The Claude Firth Veteran Village Prospectus

A Mission-First Reintegration Village for West Texas

30-Bed Prospectus | Version v2.4 | September 7, 2026

Controlled successor to v2.3

Dear Reader

The Claude Firth Veteran Village is being developed as a disciplined, mission-first reintegration village for Veterans in West Texas. The controlling purpose is not to manage decline, but to restore trajectory: housing, structure, work, counsel, accountability, and purpose gathered into one practical operating model.

This prospectus is written for prospective donors, foundations, public partners, Veteran organizations, grant reviewers, and community leaders who need to understand both the heart of the project and the practical capital structure required to build it.

The current controlled appendix package and financial workbook identified in Section XIII remain separate supporting documents. This revised prospectus brings the essential planning material into the main body while relying on that current package register, rather than on prior drafts, pending handoffs, obsolete appendix versions, or superseded workbook references.

The project is designed to strengthen, not burden, the region. The Village seeks philanthropic, foundation, grant, and mission-aligned private support. County support, where requested, is intended to be awareness, coordination, and endorsement rather than taxpayer funding.

Respectfully,
James Sullivan
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Fort Davis, Texas

I. Executive Summary

The Claude Firth Veteran Village is a proposed 30-bed transitional reintegration village in the Big Bend region of West Texas. It is designed for at-risk Veterans who need structure, housing, work, counsel, and a path back into productive civilian life.

The Village is not a passive shelter. It is organized as a duty station. Residents live under a structured daily schedule, participate in morning physical training or wellness activity, eat in a communal mess-hall environment, and spend normal business hours in education, certification, apprenticeship, paid work, or assigned Village operations.

The operating thesis is simple: homelessness prevention and Veteran reintegration are strongest when housing is joined to purpose. A Veteran who has a place to sleep but no mission remains unstable. A Veteran who regains discipline, useful work, brotherhood, and direction can become stable, employable, and needed again.

The controlling financial workbook currently serves as the planning financial authority for a $21.30 million capital development requirement for the residential campus, Command Center/Mess Hall, laundry/logistics functions, infrastructure and site work, solar, battery and microgrid energy resilience, and water reclamation. The initial operating reserve is $1.00 million in addition to capital development, producing a combined initial capitalization requirement of $22.30 million. This combined initial capitalization is a launch and development requirement; it should not be read as a permanent operating endowment, full lifetime funding solution, or substitute for continuing operating support after opening.

Core Proposition

- Provide a disciplined residential setting for 30 Veteran residents at full concurrent capacity. The number 30 is not a fixed or guaranteed annual-throughput figure; final residency terms and related operating policies remain for later Think Tank, governance, and professional development.

- Prevent chronic homelessness by intervening before hopelessness becomes permanent instability.

- Build a direct bridge between Veteran reintegration and regional workforce needs.

- Use philanthropy to launch capital infrastructure and leverage public programs without placing the burden on local taxpayers.
- Create a model that can be measured, refined, and duplicated.

II. The Mission-First Model

The Village operates from the belief that many Veterans do not need pity; they need structure, brotherhood, useful work, and someone who will hold them to a standard while helping them rebuild. The program therefore combines housing, command structure, counseling, workforce placement, and resident-supported operations.

Daily Operations

- 05:00 First Call and physical training or approved wellness activity five days per week.
- Structured chow in a mess-hall environment to reinforce cohesion, leadership, responsibility, and routine.
- Mandatory daytime productivity through Sul Ross State University pathways, certification programs, apprenticeships, paid employment, or assigned Village operations.
- Resident work details in kitchen support, grounds, maintenance, logistics, gardening, greenhouse, and shop support under staff supervision.
- Behavioral accountability, drug-free compliance, case management, and crisis intervention under the Chaplain/LPC role. These daily-operation expectations are summary planning concepts and must be applied with the individualized participation review, paid-employment boundaries, accommodation, confidentiality, and external clinical/emergency support safeguards described in Appendix C and Appendix D.

This model is designed to restore mission orientation. It takes Veterans who are drifting toward instability and places them back inside a structured community where work, accountability, and earned progress are normal.

III. The Village Campus

The campus is designed as a high-utility, low-overhead Village adapted to West Texas conditions. The plan combines privacy, command presence, work infrastructure, water resilience, agriculture, and energy efficiency.

Core Campus Components

Thirty individual tiny homes providing private, dignified living quarters.

Command Center with mess hall, classrooms, meeting areas, administrative offices, laundry, and indoor-outdoor community space.

Shop/logistics buildings for maintenance, tool storage, vehicle support, and resident work crews.

Greenhouse, gardens, and farming area to support food production, workforce formation, and daily responsibility.

Hybrid wastewater reclamation and constructed wetland elements to reduce freshwater demand and support irrigation.

Solar, battery and microgrid energy-resilience planning as a provisional capital allowance, subject to final load analysis, engineering, AEP interconnection requirements and competitive quotations.

IV. Capital Development Budget

The prospectus uses the controlling workbook figures throughout: $21.30 million for capital development, plus a separate $1.00 million initial operating reserve, for a combined initial capitalization requirement of $22.30 million. The figures below are planning estimates and should be refined through architectural drawings, civil engineering, contractor pricing, grant requirements, and donor restrictions without changing the current approved workbook total.

Capital-scope limitation: the current $21.30 million capital development figure is a workbook planning authority, not a final construction budget, contractor bid, engineered estimate, CPA-validated sources-and-uses schedule, or professional cost opinion. Capital scope boundaries remain subject to professional review, including architectural and engineering design, contractor pricing, site infrastructure, utility interfaces, solar, battery and microgrid design, wastewater and water-reuse systems, laundry and kitchen equipment interfaces, FF&E, soft costs, contingency, escalation, permitting, insurance, financing, and commissioning. Donated labor, donated materials, grants, tax credits, and incentives should be treated as potential upside only, not as required reductions to the approved capitalization requirement.

Capital Component	Estimated Range	Planning Estimate	Purpose
30 Tiny Homes	$4.50M - $5.50M	$5.00M	Thirty individual Veteran residences.
Command Center / Mess Hall	$4.00M - $5.00M	$4.50M	Mess hall, classrooms, offices, administration, and community functions.
Laundry / Logistics Function	$750k - $1.25M	$1.00M	Laundry equipment/logistics functions within Command Center / Mess Hall / common facility; final A/E, utility-load and operational review required.
Infrastructure & Site Work	$3.50M - $5.50M	$4.50M	Site preparation, roads, utilities, drainage, access, and related civil work.
Solar / Battery / Microgrid	Historical comparison only	$3.00M	Approved provisional allowance for the Village energy-resilience system, subject to final load analysis, engineering, AEP interconnection requirements and competitive quotations.
Water Reclamation	$2.00M - $4.00M	$3.30M	Water reclamation and reuse planning category from the controlling workbook.

TOTAL CAPITAL DEVELOPMENT	**Workbook planning total**	**$21.30M**	**Approved capital development requirement in the controlling workbook.**
INITIAL OPERATING RESERVE	**Separate reserve**	**$1.00M**	**Opening and stabilization reserve; not construction cost and not double-counted.**
TOTAL CAPITALIZATION REQUIREMENT		**$22.30M**	**$21.30M capital development + $1.00M initial operating reserve.**

Startup Operating Reserve

In addition to the $21.30 million capital development requirement, the Village should seek an initial operating reserve of $1.00 million. This reserve should not be confused with construction cost and should not be double-counted inside the capital development figure. It protects the opening and stabilization period while per diem, workforce, philanthropic, resident-supported, and other recurring revenue streams are established. After launch, Claude Firth Veteran Village will still require continuing operating support from sources such as resident rent, Village enterprise revenue, donations, grants, foundation and corporate support, public/private partnerships, annual fundraising, and reserves, subject to future operating budgets and Board-approved financial planning.

V. Shop Buildings, Tools, Equipment, Vehicles, and Greenhouse

The Village must be built as a working campus, not merely a housing site. Shop buildings, tools, vehicles, and agricultural infrastructure are therefore core capital needs because they support maintenance, reduce operating cost, create daily resident duty, and provide practical skill formation.

Need	Why It Belongs in the Main Prospectus	Likely Funding Path
Shop/logistics building	Maintenance readiness, tool storage, supervised resident work crews, repair capacity.	Capital campaign; naming gift; foundation infrastructure gift.

Need	Why It Belongs in the Main Prospectus	Likely Funding Path
Tools and equipment	Trade practice, grounds maintenance, vehicle repair, construction support, safety, and resident job skill development.	Philanthropic in-kind gifts; trade sponsors; TVC General Assistance trade-skills alignment where eligible.
Vehicles and trailers	Transportation, supply runs, referrals, resident job access, grounds operations, emergency coordination.	GPD capital may include vans where eligible; private vehicle sponsor; local business support.
Greenhouse and gardens	Food production, responsibility, therapeutic routine, water-reuse demonstration, workforce habits.	Foundation sustainability gift; agricultural sponsor; local service club; donor-named greenhouse.
Water/irrigation interface	Connects wastewater reclamation to landscaping, gardens, greenhouse, and dust-control resilience.	Capital donor; environmental foundation; infrastructure grant where eligible.

VI. Mission Enterprise and Financial Self-Sufficiency

The current planning framework contemplates The Veteran Village Movement, Inc. as the intended permanent Texas nonprofit corporation and likely 501(c)(3) applicant, with Claude Firth Veteran Village initially expected to operate as a prototype program of that parent organization, subject to formation, Board approval, attorney/CPA review, and IRS determination where applicable. That structure has not yet been finally adopted. The Village must not operate with a beggar's posture. It is not being built to return year after year with its hand out, warning donors that the doors will close unless more operating money is given. That model teaches dependency. This Village is being built to teach productivity, responsibility, discipline, and enterprise.

The Village will function as a mission-centered working enterprise. Its shops, crews, and service operations will not exist merely to generate revenue. They will exist to train Veterans, restore work habits, build skill, create accountability, and produce earned income that supports the continuing operation of the Village.

Potential earned-revenue operations include:

- Custom cabinet and woodworking shop

- Small-engine, motorcycle repair, and machine shop

- Lot cleanup and yard service

- Construction and maintenance crews

- Greenhouse, gardening, and agricultural production

- Internal facilities, logistics, and repair operations

The goal is not to suck off the system. The goal is to demonstrate the American free enterprise system in practical form: useful work, fair value, disciplined production, customer service, and reinvestment into the mission.

All earned revenue will be used to sustain and strengthen the Village, reduce dependency on outside operating funds, support resident training, maintain facilities, and expand reintegration capacity. The Village should stand on its own feet as any healthy village should.

All enterprise activity should be structured with nonprofit counsel and CPA oversight to ensure that revenue-producing operations remain mission-related, properly accounted for, and consistent with the intended charitable structure and any 501(c)(3) requirements that may apply if recognition is sought and granted.

VII. Philanthropic & Foundation Funding Packet

The philanthropic case is strongest when framed as strategic social investment. Donors are not being asked simply to fund beds. They are being asked to build a disciplined reintegration institution that turns at-risk Veterans back toward purpose, work, housing stability, and regional contribution.

The Opportunity

West Texas faces two converging needs: Veterans who require structured reintegration and rural employers who need disciplined, trainable workers. The Claude Firth Veteran Village addresses both needs through one campus and one operating doctrine.

Why Philanthropy Matters

Launches the capital infrastructure before public reimbursement streams can mature.

Provides flexible funds for items many grants do not cover: tools, vehicles, shop outfitting, donor-named spaces, startup reserve, and readiness gaps.

Creates proof of concept for future replication and for later government, foundation, and corporate support.

Protects local taxpayers by placing the burden of launch capital on voluntary, mission-aligned investment.

Donor Investment Lanes

Donor Lane	Indicative Gift	Use of Funds
Founding Capital Partner	$1M+	Command Center, residential sector, or permanent named campus element.
Village Builder	$250k - $999k	Tiny homes, shop/logistics building, greenhouse, water system, energy resilience.
Mission Infrastructure Sponsor	$50k - $249k	Tools, vehicles, equipment, classroom, laundry, kitchen, gardens.
Veteran Reintegration Sponsor	$10k - $49k	Startup reserve, workforce certifications, resident equipment, clothing, safety gear.
Legacy / Memorial Gift	Custom	Named benches, rooms, shop areas, garden beds, scholarship funds, or memorial endowment.

Primary Donor Message

This is not charity. It is the construction of a working institution: a duty station where Veterans rebuild lives through structure, work, brotherhood, counsel, with measurable outcomes.

VIII. Grant Opportunity Matrix

The Village should maintain a live grant calendar. Grant language in this prospectus is intentionally framed as alignment and opportunity, not guaranteed revenue. Final eligibility must be confirmed against each current Notice of Funding Opportunity, allowable-cost schedule, match requirement, and entity structure.

Funding Source	Best-Fit Use	Prospectus Treatment
VA Grant and Per Diem (GPD)	Transitional supportive housing, capital/per diem/case-management pathways.	High alignment for transitional housing and supportive services. Requires NOFO response, VA coordination, compliance, inspection, and operational readiness.
DOL Homeless Veterans' Reintegration Program (HVRP)	Employment services, training, job placement, apprenticeship support.	Strong workforce fit. Recent funding offered up to $500,000 annually, up to $1.5M over three years. Track annual competition windows.
Texas Veterans Commission FVA - General Assistance	Homeless services, trade-skills training, transportation, support services.	Potential program-support fit for eligible services. Treat as reimbursement grant with strict state requirements.
TVC Housing for Texas Heroes	Beneficiary-owned home modifications, accessibility, critical repair, weatherization.	Use cautiously. It is not a simple campus-construction grant. May be relevant only if program design fits official requirements.
TVC Veterans Mental Health	Clinical and non-clinical mental health, peer support, Veteran wellness.	Potential alignment with Chaplain/LPC, peer support, and reintegration services if delivered under eligible categories.
VA SSG Fox Suicide Prevention Grant Program	Community-based suicide-prevention services for eligible Veterans.	Potential outreach, screening, referral, case-management, and prevention alignment. Track future cycles.
HUD Continuum of Care / local CoC	Homeless-service coordination and housing/service projects.	Coordinate with the regional CoC. Fit depends on model, eligibility, local priorities, and federal policy at application time.
EDA Public Works / Economic Adjustment	Infrastructure tied to job creation and economic development.	Possible long-range fit for workforce infrastructure only if regional economic-development criteria, match, and eligible applicant structure are satisfied.

Funding Source	Best-Fit Use	Prospectus Treatment
USDA REAP	Renewable-energy systems and energy-efficiency improvements.	Solar eligibility is limited to agricultural producers and rural small businesses. Nonprofit eligibility requires careful legal review; do not rely on it as committed funding.

IX. Implementation Phases

Phase 1 - Formation and Local Alignment

Confirm intended entity structure, identify the proposed land-control pathway for professional review, organize the Think Tank, refine board criteria, obtain local awareness/endorsement, and prepare donor-ready materials.

Phase 2 - Professional Predevelopment

Architectural/civil/engineering scope, site due diligence, utility review, preliminary permitting, refined capital estimate, grant calendar, and major-donor cultivation.

Phase 3 - Capital Campaign and Grant Applications

Launch philanthropic funding packet, pursue foundation and corporate gifts, submit aligned public grants, secure in-kind equipment commitments, and establish startup reserve.

Phase 4 - Construction and Infrastructure

Build residential sector, command center, utilities, roads, parking, water/wastewater, shop/logistics buildings, greenhouse, and core equipment package.

Phase 5 - Staffing, Partnerships, and Admissions Readiness

Hire command team, establish referral network, finalize residency agreement, workforce pathways, compliance policies, safety procedures, and data reporting.

Phase 6 - Pilot Operations and Scale Discipline

Open initial cohort, evaluate retention, employment, housing exits, program discipline, operating cost, donor reporting, and grant compliance.

X. Governance and Command Structure

The Village requires both fiduciary governance and daily operational command. Founder-approved planning direction contemplates The Veteran Village Movement, Inc. Board as the governing authority for Claude Firth Veteran Village while the Village remains a program of the parent organization. Strategic and fiduciary authority would belong collectively to that Board under adopted governing documents, while daily operational command would belong to the on-site leadership team under written delegation. Board membership does not itself create individual operational, admissions, discharge, disciplinary, or clinical authority.

Board of Directors

Current planning contemplates a nine-seat governance structure: seven Veteran Board members plus two founder-continuity seats for James Howard Sullivan and Martin E. Finney, subject to each person's consent, final bylaws, Board approval, nonprofit counsel review, fiduciary-duty review, conflict-of-interest safeguards, succession rules, and any private-benefit/private-control analysis required for the intended charitable structure.

A proposed qualification concept is that at least four members be in good standing of an American Legion Post, unless later governance counsel recommends a different controlling standard.

The Treasurer must be a Veteran and is intended to serve as a voting director within the seven Veteran Board seats, subject to final bylaws, Board action, and counsel review. The Treasurer must possess demonstrated financial literacy, integrity, fiduciary competence, and ability to oversee nonprofit financial controls and accountability. CPA licensure or professional accounting credentials are preferred, not mandatory. The Treasurer provides governance oversight and is not automatically the organization’s bookkeeper, accountant, CPA, auditor, payroll processor, or financial adviser. Appropriate outside bookkeeping, accounting, CPA, tax, audit, grant-compliance, or other professional financial support will be obtained where required. The Treasurer role does not expand the planned nine-seat Board.

Founder-approved planning direction requires the Sergeant Major / Village Manager, First Sergeant / Property and Logistics Manager, and Padre / Chaplain-LPC positions to be occupied by three separate qualified Veterans before resident operations. While Claude Firth Veteran Village operates as a program within the parent Veteran Village Movement organization, the individuals serving in these three designated offices are intended to serve as voting members of the parent governing Board within the existing seven Veteran Board seats. These office-linked positions do not create additional seats or expand the planned nine-seat parent Board.

The planned parent Board has nine seats: seven Veteran Board seats and two Founder-continuity seats held by James Howard Sullivan and Martin E. Finney. The Founder-continuity seats are included within the nine, not added beyond nine. Four additional Veteran-seat positions are to be filled through the applicable governance and lawful seating process. Joe T. Russell Jr. and Walter "Rusty" Herman remain prospective candidates for two of the seven Veteran seats. The three designated CFVV office-linked positions, the Treasurer, and all other voting directors must fit within the existing seven Veteran Board seats; the Treasurer is not an additional Board seat.

This is Founder-approved organizational planning direction, not a representation that this planning document or the job titles themselves presently and legally seat directors. Final implementation remains subject to the organizational structure, governing documents and bylaws, lawful Board action, fiduciary requirements, conflict-of-interest and recusal safeguards, nonprofit law, and nonprofit counsel review. Board participation does not itself create or expand admissions, discharge, disciplinary appellate, clinical, independent financial, employment, supervisory, emergency, or other operational authority.

Employment supervision and operational reporting continue through the established executive-management and Village command structure under written Board delegation. The Board retains collective executive oversight, and no employee reports separately to James Howard Sullivan, Martin E. Finney, or another individual director merely because that person is the Founder, a continuity director, or holds another organizational title. An officer serving on the Board may not participate improperly in decisions concerning that officer's compensation, benefits, evaluation, discipline, termination, claims, interested transactions, or other material conflicts.

The Padre / Chaplain-LPC's clinical, counseling, privileged, pastoral, privacy, and resident-confidentiality obligations remain protected; applicable privacy law, Texas confidentiality requirements, records separation, and the dual professional/governance role require nonprofit-counsel and licensed-clinical review.

If Claude Firth Veteran Village later receives a separate governing structure, the office-linked Board positions are intended to transition to the CFVV governing Board. The resulting vacancies on the parent Board will be filled through the parent organization's governance process. An individual CFVV officer may separately continue or serve concurrently on the parent Board only if permitted and authorized under the future organizational structure, governing documents, Board action, fiduciary obligations, conflict-of-interest and recusal requirements, nonprofit law, and counsel review.

Responsibilities: budgets, compliance, ethics, strategic direction, executive accountability, fundraising, and quarterly KPI review.

Operational Command

Role	Primary Responsibility
Sergeant Major / Village Manager	Daily command, discipline, staff supervision, compliance, partnerships, resident accountability.
First Sergeant / Property and Logistics Manager	Infrastructure, maintenance, shop/logistics, grounds, work crews, safety, operational readiness.
Padre / Chaplain-LPC	Case management, mental health, crisis coordination, oversight, reintegration support. See Appendix C/D.
Administrative / Financial Support	Records, scheduling, intake, communications, bookkeeping, payroll, grant documentation.
Mess and Grounds Operations	Food service, sanitation, agriculture, maintenance, and resident-supported duty assignments.

XI. Outcomes and Public Value

The Village must be measured. The project should publish quarterly internal dashboards and annual public summaries suitable for donors, foundations, public partners, and Veteran stakeholders.

Outcome Area	Planning Metric
Concurrent residential capacity	30 residences/beds and 30 Veteran residents at full concurrent capacity. Annual individual Veterans served is not established as a fixed or guaranteed throughput figure.
Housing stability	85% retention target; 75-80% exit to permanent or long-term housing; less than 10% return to homelessness at 12 months.
Workforce and education	90% engagement within 30 days; 70-75% employment/apprenticeship placement; 60-70% education or certification enrollment.
Economic impact	$1.2M-$1.6M estimated annual resident wages generated when placement targets mature.
Health and discipline	95% drug-free compliance target under lawful program policy; 90% participation in PT/wellness structure.

Outcome Area	Planning Metric
Cost efficiency	$17,643.68 dashboard annualized operating cost per occupied resident position under the selected 30-resident full-occupancy workbook scenario, subject to final staffing and operating budget.

Public Value

Each successfully reintegrated Veteran reduces strain on emergency services, contributes to the workforce, strengthens the tax base, and restores the dignity of purposeful service. The Village is intended to bring new value, new assets, and new opportunity into the county without creating a financial burden on taxpayers.

XII. Claude Carson Firth

February 18, 1926 - September 17, 2023

Claude Carson Firth belonged to the Greatest Generation. At 17, he enlisted in the United States Navy and served in the South Pacific during World War II aboard the USS Guadalupe (AO-32), a fleet oiler that supported carrier groups. He received 10 Battle Stars, rose to the rank of Master-at-Arms and served until his honorable discharge in 1947.

Claude's most important service came after the war. He came home, raised a little hell, worked, raised a family, and spent his life building. He was known as a hard man with a soft heart: disciplined, candid, demanding of effort, and deeply invested in younger Veterans who needed direction.

One Veteran he mentored wrote:

Claude took me under his wing in the summer of 1983. He was 57 and I was 24 and on direct tilt. He did not just teach me the drywall trade. He showed me how to build my life through work.

- Maddog, 2026

The Claude Firth Veteran Village bears his name because it carries his values: discipline, resilience, craftsmanship, comradeship, and the belief that Veterans rebuild their lives through purpose and work.

XIII. Appendix Index / Supporting Documents Register

Document relationship. The appendices are separate controlled due-diligence documents supporting the Claude Firth Veteran Village Prospectus v2.3. The prospectus provides the principal project summary; the appendices provide detailed technical, financial, operational, admissions and funding support. The prospectus and applicable appendices should be read together when detailed supporting information is required.

Controlled appendix register. Each appendix remains a separate issued document with its own pagination, version and revision history. The register below identifies the current supporting-document set; prior drafts and correction-chain copies are historical working records, not current package authority.

Item	Controlled title / issued filename	Revision / date / status	Purpose / principal limitation
Appendix A	**Hybrid Wastewater Reclamation System** CFVV_Appendix_A_Hybrid_Wastewater_Reclamation_System_v1.2_2026-09-06.docx	v1.2 September 6, 2026 Issued controlled planning document	Treatment/reuse concept and organic recovery. Planning only; engineering, permitting, reuse authorization, residuals handling and verified cost require professional review.
Appendix B	**Solar and Battery Resilience** CFVV_Appendix_B_Solar_and_Battery_Resilience_v1.2_2026-09-06.docx	v1.2 September 6, 2026 Issued controlled planning document	Solar, battery and microgrid planning and outage objectives. $3 million allowance is provisional; final design, equipment, interconnection, savings and ownership remain unapproved.
Appendix C	**Command Structure and Staffing Detail** CFVV_Appendix_C_Command_Structure_and_Staffing_Detail_v1.4_2026-09-06.docx	v1.4 September 6, 2026 Issued controlled planning document	Roles, reporting, proposed staffing ramp, payroll and resident participation. Founder-approved governance direction recorded; legal adoption, employment, clinical/privacy, conflict, accommodation and coverage review remain pending.
Appendix D	**Eligibility, Admissions, and Referral Protocol** CFVV_Appendix_D_Eligibility_Admissions_and_Referral_Protocol_v1.3_2026-09-06.docx	v1.3 September 6, 2026 Issued controlled planning document	Eligibility, proposed procedures, care boundaries and referrals. Governance direction recorded; the protocol remains unadopted and written delegation, agreements and professional review remain required.

Item	Controlled title / issued filename	Revision / date / status	Purpose / principal limitation
Appendix E	**Financial Workbook Supporting Guide** CFVV_Appendix_E_Financial_Workbook_-Supporting_Guide_v1.2_2026-09-06.docx	v1.2 September 6, 2026 Issued controlled supporting guide	Explains the controlling workbook, expenses, resident revenue, funding gap and limitations. The Word guide is not the financial authority or a complete cash-flow model.
Appendix E workbook	**Controlling Financial Workbook** Veteran_Village_Monthly_Cost_Production_-Fixed_v1.7_Solar_Microgrid_Update.xlsx	v1.7 September 3, 2026 package issue Sole financial authority	Controls current planning figures. Read-only baseline; not audited, bid-based, a complete construction budget or a comprehensive sources-and-uses schedule.
Appendix F	**Source Notes and Grant Calendar** CFVV_Appendix_F_Source_Notes_and_-Grant_Calendar_v1.2_2026-09-06.docx	v1.2 September 6, 2026 Issued controlled living supporting document	Source evidence, dated opportunities, prerequisites and maintenance. Does not establish eligibility, award, commitment, receipt or applicant readiness.

Financial authority. Veteran_Village_Monthly_Cost_Production_Fixed_v1.7_Solar_Microgrid_Update.xlsx is the sole controlling financial workbook associated with Appendix E. The Appendix E Word supporting guide explains the workbook's figures, definitions, assumptions and limitations; it does not replace the workbook. The workbook identifies $21,300,000 in capital development, a separate $1,000,000 initial operating reserve, $22,300,000 in combined initial capitalization, and a $3,000,000 provisional solar, battery and microgrid planning allowance. It is an internally reconciled planning baseline, not an audited statement, contractor estimate, comprehensive cash-flow forecast or professionally validated sources-and-uses model.

Update and conflict rule. Approved substantive changes must be reflected through the applicable controlled-document revision process. A material change that makes a prospectus statement inaccurate requires a controlled prospectus revision. Routine appendix supporting-detail updates—including ordinary Appendix F calendar, deadline, and opportunity-status maintenance—do not automatically require a new prospectus version. Conflicts are resolved under the controlling-document hierarchy rather than silently; financial figures remain controlled by the identified v1.7 workbook unless a later workbook is expressly approved. No appendix content is merged into this prospectus.

Selected Funding Sources Reviewed

U.S. Department of Veterans Affairs - Grant and Per Diem Program.

38 CFR Part 61 - VA Homeless Providers Grant and Per Diem Program.

U.S. Department of Labor - Homeless Veterans' Reintegration Program funding announcement.

Texas Veterans Commission / Fund for Veterans' Assistance materials.

USDA Rural Development - Rural Energy for America Program.

VA Staff Sergeant Parker Gordon Fox Suicide Prevention Grant Program.

HUD Continuum of Care Program.

U.S. Economic Development Administration Public Works and Economic Adjustment Assistance programs.

One-Page Executive Summary

Purpose

Reintegrate at-risk Veterans into stable housing, meaningful work, disciplined routine, and long-term community life.

Model

A 30-bed transitional reintegration village operating as a duty station, not a shelter.

Capital Requirement

$21.30 million capital development requirement, plus a separate $1.00 million initial operating reserve, for a $22.30 million combined initial capitalization requirement.

Core Infrastructure

Tiny homes, Command Center, shop/logistics buildings, water reclamation, greenhouse/gardens, vehicles/equipment, and solar, battery and microgrid energy resilience.

Funding Strategy

Philanthropy and foundation capital first for launch and development; grants and public programs pursued where eligible; resident rent, Village enterprise revenue, donations, grants, foundation and corporate support, public/private partnerships, annual fundraising, replacement reserves, maintenance reserves, operating reserves, and other lawful revenue or support sources developed as ongoing operating funding sources, subject to future operating budgets and Board-approved financial planning; local taxpayer burden avoided.

Annual Impact

30 Veteran residents at full concurrent capacity; annual individual Veterans served is not a fixed or guaranteed throughput figure; 70-75% employment/apprenticeship placement; 75-80% permanent housing exits; $1.2M-$1.6M resident wages at maturity.

Outcome

Fewer homeless Veterans, stronger rural workforce, measurable public value, and lives restored through purpose.