

Academy of Arts and Knowledge
aka Northern Colorado Academy of Arts and Knowledge
4800 Wheaton Drive, Fort Collins, CO 80525

Board Meeting Agenda for Thursday,
February 22, 2024 at 6:30pm
[Zoom Link](#)

I. OPENING SECTION

A. Call to Order

B. Board Members in attendance:

Kornfeld () Shapland () Simmons () Bowers () Neal ()

C. Approval of Agenda

Motion by: Seconded by:

Kornfeld () Shapland () Simmons () Bowers () Neal ()

II. REPORTS

A. Secretary Report

-Approval of minutes for December Board minutes

Motion by: Seconded by:

Kornfeld () Shapland () Simmons () Bowers () Neal ()

B. Executive Summary

[-Dashboard](#)

C. Treasurer Report

-Approval of December Financials

Motion by: Seconded by:

Kornfeld () Shapland () Simmons () Bowers () Neal ()

-Review of FY25 Preliminary Budget

-Approval of FY25 Salary Line Expenditure of \$1,541,591.00

Motion by: Seconded by:

Kornfeld () Shapland () Simmons () Bowers () Neal ()

III. BUSINESS

A. Principal Evaluation Process

B. Facility Discussion

C. Approval of Waypoint Agreement

Motion by: Seconded by:

Kornfeld () Shapland () Simmons () Bowers () Neal ()

IV. CLOSING SECTION

A. Next Meeting Date: 2023 March _____ at ____ pm

B. Adjourned at

Board Meeting Minutes for Thursday 04 January 2024 18:30

**Academy of Arts and Knowledge
aka Northern Colorado Academy of Arts and Knowledge
4800 Wheaton Drive, Fort Collins, CO 80525**

<https://us06web.zoom.us/j/9773943168?pwd=aZ5Wzm68VknyFfyM4z88RgDX7cuJlV.1>

I. OPENING SECTION

- A. Call to Order at: 18:31
- B. Board Members in attendance:
Bowers (X) Kornfeld (X) Neal (X) Shapland (X) Simmons (at 18:33)
- C. Motion to approve the agenda: Approved
Motion by: Bowers Seconded by: Shapland
Bowers (Aye) Kornfeld (Abstain) Neal (Aye) Shapland (Aye) Simmons (Aye)

II. REPORTS

- A. Secretary Report
Motion to approve the November 2023 minutes: Approved
Motion by: Simmons Seconded by: Shapland
Bowers (Aye) Kornfeld (Abstain) Neal (Aye) Shapland (Aye) Simmons (Aye)
- B. Executive Summary
 - 1. Notable drop in December student Attendance due to sickness
 - 2. Open Speech Language Pathologist Position
 - 3. Winter break was successful, average attendance was 41 students per day.
- C. Treasurer Report
 - 1. November Financial Discussion
CLC Payroll attributions inconsistent, no direct line item,
Also possibility referred to as BAA Extended Care
 - 2. Motion to approve 2023-24 Revised Budget: Approved
Motion by: Simmons Seconded by: Shapland
Bowers (Aye) Kornfeld (Abstain) Neal (Aye) Shapland (Aye) Simmons (Aye)

III. Board Action

- A. Motion to approve 2024-25 School Calendar: Approved
Motion by: Shapland Seconded by: Bowers
Bowers (Aye) Kornfeld (Abstain) Neal (Aye) Shapland (Aye) Simmons (Aye)
- B. Motion to approve Title IX Policy: Approved
Motion by: Simmons Seconded by: Shapland
Bowers (Aye) Kornfeld (Abstain) Neal (Aye) Shapland (Aye) Simmons (Aye)

IV. Discussion Items

- Facility Discussion – Condominium Conversion Issues:
 - 1. Interior construction due to requested move of the schools entrance.
 - 2. Payment of school's broker fee.

V. CLOSING SECTION

- A. Next Meeting Dates: Thursday 22 February 2024 at 18:30
- B. Adjourned at 19:06

Management Report

The Academy of Arts & Knowledge

For the period ending November 30, 2023



Prepared by

Minga Education Group

Prepared on

January 9, 2024

Executive Summary

Statement of Financial Activity / Balance Sheet (BS) / FY2024 Balance Sheet

Assets - Total assets for The Academy of Arts & Knowledge as of December 31, 2023, are \$1,192,615, which reflects an Operating cash balance of \$760,848, Cash Reserves of \$350,230, and Accounts Receivable of \$55,789.

Liabilities - Total liabilities for The Academy of Arts & Knowledge as of December 31, 2023, are \$69,130. Liabilities include accounts payable of \$2 and accrued expenses of \$56,831.

Equity - Total equity for The Academy of Arts & Knowledge is \$1,123,485 as of December 31, 2023. Net income for the year is estimated at \$264,802.

Statement of Activity / Profit & Loss (P&L) / FY24 Actual vs Proposed Budget

Revenues/Income - As of December 31, 2023, total revenues are \$1,343,939 or 53% of the budget amount of \$2,517,544.

Expenses - As of December 31, 2023, total expenditures are \$1,079,138 or 46% of the budgeted amount of \$2,355,678.

Accounts Payable (A/P Aging Detail) – Reflects monies owed to vendors as of December 31, 2023. This balance ties to the Balance Sheet under Accounts Payable.

Accounts Receivable (AR Aging Detail) – Reflects monies owed to The Academy of Arts & Knowledge as of December 31, 2023.

FY24 Balance Sheet

As of December 31, 2023

			Total
	As of Dec 31, 2023	As of Dec 31, 2022 (PY)	% Change
ASSETS			
Current Assets			
Bank Accounts			
8101000 US Bank Operating 4045	760,848	510,022	49.00 %
8101001 US Bank Reserve 4011	350,230	350,213	0.00 %
8101003 PayPal Bank	6,921	1,633	324.00 %
8101074 US Bank PTO	882	627	41.00 %
8103000 Debit Card	3,744	4,204	-11.00 %
8109074 US Bank Gift Card Funds 2094	2,615	2,583	1.00 %
Total Bank Accounts	1,125,241	869,282	29.00 %
Accounts Receivable			
8153000 Accounts Receivable (A/R)	0	0	
8131001 Default QBO AR	55,789	124,680	-55.00 %
Total 8153000 Accounts Receivable (A/R)	55,789	124,680	-55.00 %
Total Accounts Receivable	55,789	124,680	-55.00 %
Other Current Assets			
8181000 Prepaid Expenses	11,585	0	
Total Other Current Assets	11,585	0	0%
Total Current Assets	1,192,615	993,961	20.00 %
TOTAL ASSETS	\$1,192,615	\$993,961	20.00 %

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Accounts Payable

7421000 Accounts Payable (A/P)	2	2,170	-100.00 %
Total Accounts Payable	2	2,170	-100.00 %

Credit Cards

7421001 American Express	4,869	1,398	248.00 %
Total Credit Cards	4,869	1,398	248.00 %

Other Current Liabilities

7401012 Accrued Expenses	7,429		
7431000 Contracts Payable	0	22,581	-100.00 %
7461000 Accrued Salary & Benefit	56,831	51,097	11.00 %
Total Other Current Liabilities	64,259	73,678	-13.00 %

Total Current Liabilities	69,130	77,246	-11.00 %
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Total Liabilities	69,130	77,246	-11.00 %
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Equity

			Total
	As of Dec 31, 2023	As of Dec 31, 2022 (PY)	% Change
6721000 Fund Balance TABOR	58,000	48,500	20.00 %
6770000 Fund Balance Unassigned	724,194	674,715	7.00 %
6770074 Fund Balance Unassigned F74	5,751	5,751	0.00 %
6790000 Unrestricted Net Assets	70,738	70,738	0.00 %
Net Revenue	264,802	117,012	126.00 %
Total Equity	1,123,485	916,716	23.00 %
TOTAL LIABILITIES AND EQUITY	\$1,192,615	\$993,961	20.00 %

FY24 Actuals vs Prior Year

July - December, 2023

		Total
	Jul - Dec, 2023	Jul - Dec, 2022 (PP)
REVENUE		
1000 Revenue Local Sources	48,477	39,850
3000 Revenue State Sources	368,496	194,288
4000 Revenue Federal Sources	30,992	45,183
5000 Revenue Other Sources	895,974	871,006
Total Revenue	1,343,939	1,150,327
GROSS PROFIT		
	1,343,939	1,150,327
EXPENDITURES		
0100 Salaries	525,765	466,464
0200 Employee Benefits	83,431	86,035
0300 Purchased Prof & Tech Services	173,914	118,212
0400 Purchased Property Services	160,175	179,330
0500 Other Purchased Services	71,739	99,663
0600 Supplies	40,815	78,724
0700 Property	20,516	3,424
0800 Other Objects	2,782	1,463
Total Expenditures	1,079,138	1,033,316
NET OPERATING REVENUE	264,802	117,012
NET REVENUE	\$264,802	\$117,012

FY24 Actuals vs Proposed budget

July - December, 2023

			Total
	Actual	Budget	% of Budget
REVENUE			
1000 Revenue Local Sources			
1510000 Interest on Investments	25	100	25.00 %
1740074 Field Trips	153	7,500	2.00 %
1750000 Fundraising	13,643	15,000	91.00 %
1900004 Activity / Student fees	5,309	13,124	40.00 %
1910000 Facility Rental Income		38	
1920001 Donations	297	500	59.00 %
1956001 Food Sales, paid by parents	101	16,417	1.00 %
1956002 Parent Paid Tuition	27,645		
1990000 Miscellaneous	1,304	34,500	4.00 %
Total 1000 Revenue Local Sources	48,477	87,179	56.00 %
3000 Revenue State Sources			
3010001 ST UPK	37,060	71,339	52.00 %
3954001 ST Capital Construction 3113	34,783	68,780	51.00 %
3954002 ST Mill Levy Equalization 3251	106,915	161,120	66.00 %
3954003 ST READ Act 3259		13,908	
3954004 ST ECEA SPED 3130	42,928	25,531	168.00 %
3954005 ST ELP 3140	5,569	1,549	360.00 %
3954007 ST ECEA GT 3150		1,119	
3954009 ST MLE Interest Grant #3951	41,470	1,552	2,672.00 %
3954010 ST GT Screening Grant 3228		448	
3954017 ST High Impact Tutoring Grant 3276	74,786		
3954018 ST CLLC 6287	7,468	145,750	5.00 %
3956000 ST Lunch K-2 Reimb 3169	137		
3956001 ST Start Smart Grant 3164	26		
3956003 ST HMFA Lunch 3162	17,354		
Total 3000 Revenue State Sources	368,496	491,096	75.00 %
4000 Revenue Federal Sources			
4010000 FED Emergency Connectivity		6,692	
4010001 FED US Commodities Grant 4555	5,374		
4954000 FED Title I 4010		26,127	
4954001 FED IDEA Part B 4027		20,625	
4954002 FED Title III 4367		1,500	
4954003 FED ARP_IDEA 6073		4,822	
4954004 FED Title III 4365		604	
4954010 FED Title IA Homeless 9202		3,000	

			Total
	Actual	Budget	% of Budget
4954012 FED Title IA Parent 9211		412	
4956001 FED FS School Lunch Reimb 4555	21,699	47,500	46.00 %
4956002 FED FS Breakfast Reimb Grant 4553	3,919	6,600	59.00 %
Total 4000 Revenue Federal Sources	30,992	117,882	26.00 %
5000 Revenue Other Sources			
5710000 State Share Per Pupil Revenue	895,974	1,821,387	49.00 %
Total 5000 Revenue Other Sources	895,974	1,821,387	49.00 %
Total Revenue	1,343,939	2,517,544	53.00 %
GROSS PROFIT	1,343,939	2,517,544	53.00 %

EXPENDITURES

0100 Salaries

0110103 Salary BAA Extended Care	21,471		
0110104 Preschool Director	21,082	85,800	25.00 %
0110105 Salary Admin/Principal	44,309	91,780	48.00 %
0110201 Salary Teacher	185,961	471,825	39.00 %
0110202 Salary Teacher SPED	24,557	51,774	47.00 %
0110233 Salary Nurse	2,552	5,306	48.00 %
0110234 Salary OT	11,160	23,076	48.00 %
0110236 Salary Psychologist	32,133	27,300	118.00 %
0110238 Salary SLP	21,030	39,168	54.00 %
0110382 Salary IT Tech	4,102	8,143	50.00 %
0110409 Salary Health Aide	5,071		
0110415 Salary Paraprofessional	90,980	169,989	54.00 %
0110500 Salary Admin/Business Support		84,240	
0110506 Salary General Office	39,283		
0110607 Salary Food Services	2,028		
0110608 Salary Custodian	18,382	39,089	47.00 %
0120207 Salary Substitutes	1,052	5,000	21.00 %
0150103 Stipends CLC Lead	613		
0150105 Stipends Admin		2,000	
0150201 Stipends Teacher		4,000	
0150415 Stipends Paraprofessional		5,737	
Total 0100 Salaries	525,765	1,114,227	47.00 %

0200 Employee Benefits

0210 LIFE, EAP, ELPI		323	
0210105 LIFE, EAP, ELPI Admin	131	108	121.00 %
0210201 LIFE, EAP, ELPI Teacher	332	1,185	28.00 %
0210202 LIFE, EAP, ELPI Teacher SPED	50	108	46.00 %
0210207 LIFE, EAP, ELPI Substitutes	15	206	7.00 %
0210233 LIFE, EAP, ELPI Nurse	2	108	2.00 %

			Total
	Actual	Budget	% of Budget
0210234 LIFE, EAP, ELPI OT/PT	4	108	3.00 %
0210236 LIFE, EAP, ELPI Psychology	42	108	39.00 %
0210238 LIFE, EAP, ELPI SLP	30	108	27.00 %
0210382 LIFE, EAP, ELPI IT Tech	22	108	20.00 %
0210415 LIFE, EAP, ELPI Paraprofessional	113	754	15.00 %
0210500 LIFE, EAP, ELPI Admin/Business Support	99	215	46.00 %
0210608 LIFE, EAP, ELPI Custodial	50	108	46.00 %
Total 0210 LIFE, EAP, ELPI	888	3,547	25.00 %
0217000 FAML I	1,812	4,939	37.00 %
0220 MED/FICA		6,564	
0220103 MED/FICA BAA Extended Care	1,701		
0220105 MED/FICA Admin	4,989	7,021	71.00 %
0220201 MED/FICA Teacher	14,040	36,095	39.00 %
0220202 MED/FICA SPED	1,874	3,961	47.00 %
0220207 MED/FICA Subs	69	372	19.00 %
0220233 MED/FICA Nurse	187	406	46.00 %
0220234 MED/FICA Occupational Therapist	854	1,765	48.00 %
0220236 MED/FICA Psychologist	2,454	2,088	118.00 %
0220238 MED/FICA SLP	1,609	2,996	54.00 %
0220382 MED/FICA IT Tech	314	623	50.00 %
0220415 MED/FICA Paraprofessional	6,937	13,005	53.00 %
0220500 MED/FICA Admin Support		6,444	
0220506 MED/FICA General Office	3,544		
0220608 MED/FICA Custodian	1,406	2,990	47.00 %
Total 0220 MED/FICA	39,978	84,330	47.00 %
0250 Health Benefits		7,018	
0250105 Health Benefits Admin	7,200	7,018	103.00 %
0250201 Health Benefits Teachers	16,274	70,408	23.00 %
0250202 Health Benefits SPED	3,174	7,018	45.00 %
0250238 Health Benefits SLP	5,363	6,795	79.00 %
0250415 Health Benefits Paraprofessional		7,018	
0250500 Health Benefits Admin/Business Support	3,151	4,150	76.00 %
0250608 Health Benefits Custodian	3,462	6,910	50.00 %
Total 0250 Health Benefits	38,624	116,335	33.00 %
0290 Other 401K Match			
0290105 401K Match Admin		1,500	
0290201 401K Match Teachers	1,246	5,000	25.00 %
0290500 401K Match Admin/Business Support	883	1,624	54.00 %
Total 0290 Other 401K Match	2,129	8,124	26.00 %
Total 0200 Employee Benefits	83,431	217,275	38.00 %
0300 Purchased Prof & Tech Services			

			Total
	Actual	Budget	% of Budget
0300001 PPTS Other	262		
0313000 PPTS Bank Fees	308	1,000	31.00 %
0315000 PPTS PayPal Fees	115	500	23.00 %
0320000 PPTS Professional Development	39	3,800	1.00 %
0320002 PPTS Payroll Services PEO	15		
0320003 PPTS Consulted Education Services	87,500	175,000	50.00 %
0328000 PPTS Assessments	4,012	12,050	33.00 %
0330000 PPTS Other Professional Services		50	
0331000 PPTS Legal Services	1,280	6,000	21.00 %
0332000 PPTS Audit Services	9,750	9,750	100.00 %
0339000 PPTS SPED Services ECEA 3130		100	
0339002 PPTS Background Checks	83	500	17.00 %
0340000 PPTS Technical Services	1,000	750	133.00 %
0350000 PPTS Employee Training and Development	1,355	4,000	34.00 %
0390000 PPTS Temp Staff Support	36,837	23,238	159.00 %
0399000 PPTS CDE PPR Admin Fee	31,359	18,214	172.00 %
Total 0300 Purchased Prof & Tech Services	173,914	254,952	68.00 %
0400 Purchased Property Services			
0411000 PPS Water & Sewer	899	12,650	7.00 %
0421000 PPS Disposal Services		1,070	
0422000 PPS Snow Removal	3,941	1,500	263.00 %
0423000 PPS Custodial Services	15,197	43,800	35.00 %
0424000 PPS Landscaping	2,589	7,153	36.00 %
0430000 PPS Repair & Maintenance	725	28,035	3.00 %
0441000 PPS Rent or Lease, Buildings	135,461	263,032	51.00 %
0441001 PPS Rent Management Fees		15,547	
0441002 PPS Rent or Lease, Storage Unit	1,014	2,000	51.00 %
0442000 PPS Equipment Rental	349		
0622000 Supplies Electricity		43,948	
Total 0400 Purchased Property Services	160,175	418,735	38.00 %
0500 Other Purchased Services			
0513000 OPS Contracted Field Trips	512	10,000	5.00 %
0520000 OPS Insurance Premiums		12,052	
0525000 OPS Unemployment Insurance	4,940	32,607	15.00 %
0526000 OPS Workers Compensation	4,372	9,329	47.00 %
0527000 OPS Multiple-Coverage Insurance	8,083	17,343	47.00 %
0530000 OPS Communications	1,662	4,212	39.00 %
0531000 OPS Community Relations	50	2,000	3.00 %
0533000 OPS Postage	26	250	11.00 %
0534000 OPS Internet	2,169	5,540	39.00 %
0540000 OPS Advertising & Recruitment	6,185	26,354	23.00 %

			Total
	Actual	Budget	% of Budget
0572000 OPS FS Food Management	36,318	51,775	70.00 %
0580000 OPS Travel, Registration & Entrance Fees		1,000	
0595000 OPS Admin Overhead >5%		54,642	
0596000 OPS FS Lunch admin fee 5555	332	536	62.00 %
0596001 OPS FS Fee Snack Admin Fee 4555	1,667	2,056	81.00 %
0599000 OPS Platte Valley Detention Center	49	800	6.00 %
0633000 OPS FS Commodities Expense 4550	5,374	6,691	80.00 %
Total 0500 Other Purchased Services	71,739	237,187	30.00 %
0600 Supplies			
0610000 SUPPLIES Elementary	5,363	9,000	60.00 %
0610001 SUPPLIES Music	552	1,000	55.00 %
0610002 SUPPLIES Office	1,752	6,000	29.00 %
0610003 SUPPLIES Custodial	4,874	10,000	49.00 %
0610004 SUPPLIES SPED	222	1,750	13.00 %
0610006 SUPPLIES G&T 3150		250	
0610007 SUPPLIES Library	299	500	60.00 %
0610011 SUPPLIES Health	993	750	132.00 %
0610013 SUPPLIES Miscellaneous		300	
0610074 SUPPLIES Activities		1,143	
0614074 SUPPLIES Fundraising	400	500	80.00 %
0621000 SUPPLIES Natural Gas		6,295	
0630001 SUPPLIES Food	4,146		
0630002 SUPPLIES Food BAAEC	232	750	31.00 %
0631000 SUPPLIES Milk	2,879	9,000	32.00 %
0640000 SUPPLIES Books & Periodicals	6,209	6,000	103.00 %
0650000 SUPPLIES Electronic Media Materials	7,015	6,774	104.00 %
0650001 SUPPLIES PowerSchool	506	4,500	11.00 %
0690000 SUPPLIES Programs for Staff, Student, Volunteers	5,374	2,500	215.00 %
0691000 SUPPLIES Security		750	
Total 0600 Supplies	40,815	67,762	60.00 %
0700 Property			
0733000 PROP. Furniture and Fixtures	17,041	25,000	68.00 %
0734000 PROP. Technology Equipment	-3	8,500	-0.00 %
0770000 PROP. Lease (GASB 87)	3,479	7,740	45.00 %
Total 0700 Property	20,516	41,240	50.00 %
0800 Other Objects			
0810000 OTHER Dues & Fees	2,782	4,300	65.00 %
Total 0800 Other Objects	2,782	4,300	65.00 %
Total Expenditures	1,079,138	2,355,678	46.00 %
NET OPERATING REVENUE	264,802	161,866	164.00 %

			Total
	Actual	Budget	% of Budget
NET REVENUE	\$264,802	\$161,866	164.00 %

FY24 Profit and Loss by Month

July - December, 2023

	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total
REVENUE							
1000 Revenue Local Sources	-180	6,828	16,319	8,143	6,962	10,405	48,477
3000 Revenue State Sources	34,664	77,073	40,496	116,973	39,216	60,075	368,496
4000 Revenue Federal Sources	1,111	6,166	5,344	6,838	6,667	4,866	30,992
5000 Revenue Other Sources	149,329	149,329	149,329	149,329	149,329	149,329	895,974
Total Revenue	184,924	239,396	211,488	281,283	202,174	224,674	1,343,939
GROSS PROFIT	184,924	239,396	211,488	281,283	202,174	224,674	1,343,939
EXPENDITURES							
0100 Salaries	50,685	84,477	104,894	58,323	113,942	113,444	525,765
0200 Employee Benefits	6,935	11,958	17,995	10,154	17,511	18,878	83,431
0300 Purchased Prof & Tech Services	23,735	27,647	40,977	31,921	25,565	24,069	173,914
0400 Purchased Property Services	25,620	25,914	26,866	33,343	25,687	22,746	160,175
0500 Other Purchased Services	3,442	12,255	18,644	13,512	10,486	13,400	71,739
0600 Supplies	16,419	4,455	5,073	4,775	3,844	6,249	40,815
0700 Property		696	18,432		696	693	20,516
0800 Other Objects	2,762				10	10	2,782
Total Expenditures	129,597	167,401	232,882	152,028	197,741	199,490	1,079,138
NET OPERATING REVENUE	55,327	71,994	-21,394	129,256	4,433	25,184	264,802
NET REVENUE	\$55,327	\$71,994	\$ -21,394	\$129,256	\$4,433	\$25,184	\$264,802

A/R Aging Detail

As of December 31, 2023

Date	Transaction Type	Num	Client	Memo/Description	Business	Due Date	Amount	Open Balance
91 or more days past due								
06/30/2023	Journal Entry	FY23 AJE #5	CDE	FY23 AJE #5	11 General Fund	06/30/2023	2,736.80	2,736.80
06/30/2023	Pledge	1425	CSI	6287 CLC through 11/30/2022	6287 CLC	06/30/2023	7,468.12	7,468.12
09/01/2023	Pledge	1491	CSI	FY24 Sept 2023	21 Food Svs Fund	09/01/2023	8,630.13	8,630.13
Total for 91 or more days past due							\$18,835.05	\$18,835.05
31 - 60 days past due								
11/01/2023	Pledge	1504	Jasmin Coultas		19 Preschool	11/01/2023	155.00	155.00
11/01/2023	Pledge	1503	Portillo, Luis		19 Preschool	11/01/2023	425.00	425.00
11/01/2023	Pledge	1548	CSI	FY24 Nov 2023	21 Food Svs Fund	11/01/2023	8,579.58	8,579.58
Total for 31 - 60 days past due							\$9,159.58	\$9,159.58
1 - 30 days past due								
12/01/2023	Pledge	1531	Jasmin Coultas		19 Preschool	12/01/2023	155.00	155.00
12/01/2023	Pledge	1540	Joleena Nygaard		19 Preschool	12/01/2023	385.00	385.00
12/01/2023	Pledge	1530	Portillo, Luis		19 Preschool	12/01/2023	425.00	425.00
12/01/2023	Pledge	1568	CSI	FY24 Dec 2023	21 Food Svs Fund	12/01/2023	6,479.26	6,479.26
12/01/2023	Journal Entry	MLE Dec FY24	CSI	MLE Dec FY24	11 General Fund	12/01/2023	20,734.95	20,734.95
Total for 1 - 30 days past due							\$28,179.21	\$28,179.21

Date	Transaction Type	Num	Client	Memo/Description	Business	Due Date	Amount	Open Balance
Current								
12/31/2023	Payment		Taylor, Arabella		19 Preschool	12/31/2023	-385.00	-385.00
Total for Current							\$ -385.00	\$ -385.00
TOTAL							\$55,788.84	\$55,788.84

A/P Aging Detail

As of December 31, 2023

Date	Transaction Type	Num	Vendor	Business	Due Date	Past Due	Amount	Open Balance
61 - 90 days past due								
10/13/2023	Bill	3052735	Melio	11 General Fund	10/13/2023	88	1.50	1.50
Total for 61 - 90 days past due							\$1.50	\$1.50
TOTAL							\$1.50	\$1.50

FY24 Expenditures Instructional

July - December, 2023

	Instructional Support	0010 Elementary Ed	0060 Integrated Ed	1200 Music	1700 SPED	Total Instructional Support	TOTAL
REVENUE							
Total Revenue						0	0
GROSS PROFIT	0	0	0	0	0	0	0
EXPENDITURES							
0100 Salaries		154,555	29,991		24,557	209,102	209,102
0200 Employee Benefits		28,118	3,855		5,099	37,071	37,071
0300 Purchased Prof & Tech Services		40,460			438	40,898	40,898
0500 Other Purchased Services		512				512	512
0600 Supplies		15,692	476	137	222	16,526	16,526
Total Expenditures	0	239,336	34,322	137	30,315	304,109	304,109
NET OPERATING REVENUE	0	-239,336	-34,322	-137	-30,315	-304,109	-304,109
NET REVENUE	\$0	\$ -239,336	\$ -34,322	\$ -137	\$ -30,315	\$ -304,109	304,109

FY24 Profit and Loss by Fund or Grant

July - December, 2023

	4027 IDEA Part B	6287 CLC	ESSER Kitchen Grant	Total
REVENUE				
Total Revenue				0.00
GROSS PROFIT	0.00	0.00	0.00	0.00
EXPENDITURES				
0100 Salaries	10,756.42	90,549.15		101,305.57
0200 Employee Benefits		969.11		969.11
0600 Supplies			3,579.44	3,579.44
0700 Property			17,040.60	17,040.60
Total Expenditures	10,756.42	91,518.26	20,620.04	122,894.72
NET OPERATING REVENUE	-10,756.42	-91,518.26	-20,620.04	-122,894.72
NET REVENUE	\$ -10,756.42	\$ -91,518.26	\$ -20,620.04	\$ -122,894.72



Waypoint Real Estate
125 S Howes, Suite 500
Fort Collins, CO 80521
Phone: (970)632-5050

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BC60-6-22) (Mandatory 1-23)

THIS IS A BINDING CONTRACT. THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

Compensation charged by brokerage firms is not set by law. Such charges are established by each real estate brokerage firm.

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE BUYER AGENCY, SELLER AGENCY, OR TRANSACTION-BROKERAGE.

EXCLUSIVE RIGHT-TO-BUY LISTING CONTRACT

[X] BUYER AGENCY [] TRANSACTION-BROKERAGE

Date: January 26, 2024

1. AGREEMENT. Buyer and Brokerage Firm enter into this exclusive, irrevocable contract (Buyer Listing Contract) and agree to its provisions. Broker, on behalf of Brokerage Firm, agrees to provide brokerage services to Buyer. Brokerage Firm will receive compensation as set forth in this Buyer Listing Contract.

2. BROKER AND BROKERAGE FIRM.

[X] 2.1. Multiple-Person Firm. If this box is checked, "Broker" (as defined below) is the individual designated by Brokerage Firm to serve as the broker of Buyer and to perform the services for Buyer required by this Buyer Listing Contract. If more than one individual is so designated, then references in this Buyer Listing Contract to Broker include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm, or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

[] 2.2. One-Person Firm. If this box is checked, Broker (as defined below) is a brokerage firm with only one licensed person. References in this Buyer Listing Contract to Broker or Brokerage Firm mean both the licensed person and brokerage firm, who serve as the Broker of Buyer and perform the services for Buyer required by this Buyer Listing Contract.

3. DEFINED TERMS.

3.1. Buyer: Academy of Arts & Knowledge

3.2. Brokerage Firm: Waypoint Real Estate

3.3. Broker: Nick Norton & Jake Arnold

3.4. Property. Property means real estate which substantially meets the following requirements or is acceptable to Buyer. TBD

3.5. Purchase; Lease.

3.5.1. A "Purchase" of Property means the acquisition of any interest in the Property or the creation of the right to acquire any interest in the Property, including a contract or lease by the Buyer, directly or indirectly, or any other person or entity on whose behalf the Buyer acts. It also includes an agreement to acquire any ownership interest in an entity that owns the Property.

[X] 3.5.2. If this box is checked, Buyer authorizes Broker to negotiate a lease of the Property. Lease of Property or Lease means any agreement between a landlord and the Buyer to create a tenancy or leasehold interest in the Property.

3.6. Listing Period. The Listing Period of this Buyer Listing Contract begins on January 26, 2024, and continues

42 through the earlier of (1) completion of the Purchase of Property or Lease of Property or (2) **December 31, 2024**
 43 and any written extensions (Listing Period). Broker will continue to assist in the completion of any Purchase or Lease for which
 44 compensation is payable to Brokerage Firm under § 7 of this Buyer Listing Contract.

45 **3.7. Applicability of Terms.** A check or similar mark in a box means that such provision is applicable. The abbreviation “N/A”
 46 or the word “Deleted” means not applicable. The abbreviation “MEC” (mutual execution of this contract) means the date upon which
 47 both parties have signed this Buyer Listing Contract.

48 **3.8. Day; Computation of Period of Days, Deadline.**

49 **3.8.1. Day.** As used in this Buyer Listing Contract, the term “day” means the entire day ending at 11:59 p.m., United
 50 States Mountain Time (Standard or Daylight Savings as applicable).

51 **3.8.2. Computation of Period of Days, Deadline.** In computing a period of days, when the ending date is not
 52 specified (e.g., three days after MEC), the first day is excluded and the last day is included. If any deadline falls on a Saturday,
 53 Sunday, or federal or Colorado state holiday (Holiday), such deadline **Will** **Will Not** be extended to the next day that is not
 54 a Saturday, Sunday, or Holiday. Should neither box be checked, the deadline will not be extended.

55 **4. BROKERAGE RELATIONSHIP.**

56 **4.1.** If the Buyer Agency box at the top of page 1 is checked, Broker represents Buyer as Buyer’s limited agent (Buyer’s
 57 Agent). If the Transaction-Brokerage box at the top of page 1 is checked, Broker acts as a Transaction-Broker.

58 **4.2. In-Company Transaction – Different Brokers.** When the seller and Buyer in a transaction are working with different
 59 brokers within the Brokerage Firm, those brokers continue to conduct themselves consistent with the brokerage relationships they
 60 have established. Buyer acknowledges that Brokerage Firm is allowed to offer and pay compensation to brokers within Brokerage
 61 Firm working with a seller.

62 **4.3. In-Company Transaction – One Broker.** If the seller and Buyer are both working with the same Broker, Broker will
 63 function as:

64 **4.3.1. Buyer’s Agent.** If the Buyer Agency box at the top of page 1 is checked, the parties agree the following applies:

65 **4.3.1.1. Buyer Agency Unless Brokerage Relationship with Both.** Broker represents Buyer as Buyer’s
 66 Agent and must treat the seller as a customer. A customer is a party to a transaction with whom Broker has no brokerage relationship.
 67 Broker must disclose to such customer the Broker’s relationship with Buyer. However, if Broker delivers to Buyer a written Change
 68 of Status that Broker has a brokerage relationship with the seller then Broker is working with both Buyer and seller as a Transaction
 69 Broker. If the box in § 4.3.1.2. (**Buyer Agency Only**) is checked, § 4.3.1.2. (**Buyer Agency Only**) applies instead.

70 **4.3.1.2. Buyer Agency Only.** If this box is checked, Broker represents Buyer as Buyer’s Agent and must treat
 71 the seller as a customer.

72 **4.3.2. Transaction-Broker.** If the Transaction-Brokerage box at the top of page 1 is checked, or in the event neither
 73 box is checked, Broker must work with Buyer as a Transaction-Broker. A Transaction-Broker must perform the duties described in
 74 § 5 and facilitate purchase transactions without being an advocate or agent for either party. If the seller and Buyer are working with
 75 the same Broker, Broker must continue to function as a Transaction-Broker.

76 **5. BROKERAGE DUTIES.** Broker, acting on behalf of Brokerage Firm as either a Transaction-Broker
 77 or a Buyer’s Agent, must perform the following **Uniform Duties** when working with Buyer:

78 **5.1.** Broker must exercise reasonable skill and care for Buyer, including but not limited to the following:

79 **5.1.1.** Performing the terms of any written or oral agreement with Buyer;

80 **5.1.2.** Presenting all offers to and from Buyer in a timely manner regardless of whether Buyer is already a party to a
 81 contract for the Purchase or Lease of Property;

82 **5.1.3.** Disclosing to Buyer adverse material facts actually known by Broker;

83 **5.1.4.** Advising Buyer regarding the transaction and advising Buyer to obtain expert advice as to material matters about
 84 which Broker knows but the specifics of which are beyond the expertise of Broker;

85 **5.1.5.** Accounting in a timely manner for all money and property received; and

86 **5.1.6.** Keeping Buyer fully informed regarding the transaction.

87 **5.2.** Broker must not disclose the following information without the informed consent of Buyer:

88 **5.2.1.** That Buyer is willing to pay more than the purchase or lease price offered for the Property;

89 **5.2.2.** What Buyer’s motivating factors are;

90 **5.2.3.** That Buyer will agree to financing terms other than those offered; or

91 **5.2.4.** Any material information about Buyer unless disclosure is required by law or failure to disclose such information
 92 would constitute fraud or dishonest dealing.

93 **5.3.** Buyer consents to Broker’s disclosure of Buyer’s confidential information to the supervising broker or designee for the
 94 purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without
 95 consent of Buyer, or use such information to the detriment of Buyer.

96 **5.4.** Broker may show properties in which Buyer is interested to other prospective buyers without breaching any duty or

97 obligation to Buyer. Broker is not prohibited from showing competing buyers the same property and from assisting competing buyers
98 in attempting to purchase a particular property.

99 **5.5.** Broker is not obligated to seek other properties while Buyer is already a party to a contract for the Purchase or Lease of
100 Property.

101 **5.6.** Broker has no duty to conduct an independent inspection of the Property for the benefit of Buyer and has no duty to
102 independently verify the accuracy or completeness of statements made by a seller or independent inspectors. Broker has no duty to
103 conduct an independent investigation of Buyer's financial condition or to verify the accuracy or completeness of any statement made
104 by Buyer.

105 **5.7.** Broker must disclose to any prospective seller all adverse material facts actually known by Broker, including but not
106 limited to adverse material facts concerning Buyer's financial ability to perform the terms of the transaction and whether Buyer
107 intends to occupy the Property as a principal residence.

108 **5.8.** Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed or ratified
109 by Buyer.

110 **6. ADDITIONAL DUTIES OF BUYER'S AGENT.** If the Buyer Agency box at the top of page 1 is checked, Broker is Buyer's
111 Agent, with the following additional duties:

112 **6.1.** Promoting the interests of Buyer with the utmost good faith, loyalty, and fidelity;

113 **6.2.** Seeking a price and terms that are acceptable to Buyer; and

114 **6.3.** Counseling Buyer as to any material benefits or risks of a transaction that are actually known by Broker.

115 **7. COMPENSATION TO BROKERAGE FIRM.** In consideration of the services to be performed by Broker, Brokerage Firm
116 will be paid as set forth in this section, with no discount or allowance for any efforts made by Buyer or any other person. Unless
117 otherwise agreed to in writing, Brokerage Firm is entitled to receive additional compensation, bonuses, and incentives paid by listing
118 brokerage firm or seller. Broker will inform Buyer of any such additional amount to be paid to Brokerage Firm and, if there is a
119 written agreement, Broker will supply a copy to Buyer, upon written request of Buyer.

120 **7.1. Brokerage Firm's Fee – Purchase.**

121 **Check Compensation Arrangement:**

122 **7.1.1. Success Fee.** Brokerage Firm will be paid as follows:

123 **7.1.1.1. Amount.** A fee equal to **TBD** % of the purchase price, but not less than \$ **TBD**, except
124 as provided in § 7.1.1.2.

125 **7.1.1.2. Adjusted Amount.** See § 21 (Additional Provisions) or Other **N/A**.

126 **7.1.1.3. When Earned; When Payable – Purchase.** The Success Fee is earned by Brokerage Firm upon the
127 Purchase of Property and is payable upon closing of the transaction. If any transaction fails to close as a result of the seller's default
128 with no fault on the part of Buyer, the Success Fee will be waived. If any transaction fails to close as a result of Buyer's default, in
129 whole or in part, the Success Fee will not be waived; such fee is payable upon Buyer's default, but not later than the date that the
130 closing of the transaction was to have occurred.

131 **7.1.2. Hourly Fee.** Brokerage Firm will be paid \$ **N/A** per hour for time spent by Broker pursuant to this
132 Buyer Listing Contract up to a maximum total fee of \$ **N/A**. This hourly fee is payable to Brokerage Firm upon receipt of an
133 invoice from Brokerage Firm.

134 **7.1.3. Retainer Fee.** Buyer will pay Brokerage Firm a nonrefundable retainer fee of \$ **N/A** due and payable
135 upon signing of this Buyer Listing Contract. This amount Will Will Not be credited against other fees payable to Brokerage
136 Firm under this section.

137 **7.1.4. Other Compensation.** **N/A**.

138 **7.2. Brokerage Firm's Fee – Lease.** If the box in § 3.5.2. is checked, Brokerage Firm will be paid a fee as follows, less any
139 amounts paid by the listing brokerage firm or landlord:

140 **7.2.1. Amount.** \$ **N/A** per square **N/A**, or **N/A**,
141 except as provided in § 7.2.2.

142 **7.2.2. Adjusted Amount.** See § 21 (Additional Provisions) or Other **N/A**.

143 **7.2.3. Other.** **N/A**.

144 **7.2.4. When Earned; When Payable – Lease.** This Lease fee is earned upon the mutual execution of the Lease. One-
145 half of this Lease fee is payable upon mutual execution of the Lease and one-half upon possession of the premises by tenant or as
146 follows: **N/A**. If the Lease, executed after the date of this Buyer Listing Contract, contains
147 an option to extend or renew, or if Buyer expands into additional space within the building or complex where the Property is located,
148 Brokerage Firm Will Will Not be paid a fee upon exercise of such extension or renewal option or expansion. If Brokerage
149 Firm is to be paid a fee for such extension, renewal or expansion, the amount of such fee and its payment are as follows:
150 **N/A**.

151 **7.3. Who Will Pay Brokerage Firm's Success Fee.**

152 **7.3.1. Listing Brokerage Firm or Seller May Pay. Buyer IS Obligated to Pay.** Broker is authorized and instructed
 153 to request payment of Brokerage Firm's Success Fee from the listing brokerage firm or seller. Buyer is obligated to pay any portion
 154 of Brokerage Firm's Success Fee which is not paid by the listing brokerage firm or seller.

155 **7.3.2. Buyer Will Pay.** Buyer is obligated to pay Brokerage Firm's Success Fee. Brokerage Firm is NOT entitled to
 156 receive additional compensation, bonuses or incentives from listing brokerage firm, seller or any other source.

157 **7.3.3. Listing Brokerage Firm or Seller May Pay. Buyer is NOT Obligated to Pay.** Broker is authorized to obtain
 158 payment of Brokerage Firm's Success Fee from the listing brokerage firm or seller. Provided Buyer has fulfilled Buyer's obligations
 159 in this Buyer Listing Contract, Buyer is not obligated to pay Brokerage Firm's Success Fee.

160 If no box is checked above, then § 7.3.3. (**Buyer is NOT Obligated to Pay**) will apply.

161 **7.4. Holdover Period.** Brokerage Firm's Success Fee applies to Property contracted for (or leased if § 3.5.2 is checked)
 162 during the Listing Period of this Buyer Listing Contract or any extensions and also applies to Property contracted for or leased within
 163 **N/A** calendar days after the Listing Period expires (Holdover Period) (1) if the Property is one on which Broker negotiated and (2)
 164 if Broker submitted its address or other description in writing to Buyer during the Listing Period (Submitted Property). However,
 165 Buyer **Will** **Will Not** owe the Brokerage Firm's Success Fee under §§ 7.1., 7.2., 7.3.1. and 7.3.2. as indicated, if a commission
 166 is earned by another brokerage firm acting pursuant to an exclusive agreement with Buyer entered into during the Holdover Period,
 167 and a Purchase or Lease of the Submitted Property is consummated. If no box is checked in this § 7.4., then Buyer does not owe the
 168 Brokerage Firm's Success Fee to Brokerage Firm.

169 **8. LIMITATION ON THIRD-PARTY COMPENSATION.** Neither Broker nor Brokerage Firm, except as set forth in § 7 will
 170 accept compensation from any other person or entity in connection with the Property without the written consent of Buyer.
 171 Additionally, neither Broker nor Brokerage Firm is permitted to assess and receive mark-ups or other compensation for services
 172 performed by any third party or affiliated business entity unless Buyer signs a separate written consent for such services.

173 **9. BUYER'S OBLIGATIONS TO BROKER.** Buyer agrees to conduct all negotiations for the Property only through Broker
 174 and to refer to Broker all communications received in any form from brokers, prospective sellers, or any other source during the
 175 Term of this Buyer Listing Contract. Buyer represents that Buyer **Is** **Is Not** currently a party to any agreement with any other
 176 broker to represent or assist Buyer in the location or Purchase or Lease of Property. Buyer further represents that Buyer **Has**
 177 **Has Not** received a list of any "Submitted Property" pursuant to a previous listing agreement to purchase or lease Property with
 178 any other broker.

179 **10. DEFAULT; RIGHT TO CANCEL.** If any obligation is not performed timely as provided in this Contract, the non-defaulting
 180 party has the following remedies:

181 **10.1. If Broker is in Default.** In the event the Broker fails to substantially perform under this Buyer Listing Contract, Buyer
 182 has the right to cancel this Buyer Listing Contract, including all rights of Brokerage Firm to damages. Any rights of Buyer that
 183 accrued prior to cancellation will survive such cancellation.

184 **10.2. If Buyer is in Default.** In the event the Buyer fails to substantially perform under this Buyer Listing Contract including
 185 Buyer's failure to reasonably cooperate with Broker, Brokerage Firm may cancel this Buyer Listing Contract upon written notice to
 186 Buyer. Any rights of Brokerage Firm that accrued prior to cancellation will survive such cancellation to include Brokerage Firm's
 187 damages. Such damages may include, but are not limited to, the Broker's out-of-pocket costs or the amount of a commission Broker
 188 would have earned under § 7.

189 **11. COST OF SERVICES OR PRODUCTS OBTAINED FROM OUTSIDE SOURCES.** Broker will not obtain or order
 190 products or services from outside sources unless Buyer has agreed to pay for them promptly when due (e.g., surveys, radon tests,
 191 soil tests, title reports, engineering studies, property inspections). Neither Broker nor Brokerage Firm is obligated to advance funds
 192 for Buyer. Buyer must reimburse Brokerage Firm for payments made by Brokerage Firm for such products or services authorized
 193 by Buyer.

194 **12. BROKERAGE SERVICES; SHOWING PROPERTIES.**

195 **12.1. Brokerage Services.** The following additional tasks will be performed by Broker:

196 **TBD**

197

198

199

200

201 **12.2. Showing Properties.** Buyer acknowledges that Broker has explained the possible methods used by listing brokers and
 202 sellers to show properties and the limitations (if any) on Buyer and Broker being able to access properties due to such methods.
 203 Broker's limitations on accessing properties are as follows: **None**.

204 Broker, through Brokerage Firm, has access to the following multiple listing services and property information services:
205 *Costar*.

206 **13. DISCLOSURE OF BUYER’S IDENTITY.** Broker **Does** **Does Not** have Buyer’s permission to disclose Buyer’s
207 identity to third parties without prior written consent of Buyer.

208 **14. DISCLOSURE OF SETTLEMENT SERVICE COSTS.** Buyer acknowledges that costs, quality, and extent of service vary
209 between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

210 **15. WIRE AND OTHER FRAUDS.** Wire and other frauds occur in real estate transactions. Any time Buyer is supplying
211 confidential information such as social security numbers or bank account numbers, Buyer should provide the information in person
212 or in another secure manner.

213 **16. REMOVAL OF MARKETING MATERIAL.** Buyer acknowledges that marketing material used by the seller and the seller’s
214 broker (e.g., videos, photos, etc.) may be difficult, if not impossible, to remove from syndicators and the Internet and releases Broker
215 from any liability for Broker’s inability to remove the information.

216 **17. NONDISCRIMINATION.** Buyer understands and agrees that the Broker may not violate federal, state, or local fair housing
217 laws.

218 **18. RECOMMENDATION OF LEGAL AND TAX COUNSEL.** By signing this document, Buyer acknowledges that Broker has
219 advised that this document has important legal consequences and has recommended consultation with legal and tax or other counsel
220 before signing this Buyer Listing Contract.

221 **19. MEDIATION.** If a dispute arises relating to this Buyer Listing Contract, prior to or after closing, and is not resolved, the parties
222 must first proceed in good faith to submit the matter to mediation. Mediation is a process in which the parties meet with an impartial
223 person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. The parties to
224 the dispute must agree, in writing, before any settlement is binding. The parties will jointly appoint an acceptable mediator and will
225 share equally in the cost of such mediation. The mediation, unless otherwise agreed, will terminate in the event the entire dispute is
226 not resolved within 30 calendar days of the date written notice requesting mediation is delivered by one party to the other at the other
227 party’s last known address.

228 **20. ATTORNEY FEES.** In the event of any arbitration or litigation relating to this Buyer Listing Contract, the arbitrator or court
229 must award to the prevailing party all reasonable costs and expenses, including attorney and legal fees.

230 **21. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado Real Estate Commission.)
231 *None*

232
233
234

235 **22. ATTACHMENTS.** The following are a part of this Buyer Listing Contract:
236 *None*

237
238

239 **23. NO OTHER PARTY OR INTENDED BENEFICIARIES.** Nothing in this Buyer Listing Contract is deemed to inure to the
240 benefit of any person other than Buyer, Broker, and Brokerage Firm.

241 **24. NOTICE, DELIVERY AND CHOICE OF LAW.**

242 **24.1. Physical Delivery and Notice.** Any document or notice to Brokerage Firm or Buyer must be in writing, except as
243 provided in § 24.2. and is effective when physically received by such party, or any individual named in this Buyer Listing Contract
244 to receive documents or notices for such party.

245 **24.2. Electronic Notice.** As an alternative to physical delivery, any notice may be delivered in electronic form to Brokerage
246 Firm or Buyer, or any individual named in this Buyer Listing Contract to receive documents or notices for such party, at the electronic
247 address of the recipient by facsimile, email or *N/A*.

248 **24.3 Electronic Delivery.** Electronic Delivery of documents and notice may be delivered by: (1) email at the email address
249 of the recipient, (2) a link or access to a website or server provided the recipient receives the information necessary to access the
250 documents, or (3) facsimile at the facsimile number (Fax No.) of the recipient.

251 **24.4. Choice of Law.** This Buyer Listing Contract and all disputes arising hereunder are governed by and construed in
252 accordance with the laws of the state of Colorado that would be applicable to Colorado residents who sign a contract in Colorado
253 for real property located in Colorado.

254 **25. MODIFICATION OF THIS CONTRACT.** No subsequent modification of any of the terms of this Buyer Listing Contract
255 is valid, binding upon the parties, or enforceable unless in writing and signed by the parties.

256 **26. COUNTERPARTS.** This Buyer Listing Contract may be executed by each of the parties, separately, and when so executed by
257 all the parties, such copies taken together are deemed to be a full and complete contract between the parties.

258 **27. ENTIRE AGREEMENT.** This agreement constitutes the entire contract between the parties and any prior agreements, whether
259 oral or written, have been merged and integrated into this Buyer Listing Contract.

260 **28. COPY OF CONTRACT.** Buyer acknowledges receipt of a copy of this Buyer Listing Contract signed by Broker, including
261 all attachments.

262 **29. MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer
263 must contact local law enforcement officials regarding obtaining such information.

264 Brokerage Firm authorizes Broker to execute this Buyer Listing Contract on behalf of Brokerage Firm.

265 **Buyer:**

Buyer's Signature **Sam Kornfeld** Date

N/A

Street Address

N/A

City, State, Zip

N/A

Phone No.

N/A

Fax No.

N/A

Email Address

Brokerage Firm:

Nick Norton
C7AA75CE04E14F7...

1/26/2024

Broker's Signature **Nick Norton & Jake Arnold** Date

125 S Howes, Suite 500

Brokerage Firm Street Address

Fort Collins, CO 80521

Brokerage Firm City, State, Zip

(970) 213-3116

Broker Phone No.

(970) 632-5050

Broker Fax No.

nnorton@waypointre.com

Broker Email Address

In Process