MARKETPLACE METROPOLITAN DISTRICT
TOWN OF FREDERICK, STATE OF COLORADO

ANNUAL REPORT FOR FISCAL YEAR 2025

Pursuant to §32-1-207(3)(c) and the Service Plan for Marketplace Metropolitan District (the "**District**"), the District are required to provide an annual report to the with regard to the following matters:
s
For the year ending December 31, 2025, the District make the following report:

§32-1-207(3) Statutory Requirements

1. **Boundary changes made.**

   None.

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

   None.

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

   As of December 31, 2025, the District has not adopted rules and regulations. If adopted, such rules and regulations will be available at https://www.marketplacemd.live/

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

   To our actual knowledge, based on review of the court records in Weld 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. **Status of the construction of public improvements by the District.**

   No public improvements were constructed by the District during the reporting period.

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

   The District did not convey or dedicate any facilities or improvements during the report year.

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

   See **Exhibit A**.

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

   A copy of the 2026 Budget is attached hereto as **Exhibit B**.

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.**

   The 2025 Audit Exemption Application is attached hereto as **Exhibit C**.

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

    None.

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

    None.

Service Plan Requirements

For the year ending December 31, 2025, the District makes the following report:

1. **A narrative summary of the progress of the District in implementing its service plan for the report year;**

   The necessary public improvements have been provided to the property owners. No public improvements were constructed by the District during the reporting period.

2. **Except when an exemption from audit has been granted pursuant to the Local Government Audit Law of Colorado, the audited financial statements of the District for the report year, including a statement of financial condition (i.e. balance sheet) as of December 31st of the report year and the statement of operations (i.e. revenues and expenditures) for the report year;**

   A copy of the District's application for exemption from the 2025 audit is attached as **Exhibit C**.

3. **Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of public facilities in the report year, as well as any capital improvements or projects proposed to be undertaken in the five (5) years following the report year;**

   No capital expenditures were incurred by the District in 2025 and none are currently proposed.

4. **Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the report year, the amount of payment or retirement of existing indebtedness of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year and the current mill levy of the District pledged to debt retirement in the report year;**

   No new District indebtedness or long-term obligations were issued in the report year. The total assessed valuation of all taxable properties within the District for 2025, as certified by the Weld County Assessor's Office, was $1,406,470. There was no mill levy pledged to debt retirement in the report year and 53.281 mills were levied for general operating expenses.

5. **The District's budget for the calendar year in which the annual report is submitted;**

   A copy of the District's 2026 Budget is attached as **Exhibit B**.

6. **A summary of residential and commercial development in the District for the report year;**

   There was no residential or commercial development in the District during the reporting period.

7. **A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year;**

   On May 9, 2024, the District's Board of Directors adopted the Fifth Amended and Restated Resolution Concerning the Imposition of Operations Fee and Capital Facilities Fee. That same day, the District's Board of Directors also adopted the First Amendment to Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees.

   A copy of the Fifth Amended and Restated Resolution Concerning the Imposition of Operations Fee and Capital Facilities Fee, and a copy of the First Amendment to Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees, are attached hereto as **Exhibit D**.

8. **Certification of the Board of Directors of the District that no action, event or condition enumerated in Section 14.4 of the Code has occurred in the report year;**

   The Board of Directors of the District hereby certifies that no action, event or condition enumerated in Section 14.4 of the Land Use Code occurred in the report year. The Certification of Compliance is attached hereto as **Exhibit E**.

9. **The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board of Directors of the District.**

Members of the Board:

Aaron Grant, President & Chairperson
2130 Mountain View Avenue, Suite 101
Longmont, Colorado 80501
PH: 303-324-3320

Douglas Grant, Secretary & Treasurer
2130 Mountain View Avenue, Suite 101
Longmont, Colorado 80501
PH: 303-324-3320

JoAnna Grant, Assistant Secretary
2130 Mountain View Avenue, Suite 101
Longmont, Colorado 80501
PH: 303-324-3320

District Manager:
Kevin Mitts
Pinnacle Consulting Group
6950 E. Belleview Avenue, Suite 200
Greenwood Village, CO 80111

General Counsel:
George M. Rowley, Esq.
WBA, PC
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122

Regular Meetings of the Board of Directors:
May 7 and October 8, 2026, via teleconference at 10:00 a.m.

The District hereby certifies that the information provided herein is true and accurate and, as of the date hereof, the District is in full compliance with the District's Service Plan.

MARKETPLACE METROPOLITAN DISTRICT

Kevin Mitts

Kevin Mitts, Manager for the District

EXHIBIT A
2025 Assessed Valuation

1402 County Tax Entity Code

New Tax Entity? ☐YES ☑NO

CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

DOLA LGID/SID 65593/1

Date 11/17/2025

NAME OF TAX ENTITY: MARKETPLACE METRO

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2025 :

1.	PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	$ 1,173,560.00
2.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	$ 1,406,470.00
3.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	$ 0.00
4.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	$ 1,406,470.00
5.	NEW CONSTRUCTION: *	5.	$ 0.00
6.	INCREASED PRODUCTION OF PRODUCING MINE: ~	6.	$ 0.00
7.	ANNEXATIONS/INCLUSIONS:	7.	$ 0.00
8.	PREVIOUSLY EXEMPT FEDERAL PROPERTY: ~	8.	$ 0.00
9.	NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Φ	9.	$ 0.00
10.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	$ 0.00
11.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	$ 0.00

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution
* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.
~ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2025 :

1.	CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	$ 4,349,896.00
	ADDITIONS TO TAXABLE REAL PROPERTY		
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2.	$ 0.00
3.	ANNEXATIONS/INCLUSIONS:	3.	$ 0.00
4.	INCREASED MINING PRODUCTION: §	4.	$ 0.00
5.	PREVIOUSLY EXEMPT PROPERTY:	5.	$ 0.00
6.	OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	$ 0.00
7.	TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	$ 0.00
	DELETIONS FROM TAXABLE REAL PROPERTY		
8.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	$ 0.00
9.	DISCONNECTIONS/EXCLUSIONS:	9.	$ 0.00
10.	PREVIOUSLY TAXABLE PROPERTY:	10.	$ 0.00

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
* Construction is defined as newly constructed taxable real property structures.
§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:
TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY: $ 0.00

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:
HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** $ 299.00
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

USE FOR STATUTORY PROPERTY TAX LIMIT CALCULATION ("5.25% LIMIT")

1402 County Tax Entity Code

DOLA LGID/SID 65593/1

IN ACCORDANCE WITH §§ 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2025 :

1.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION:	1.	$ 1,406,470.00
2.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	2.	$ 0.00
3.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	3.	$ 1,406,470.00
4.	NEW CONSTRUCTION:	4.	$ 0.00
5.	ANNEXATIONS/INCLUSIONS:	5.	$ 0.00
6.	PREVIOUSLY EXEMPT PROPERTY:	6.	$ 0.00
7.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.): Includes all revenue collected on valuation not previously certified:	7.	$ 0.00
8.	INCREASED VALUATION FOR ASSESSMENT ATTRIBUTABLE TO A CHANGE IN LAW FOR A PROPERTY TAX CLASSIFICATION* (29-1-306(3)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	8.	$ 0.00
9.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	9.	$ 0.00
10.	TOTAL VALUATION FOR ASSESSMENT FROM PRODUCING MINES OR LANDS OR LEASEHOLDS PRODUCING OIL OR GAS	10.	$ 146,860.00
11.	REVENUE INCREASE FROM EXPIRED TIF:	11.	$ 0.00

* Change in law for property tax classification does not include changes in classification due to property use changes.

Notes:
The property tax limit will apply to all property taxing entities with the exception of school districts and any county, city and county, city, or town that has adopted a home rule charter (29-1-306(1)(b), C.R.S.). The revenue limit applies to any property taxing entities that have authority to exceed current 5.5% and the TABOR limit.

The Division of Local Government ("the Division") has developed technical assistance resources to assist taxing entities with the calculation of the property tax limit available online here (https://dlg.colorado.gov/budget-information-and-resources). Please understand that the Division has no statutory or administrative role in calculating or enforcing the property tax limit, and each taxing entity' s revenue limits and voter approval history may be unique. The technical assistance resources provided by the Division with regard to the property tax limit are not definitive and not legal advice. Taxing entities may choose to calculate the property tax limit with a methodology that is different from the methodology presented in the Division' s technical assistance resources. The Division always recommends that taxing entities consult with an attorney in order to understand and apply the various statutory and constitutional revenue limits that may apply to that taxing entity.

EXHIBIT B
2026 Budget

MARKETPLACE METROPOLITAN DISTRICT						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
GENERAL FUND						
	(a)	(b)	(c)	(e)	(e-b)	
	2024	2025	2025	2026	Year to Year	2026
	Unaudited	Adopted	Projected	Adopted	Budget	Comments
Revenues	Actual	Budget	Budget	Budget	Variance	
Property Taxes	$ 64,768	$ 58,268	$ 58,268	$ 74,938	$ 16,670	
Specific Ownership Taxes	2,439	3,496	3,496	4,496	1,000	Assumes 6% of PPTX revenue
Interest and Other Income	82,032	100	586	500	400	
Total Revenues	**$ 149,240**	**$ 61,865**	**$ 62,350**	**$ 79,934**	**$ 18,070**	
Expenditures						
Accounting	$ 9,000	$ 15,500	$ 13,640	$ 16,275	$ 775	Assumes biannual meetings and minimal activity
District Management	6,000	15,500	15,190	16,275	775	Assumes biannual meetings and minimal activity
Facilities Management	675	3,100	1,000	3,255	155	PCGI Management
Engineering	3,523	-	-	-	-	
Elections	1,699	15,000	20,409	1,000	(14,000)	Minimal allowance for compliance activity
Insurance	2,511	3,800	3,219	3,800	-	Allowance
Legal	35,136	15,000	12,500	30,000	15,000	Per Legal
Landscape Maintenance	5,065	4,500	1,200	3,200	(1,300)	Landscaping + Streets/sidewalks/trails
Treasurer Fees	984	874	874	1,124	250	1.5% of PPTX revenue
Office, Dues & Other	1,743	2,305	2,305	4,600	2,295	SDA Dues, Bill.com
Website	-	1,232	1,232	1,725	493	
Liability Repayment	-	-	-	4,000	4,000	Carriages Hills Liability
Total Expenditures	**$ 66,337**	**$ 76,811**	**$ 71,569**	**$ 85,254**	**$ 8,443**	
Revenues over/(under) Expenditures	**$ 82,904**	**$ (14,946)**	**$ (9,219)**	**$ (5,320)**	**$ 9,627**	
Beginning Fund Balance	**(36,574)**	**35,659**	**46,331**	**37,112**	**1,453**	
Ending Fund Balance	**$ 46,331**	**$ 20,713**	**$ 37,112**	**$ 31,792**	**$ 11,079**	
Components of Ending Fund Balance:						
TABOR Reserve (3% of revenues)	$ 4,477	$ 2,304	$ 2,304	$ 2,558	$ 253	
Unreserved	41,853	18,408	34,807	29,234	10,826	
Total Fund Balance	**$ 46,331**	**$ 20,713**	**$ 37,112**	**$ 31,792**	**$ 11,079**	
Mill Levy						
Operating	50.262	51.931	51.931	53.281	1.350	
Return of Backfill Funds	0.000	-2.280	-2.280	0.000	2.280	
Total Mill Levy	**50.262**	**49.651**	**49.651**	**53.281**	**3.630**	
Assessed Value	**$ 1,247,200**	**$ 1,173,560**	**$ 1,173,560**	**$ 1,406,470**	**$ 232,910**	Final
Property Tax Revenue						
Operating	$ 62,687	$ 60,944	$ 60,944	$ 74,938	$ 13,994	
Return of Backfill Funds	-	(2,676)	(2,676)	-	2,676	
Total Property Tax Revenue	**$ 62,687**	**$ 58,268**	**$ 58,268**	**$ 74,938**	**$ 16,670**	

MARKETPLACE METROPOLITAN DISTRICT						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
SPECIAL REVENUE FUND						
	(a)	(b)	(c)	(e)	(e-b)	
	2024	2025	2025	2026	Year to Year	2026
	Unaudited	Adopted	Projected	Adopted	Budget	Comments
Revenues	**Actual**	**Budget**	**Budget**	**Budget**	**Variance**	
District Operating Fees	$ 8,425	$ 8,425	$ 8,425	$ 8,425	$ -	
Late and Interest Fees	2,050	-	1,552	2,050	2,050	
Total Revenues	**$ 10,475**	**$ 8,425**	**$ 9,977**	**$ 8,425**	**$ -**	
Expenditures						
Billing/Accounting	$ -	$ 900	$ 900	$ 900	$ -	
Legal	-	1,000	1,000	1,000	-	
Office, Dues & Other	-	100	100	100	-	
Landscape Maintenance	665	5,000	2,000	3,000	(2,000)	
Total Expenditures	**$ 665**	**$ 7,000**	**$ 4,000**	**$ 5,000**	**$ (2,000)**	
Revenues over/(under) Expenditures	**$ 9,810**	**$ 1,425**	**$ 5,977**	**$ 3,425**	**$ 2,000**	
Beginning Fund Balance	**35,182**	**39,607**	**44,992**	**50,969**	**11,362**	
Ending Fund Balance	**$ 44,992**	**$ 41,032**	**$ 50,969**	**$ 54,394**	**$ 13,362**	Reserved for Operations

EXHIBIT C
2025 Audit Exemption

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	Marketplace Metropolitan District
Street address	550 W Eisenhower Blvd
City, State, Zip	Loveland, CO 80537
Contact person	Tracie Kaminski
Phone	970-669-3611
Email	traciek@pcgi.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	Tracie Kaminski	
Title	District Accountant	
Firm name (if applicable)	Pinnacle Consulting Group, Inc.	
Address	550 W Eisenhower Blvd, Loveland, CO 80537	
Phone	970-669-3611	
Preparer signature		Date prepared
Douglas Grant (Mar 18, 2026 14:07:26 MDT)		03/10/2026

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)	57344.00
1-2	Specific ownership	2361.00
1-3	Sales and use	
	Other (specify in line 1-4):	
1-4		
1-5	Licenses and permits	
1-6	Intergovernmental: Grants	
1-7	Conservation Trust Funds (Lottery)	
1-8	Highway Users Tax Funds (HUTF)	
	Other (specify in line 1-9):	
1-9		
1-10	Charges for services	8425.00
1-11	Fines and forfeits	
1-12	Special assessments	
1-13	Investment income	
1-14	Charges for utility services	
1-15	Debt proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	
1-16	Lease proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	
1-17	Developer Advances received (should agree to Part 3, Debt Schedule Table, column 'issued during year')	
1-18	Proceeds from sale of capital assets	
1-19	Fire and police pension	
1-20	Donations	
	Other (specify in lines 1-21 through 1-24)	
1-21	Interest and Other Income	6557.00
1-22		
1-23		
1-24		
1-25	**TOTAL REVENUES** (add lines 1-1 through 1-24)	74687

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	40842.00
2-2	Salaries	
2-3	Payroll taxes	
2-4	Contract services	
2-5	Employee benefits	
2-6	Insurance	3219.
2-7	Accounting and legal fees	30571.
2-8	Repair and maintenance	5403.00
2-9	Supplies	
2-10	Utilities and telephone	
2-11	Fire/Police	
2-12	Streets and highways	
2-13	Public health	
2-14	Capital outlay	
2-15	Utility operations	
2-16	Culture and recreation	
2-17	Debt service principal (should agree to Part 3, Debt Schedule Table 'Retired during year')	
2-18	Debt service interest	
2-19	Repayment of Developer Advances Principal (should agree to Part 3, Debt Schedule Table, column 'Retired during year')	
2-20	Repayment of Developer Advances Interest	
2-21	Contribution to pension plan	
2-22	Contribution to Fire & Police Pension Association	
2-23	Other (specify in lines 2-24 through 2-27)	
2-24		
2-25		
2-26		
2-27		
2-28	**TOTAL EXPENDITURES/EXPENSES** (Add lines 2-1 through 2-27)	80035

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.			
	Will be paid as funds are available			
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
3-7	Revenue Bonds				0
3-8	Notes/Loans				0
3-9	Lease & SBITA** Liabilities (GASB 87 & 96)				0
3-10	Developer Advances				0
	Other (specify in line 3-11)				
3-11	Prior Joint Bond Issuance	4000			4000
3-12	**TOTAL** (Add lines 3-6 through 3-11)	4000	0	0	4000

*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?	3875000.	
3-15	Date the debt was authorized	7/12/2006	
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	04/12/2006	
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	72072.
4-2	Certificates of deposit	
4-3	**TOTAL CASH DEPOSITS** (Add lines 4-1 and 4-2)	72072
	Investments (specify in lines 4-4 through 4-8. If investment is a mutual fund, please list underlying investment.)	
4-4		
4-5		
4-6		
4-7		
4-8		
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)	72072

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.			

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.		

Capital and Right-to-Use Assets Table

Line	Asset Type	Beginning of the Year Balance*	Additions**	Deletions	Year-End Balance
5-4	Land				0
5-5	Buildings				0
5-6	Machinery and Equipment				0
5-7	Furniture and Fixtures				0
5-8	Infrastructure				0
5-9	Construction In Progress (CIP)				0
5-10	Leased & SBITA Right-to-Use Assets				0
	Other (explain in line 5-11)				
5-11					0
5-12	Accumulated Depreciation/ Amortization (Enter a negative or credit balance)				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.)		
6-5	State contribution amount		
6-6	Other (gifts, donations, etc.)		
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?		

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	76811.
7-6	Special Revenue Fund	7000.
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.		
	All services permitted under the Special District Act, except for specific Service Plan limitations.		
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.		
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		
9-14	General/other mills		49.651
9-15	**TOTAL MILLS** (Add lines 9-13 through 9-14)		49.651

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	Aaron Grant	
My term expires on	May 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 Aaron Grant (Mar 11, 2026 16:13:56 MDT)	Date 03/11/2026
Board Member 2		
Board member's name	Doug Grant	
My term expires on	May 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 Douglas Grant (Mar 18, 2026 14:07:26 MDT)	Date 03/18/2026
Board Member 3		
Board member's name	JoAnna Grant	
My term expires on	May 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 JOANNA GRANT (Mar 18, 2026 22:08:21 MDT)	Date 03/18/2026
Board Member 4		
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 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

EXHIBIT D

Fifth Amended and Restated Resolution Concerning the Imposition of Operations Fee and Capital Facilities Fee and the First Amendment to Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees

Docusign Envelope ID: 6BA4275D-CA87-4142-AF30-E80C4B502B68

After Recording, Return to:
WHITE BEAR ANKELE TANAKA & WALDRON
2154 East Commons Avenue, Suite 2000
Centennial, Colorado 80122

FIFTH AMENDED AND RESTATED RESOLUTION OF THE BOARD OF DIRECTORS OF THE MARKETPLACE METROPOLITAN DISTRICT

CONCERNING THE IMPOSITION OF OPERATIONS FEE AND CAPITAL FACILITIES FEE

WHEREAS, the Marketplace Metropolitan District (the "**District**") was formed pursuant to §§ 32-1-101, *et seq*., C.R.S., as amended (the "**Special District Act**"), by order of the District Court for Weld County, Colorado, and after approval of the District's eligible electors at an election; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the "**Board**") shall have the management, control and supervision of all the business and affairs of the District; and

WHEREAS, the Board has determined it to be in the best interests of the District, and the property owners, taxpayers, and residents of the District, to acquire, construct, operate and maintain certain amenities and facilities benefitting property and inhabitants within the District, which amenities and facilities generally include streets, traffic safety controls, street lighting, sanitary sewer, water, landscaping, storm drainage, mosquito control and park and recreation improvements and facilities (collectively, the "**Facilities**"); and

WHEREAS, the Board has determined it to be in the best interests of the District, and the property owners, taxpayers, and residents of the District, to provide certain services to property and inhabitants within the boundaries of the District, including without limitation, street maintenance, landscape maintenance and snow removal services (collectively, the "**Services**"); and

WHEREAS, pursuant to § 32-1-1001(1)(j)(I), C.R.S., the District is authorized to fix and impose fees, rates, tolls, penalties and charges for services or facilities furnished by the District which, until such fees, rates, tolls, penalties and charges are paid, shall constitute a perpetual lien on and against the property served; and

WHEREAS, the District incurs certain direct and indirect costs associated with the acquisition, construction, installation, repair, replacement, improvement, reconstruction operation and maintenance of the Facilities, as necessary, inclusive of the costs of utilities and capital replacement costs (collectively, the "**Facility Costs**") in order that the Facilities may be properly provided and maintained; and

WHEREAS, the District incurs certain direct and indirect costs associated with the provision of the Services in order that the Services may be properly provided, the property within

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the District maintained, and that the health, safety and welfare of the District and its inhabitants may be safeguarded (collectively, the "**Service Costs**"); and

WHEREAS, the District owns Facilities that require maintenance and capital replacement, and the previous fee being charged by the District did not generate sufficient revenue to cover the costs of the maintenance and repair of the street improvements; and

WHEREAS, various commercial entities in the District create different impacts on the District's streets depending upon the number of trips generated by the commercial entity as well as the weight of the vehicles; and

WHEREAS, the District engineer has provided information on the number of trips generated by each commercial entity within the District's boundaries and the historic costs or repair, which are set forth in Exhibit A, and form the basis for the fee allocation; and

WHEREAS, the establishment and continuation of a fair and equitable fee (the "**Operations Fee**") to provide a source of funding to pay for the Facility Costs and the Service Costs, (collectively, the "**Operations Costs**"), which Operations Costs are generally attributable to the persons and/or properties subject to such Operations Fees, is necessary to provide for the common good and for the prosperity and general welfare of the District and its inhabitants and for the orderly and uniform administration of the District's affairs; and

WHEREAS, the establishment of a fair and equitable fee (the "**Capital Facilities Fee**") to provide a source of funding to pay for the initial capital direct and indirect costs associated with the construction, installation and acquisition of the Facilities (the "**Capital Facilities Costs**"), which Capital Facilities Costs are generally attributable to each Lot and Commercial Lot (defined below), is necessary to provide for the common good and for the prosperity and general welfare of the District and its inhabitants; and

WHEREAS, the District finds that the Operations Fee and Capital Facilities Fee (as defined below), as set forth in this Resolution, are reasonably related to the overall cost of providing the Facilities and Services and paying the Operations Costs and Capital Facilities Costs, and that imposition thereof is necessary and appropriate; and

WHEREAS, on December 6, 2020, the Board adopted the Fourth Amended and Restated Resolution of the Board of Directors of Marketplace Metropolitan District Concerning the Imposition of Operations Fee and Capital Facilities Fee, which was recorded in the real property records of the Weld County Clerk and Recorder's Office on January 13, 2021, at Reception No. 4670720 (the "Prior Fee Resolution"), as amended and supplemented, and the Board desires to adopt this Resolution to amend and restate the Prior Fee Resolution in its entirety. Any fees, rates, tolls, penalties or charges due under the Prior Fee Resolution or any other previous fee resolutions, to the extent outstanding and unpaid, shall remain in effect until fully paid and shall not be eliminated hereby.

NOW, THEREFORE, be it resolved by the Board as follows:

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1. DEFINITIONS. Except as otherwise expressly provided or where the context indicates otherwise, the following capitalized terms shall have the respective meanings set forth below:

"**Commercial Lot**" means each Lot, regardless of the number of Commercial Units thereon, within the District Boundaries that is used and/or zoned for general commercial, industrial, office, retail or other non-residential uses.

"**Commercial Unit**" means each office space, unit, building or other structure within the District Boundaries that is used and/or zoned for general commercial, industrial, office, retail, or other non-residential uses.

"**District Boundaries**" means the legal boundaries of the District, as the same are established and amended from time to time pursuant to §§32-1-101, *et seq*., C.R.S., as more particularly set forth in the map and legal description attached hereto as **Exhibit B** and incorporated herein by this reference.

"**Due Date**" means the date by which the Operations Fee and Capital Facilities Fee is due, which Due Date is reflected on the Schedule of Fees.

"**End User**" means any third-party homeowner or tenant of any homeowner occupying or intending to occupy a Residential Unit.

"**Fee Schedule**" or "**Schedule of Fees**" means the schedule of fees set forth in **Exhibit A**, attached hereto and incorporated herein by this reference, until and unless otherwise amended and/or repealed.

"**Lot**" means each parcel of land established by a recorded final subdivision plat and which is located within the District Boundaries.

"**Residential Unit**" means each residential dwelling unit (including, without limitation, condominiums, townhomes, and any other attached dwelling unit and detached single family dwelling units) located within the District Boundaries which has been Transferred to an End User.

"**Transfer**" or "**Transferred**" shall include a sale, conveyance or transfer by deed, instrument, writing, lease or any other documents or otherwise by which real property is sold, granted, let, assigned, transferred, exchanged or otherwise vested in a tenant, tenants, purchaser or purchasers.

"**Vacant Lot**" means each parcel of land within the District established by a recorded final subdivision plat, but specifically excluding any parcel upon which one or more Residential Units is situated and specifically excluding any parcel owned by the District.

2. OPERATIONS FEE.

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a. The Board has determined, and does hereby determine, that it is in the best interests of the District and its respective residents and property owners to impose, and does hereby impose an Operations Fee to fund the Operations Costs. The Operations Fee is hereby established and imposed in an amount as set forth by the District from time to time pursuant to an annual "Fee Schedule" and shall constitute the rate in effect until such schedule is amended or repealed. The initial Fee Schedule is set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

b. The Board has determined, and does hereby determine, that the Operations Fee is reasonably related to the overall cost of providing the Facilities and Services, and is imposed on those who are reasonably likely to benefit from or use the Facilities and Services.

c. The revenues generated by the Operations Fee will be accounted for separately from other revenues of the District. The Operations Fee revenue will be used solely for the purpose of paying Operations Costs, and may not be used by the District to pay for general administrative costs of the District. This restriction on the use of the Operations Fee revenue shall be absolute and without qualification.

d. The Board has determined, and does hereby determine, that the Operations Fee is calculated to defray the cost of funding Operations Costs and reasonably distributes the burden of defraying the Operations Costs in a manner based on the benefits received by persons paying the fees and using the Facilities and Services.

3. CAPITAL FACILITIES FEE.

a. A one-time Capital Facilities Fee is hereby established and imposed upon each Residential Unit and each Commercial Unit within the District Boundaries.

b. The Capital Facilities Fee shall be first due and owing as of: 1) the date of Transfer to an End User; or 2) when a Residential Unit is occupied for residential use or when a Commercial Unit is occupied for commercial use, whichever shall first occur. The amount of each Capital Facilities Fee due hereunder shall be at the rate in effect at the time of payment.

4. ADMINISTRATIVE FEES.

a. Insufficient Funds Fee. For each payment that for any reason is returned to the District unpaid, the Lot shall owe the District an Insufficient Funds Fee in the amount set forth in the Fee Schedule.

5. LATE FEES AND INTEREST. Pursuant to § 29-1-1102(3), C.R.S., any Operations Fee and Capital Facilities Fee not paid in full within fifteen (30) days after the scheduled due date may be assessed a late fee as follows:

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a. Fifteen dollars ($15.00) per each Service Fee not fully paid prior to the thirtieth (30) calendar day following the Due Date; or
b. A late fee of five percent (5%) per each fee not fully paid prior to the thirtieth (30) calendar day following the Due Date, and each month thereafter, may be charged on unpaid fees until the Late Fee equals twenty-five percent (25%)the amount due.
c. If a late fee is charged, the late fee charged shall be the greater of the two options listed above. Pursuant to §29-1-1102(7), C.R.S., interest may also accrue on any outstanding Service Fees, exclusive of assessed late fees, at the rate of eighteen percent (18%) per annum.
d. The District may institute such remedies and collection procedures as authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien. The defaulting property owner shall pay all fees and costs, specifically including, but not limited to, attorneys' fees and costs and costs associated with the collection of delinquent fees, incurred by the District and/or its consultants in connection with the foregoing.

6. PAYMENT. Payment for all fees shall be made through the online portal available through the District's website or by check delivered to the address listed on the payment coupon, or equivalent form acceptable to the District, made payable to "Marketplace Metropolitan District." All Service Fees shall be due and payable within thirty (30) days of the Due Date. In the event that any Service Fees established hereunder remain unpaid thirty-one (31) days after its respective Due Date, the District may undertake collection efforts for any and all outstanding amounts, in accordance with the District's Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges, as may be amended from time to time.
.

7. LIEN. The fees imposed hereunder, together with any and all late fees, interest, penalties and costs of collection, shall, until paid, constitute a statutory, perpetual lien on and against the property served, and any such lien may be foreclosed in the manner provided by the laws of the State of Colorado for the foreclosure of mechanic's liens, pursuant to § 32-1-1001(1)(j)(I), C.R.S. Said lien may be foreclosed at such time as the District, in its sole discretion, may determine. The lien shall be perpetual in nature (as defined by the laws of the State of Colorado) on the property and shall run with the land. This Resolution shall be recorded in the offices of the Clerk and Recorder of Weld County, Colorado.

8. SEVERABILITY. If any portion of this Resolution is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion of this Resolution, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as part of this Resolution a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

9. THE PROPERTY. This Resolution shall apply to all property within the District's boundaries, including, but not limited to, the property set forth in **Exhibit B**, attached

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hereto and incorporated herein by this reference, and any additional property included into the District after the date of this Resolution.

10. EFFECTIVE DATE. This Resolution shall become effective on May 9, 2024.

[Remainder of Page Intentionally Left Blank. Signature Page to Follow].

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ADOPTED this 9th day of May, 2024..

MARKETPLACE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

DocuSigned by:
10C504FB17D9403...
Officer of the District

ATTEST:

DocuSigned by:
9B1CBFE461D84F4...

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys At Law

Signed by:
Marrissa Peck
055A3B24F39C47A...
General Counsel to the District

Signature page to Fourth Amended and Restated Resolution Concerning the Imposition of Operations Fee and Capital Facilities Fee

Docusign Envelope ID: 6BA4275D-CA87-4142-AF30-E80C4B502B68

EXHIBIT A
MARKETPLACE METROPOLITAN DISTRICT
Schedule of Fees
Effective May 9, 2024

Schedule of Fees		
Fee Type	**Classifications**	**Rate**
Operations Fee	Residential Unit Single Family Residence Patio Home Town Home Apartment or Other Multi-Family Residential Dwelling Unit Not Otherwise Enumerated	$75/month collected quarterly 75% of Single Family Residence Rate 50% of Single Family Residence Rate 25% of Single Family Residence Rate
	Commercial Unit*	$8,400 collected quarterly allocated between the commercial entities as follows: 6008 Frederick Way: $5,725 or 68% of trips generated 6034 Frederick Way: $1,100 or 13% of trips generated 6731 Highway 52: $1,100 or 13% of trips generated 6615 Frederick Way: $500 or 6% of trips generated
The Due Date for each General Operations and Maintenance Fee is the 15th day of each month.		
Capital Facilities Fee**	Single Family Residence	$3,203 / Residential Unit
	Type I Town Home or Patio Home	75% of Single Family Residence Rate
	Type II Town Home or Patio Home	50% of Single Family Residence Rate
	Apartment or Other Multi-Family Residential Dwelling Unit Not Otherwise Enumerated	25% of Single Family Residence Rate
	Commercial	$22,869 per acre, or potion thereof, for each Lot (i.e. $0.50 per square foot for each lot)
The Due Date for each Capital Facilities Fee is: 1) the date of Transfer to an End User; or 2) when a Residential Unit is occupied for residential use or when a Commercial Unit is occupied for commercial use, whichever shall first occur.		
Administrative Fee	Insufficient Funds Fee	All Classifications: $25 per returned payment.
The Due Date for each Insufficient Funds Fee is the date upon which the payment is returned.		

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PAYMENTS:
As of May 9, 2024. Amount to increase by 5% on May 9, 2024 rounded to the nearest twenty-five dollars ($25.00) and increased by 5%, compounded, on each January 1st thereafter until not Residential Units or Commercial units remain to be constructed within the District.

Payment for all fees shall be made through the online portal available through the District's website or by check delivered to the address listed on the payment coupon, or equivalent form acceptable to the District, made payable to "Marketplace Metropolitan District."

Docusign Envelope ID: 6BA4275D-CA87-4142-AF30-E80C4B502B68

EXHIBIT B

MARKETPLACE METROPOLITAN DISTRICT

District Boundaries

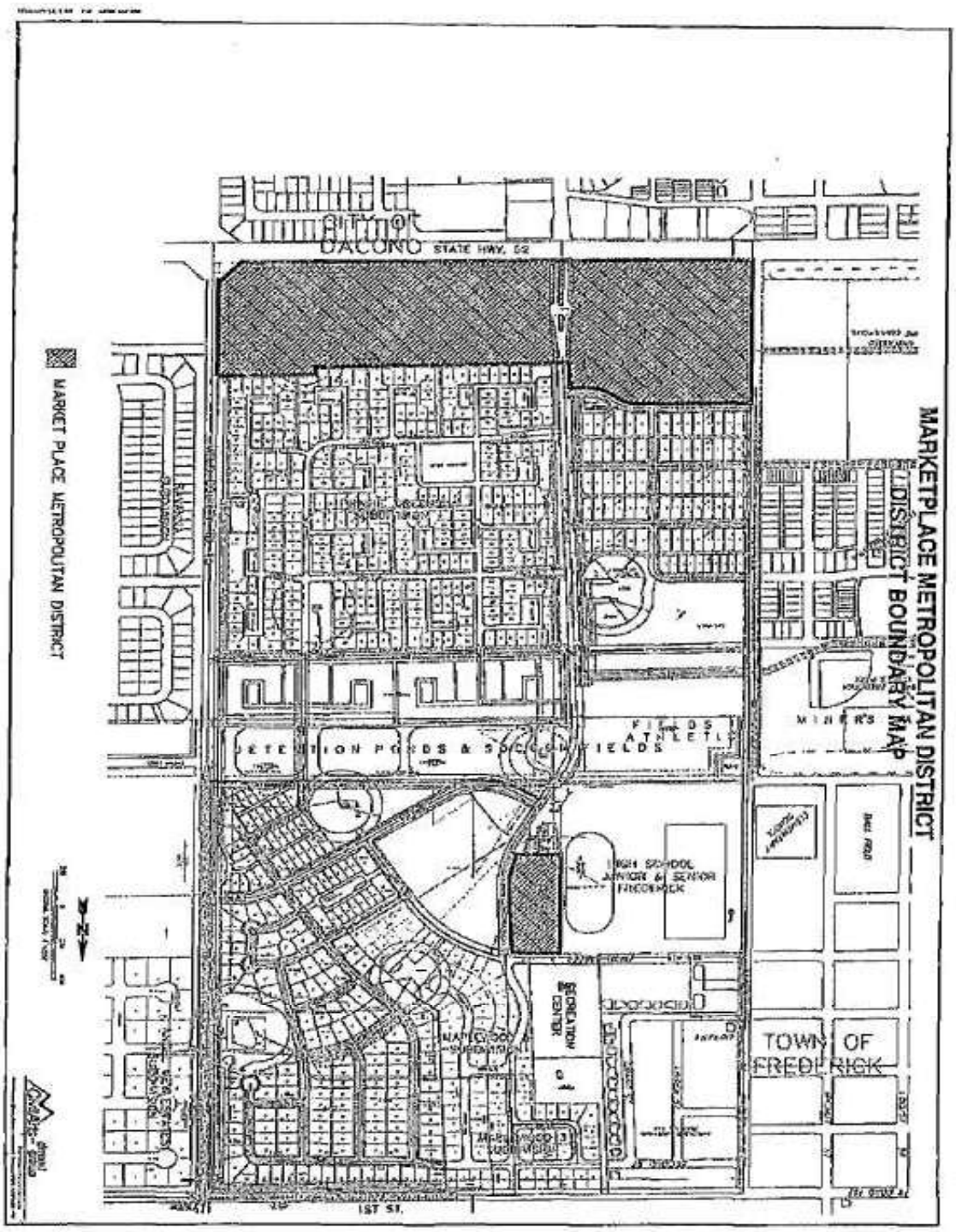


EXHIBIT E
Certificate of Compliance

By signature below, the President of the Board of Directors certifies that, to the best of his actual knowledge, the District is in compliance with all provisions of the Service Plan. This Certification is provided in relation to the Annual Report for the year 2025, as required under the Consolidated Service Plan for the Marketplace Metropolitan District.

Signature: _____
Aaron Grant (Oct 20, 2026 14:53:06 MDT)
Email: aaron@grantrealestate.net
Aaron Grant, President

2025 Annual Report - Partially Signed

Final Audit Report 2026-10-20

Created:	2026-10-20
By:	Chloe Edens (cedens@wbapc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvahPq3tEeFACOWhybIG3LgwoqO4QbQhM

"2025 Annual Report - Partially Signed" History

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