
Covenant Enforcement	-	1,860	1,292	4,883
Treasurer's Fees	1	37	37	37
Contingency	-	10,000	-	10,000
Total Expenditures	**$ 161,420**	**$ 270,127**	**$ 213,678**	**$ 252,799**
Revenues Over/(Under) Expenditures	**$ (7,282)**	**$ 3,669**	**$ (752)**	**$ 580**
Beginning Fund Balance	**15,103**	**4,952**	**7,821**	**7,069**
Ending Fund Balance	**$ 7,821**	**$ 8,621**	**$ 7,069**	**$ 7,648**
COMPONENTS OF ENDING FUND BALANCE:				
Emergency Reserve (3% of Revenues)	$ 4,843	$ 8,214	$ 6,410	$ 7,601
Unrestricted	2,978	407	658	47
TOTAL ENDING FUND BALANCE	**$ 7,821**	**$ 8,621**	**$ 7,068**	**$ 7,648**
Mill Levy				
Operating	54.769	51.970	51.970	53.703
Total Mill Levy	**54.769**	**51.970**	**51.970**	**53.703**
Assessed Value	**$ 781**	**$ 35,746**	**$ 35,746**	**$ 34,193**
Property Tax Revenue				
Operating	43	1,858	1,858	1,836
Total Property Tax Revenue	**$ 43**	**$ 1,858**	**$ 1,858**	**$ 1,836**

MULBERRY METROPOLITAN DISTRICT NO. 1				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
CAPITAL PROJECTS FUND				
	(a)	(b)	(c)	(d)
	2024 Unaudited Actual	**2025 Adopted Budget**	**2025 Projected Actual**	**2026 Adopted Budget**
Revenues				
Capital Advances	$ 12,550,452	$ 16,003,800	$ 5,003,731	$ 5,005,000
Capital Reimbursement	-	-	1,740,301	1,000,000
Interest & Other Income	4	-	-	-
Total Revenues	**$ 12,550,456**	**$ 16,003,800**	**$ 6,744,032**	**$ 6,005,000**
Expenditures				
Capital Acceptance	$ 12,549,012	$ 16,000,000	$ 5,000,000	$ 5,000,000
District Management	1,440	3,800	3,800	5,000
Developer Advance Repayment	-	-	1,740,301	1,000,000
Total Capital Expenditures	**$ 12,550,452**	**$ 16,003,800**	**$ 6,744,101**	**$ 6,005,000**
Revenues over/(under) Expend	**$ 4**	**$ -**	**$ (69)**	**$ -**
Beginning Fund Balance	**65**	**-**	**69**	**-**
Ending Fund Balance	**$ 69**	**$ -**	**$ -**	**$ -**

MULBERRY METROPOLITAN DISTRICT NO. 1				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
WATER ENTERPRISE FUND				
	(a)	(b)	(c)	(d)
	2024 Unaudited Actual	**2025 Adopted Budget**	**2025 Projected Actual**	**2026 Adopted Budget**
Revenues				
Non-Potable Water Service Fee	$ -	$ -	$ 8,500	$ 15,000
Non-Potable Water Fee - One Time	-	-	500	3,817
Developer Advance	-	2,000	-	18,738
Total Revenues	**$ -**	**$ 2,000**	**$ 9,000**	**$ 37,555**
Expenditures				
Water Rights Assessments	$ -	$ -	$ -	$ 2,750
Water Quality Treatment	-	-	-	5,000
Water Reporting & Compliance	-	-	-	20,680
Scada Monitoring	-	-	-	1,500
Non-Potable Water	-	2,000	2,000	10,000
Facilities Management	-	-	-	4,625
Total Expenditures	**$ -**	**$ 2,000**	**$ 2,000**	**$ 44,555**
Revenues over/(under) Expend	$ -	$ -	$ 7,000	$ (7,000)
Beginning Fund Balance	**$ -**	**$ -**	**$ -**	**$ 7,000**
Ending Fund Balance	**$ -**	**$ -**	**$ 7,000**	**$ -**

EXHIBIT C-2

2026 Adopted Budget – District No. 2

MULBERRY METROPOLITAN DISTRICT NO. 2
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS
GENERAL FUND

	(a)	(b)	(c)	(d)
	2024 Unaudited Actual	**2025 Adopted Budget**	**2025 Projected Actual**	**2026 Adopted Budget**
Revenues				
Property Taxes	$ 95	$ 2,475	$ 2,475	$ 2,469
Specific Ownership Taxes	6	149	149	148
Interest & Other	-	500	-	-
Total Revenues	**$ 101**	**$ 3,124**	**$ 2,624**	**$ 2,617**
Expenditures				
Administration:				
Payment to District 1	$ 99	$ 2,574	$ 2,574	$ 2,567
Treasurer Fees	2	50	50	49
Contingency	-	500	-	-
Total Operating Expenditures	**$ 101**	**$ 3,124**	**$ 2,624**	**$ 2,617**
Revenues Over/(Under) Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Beginning Fund Balance	-	-	-	-
Ending Fund Balance	**$ -**	**$ -**	**$ -**	**$ -**
Mill Levy				
Operating	5.401	5.197	5.197	5.370
Debt Service	48.616	46.774	46.774	48.332
Total Mill Levy	**54.017**	**51.971**	**51.971**	**53.702**
Assessed Value	**$ 17,574**	**$ 476,308**	**$ 476,308**	**$ 459,714**
Property Tax Revenue				
Operating	95	2,475	2,475	2,469
Debt Service	854	22,279	22,279	22,219
Total Property Tax Revenue	**$ 949**	**$ 24,754**	**$ 24,754**	**$ 24,688**

MULBERRY METROPOLITAN DISTRICT NO. 2
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS
DEBT SERVICE FUND

	(a)	(b)	(c)	(d)
	2024 Unaudited Actual	**2025 Adopted Budget**	**2025 Projected Actual**	**2026 Adopted Budget**
Revenues				
Property Taxes	$ 855	$ 22,279	$ 22,279	$ 22,219
Specific Ownership Taxes	53	1,337	1,337	1,333
Service Fees District #3	608	257,704	257,704	340,803
Service Fees District #4	394	6,975	6,975	3,290
Capital Fee	1,346,200	2,765,900	2,765,900	3,546,600
Interest Income/Other	129,494	140,000	89,055	100,000
Total Revenues	**$ 1,477,604**	**$ 3,194,194**	**$ 3,143,384**	**$ 4,014,245**
Expenditures				
Bond Interest - Series 2022A	$ 822,500	$ 822,500	$ 822,500	$ 822,500
Bond Interest - Cap Bond	1,014,000	2,765,900	2,765,900	3,546,600
Trustee Fees	-	11,000	11,000	11,000
Treasurer's Fees	17	446	446	444
Contingency	-	10,000	-	10,000
Total Expenditures	**$ 1,836,517**	**$ 3,609,846**	**$ 3,599,846**	**$ 4,390,544**
Rev over/(under) Exp after Other	**$ (358,913)**	**$ (415,651)**	**$ (456,462)**	**$ (376,299)**
Beginning Fund Balance	**2,793,925**	**2,096,305**	**2,435,013**	**1,978,551**
Ending Fund Balance	**$ 2,435,013**	**$ 1,680,654**	**$ 1,978,551**	**$ 1,602,251**
COMPONENTS OF ENDING FUND BALANCE:				
Required Reserve	$ 1,118,661	$ 1,118,661	$ 1,118,661	$ 1,118,661
Capitalized Interest	1,316,352	561,993	859,890	483,591
TOTAL ENDING FUND BALANCE	**$ 2,435,013**	**$ 1,680,654**	**$ 1,978,551**	**$ 1,602,252**

MULBERRY METROPOLITAN DISTRICT NO. 2
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS
CAPITAL PROJECTS FUND

	(a)	(b)	(c)	(d)
	2024 Unaudited Actual	**2025 Adopted Budget**	**2025 Projected Actual**	**2026 Adopted Budget**
Revenues				
Interest Income/Other	$ 4	$ -	$ 9	-
Total Revenues	**$ 4**	**$ -**	**$ 9**	**$ -**
Expenditures				
Capital Outlay	$ -	$ -	$ -	-
Total Capital Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Revenues over/(under) Expend	**$ 4**	**$ -**	**$ 9**	**$ -**
Beginning Fund Balance	**314**	**-**	**318**	**-**
Ending Fund Balance	**$ 318**	**$ -**	**$ 318**	**$ -**

EXHIBIT C-3

2026 Adopted Budget – District No. 3

MULBERRY METROPOLITAN DISTRICT NO. 3
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS
GENERAL FUND

	(a) 2024 Unaudited Actual	(b) 2025 Adopted Budget	(c) 2025 Projected Actual	(d) 2026 Adopted Budget
Revenues				
Property Taxes - O&M	$ 65	$ 27,532	$ 27,532	$ 36,409
Specific Ownership Taxes - O&M	4	1,652	1,652	2,185
Property Taxes - Debt	583	247,792	247,792	327,695
Specific Ownership Taxes - Debt	37	14,868	14,868	19,662
Interest & Other	-	500	-	500
Total Revenues	**$ 688**	**$ 292,344**	**$ 291,844**	**$ 386,450**
Expenditures				
Administration:				
Payment to District 1 - O&M	$ 68	$ 28,634	$ 28,634	$ 37,865
Payment to District 2 - Debt	608	257,704	257,704	340,803
Treasurer's Fees - O&M	1	551	551	728
Treasurer's Fees - Debt	12	4,956	4,956	6,554
Contingency	-	500	-	500
Total Operating Expenditures	**$ 688**	**$ 292,344**	**$ 291,844**	**$ 386,450**
Revenues Over/(Under) Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Beginning Fund Balance	**-**	**-**	**-**	**-**
Ending Fund Balance	**$ -**	**$ -**	**$ -**	**$ -**
Mill Levy				
Operating	5.296	5.197	5.197	5.434
Debt Service	47.669	46.773	46.773	48.908
Total Mill Levy	**52.965**	**51.970**	**51.970**	**54.342**
Assessed Value	**$ 12,218**	**$ 5,297,762**	**$ 5,297,762**	**$ 6,700,236**
Property Tax Revenue				
Operating	65	27,532	27,532	36,409
Debt Service	582	247,792	247,792	327,695
Total Property Tax Revenue	**$ 647**	**$ 275,325**	**$ 275,325**	**$ 364,104**

EXHIBIT C-4

2026 Adopted Budget – District No. 4

MULBERRY METROPOLITAN DISTRICT NO. 4
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS
GENERAL FUND

	(a) 2024 Unaudited Actual	(b) 2025 Adopted Budget	(c) 2025 Projected Actual	(d) 2026 Adopted Budget
Revenues				
Property Taxes - O&M	$ 42	$ 745	$ 745	$ 747
Specific Ownership Taxes - O&M	3	45	45	45
Property Taxes - Debt	378	6,707	6,707	6,721
Specific Ownership Taxes - Debt	24	402	402	403
Interest & Other	0	100	-	-
Total Revenues	**$ 446**	**$ 7,999**	**$ 7,899**	**$ 7,915**
Expenditures				
Administration:				
Payment to District 1 - O&M	$ 44	$ 775	$ 775	$ 777
Payment to District 1 - Debt	394	6,975	6,975	6,990
Treasurer's Fees - O&M	1	15	15	15
Treasurer's Fees - Debt	8	134	134	134
Contingency	-	100	-	-
Total Operating Expenditures	**$ 446**	**$ 7,999**	**$ 7,899**	**$ 7,915**
Revenues Over/(Under) Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Beginning Fund Balance	**-**	**-**	**-**	**-**
Ending Fund Balance	**$ -**	**$ -**	**$ -**	**$ -**
Mill Levy				
Operating	5.492	5.197	5.197	5.369
Debt Service	49.428	46.774	46.774	48.328
Total Mill Levy	**54.920**	**51.971**	**51.971**	**53.697**
Assessed Value	**$ 7,646**	**$ 143,381**	**$ 143,381**	**$ 139,066**
Property Tax Revenue				
Operating	42	745	745	747
Debt Service	**378**	**6,707**	**6,707**	6,721
Total Property Tax Revenue	**$ 420**	**$ 7,452**	**$ 7,452**	**$ 7,467**

EXHIBIT C-5

2026 Adopted Budget – District No. 5

MULBERRY METROPOLITAN DISTRICT NO. 5
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS
GENERAL FUND

	(a) 2024 Unaudited Actual	(b) 2025 Adopted Budget	(c) 2025 Projected Actual	(d) 2026 Adopted Budget
Revenues				
Property Taxes	$ -	$ 91	$ 91	$ 91
Specific Ownership Taxes	-	5	5	5
Interest & Other	-	100	-	-
Total Revenues	**$ -**	**$ 197**	**$ 97**	**$ 97**
Expenditures				
Administration:				
Payment to District 1	$ -	$ 95	$ 95	$ 95
Treasurer's Fees	-	2	2	2
Contingency	-	100	-	-
Total Operating Expenditures	**$ -**	**$ 197**	**$ 97**	**$ 97**
Revenues Over/(Under) Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Beginning Fund Balance	**-**	**-**	**-**	**-**
Ending Fund Balance	**$ -**	**$ -**	**$ -**	**$ -**
Mill Levy				
Operating	52.007	51.412	51.412	53.273
Total Mill Levy	**52.007**	**51.412**	**51.412**	**53.273**
Assessed Value	**$ 1,320**	**$ 1,774**	**$ 1,774**	**$ 1,712**
Property Tax Revenue				
Operating	69	91	91	91
Total Property Tax Revenue	**$ 69**	**$ 91**	**$ 91**	**$ 91**

EXHIBIT C-6

2026 Adopted Budget – District No. 6

MULBERRY METROPOLITAN DISTRICT NO. 6
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS
GENERAL FUND

	(a) 2024 Unaudited Actual	(b) 2025 Adopted Budget	(c) 2025 Projected Actual	(d) 2026 Adopted Budget
Revenues				
Property Taxes	$ -	$ 336	$ 336	$ 5,753
Specific Ownership Taxes	-	20	20	345
Interest & Other	-	100	-	-
Total Revenues	**$ -**	**$ 456**	**$ 356**	**$ 6,098**
Expenditures				
Administration:				
Payment to District 1	$ -	$ 349	$ 349	$ 5,983
Treasurer's Fees	-	7	7	115
Contingency	-	100	-	-
Total Operating Expenditures	**$ -**	**$ 456**	**$ 356**	**$ 6,098**
Revenues Over/(Under) Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Beginning Fund Balance	**-**	**-**	**-**	**-**
Ending Fund Balance	**$ -**	**$ -**	**$ -**	**$ -**
Mill Levy				
Operating	54.923	25.000	25.000	26.851
Total Mill Levy	**54.923**	**25.000**	**25.000**	**26.851**
Assessed Value	**$ 5,721**	**$ 13,442**	**$ 13,442**	**$ 214,243**
Property Tax Revenue				
Operating	314	336	336	5,753
Total Property Tax Revenue	**$ 314**	**$ 336**	**$ 336**	**$ 5,753**

EXHIBIT D-1

2025 Audit Exemption Application – District No. 3

Application for Exemption From Audit
Long Form

Instructions

For local governments with either revenues or expenditures/expenses more than $200,000 but not more than $1,000,000

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.), any local government may apply for an exemption from audit if neither revenues nor expenditures exceed $1,000,000 for the year.

Exemptions from audit are NOT automatic

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit **each year** and submit it to the Office of the State Auditor (OSA). Approval for an exemption from audit is granted only upon the review by the OSA.

Any preparer of an Application for Exemption from Audit — Long Form must be a person skilled in governmental accounting.

Read ALL instructions before completing and submitting this form

All applications must be filed with the OSA **within 3 months** after the accounting year-end.

For example, applications must be received by the OSA on or before March 31 for governments with a December 31 year-end. Applications for exemption from audit are not eligible for an extension of time.

Governmental activity should be reported on the modified accrual basis. Proprietary activity should be reported on a cash or budgetary basis.

Important!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor.

Governmental Activity should be reported on the **Modified Accrual Basis.** Proprietary Activity should be reported on the **Cash or Budgetary Basis** — a budget to GAAP reconciliation is provided in Part 3B.

Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year. In that event, an audit shall be required.

Postmark dates will not be accepted as proof of submission on or before the statutory deadline

Prior year forms are obsolete and will not be accepted.

Applications must be fully and accurately completed. Applications submitted on forms other than those prescribed by the OSA will not be accepted.

For your reference, the Colorado Revised Statutes are available through the LexisNexis Colorado portal.

Checklist

- ☐ Has the preparer signed the application prior to board approval?
- ☐ Has the entity corrected all prior year deficiencies as communicated by the OSA?
- ☐ Has the application been **personally** reviewed and approved by the governing body?
- ☐ Are all sections on the form complete, including responses to all of the questions?
- ☐ Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?

Will this application be submitted electronically? ○ Yes ○ No

- ☐ If yes, have you read and understood the Electronic Signature Policy? See policy in Part 11.

-- or --

☐ If yes, have you included a resolution?

☐ Does the resolution state that the governing body **personally** reviewed and approved the resolution in an open public meeting?

☐ Has the resolution been signed by a **majority** of the governing body? See sample resolution at the end of this form.

Will this application be submitted via a mail service (e.g., U.S. Post Office, FedEx, UPS, courier)? ○ Yes ○ No

☐ If yes, does the application include **original ink signatures** from the **majority** of the governing body?

Filing Methods

Web Portal (recommended)

apps.leg.co.gov/osa/lg

For faster processing, the web portal should be used for submissions.

Mail

Office of the State Auditor

Local Government Audit Division
1375 Sherman St., 5th Floor
Denver, CO 80261-3000

Questions? **Email:** osa.lg@coleg.gov **Phone:** 303-869-3000

Contact Information

For the year ended 12/31/2025 or the fiscal year ended ______________.

Name of government	Mulberry Metropolitan District No. 3
Street address	PO Box 370390
City, State, Zip	Denver, CO 80237
Contact person	Molly Mild
Phone	(303) 482-2213 x332
Email	molly.mild@advancehoa.com

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. The preparer must sign prior to board approval.

Name	Ariel Fuqua
Title	District Accountant, CPA
Firm name (if applicable)	Advance HOA Management
Address	PO Box 370390 Denver, CO 80237
Phone	(303) 482-2213 x350
Relationship to entity	District Accountant
Preparer signature	Date prepared
Ariel Fuqua	02/27/2026

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, enter date filed		

Part 1: Financial Statements — Balance Sheet

Part 1A: Governmental Funds (Modified Accrual Basis) Table

Enter the type of each governmental fund in the fields below.

Fund A: General

Fund B: ______

Fund C: ______

Fund D: ______

Line	Description	Governmental Fund			
		Fund A	Fund B	Fund C	Fund D
	Assets				
1-1	Cash and Cash Equivalents	$ 0			
1-2	Investments				
1-3	Receivables				
1-4	Due from Other Entities or Funds				
1-5	Property Tax Receivable				
1-6	All Other Assets:				
1-7	Lease Receivable (as Lessor)				
	Other (specify in lines 1-8 through 1-10)				
1-8					
1-9					
1-10					
1-11	**TOTAL ASSETS** (Add lines 1-1 through 1-10)	$ 0	$ 0	$ 0	$ 0
	Deferred Outflows of Resources (specify in lines 1-12 and 1-13)				
1-12					
1-13					
1-14	**Total Deferred Outflows** (Add lines 1-12 through 1-13)	$ 0	$ 0	$ 0	$ 0
1-15	**TOTAL ASSETS AND DEFERRED OUTFLOWS** (Add lines 1-11 and 1-14)	$ 0	$ 0	$ 0	$ 0

Line	Description	Governmental Fund			
		Fund A	Fund B	Fund C	Fund D
	Liabilities				
1-16	Accounts Payable				
1-17	Accrued Payroll and Related Liabilities				
1-18	Unearned Revenue				
1-19	Due to Other Entities or Funds				
1-20	All Other Current Liabilities				
1-21	**TOTAL CURRENT LIABILITIES** (Add lines 1-16 through 1-20)	$ 0	$ 0	$ 0	$ 0
	All Other Liabilities (specify in lines 1-22 through 1-25)				
1-22					
1-23					
1-24					
1-25					
1-26	**TOTAL LIABILITIES** (Add lines 1-21 through 1-25)	$ 0	$ 0	$ 0	$ 0
	Deferred Inflows of Resources				
1-27	Deferred Property Taxes				
1-28	Lease related (as Lessor)				
1-29	**TOTAL DEFERRED INFLOWS** (Add lines 1-27 through 1-28)	$ 0	$ 0	$ 0	$ 0
	Fund Balance				
1-30	Nonspendable-Prepaid				
1-31	Nonspendable-Inventory				
1-32	Restricted				
1-33	Committed				
1-34	Assigned				
1-35	Unassigned				
1-36	**Total Fund Balance** (Add lines 1-30 through 1-35. This total should be the same as line 3-34)	$ 0	$ 0	$ 0	$ 0
1-37	**TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE** (Add lines 1-26, 1-29, and 1-36. This total should be the same as line 1-15)	$ 0	$ 0	$ 0	$ 0

Part 1B: Proprietary/Fiduciary Funds Table

Enter the type of each proprietary/fiduciary fund in the fields below.

Fund A: ______________________________

Fund B: ______________________________

Fund C: ______________________________

Fund D: ______________________________

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
	Assets				
1-38	Cash and Cash Equivalents				
1-39	Investments				
1-40	Receivables				
1-41	Due from Other Entities or Funds				
	Other Current Assets (specify in line 1-42)				
1-42					
1-43	**Total Current Assets** (Add lines 1-38 through 1-42)	$ 0	$ 0	$ 0	$ 0
1-44	Capital & Right-to-Use Assets, net (from Part 6, Capital & Right-to-Use Table)				
	Other Long Term Assets (specify in lines 1-45 through 1-47)				
1-45					
1-46					
1-47					
1-48	**TOTAL ASSETS** (Add lines 1-43 through 1-47)	$ 0	$ 0	$ 0	$ 0
	Deferred Outflows of Resources (specify in lines 1-49 through 1-50)				
1-49					
1-50					
1-51	**Total Deferred Outflows** (Add lines 1-49 through 1-50)	$ 0	$ 0	$ 0	$ 0
1-52	**TOTAL ASSETS AND DEFERRED OUTFLOWS** (Add lines 1-48 and 1-51)	$ 0	$ 0	$ 0	$ 0

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
	Liabilities				
1-53	Accounts Payable				
1-54	Accrued Payroll and Related Liabilities				
1-55	Accrued Interest Payable				
1-56	Due to Other Entities or Funds				
1-57	All Other Current Liabilities				
1-58	**TOTAL CURRENT LIABILITIES** (Add lines 1-53 through 1-57)	$ 0	$ 0	$ 0	$ 0
1-59	Proprietary Debt Outstanding (from Part 4, Debt Schedule Table)				
	Other (specify in lines 1-60 through 1-62)				
1-60					
1-61					
1-62					
1-63	**TOTAL LIABILITIES** (Add lines 1-58 through 1-62)	$ 0	$ 0	$ 0	$ 0
	Deferred Inflows of Resources				
1-64	Pension/OPEB Related				
	Other (specify in line 1-65)				
1-65					
1-66	**TOTAL DEFERRED INFLOWS** (Add lines 1-64 through 1-65)	$ 0	$ 0	$ 0	$ 0
	Net Position				
1-67	Net Investment in Capital and Right-to-Use Assets				
1-68	Emergency Reserves				
1-69	Other Designation/Reserves				
1-70	Restricted				
1-71	Undesignated/Unreserved/Unrestricted				
1-72	**Total Net Position** (Add lines 1-67 through 1-71. This total should be the same as 3-70.)	$ 0	$ 0	$ 0	$ 0
1-73	**TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION** (Add lines 1-63, 1-66, and 1-72. This total should be the same as 1-52.)	$ 0	$ 0	$ 0	$ 0

Part 1C: Comments or Additional Information

Please use this space to provide explanation of any item in this section (optional).

Part 2A: Governmental Funds Table

Enter the type of each governmental fund in the fields below.

Fund A: General

Fund B:

Fund C:

Fund D:

Line	Description	Governmental Fund Fund A	Fund B	Fund C	Fund D
	Tax Revenue				
2-1	Property (include mills levied in question 10-12)	$ 264,519			
2-2	Specific Ownership	$ 17,215			
2-3	Sales and Use Tax				
	Other Tax Revenue (specify in lines 2-4 through 2-6)				
2-4	Tax Interest	$ 30			
2-5					
2-6					
2-7	**TOTAL TAX REVENUE** (Add lines 2-1 through 2-6)	$ 281,764	$ 0	$ 0	$ 0
	Other Revenue Sources				
2-8	Licenses and Permits				
2-9	Highway Users Tax Funds (HUTF)				
2-10	Conservation Trust Funds (Lottery)				
2-11	Community Development Block Grant				
2-12	Fire & Police Pension				
2-13	Grants				
2-14	Donations				
2-15	Charges for Sales and Services				
2-16	Rental Income				

Line	Description	Governmental Fund			
		Fund A	Fund B	Fund C	Fund D
2-17	Fines and Forfeits				
2-18	Interest/Investment Income				
2-19	Tap Fees				
2-20	Proceeds from Sale of Capital Assets				
	Other (specify in lines 2-21 through 2-22)				
2-21					
2-22					
2-23	**TOTAL REVENUES** (Add lines 2-7 through 2-22)	$ 281,764	$ 0	$ 0	$ 0
	Other Financing Sources (should agree to Part 4, Debt Schedule Table, column 'issued during the year')				
2-24	Debt Proceeds				
2-25	Lease Proceeds				
2-26	Developer Advances				
	Other (specify in line 2-27)				
2-27					
2-28	**Total Other Financing Sources** (Add lines 2-24 through 2-27)	$ 0	$ 0	$ 0	$ 0
2-29	**TOTAL REVENUES AND OTHER FINANCING SOURCES** (Add lines 2-23 and 2-28)	$ 281,764	$ 0	$ 0	$ 0

Part 2B: Proprietary/Fiduciary Funds Table

Enter the type of each proprietary/fiduciary fund in the fields below.

Fund A: ______________________________

Fund B: ______________________________

Fund C: ______________________________

Fund D: ______________________________

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
	Tax Revenue				
2-30	Property (include mills levied in question 10-12)				
2-31	Specific Ownership				
2-32	Sales and Use Tax				
	Other Tax Revenue (specify in lines 2-33 through 2-36)				
2-33					
2-34					
2-35					
2-36	**TOTAL TAX REVENUE** (Add lines 2-30 through 2-35)	$ 0	$ 0	$ 0	$ 0
	Other Revenue Sources				
2-37	Licenses and Permits				
2-38	Highway Users Tax Funds (HUTF)				
2-39	Conservation Trust Funds (Lottery)				
2-40	Community Development Block Grant				
2-41	Fire & Police Pension				
2-42	Grants				
2-43	Donations				
2-44	Charges for Sales and Services				
2-45	Rental Income				
2-46	Fines and Forfeits				
2-47	Interest/Investment Income				

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
2-48	Tap Fees				
2-49	Proceeds from Sale of Capital Assets				
	All Other (specify in lines 2-50 through 2-51)				
2-50					
2-51					
2-52	**TOTAL REVENUES** (Add lines 2-36 through 2-51)	$ 0	$ 0	$ 0	$ 0
	Other Financing Sources (should agree to Part 4, Debt Schedule Table, column 'issued during the year')				
2-53	Debt Proceeds				
2-54	Lease Proceeds				
2-55	Developer Advances				
	Other (specify in line 2-56)				
2-56					
2-57	**Total Other Financing Sources** (Add lines 2-53 through 2-56)	$ 0	$ 0	$ 0	$ 0
2-58	**TOTAL REVENUES AND OTHER FINANCING SOURCES** (Add lines 2-52 and 2-57)	$ 0	$ 0	$ 0	$ 0

Part 2C: Comments or Additional Information

Please use this space to provide explanation of any item in this section (optional).

Part 3: Financial Statements — Operating Statement — Expenditures/Expenses

Part 3A: Governmental Funds Table

Enter the type of each governmental fund in the fields below.

Fund A: General

Fund B:

Fund C:

Fund D:

Line	Description	Governmental Fund			
		Fund A	**Fund B**	**Fund C**	**Fund D**
	Expenditures				
3-1	General Government				
3-2	Judicial				
3-3	Law Enforcement				
3-4	Fire				
3-5	Highways & Streets				
3-6	Solid Waste				
3-7	Contributions to Fire & Police Pension Association				
3-8	Health				
3-9	Culture and Recreation				
3-10	Transfers to other districts				
	Other (specify in lines 3-11 through 3-13)				
3-11	Contract Services	$ 276,472			
3-12					
3-13	Treasurer Fees	$ 5,292			
3-14	Capital Outlay				
	Debt Service				
3-15	Principal (from Part 4, Debt Schedule Table)				
3-16	Interest				

Line	Description	Governmental Fund			
		Fund A	Fund B	Fund C	Fund D
3-17	Bond Issuance Costs				
3-18	Developer Principal Repayments (from Part 4, Debt Schedule Table)				
3-19	Developer Interest Repayments				
	All Other (specify in lines 3-20 through 3-22)				
3-20					
3-21					
3-22					
3-23	**TOTAL EXPENDITURES** (Add lines 3-1 through 3-22)	$ 281,764	$ 0	$ 0	$ 0
	Transfers and Other Expenditures				
3-24	Interfund Transfers (In)				
3-25	Interfund Transfers (Out)				
	Other Expenditures (Revenues) (Specify in lines 3-26 through 3-28.)				
3-26					
3-27					
3-28					
3-29	**Total Transfers and Other Expenditures** (Add lines 3-24 through 3-28)	$ 0	$ 0	$ 0	$ 0
3-30	**EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES** (line 2-29 less line 3-23 less line 3-29)	$ 0	$ 0	$ 0	$ 0
3-31	Fund Balance, January 1 from December 31 prior year report				
3-32	Prior Period Adjustment (MUST explain in line 3-33)				
3-33					
3-34	**FUND BALANCE, DECEMBER 31** (Add lines 3-30, 3-31, and 3-32. Should match line 1-36.)	$ 0	$ 0	$ 0	$ 0

Part 3B: Proprietary/Fiduciary Funds Table

Enter the type of each proprietary/fiduciary fund in the fields below.

Fund A: ______________________________

Fund B: ______________________________

Fund C: ______________________________

Fund D: ______________________________

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
	Expenses				
3-35	General Operating and Administrative				
3-36	Salaries				
3-37	Payroll Taxes				
3-38	Contract Services				
3-39	Employee Benefits				
3-40	Insurance				
3-41	Accounting and Legal Fees				
3-42	Repair and Maintenance				
3-43	Supplies				
3-44	Utilities				
3-45	Contributions to Fire & Police Pension Association				
	Other (specify in lines 3-46 through 3-47)				
3-46					
3-47					
3-48	Capital Outlay				
	Debt Service				
3-49	Principal (should match amount in Part 4, Debt Schedule Table)				
3-50	Interest				
3-51	Bond Issuance Costs				
3-52	Developer Principal Repayments				

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
3-53	Developer Interest Repayments				
	All Other (specify in lines 3-54 through 3-57)				
3-54					
3-55					
3-56					
3-57					
3-58	**TOTAL EXPENSES** (Add lines 3-35 through 3-57)	$ 0	$ 0	$ 0	$ 0
	GAAP Reconciling Items				
3-59	Net Interfund Transfers (In) Out				
	Other (specify in line 3-60. Enter negative for expense.)				
3-60					
3-61	Depreciation/Amortization				
3-62	Other Financing Sources (from line 2-57)				
3-63	Capital Outlay (from line 3-48)				
3-64	Debt Principal (from line 3-49, 3-52)				
3-65	**Total GAAP Reconciling Items** (Add lines 3-60, 3-63, and 3-64, subtract lines 3-61 and 3-62)	$ 0	$ 0	$ 0	$ 0
3-66	**NET INCREASE (DECREASE) IN NET POSITION** (Line 2-58, less line 3-58, plus line 3-65, less line 3-59)	$ 0	$ 0	$ 0	$ 0
3-67	Net Position, January 1 from December 31 prior year report				
3-68	Prior Period Adjustment (MUST explain in line 3-69)				
3-69					
3-70	**NET POSITION, DECEMBER 31** (Add lines 3-66, 3-67, and 3-68. Should match line 1-72.)	$ 0	$ 0	$ 0	$ 0

Part 3C: Grand Total of Revenues and Expenditures/Expenses

Line	Description	Total
	Total Revenues per Fund	
3-71	General	$ 281,764
3-72		$ 0
3-73		$ 0
3-74		$ 0
3-75	**Governmental Funds** (Add lines 3-71 through 3-74)	$ 281,764
3-76		$ 0
3-77		$ 0
3-78		$ 0
3-79		$ 0
3-80	**Proprietary/Fiduciary Funds** (Add lines 3-76 through 3-79)	$ 0
3-81	**GRAND TOTAL REVENUES (ALL FUNDS)** (Add lines 3-75 and 3-80)	$ 281,764
	Total Expenditures/Expenses per Fund	
3-82	General	$ 281,764
3-83		$ 0
3-84		$ 0
3-85		$ 0
3-86	**Governmental Funds** (Add lines 3-82 through 3-85)	$ 281,764
3-87		$ 0
3-88		$ 0
3-89		$ 0
3-90		$ 0
3-91	**Proprietary/Fiduciary Funds** (Add lines 3-87 through 3-90)	$ 0
3-92	**GRAND TOTAL EXPENDITURES/EXPENSES (ALL FUNDS)** (Add lines 3-86 and 3-91)	$ 281,764

IF EITHER GRAND TOTAL REVENUES OR EXPENDITURES/EXPENSES FOR ALL FUNDS IS GREATER THAN $1,000,000 — 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.

Part 3D: Comments or Additional Information

Please use the space below to provide any additional information (optional).

Part 4: Debt Outstanding, Issued, and Retired

4-1	Does the entity have outstanding debt?		○ Yes	○ No
4-2	If no, skip to line 4-15. If yes, please attach a copy of the entity's debt repayment schedule.			
4-3	Is the debt repayment schedule attached?	◉ N/A	○ Yes	○ No
4-4	If no, MUST explain below.			
4-5	Is the entity current in its debt service payments?		○ Yes	○ No
4-6	If no, MUST explain below.			
4-7	If no, also indicate if the government is in default with its bond agreements.		○ Yes	○ No

Debt Schedule Table

Please complete the following debt schedule, if applicable.
Please only include principal amounts. Enter all amounts as positive numbers.

Line	Debt Type	Outstanding at End of Prior Year*	Issued During Year	Retired During Year	Outstanding at Year-End
4-8	General Obligation Bonds	$ 0	$ 0	$ 0	$ 0
4-9	Revenue Bonds	$ 0	$ 0	$ 0	$ 0
4-10	Notes/Loans	$ 0	$ 0	$ 0	$ 0
4-11	Lease and SBITA** Liabilities (GASB 87 & 96)	$ 0	$ 0	$ 0	$ 0
4-12	Developer Advances	$ 0	$ 0	$ 0	$ 0
	Other (specify in line 4-13)				
4-13		$ 0	$ 0	$ 0	$ 0
4-14	**TOTAL** (Add lines 4-8 through 4-13)	$ 0	$ 0	$ 0	$ 0

*Must agree to prior year-end balance
**Subscription-Based Information Technology Arrangements

Comments (optional)

4-15	Does the entity have any authorized but unissued debt as of its fiscal year-end?	◉ Yes	○ No
4-16	If yes, how much?	$ 4,125,000	
4-17	Date the debt was authorized	5/18/2022	
4-18	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?	○ Yes	◉ No
4-19	If yes, how much?		
4-20	Date of the most recent Service Plan		
4-21	Does the entity intend to issue debt within the next calendar year?	○ Yes	◉ No
4-22	If yes, how much?		
4-23	Does the entity have debt that has been refinanced that it is still responsible for?	○ Yes	◉ No
4-24	If yes, what is the amount outstanding?		
4-25	Does the entity have any lease agreements?	○ Yes	◉ No
4-26	If yes, what is being leased?		
4-27	What is the original date of the lease?		
4-28	Number of years of lease?		
4-29	Is the lease subject to annual appropriation?	○ Yes	○ No
4-30	What are the annual lease payments?		

Please use the space below to provide any additional information (optional).

Part 5: Cash and Investments

Please provide the entity's cash deposit and investment balances.

Line	Description	Amount
5-1	Year-end Total of all Checking and Savings Accounts	$ 0
5-2	Certificates of Deposit	$ 0
5-3	**TOTAL CASH DEPOSITS** (Add lines 5-1 and 5-2)	$ 0
	Investments (Specify in lines 5-4 through 5-8. If investment is a mutual fund, please list underlying investment.)	
5-4		$ 0
5-5		$ 0
5-6		$ 0
5-7		$ 0
5-8		$ 0
5-9	**Total Investments** (Add lines 5-4 through 5-8)	$ 0
5-10	**TOTAL CASH AND INVESTMENTS** (Add lines 5-3 and 5-9)	$ 0

5-11	Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	☒ N/A	☐ Yes	☐ No
5-12	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?		☐ Yes	☐ No
5-13	If no, MUST explain below.			

Please use the space below to provide any additional information (optional).

Part 6: Capital and Right-to-Use Assets

6-1	Does the entity have capitalized assets? (If "no" is selected, 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.?	○ Yes	○ No
6-3	If no, MUST explain below.		

Capital and Right-to-Use Assets Table for Governmental Funds

Line	Asset Type	Beginning of the Year Balance*	Additions**	Deletions	Year-End Balance
6-4	Land	$ 0	$ 0	$ 0	$ 0
6-5	Buildings	$ 0	$ 0	$ 0	$ 0
6-6	Machinery and Equipment	$ 0	$ 0	$ 0	$ 0
6-7	Furniture and Fixtures	$ 0	$ 0	$ 0	$ 0
6-8	Infrastructure	$ 0	$ 0	$ 0	$ 0
6-9	Construction In Progress (CIP)	$ 0	$ 0	$ 0	$ 0
6-10	Leased & SBITA Right-to-Use Assets	$ 0	$ 0	$ 0	$ 0
6-11	Intangible Assets	$ 0	$ 0	$ 0	$ 0
	Other (explain in line 6-12)				
6-12		$ 0	$ 0	$ 0	$ 0
6-13	Accumulated Amortization Right-to-Use Assets (Enter a negative or credit balance)	$ 0	$ 0	$ 0	$ 0
6-14	Accumulated Depreciation (Enter a negative or credit balance)	$ 0	$ 0	$ 0	$ 0
6-15	**TOTAL** (Add lines 6-4 through 6-14)	$ 0	$ 0	$ 0	$ 0

*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 in the comments section below.

Capital and Right-to-Use Assets Table for Proprietary Funds

Please complete the following Capital & Right-To-Use Assets table for PROPRIETARY FUNDS.

Line	Asset Type	Beginning of the Year Balance*	Additions**	Deletions	Year-End Balance
6-16	Land				$ 0
6-17	Buildings				$ 0
6-18	Machinery and Equipment				$ 0
6-19	Furniture and Fixtures				$ 0
6-20	Infrastructure				$ 0
6-21	Construction In Progress (CIP)				$ 0
6-22	Leased & SBITA Right-to-Use Assets				$ 0
6-23	Intangible Assets				$ 0
	Other (explain in line 6-24)				
6-24					$ 0
6-25	Accumulated Amortization Right-to-Use Assets (Enter a negative or credit balance)				$ 0
6-26	Accumulated Depreciation (Enter a negative or credit balance)				$ 0
6-27	**TOTAL** (Add lines 6-16 through 6-26)	$ 0	$ 0	$ 0	$ 0

*Must agree to prior year-end balance.
**Generally capital asset additions should be reported as capital outlay on line 3-48 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy in the comments section below.

Please use the space below to provide any additional information (optional).

Part 7: Pension Information

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
7-3	If yes, who administers the plan?		
	Indicate the contributions from the following in lines 7-4 through 7-6.		
7-4	Tax (property, specific ownership, sales, etc.)	$ 0	
7-5	State contribution amount	$ 0	
7-6	Other (gifts, donations, etc.)	$ 0	
7-7	**TOTAL** (Add lines 7-4 through 7-6)	$ 0	
7-8	What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?		

Please use the space below to provide any additional information (optional).

Part 8: Budget Information

8-1	Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?	○ N/A	◉ Yes	○ No
8-2	If no, MUST explain below.			
8-3	Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.?	○ N/A	◉ Yes	○ No
8-4	If no, MUST explain below.			
	If yes, indicate the amount appropriated for each fund separately for the year reported in the table below.			

Appropriation Amount by Fund

Enter the fund name, then indicate the final amount appropriated for each fund for the year reported.
Ensure each individual fund's final appropriated amount agrees to the adopted budget. Do not combine funds.

Line	Governmental/Proprietary Fund Name	Total
8-5	General	$ 292,344
8-6		
8-7		
8-8		
8-9		

Please use the space below to provide any additional information (optional).

Part 9: Taxpayer's Bill of Rights (TABOR)

9-1	Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(5))?	◉ Yes	○ No
9-2	If no, MUST explain below.		

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.

Please use the space below to provide any additional information (optional).

Part 10: General Information

10-1	Is this application for a newly formed governmental entity?		○ Yes	◉ No
10-2	If yes, what was the date of formation			
10-3	Has the entity changed its name in the past or current year?		○ Yes	◉ No
10-4	If yes, please list the NEW name below.			
10-5	If yes, please list the PRIOR name below.			
10-6	Is the entity a metropolitan district?		◉ Yes	○ No
10-7	Please indicate what services the entity provides below.			
	Operatins & Maintenance, Covenant Eforcement, and Public Improvements			
10-8	Does the entity have an agreement with another government to provide services?		◉ Yes	○ No
10-9	If yes, list the name of the other governmental entity and the services provided below.			
	All services are provided by Mulberry Metropolitan District No. 1			
10-10	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
10-11	If yes, what was the date filed			
10-12	Does the entity have a certified mill levy?		◉ Yes	○ No
	If yes, please provide the following mills levied for the year reported (do not report dollar amounts).			
10-13	Bond redemption mills		46.773	
10-14	General/other mills		5.197	
10-15	**TOTAL MILLS** (Add lines 10-13 through 10-14.)		51.970	
10-16	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.)?	○ N/A	◉ Yes	○ No
10-17	If no, please explain below.			

Please use the space below to provide any additional information (optional).

Part 11: Governing Body Approval

11-1	If you plan to submit this form electronically, have you read the Electronic Signature Policy?	◉ Yes	○ No

Office of the State Auditor — Local Government Division
Exemption Form Electronic Signature Policy and Procedure

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 must note their approval and submit the application using one of the following two methods:

1) Submit the application in hard copy via U.S. 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.

Governing Body Signatures

Print or type the names of all members of current governing body below.
A majority of the members of the governing body must sign below.

Board Member 1		
Board member's name	Alex Carlson	
My term expires on	5/2026	
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	Date
	Alexander Carlson Alexander Carlson (Mar 9, 2026 14:02:10 MDT)	Mar 9, 2026
Board Member 2		
Board member's name	Patrick McMeekin	
My term expires on	5/2027	
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	Date
	Patrick McMeekin Patrick McMeekin (Mar 9, 2026 14:02:58 MDT)	Mar 9, 2026
Board Member 3		
Board member's name	Jason Stansberry	
My term expires on	5/2029	
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	Date
	Jason Stansberry Jason Stansberry (Mar 9, 2026 14:43:28 MDT)	Mar 9, 2026
Board Member 4		
Board member's name	Kayla Kovar	
My term expires on	5/2029	
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	Date
	Kayla Kovar Kayla Kovar (Mar 9, 2026 15:55:01 MDT)	Mar 9, 2026
Board Member 5		
Board member's name	Devon Steely	
My term expires on	5/2027	
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	Date
	Devon Steely Devon Steely (Mar 11, 2026 08:33:20 MDT)	Mar 11, 2026
Board Member 6		
Board member's name		
My term expires on		
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	Date
Board Member 7		
Board member's name		
My term expires on		
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	Date

EXAMPLE ONLY — DO NOT COMPLETE THIS PAGE

RESOLUTION/ORDINANCE
FOR EXEMPTION FROM AUDIT

(Pursuant to Section 29-1-604, C.R.S.)

A RESOLUTION/ORDINANCE APPROVING AN EXEMPTION FROM AUDIT FOR YEAR 20XX FOR THE **(name of government)** STATE OF COLORADO.

WHEREAS, the (governing body) of (name of government) wishes to claim exemption from the audit requirements of Section 29-1-603, C.R.S.; and

WHEREAS, Section 29-1-604, C.R.S., states that any local government where neither revenues nor expenditures exceed $1,000,000 may, with the approval of the State Auditor, be exempt from the provision of Section 29-1-603, C.R.S.; and

[Choose 1 or 2 below, whichever is applicable]

(1) WHEREAS, neither revenues nor expenditures for (name of government) exceeded $200,000 for Year 20XX; and

WHEREAS, an application for exemption from audit for (name of government) has been prepared by (name of individual), a person skilled in governmental accounting; and

OR

(2) WHEREAS, neither revenues nor expenditures for (name of government) exceeded $1,000,000 for Year 20XX; and

WHEREAS, an application for exemption from audit for (name of government) has been prepared by (name of individual or firm), and independent accountant with knowledge of governmental accounting; and

WHEREAS, said application for exemption from audit has been completed in accordance with regulations issued by the State Auditor.

NOW THEREFORE, be it resolved/ordained by the (governing body) of the (name of government) that the application for exemption from audit for (name of government) for the year ended ____________, 20XX, has been personally reviewed and is hereby approved by a majority of the (governing body) of the (name of government); that those members of the (governing body) have signified their approval by signing below; and that this resolution shall be attached to, and shall become a part of, the application for exemption from audit of the (name of government) for the year ended ____________, 20XX.

ADOPTED THIS ___ day of _____________, A.D. 20XX.

SAMPLE

EXAMPLE ONLY — DO NOT COMPLETE THIS PAGE

SAMPLE

____

Mayor/President/Chairman, etc.

ATTEST:

____

Town Clerk, Secretary, etc.

Type or Print Names of Members of Governing Body	Date Term Expires	Signature

Mulberry 3_Long Form to sign

Final Audit Report 2026-03-11

Created:	2026-03-09
By:	Ariel Fuqua (ariel.fuqua@advancehoa.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAhwBRaKN9Q9n8l31zKxDmi_-n4uvkTJMy

"Mulberry 3_Long Form to sign" History

Document created by Ariel Fuqua (ariel.fuqua@advancehoa.com)
2026-03-09 - 7:57:13 PM GMT

Document emailed to jasons@hartfordco.com for signature
2026-03-09 - 7:58:56 PM GMT

Document emailed to patrick@hartfordco.com for signature
2026-03-09 - 7:58:57 PM GMT

Document emailed to devon.steely@protonmail.com for signature
2026-03-09 - 7:58:57 PM GMT

Document emailed to kaylajean317@gmail.com for signature
2026-03-09 - 7:58:57 PM GMT

Document emailed to Alexander Carlson (acarlson@hartfordco.com) for signature
2026-03-09 - 7:58:57 PM GMT

Email viewed by patrick@hartfordco.com
2026-03-09 - 7:59:41 PM GMT

Email viewed by Alexander Carlson (acarlson@hartfordco.com)
2026-03-09 - 8:01:38 PM GMT

Document e-signed by Alexander Carlson (acarlson@hartfordco.com)
Signature Date: 2026-03-09 - 8:02:10 PM GMT - Time Source: server

Signer patrick@hartfordco.com entered name at signing as Patrick McMeekin
2026-03-09 - 8:02:56 PM GMT

Document e-signed by Patrick McMeekin (patrick@hartfordco.com)
Signature Date: 2026-03-09 - 8:02:58 PM GMT - Time Source: server

Email viewed by devon.steely@protonmail.com

2026-03-09 - 8:11:12 PM GMT

Email viewed by jasons@hartfordco.com

2026-03-09 - 8:43:01 PM GMT

Signer jasons@hartfordco.com entered name at signing as Jason Stansberry

2026-03-09 - 8:43:26 PM GMT

Document e-signed by Jason Stansberry (jasons@hartfordco.com)

Signature Date: 2026-03-09 - 8:43:28 PM GMT - Time Source: server

Email viewed by kaylajean317@gmail.com

2026-03-09 - 9:53:00 PM GMT

Signer kaylajean317@gmail.com entered name at signing as Kayla Kovar

2026-03-09 - 9:54:59 PM GMT

Document e-signed by Kayla Kovar (kaylajean317@gmail.com)

Signature Date: 2026-03-09 - 9:55:01 PM GMT - Time Source: server

Signer devon.steely@protonmail.com entered name at signing as Devon Steely

2026-03-11 - 2:33:18 PM GMT

Document e-signed by Devon Steely (devon.steely@protonmail.com)

Signature Date: 2026-03-11 - 2:33:20 PM GMT - Time Source: server

Agreement completed.

2026-03-11 - 2:33:20 PM GMT

EXHIBIT D-2

2025 Audit Exemption Application – District No. 4

Application for Exemption From Audit
Short Form

Instructions

If either revenues or expenditures exceed $200,000, use the Long Form

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.) any local government may apply for an exemption from audit if neither revenues nor expenditures exceed $1,000,000 in the year.

Exemptions from audit are **NOT** automatic

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit **each year** and submit it to the Office of the State Auditor (OSA). Approval for an exemption from audit is granted only upon the review by the OSA.

Any preparer of an Application for Exemption from Audit — Short Form must be a person skilled in governmental accounting.

Read **ALL** instructions before completing and submitting this form

All applications must be filed with the OSA **within 3 months** after the accounting year-end.

For example, applications must be received by the OSA on or before March 31 for governments with a December 31 year-end. Applications for exemption from audit are not eligible for an extension of time.

Governmental activity should be reported on the modified accrual basis. Proprietary activity should be reported on a cash or budgetary basis.

Important!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor.

Governmental Activity should be reported on the **Modified Accrual Basis.**

Proprietary Activity should be reported on a **Budgetary Basis**.

Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year. In that event, an audit shall be required.

Postmark dates will not be accepted as proof of submission on or before the statutory deadline

Prior year forms are obsolete and will not be accepted.

Applications must be fully and accurately completed. Applications submitted on forms other than those prescribed by the OSA will not be accepted.

For your reference, the Colorado Revised Statutes are available through the LexisNexis Colorado portal.

Checklist

- ☐ Has the preparer signed the application prior to board approval?
- ☐ Has the entity corrected all prior year deficiencies as communicated by the OSA?
- ☐ Has the application been **personally** reviewed and approved by the governing body?
- ☐ Are all sections on the form complete, including responses to all of the questions?
- ☐ Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?

Will this application be submitted electronically? ○ Yes ○ No

- ☐ If yes, have you read and understood the Electronic Signature Policy? See policy in Part 10.

-- or --

☐ If yes, have you included a resolution?

- ☐ Does the resolution state that the governing body **personally** reviewed and approved the resolution in an open public meeting?
- ☐ Has the resolution been signed by a **majority** of the governing body? See sample resolution at the end of this form.

Will this application be submitted via a mail service (e.g., U.S. Post Office, FedEx, UPS, courier)? ○ Yes ◉ No

☐ If yes, does the application include **original ink signatures** from the **majority** of the governing body?

Filing Methods

Web Portal (recommended)

apps.leg.co.gov/osa/lg

For faster processing, the web portal should be used for submissions.

Mail

Office of the State Auditor

Local Government Audit Division
1375 Sherman St., 5th Floor
Denver, CO 80261-3000

Questions? **Email:** osa.lg@coleg.gov **Phone:** 303-869-3000

Contact Information

For the year ended 12/31/2025 or the fiscal year ended ______________.

Name of government	Mulberry Metropolitan District No. 4
Street address	PO Box 370390
City, State, Zip	Denver, CO 80237
Contact person	Molly Mild
Phone	(303) 482-2213 x332
Email	molly.mild@advancehoa.com

Certification of Preparer

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge. The preparer must sign prior to board approval.

Name	Victoria Filippi
Title	District Accountant
Firm name (if applicable)	Advance HOA Management
Address	PO Box 370390 Denver, CO 80237
Phone	(303) 482-2213 x273

Preparer signature	Date prepared
Victoria Filippi	2/13/2026

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types.

☑ Governmental (modified accrual basis)

☐ Proprietary (cash or budgetary basis)

Part 1: Revenues

Part 1A: Revenues Table

All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line	Description	Total (round to nearest dollar)
1-1	Taxes: Property (report mills levied in line 9-12)	$ 7,452
1-2	Specific ownership	$ 465
1-3	Sales and use	$ 0
	Other (specify in line 1-4):	
1-4	Tax Interest	$ 0
1-5	Licenses and permits	$ 0
1-6	Intergovernmental: Grants	$ 0
1-7	Conservation Trust Funds (Lottery)	$ 0
1-8	Highway Users Tax Funds (HUTF)	$ 0
	Other (specify in line 1-9):	
1-9		$ 0
1-10	Charges for services	$ 0
1-11	Fines and forfeits	$ 0
1-12	Special assessments	$ 0
1-13	Investment income	$ 0
1-14	Charges for utility services	$ 0
1-15	Debt proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	$ 0
1-16	Lease proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	$ 0
1-17	Developer Advances received (should agree to Part 3, Debt Schedule Table, column 'issued during year')	$ 0
1-18	Proceeds from sale of capital assets	$ 0
1-19	Fire and police pension	$ 0
1-20	Donations	$ 0
	Other (specify in lines 1-21 through 1-24)	
1-21		$ 0
1-22		$ 0
1-23		$ 0
1-24		$ 0
1-25	**TOTAL REVENUES** (add lines 1-1 through 1-24)	$ 7,917

IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN $200,000 — STOP.

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

Part 1B: Comments or Additional Information

Please use the space below to provide any additional information (optional):

Part 2: Expenditures/Expenses

Part 2A: Expenditures/Expenses Table

All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line	Description	Total (round to nearest dollar)
2-1	Administrative	$ 0
2-2	Salaries	$ 0
2-3	Payroll taxes	$ 0
2-4	Contract services	$ 7,768
2-5	Employee benefits	$ 0
2-6	Insurance	$ 0
2-7	Accounting and legal fees	$ 0
2-8	Repair and maintenance	$ 0
2-9	Supplies	$ 0
2-10	Utilities and telephone	$ 0
2-11	Fire/Police	$ 0
2-12	Streets and highways	$ 0
2-13	Public health	$ 0
2-14	Capital outlay	$ 0
2-15	Utility operations	$ 0
2-16	Culture and recreation	$ 0
2-17	Debt service principal (should agree to Part 3, Debt Schedule Table 'Retired during year')	$ 0
2-18	Debt service interest	$ 0
2-19	Repayment of Developer Advances Principal (should agree to Part 3, Debt Schedule Table, column 'Retired during year')	$ 0
2-20	Repayment of Developer Advances Interest	$ 0
2-21	Contribution to pension plan	$ 0
2-22	Contribution to Fire & Police Pension Association	$ 0
2-23	Other (specify in lines 2-24 through 2-27)	
2-24	Treasurer's Fees	$ 149
2-25		
2-26		
2-27		
2-28	**TOTAL EXPENDITURES/EXPENSES** (Add lines 2-1 through 2-27)	$ 7,917

IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN $200,000 — STOP.

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

Part 2B: Comments or Additional Information

Please use the space below to provide any additional information (optional):

Part 3: Debt Outstanding, Issued, and Retired

3-1	Does the entity have outstanding debt?		○ Yes	◉ No
3-2	If no, skip to line 3-13. If yes, please attach a copy of the entity's debt repayment schedule.			
3-3	Is the debt repayment schedule attached?	○ N/A	○ Yes	○ No
	If no, MUST explain below.			
3-4	Is the entity current in its debt service payments?		○ Yes	○ No
	If no, MUST explain below.			
3-5	If no, also indicate if the government is in default with its bond agreements.		○ Yes	○ No

Debt Schedule Table

Please complete the following debt schedule, if applicable.
Please only include principal amounts. Enter all amounts as positive numbers.

Line	Debt Type	Oustanding at End of Prior Year*	Issued During Year	Retired During Year	Outstanding at Year-End
3-6	General Obligation Bonds	$ 0	$ 0	$ 0	$ 0
3-7	Revenue Bonds	$ 0	$ 0	$ 0	$ 0
3-8	Notes/Loans	$ 0	$ 0	$ 0	$ 0
3-9	Lease & SBITA** Liabilities (GASB 87 & 96)	$ 0	$ 0	$ 0	$ 0
3-10	Developer Advances	$ 0	$ 0	$ 0	$ 0
	Other (specify in line 3-11)				
3-11		$ 0	$ 0	$ 0	$ 0
3-12	**TOTAL** (Add lines 3-6 through 3-11)	$ 0	$ 0	$ 0	$ 0

*Must agree to prior year-end balance
**Subscription-Based Information Technology Arrangements

Comments (optional)

3-13	Does the entity have any authorized but unissued debt as of its fiscal year-end?	◉ Yes	○ No
3-14	If yes, how much?	$ 41,250,000	
3-15	Date the debt was authorized	5/18/2022	
3-16	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?	○ Yes	◉ No
3-17	If yes, how much?		
3-18	Date of the most recent Service Plan		
3-19	Does the entity intend to issue debt within the next calendar year?	○ Yes	◉ No
3-20	If yes, how much?		
3-21	Does the entity have debt that has been refinanced that it is still responsible for?	○ Yes	◉ No
3-22	If yes, what is the amount outstanding?		
3-23	Does the entity have any lease agreements?	○ Yes	◉ No
3-24	If yes, what is being leased?		
3-25	What is the original date of the lease?		
3-26	Number of years of lease?		
3-27	Is the lease subject to annual appropriation?	○ Yes	○ No
3-28	What are the annual lease payments?		

Please use the space below to provide any additional information (optional):

Part 4: Cash and Investments

Please provide the entity's cash deposit and investment balances.

Line	Description	Amount
4-1	Year-end Total of all Checking and Savings Accounts	$ 0
4-2	Certificates of deposit	$ 0
4-3	**TOTAL CASH DEPOSITS** (Add lines 4-1 and 4-2)	$ 0
	Investments (specify in lines 4-4 through 4-8. If investment is a mutual fund, please list underlying investment.)	
4-4		$ 0
4-5		$ 0
4-6		$ 0
4-7		$ 0
4-8		$ 0
4-9	**Total Investments** (Add lines 4-4 through 4-8)	$ 0
4-10	**TOTAL CASH AND INVESTMENTS** (Add lines 4-3 and 4-9)	$ 0

Line	Question			
4-11	Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	◉ N/A	○ Yes	○ No
4-12	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?		○ Yes	○ No
4-13	If no, MUST explain below.			
	N/A			

Please use the space below to provide any additional information (optional).

Part 5: Capital and Right-to-Use Assets

5-1	Does the entity have capitalized assets? (If “no” is selected, skip the rest of Part 5.)	○ Yes	◉ No
5-2	Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.?	○ Yes	○ No
5-3	If no, MUST explain below.		
	N/A - No Capital Assests		

Capital and Right-to-Use Assets Table

Line	Asset Type	Beginning of the Year Balance*	Additions**	Deletions	Year-End Balance
5-4	Land	$ 0	$ 0	$ 0	$ 0
5-5	Buildings	$ 0	$ 0	$ 0	$ 0
5-6	Machinery and Equipment	$ 0	$ 0	$ 0	$ 0
5-7	Furniture and Fixtures	$ 0	$ 0	$ 0	$ 0
5-8	Infrastructure	$ 0	$ 0	$ 0	$ 0
5-9	Construction In Progress (CIP)	$ 0	$ 0	$ 0	$ 0
5-10	Leased & SBITA Right-to-Use Assets	$ 0	$ 0	$ 0	$ 0
	Other (explain in line 5-11)				
5-11		$ 0	$ 0	$ 0	$ 0
5-12	Accumulated Depreciation/ Amortization (Enter a negative or credit balance)	$ 0	$ 0	$ 0	$ 0
5-13	**TOTAL** (Add lines 5-4 through 5-12)	$ 0	$ 0	$ 0	$ 0

*Must agree to prior year-end balance
**Generally capital asset additions should be reported as capital outlay on line 2-14 and capitalized in accordance with the government’s capitalization policy. Please explain any discrepancy in the comments section below.

Please use the space below to provide any additional information (optional).

Part 6: Pension Information

6-1	Does the entity have an “old hire” firefighters’ pension plan?	○ Yes	◉ No
6-2	Does the entity have a volunteer firefighters’ pension plan?	○ Yes	◉ No
6-3	If yes, who administers the plan?		
	Indicate the contributions from the following in lines 6-4 through 6-6.		
6-4	Tax (property, specific ownership, sales, etc.)	$ 0	
6-5	State contribution amount	$ 0	
6-6	Other (gifts, donations, etc.)	$ 0	
6-7	**TOTAL** (Add lines 6-4 through 6-6)	$ 0	
6-8	What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	$ 0	

Please use the space below to provide any additional information (optional).

Part 7: Budget Information

7-1	Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?	○ N/A	◉ Yes	○ No
7-2	If no, MUST explain below.			
7-3	Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.?	○ N/A	◉ Yes	○ No
7-4	If no, MUST explain below.			
	If yes, indicate the amount appropriated for each fund separately for the year reported in the table below.			

Appropriation Amount by Fund Table

Enter the fund name, then indicate the final amount appropriated for each fund for the year reported.
Ensure each individual fund's final appropriated amount agrees to the adopted budget. Do not combine funds.

Line	Governmental/Proprietary Fund Name	Total
7-5	General Fund	$ 7,999
7-6		
7-7		
7-8		
7-9		

Please use the space below to provide any additional information (optional).

Part 8: Taxpayer's Bill of Rights (TABOR)

8-1	Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(5))?	◉ Yes	○ No
8-2	If no, MUST explain below.		

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.

Please use the space below to provide any additional information (optional).

Part 9: General Information

9-1	Is this application for a newly formed governmental entity?		○ Yes	◉ No
9-2	If yes, what was the date of formation			
9-3	Has the entity changed its name in the past or current year?		○ Yes	◉ No
9-4	If yes, please list the NEW name below.			
9-5	If yes, please list the PRIOR name below.			
9-6	Is the entity a metropolitan district?		◉ Yes	○ No
9-7	Please indicate what services the entity provides below.			
	Operatins & Maintenance, Covenant Eforcement, and Public Improvements			
9-8	Does the entity have an agreement with another government to provide services?		◉ Yes	○ No
9-9	If yes, list the name of the other governmental entity and the services provided below.			
	All services are provided by Mulberry Metropolitan District No. 1			
9-10	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
9-11	If yes, what was the date filed			
9-12	Does the entity have a certified mill levy?		◉ Yes	○ No
	If yes, please provide the following mills levied for the year reported in lines 9-13 through 9-14. (Do not report $ amounts.)			
9-13	Bond redemption mills		46.774	
9-14	General/other mills		5.197	
9-15	**TOTAL MILLS** (Add lines 9-13 through 9-14)		51.971	
9-16	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.)?	○ N/A	◉ Yes	○ No
9-17	If no, please explain below.			

Please use the space below to provide any additional information (optional).

Part 10: Governing Body Approval

10-1	If you plan to submit this form electronically, have you read the Electronic Signature Policy?	◉ Yes	○ No

Office of the State Auditor — Local Government Division
Exemption Form Electronic Signature Policy and Procedure

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 must note their approval and submit the application using one of the following two methods:

1) Submit the application in hard copy via U.S. 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.

Governing Body Signatures

Print or type the names of all members of current governing body below.
A majority of the members of the governing body must sign below.

Board Member 1		
Board member's name	Alex Carlson	
My term expires on	5/2029	
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	Date
	Alexander Carlson Alexander Carlson (Feb 21, 2026 19:49:45 MST)	21/02/2026
Board Member 2		
Board member's name	Patrick McMeekin	
My term expires on	5/2027	
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	Date
	Patrick M McMeekin Patrick M McMeekin (Feb 17, 2026 10:50:35 MST)	17/02/2026
Board Member 3		
Board member's name	Jason Stansberry	
My term expires on	5/2029	
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	Date
	Jason Stansberry Jason Stansberry (Feb 17, 2026 11:27:25 MST)	17/02/2026
Board Member 4		
Board member's name	Landon Hoover	
My term expires on	5/2027	
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	Date
	Landon Hoover Landon Hoover (Feb 18, 2026 10:27:08 MST)	18/02/2026
Board Member 5		
Board member's name		
My term expires on		
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	Date
Board Member 6		
Board member's name		
My term expires on		
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	Date
Board Member 7		
Board member's name		
My term expires on		
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	Date

EXAMPLE ONLY — DO NOT COMPLETE THIS PAGE

RESOLUTION/ORDINANCE
FOR EXEMPTION FROM AUDIT

(Pursuant to Section 29-1-604, C.R.S.)

A RESOLUTION/ORDINANCE APPROVING AN EXEMPTION FROM AUDIT FOR YEAR 20XX FOR THE **(name of government)** STATE OF COLORADO.

WHEREAS, the (governing body) of (name of government) wishes to claim exemption from the audit requirements of Section 29-1-603, C.R.S.; and

WHEREAS, Section 29-1-604, C.R.S., states that any local government where neither revenues nor expenditures exceed $1,000,000 may, with the approval of the State Auditor, be exempt from the provision of Section 29-1-603, C.R.S.; and

[Choose 1 or 2 below, whichever is applicable]

(1) WHEREAS, neither revenues nor expenditures for (name of government) exceeded $200,000 for Year 20XX; and

WHEREAS, an application for exemption from audit for (name of government) has been prepared by (name of individual), a person skilled in governmental accounting; and

OR

(2) WHEREAS, neither revenues nor expenditures for (name of government) exceeded $1,000,000 for Year 20XX; and

WHEREAS, an application for exemption from audit for (name of government) has been prepared by (name of individual or firm), and independent accountant with knowledge of governmental accounting; and

WHEREAS, said application for exemption from audit has been completed in accordance with regulations issued by the State Auditor.

NOW THEREFORE, be it resolved/ordained by the (governing body) of the (name of government) that the application for exemption from audit for (name of government) for the year ended ____________, 20XX, has been personally reviewed and is hereby approved by a majority of the (governing body) of the (name of government); that those members of the (governing body) have signified their approval by signing below; and that this resolution shall be attached to, and shall become a part of, the application for exemption from audit of the (name of government) for the year ended ____________, 20XX.

ADOPTED THIS ___ day of _____________, A.D. 20XX.

SAMPLE

EXAMPLE ONLY — DO NOT COMPLETE THIS PAGE

____

Mayor/President/Chairman, etc.

ATTEST:

____

Town Clerk, Secretary, etc.

Type or Print Names of Members of Governing Body	Date Term Expires	Signature

SAMPLE

MMD4 - Audit Exemption

Final Audit Report 2026-02-22

Created:	2026-02-17
By:	Molly Mild (molly.mild@advancehoa.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9BCkdje68cgR8tFy_pAszmTvjedHiGs6

"MMD4 - Audit Exemption" History

Document created by Molly Mild (molly.mild@advancehoa.com)
2026-02-17 - 5:17:30 PM GMT

Document emailed to Alexander Carlson (acarlson@hartfordco.com) for signature
2026-02-17 - 5:17:36 PM GMT

Document emailed to patrick@hartfordco.com for signature
2026-02-17 - 5:17:36 PM GMT

Document emailed to jasons@hartfordco.com for signature
2026-02-17 - 5:17:36 PM GMT

Document emailed to landon@hartfordco.com for signature
2026-02-17 - 5:17:36 PM GMT

Email viewed by patrick@hartfordco.com
2026-02-17 - 5:48:59 PM GMT

Signer patrick@hartfordco.com entered name at signing as Patrick M McMeekin
2026-02-17 - 5:50:33 PM GMT

Document e-signed by Patrick M McMeekin (patrick@hartfordco.com)
Signature Date: 2026-02-17 - 5:50:35 PM GMT - Time Source: server

Email viewed by jasons@hartfordco.com
2026-02-17 - 6:27:03 PM GMT

Signer jasons@hartfordco.com entered name at signing as Jason Stansberry
2026-02-17 - 6:27:23 PM GMT

Document e-signed by Jason Stansberry (jasons@hartfordco.com)
Signature Date: 2026-02-17 - 6:27:25 PM GMT - Time Source: server

Email viewed by landon@hartfordco.com

2026-02-18 - 5:26:39 PM GMT

Signer landon@hartfordco.com entered name at signing as Landon Hoover

2026-02-18 - 5:27:06 PM GMT

Document e-signed by Landon Hoover (landon@hartfordco.com)

Signature Date: 2026-02-18 - 5:27:08 PM GMT - Time Source: server

Email viewed by Alexander Carlson (acarlson@hartfordco.com)

2026-02-22 - 2:48:25 AM GMT

Document e-signed by Alexander Carlson (acarlson@hartfordco.com)

Signature Date: 2026-02-22 - 2:49:45 AM GMT - Time Source: server

Agreement completed.

2026-02-22 - 2:49:45 AM GMT

EXHIBIT D-3

2025 Audit Exemption Application – District No. 5

Application for Exemption From Audit
Short Form

Instructions

If either revenues or expenditures exceed $200,000, use the Long Form

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.) any local government may apply for an exemption from audit if neither revenues nor expenditures exceed $1,000,000 in the year.

Exemptions from audit are NOT automatic

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit **each year** and submit it to the Office of the State Auditor (OSA). Approval for an exemption from audit is granted only upon the review by the OSA.

Any preparer of an Application for Exemption from Audit — Short Form must be a person skilled in governmental accounting.

Read ALL instructions before completing and submitting this form

All applications must be filed with the OSA **within 3 months** after the accounting year-end.

For example, applications must be received by the OSA on or before March 31 for governments with a December 31 year-end. Applications for exemption from audit are not eligible for an extension of time.

Governmental activity should be reported on the modified accrual basis. Proprietary activity should be reported on a cash or budgetary basis.

Important!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor.

Governmental Activity should be reported on the **Modified Accrual Basis.**

Proprietary Activity should be reported on a **Budgetary Basis**.

Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year. In that event, an audit shall be required.

Postmark dates will not be accepted as proof of submission on or before the statutory deadline

Prior year forms are obsolete and will not be accepted.

Applications must be fully and accurately completed. Applications submitted on forms other than those prescribed by the OSA will not be accepted.

For your reference, the Colorado Revised Statutes are available through the LexisNexis Colorado portal.

Checklist

- ☐ Has the preparer signed the application prior to board approval?
- ☐ Has the entity corrected all prior year deficiencies as communicated by the OSA?
- ☐ Has the application been **personally** reviewed and approved by the governing body?
- ☐ Are all sections on the form complete, including responses to all of the questions?
- ☐ Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?

Will this application be submitted electronically? ◯ Yes ◯ No

- ☐ If yes, have you read and understood the Electronic Signature Policy? See policy in Part 10.

-- or --

☐ If yes, have you included a resolution?

☐ Does the resolution state that the governing body **personally** reviewed and approved the resolution in an open public meeting?

☐ Has the resolution been signed by a **majority** of the governing body? See sample resolution at the end of this form.

Will this application be submitted via a mail service (e.g., U.S. Post Office, FedEx, UPS, courier)? ○ Yes ◉ No

☐ If yes, does the application include **original ink signatures** from the **majority** of the governing body?

Filing Methods

Web Portal (recommended)

apps.leg.co.gov/osa/lg

For faster processing, the web portal should be used for submissions.

Mail

Office of the State Auditor

Local Government Audit Division
1375 Sherman St., 5th Floor
Denver, CO 80261-3000

Questions? **Email:** osa.lg@coleg.gov **Phone:** 303-869-3000

Contact Information

For the year ended 12/31/2025 or the fiscal year ended ______________.

Name of government	Mulberry Metropolitan District No. 5
Street address	PO Box 370390
City, State, Zip	Denver, CO 80237
Contact person	Molly Mild
Phone	(303) 482-2213 x332
Email	molly.mild@advancehoa.com

Certification of Preparer

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge. The preparer must sign prior to board approval.

Name	Victoria Filippi
Title	District Accountant
Firm name (if applicable)	Advance HOA Management
Address	PO Box 370390 Denver, CO 80237
Phone	(303) 482-2213 x273
Preparer signature	Date prepared
Victoria Filippi	2/13/2026

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types.

☑ Governmental (modified accrual basis)

☐ Proprietary (cash or budgetary basis)

Part 1: Revenues

Part 1A: Revenues Table

All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line	Description	Total (round to nearest dollar)
1-1	Taxes: Property (report mills levied in line 9-12)	$ 91
1-2	Specific ownership	$ 6
1-3	Sales and use	$ 0
	Other (specify in line 1-4):	
1-4	Tax Interest	$ 0
1-5	Licenses and permits	$ 0
1-6	Intergovernmental: Grants	$ 0
1-7	Conservation Trust Funds (Lottery)	$ 0
1-8	Highway Users Tax Funds (HUTF)	$ 0
	Other (specify in line 1-9):	
1-9		$ 0
1-10	Charges for services	$ 0
1-11	Fines and forfeits	$ 0
1-12	Special assessments	$ 0
1-13	Investment income	$ 0
1-14	Charges for utility services	$ 0
1-15	Debt proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	$ 0
1-16	Lease proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	$ 0
1-17	Developer Advances received (should agree to Part 3, Debt Schedule Table, column 'issued during year')	$ 0
1-18	Proceeds from sale of capital assets	$ 0
1-19	Fire and police pension	$ 0
1-20	Donations	$ 0
	Other (specify in lines 1-21 through 1-24)	
1-21		$ 0
1-22		$ 0
1-23		$ 0
1-24		$ 0
1-25	**TOTAL REVENUES** (add lines 1-1 through 1-24)	$ 97

IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN $200,000 — STOP.

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

Part 1B: Comments or Additional Information

Please use the space below to provide any additional information (optional):

Part 2: Expenditures/Expenses

Part 2A: Expenditures/Expenses Table

All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line	Description	Total (round to nearest dollar)
2-1	Administrative	$ 0
2-2	Salaries	$ 0
2-3	Payroll taxes	$ 0
2-4	Contract services	$ 95
2-5	Employee benefits	$ 0
2-6	Insurance	$ 0
2-7	Accounting and legal fees	$ 0
2-8	Repair and maintenance	$ 0
2-9	Supplies	$ 0
2-10	Utilities and telephone	$ 0
2-11	Fire/Police	$ 0
2-12	Streets and highways	$ 0
2-13	Public health	$ 0
2-14	Capital outlay	$ 0
2-15	Utility operations	$ 0
2-16	Culture and recreation	$ 0
2-17	Debt service principal (should agree to Part 3, Debt Schedule Table 'Retired during year')	$ 0
2-18	Debt service interest	$ 0
2-19	Repayment of Developer Advances Principal (should agree to Part 3, Debt Schedule Table, column 'Retired during year')	$ 0
2-20	Repayment of Developer Advances Interest	$ 0
2-21	Contribution to pension plan	$ 0
2-22	Contribution to Fire & Police Pension Association	$ 0
2-23	Other (specify in lines 2-24 through 2-27)	
2-24	Treasurer's Fees	$ 2
2-25		
2-26		
2-27		
2-28	**TOTAL EXPENDITURES/EXPENSES** (Add lines 2-1 through 2-27)	$ 97

IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN $200,000 — STOP.

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

Part 2B: Comments or Additional Information

Please use the space below to provide any additional information (optional):

Part 3: Debt Outstanding, Issued, and Retired

3-1	Does the entity have outstanding debt?		○ Yes	◉ No
3-2	If no, skip to line 3-13. If yes, please attach a copy of the entity's debt repayment schedule.			
3-3	Is the debt repayment schedule attached?	○ N/A	○ Yes	○ No
	If no, MUST explain below.			
3-4	Is the entity current in its debt service payments?		○ Yes	○ No
	If no, MUST explain below.			
3-5	If no, also indicate if the government is in default with its bond agreements.		○ Yes	○ No

Debt Schedule Table

Please complete the following debt schedule, if applicable.
Please only include principal amounts. Enter all amounts as positive numbers.

Line	Debt Type	Oustanding at End of Prior Year*	Issued During Year	Retired During Year	Outstanding at Year-End
3-6	General Obligation Bonds	$ 0	$ 0	$ 0	$ 0
3-7	Revenue Bonds	$ 0	$ 0	$ 0	$ 0
3-8	Notes/Loans	$ 0	$ 0	$ 0	$ 0
3-9	Lease & SBITA** Liabilities (GASB 87 & 96)	$ 0	$ 0	$ 0	$ 0
3-10	Developer Advances	$ 0	$ 0	$ 0	$ 0
	Other (specify in line 3-11)				
3-11		$ 0	$ 0	$ 0	$ 0
3-12	**TOTAL** (Add lines 3-6 through 3-11)	$ 0	$ 0	$ 0	$ 0

*Must agree to prior year-end balance
**Subscription-Based Information Technology Arrangements

Comments (optional)

3-13	Does the entity have any authorized but unissued debt as of its fiscal year-end?	◉ Yes	○ No
3-14	If yes, how much?	$ 41,250,000	
3-15	Date the debt was authorized	5/18/2022	
3-16	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?	○ Yes	◉ No
3-17	If yes, how much?		
3-18	Date of the most recent Service Plan		
3-19	Does the entity intend to issue debt within the next calendar year?	○ Yes	◉ No
3-20	If yes, how much?		
3-21	Does the entity have debt that has been refinanced that it is still responsible for?	○ Yes	◉ No
3-22	If yes, what is the amount outstanding?		
3-23	Does the entity have any lease agreements?	○ Yes	◉ No
3-24	If yes, what is being leased?		
3-25	What is the original date of the lease?		
3-26	Number of years of lease?		
3-27	Is the lease subject to annual appropriation?	○ Yes	○ No
3-28	What are the annual lease payments?		

Please use the space below to provide any additional information (optional):

Part 4: Cash and Investments

Please provide the entity's cash deposit and investment balances.

Line	Description	Amount
4-1	Year-end Total of all Checking and Savings Accounts	$ 0
4-2	Certificates of deposit	$ 0
4-3	**TOTAL CASH DEPOSITS** (Add lines 4-1 and 4-2)	$ 0
	Investments (specify in lines 4-4 through 4-8. If investment is a mutual fund, please list underlying investment.)	
4-4		$ 0
4-5		$ 0
4-6		$ 0
4-7		$ 0
4-8		$ 0
4-9	**Total Investments** (Add lines 4-4 through 4-8)	$ 0
4-10	**TOTAL CASH AND INVESTMENTS** (Add lines 4-3 and 4-9)	$ 0

Line	Question			
4-11	Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	◉ N/A	○ Yes	○ No
4-12	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?		○ Yes	○ No
4-13	If no, MUST explain below. N/A			

Please use the space below to provide any additional information (optional).

Part 5: Capital and Right-to-Use Assets

5-1	Does the entity have capitalized assets? (If "no" is selected, skip the rest of Part 5.)	○ Yes	◉ No
5-2	Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.?	○ Yes	○ No
5-3	If no, MUST explain below.		
	N/A - No Capital Assests		

Capital and Right-to-Use Assets Table

Line	Asset Type	Beginning of the Year Balance*	Additions**	Deletions	Year-End Balance
5-4	Land	$ 0	$ 0	$ 0	$ 0
5-5	Buildings	$ 0	$ 0	$ 0	$ 0
5-6	Machinery and Equipment	$ 0	$ 0	$ 0	$ 0
5-7	Furniture and Fixtures	$ 0	$ 0	$ 0	$ 0
5-8	Infrastructure	$ 0	$ 0	$ 0	$ 0
5-9	Construction In Progress (CIP)	$ 0	$ 0	$ 0	$ 0
5-10	Leased & SBITA Right-to-Use Assets	$ 0	$ 0	$ 0	$ 0
	Other (explain in line 5-11)				
5-11		$ 0	$ 0	$ 0	$ 0
5-12	Accumulated Depreciation/ Amortization (Enter a negative or credit balance)	$ 0	$ 0	$ 0	$ 0
5-13	**TOTAL** (Add lines 5-4 through 5-12)	$ 0	$ 0	$ 0	$ 0

*Must agree to prior year-end balance
**Generally capital asset additions should be reported as capital outlay on line 2-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy in the comments section below.

Please use the space below to provide any additional information (optional).

Part 6: Pension Information

6-1	Does the entity have an “old hire” firefighters’ pension plan?	○ Yes	◉ No
6-2	Does the entity have a volunteer firefighters’ pension plan?	○ Yes	◉ No
6-3	If yes, who administers the plan?		
	Indicate the contributions from the following in lines 6-4 through 6-6.		
6-4	Tax (property, specific ownership, sales, etc.)	$ 0	
6-5	State contribution amount	$ 0	
6-6	Other (gifts, donations, etc.)	$ 0	
6-7	**TOTAL** (Add lines 6-4 through 6-6)	$ 0	
6-8	What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	$ 0	

Please use the space below to provide any additional information (optional).

Part 7: Budget Information

7-1	Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?	○ N/A	◉ Yes	○ No
7-2	If no, MUST explain below.			
7-3	Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.?	○ N/A	◉ Yes	○ No
7-4	If no, MUST explain below.			
	If yes, indicate the amount appropriated for each fund separately for the year reported in the table below.			

Appropriation Amount by Fund Table

Enter the fund name, then indicate the final amount appropriated for each fund for the year reported.
Ensure each individual fund's final appropriated amount agrees to the adopted budget. Do not combine funds.

Line	Governmental/Proprietary Fund Name	Total
7-5	General Fund	$ 197
7-6		
7-7		
7-8		
7-9		

Please use the space below to provide any additional information (optional).

Part 8: Taxpayer's Bill of Rights (TABOR)

8-1	Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(5))?	◉ Yes	○ No
8-2	If no, MUST explain below.		

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.

Please use the space below to provide any additional information (optional).

Part 9: General Information

9-1	Is this application for a newly formed governmental entity?		○ Yes	◉ No
9-2	If yes, what was the date of formation			
9-3	Has the entity changed its name in the past or current year?		○ Yes	◉ No
9-4	If yes, please list the NEW name below.			
9-5	If yes, please list the PRIOR name below.			
9-6	Is the entity a metropolitan district?		◉ Yes	○ No
9-7	Please indicate what services the entity provides below.			
	Operatins & Maintenance, Covenant Eforcement, and Public Improvements			
9-8	Does the entity have an agreement with another government to provide services?		◉ Yes	○ No
9-9	If yes, list the name of the other governmental entity and the services provided below.			
	All services are provided by Mulberry Metropolitan District No. 1			
9-10	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
9-11	If yes, what was the date filed			
9-12	Does the entity have a certified mill levy?		◉ Yes	○ No
	If yes, please provide the following mills levied for the year reported in lines 9-13 through 9-14. (Do not report $ amounts.)			
9-13	Bond redemption mills			0.000
9-14	General/other mills			51.412
9-15	**TOTAL MILLS** (Add lines 9-13 through 9-14)			51.412
9-16	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.)?	○ N/A	◉ Yes	○ No
9-17	If no, please explain below.			

Please use the space below to provide any additional information (optional).

Part 10: Governing Body Approval

10-1	If you plan to submit this form electronically, have you read the Electronic Signature Policy?	◉ Yes	○ No

Office of the State Auditor — Local Government Division
Exemption Form Electronic Signature Policy and Procedure

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 must note their approval and submit the application using one of the following two methods:

1) Submit the application in hard copy via U.S. 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.

Governing Body Signatures

Print or type the names of all members of current governing body below.
A majority of the members of the governing body must sign below.

Board Member 1		
Board member's name	Alex Carlson	
My term expires on	5/2029	
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	Date
	Alexander Carlson Alexander Carlson (Feb 21, 2026 19:48:17 MST)	21/02/2026
Board Member 2		
Board member's name	Patrick McMeekin	
My term expires on	5/2027	
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	Date
	Patrick M McMeekin Patrick M McMeekin (Feb 17, 2026 10:48:23 MST)	17/02/2026
Board Member 3		
Board member's name	Jason Stansberry	
My term expires on	5/2029	
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	Date
	Jason Stansberry Jason Stansberry (Feb 17, 2026 11:27:56 MST)	17/02/2026
Board Member 4		
Board member's name	Landon Hoover	
My term expires on	5/2027	
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	Date
	Landon Hoover Landon Hoover (Feb 18, 2026 10:26:32 MST)	18/02/2026
Board Member 5		
Board member's name		
My term expires on		
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	Date
Board Member 6		
Board member's name		
My term expires on		
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	Date
Board Member 7		
Board member's name		
My term expires on		
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	Date

EXAMPLE ONLY — DO NOT COMPLETE THIS PAGE

RESOLUTION/ORDINANCE
FOR EXEMPTION FROM AUDIT

(Pursuant to Section 29-1-604, C.R.S.)

A RESOLUTION/ORDINANCE APPROVING AN EXEMPTION FROM AUDIT FOR YEAR 20XX FOR THE **(name of government)** STATE OF COLORADO.

WHEREAS, the (governing body) of (name of government) wishes to claim exemption from the audit requirements of Section 29-1-603, C.R.S.; and

WHEREAS, Section 29-1-604, C.R.S., states that any local government where neither revenues nor expenditures exceed $1,000,000 may, with the approval of the State Auditor, be exempt from the provision of Section 29-1-603, C.R.S.; and

[Choose 1 or 2 below, whichever is applicable]

(1) WHEREAS, neither revenues nor expenditures for (name of government) exceeded $200,000 for Year 20XX; and

WHEREAS, an application for exemption from audit for (name of government) has been prepared by (name of individual), a person skilled in governmental accounting; and

OR

(2) WHEREAS, neither revenues nor expenditures for (name of government) exceeded $1,000,000 for Year 20XX; and

WHEREAS, an application for exemption from audit for (name of government) has been prepared by (name of individual or firm), and independent accountant with knowledge of governmental accounting; and

WHEREAS, said application for exemption from audit has been completed in accordance with regulations issued by the State Auditor.

NOW THEREFORE, be it resolved/ordained by the (governing body) of the (name of government) that the application for exemption from audit for (name of government) for the year ended ____________, 20XX, has been personally reviewed and is hereby approved by a majority of the (governing body) of the (name of government); that those members of the (governing body) have signified their approval by signing below; and that this resolution shall be attached to, and shall become a part of, the application for exemption from audit of the (name of government) for the year ended ____________, 20XX.

ADOPTED THIS ___ day of _____________, A.D. 20XX.

SAMPLE

EXAMPLE ONLY — DO NOT COMPLETE THIS PAGE

SAMPLE

____

Mayor/President/Chairman, etc.

ATTEST:

____

Town Clerk, Secretary, etc.

Type or Print Names of Members of Governing Body	Date Term Expires	Signature

MMD5 - Audit Exemption

Final Audit Report 2026-02-22

Created:	2026-02-17
By:	Molly Mild (molly.mild@advancehoa.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAALCgzD1w4s4z9WyUN_LyEcBW1qqb68DA8

"MMD5 - Audit Exemption" History

Document created by Molly Mild (molly.mild@advancehoa.com)
2026-02-17 - 5:14:51 PM GMT

Document emailed to Alexander Carlson (acarlson@hartfordco.com) for signature
2026-02-17 - 5:14:58 PM GMT

Document emailed to patrick@hartfordco.com for signature
2026-02-17 - 5:14:58 PM GMT

Document emailed to jasons@hartfordco.com for signature
2026-02-17 - 5:14:58 PM GMT

Document emailed to landon@hartfordco.com for signature
2026-02-17 - 5:14:58 PM GMT

Email viewed by patrick@hartfordco.com
2026-02-17 - 5:47:27 PM GMT

Signer patrick@hartfordco.com entered name at signing as Patrick M McMeekin
2026-02-17 - 5:48:21 PM GMT

Document e-signed by Patrick M McMeekin (patrick@hartfordco.com)
Signature Date: 2026-02-17 - 5:48:23 PM GMT - Time Source: server

Email viewed by jasons@hartfordco.com
2026-02-17 - 6:27:32 PM GMT

Signer jasons@hartfordco.com entered name at signing as Jason Stansberry
2026-02-17 - 6:27:54 PM GMT

Document e-signed by Jason Stansberry (jasons@hartfordco.com)
Signature Date: 2026-02-17 - 6:27:56 PM GMT - Time Source: server

Email viewed by landon@hartfordco.com

2026-02-18 - 5:25:16 PM GMT

Signer landon@hartfordco.com entered name at signing as Landon Hoover

2026-02-18 - 5:26:30 PM GMT

Document e-signed by Landon Hoover (landon@hartfordco.com)

Signature Date: 2026-02-18 - 5:26:32 PM GMT - Time Source: server

Email viewed by Alexander Carlson (acarlson@hartfordco.com)

2026-02-22 - 2:44:43 AM GMT

Document e-signed by Alexander Carlson (acarlson@hartfordco.com)

Signature Date: 2026-02-22 - 2:48:17 AM GMT - Time Source: server

Agreement completed.

2026-02-22 - 2:48:17 AM GMT

EXHIBIT D-4

2025 Audit Exemption Application – District No. 6

Application for Exemption From Audit
Short Form

Instructions

If either revenues or expenditures exceed $200,000, use the Long Form

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.) any local government may apply for an exemption from audit if neither revenues nor expenditures exceed $1,000,000 in the year.

Exemptions from audit are NOT automatic

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit **each year** and submit it to the Office of the State Auditor (OSA). Approval for an exemption from audit is granted only upon the review by the OSA.

Any preparer of an Application for Exemption from Audit — Short Form must be a person skilled in governmental accounting.

Read ALL instructions before completing and submitting this form

All applications must be filed with the OSA **within 3 months** after the accounting year-end.

For example, applications must be received by the OSA on or before March 31 for governments with a December 31 year-end. Applications for exemption from audit are not eligible for an extension of time.

Governmental activity should be reported on the modified accrual basis. Proprietary activity should be reported on a cash or budgetary basis.

Important!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor.

Governmental Activity should be reported on the **Modified Accrual Basis.**

Proprietary Activity should be reported on a **Budgetary Basis**.

Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year. In that event, an audit shall be required.

Postmark dates will not be accepted as proof of submission on or before the statutory deadline

Prior year forms are obsolete and will not be accepted.

Applications must be fully and accurately completed. Applications submitted on forms other than those prescribed by the OSA will not be accepted.

For your reference, the Colorado Revised Statutes are available through the LexisNexis Colorado portal.

Checklist

- ☐ Has the preparer signed the application prior to board approval?
- ☐ Has the entity corrected all prior year deficiencies as communicated by the OSA?
- ☐ Has the application been **personally** reviewed and approved by the governing body?
- ☐ Are all sections on the form complete, including responses to all of the questions?
- ☐ Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?

Will this application be submitted electronically? ○ Yes ○ No

- ☐ If yes, have you read and understood the Electronic Signature Policy? See policy in Part 10.

-- or --

- ☐ If yes, have you included a resolution?
  - ☐ Does the resolution state that the governing body **personally** reviewed and approved the resolution in an open public meeting?
  - ☐ Has the resolution been signed by a **majority** of the governing body? See sample resolution at the end of this form.

Will this application be submitted via a mail service (e.g., U.S. Post Office, FedEx, UPS, courier)? ○ Yes ◉ No

- ☐ If yes, does the application include **original ink signatures** from the **majority** of the governing body?

Filing Methods

Web Portal (recommended)

apps.leg.co.gov/osa/lg

For faster processing, the web portal should be used for submissions.

Mail

Office of the State Auditor

Local Government Audit Division
1375 Sherman St., 5th Floor
Denver, CO 80261-3000

Questions? **Email:** osa.lg@coleg.gov **Phone:** 303-869-3000

Contact Information

For the year ended 12/31/2025 or the fiscal year ended ______________.

Name of government	Mulberry Metropolitan District No. 6
Street address	PO Box 370390
City, State, Zip	Denver, CO 80237
Contact person	Molly Mild
Phone	(303) 482-2213 x332
Email	molly.mild@advancehoa.com

Certification of Preparer

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge. The preparer must sign prior to board approval.

Name	Victoria Filippi	
Title	District Accountant	
Firm name (if applicable)	Advance HOA Management	
Address	PO Box 370390 Denver, CO 80237	
Phone	(303) 482-2213 x273	
Preparer signature		Date prepared
Victoria Filippi		2/13/2026

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types.

- ☑ Governmental (modified accrual basis)
- ☐ Proprietary (cash or budgetary basis)

Part 1: Revenues

Part 1A: Revenues Table

All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line	Description	Total (round to nearest dollar)
1-1	Taxes: Property (report mills levied in line 9-12)	$ 5,535
1-2	Specific ownership	$ 21
1-3	Sales and use	$ 0
	Other (specify in line 1-4):	
1-4	Tax Interest	$ 0
1-5	Licenses and permits	$ 0
1-6	Intergovernmental: Grants	$ 0
1-7	Conservation Trust Funds (Lottery)	$ 0
1-8	Highway Users Tax Funds (HUTF)	$ 0
	Other (specify in line 1-9):	
1-9		$ 0
1-10	Charges for services	$ 0
1-11	Fines and forfeits	$ 0
1-12	Special assessments	$ 0
1-13	Investment income	$ 0
1-14	Charges for utility services	$ 0
1-15	Debt proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	$ 0
1-16	Lease proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	$ 0
1-17	Developer Advances received (should agree to Part 3, Debt Schedule Table, column 'issued during year')	$ 0
1-18	Proceeds from sale of capital assets	$ 0
1-19	Fire and police pension	$ 0
1-20	Donations	$ 0
	Other (specify in lines 1-21 through 1-24)	
1-21		$ 0
1-22		$ 0
1-23		$ 0
1-24		$ 0
1-25	**TOTAL REVENUES** (add lines 1-1 through 1-24)	$ 5,556

IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN $200,000 — STOP.

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

Part 1B: Comments or Additional Information

Please use the space below to provide any additional information (optional):

Part 2: Expenditures/Expenses

Part 2A: Expenditures/Expenses Table

All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line	Description	Total (round to nearest dollar)
2-1	Administrative	$ 0
2-2	Salaries	$ 0
2-3	Payroll taxes	$ 0
2-4	Contract services	$ 5,445
2-5	Employee benefits	$ 0
2-6	Insurance	$ 0
2-7	Accounting and legal fees	$ 0
2-8	Repair and maintenance	$ 0
2-9	Supplies	$ 0
2-10	Utilities and telephone	$ 0
2-11	Fire/Police	$ 0
2-12	Streets and highways	$ 0
2-13	Public health	$ 0
2-14	Capital outlay	$ 0
2-15	Utility operations	$ 0
2-16	Culture and recreation	$ 0
2-17	Debt service principal (should agree to Part 3, Debt Schedule Table 'Retired during year')	$ 0
2-18	Debt service interest	$ 0
2-19	Repayment of Developer Advances Principal (should agree to Part 3, Debt Schedule Table, column 'Retired during year')	$ 0
2-20	Repayment of Developer Advances Interest	$ 0
2-21	Contribution to pension plan	$ 0
2-22	Contribution to Fire & Police Pension Association	$ 0
2-23	Other (specify in lines 2-24 through 2-27)	
2-24	Treasurer's Fees	$ 111
2-25		
2-26		
2-27		
2-28	**TOTAL EXPENDITURES/EXPENSES** (Add lines 2-1 through 2-27)	$ 5,556

IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN $200,000 — STOP.

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

Part 2B: Comments or Additional Information

Please use the space below to provide any additional information (optional):

Part 3: Debt Outstanding, Issued, and Retired

3-1	Does the entity have outstanding debt?		○ Yes	◉ No
3-2	If no, skip to line 3-13. If yes, please attach a copy of the entity's debt repayment schedule.			
3-3	Is the debt repayment schedule attached?	○ N/A	○ Yes	○ No
	If no, MUST explain below.			
3-4	Is the entity current in its debt service payments?		○ Yes	○ No
	If no, MUST explain below.			
3-5	If no, also indicate if the government is in default with its bond agreements.		○ Yes	○ No

Debt Schedule Table

Please complete the following debt schedule, if applicable.
Please only include principal amounts. Enter all amounts as positive numbers.

Line	Debt Type	Oustanding at End of Prior Year*	Issued During Year	Retired During Year	Outstanding at Year-End
3-6	General Obligation Bonds	$ 0	$ 0	$ 0	$ 0
3-7	Revenue Bonds	$ 0	$ 0	$ 0	$ 0
3-8	Notes/Loans	$ 0	$ 0	$ 0	$ 0
3-9	Lease & SBITA** Liabilities (GASB 87 & 96)	$ 0	$ 0	$ 0	$ 0
3-10	Developer Advances	$ 0	$ 0	$ 0	$ 0
	Other (specify in line 3-11)				
3-11		$ 0	$ 0	$ 0	$ 0
3-12	**TOTAL** (Add lines 3-6 through 3-11)	$ 0	$ 0	$ 0	$ 0

*Must agree to prior year-end balance
**Subscription-Based Information Technology Arrangements

Comments (optional)

3-13	Does the entity have any authorized but unissued debt as of its fiscal year-end?	◉ Yes	○ No
3-14	If yes, how much?	$ 41,250,000	
3-15	Date the debt was authorized	5/18/2022	
3-16	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?	○ Yes	◉ No
3-17	If yes, how much?		
3-18	Date of the most recent Service Plan		
3-19	Does the entity intend to issue debt within the next calendar year?	○ Yes	◉ No
3-20	If yes, how much?		
3-21	Does the entity have debt that has been refinanced that it is still responsible for?	○ Yes	◉ No
3-22	If yes, what is the amount outstanding?		
3-23	Does the entity have any lease agreements?	○ Yes	◉ No
3-24	If yes, what is being leased?		
3-25	What is the original date of the lease?		
3-26	Number of years of lease?		
3-27	Is the lease subject to annual appropriation?	○ Yes	○ No
3-28	What are the annual lease payments?		

Please use the space below to provide any additional information (optional):

Part 4: Cash and Investments

Please provide the entity's cash deposit and investment balances.

Line	Description	Amount
4-1	Year-end Total of all Checking and Savings Accounts	$ 0
4-2	Certificates of deposit	$ 0
4-3	**TOTAL CASH DEPOSITS** (Add lines 4-1 and 4-2)	$ 0
	Investments (specify in lines 4-4 through 4-8. If investment is a mutual fund, please list underlying investment.)	
4-4		$ 0
4-5		$ 0
4-6		$ 0
4-7		$ 0
4-8		$ 0
4-9	**Total Investments** (Add lines 4-4 through 4-8)	$ 0
4-10	**TOTAL CASH AND INVESTMENTS** (Add lines 4-3 and 4-9)	$ 0

4-11	Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	◉ N/A	○ Yes	○ No
4-12	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?		○ Yes	○ No
4-13	If no, MUST explain below.			
	N/A			

Please use the space below to provide any additional information (optional).

Part 5: Capital and Right-to-Use Assets

5-1	Does the entity have capitalized assets? (If "no" is selected, skip the rest of Part 5.)	○ Yes	◉ No
5-2	Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.?	○ Yes	○ No
5-3	If no, MUST explain below.		
	N/A - No Capital Assests		

Capital and Right-to-Use Assets Table

Line	Asset Type	Beginning of the Year Balance*	Additions**	Deletions	Year-End Balance
5-4	Land	$ 0	$ 0	$ 0	$ 0
5-5	Buildings	$ 0	$ 0	$ 0	$ 0
5-6	Machinery and Equipment	$ 0	$ 0	$ 0	$ 0
5-7	Furniture and Fixtures	$ 0	$ 0	$ 0	$ 0
5-8	Infrastructure	$ 0	$ 0	$ 0	$ 0
5-9	Construction In Progress (CIP)	$ 0	$ 0	$ 0	$ 0
5-10	Leased & SBITA Right-to-Use Assets	$ 0	$ 0	$ 0	$ 0
	Other (explain in line 5-11)				
5-11		$ 0	$ 0	$ 0	$ 0
5-12	Accumulated Depreciation/ Amortization (Enter a negative or credit balance)	$ 0	$ 0	$ 0	$ 0
5-13	**TOTAL** (Add lines 5-4 through 5-12)	$ 0	$ 0	$ 0	$ 0

*Must agree to prior year-end balance
**Generally capital asset additions should be reported as capital outlay on line 2-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy in the comments section below.

Please use the space below to provide any additional information (optional).

Part 6: Pension Information

6-1	Does the entity have an “old hire” firefighters’ pension plan?	○ Yes	◉ No
6-2	Does the entity have a volunteer firefighters’ pension plan?	○ Yes	◉ No
6-3	If yes, who administers the plan?		
	Indicate the contributions from the following in lines 6-4 through 6-6.		
6-4	Tax (property, specific ownership, sales, etc.)	$ 0	
6-5	State contribution amount	$ 0	
6-6	Other (gifts, donations, etc.)	$ 0	
6-7	**TOTAL** (Add lines 6-4 through 6-6)	$ 0	
6-8	What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	$ 0	

Please use the space below to provide any additional information (optional).

Part 7: Budget Information

7-1	Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?	○ N/A	◉ Yes	○ No
7-2	If no, MUST explain below.			
7-3	Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.?	○ N/A	◉ Yes	○ No
7-4	If no, MUST explain below.			
	If yes, indicate the amount appropriated for each fund separately for the year reported in the table below.			

Appropriation Amount by Fund Table

Enter the fund name, then indicate the final amount appropriated for each fund for the year reported.
Ensure each individual fund's final appropriated amount agrees to the adopted budget. Do not combine funds.

Line	Governmental/Proprietary Fund Name	Total
7-5	General Fund	$ 456
7-6		
7-7		
7-8		
7-9		

Please use the space below to provide any additional information (optional).

Part 8: Taxpayer's Bill of Rights (TABOR)

8-1	Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(5))?	◉ Yes	○ No
8-2	If no, MUST explain below.		

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.

Please use the space below to provide any additional information (optional).

Part 9: General Information

9-1	Is this application for a newly formed governmental entity?		○ Yes	◉ No
9-2	If yes, what was the date of formation			
9-3	Has the entity changed its name in the past or current year?		○ Yes	◉ No
9-4	If yes, please list the NEW name below.			
9-5	If yes, please list the PRIOR name below.			
9-6	Is the entity a metropolitan district?		◉ Yes	○ No
9-7	Please indicate what services the entity provides below.			
	Operatins & Maintenance, Covenant Eforcement, and Public Improvements			
9-8	Does the entity have an agreement with another government to provide services?		◉ Yes	○ No
9-9	If yes, list the name of the other governmental entity and the services provided below.			
	All services are provided by Mulberry Metropolitan District No. 1			
9-10	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
9-11	If yes, what was the date filed			
9-12	Does the entity have a certified mill levy?		◉ Yes	○ No
	If yes, please provide the following mills levied for the year reported in lines 9-13 through 9-14. (Do not report $ amounts.)			
9-13	Bond redemption mills		0.000	
9-14	General/other mills		25.000	
9-15	**TOTAL MILLS** (Add lines 9-13 through 9-14)		25.000	
9-16	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.)?	○ N/A	◉ Yes	○ No
9-17	If no, please explain below.			

Please use the space below to provide any additional information (optional).

Part 10: Governing Body Approval

10-1	If you plan to submit this form electronically, have you read the Electronic Signature Policy?	◉ Yes	○ No

Office of the State Auditor — Local Government Division
Exemption Form Electronic Signature Policy and Procedure

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 must note their approval and submit the application using one of the following two methods:

1) Submit the application in hard copy via U.S. 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.

Governing Body Signatures

Print or type the names of all members of current governing body below.
A majority of the members of the governing body must sign below.

Board Member 1		
Board member’s name	Alex Carlson	
My term expires on	5/2029	
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 Alexander Carlson Alexander Carlson (Feb 21, 2026 19:50:10 MST)	Date 21/02/2026
Board Member 2		
Board member’s name	Patrick McMeekin	
My term expires on	5/2027	
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 Patrick M McMeekin Patrick M McMeekin (Feb 17, 2026 10:51:20 MST)	Date 17/02/2026
Board Member 3		
Board member’s name	Jason Stansberry	
My term expires on	5/2029	
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 Jason Stansberry Jason Stansberry (Feb 17, 2026 11:26:59 MST)	Date 17/02/2026
Board Member 4		
Board member’s name	Landon Hoover	
My term expires on	5/2027	
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 Landon Hoover Landon Hoover (Feb 19, 2026 11:06:21 MST)	Date 19/02/2026
Board Member 5		
Board member’s name		
My term expires on		
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	Date
Board Member 6		
Board member’s name		
My term expires on		
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	Date
Board Member 7		
Board member’s name		
My term expires on		
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	Date

EXAMPLE ONLY — DO NOT COMPLETE THIS PAGE

RESOLUTION/ORDINANCE
FOR EXEMPTION FROM AUDIT

(Pursuant to Section 29-1-604, C.R.S.)

A RESOLUTION/ORDINANCE APPROVING AN EXEMPTION FROM AUDIT FOR YEAR 20XX FOR THE **(name of government)** STATE OF COLORADO.

WHEREAS, the (governing body) of (name of government) wishes to claim exemption from the audit requirements of Section 29-1-603, C.R.S.; and

WHEREAS, Section 29-1-604, C.R.S., states that any local government where neither revenues nor expenditures exceed $1,000,000 may, with the approval of the State Auditor, be exempt from the provision of Section 29-1-603, C.R.S.; and

[Choose 1 or 2 below, whichever is applicable]

(1) WHEREAS, neither revenues nor expenditures for (name of government) exceeded $200,000 for Year 20XX; and

WHEREAS, an application for exemption from audit for (name of government) has been prepared by (name of individual), a person skilled in governmental accounting; and

OR

(2) WHEREAS, neither revenues nor expenditures for (name of government) exceeded $1,000,000 for Year 20XX; and

WHEREAS, an application for exemption from audit for (name of government) has been prepared by (name of individual or firm), and independent accountant with knowledge of governmental accounting; and

WHEREAS, said application for exemption from audit has been completed in accordance with regulations issued by the State Auditor.

NOW THEREFORE, be it resolved/ordained by the (governing body) of the (name of government) that the application for exemption from audit for (name of government) for the year ended ____________, 20XX, has been personally reviewed and is hereby approved by a majority of the (governing body) of the (name of government); that those members of the (governing body) have signified their approval by signing below; and that this resolution shall be attached to, and shall become a part of, the application for exemption from audit of the (name of government) for the year ended ____________, 20XX.

ADOPTED THIS ___ day of _____________, A.D. 20XX.

SAMPLE

EXAMPLE ONLY — DO NOT COMPLETE THIS PAGE

SAMPLE

____

Mayor/President/Chairman, etc.

ATTEST:

____

Town Clerk, Secretary, etc.

Type or Print Names of Members of Governing Body	Date Term Expires	Signature

MMD6 - Audit Exemption

Final Audit Report 2026-02-22

Created:	2026-02-17
By:	Molly Mild (molly.mild@advancehoa.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAI7U6obkJGmhl0QcN0gL5x59fd79PPe72

"MMD6 - Audit Exemption" History

Document created by Molly Mild (molly.mild@advancehoa.com)
2026-02-17 - 5:20:07 PM GMT

Document emailed to Alexander Carlson (acarlson@hartfordco.com) for signature
2026-02-17 - 5:20:15 PM GMT

Document emailed to patrick@hartfordco.com for signature
2026-02-17 - 5:20:16 PM GMT

Document emailed to jasons@hartfordco.com for signature
2026-02-17 - 5:20:16 PM GMT

Document emailed to landon@hartfordco.com for signature
2026-02-17 - 5:20:16 PM GMT

Email viewed by patrick@hartfordco.com
2026-02-17 - 5:50:49 PM GMT

Signer patrick@hartfordco.com entered name at signing as Patrick M McMeekin
2026-02-17 - 5:51:18 PM GMT

Document e-signed by Patrick M McMeekin (patrick@hartfordco.com)
Signature Date: 2026-02-17 - 5:51:20 PM GMT - Time Source: server

Email viewed by jasons@hartfordco.com
2026-02-17 - 6:26:35 PM GMT

Signer jasons@hartfordco.com entered name at signing as Jason Stansberry
2026-02-17 - 6:26:57 PM GMT

Document e-signed by Jason Stansberry (jasons@hartfordco.com)
Signature Date: 2026-02-17 - 6:26:59 PM GMT - Time Source: server

Email viewed by landon@hartfordco.com

2026-02-19 - 6:05:46 PM GMT

Signer landon@hartfordco.com entered name at signing as Landon Hoover

2026-02-19 - 6:06:19 PM GMT

Document e-signed by Landon Hoover (landon@hartfordco.com)

Signature Date: 2026-02-19 - 6:06:21 PM GMT - Time Source: server

Email viewed by Alexander Carlson (acarlson@hartfordco.com)

2026-02-22 - 2:49:52 AM GMT

Document e-signed by Alexander Carlson (acarlson@hartfordco.com)

Signature Date: 2026-02-22 - 2:50:10 AM GMT - Time Source: server

Agreement completed.

2026-02-22 - 2:50:10 AM GMT