



## **Board of Trustees Regular Meeting**

Town of Lake City

Sep 7, 2022 at 6:00 PM MDT to Sep 7, 2022 at 9:00 PM MDT

230 N Bluff St Lake City, CO 81235

### **Agenda**

#### **I. Regular Workshop 6:00 PM**

**6:00 PM**

- A. 3rd Street Project Update**
- B. Discussion about New Personnel Policies**
- C. Discussion about Food Trucks**
- D. Discussion about affordable housing:130 SW Cleborn Street**
- E. Discussion about affordable housing 621 Water St**
- F. Discussion about Downtown Boardwalks**

#### **II. Regular Meeting 7:00 PM**

**7:30 PM**

- A. Call to Order**
- B. Minutes**
- C. Bills Payable**
- D. Employee's Reports**
  - 1. Recreation Director**  
Presenter: Ben Hake
  - 2. Public Works Director**  
Presenter: Jameson Johnston
  - 3. Town Clerk/Treasurer**  
Presenter: Alexander Mulhall
  - 4. Town Manager**  
Presenter: Vance Lipsey
  - 5. Building Official**  
Presenter: Gabe Mcneese
  - 6. Sheriff's Report**  
Presenter: Sheriff Kambish
  - 7. Mayor**  
Presenter: Dave Roberts
  - 8. Trustees Reports**
- E. Correspondence Received**
- F. Citizen's Communication**
- G. Additions to Agenda**
- H. Action Items**

- 1. Discussion and Possible Action to Approve Resolution to Authorize Staff to Agree on Contract for 621 Water St**
- 2. Discussion and Possible Action to Approve Constitution Week**













































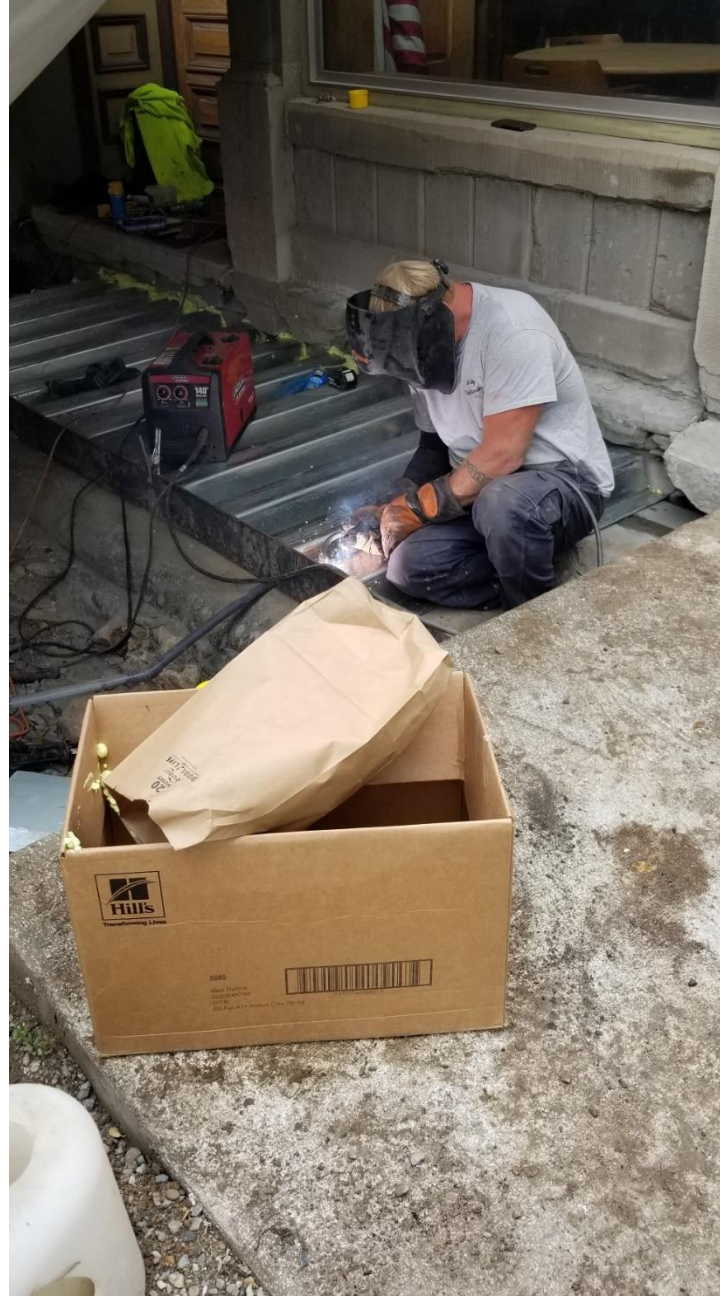












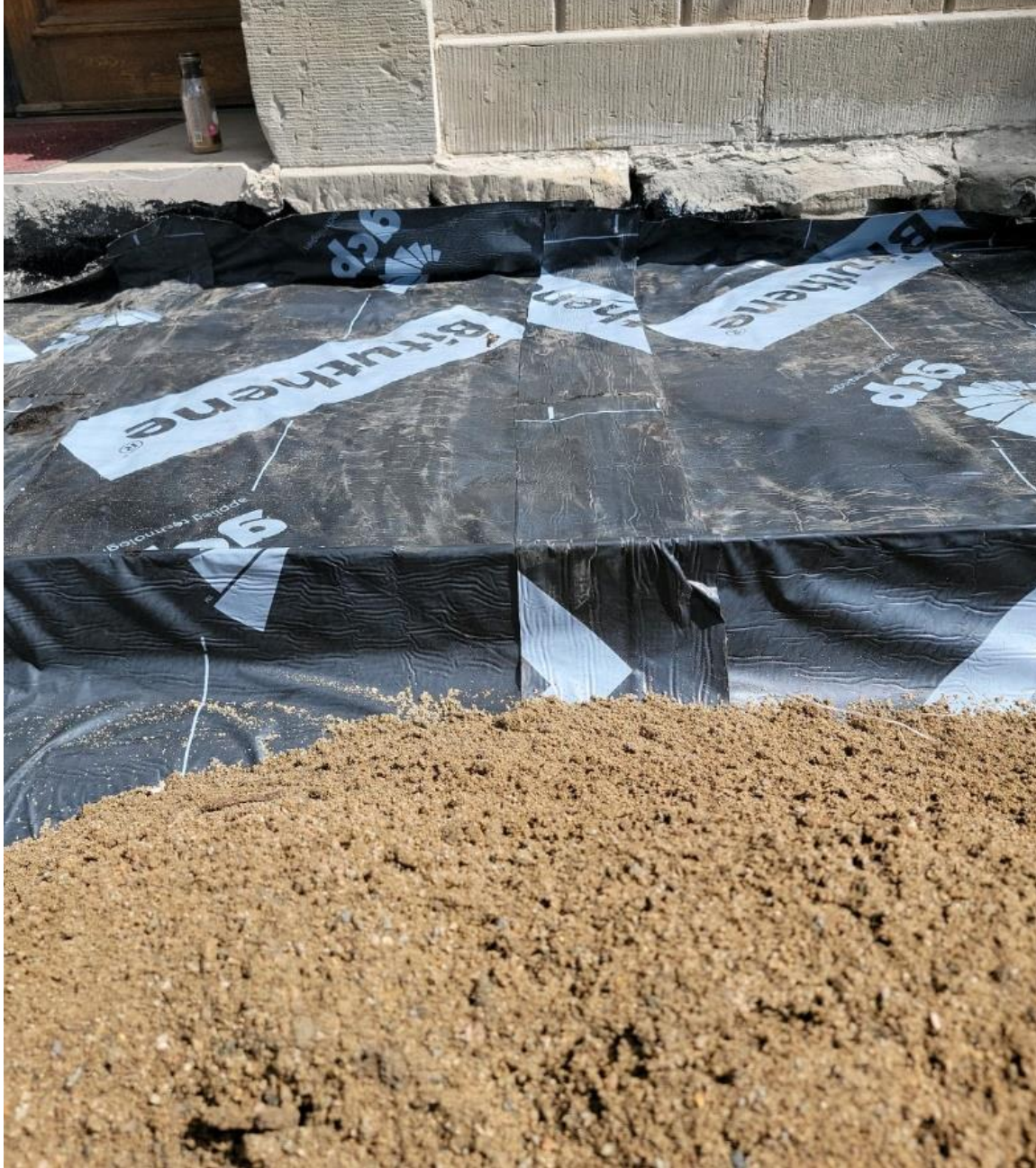




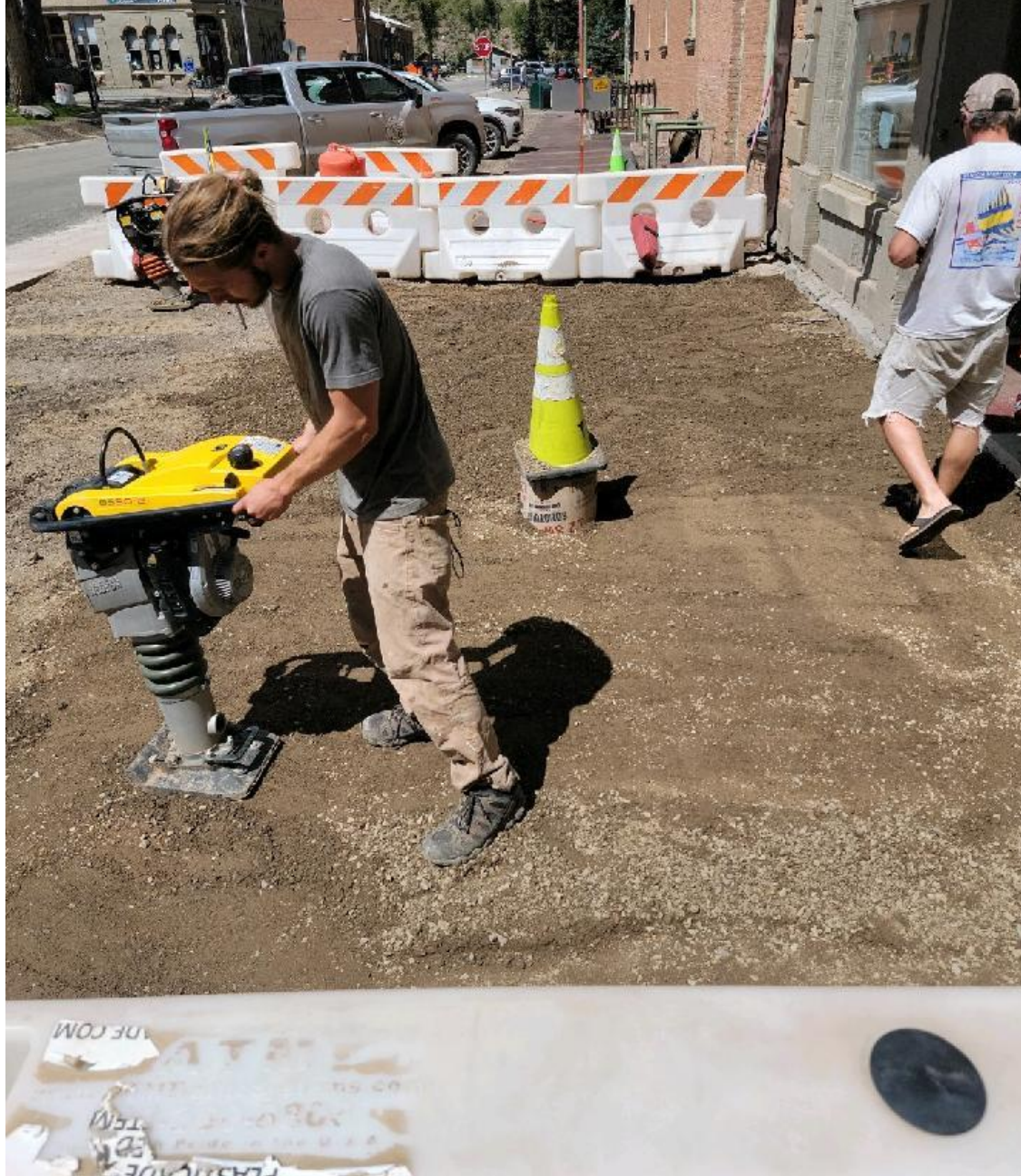




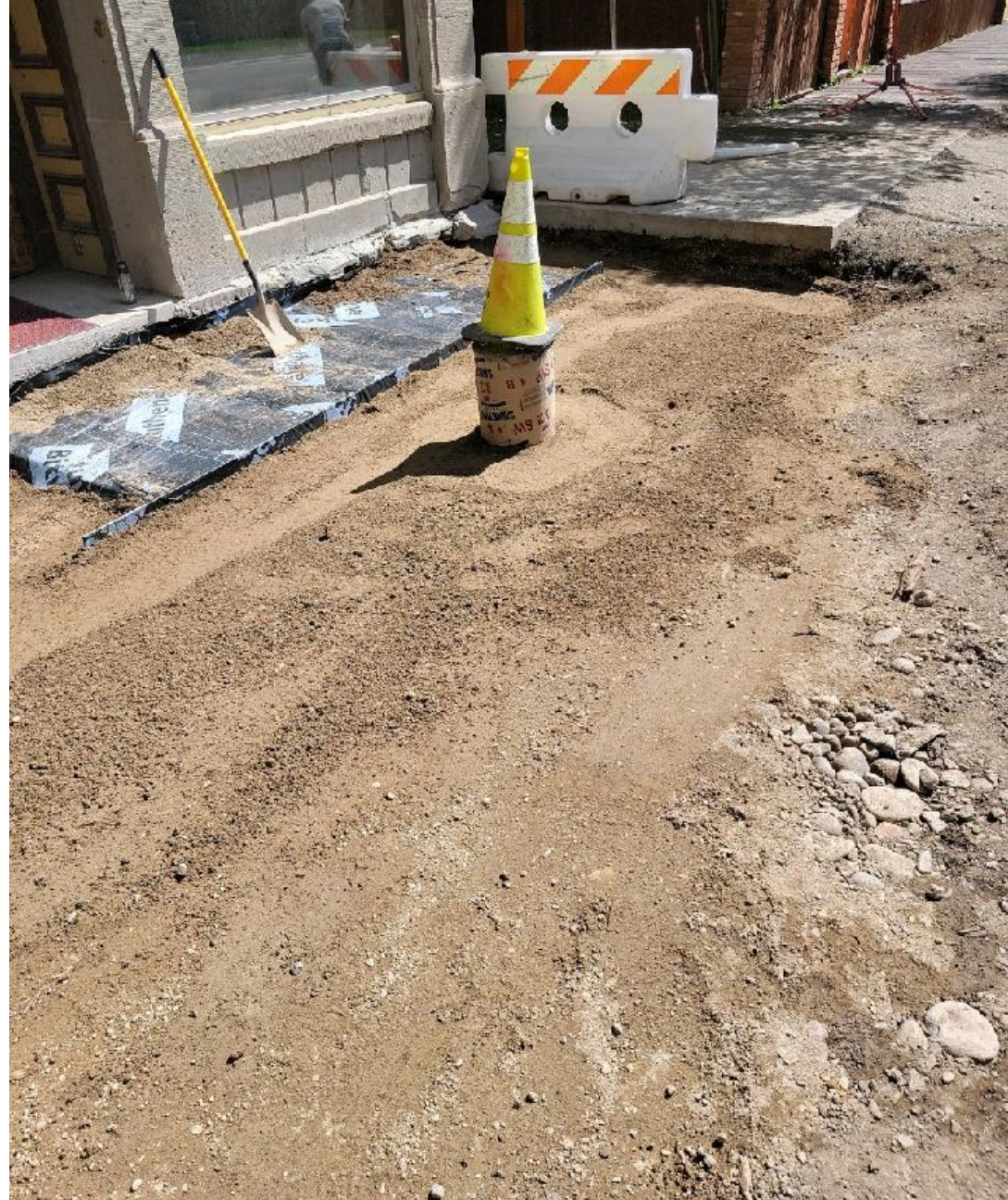


















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# Town of Lake City

## Personnel Policies

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August 2022

These Personnel Policies are promulgated to provide a guide to the administration of the Town of Lake City and all staff related to personnel matters. The Town reserves the right to amend this document at any time for any reason. Nothing herein is intended, nor shall it be construed or deemed to create any contract between the Town and any of its officers or employees, nor is it intended, nor shall it be construed to create any property rights in employment or an expectation of continued employment, or in the continuation of any benefits of any Town employee or officer.

These policies set out matters which will be applied to the Town's employees. Town employees shall read and understand the policies so they can ensure that their performance remains in compliance with its provisions as amended from time to time. Each employee shall sign acknowledgment evidencing they have read and understand these policies upon being hired and each time the policies are changed by the Town.

The Town Manager shall be responsible to enforce and administer these regulations. The Town Manager may delegate duties as deemed appropriate.

### Section I - Employment by the Town of Lake City, Colorado

Employment with the Town is "at-will". "At-will" means that the employee works at the will and pleasure of the employer. Any employee may be terminated with or without cause. No statement of reasons or a hearing is required to be provided to the terminated employee, just as any employee may resign at any time for any reason. This means that either the employee or the Town may terminate the employment relationship at any time with or without cause or prior notice.

These policies apply to all employees of the Town, except those in the following positions:

1. Appointed members of boards and commissions;
2. Persons employed to make or conduct a special inquiry, investigation, or audit
3. Persons of a professional nature employed by the Town on a regular, but less than full-time, basis to render professional services; and
4. Other exemptions as may be made by the Board of Trustees as needed.



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Appointed Statutory Officials: The Town Attorney and Municipal Judge are not included under the provisions set forth in these policies. As to the Town Manager, Town Clerk/Treasurer, these officials are included under and covered by the provisions set forth in these policies, except those which may be inconsistent with CRS 31-4-301 through 31-4-307, or separate written employment agreements, which shall govern. The duties, responsibilities and job descriptions of appointed statutory officials are set by state statute and municipal ordinance.

## **Section II - Definitions, Recruitment, and Promotion**

### **1. Definitions**

1. Full-time Employee is one employed to work at least 32 hours per week on a regular and continuing basis. The work week is any consecutive seven-day period.
2. Part-time Employee is one employed to work less than 32 hours per week or less than 134 hours per month on a regular and continuing basis or is available upon request or need.
3. Regular Employee is an employee who has been assigned to fill a position as established by the Town Manager and/or Board of Trustees.
4. Seasonal Employee is one employed to work on a regular and/or recurring basis during a specific season or portion of a year.
5. Temporary or Emergency Employee is one hired to fill a position created as a special assignment that has a limited term of employment.
6. Volunteer is a non-paid individual.

### **2. Recruitment, Equal Employment Opportunity**

It shall be the policy of the Town to provide fair and equal opportunity to all qualified persons to gain employment with the Town on the basis of demonstrated merit and fitness determined by fair and practical methods of selection, without regard to race, color, sex, pregnancy, gender identity, sexual orientation, national origin, age, religion, disability or genetic information or by any other condition protected by applicable state or federal law.

### **3. Hiring Practices**

All job vacancies will be posted by the Town. Applications will be accepted by the Town administration. Generally, time periods for applications will be included in job notices. For some positions, if in the best interest of the Town, exceptions to this policy will be made accordingly.



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#### 4. Orientation

The Town Clerk and/or Town Manager is responsible for ensuring that all necessary documents are processed in conjunction with the beginning of employment. All new employees must have completed all necessary paperwork prior to starting work for the Town. The supervisor of the new employee is responsible for facilitating training and job orientation. The supervisor should immediately communicate what is expected in terms of job performance, rules, and procedures. The supervisor shall supply the employee with any written guidelines established for the department if such guidelines exist. It shall be the supervisor's responsibility to provide such information to the employee and to document that the employee has received such information.

#### 5. Probationary Period

Each employee selected to fill a position with the Town must successfully complete a probationary period of six (6) months. This gives the supervisor an opportunity to observe the new employee to determine whether or not the individual is suitable for the position. Concerns regarding probationary employee performance should be openly addressed and suggestions for improvements freely exchanged. The duration of the probationary period for both the employee and the Town should not be construed as creating a contract or as guaranteeing employment for any specific duration. During the probationary period, the employee may be terminated at any time with or without cause at the discretion of the supervisor. At the completion of the six-month period, the employee will be provided a written performance evaluation.

#### 6. Promotion

Current employees seeking promotion shall be expected to meet the minimum qualifications for the position as identified by the posted job description that shall include a definition, supervision, essential job functions, examples of work performed, desired knowledge, skills, abilities, experience, training, education, and necessary special requirements. If an employee should be promoted, a six-month probationary period will be required. If the promoted employee cannot attain satisfactory job performance in the new position, the employee may be dismissed from their employment with the Town. If possible, the employee may return to his/her previous position with the approval of the Town Manager. All applicable recruiting practices will be utilized for internal candidates.

#### 7. Demotion

The Town of Lake City will not demote an employee due to his/her inability to satisfactorily perform assigned duties or for disciplinary reasons. The Town will allow an employee to accept an offered demotion if it is necessary due to restructuring or lack of funding. The probationary period for hiring and promotion will also apply to employees accepting a demotion. Should the employee be able to return to his/her originally held position, the probationary period would be waived.



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## 8. Employee Development

The Town will assume the employee cost of training that is directly related to the employee's immediate job responsibilities. Approval of funding for training is based on funding and course availability and must be approved by the Department Head or appropriate Supervisor. Financial assistance is contingent on proper approval and successful completion of the course while still employed by the Town. Employees who voluntarily leave Town employment prior to, during or within three months of receiving training shall reimburse the Town for training costs.

## 9. Hiring of Relatives

No person shall be employed in a position in any department if that person is a member of the immediate family of another employee within that department, on the same work shift, or in the chain of command for either employee. No relative shall be in a position where he or she can influence conditions of employment for a member of his or her family. "Immediate family" is defined to include an employee's parents, grandparents, step parents, spouse, partner, children, sister or brother, grandchildren, mother or father-in-law, brother or sister-in-law and the same family member of the employee's spouse/ partner. Should two employees within the same department marry or otherwise obtain a relationship whereby they become members of each other's immediate family as defined, the Town reserves the right to transfer the employee to another department if available or require one of the employees to resign for the purpose of maintaining the best interest of the Town.

## 10. I-9 Verification

The Town of Lake City complies with the Federal Immigration Reform and Control Act, employing persons who are legally eligible to work. All employees hired for any position with the Town shall complete an employment eligibility verification statement in compliance with this Act.

# Compensation

## 1. Pay Schedule

All employees are paid on a biweekly basis with the pay week beginning on Sunday and ending on Saturday. Pay increases are decided (merit based on employee performance evaluations or employers cost index) by the Board of Trustees as part of the annual budget process and are effective in January or provided based on completion of a significant job event.

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## 2. Performance Evaluation

The Town of Lake City employs a merit-based evaluation system to which all regular employees are subject. All decisions related to performance-based wage changes or continued employment status will be based upon results achieved through this evaluation system. All regular employees shall participate in this process with their immediate supervisor at least annually. During the performance review, employees and supervisors will review employees' work during the past year, discuss results achieved, opportunities for growth and future goals. Performance evaluations will be documented and placed into the employment file.

## 3. Fringe Benefits

Only Regular Full-time Employees are eligible to receive insurance, annual paid leave, sick leave, and paid holiday benefits. All employees are eligible to receive worker's compensation, unemployment insurance and retirement benefits. The following benefits may be provided by the Town as passed by the Board of Trustees as part of the Town budget process, annually:

Medical/ Dental Insurance - the Town of Lake City contributes to premium costs for full-time employee medical/ dental insurance coverage, but not premiums for dependents of employees. Detailed information is furnished in a separate booklet, available from the Town Clerk.

Life Insurance - all regular full-time employees working for the Town of Lake City have a group insurance policy with an insurance carrier licensed to do business in the State of Colorado. This policy includes term life insurance for each full-time employee.

Annual Paid Leave - regular full-time employees accrue annual leave at a monthly rate dependent upon the number of years of service completed.

| <b>Years Employed</b>                     | <b>Accruals</b>  |
|---|------------------|
| Hire to one year                          | 16 hours monthly |
| More than 1 year and including 3 years    | 17 hours monthly |
| More than 3 years and including 5 years   | 18 hours monthly |
| More than 5 years and including 10 years  | 22 hours monthly |
| More than 10 years and including 20 years | 24 hours monthly |
| More than 20 years                        | 26 hours monthly |



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Regular full-time employees shall accrue annual leave time monthly, proportionate to their hire date. Employees who begin employment between the 1st and the 15th of the month shall accrue four hours of leave; employees who begin employment on or after the 16th of the month shall accrue two hours of annual leave for that month; an employee who terminates on or after the 16th shall accrue half of the hours on annual leave for that month. No employee shall be allowed to use annual leave until he or she has completed six consecutive months of service with the Town of Lake City. However, annual leave accrues during the six-month probation period.

Should a holiday fall within an employee's scheduled annual leave, the holiday will not be charged against the employee's annual leave.

The Town's administrative office shall maintain all records of annual leave. An employee's immediate supervisor must approve annual leave in advance. After an employee accrues more than two years of annual leave, he or she must use the leave time, or it will be forfeited. Annual leave may not be taken in increments of less than one-hour increments.

Paid Holidays - The following are paid holidays for full-time employees:

- New Year's Day
- Martin Luther King's Birthday
- President's Day
- Memorial Day
- Juneteenth
- Independence Day
- Labor Day
- Veterans Day
- Thanksgiving Day
- The day after Thanksgiving
- Christmas Eve
- Christmas Day

\*The Town of Lake City will observe any federal holiday created or added to the calendar\*

Regular full-time employees who work a typical Monday - Friday schedule, when holidays fall on Saturday will be observed on the preceding Friday and those falling on Sunday will be observed on the following Monday. For regular full-time employees with a work week other than Monday through Friday, the supervisor will designate the appropriate holiday observance. Only regular full-time employees shall receive paid holidays.

Town employees required to work on an observed holiday will be paid at a rate of one and one-half their hourly rate for the holiday.

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Unemployment Insurance - The Town pays, through the State of Colorado, unemployment insurance for qualifying employee's protection should his/her employment with the Town of Lake City terminate. Benefits are paid through the State of Colorado. The extent of benefits is determined on the circumstances of the termination and length of employment.

Retirement Plan - The Town of Lake City provides a retirement plan for its employees through the Public Employee Retirement Plan (PERA). The Town deducts a percentage as determined by PERA from the employee's gross wages and provides an additional amount of the employee's wages for investment into PERA accounts. More detailed information on the Town's retirement program is available from the Town Office.

Payroll checks are issued by the Town Clerk's Office for the Town of Lake City. Supervisors are responsible for providing time records for their employees and checking records for accuracy of time worked and leave approved. Issues with a paycheck should immediately be reported to the Town Clerk. Employees of the Town are paid on a bi-weekly basis.

Should an employee be terminated from his/her employment with the Town, the employee's final paycheck will be mailed to the employee's home address or directly deposited in the employee's direct deposit bank account on the next regular pay day for the Town. Earned annual leave will be paid out at the employee's regular rate of pay.



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## Worker's Compensation

### 1. Eligibility.

Employees who suffer job-related injuries or disease may be entitled to workers' compensation benefits for medical expenses and lost wages, in accordance with State law.

### 2. Reporting.

Employee must complete an incident/ accident report and turn it into the Town office immediately. Blank forms are located in the office. Alcohol and drug testing may be required if the employee's own actions or omissions could possibly have caused the accident that led to injury. Failure to report the injury and to timely submit to testing, if required, could result in disciplinary action up to and including discharge.

### 3.WARNING:

If you are injured on the job, written notice of your injury must be given to the Town within four working days after the accident, pursuant to C.R.S. § 8-43-102(1). Deliver the notice to your supervisor, the Safety Manager, the General Manager or Human Resources. If the injury results from your use of alcohol or controlled substances, benefits may be reduced by one-half in accordance with C.R.S. § 8-42-112.5.

### 4. Treatment.

The Town has the right to require that employees are treated by a treating physician from a list of physicians that may be designated by the Town. Failure to use a physician on the list may result in loss of medical benefits. Contact the Town Manager to arrange an appointment with the designated treating physician.

### 5. Limited Duty.

The treating physician may recommend that an injured employee return to work on limited duty. In such an event, the Town may require the employee to return to work performing duties within the medical restrictions even if such work is different than the employee's regular job duties, unless the employee is entitled to FMLA leave. An employee's refusal of limited duty may result in termination of temporary disability benefits.

### 6. The Law also provides for loss or reduction of benefits when:

- a. Employee's injury is intentionally self-inflicted.
- b. Employee's actions which led to the injury were in violation of a safety rule.
- c. Employee is discharged for misconduct unrelated to the employee's injury or quits for personal reasons when not required to by the injury.

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## Types of Leave

### 1. Emergency Leave

Regular full-time employees will be granted three (3) days emergency leave with pay in the event of a death or serious illness or accident of a Family Member. Regular part-time employees will be granted emergency leave in proportion to the number of hours worked weekly. Immediate family for the purpose of emergency leave is defined as: spouse, partner, parent, parent-in-law, guardian, grandparent, grandchildren, children, brother, sister, son/ daughter-in law, brother/ sister-in-law. Other relationships may be considered and approved by the employee's immediate supervisor. If additional time is needed, time taken will be charged to sick or annual leave as available. Temporary and seasonal employees may be given time off without pay in cases of emergency.

### 3. Family Medical Leave

In accordance with the Family Medical Leave Act (FMLA), employees shall be granted up to twelve (12) weeks of unpaid family and medical leave during any twelve (12) month period. The twelve (12) month period shall be measured backward from the date an employee uses any Family Medical Leave. Such leave will be available as the result of the birth, adoption or placement of a child for foster care, to care for a spouse, child or parent with a serious health condition, or due to the serious health condition of the employee.

- a. An employee, who is on FMLA leave due to his own health condition, shall use any accumulated leave toward the twelve-week FMLA leave until such time as short-term disability benefits become available. If an employee does not have paid leave available, he may take time off without pay until Short Term Disability Benefits become available.
- b. An employee, who is on FMLA leave must substitute accumulated paid leave for FMLA leave, in accordance with 11 U.S.C. § 825.207 as amended.
- c. In order to be eligible for FMLA leave, an employee must have worked for the Town for a period of no less than six months or no longer have probationary status. If the leave requested is for a serious health condition of the employee or someone else, a certification statement will be required by the Town issued by a health care provider. Should there be a question by the Town regarding the condition; a second opinion may be required by the Town at the Town's health care provider and expense.
- d. The certification from a health care provider shall be provided 30 days in advance when FMLA is foreseeable. If the leave is not foreseeable, the employee shall provide certification within fifteen (15) calendar days. If the employee fails to provide certification, the leave may be denied.
- e. For leave due to the employee's own health condition, certification will also be required prior to return to work. Return to work with less than normal duties can be approved when appropriate by the Town Manager.



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- f. An employee who is granted maternity or Paternity leave for pregnancy/birth of a child will be given two weeks of paid leave, after which time the employee will have to use PTO, sick days or unpaid leave. An employee is expected to return to work within twelve (12) weeks following commencement of maternity or paternity leave.
  - g. An employee returning from family leave will be entitled to return to the position held prior to leave or a position with equivalent benefits, pay and other terms and conditions of employment. Employees on family leave will not accrue paid leave after the first two weeks of paid leave when the employee is eligible for short term disability.
  - h. The Town will continue to provide health care coverage for the employee under the same provisions as prior to the leave period, but not to exceed the twelve-week period. After this time, the employee would be required to pay the premiums paid by the Town to maintain health coverage. If the employee fails to return from leave, the Town may recover the premium paid during the employee's absence.
  - i. FMLA also includes a special leave entitlement that permits eligible employees to take up to 26 weeks of leave to care for a covered service-member during a single twelve-month period. A service member is a current member of the Armed Forces, including a member of the National Guard or Reserves, who has a serious injury or illness incurred in the line of duty on active duty that renders the service-member medically unfit to perform his or her duties for which the service-member is undergoing medical treatment, recuperation, or therapy, or is in outpatient status or is on the temporary disability retired list.

#### 4. Jury Duty

If you are served with a summons to jury duty, you must inform your supervisor by the next regular workday. Employees will receive their regular hourly wage or salary during jury duty but must remit to the Town any pay (not including expense reimbursement) received from the government for jury duty that covers the same period for which you are receiving pay from the Town. The Town has no obligation to pay wages for jury duty until and unless you tender to the Town a juror service certificate provided by the Court confirming that you were on jury duty during that period. Employees are expected to return to work on any day or portion of a day they are released from jury duty.

Employees who are served with a subpoena to be a witness for the Town shall immediately notify their supervisor. The supervisor shall modify the employee's work schedule as needed. Time spent as a witness to the court on behalf of the Town shall count as hours worked. Any pay provided by the court or its agents to the employee for time spent as a witness or advisor will be signed back to the Town.

An employee who is required to appear in court or for other legal proceedings not related to their employment with the Town are to use paid or unpaid leave as needed to meet the legal requirement. The employee should notify the immediate supervisor to request time off to meet the legal obligation.

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## 5. Community Service Leave

Any employee who is involved in a community service organization (Fire, EMS, LE, SAR) and is called upon for emergency service should receive permission from his supervisor to assist when called. Community Service Leave will be paid on the basis of his regular straight time pay (does not contribute to overtime) and is not subject to annual or sick leave use.

## 6. Military Leave

Employees will be allowed leave of absence for military duty in compliance with applicable Federal and State laws. Employees must present official documentation of the military duty prior to the leave and upon returning from leave. Military leave for nonexempt employees is without pay, unless the employee elects to use accrued vacation benefits. Exempt employees will be paid their salary, unless no work is performed for the Town during the work week, and subject to reduction for wages received from the Military for the same period.

## 7. Leave of Absence

The Town Manager may, using discretion, grant a leave of absence without pay to an employee for any cause when it is in the best interest of the Town. The Town Manager may grant an employee leave without pay for a specified time not to exceed six (6) months. During this leave without pay, the employee who is employed full-time may elect to continue health insurance coverage with full premiums paid for by the employee. A leave of absence without pay shall not be granted for an employee to work for another employer in a similar capacity, or for self-employment.

The following provisions exist for a leave of absence:

- A. A request for leave of absence shall be submitted in writing to the Town Manager stating the reason for the request at least fifteen (15) working days prior to the date the leave would begin.
- B. At the expiration of leave without pay, the employee shall return to the position held prior to the leave.
- C. Paid leave shall not be earned during leave without pay.
- D. A leave without pay shall not constitute a break in service.
- E. Failure by the employee to report promptly at the expiration of the leave of absence shall be considered as a resignation by the employee.

## 8. Compensatory Time

Employees will not be allowed to earn compensatory time but shall be paid overtime in accordance with the Fair Labor Standards Act (FLSA).



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## 9. Request for Leave

All leave time must be authorized in advance and in writing by the employee's supervisor prior to being taken whenever possible. Written requests for leave that cannot be completed in advance shall be filled out and turned in upon the employee's return to work. A copy of the request signed by the employee and supervisor will be filed in the employee's personnel file.

## **Employee Conduct**

Supervisory personnel are responsible for the conduct and effective performance of all employees under their jurisdiction and shall have the authority and the responsibility to discipline employees for violations of the Town's personnel policy.

An employee is subject to disciplinary action if: (1) the employee violates these personnel policies and guidelines or any other written procedure applicable to the position of the employee; (2) the employee's conduct reflects poorly on the Town or hinders the effectiveness or efficiency of Town operations; (3) the employee has performed an act of misconduct or has failed to perform an act that results in misconduct.

### 1. Gifts

Town employees shall not solicit or accept, directly or indirectly, any gift of substantial value, (a) which would tend improperly to influence a reasonable person in his/her position to depart from the faithful and impartial discharge of his/her public duties; or (b) which he/she knows or which a reasonable person in his/her position should know under the circumstances, is primarily for the purpose of rewarding him/ her for official action he/ she hastaken. An occasional non-monetary gift, insignificant in value, is not considered a gift of substantial value.

### 2. Political Activity

It is the right of every employee to register and vote on any and all political issues. Employees are permitted to join political organizations, civic associations, or groups and to become involved in political activities subject to the following:

As private citizens, employees may participate in all political activities, including holding public office, except for activities involving the election of candidates for any Town office and where holding an appointive or elective public office is incompatible with the employee's Town employment.

Any employee of the Town who becomes a candidate for elective office shall be required to accept an unpaid leave of absence while seeking that office if it interferes with the normal functions of the employee's duties.

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Any Town employee who becomes a candidate for an elected office with the Town of Lake City shall accept an immediate unpaid leave of absence until the election is concluded. Any employee elected or appointed to the Town Board of Trustees shall immediately resign from employment with the Town of Lake City.

Town employees are not permitted to mail public endorsements of a candidate for a Town elective office or to make cash or non-cash contributions to such a candidate. Public endorsements also include wearing badges, buttons, or signs on their person or Town property during on-duty/business hours.

The purpose of this policy is to prevent and avoid the appearance of impropriety on the part of any Town employee. Town employees are neither appointed to nor retained in the Town's service on the basis of their political affiliations or activities.

### 3. Confidential Information

No employee shall disclose confidential information acquired during the course of Town employment; nor shall the employee use such information, or permit others to use it, in furtherance of private interests. No Town employee shall accept outside employment or engage in any business or professional activities that might require them to disclose or act on confidential information acquired by virtue of Town employment. Any employee who violates the above shall immediately be released, without recourse, from employment with the Town.

### 4. Media Releases

Town employees who receive requests for information from the media should relay those requests to the Town Manager immediately. All media requests will be addressed through the Town Manager. Open Meeting or Information requests shall be handled by the Town Clerk or the Town Manager as necessary.

### 5. Information Technology and Cellphone Usage

All information technology systems that are owned or supported by the Town of Lake City and/or are connected to the Town of Lake City's network are governed by this policy.

All data from any source or for any purpose that is stored on any Town computers or other electronic devices is the property of the Town of Lake City.

Unauthorized use of information technology systems for non-work-related reasons is not permitted during work hours.

Hardware and software not purchased by the Town of Lake City is prohibited from installation unless otherwise authorized.



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Inappropriate use of Internet access and electronic mail, including but not limited to use of the Internet or email system for personal gain or solicitation, campaign activities, sending harassing or threatening messages to others, forwarding "for-profit" messages or chain letters or sending or accessing pornographic materials, is prohibited.

All email, messaging and Internet communication is the property of the Town of Lake City, and the Town reserves the right to access all messages. Employee Internet usage and email may be monitored.

Cellular telephones provided to Town employees are intended to be used primarily in the conduct of Town business. Cellular telephones should not be considered secure. Should loss of the issued cellphone occur, the employee shall report the loss immediately to their supervisor. The employee may be responsible for the damaged or lost equipment unless deemed replaceable by the department's budget.

Employees in violation of this policy shall be subject to appropriate disciplinary action up to and including termination.

## 6. Harassment

The Town of Lake City does not and will not tolerate harassment of its employees. The term "harassment" includes, but is not limited to, slurs, jokes, and other verbal, graphic or physical conduct relating to an individual's race, color, sex, religion, national origin, citizenship, age or disability. Threatening remarks or assaults are also considered harassment. "Harassment" also includes sexual advances, request for sexual favors, unwelcome or offensive touching, and other verbal, graphic or physical conduct of a sexual nature. This includes, but is not limited to, conduct of a sexual nature where: (1) submission to such conduct is made, whether explicitly or implicitly, a condition of an individual's employment; (2) submission to or rejection of such conduct by an individual is used as the basis for employment decisions affecting such individuals; (3) such conduct has the purpose or effect of unreasonably interfering with an individual's work performance or creating an intimidating, hostile or offensive working environment.

Although the following policy and complaint procedure shall in some incidents refer primarily to harassment of a sexual nature, the Town shall enforce the same policy and procedures for any type of harassment as defined by the preceding paragraph.

No employee, whether supervisory or non-supervisory, may harass another employee.

Any employee who believes he/ she is the victim of unwelcome behavior that would constitute harassment shall immediately report the incident(s) to any level of supervision.

All complaints involving claims of harassment shall be promptly and confidentially (as practical) investigated. The employee filing the complaint shall be advised of the results of the investigation.

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Any employee, supervisory or non-supervisory, found to have engaged in harassment of another employee will be disciplined, up to and including termination.

Reporting should be done by any employee who feels he/ she are the subject of harassment immediately to their supervisor or Town Manager, orally or in writing. Should the Town Manager be the subject of the harassment complaint, the Mayor shall coordinate the investigation of the complaint.

The Town of Lake City will not tolerate any form of retaliatory act or action against the employee who files the complaint under this policy or for participating in the investigation.

## 7. Workplace Violence

The Town of Lake City is committed to providing and maintaining a workplace environment free of intimidation, violence, or threatening behavior. The Town will not tolerate acts of violence committed by or against Town employees or member of the public while on Town property or while performing Town business at other locations.

Prohibited behaviors and actions include, but are not limited to, intimidating, threatening or hostile behaviors or comments, physical abuse, violent criminal actions, unauthorized use or possession of deadly weapons or explosives on Town property, threatening or harassing telephone calls, emails or other forms of electronic communication and social media, stalking, cyber stalking, bizarre or offensive comments about violent behavior, or any other behavior which, in management's opinion, is inappropriate in the workplace.

Employees who feel subjected to any of the behavior described above, who observe or have knowledge of any violation of this policy, or who encounter suspicious persons on Town property should immediately notify their supervisor. Employees who believe that workplace violence is so imminent and dangerous that it requires an immediate response, should contact law enforcement immediately and then report the incident to their supervisor.

Employees who engage in behavior that violates this policy are subject to disciplinary action up to and including termination. Visitors to Town property who engage in behavior that violates this policy may be removed and/or prohibited from facilities, vehicles, or property owned by the Town. Any employee who fails to report actions under this policy will also be deemed in violation and may be subject to disciplinary action including termination. Employees may also be subject to legal action.

## 8. Transportation

Use of Town Owned Vehicles -Town owned vehicles are for official Town business only. Vehicles should not be used for personal business. Safety devices shall be used at all times in accordance with Colorado State Motor Vehicle Law. Employees operating Town vehicles must have a valid driver's license in their possession during operation of the vehicle. If an



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employee has a crash with the vehicle, the employee should notify the law enforcement agency and their supervisor immediately and shall not leave the scene unless otherwise instructed to do so, or based on safety or conditions.

Use of Private Vehicles for Town Business - If an employee is required to use a personal vehicle in the performance of official duties for the Town, he/ she may receive a mileage rate as established annually by the Internal Revenue Service. Expenses for mileage must be submitted to and approved by the employee's department head and the Town Manager.

Travel and Other Expenses - employees, Board of Trustees and Commission members traveling or that incur other expenses appropriate for their position on Town business, shall be reimbursed upon presenting proper documentation to the Town Clerk. Some travel and expenses require prior approval for reimbursement. Travel shall be approved by the immediate supervisor.

The Town reserves the right to annually review the driving record of all employees.

## 9. Substance Abuse

The Town of Lake City is committed to providing a safe, drug and alcohol, free workplace for all employees and the public. The illegal use, presence, possession, distribution, dispensation, manufacture, or sale of controlled substances or other illegal or illicit substances, or consumption of an alcoholic beverage by an employee during working hours or on call for the Town or on Town property or within Town facilities is prohibited. No employee shall report for duty or remain on duty while having a blood alcohol content of greater than 0.00.

Should an employee be involved in a work-related crash or incident that results in personal or property damage, the Town may require that the employee submit to an alcohol or controlled substance test. No employee shall refuse such a test that includes, but is not limited to, providing a specimen. Tampering with a specimen, failing to appear for testing within 20 minutes of notification, leaving the scene of an accident, leaving the collection facility prior to test completion, failing to take a second test if required, failing to undergo a medical examination when required, failing to cooperate with any part of the testing process, or, once a test is underway, failing to remain and provide the requested specimen, will be deemed a violation of the personnel policy and grounds for termination.

An employee who refuses to take or fails a drug or alcohol test shall be removed from performing job duties immediately. An employee may be given an opportunity to retain his or her employment provided the employee agrees to be evaluated through an appropriate program and provider as provided by the Town, agrees to, and participates in rehabilitative programming and provides clearance from a provider and a negative test result. All costs associated with an evaluation and rehabilitation program are the responsibility of the employee. Additional disciplinary action up to and including termination may result should a violation of the substance abuse policy occur. A second violation would be immediate grounds for dismissal. Employees shall notify their immediate supervisor of a drug or alcohol violation with legal implications as soon as feasibly possible.

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## 10. Additional Misconduct Subject to Disciplinary Action or Termination

- a. Conviction of a violation of any state or federal criminal law
- b. Conviction of a violation of any Town ordinance
- c. Failure to follow prescribed safety procedures
- d. Violation of personnel policy
- e. Inattention to duty, carelessness, breakage or loss of public property or funds
- f. Incompetence or inefficiency in the performance of the duties of the position
- g. Insubordination or other breach of discipline
- h. Discourteous or disruptive conduct or other offensive behavior in public, to the public, or to other employees
- i. Abuse of benefits leave, excessive absenteeism or tardiness
- j. Failure to give proper notice of absence
- k. Unauthorized possession of a firearm or other weapon in the workplace
- L. Unauthorized personal use of Town property
- m. Intentional destruction of Town property
- n. The falsification of personnel records, time sheets, or other Town records

## 11. Grievance Procedure

A grievance procedure is the formal method of settling differences of opinion between employees, but employees are encouraged to settle disputes in an informal and amicable manner. However, the following is open to all Town employees. Circumventing the grievance procedure is considered a violation of Lake City personnel procedures. All employees shall be subject to disciplinary measures, including termination, for circumventing the grievance procedure. No employee shall be denied the right to file a grievance either formally or informally; and any employee who denies access to the grievance procedure shall be disciplined.

Employees are assured freedom from reprisal for using the grievance procedure. Any adoption, deletion or revision of Town policy shall not be considered to be a matter subject to review through the grievance procedure.

Any employee who is aggrieved by any action that relates to his/her working conditions and relationships, violations or interpretations of department policies rules, regulations, may file a grievance after the occurrence of the action complained of, or after the employee has reasonable knowledge of the action. Such dispute, difference or grievance shall be settled in the following manner:

The dispute, difference or grievance shall be submitted in writing to the immediate supervisor by the aggrieved employee. The recipient of the grievance shall respond in writing to the employee within five (5) business days.



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If an employee is dissatisfied with the decision of his or her supervisor, the employee may present his or her written grievance and the supervisor's decision to a mediator provided by, but not directly associated or affiliated with the Town of Lake City. The Lake City Board of Trustees shall select a mediator who is trained and experienced in personnel issues and who is impartial to both parties in a dispute.

The mediator's first task will be to resolve the dispute between an employee and his/her supervisor in a way that is mutually satisfactory and agreeable to both parties. However, if such a solution cannot be reached, the mediator may act as an arbitrator and make the determination regarding the dispute.

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## Termination

1. Voluntary Resignation- employees who choose to leave Town employment are expected to give their supervisor two weeks written notice of the intent to resign in good standing. Shorter notice may be acceptable if there are extenuating circumstances.
2. Release from Temporary or Seasonal Employment - when temporary or seasonal employment is terminated, the employee's record will show that the employee left because of provisional employment expiration unless the employee leaves employment under different conditions.
3. Constructive Quit - any employee who fails to call in or report to work for three (3) consecutive days, unless covered by sick leave, injury leave, annual leave or other absence approved in advance, will be released from Town employment as a constructive quit. Extenuating circumstances will be reviewed and may result in reinstatement only if the employee can prove inability to contact his/her supervisor or the administrative offices of the Town.
4. Terminations - the Town Manager shall report to the Board of Trustees any non-voluntary termination of a non-probationary employee.
5. Exit Interviews - shall be conducted by appropriate Town personnel for all employees who resign from their position with the Town.
6. Return of Town Property - an employee terminating employment for any reason is responsible for returning all Town property in his/her possession to his/her supervisor. All Town property or money of the Town may be deducted from the employee's final paycheck. Any contractual obligation made with the Town for reimbursement of education or other expenses will be the responsibility of the employee per the agreement.



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## Acknowledgement

This acknowledges that I have received a copy of the Town of Lake City's Personnel Policy. These policies are neither an express or implied contract of employment and the Town of Lake City remains free to make changes to the personnel policy, including, but not limited to, any matters addressed in these regulations, without prior notice and at its sole discretion.

I understand that it is my responsibility to read and comply with these personnel policies. I understand that employment with the Town is at-will, meaning that it may be terminated by me or the Town at any time, with or without cause or prior notice, and that nothing in the Personnel Policy is intended to or can be interpreted as changing the at-will status of employment.

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**TOWN OF LAKE CITY  
BOARD OF TRUSTEES  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTION 16-42 OF THE LAKE CITY TOWN  
CODE AND THE TOWN FEE SCHEDULE REGARDING FOOD TRUCK**

**WHEREAS**, the Board of Trustees of the Town of Lake City, Colorado (the “Board”), pursuant to Colorado Statute is vested with the authority of administering the affairs of the Town of Lake City, Colorado (the “Town”); and

**WHEREAS**, the Town of Lake City Town Municipal Code (the “Code”) sets forth requirements and procedures regarding mobile vendors including mobile food vendors (“Food Trucks”); and

**WHEREAS**, the Board has been approached by potential Food Truck vendors who desire to sell food from mobile vehicles within the Town; and

**WHEREAS**, the Board held a public hearing and received public comment from citizens, Food Truck vendors, and in Town restaurant owners regarding permitting Food Truck vendors within the Town; and

**WHEREAS**, the Board finds it is in the interest of the Citizens of Lake City as well as the restaurant and related food business owners of the Town to balance the costs, including taxes, rent, and maintenance of real property required for a traditional restaurant, with the avoidance of the same costs for Food Trucks through a permitting and regulating scheme; and

**WHEREAS**, the Board desires to amend the Town Code regarding mobile vendors to more specifically address Mobile Food Vendors and establish permits and regulations for the same.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES  
OF THE TOWN OF LAKE CITY AS FOLLOWS:**

1. Section 16-42 of the Lake City Municipal Code shall be amended with the removal of ~~strickethrough~~ language and the addition of **bold underlined** language to read in its entirety as follows:

Sec. 16-42. – Permit required.



It shall be unlawful to sell or offer any goods, services, or things for sale within the town from any "motor vehicle," "trailer," "utility trailer," or "trailer coach," as such terms are defined by state law, without a permit issued by the board of trustees. **Mobile Food Vendors shall only be permitted in accordance with the regulations set forth by the Board of Trustees and maintained by the Town Clerk. Such Mobile Food Vendors regulations may be amended from time-to-time resolution of the Board of Trustees, and in strict compliance with all Colorado Department of Health and Environment policies, rules, and regulations.**

2. The Town Fee Schedule shall be amended with the addition of a Mobile Food Vendor Permit cost of \$4,000.00 per year.
3. The Town Fee Schedule shall be further amended with the addition of a Mobile Food Vendor City Property lease cost of \$500.00 per month.
4. Validity. If any part of this ordinance is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have approved this ordinance and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
5. Repeal. Existing ordinances or parts of ordinances covering the same matters as embraced in this ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed, except that this repeal shall not affect or prevent collection of any fees assessed pursuant to the provisions of any ordinance hereby repealed prior to the taking effect of this ordinance.

**INTRODUCED, PASSED AND ADOPTED A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY, COLORADO AND SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

Votes Approving: \_\_\_\_\_  
Votes Opposed: \_\_\_\_\_  
Absent: \_\_\_\_\_  
Abstained: \_\_\_\_\_

**ATTEST:**

**BOARD OF TRUSTEES OF THE  
TOWN OF LAKE CITY, COLORADO**

\_\_\_\_\_  
Alexander Mulhall  
Town Clerk

By: \_\_\_\_\_  
Dave Roberts  
Mayor

**DRAFT- PLEASE FEEL FREE TO REVIEW AND ADJUST**

Mobile Food Vendor Regulations

1. It shall be unlawful for any person or entity to sell or offer any food item for sale from a motor vehicle, trailer, utility trailer, trailer coach, or similar vehicle without first obtaining a Mobile Food Vendor Permit (hereinafter “MFVP”) pursuant to these Mobile Food Vendor Regulations.
2. Any applicant for a MFVP must provide the Town of Lake City with written notice from the Colorado Department of Health and Environment or the Hinsdale County Health Department of the applicant’s compliance with any and all health standards, regulations, and requirements for operating such mobile food vehicle.
3. The Town shall allow a maximum of two (2) MFVP within the Town limits at any time.
4. MVFP applicants will be selected via a lottery once a complete application is submitted including proof of compliance with all health standard requirements.
5. MVFP shall be \$4,000.00 per year and shall renew annually on January 1.
6. MVFP may only be operated on at the following locations:
  - a. Memorial Park
  - b. Pumphouse Park
  - c. Ice Wall
  - d. Ski Hill
7. MVFP locations are all owned by the Town. In order to operate a MVFP, the MVFP Vendor must enter into a non-exclusive lease of the location with the Town at a cost of five hundred dollars (\$500.00) per month.

| Year | Month     | Payment    | Principal  | Interest   | Balance      | Total Interest | Total Principal |
|------|-----------|------------|------------|------------|--------------|----------------|-----------------|
| 2022 | September | \$5,660.94 | \$2,128.86 | \$3,532.08 | \$862,871.14 | \$3,532.08     | \$2,128.86      |
| 2022 | October   | \$5,660.94 | \$2,137.55 | \$3,523.39 | \$860,733.59 | \$7,055.47     | \$4,266.41      |
| 2022 | November  | \$5,660.94 | \$2,146.28 | \$3,514.66 | \$858,587.31 | \$10,570.14    | \$6,412.69      |
| 2022 | December  | \$5,660.94 | \$2,155.04 | \$3,505.90 | \$856,432.27 | \$14,076.03    | \$8,567.73      |
| 2023 | January   | \$5,660.94 | \$2,163.84 | \$3,497.10 | \$854,268.43 | \$17,573.13    | \$10,731.57     |
| 2023 | February  | \$5,660.94 | \$2,172.68 | \$3,488.26 | \$852,095.75 | \$21,061.40    | \$12,904.25     |
| 2023 | March     | \$5,660.94 | \$2,181.55 | \$3,479.39 | \$849,914.20 | \$24,540.79    | \$15,085.80     |
| 2023 | April     | \$5,660.94 | \$2,190.46 | \$3,470.48 | \$847,723.74 | \$28,011.27    | \$17,276.26     |
| 2023 | May       | \$5,660.94 | \$2,199.40 | \$3,461.54 | \$845,524.34 | \$31,472.81    | \$19,475.66     |
| 2023 | June      | \$5,660.94 | \$2,208.38 | \$3,452.56 | \$843,315.96 | \$34,925.37    | \$21,684.04     |
| 2023 | July      | \$5,660.94 | \$2,217.40 | \$3,443.54 | \$841,098.55 | \$38,368.91    | \$23,901.45     |
| 2023 | August    | \$5,660.95 | \$2,226.46 | \$3,434.49 | \$838,872.10 | \$41,803.39    | \$26,127.90     |
| 2023 | September | \$5,660.94 | \$2,235.55 | \$3,425.39 | \$836,636.55 | \$45,228.79    | \$28,363.45     |
| 2023 | October   | \$5,660.95 | \$2,244.68 | \$3,416.27 | \$834,391.88 | \$48,645.05    | \$30,608.12     |
| 2023 | November  | \$5,660.94 | \$2,253.84 | \$3,407.10 | \$832,138.04 | \$52,052.15    | \$32,861.96     |
| 2023 | December  | \$5,660.94 | \$2,263.04 | \$3,397.90 | \$829,874.99 | \$55,450.05    | \$35,125.01     |
| 2024 | January   | \$5,660.94 | \$2,272.28 | \$3,388.66 | \$827,602.71 | \$58,838.71    | \$37,397.29     |
| 2024 | February  | \$5,660.94 | \$2,281.56 | \$3,379.38 | \$825,321.14 | \$62,218.08    | \$39,678.86     |
| 2024 | March     | \$5,660.94 | \$2,290.88 | \$3,370.06 | \$823,030.26 | \$65,588.14    | \$41,969.74     |
| 2024 | April     | \$5,660.94 | \$2,300.23 | \$3,360.71 | \$820,730.03 | \$68,948.85    | \$44,269.97     |
| 2024 | May       | \$5,660.94 | \$2,309.63 | \$3,351.31 | \$818,420.40 | \$72,300.17    | \$46,579.60     |
| 2024 | June      | \$5,660.94 | \$2,319.06 | \$3,341.88 | \$816,101.35 | \$75,642.05    | \$48,898.65     |
| 2024 | July      | \$5,660.94 | \$2,328.53 | \$3,332.41 | \$813,772.82 | \$78,974.46    | \$51,227.18     |
| 2024 | August    | \$5,660.95 | \$2,338.04 | \$3,322.91 | \$811,434.78 | \$82,297.37    | \$53,565.22     |
| 2024 | September | \$5,660.94 | \$2,347.58 | \$3,313.36 | \$809,087.20 | \$85,610.73    | \$55,912.80     |
| 2024 | October   | \$5,660.94 | \$2,357.17 | \$3,303.77 | \$806,730.03 | \$88,914.50    | \$58,269.97     |
| 2024 | November  | \$5,660.94 | \$2,366.79 | \$3,294.15 | \$804,363.24 | \$92,208.65    | \$60,636.76     |
| 2024 | December  | \$5,660.94 | \$2,376.46 | \$3,284.48 | \$801,986.78 | \$95,493.13    | \$63,013.22     |
| 2025 | January   | \$5,660.94 | \$2,386.16 | \$3,274.78 | \$799,600.62 | \$98,767.91    | \$65,399.38     |
| 2025 | February  | \$5,660.95 | \$2,395.91 | \$3,265.04 | \$797,204.72 | \$102,032.95   | \$67,795.28     |
| 2025 | March     | \$5,660.94 | \$2,405.69 | \$3,255.25 | \$794,799.03 | \$105,288.20   | \$70,200.97     |
| 2025 | April     | \$5,660.94 | \$2,415.51 | \$3,245.43 | \$792,383.52 | \$108,533.63   | \$72,616.48     |
| 2025 | May       | \$5,660.95 | \$2,425.38 | \$3,235.57 | \$789,958.14 | \$111,769.19   | \$75,041.86     |



|                |            |            |            |              |              |              |
|----------------|------------|------------|------------|--------------|--------------|--------------|
| 2025 June      | \$5,660.94 | \$2,435.28 | \$3,225.66 | \$787,522.86 | \$114,994.86 | \$77,477.14  |
| 2025 July      | \$5,660.94 | \$2,445.22 | \$3,215.72 | \$785,077.64 | \$118,210.57 | \$79,922.36  |
| 2025 August    | \$5,660.94 | \$2,455.21 | \$3,205.73 | \$782,622.43 | \$121,416.31 | \$82,377.57  |
| 2025 September | \$5,660.94 | \$2,465.23 | \$3,195.71 | \$780,157.20 | \$124,612.02 | \$84,842.80  |
| 2025 October   | \$5,660.94 | \$2,475.30 | \$3,185.64 | \$777,681.90 | \$127,797.66 | \$87,318.10  |
| 2025 November  | \$5,660.94 | \$2,485.41 | \$3,175.53 | \$775,196.49 | \$130,973.19 | \$89,803.51  |
| 2025 December  | \$5,660.95 | \$2,495.56 | \$3,165.39 | \$772,700.94 | \$134,138.58 | \$92,299.06  |
| 2026 January   | \$5,660.95 | \$2,505.75 | \$3,155.20 | \$770,195.19 | \$137,293.77 | \$94,804.81  |
| 2026 February  | \$5,660.94 | \$2,515.98 | \$3,144.96 | \$767,679.21 | \$140,438.74 | \$97,320.79  |
| 2026 March     | \$5,660.94 | \$2,526.25 | \$3,134.69 | \$765,152.96 | \$143,573.43 | \$99,847.04  |
| 2026 April     | \$5,660.94 | \$2,536.57 | \$3,124.37 | \$762,616.40 | \$146,697.80 | \$102,383.60 |
| 2026 May       | \$5,660.94 | \$2,546.92 | \$3,114.02 | \$760,069.47 | \$149,811.82 | \$104,930.53 |
| 2026 June      | \$5,660.94 | \$2,557.32 | \$3,103.62 | \$757,512.15 | \$152,915.44 | \$107,487.85 |
| 2026 July      | \$5,660.94 | \$2,567.77 | \$3,093.17 | \$754,944.38 | \$156,008.61 | \$110,055.62 |
| 2026 August    | \$5,660.94 | \$2,578.25 | \$3,082.69 | \$752,366.13 | \$159,091.30 | \$112,633.87 |
| 2026 September | \$5,660.94 | \$2,588.78 | \$3,072.16 | \$749,777.35 | \$162,163.46 | \$115,222.65 |
| 2026 October   | \$5,660.94 | \$2,599.35 | \$3,061.59 | \$747,178.00 | \$165,225.05 | \$117,822.00 |
| 2026 November  | \$5,660.94 | \$2,609.96 | \$3,050.98 | \$744,568.04 | \$168,276.03 | \$120,431.96 |
| 2026 December  | \$5,660.94 | \$2,620.62 | \$3,040.32 | \$741,947.42 | \$171,316.35 | \$123,052.58 |
| 2027 January   | \$5,660.94 | \$2,631.32 | \$3,029.62 | \$739,316.09 | \$174,345.97 | \$125,683.91 |
| 2027 February  | \$5,660.94 | \$2,642.07 | \$3,018.87 | \$736,674.03 | \$177,364.84 | \$128,325.97 |
| 2027 March     | \$5,660.95 | \$2,652.86 | \$3,008.09 | \$734,021.17 | \$180,372.93 | \$130,978.83 |
| 2027 April     | \$5,660.94 | \$2,663.69 | \$2,997.25 | \$731,357.48 | \$183,370.18 | \$133,642.52 |
| 2027 May       | \$5,660.94 | \$2,674.56 | \$2,986.38 | \$728,682.92 | \$186,356.56 | \$136,317.08 |
| 2027 June      | \$5,660.95 | \$2,685.49 | \$2,975.46 | \$725,997.43 | \$189,332.01 | \$139,002.57 |
| 2027 July      | \$5,660.94 | \$2,696.45 | \$2,964.49 | \$723,300.98 | \$192,296.50 | \$141,699.02 |
| 2027 August    | \$5,660.94 | \$2,707.46 | \$2,953.48 | \$720,593.52 | \$195,249.98 | \$144,406.48 |
| 2027 September | \$5,660.94 | \$2,718.52 | \$2,942.42 | \$717,875.00 | \$198,192.40 | \$147,125.00 |
| 2027 October   | \$5,660.94 | \$2,729.62 | \$2,931.32 | \$715,145.38 | \$201,123.73 | \$149,854.62 |
| 2027 November  | \$5,660.94 | \$2,740.76 | \$2,920.18 | \$712,404.62 | \$204,043.90 | \$152,595.38 |
| 2027 December  | \$5,660.95 | \$2,751.96 | \$2,908.99 | \$709,652.66 | \$206,952.89 | \$155,347.34 |
| 2028 January   | \$5,660.94 | \$2,763.19 | \$2,897.75 | \$706,889.47 | \$209,850.64 | \$158,110.53 |
| 2028 February  | \$5,660.95 | \$2,774.48 | \$2,886.47 | \$704,115.00 | \$212,737.10 | \$160,885.00 |
| 2028 March     | \$5,660.94 | \$2,785.80 | \$2,875.14 | \$701,329.19 | \$215,612.24 | \$163,670.81 |

|                |            |            |            |              |              |              |
|----------------|------------|------------|------------|--------------|--------------|--------------|
| 2028 April     | \$5,660.94 | \$2,797.18 | \$2,863.76 | \$698,532.01 | \$218,476.00 | \$166,467.99 |
| 2028 May       | \$5,660.94 | \$2,808.60 | \$2,852.34 | \$695,723.41 | \$221,328.34 | \$169,276.59 |
| 2028 June      | \$5,660.94 | \$2,820.07 | \$2,840.87 | \$692,903.34 | \$224,169.21 | \$172,096.66 |
| 2028 July      | \$5,660.95 | \$2,831.59 | \$2,829.36 | \$690,071.75 | \$226,998.57 | \$174,928.25 |
| 2028 August    | \$5,660.94 | \$2,843.15 | \$2,817.79 | \$687,228.61 | \$229,816.36 | \$177,771.39 |
| 2028 September | \$5,660.94 | \$2,854.76 | \$2,806.18 | \$684,373.85 | \$232,622.54 | \$180,626.15 |
| 2028 October   | \$5,660.94 | \$2,866.41 | \$2,794.53 | \$681,507.43 | \$235,417.07 | \$183,492.57 |
| 2028 November  | \$5,660.94 | \$2,878.12 | \$2,782.82 | \$678,629.31 | \$238,199.89 | \$186,370.69 |
| 2028 December  | \$5,660.94 | \$2,889.87 | \$2,771.07 | \$675,739.44 | \$240,970.96 | \$189,260.56 |
| 2029 January   | \$5,660.94 | \$2,901.67 | \$2,759.27 | \$672,837.77 | \$243,730.23 | \$192,162.23 |
| 2029 February  | \$5,660.94 | \$2,913.52 | \$2,747.42 | \$669,924.25 | \$246,477.65 | \$195,075.75 |
| 2029 March     | \$5,660.94 | \$2,925.42 | \$2,735.52 | \$666,998.83 | \$249,213.17 | \$198,001.17 |
| 2029 April     | \$5,660.94 | \$2,937.36 | \$2,723.58 | \$664,061.47 | \$251,936.75 | \$200,938.53 |
| 2029 May       | \$5,660.94 | \$2,949.36 | \$2,711.58 | \$661,112.11 | \$254,648.34 | \$203,887.89 |
| 2029 June      | \$5,660.94 | \$2,961.40 | \$2,699.54 | \$658,150.71 | \$257,347.88 | \$206,849.29 |
| 2029 July      | \$5,660.94 | \$2,973.49 | \$2,687.45 | \$655,177.22 | \$260,035.33 | \$209,822.78 |
| 2029 August    | \$5,660.94 | \$2,985.63 | \$2,675.31 | \$652,191.59 | \$262,710.63 | \$212,808.41 |
| 2029 September | \$5,660.95 | \$2,997.83 | \$2,663.12 | \$649,193.76 | \$265,373.75 | \$215,806.24 |
| 2029 October   | \$5,660.94 | \$3,010.07 | \$2,650.87 | \$646,183.70 | \$268,024.62 | \$218,816.30 |
| 2029 November  | \$5,660.94 | \$3,022.36 | \$2,638.58 | \$643,161.34 | \$270,663.21 | \$221,838.66 |
| 2029 December  | \$5,660.94 | \$3,034.70 | \$2,626.24 | \$640,126.64 | \$273,289.45 | \$224,873.36 |
| 2030 January   | \$5,660.94 | \$3,047.09 | \$2,613.85 | \$637,079.55 | \$275,903.30 | \$227,920.45 |
| 2030 February  | \$5,660.94 | \$3,059.53 | \$2,601.41 | \$634,020.02 | \$278,504.71 | \$230,979.98 |
| 2030 March     | \$5,660.95 | \$3,072.03 | \$2,588.92 | \$630,947.99 | \$281,093.62 | \$234,052.01 |
| 2030 April     | \$5,660.94 | \$3,084.57 | \$2,576.37 | \$627,863.42 | \$283,670.00 | \$237,136.58 |
| 2030 May       | \$5,660.95 | \$3,097.17 | \$2,563.78 | \$624,766.26 | \$286,233.77 | \$240,233.74 |
| 2030 June      | \$5,660.94 | \$3,109.81 | \$2,551.13 | \$621,656.44 | \$288,784.90 | \$243,343.56 |
| 2030 July      | \$5,660.94 | \$3,122.51 | \$2,538.43 | \$618,533.93 | \$291,323.33 | \$246,466.07 |
| 2030 August    | \$5,660.94 | \$3,135.26 | \$2,525.68 | \$615,398.67 | \$293,849.01 | \$249,601.33 |
| 2030 September | \$5,660.94 | \$3,148.06 | \$2,512.88 | \$612,250.61 | \$296,361.89 | \$252,749.39 |
| 2030 October   | \$5,660.94 | \$3,160.92 | \$2,500.02 | \$609,089.69 | \$298,861.91 | \$255,910.31 |
| 2030 November  | \$5,660.94 | \$3,173.82 | \$2,487.12 | \$605,915.87 | \$301,349.03 | \$259,084.13 |
| 2030 December  | \$5,660.94 | \$3,186.78 | \$2,474.16 | \$602,729.08 | \$303,823.18 | \$262,270.92 |
| 2031 January   | \$5,660.94 | \$3,199.80 | \$2,461.14 | \$599,529.28 | \$306,284.33 | \$265,470.72 |

|                |            |            |            |              |              |              |
|----------------|------------|------------|------------|--------------|--------------|--------------|
| 2031 February  | \$5,660.94 | \$3,212.86 | \$2,448.08 | \$596,316.42 | \$308,732.41 | \$268,683.58 |
| 2031 March     | \$5,660.94 | \$3,225.98 | \$2,434.96 | \$593,090.44 | \$311,167.36 | \$271,909.56 |
| 2031 April     | \$5,660.95 | \$3,239.16 | \$2,421.79 | \$589,851.28 | \$313,589.15 | \$275,148.72 |
| 2031 May       | \$5,660.94 | \$3,252.38 | \$2,408.56 | \$586,598.90 | \$315,997.71 | \$278,401.10 |
| 2031 June      | \$5,660.94 | \$3,265.66 | \$2,395.28 | \$583,333.24 | \$318,392.99 | \$281,666.76 |
| 2031 July      | \$5,660.94 | \$3,279.00 | \$2,381.94 | \$580,054.24 | \$320,774.93 | \$284,945.76 |
| 2031 August    | \$5,660.94 | \$3,292.39 | \$2,368.55 | \$576,761.86 | \$323,143.49 | \$288,238.14 |
| 2031 September | \$5,660.94 | \$3,305.83 | \$2,355.11 | \$573,456.03 | \$325,498.60 | \$291,543.97 |
| 2031 October   | \$5,660.94 | \$3,319.33 | \$2,341.61 | \$570,136.70 | \$327,840.21 | \$294,863.30 |
| 2031 November  | \$5,660.94 | \$3,332.88 | \$2,328.06 | \$566,803.82 | \$330,168.27 | \$298,196.18 |
| 2031 December  | \$5,660.94 | \$3,346.49 | \$2,314.45 | \$563,457.32 | \$332,482.72 | \$301,542.68 |
| 2032 January   | \$5,660.94 | \$3,360.16 | \$2,300.78 | \$560,097.17 | \$334,783.50 | \$304,902.83 |
| 2032 February  | \$5,660.94 | \$3,373.88 | \$2,287.06 | \$556,723.29 | \$337,070.57 | \$308,276.71 |
| 2032 March     | \$5,660.94 | \$3,387.65 | \$2,273.29 | \$553,335.63 | \$339,343.85 | \$311,664.37 |
| 2032 April     | \$5,660.94 | \$3,401.49 | \$2,259.45 | \$549,934.15 | \$341,603.31 | \$315,065.85 |
| 2032 May       | \$5,660.94 | \$3,415.38 | \$2,245.56 | \$546,518.77 | \$343,848.87 | \$318,481.23 |
| 2032 June      | \$5,660.94 | \$3,429.32 | \$2,231.62 | \$543,089.45 | \$346,080.49 | \$321,910.55 |
| 2032 July      | \$5,660.95 | \$3,443.33 | \$2,217.62 | \$539,646.12 | \$348,298.10 | \$325,353.88 |
| 2032 August    | \$5,660.94 | \$3,457.39 | \$2,203.55 | \$536,188.74 | \$350,501.66 | \$328,811.26 |
| 2032 September | \$5,660.94 | \$3,471.50 | \$2,189.44 | \$532,717.23 | \$352,691.10 | \$332,282.77 |
| 2032 October   | \$5,660.94 | \$3,485.68 | \$2,175.26 | \$529,231.55 | \$354,866.36 | \$335,768.45 |
| 2032 November  | \$5,660.94 | \$3,499.91 | \$2,161.03 | \$525,731.64 | \$357,027.39 | \$339,268.36 |
| 2032 December  | \$5,660.94 | \$3,514.20 | \$2,146.74 | \$522,217.44 | \$359,174.12 | \$342,782.56 |
| 2033 January   | \$5,660.94 | \$3,528.55 | \$2,132.39 | \$518,688.88 | \$361,306.51 | \$346,311.12 |
| 2033 February  | \$5,660.94 | \$3,542.96 | \$2,117.98 | \$515,145.92 | \$363,424.49 | \$349,854.08 |
| 2033 March     | \$5,660.94 | \$3,557.43 | \$2,103.51 | \$511,588.49 | \$365,528.00 | \$353,411.51 |
| 2033 April     | \$5,660.94 | \$3,571.95 | \$2,088.99 | \$508,016.54 | \$367,616.99 | \$356,983.46 |
| 2033 May       | \$5,660.94 | \$3,586.54 | \$2,074.40 | \$504,430.00 | \$369,691.39 | \$360,570.00 |
| 2033 June      | \$5,660.95 | \$3,601.19 | \$2,059.76 | \$500,828.81 | \$371,751.15 | \$364,171.19 |
| 2033 July      | \$5,660.94 | \$3,615.89 | \$2,045.05 | \$497,212.92 | \$373,796.20 | \$367,787.08 |
| 2033 August    | \$5,660.94 | \$3,630.65 | \$2,030.29 | \$493,582.27 | \$375,826.48 | \$371,417.73 |
| 2033 September | \$5,660.94 | \$3,645.48 | \$2,015.46 | \$489,936.79 | \$377,841.95 | \$375,063.21 |
| 2033 October   | \$5,660.95 | \$3,660.37 | \$2,000.58 | \$486,276.42 | \$379,842.52 | \$378,723.58 |
| 2033 November  | \$5,660.94 | \$3,675.31 | \$1,985.63 | \$482,601.11 | \$381,828.15 | \$382,398.89 |



|                |            |            |            |              |              |              |
|----------------|------------|------------|------------|--------------|--------------|--------------|
| 2033 December  | \$5,660.94 | \$3,690.32 | \$1,970.62 | \$478,910.79 | \$383,798.77 | \$386,089.21 |
| 2034 January   | \$5,660.94 | \$3,705.39 | \$1,955.55 | \$475,205.40 | \$385,754.32 | \$389,794.60 |
| 2034 February  | \$5,660.94 | \$3,720.52 | \$1,940.42 | \$471,484.88 | \$387,694.75 | \$393,515.12 |
| 2034 March     | \$5,660.94 | \$3,735.71 | \$1,925.23 | \$467,749.17 | \$389,619.98 | \$397,250.83 |
| 2034 April     | \$5,660.95 | \$3,750.97 | \$1,909.98 | \$463,998.21 | \$391,529.95 | \$401,001.79 |
| 2034 May       | \$5,660.94 | \$3,766.28 | \$1,894.66 | \$460,231.93 | \$393,424.61 | \$404,768.07 |
| 2034 June      | \$5,660.94 | \$3,781.66 | \$1,879.28 | \$456,450.27 | \$395,303.89 | \$408,549.73 |
| 2034 July      | \$5,660.94 | \$3,797.10 | \$1,863.84 | \$452,653.16 | \$397,167.73 | \$412,346.84 |
| 2034 August    | \$5,660.94 | \$3,812.61 | \$1,848.33 | \$448,840.56 | \$399,016.06 | \$416,159.44 |
| 2034 September | \$5,660.95 | \$3,828.18 | \$1,832.77 | \$445,012.38 | \$400,848.83 | \$419,987.62 |
| 2034 October   | \$5,660.94 | \$3,843.81 | \$1,817.13 | \$441,168.57 | \$402,665.96 | \$423,831.43 |
| 2034 November  | \$5,660.94 | \$3,859.50 | \$1,801.44 | \$437,309.07 | \$404,467.40 | \$427,690.93 |
| 2034 December  | \$5,660.94 | \$3,875.26 | \$1,785.68 | \$433,433.81 | \$406,253.08 | \$431,566.19 |
| 2035 January   | \$5,660.94 | \$3,891.09 | \$1,769.85 | \$429,542.72 | \$408,022.93 | \$435,457.28 |
| 2035 February  | \$5,660.94 | \$3,906.97 | \$1,753.97 | \$425,635.75 | \$409,776.90 | \$439,364.25 |
| 2035 March     | \$5,660.94 | \$3,922.93 | \$1,738.01 | \$421,712.82 | \$411,514.91 | \$443,287.18 |
| 2035 April     | \$5,660.94 | \$3,938.95 | \$1,721.99 | \$417,773.87 | \$413,236.91 | \$447,226.13 |
| 2035 May       | \$5,660.94 | \$3,955.03 | \$1,705.91 | \$413,818.84 | \$414,942.82 | \$451,181.16 |
| 2035 June      | \$5,660.94 | \$3,971.18 | \$1,689.76 | \$409,847.66 | \$416,632.58 | \$455,152.34 |
| 2035 July      | \$5,660.94 | \$3,987.40 | \$1,673.54 | \$405,860.26 | \$418,306.12 | \$459,139.74 |
| 2035 August    | \$5,660.94 | \$4,003.68 | \$1,657.26 | \$401,856.59 | \$419,963.38 | \$463,143.41 |
| 2035 September | \$5,660.94 | \$4,020.03 | \$1,640.91 | \$397,836.56 | \$421,604.30 | \$467,163.44 |
| 2035 October   | \$5,660.94 | \$4,036.44 | \$1,624.50 | \$393,800.12 | \$423,228.80 | \$471,199.88 |
| 2035 November  | \$5,660.94 | \$4,052.92 | \$1,608.02 | \$389,747.19 | \$424,836.82 | \$475,252.81 |
| 2035 December  | \$5,660.94 | \$4,069.47 | \$1,591.47 | \$385,677.72 | \$426,428.28 | \$479,322.28 |
| 2036 January   | \$5,660.94 | \$4,086.09 | \$1,574.85 | \$381,591.63 | \$428,003.13 | \$483,408.37 |
| 2036 February  | \$5,660.95 | \$4,102.78 | \$1,558.17 | \$377,488.85 | \$429,561.30 | \$487,511.15 |
| 2036 March     | \$5,660.94 | \$4,119.53 | \$1,541.41 | \$373,369.33 | \$431,102.71 | \$491,630.67 |
| 2036 April     | \$5,660.94 | \$4,136.35 | \$1,524.59 | \$369,232.98 | \$432,627.30 | \$495,767.02 |
| 2036 May       | \$5,660.94 | \$4,153.24 | \$1,507.70 | \$365,079.74 | \$434,135.01 | \$499,920.26 |
| 2036 June      | \$5,660.94 | \$4,170.20 | \$1,490.74 | \$360,909.54 | \$435,625.75 | \$504,090.46 |
| 2036 July      | \$5,660.94 | \$4,187.23 | \$1,473.71 | \$356,722.31 | \$437,099.46 | \$508,277.69 |
| 2036 August    | \$5,660.94 | \$4,204.32 | \$1,456.62 | \$352,517.99 | \$438,556.08 | \$512,482.01 |
| 2036 September | \$5,660.94 | \$4,221.49 | \$1,439.45 | \$348,296.49 | \$439,995.53 | \$516,703.51 |

|                |            |            |            |              |              |              |
|----------------|------------|------------|------------|--------------|--------------|--------------|
| 2036 October   | \$5,660.94 | \$4,238.73 | \$1,422.21 | \$344,057.76 | \$441,417.74 | \$520,942.24 |
| 2036 November  | \$5,660.94 | \$4,256.04 | \$1,404.90 | \$339,801.72 | \$442,822.64 | \$525,198.28 |
| 2036 December  | \$5,660.94 | \$4,273.42 | \$1,387.52 | \$335,528.31 | \$444,210.16 | \$529,471.69 |
| 2037 January   | \$5,660.94 | \$4,290.87 | \$1,370.07 | \$331,237.44 | \$445,580.24 | \$533,762.56 |
| 2037 February  | \$5,660.94 | \$4,308.39 | \$1,352.55 | \$326,929.05 | \$446,932.79 | \$538,070.95 |
| 2037 March     | \$5,660.94 | \$4,325.98 | \$1,334.96 | \$322,603.07 | \$448,267.75 | \$542,396.93 |
| 2037 April     | \$5,660.95 | \$4,343.65 | \$1,317.30 | \$318,259.43 | \$449,585.05 | \$546,740.57 |
| 2037 May       | \$5,660.94 | \$4,361.38 | \$1,299.56 | \$313,898.04 | \$450,884.61 | \$551,101.96 |
| 2037 June      | \$5,660.94 | \$4,379.19 | \$1,281.75 | \$309,518.85 | \$452,166.36 | \$555,481.15 |
| 2037 July      | \$5,660.94 | \$4,397.07 | \$1,263.87 | \$305,121.78 | \$453,430.22 | \$559,878.22 |
| 2037 August    | \$5,660.94 | \$4,415.03 | \$1,245.91 | \$300,706.75 | \$454,676.14 | \$564,293.25 |
| 2037 September | \$5,660.95 | \$4,433.06 | \$1,227.89 | \$296,273.70 | \$455,904.02 | \$568,726.30 |
| 2037 October   | \$5,660.94 | \$4,451.16 | \$1,209.78 | \$291,822.54 | \$457,113.81 | \$573,177.46 |
| 2037 November  | \$5,660.94 | \$4,469.33 | \$1,191.61 | \$287,353.21 | \$458,305.42 | \$577,646.79 |
| 2037 December  | \$5,660.94 | \$4,487.58 | \$1,173.36 | \$282,865.63 | \$459,478.78 | \$582,134.37 |
| 2038 January   | \$5,660.94 | \$4,505.91 | \$1,155.03 | \$278,359.72 | \$460,633.81 | \$586,640.28 |
| 2038 February  | \$5,660.95 | \$4,524.31 | \$1,136.64 | \$273,835.42 | \$461,770.45 | \$591,164.58 |
| 2038 March     | \$5,660.94 | \$4,542.78 | \$1,118.16 | \$269,292.64 | \$462,888.61 | \$595,707.36 |
| 2038 April     | \$5,660.94 | \$4,561.33 | \$1,099.61 | \$264,731.31 | \$463,988.22 | \$600,268.69 |
| 2038 May       | \$5,660.94 | \$4,579.95 | \$1,080.99 | \$260,151.35 | \$465,069.21 | \$604,848.65 |
| 2038 June      | \$5,660.94 | \$4,598.66 | \$1,062.28 | \$255,552.70 | \$466,131.49 | \$609,447.30 |
| 2038 July      | \$5,660.94 | \$4,617.43 | \$1,043.51 | \$250,935.26 | \$467,175.00 | \$614,064.74 |
| 2038 August    | \$5,660.94 | \$4,636.29 | \$1,024.65 | \$246,298.97 | \$468,199.65 | \$618,701.03 |
| 2038 September | \$5,660.94 | \$4,655.22 | \$1,005.72 | \$241,643.75 | \$469,205.37 | \$623,356.25 |
| 2038 October   | \$5,660.94 | \$4,674.23 | \$986.71   | \$236,969.52 | \$470,192.08 | \$628,030.48 |
| 2038 November  | \$5,660.95 | \$4,693.32 | \$967.63   | \$232,276.21 | \$471,159.71 | \$632,723.79 |
| 2038 December  | \$5,660.94 | \$4,712.48 | \$948.46   | \$227,563.73 | \$472,108.17 | \$637,436.27 |
| 2039 January   | \$5,660.94 | \$4,731.72 | \$929.22   | \$222,832.01 | \$473,037.39 | \$642,167.99 |
| 2039 February  | \$5,660.94 | \$4,751.04 | \$909.90   | \$218,080.96 | \$473,947.28 | \$646,919.04 |
| 2039 March     | \$5,660.94 | \$4,770.44 | \$890.50   | \$213,310.52 | \$474,837.78 | \$651,689.48 |
| 2039 April     | \$5,660.94 | \$4,789.92 | \$871.02   | \$208,520.60 | \$475,708.80 | \$656,479.40 |
| 2039 May       | \$5,660.94 | \$4,809.48 | \$851.46   | \$203,711.11 | \$476,560.26 | \$661,288.89 |
| 2039 June      | \$5,660.94 | \$4,829.12 | \$831.82   | \$198,881.99 | \$477,392.08 | \$666,118.01 |
| 2039 July      | \$5,660.94 | \$4,848.84 | \$812.10   | \$194,033.15 | \$478,204.18 | \$670,966.85 |

|                |            |            |          |              |              |              |
|----------------|------------|------------|----------|--------------|--------------|--------------|
| 2039 August    | \$5,660.94 | \$4,868.64 | \$792.30 | \$189,164.51 | \$478,996.48 | \$675,835.49 |
| 2039 September | \$5,660.94 | \$4,888.52 | \$772.42 | \$184,275.99 | \$479,768.90 | \$680,724.01 |
| 2039 October   | \$5,660.94 | \$4,908.48 | \$752.46 | \$179,367.51 | \$480,521.36 | \$685,632.49 |
| 2039 November  | \$5,660.94 | \$4,928.52 | \$732.42 | \$174,438.99 | \$481,253.78 | \$690,561.01 |
| 2039 December  | \$5,660.94 | \$4,948.65 | \$712.29 | \$169,490.34 | \$481,966.07 | \$695,509.66 |
| 2040 January   | \$5,660.95 | \$4,968.86 | \$692.09 | \$164,521.49 | \$482,658.16 | \$700,478.51 |
| 2040 February  | \$5,660.94 | \$4,989.14 | \$671.80 | \$159,532.34 | \$483,329.96 | \$705,467.66 |
| 2040 March     | \$5,660.94 | \$5,009.52 | \$651.42 | \$154,522.82 | \$483,981.38 | \$710,477.18 |
| 2040 April     | \$5,660.94 | \$5,029.97 | \$630.97 | \$149,492.85 | \$484,612.35 | \$715,507.15 |
| 2040 May       | \$5,660.94 | \$5,050.51 | \$610.43 | \$144,442.34 | \$485,222.78 | \$720,557.66 |
| 2040 June      | \$5,660.94 | \$5,071.13 | \$589.81 | \$139,371.20 | \$485,812.58 | \$725,628.80 |
| 2040 July      | \$5,660.94 | \$5,091.84 | \$569.10 | \$134,279.36 | \$486,381.68 | \$730,720.64 |
| 2040 August    | \$5,660.94 | \$5,112.63 | \$548.31 | \$129,166.73 | \$486,929.99 | \$735,833.27 |
| 2040 September | \$5,660.94 | \$5,133.51 | \$527.43 | \$124,033.22 | \$487,457.42 | \$740,966.78 |
| 2040 October   | \$5,660.94 | \$5,154.47 | \$506.47 | \$118,878.75 | \$487,963.89 | \$746,121.25 |
| 2040 November  | \$5,660.94 | \$5,175.52 | \$485.42 | \$113,703.23 | \$488,449.31 | \$751,296.77 |
| 2040 December  | \$5,660.94 | \$5,196.65 | \$464.29 | \$108,506.57 | \$488,913.60 | \$756,493.43 |
| 2041 January   | \$5,660.94 | \$5,217.87 | \$443.07 | \$103,288.70 | \$489,356.67 | \$761,711.30 |
| 2041 February  | \$5,660.94 | \$5,239.18 | \$421.76 | \$98,049.52  | \$489,778.43 | \$766,950.48 |
| 2041 March     | \$5,660.94 | \$5,260.57 | \$400.37 | \$92,788.95  | \$490,178.80 | \$772,211.05 |
| 2041 April     | \$5,660.94 | \$5,282.05 | \$378.89 | \$87,506.90  | \$490,557.69 | \$777,493.10 |
| 2041 May       | \$5,660.94 | \$5,303.62 | \$357.32 | \$82,203.28  | \$490,915.01 | \$782,796.72 |
| 2041 June      | \$5,660.94 | \$5,325.28 | \$335.66 | \$76,878.00  | \$491,250.67 | \$788,122.00 |
| 2041 July      | \$5,660.94 | \$5,347.02 | \$313.92 | \$71,530.98  | \$491,564.59 | \$793,469.02 |
| 2041 August    | \$5,660.94 | \$5,368.86 | \$292.08 | \$66,162.12  | \$491,856.67 | \$798,837.88 |
| 2041 September | \$5,660.94 | \$5,390.78 | \$270.16 | \$60,771.34  | \$492,126.84 | \$804,228.66 |
| 2041 October   | \$5,660.94 | \$5,412.79 | \$248.15 | \$55,358.55  | \$492,374.99 | \$809,641.45 |
| 2041 November  | \$5,660.94 | \$5,434.89 | \$226.05 | \$49,923.66  | \$492,601.03 | \$815,076.34 |
| 2041 December  | \$5,660.94 | \$5,457.09 | \$203.85 | \$44,466.57  | \$492,804.89 | \$820,533.43 |
| 2042 January   | \$5,660.94 | \$5,479.37 | \$181.57 | \$38,987.20  | \$492,986.46 | \$826,012.80 |
| 2042 February  | \$5,660.94 | \$5,501.74 | \$159.20 | \$33,485.46  | \$493,145.66 | \$831,514.54 |
| 2042 March     | \$5,660.94 | \$5,524.21 | \$136.73 | \$27,961.25  | \$493,282.39 | \$837,038.75 |
| 2042 April     | \$5,660.95 | \$5,546.77 | \$114.18 | \$22,414.48  | \$493,396.56 | \$842,585.52 |
| 2042 May       | \$5,660.95 | \$5,569.42 | \$91.53  | \$16,845.07  | \$493,488.09 | \$848,154.93 |



|             |            |            |         |             |              |              |
|-------------|------------|------------|---------|-------------|--------------|--------------|
| 2042 June   | \$5,660.94 | \$5,592.16 | \$68.78 | \$11,252.91 | \$493,556.87 | \$853,747.09 |
| 2042 July   | \$5,660.94 | \$5,614.99 | \$45.95 | \$5,637.92  | \$493,602.82 | \$859,362.08 |
| 2042 August | \$5,660.94 | \$5,637.92 | \$23.02 | \$0.00      | \$493,625.85 | \$865,000.00 |

| Year | Month     | Payment    | Principal  | Interest   | Balance      | Total Interest | Total Principal |
|------|-----------|------------|------------|------------|--------------|----------------|-----------------|
| 2022 | October   | \$2,732.30 | \$1,027.51 | \$1,704.79 | \$416,472.49 | \$1,704.79     | \$1,027.51      |
| 2022 | November  | \$2,732.31 | \$1,031.71 | \$1,700.60 | \$415,440.78 | \$3,405.39     | \$2,059.22      |
| 2022 | December  | \$2,732.30 | \$1,035.92 | \$1,696.38 | \$414,404.86 | \$5,101.77     | \$3,095.14      |
| 2023 | January   | \$2,732.30 | \$1,040.15 | \$1,692.15 | \$413,364.71 | \$6,793.92     | \$4,135.29      |
| 2023 | February  | \$2,732.31 | \$1,044.40 | \$1,687.91 | \$412,320.31 | \$8,481.83     | \$5,179.69      |
| 2023 | March     | \$2,732.30 | \$1,048.66 | \$1,683.64 | \$411,271.65 | \$10,165.47    | \$6,228.35      |
| 2023 | April     | \$2,732.30 | \$1,052.94 | \$1,679.36 | \$410,218.70 | \$11,844.83    | \$7,281.30      |
| 2023 | May       | \$2,732.30 | \$1,057.24 | \$1,675.06 | \$409,161.46 | \$13,519.89    | \$8,338.54      |
| 2023 | June      | \$2,732.30 | \$1,061.56 | \$1,670.74 | \$408,099.90 | \$15,190.63    | \$9,400.10      |
| 2023 | July      | \$2,732.31 | \$1,065.90 | \$1,666.41 | \$407,034.00 | \$16,857.04    | \$10,466.00     |
| 2023 | August    | \$2,732.31 | \$1,070.25 | \$1,662.06 | \$405,963.75 | \$18,519.10    | \$11,536.25     |
| 2023 | September | \$2,732.31 | \$1,074.62 | \$1,657.69 | \$404,889.13 | \$20,176.78    | \$12,610.87     |
| 2023 | October   | \$2,732.31 | \$1,079.01 | \$1,653.30 | \$403,810.13 | \$21,830.08    | \$13,689.87     |
| 2023 | November  | \$2,732.30 | \$1,083.41 | \$1,648.89 | \$402,726.72 | \$23,478.97    | \$14,773.28     |
| 2023 | December  | \$2,732.31 | \$1,087.84 | \$1,644.47 | \$401,638.88 | \$25,123.44    | \$15,861.12     |
| 2024 | January   | \$2,732.31 | \$1,092.28 | \$1,640.03 | \$400,546.60 | \$26,763.46    | \$16,953.40     |
| 2024 | February  | \$2,732.31 | \$1,096.74 | \$1,635.57 | \$399,449.86 | \$28,399.03    | \$18,050.14     |
| 2024 | March     | \$2,732.31 | \$1,101.22 | \$1,631.09 | \$398,348.64 | \$30,030.12    | \$19,151.36     |
| 2024 | April     | \$2,732.30 | \$1,105.71 | \$1,626.59 | \$397,242.93 | \$31,656.71    | \$20,257.07     |
| 2024 | May       | \$2,732.31 | \$1,110.23 | \$1,622.08 | \$396,132.70 | \$33,278.78    | \$21,367.30     |
| 2024 | June      | \$2,732.30 | \$1,114.76 | \$1,617.54 | \$395,017.94 | \$34,896.32    | \$22,482.06     |
| 2024 | July      | \$2,732.30 | \$1,119.31 | \$1,612.99 | \$393,898.63 | \$36,509.31    | \$23,601.37     |
| 2024 | August    | \$2,732.30 | \$1,123.88 | \$1,608.42 | \$392,774.74 | \$38,117.73    | \$24,725.26     |
| 2024 | September | \$2,732.30 | \$1,128.47 | \$1,603.83 | \$391,646.27 | \$39,721.56    | \$25,853.73     |
| 2024 | October   | \$2,732.30 | \$1,133.08 | \$1,599.22 | \$390,513.19 | \$41,320.78    | \$26,986.81     |
| 2024 | November  | \$2,732.31 | \$1,137.71 | \$1,594.60 | \$389,375.48 | \$42,915.38    | \$28,124.52     |
| 2024 | December  | \$2,732.30 | \$1,142.35 | \$1,589.95 | \$388,233.12 | \$44,505.33    | \$29,266.88     |
| 2025 | January   | \$2,732.31 | \$1,147.02 | \$1,585.29 | \$387,086.11 | \$46,090.62    | \$30,413.89     |
| 2025 | February  | \$2,732.30 | \$1,151.70 | \$1,580.60 | \$385,934.40 | \$47,671.22    | \$31,565.60     |
| 2025 | March     | \$2,732.31 | \$1,156.41 | \$1,575.90 | \$384,778.00 | \$49,247.12    | \$32,722.00     |
| 2025 | April     | \$2,732.31 | \$1,161.13 | \$1,571.18 | \$383,616.87 | \$50,818.29    | \$33,883.13     |
| 2025 | May       | \$2,732.31 | \$1,165.87 | \$1,566.44 | \$382,451.00 | \$52,384.73    | \$35,049.00     |
| 2025 | June      | \$2,732.30 | \$1,170.63 | \$1,561.67 | \$381,280.37 | \$53,946.40    | \$36,219.63     |

|                |            |            |            |              |              |             |
|----------------|------------|------------|------------|--------------|--------------|-------------|
| 2025 July      | \$2,732.30 | \$1,175.41 | \$1,556.89 | \$380,104.96 | \$55,503.30  | \$37,395.04 |
| 2025 August    | \$2,732.31 | \$1,180.21 | \$1,552.10 | \$378,924.76 | \$57,055.39  | \$38,575.24 |
| 2025 September | \$2,732.31 | \$1,185.03 | \$1,547.28 | \$377,739.73 | \$58,602.67  | \$39,760.27 |
| 2025 October   | \$2,732.31 | \$1,189.87 | \$1,542.44 | \$376,549.86 | \$60,145.11  | \$40,950.14 |
| 2025 November  | \$2,732.31 | \$1,194.73 | \$1,537.58 | \$375,355.14 | \$61,682.68  | \$42,144.86 |
| 2025 December  | \$2,732.30 | \$1,199.60 | \$1,532.70 | \$374,155.53 | \$63,215.39  | \$43,344.47 |
| 2026 January   | \$2,732.30 | \$1,204.50 | \$1,527.80 | \$372,951.03 | \$64,743.19  | \$44,548.97 |
| 2026 February  | \$2,732.30 | \$1,209.42 | \$1,522.88 | \$371,741.61 | \$66,266.07  | \$45,758.39 |
| 2026 March     | \$2,732.30 | \$1,214.36 | \$1,517.94 | \$370,527.25 | \$67,784.02  | \$46,972.75 |
| 2026 April     | \$2,732.31 | \$1,219.32 | \$1,512.99 | \$369,307.93 | \$69,297.00  | \$48,192.07 |
| 2026 May       | \$2,732.31 | \$1,224.30 | \$1,508.01 | \$368,083.64 | \$70,805.01  | \$49,416.36 |
| 2026 June      | \$2,732.31 | \$1,229.30 | \$1,503.01 | \$366,854.34 | \$72,308.02  | \$50,645.66 |
| 2026 July      | \$2,732.31 | \$1,234.32 | \$1,497.99 | \$365,620.03 | \$73,806.01  | \$51,879.97 |
| 2026 August    | \$2,732.31 | \$1,239.36 | \$1,492.95 | \$364,380.67 | \$75,298.95  | \$53,119.33 |
| 2026 September | \$2,732.31 | \$1,244.42 | \$1,487.89 | \$363,136.25 | \$76,786.84  | \$54,363.75 |
| 2026 October   | \$2,732.31 | \$1,249.50 | \$1,482.81 | \$361,886.76 | \$78,269.65  | \$55,613.24 |
| 2026 November  | \$2,732.30 | \$1,254.60 | \$1,477.70 | \$360,632.16 | \$79,747.35  | \$56,867.84 |
| 2026 December  | \$2,732.30 | \$1,259.72 | \$1,472.58 | \$359,372.43 | \$81,219.93  | \$58,127.57 |
| 2027 January   | \$2,732.31 | \$1,264.87 | \$1,467.44 | \$358,107.57 | \$82,687.37  | \$59,392.43 |
| 2027 February  | \$2,732.30 | \$1,270.03 | \$1,462.27 | \$356,837.54 | \$84,149.64  | \$60,662.46 |
| 2027 March     | \$2,732.31 | \$1,275.22 | \$1,457.09 | \$355,562.32 | \$85,606.73  | \$61,937.68 |
| 2027 April     | \$2,732.30 | \$1,280.42 | \$1,451.88 | \$354,281.89 | \$87,058.61  | \$63,218.11 |
| 2027 May       | \$2,732.30 | \$1,285.65 | \$1,446.65 | \$352,996.24 | \$88,505.26  | \$64,503.76 |
| 2027 June      | \$2,732.30 | \$1,290.90 | \$1,441.40 | \$351,705.34 | \$89,946.66  | \$65,794.66 |
| 2027 July      | \$2,732.30 | \$1,296.17 | \$1,436.13 | \$350,409.17 | \$91,382.79  | \$67,090.83 |
| 2027 August    | \$2,732.31 | \$1,301.47 | \$1,430.84 | \$349,107.70 | \$92,813.63  | \$68,392.30 |
| 2027 September | \$2,732.30 | \$1,306.78 | \$1,425.52 | \$347,800.92 | \$94,239.15  | \$69,699.08 |
| 2027 October   | \$2,732.31 | \$1,312.12 | \$1,420.19 | \$346,488.80 | \$95,659.34  | \$71,011.20 |
| 2027 November  | \$2,732.30 | \$1,317.47 | \$1,414.83 | \$345,171.33 | \$97,074.17  | \$72,328.67 |
| 2027 December  | \$2,732.30 | \$1,322.85 | \$1,409.45 | \$343,848.47 | \$98,483.62  | \$73,651.53 |
| 2028 January   | \$2,732.31 | \$1,328.26 | \$1,404.05 | \$342,520.22 | \$99,887.67  | \$74,979.78 |
| 2028 February  | \$2,732.30 | \$1,333.68 | \$1,398.62 | \$341,186.54 | \$101,286.29 | \$76,313.46 |
| 2028 March     | \$2,732.31 | \$1,339.13 | \$1,393.18 | \$339,847.41 | \$102,679.47 | \$77,652.59 |
| 2028 April     | \$2,732.30 | \$1,344.59 | \$1,387.71 | \$338,502.82 | \$104,067.18 | \$78,997.18 |



|                |            |            |            |              |              |              |
|----------------|------------|------------|------------|--------------|--------------|--------------|
| 2028 May       | \$2,732.30 | \$1,350.08 | \$1,382.22 | \$337,152.73 | \$105,449.40 | \$80,347.27  |
| 2028 June      | \$2,732.31 | \$1,355.60 | \$1,376.71 | \$335,797.14 | \$106,826.11 | \$81,702.86  |
| 2028 July      | \$2,732.30 | \$1,361.13 | \$1,371.17 | \$334,436.00 | \$108,197.28 | \$83,064.00  |
| 2028 August    | \$2,732.30 | \$1,366.69 | \$1,365.61 | \$333,069.31 | \$109,562.89 | \$84,430.69  |
| 2028 September | \$2,732.30 | \$1,372.27 | \$1,360.03 | \$331,697.04 | \$110,922.92 | \$85,802.96  |
| 2028 October   | \$2,732.30 | \$1,377.87 | \$1,354.43 | \$330,319.17 | \$112,277.35 | \$87,180.83  |
| 2028 November  | \$2,732.30 | \$1,383.50 | \$1,348.80 | \$328,935.67 | \$113,626.16 | \$88,564.33  |
| 2028 December  | \$2,732.30 | \$1,389.15 | \$1,343.15 | \$327,546.52 | \$114,969.31 | \$89,953.48  |
| 2029 January   | \$2,732.30 | \$1,394.82 | \$1,337.48 | \$326,151.70 | \$116,306.79 | \$91,348.30  |
| 2029 February  | \$2,732.31 | \$1,400.52 | \$1,331.79 | \$324,751.18 | \$117,638.58 | \$92,748.82  |
| 2029 March     | \$2,732.31 | \$1,406.24 | \$1,326.07 | \$323,344.94 | \$118,964.65 | \$94,155.06  |
| 2029 April     | \$2,732.31 | \$1,411.98 | \$1,320.33 | \$321,932.96 | \$120,284.97 | \$95,567.04  |
| 2029 May       | \$2,732.30 | \$1,417.74 | \$1,314.56 | \$320,515.22 | \$121,599.53 | \$96,984.78  |
| 2029 June      | \$2,732.30 | \$1,423.53 | \$1,308.77 | \$319,091.69 | \$122,908.30 | \$98,408.31  |
| 2029 July      | \$2,732.31 | \$1,429.35 | \$1,302.96 | \$317,662.34 | \$124,211.26 | \$99,837.66  |
| 2029 August    | \$2,732.30 | \$1,435.18 | \$1,297.12 | \$316,227.16 | \$125,508.38 | \$101,272.84 |
| 2029 September | \$2,732.30 | \$1,441.04 | \$1,291.26 | \$314,786.11 | \$126,799.64 | \$102,713.89 |
| 2029 October   | \$2,732.31 | \$1,446.93 | \$1,285.38 | \$313,339.19 | \$128,085.02 | \$104,160.81 |
| 2029 November  | \$2,732.31 | \$1,452.84 | \$1,279.47 | \$311,886.35 | \$129,364.49 | \$105,613.65 |
| 2029 December  | \$2,732.31 | \$1,458.77 | \$1,273.54 | \$310,427.58 | \$130,638.02 | \$107,072.42 |
| 2030 January   | \$2,732.30 | \$1,464.72 | \$1,267.58 | \$308,962.86 | \$131,905.60 | \$108,537.14 |
| 2030 February  | \$2,732.31 | \$1,470.71 | \$1,261.60 | \$307,492.15 | \$133,167.20 | \$110,007.85 |
| 2030 March     | \$2,732.30 | \$1,476.71 | \$1,255.59 | \$306,015.44 | \$134,422.79 | \$111,484.56 |
| 2030 April     | \$2,732.30 | \$1,482.74 | \$1,249.56 | \$304,532.70 | \$135,672.36 | \$112,967.30 |
| 2030 May       | \$2,732.31 | \$1,488.80 | \$1,243.51 | \$303,043.91 | \$136,915.86 | \$114,456.09 |
| 2030 June      | \$2,732.30 | \$1,494.87 | \$1,237.43 | \$301,549.03 | \$138,153.29 | \$115,950.97 |
| 2030 July      | \$2,732.31 | \$1,500.98 | \$1,231.33 | \$300,048.05 | \$139,384.62 | \$117,451.95 |
| 2030 August    | \$2,732.31 | \$1,507.11 | \$1,225.20 | \$298,540.94 | \$140,609.82 | \$118,959.06 |
| 2030 September | \$2,732.30 | \$1,513.26 | \$1,219.04 | \$297,027.68 | \$141,828.86 | \$120,472.32 |
| 2030 October   | \$2,732.30 | \$1,519.44 | \$1,212.86 | \$295,508.24 | \$143,041.72 | \$121,991.76 |
| 2030 November  | \$2,732.31 | \$1,525.65 | \$1,206.66 | \$293,982.60 | \$144,248.38 | \$123,517.40 |
| 2030 December  | \$2,732.30 | \$1,531.87 | \$1,200.43 | \$292,450.72 | \$145,448.81 | \$125,049.28 |
| 2031 January   | \$2,732.30 | \$1,538.13 | \$1,194.17 | \$290,912.59 | \$146,642.98 | \$126,587.41 |
| 2031 February  | \$2,732.30 | \$1,544.41 | \$1,187.89 | \$289,368.18 | \$147,830.88 | \$128,131.82 |

|                |            |            |            |              |              |              |
|----------------|------------|------------|------------|--------------|--------------|--------------|
| 2031 March     | \$2,732.31 | \$1,550.72 | \$1,181.59 | \$287,817.46 | \$149,012.46 | \$129,682.54 |
| 2031 April     | \$2,732.30 | \$1,557.05 | \$1,175.25 | \$286,260.41 | \$150,187.72 | \$131,239.59 |
| 2031 May       | \$2,732.31 | \$1,563.41 | \$1,168.90 | \$284,697.01 | \$151,356.61 | \$132,802.99 |
| 2031 June      | \$2,732.30 | \$1,569.79 | \$1,162.51 | \$283,127.22 | \$152,519.13 | \$134,372.78 |
| 2031 July      | \$2,732.30 | \$1,576.20 | \$1,156.10 | \$281,551.01 | \$153,675.23 | \$135,948.99 |
| 2031 August    | \$2,732.31 | \$1,582.64 | \$1,149.67 | \$279,968.38 | \$154,824.90 | \$137,531.62 |
| 2031 September | \$2,732.30 | \$1,589.10 | \$1,143.20 | \$278,379.28 | \$155,968.10 | \$139,120.72 |
| 2031 October   | \$2,732.31 | \$1,595.59 | \$1,136.72 | \$276,783.69 | \$157,104.81 | \$140,716.31 |
| 2031 November  | \$2,732.30 | \$1,602.10 | \$1,130.20 | \$275,181.59 | \$158,235.02 | \$142,318.41 |
| 2031 December  | \$2,732.31 | \$1,608.65 | \$1,123.66 | \$273,572.94 | \$159,358.67 | \$143,927.06 |
| 2032 January   | \$2,732.30 | \$1,615.21 | \$1,117.09 | \$271,957.73 | \$160,475.76 | \$145,542.27 |
| 2032 February  | \$2,732.30 | \$1,621.81 | \$1,110.49 | \$270,335.92 | \$161,586.26 | \$147,164.08 |
| 2032 March     | \$2,732.30 | \$1,628.43 | \$1,103.87 | \$268,707.48 | \$162,690.13 | \$148,792.52 |
| 2032 April     | \$2,732.30 | \$1,635.08 | \$1,097.22 | \$267,072.40 | \$163,787.35 | \$150,427.60 |
| 2032 May       | \$2,732.31 | \$1,641.76 | \$1,090.55 | \$265,430.64 | \$164,877.90 | \$152,069.36 |
| 2032 June      | \$2,732.30 | \$1,648.46 | \$1,083.84 | \$263,782.18 | \$165,961.74 | \$153,717.82 |
| 2032 July      | \$2,732.30 | \$1,655.19 | \$1,077.11 | \$262,126.99 | \$167,038.85 | \$155,373.01 |
| 2032 August    | \$2,732.30 | \$1,661.95 | \$1,070.35 | \$260,465.04 | \$168,109.20 | \$157,034.96 |
| 2032 September | \$2,732.31 | \$1,668.74 | \$1,063.57 | \$258,796.30 | \$169,172.77 | \$158,703.70 |
| 2032 October   | \$2,732.30 | \$1,675.55 | \$1,056.75 | \$257,120.75 | \$170,229.52 | \$160,379.25 |
| 2032 November  | \$2,732.30 | \$1,682.39 | \$1,049.91 | \$255,438.35 | \$171,279.43 | \$162,061.65 |
| 2032 December  | \$2,732.30 | \$1,689.26 | \$1,043.04 | \$253,749.09 | \$172,322.47 | \$163,750.91 |
| 2033 January   | \$2,732.30 | \$1,696.16 | \$1,036.14 | \$252,052.93 | \$173,358.61 | \$165,447.07 |
| 2033 February  | \$2,732.31 | \$1,703.09 | \$1,029.22 | \$250,349.84 | \$174,387.83 | \$167,150.16 |
| 2033 March     | \$2,732.30 | \$1,710.04 | \$1,022.26 | \$248,639.80 | \$175,410.09 | \$168,860.20 |
| 2033 April     | \$2,732.30 | \$1,717.02 | \$1,015.28 | \$246,922.77 | \$176,425.37 | \$170,577.23 |
| 2033 May       | \$2,732.31 | \$1,724.04 | \$1,008.27 | \$245,198.73 | \$177,433.63 | \$172,301.27 |
| 2033 June      | \$2,732.31 | \$1,731.08 | \$1,001.23 | \$243,467.66 | \$178,434.86 | \$174,032.34 |
| 2033 July      | \$2,732.30 | \$1,738.14 | \$994.16   | \$241,729.51 | \$179,429.02 | \$175,770.49 |
| 2033 August    | \$2,732.30 | \$1,745.24 | \$987.06   | \$239,984.27 | \$180,416.08 | \$177,515.73 |
| 2033 September | \$2,732.31 | \$1,752.37 | \$979.94   | \$238,231.90 | \$181,396.02 | \$179,268.10 |
| 2033 October   | \$2,732.30 | \$1,759.52 | \$972.78   | \$236,472.38 | \$182,368.80 | \$181,027.62 |
| 2033 November  | \$2,732.31 | \$1,766.71 | \$965.60   | \$234,705.67 | \$183,334.40 | \$182,794.33 |
| 2033 December  | \$2,732.30 | \$1,773.92 | \$958.38   | \$232,931.75 | \$184,292.78 | \$184,568.25 |

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|----------------|------------|------------|----------|--------------|--------------|--------------|
| 2034 January   | \$2,732.31 | \$1,781.17 | \$951.14 | \$231,150.58 | \$185,243.92 | \$186,349.42 |
| 2034 February  | \$2,732.30 | \$1,788.44 | \$943.86 | \$229,362.15 | \$186,187.78 | \$188,137.85 |
| 2034 March     | \$2,732.30 | \$1,795.74 | \$936.56 | \$227,566.40 | \$187,124.34 | \$189,933.60 |
| 2034 April     | \$2,732.30 | \$1,803.07 | \$929.23 | \$225,763.33 | \$188,053.57 | \$191,736.67 |
| 2034 May       | \$2,732.31 | \$1,810.44 | \$921.87 | \$223,952.89 | \$188,975.44 | \$193,547.11 |
| 2034 June      | \$2,732.30 | \$1,817.83 | \$914.47 | \$222,135.06 | \$189,889.91 | \$195,364.94 |
| 2034 July      | \$2,732.30 | \$1,825.25 | \$907.05 | \$220,309.81 | \$190,796.96 | \$197,190.19 |
| 2034 August    | \$2,732.31 | \$1,832.71 | \$899.60 | \$218,477.10 | \$191,696.56 | \$199,022.90 |
| 2034 September | \$2,732.30 | \$1,840.19 | \$892.11 | \$216,636.92 | \$192,588.68 | \$200,863.08 |
| 2034 October   | \$2,732.30 | \$1,847.70 | \$884.60 | \$214,789.21 | \$193,473.28 | \$202,710.79 |
| 2034 November  | \$2,732.31 | \$1,855.25 | \$877.06 | \$212,933.96 | \$194,350.33 | \$204,566.04 |
| 2034 December  | \$2,732.30 | \$1,862.82 | \$869.48 | \$211,071.14 | \$195,219.81 | \$206,428.86 |
| 2035 January   | \$2,732.30 | \$1,870.43 | \$861.87 | \$209,200.71 | \$196,081.69 | \$208,299.29 |
| 2035 February  | \$2,732.31 | \$1,878.07 | \$854.24 | \$207,322.64 | \$196,935.92 | \$210,177.36 |
| 2035 March     | \$2,732.31 | \$1,885.74 | \$846.57 | \$205,436.91 | \$197,782.49 | \$212,063.09 |
| 2035 April     | \$2,732.31 | \$1,893.44 | \$838.87 | \$203,543.47 | \$198,621.36 | \$213,956.53 |
| 2035 May       | \$2,732.31 | \$1,901.17 | \$831.14 | \$201,642.30 | \$199,452.50 | \$215,857.70 |
| 2035 June      | \$2,732.30 | \$1,908.93 | \$823.37 | \$199,733.37 | \$200,275.87 | \$217,766.63 |
| 2035 July      | \$2,732.31 | \$1,916.73 | \$815.58 | \$197,816.65 | \$201,091.45 | \$219,683.35 |
| 2035 August    | \$2,732.30 | \$1,924.55 | \$807.75 | \$195,892.09 | \$201,899.20 | \$221,607.91 |
| 2035 September | \$2,732.30 | \$1,932.41 | \$799.89 | \$193,959.68 | \$202,699.09 | \$223,540.32 |
| 2035 October   | \$2,732.30 | \$1,940.30 | \$792.00 | \$192,019.38 | \$203,491.09 | \$225,480.62 |
| 2035 November  | \$2,732.30 | \$1,948.22 | \$784.08 | \$190,071.15 | \$204,275.17 | \$227,428.85 |
| 2035 December  | \$2,732.30 | \$1,956.18 | \$776.12 | \$188,114.97 | \$205,051.30 | \$229,385.03 |
| 2036 January   | \$2,732.31 | \$1,964.17 | \$768.14 | \$186,150.81 | \$205,819.43 | \$231,349.19 |
| 2036 February  | \$2,732.31 | \$1,972.19 | \$760.12 | \$184,178.62 | \$206,579.55 | \$233,321.38 |
| 2036 March     | \$2,732.30 | \$1,980.24 | \$752.06 | \$182,198.38 | \$207,331.61 | \$235,301.62 |
| 2036 April     | \$2,732.31 | \$1,988.33 | \$743.98 | \$180,210.05 | \$208,075.59 | \$237,289.95 |
| 2036 May       | \$2,732.31 | \$1,996.45 | \$735.86 | \$178,213.60 | \$208,811.44 | \$239,286.40 |
| 2036 June      | \$2,732.31 | \$2,004.60 | \$727.71 | \$176,209.01 | \$209,539.15 | \$241,290.99 |
| 2036 July      | \$2,732.30 | \$2,012.78 | \$719.52 | \$174,196.22 | \$210,258.67 | \$243,303.78 |
| 2036 August    | \$2,732.30 | \$2,021.00 | \$711.30 | \$172,175.22 | \$210,969.97 | \$245,324.78 |
| 2036 September | \$2,732.31 | \$2,029.26 | \$703.05 | \$170,145.96 | \$211,673.02 | \$247,354.04 |
| 2036 October   | \$2,732.30 | \$2,037.54 | \$694.76 | \$168,108.42 | \$212,367.78 | \$249,391.58 |



|                |            |            |          |              |              |              |
|----------------|------------|------------|----------|--------------|--------------|--------------|
| 2036 November  | \$2,732.30 | \$2,045.86 | \$686.44 | \$166,062.56 | \$213,054.23 | \$251,437.44 |
| 2036 December  | \$2,732.31 | \$2,054.22 | \$678.09 | \$164,008.35 | \$213,732.31 | \$253,491.65 |
| 2037 January   | \$2,732.30 | \$2,062.60 | \$669.70 | \$161,945.74 | \$214,402.02 | \$255,554.26 |
| 2037 February  | \$2,732.31 | \$2,071.03 | \$661.28 | \$159,874.72 | \$215,063.29 | \$257,625.28 |
| 2037 March     | \$2,732.30 | \$2,079.48 | \$652.82 | \$157,795.24 | \$215,716.12 | \$259,704.76 |
| 2037 April     | \$2,732.30 | \$2,087.97 | \$644.33 | \$155,707.26 | \$216,360.45 | \$261,792.74 |
| 2037 May       | \$2,732.30 | \$2,096.50 | \$635.80 | \$153,610.76 | \$216,996.25 | \$263,889.24 |
| 2037 June      | \$2,732.30 | \$2,105.06 | \$627.24 | \$151,505.70 | \$217,623.49 | \$265,994.30 |
| 2037 July      | \$2,732.31 | \$2,113.66 | \$618.65 | \$149,392.05 | \$218,242.14 | \$268,107.95 |
| 2037 August    | \$2,732.31 | \$2,122.29 | \$610.02 | \$147,269.76 | \$218,852.16 | \$270,230.24 |
| 2037 September | \$2,732.30 | \$2,130.95 | \$601.35 | \$145,138.81 | \$219,453.51 | \$272,361.19 |
| 2037 October   | \$2,732.30 | \$2,139.65 | \$592.65 | \$142,999.16 | \$220,046.16 | \$274,500.84 |
| 2037 November  | \$2,732.30 | \$2,148.39 | \$583.91 | \$140,850.76 | \$220,630.08 | \$276,649.24 |
| 2037 December  | \$2,732.30 | \$2,157.16 | \$575.14 | \$138,693.60 | \$221,205.22 | \$278,806.40 |
| 2038 January   | \$2,732.30 | \$2,165.97 | \$566.33 | \$136,527.63 | \$221,771.55 | \$280,972.37 |
| 2038 February  | \$2,732.31 | \$2,174.82 | \$557.49 | \$134,352.81 | \$222,329.04 | \$283,147.19 |
| 2038 March     | \$2,732.31 | \$2,183.70 | \$548.61 | \$132,169.12 | \$222,877.64 | \$285,330.88 |
| 2038 April     | \$2,732.30 | \$2,192.61 | \$539.69 | \$129,976.50 | \$223,417.33 | \$287,523.50 |
| 2038 May       | \$2,732.31 | \$2,201.57 | \$530.74 | \$127,774.94 | \$223,948.07 | \$289,725.06 |
| 2038 June      | \$2,732.31 | \$2,210.56 | \$521.75 | \$125,564.38 | \$224,469.82 | \$291,935.62 |
| 2038 July      | \$2,732.30 | \$2,219.58 | \$512.72 | \$123,344.80 | \$224,982.54 | \$294,155.20 |
| 2038 August    | \$2,732.31 | \$2,228.65 | \$503.66 | \$121,116.15 | \$225,486.20 | \$296,383.85 |
| 2038 September | \$2,732.31 | \$2,237.75 | \$494.56 | \$118,878.41 | \$225,980.76 | \$298,621.59 |
| 2038 October   | \$2,732.30 | \$2,246.88 | \$485.42 | \$116,631.52 | \$226,466.18 | \$300,868.48 |
| 2038 November  | \$2,732.31 | \$2,256.06 | \$476.25 | \$114,375.46 | \$226,942.42 | \$303,124.54 |
| 2038 December  | \$2,732.30 | \$2,265.27 | \$467.03 | \$112,110.19 | \$227,409.45 | \$305,389.81 |
| 2039 January   | \$2,732.30 | \$2,274.52 | \$457.78 | \$109,835.67 | \$227,867.24 | \$307,664.33 |
| 2039 February  | \$2,732.31 | \$2,283.81 | \$448.50 | \$107,551.86 | \$228,315.73 | \$309,948.14 |
| 2039 March     | \$2,732.30 | \$2,293.13 | \$439.17 | \$105,258.73 | \$228,754.90 | \$312,241.27 |
| 2039 April     | \$2,732.31 | \$2,302.50 | \$429.81 | \$102,956.23 | \$229,184.71 | \$314,543.77 |
| 2039 May       | \$2,732.30 | \$2,311.90 | \$420.40 | \$100,644.33 | \$229,605.11 | \$316,855.67 |
| 2039 June      | \$2,732.30 | \$2,321.34 | \$410.96 | \$98,322.99  | \$230,016.08 | \$319,177.01 |
| 2039 July      | \$2,732.31 | \$2,330.82 | \$401.49 | \$95,992.18  | \$230,417.56 | \$321,507.82 |
| 2039 August    | \$2,732.31 | \$2,340.34 | \$391.97 | \$93,651.84  | \$230,809.53 | \$323,848.16 |

|                |            |            |          |             |              |              |
|----------------|------------|------------|----------|-------------|--------------|--------------|
| 2039 September | \$2,732.30 | \$2,349.89 | \$382.41 | \$91,301.95 | \$231,191.94 | \$326,198.05 |
| 2039 October   | \$2,732.31 | \$2,359.49 | \$372.82 | \$88,942.46 | \$231,564.76 | \$328,557.54 |
| 2039 November  | \$2,732.30 | \$2,369.12 | \$363.18 | \$86,573.34 | \$231,927.94 | \$330,926.66 |
| 2039 December  | \$2,732.31 | \$2,378.80 | \$353.51 | \$84,194.54 | \$232,281.45 | \$333,305.46 |
| 2040 January   | \$2,732.30 | \$2,388.51 | \$343.79 | \$81,806.03 | \$232,625.24 | \$335,693.97 |
| 2040 February  | \$2,732.30 | \$2,398.26 | \$334.04 | \$79,407.77 | \$232,959.29 | \$338,092.23 |
| 2040 March     | \$2,732.31 | \$2,408.06 | \$324.25 | \$76,999.71 | \$233,283.53 | \$340,500.29 |
| 2040 April     | \$2,732.31 | \$2,417.89 | \$314.42 | \$74,581.83 | \$233,597.95 | \$342,918.17 |
| 2040 May       | \$2,732.30 | \$2,427.76 | \$304.54 | \$72,154.06 | \$233,902.49 | \$345,345.94 |
| 2040 June      | \$2,732.30 | \$2,437.67 | \$294.63 | \$69,716.39 | \$234,197.12 | \$347,783.61 |
| 2040 July      | \$2,732.31 | \$2,447.63 | \$284.68 | \$67,268.76 | \$234,481.80 | \$350,231.24 |
| 2040 August    | \$2,732.30 | \$2,457.62 | \$274.68 | \$64,811.14 | \$234,756.48 | \$352,688.86 |
| 2040 September | \$2,732.31 | \$2,467.66 | \$264.65 | \$62,343.48 | \$235,021.12 | \$355,156.52 |
| 2040 October   | \$2,732.30 | \$2,477.73 | \$254.57 | \$59,865.74 | \$235,275.69 | \$357,634.26 |
| 2040 November  | \$2,732.30 | \$2,487.85 | \$244.45 | \$57,377.89 | \$235,520.14 | \$360,122.11 |
| 2040 December  | \$2,732.30 | \$2,498.01 | \$234.29 | \$54,879.88 | \$235,754.44 | \$362,620.12 |
| 2041 January   | \$2,732.30 | \$2,508.21 | \$224.09 | \$52,371.67 | \$235,978.53 | \$365,128.33 |
| 2041 February  | \$2,732.30 | \$2,518.45 | \$213.85 | \$49,853.22 | \$236,192.38 | \$367,646.78 |
| 2041 March     | \$2,732.31 | \$2,528.74 | \$203.57 | \$47,324.48 | \$236,395.95 | \$370,175.52 |
| 2041 April     | \$2,732.30 | \$2,539.06 | \$193.24 | \$44,785.42 | \$236,589.19 | \$372,714.58 |
| 2041 May       | \$2,732.30 | \$2,549.43 | \$182.87 | \$42,235.99 | \$236,772.06 | \$375,264.01 |
| 2041 June      | \$2,732.30 | \$2,559.84 | \$172.46 | \$39,676.15 | \$236,944.53 | \$377,823.85 |
| 2041 July      | \$2,732.30 | \$2,570.29 | \$162.01 | \$37,105.86 | \$237,106.54 | \$380,394.14 |
| 2041 August    | \$2,732.31 | \$2,580.79 | \$151.52 | \$34,525.07 | \$237,258.05 | \$382,974.93 |
| 2041 September | \$2,732.31 | \$2,591.33 | \$140.98 | \$31,933.74 | \$237,399.03 | \$385,566.26 |
| 2041 October   | \$2,732.31 | \$2,601.91 | \$130.40 | \$29,331.83 | \$237,529.43 | \$388,168.17 |
| 2041 November  | \$2,732.30 | \$2,612.53 | \$119.77 | \$26,719.30 | \$237,649.20 | \$390,780.70 |
| 2041 December  | \$2,732.30 | \$2,623.20 | \$109.10 | \$24,096.10 | \$237,758.30 | \$393,403.90 |
| 2042 January   | \$2,732.30 | \$2,633.91 | \$98.39  | \$21,462.19 | \$237,856.69 | \$396,037.81 |
| 2042 February  | \$2,732.31 | \$2,644.67 | \$87.64  | \$18,817.52 | \$237,944.33 | \$398,682.48 |
| 2042 March     | \$2,732.31 | \$2,655.47 | \$76.84  | \$16,162.06 | \$238,021.17 | \$401,337.94 |
| 2042 April     | \$2,732.31 | \$2,666.31 | \$66.00  | \$13,495.75 | \$238,087.17 | \$404,004.25 |
| 2042 May       | \$2,732.31 | \$2,677.20 | \$55.11  | \$10,818.55 | \$238,142.27 | \$406,681.45 |
| 2042 June      | \$2,732.31 | \$2,688.13 | \$44.18  | \$8,130.42  | \$238,186.45 | \$409,369.58 |

|                |            |            |         |            |              |              |
|----------------|------------|------------|---------|------------|--------------|--------------|
| 2042 July      | \$2,732.30 | \$2,699.10 | \$33.20 | \$5,431.32 | \$238,219.65 | \$412,068.68 |
| 2042 August    | \$2,732.31 | \$2,710.13 | \$22.18 | \$2,721.19 | \$238,241.83 | \$414,778.81 |
| 2042 September | \$2,732.30 | \$2,721.19 | \$11.11 | \$0.00     | \$238,252.94 | \$417,500.00 |



| Year | Month     | Payment  | Principal | Interest | Balance     | Total Interest | Total Principal |
|------|-----------|----------|-----------|----------|-------------|----------------|-----------------|
| 2022 | September | \$523.56 | \$196.89  | \$326.67 | \$79,803.11 | \$326.67       | \$196.89        |
| 2022 | October   | \$523.55 | \$197.69  | \$325.86 | \$79,605.42 | \$652.53       | \$394.58        |
| 2022 | November  | \$523.56 | \$198.50  | \$325.06 | \$79,406.92 | \$977.58       | \$593.08        |
| 2022 | December  | \$523.55 | \$199.31  | \$324.24 | \$79,207.61 | \$1,301.83     | \$792.39        |
| 2023 | January   | \$523.55 | \$200.12  | \$323.43 | \$79,007.48 | \$1,625.26     | \$992.52        |
| 2023 | February  | \$523.55 | \$200.94  | \$322.61 | \$78,806.54 | \$1,947.87     | \$1,193.46      |
| 2023 | March     | \$523.55 | \$201.76  | \$321.79 | \$78,604.78 | \$2,269.67     | \$1,395.22      |
| 2023 | April     | \$523.56 | \$202.59  | \$320.97 | \$78,402.20 | \$2,590.64     | \$1,597.80      |
| 2023 | May       | \$523.55 | \$203.41  | \$320.14 | \$78,198.78 | \$2,910.78     | \$1,801.22      |
| 2023 | June      | \$523.55 | \$204.24  | \$319.31 | \$77,994.54 | \$3,230.09     | \$2,005.46      |
| 2023 | July      | \$523.56 | \$205.08  | \$318.48 | \$77,789.46 | \$3,548.57     | \$2,210.54      |
| 2023 | August    | \$523.55 | \$205.91  | \$317.64 | \$77,583.55 | \$3,866.21     | \$2,416.45      |
| 2023 | September | \$523.56 | \$206.76  | \$316.80 | \$77,376.79 | \$4,183.01     | \$2,623.21      |
| 2023 | October   | \$523.56 | \$207.60  | \$315.96 | \$77,169.19 | \$4,498.96     | \$2,830.81      |
| 2023 | November  | \$523.56 | \$208.45  | \$315.11 | \$76,960.74 | \$4,814.07     | \$3,039.26      |
| 2023 | December  | \$523.56 | \$209.30  | \$314.26 | \$76,751.44 | \$5,128.33     | \$3,248.56      |
| 2024 | January   | \$523.55 | \$210.15  | \$313.40 | \$76,541.29 | \$5,441.73     | \$3,458.71      |
| 2024 | February  | \$523.55 | \$211.01  | \$312.54 | \$76,330.28 | \$5,754.27     | \$3,669.72      |
| 2024 | March     | \$523.55 | \$211.87  | \$311.68 | \$76,118.41 | \$6,065.96     | \$3,881.59      |
| 2024 | April     | \$523.56 | \$212.74  | \$310.82 | \$75,905.67 | \$6,376.77     | \$4,094.33      |
| 2024 | May       | \$523.56 | \$213.61  | \$309.95 | \$75,692.06 | \$6,686.72     | \$4,307.94      |
| 2024 | June      | \$523.56 | \$214.48  | \$309.08 | \$75,477.58 | \$6,995.80     | \$4,522.42      |
| 2024 | July      | \$523.56 | \$215.36  | \$308.20 | \$75,262.23 | \$7,304.00     | \$4,737.77      |
| 2024 | August    | \$523.55 | \$216.23  | \$307.32 | \$75,045.99 | \$7,611.32     | \$4,954.01      |
| 2024 | September | \$523.56 | \$217.12  | \$306.44 | \$74,828.87 | \$7,917.76     | \$5,171.13      |
| 2024 | October   | \$523.55 | \$218.00  | \$305.55 | \$74,610.87 | \$8,223.31     | \$5,389.13      |
| 2024 | November  | \$523.55 | \$218.89  | \$304.66 | \$74,391.98 | \$8,527.97     | \$5,608.02      |
| 2024 | December  | \$523.56 | \$219.79  | \$303.77 | \$74,172.19 | \$8,831.73     | \$5,827.81      |
| 2025 | January   | \$523.56 | \$220.69  | \$302.87 | \$73,951.50 | \$9,134.60     | \$6,048.50      |
| 2025 | February  | \$523.56 | \$221.59  | \$301.97 | \$73,729.92 | \$9,436.57     | \$6,270.08      |
| 2025 | March     | \$523.55 | \$222.49  | \$301.06 | \$73,507.42 | \$9,737.64     | \$6,492.58      |
| 2025 | April     | \$523.56 | \$223.40  | \$300.16 | \$73,284.02 | \$10,037.79    | \$6,715.98      |
| 2025 | May       | \$523.55 | \$224.31  | \$299.24 | \$73,059.71 | \$10,337.04    | \$6,940.29      |

|                |          |          |          |             |             |             |
|----------------|----------|----------|----------|-------------|-------------|-------------|
| 2025 June      | \$523.56 | \$225.23 | \$298.33 | \$72,834.48 | \$10,635.36 | \$7,165.52  |
| 2025 July      | \$523.56 | \$226.15 | \$297.41 | \$72,608.34 | \$10,932.77 | \$7,391.66  |
| 2025 August    | \$523.55 | \$227.07 | \$296.48 | \$72,381.27 | \$11,229.25 | \$7,618.73  |
| 2025 September | \$523.56 | \$228.00 | \$295.56 | \$72,153.27 | \$11,524.81 | \$7,846.73  |
| 2025 October   | \$523.56 | \$228.93 | \$294.63 | \$71,924.34 | \$11,819.44 | \$8,075.66  |
| 2025 November  | \$523.55 | \$229.86 | \$293.69 | \$71,694.47 | \$12,113.13 | \$8,305.53  |
| 2025 December  | \$523.55 | \$230.80 | \$292.75 | \$71,463.67 | \$12,405.88 | \$8,536.33  |
| 2026 January   | \$523.56 | \$231.75 | \$291.81 | \$71,231.93 | \$12,697.69 | \$8,768.07  |
| 2026 February  | \$523.55 | \$232.69 | \$290.86 | \$70,999.23 | \$12,988.55 | \$9,000.77  |
| 2026 March     | \$523.55 | \$233.64 | \$289.91 | \$70,765.59 | \$13,278.47 | \$9,234.41  |
| 2026 April     | \$523.56 | \$234.60 | \$288.96 | \$70,531.00 | \$13,567.43 | \$9,469.00  |
| 2026 May       | \$523.55 | \$235.55 | \$288.00 | \$70,295.44 | \$13,855.43 | \$9,704.56  |
| 2026 June      | \$523.56 | \$236.52 | \$287.04 | \$70,058.93 | \$14,142.47 | \$9,941.07  |
| 2026 July      | \$523.55 | \$237.48 | \$286.07 | \$69,821.45 | \$14,428.54 | \$10,178.55 |
| 2026 August    | \$523.55 | \$238.45 | \$285.10 | \$69,582.99 | \$14,713.65 | \$10,417.01 |
| 2026 September | \$523.55 | \$239.42 | \$284.13 | \$69,343.57 | \$14,997.78 | \$10,656.43 |
| 2026 October   | \$523.55 | \$240.40 | \$283.15 | \$69,103.17 | \$15,280.93 | \$10,896.83 |
| 2026 November  | \$523.55 | \$241.38 | \$282.17 | \$68,861.78 | \$15,563.10 | \$11,138.22 |
| 2026 December  | \$523.56 | \$242.37 | \$281.19 | \$68,619.41 | \$15,844.29 | \$11,380.59 |
| 2027 January   | \$523.56 | \$243.36 | \$280.20 | \$68,376.05 | \$16,124.48 | \$11,623.95 |
| 2027 February  | \$523.55 | \$244.35 | \$279.20 | \$68,131.70 | \$16,403.68 | \$11,868.30 |
| 2027 March     | \$523.55 | \$245.35 | \$278.20 | \$67,886.35 | \$16,681.89 | \$12,113.65 |
| 2027 April     | \$523.55 | \$246.35 | \$277.20 | \$67,640.00 | \$16,959.09 | \$12,360.00 |
| 2027 May       | \$523.56 | \$247.36 | \$276.20 | \$67,392.64 | \$17,235.29 | \$12,607.36 |
| 2027 June      | \$523.56 | \$248.37 | \$275.19 | \$67,144.27 | \$17,510.48 | \$12,855.73 |
| 2027 July      | \$523.55 | \$249.38 | \$274.17 | \$66,894.89 | \$17,784.65 | \$13,105.11 |
| 2027 August    | \$523.55 | \$250.40 | \$273.15 | \$66,644.49 | \$18,057.80 | \$13,355.51 |
| 2027 September | \$523.55 | \$251.42 | \$272.13 | \$66,393.06 | \$18,329.93 | \$13,606.94 |
| 2027 October   | \$523.56 | \$252.45 | \$271.11 | \$66,140.61 | \$18,601.04 | \$13,859.39 |
| 2027 November  | \$523.55 | \$253.48 | \$270.07 | \$65,887.13 | \$18,871.11 | \$14,112.87 |
| 2027 December  | \$523.56 | \$254.52 | \$269.04 | \$65,632.62 | \$19,140.15 | \$14,367.38 |
| 2028 January   | \$523.56 | \$255.56 | \$268.00 | \$65,377.06 | \$19,408.15 | \$14,622.94 |
| 2028 February  | \$523.56 | \$256.60 | \$266.96 | \$65,120.46 | \$19,675.11 | \$14,879.54 |
| 2028 March     | \$523.56 | \$257.65 | \$265.91 | \$64,862.82 | \$19,941.02 | \$15,137.18 |

|                |          |          |          |             |             |             |
|----------------|----------|----------|----------|-------------|-------------|-------------|
| 2028 April     | \$523.56 | \$258.70 | \$264.86 | \$64,604.12 | \$20,205.87 | \$15,395.88 |
| 2028 May       | \$523.56 | \$259.76 | \$263.80 | \$64,344.36 | \$20,469.67 | \$15,655.64 |
| 2028 June      | \$523.56 | \$260.82 | \$262.74 | \$64,083.55 | \$20,732.41 | \$15,916.45 |
| 2028 July      | \$523.55 | \$261.88 | \$261.67 | \$63,821.67 | \$20,994.09 | \$16,178.33 |
| 2028 August    | \$523.56 | \$262.95 | \$260.61 | \$63,558.71 | \$21,254.69 | \$16,441.29 |
| 2028 September | \$523.55 | \$264.02 | \$259.53 | \$63,294.69 | \$21,514.22 | \$16,705.31 |
| 2028 October   | \$523.55 | \$265.10 | \$258.45 | \$63,029.59 | \$21,772.68 | \$16,970.41 |
| 2028 November  | \$523.55 | \$266.18 | \$257.37 | \$62,763.40 | \$22,030.05 | \$17,236.60 |
| 2028 December  | \$523.55 | \$267.27 | \$256.28 | \$62,496.13 | \$22,286.33 | \$17,503.87 |
| 2029 January   | \$523.55 | \$268.36 | \$255.19 | \$62,227.77 | \$22,541.52 | \$17,772.23 |
| 2029 February  | \$523.56 | \$269.46 | \$254.10 | \$61,958.31 | \$22,795.62 | \$18,041.69 |
| 2029 March     | \$523.56 | \$270.56 | \$253.00 | \$61,687.75 | \$23,048.62 | \$18,312.25 |
| 2029 April     | \$523.55 | \$271.66 | \$251.89 | \$61,416.09 | \$23,300.51 | \$18,583.91 |
| 2029 May       | \$523.55 | \$272.77 | \$250.78 | \$61,143.32 | \$23,551.29 | \$18,856.68 |
| 2029 June      | \$523.56 | \$273.89 | \$249.67 | \$60,869.43 | \$23,800.96 | \$19,130.57 |
| 2029 July      | \$523.56 | \$275.01 | \$248.55 | \$60,594.43 | \$24,049.51 | \$19,405.57 |
| 2029 August    | \$523.56 | \$276.13 | \$247.43 | \$60,318.30 | \$24,296.94 | \$19,681.70 |
| 2029 September | \$523.56 | \$277.26 | \$246.30 | \$60,041.04 | \$24,543.24 | \$19,958.96 |
| 2029 October   | \$523.56 | \$278.39 | \$245.17 | \$59,762.65 | \$24,788.40 | \$20,237.35 |
| 2029 November  | \$523.55 | \$279.52 | \$244.03 | \$59,483.13 | \$25,032.44 | \$20,516.87 |
| 2029 December  | \$523.56 | \$280.67 | \$242.89 | \$59,202.46 | \$25,275.32 | \$20,797.54 |
| 2030 January   | \$523.55 | \$281.81 | \$241.74 | \$58,920.65 | \$25,517.07 | \$21,079.35 |
| 2030 February  | \$523.55 | \$282.96 | \$240.59 | \$58,637.69 | \$25,757.66 | \$21,362.31 |
| 2030 March     | \$523.56 | \$284.12 | \$239.44 | \$58,353.57 | \$25,997.10 | \$21,646.43 |
| 2030 April     | \$523.56 | \$285.28 | \$238.28 | \$58,068.29 | \$26,235.38 | \$21,931.71 |
| 2030 May       | \$523.55 | \$286.44 | \$237.11 | \$57,781.85 | \$26,472.49 | \$22,218.15 |
| 2030 June      | \$523.55 | \$287.61 | \$235.94 | \$57,494.24 | \$26,708.43 | \$22,505.76 |
| 2030 July      | \$523.56 | \$288.79 | \$234.77 | \$57,205.45 | \$26,943.20 | \$22,794.55 |
| 2030 August    | \$523.56 | \$289.97 | \$233.59 | \$56,915.48 | \$27,176.79 | \$23,084.52 |
| 2030 September | \$523.55 | \$291.15 | \$232.40 | \$56,624.33 | \$27,409.19 | \$23,375.67 |
| 2030 October   | \$523.56 | \$292.34 | \$231.22 | \$56,331.99 | \$27,640.41 | \$23,668.01 |
| 2030 November  | \$523.55 | \$293.53 | \$230.02 | \$56,038.46 | \$27,870.43 | \$23,961.54 |
| 2030 December  | \$523.55 | \$294.73 | \$228.82 | \$55,743.73 | \$28,099.25 | \$24,256.27 |
| 2031 January   | \$523.56 | \$295.94 | \$227.62 | \$55,447.80 | \$28,326.87 | \$24,552.20 |



|                |          |          |          |             |             |             |
|----------------|----------|----------|----------|-------------|-------------|-------------|
| 2031 February  | \$523.55 | \$297.14 | \$226.41 | \$55,150.65 | \$28,553.29 | \$24,849.35 |
| 2031 March     | \$523.56 | \$298.36 | \$225.20 | \$54,852.29 | \$28,778.48 | \$25,147.71 |
| 2031 April     | \$523.56 | \$299.58 | \$223.98 | \$54,552.72 | \$29,002.46 | \$25,447.28 |
| 2031 May       | \$523.56 | \$300.80 | \$222.76 | \$54,251.92 | \$29,225.22 | \$25,748.08 |
| 2031 June      | \$523.56 | \$302.03 | \$221.53 | \$53,949.90 | \$29,446.75 | \$26,050.10 |
| 2031 July      | \$523.56 | \$303.26 | \$220.30 | \$53,646.64 | \$29,667.05 | \$26,353.36 |
| 2031 August    | \$523.56 | \$304.50 | \$219.06 | \$53,342.14 | \$29,886.10 | \$26,657.86 |
| 2031 September | \$523.55 | \$305.74 | \$217.81 | \$53,036.40 | \$30,103.92 | \$26,963.60 |
| 2031 October   | \$523.56 | \$306.99 | \$216.57 | \$52,729.41 | \$30,320.48 | \$27,270.59 |
| 2031 November  | \$523.55 | \$308.24 | \$215.31 | \$52,421.16 | \$30,535.79 | \$27,578.84 |
| 2031 December  | \$523.55 | \$309.50 | \$214.05 | \$52,111.66 | \$30,749.85 | \$27,888.34 |
| 2032 January   | \$523.56 | \$310.77 | \$212.79 | \$51,800.89 | \$30,962.64 | \$28,199.11 |
| 2032 February  | \$523.55 | \$312.03 | \$211.52 | \$51,488.86 | \$31,174.16 | \$28,511.14 |
| 2032 March     | \$523.56 | \$313.31 | \$210.25 | \$51,175.55 | \$31,384.40 | \$28,824.45 |
| 2032 April     | \$523.56 | \$314.59 | \$208.97 | \$50,860.96 | \$31,593.37 | \$29,139.04 |
| 2032 May       | \$523.55 | \$315.87 | \$207.68 | \$50,545.09 | \$31,801.05 | \$29,454.91 |
| 2032 June      | \$523.55 | \$317.16 | \$206.39 | \$50,227.93 | \$32,007.44 | \$29,772.07 |
| 2032 July      | \$523.56 | \$318.46 | \$205.10 | \$49,909.47 | \$32,212.54 | \$30,090.53 |
| 2032 August    | \$523.56 | \$319.76 | \$203.80 | \$49,589.71 | \$32,416.34 | \$30,410.29 |
| 2032 September | \$523.55 | \$321.06 | \$202.49 | \$49,268.65 | \$32,618.83 | \$30,731.35 |
| 2032 October   | \$523.55 | \$322.37 | \$201.18 | \$48,946.27 | \$32,820.01 | \$31,053.73 |
| 2032 November  | \$523.55 | \$323.69 | \$199.86 | \$48,622.58 | \$33,019.87 | \$31,377.42 |
| 2032 December  | \$523.55 | \$325.01 | \$198.54 | \$48,297.57 | \$33,218.42 | \$31,702.43 |
| 2033 January   | \$523.56 | \$326.34 | \$197.22 | \$47,971.23 | \$33,415.63 | \$32,028.77 |
| 2033 February  | \$523.55 | \$327.67 | \$195.88 | \$47,643.55 | \$33,611.51 | \$32,356.45 |
| 2033 March     | \$523.55 | \$329.01 | \$194.54 | \$47,314.54 | \$33,806.06 | \$32,685.46 |
| 2033 April     | \$523.55 | \$330.35 | \$193.20 | \$46,984.19 | \$33,999.26 | \$33,015.81 |
| 2033 May       | \$523.55 | \$331.70 | \$191.85 | \$46,652.49 | \$34,191.11 | \$33,347.51 |
| 2033 June      | \$523.56 | \$333.06 | \$190.50 | \$46,319.43 | \$34,381.61 | \$33,680.57 |
| 2033 July      | \$523.56 | \$334.42 | \$189.14 | \$45,985.01 | \$34,570.75 | \$34,014.99 |
| 2033 August    | \$523.55 | \$335.78 | \$187.77 | \$45,649.23 | \$34,758.52 | \$34,350.77 |
| 2033 September | \$523.55 | \$337.15 | \$186.40 | \$45,312.07 | \$34,944.92 | \$34,687.93 |
| 2033 October   | \$523.55 | \$338.53 | \$185.02 | \$44,973.54 | \$35,129.94 | \$35,026.46 |
| 2033 November  | \$523.55 | \$339.91 | \$183.64 | \$44,633.63 | \$35,313.59 | \$35,366.37 |

|                |          |          |          |             |             |             |
|----------------|----------|----------|----------|-------------|-------------|-------------|
| 2033 December  | \$523.55 | \$341.30 | \$182.25 | \$44,292.33 | \$35,495.84 | \$35,707.67 |
| 2034 January   | \$523.55 | \$342.69 | \$180.86 | \$43,949.63 | \$35,676.70 | \$36,050.37 |
| 2034 February  | \$523.55 | \$344.09 | \$179.46 | \$43,605.54 | \$35,856.16 | \$36,394.46 |
| 2034 March     | \$523.56 | \$345.50 | \$178.06 | \$43,260.04 | \$36,034.22 | \$36,739.96 |
| 2034 April     | \$523.56 | \$346.91 | \$176.65 | \$42,913.13 | \$36,210.86 | \$37,086.87 |
| 2034 May       | \$523.56 | \$348.33 | \$175.23 | \$42,564.80 | \$36,386.09 | \$37,435.20 |
| 2034 June      | \$523.56 | \$349.75 | \$173.81 | \$42,215.05 | \$36,559.90 | \$37,784.95 |
| 2034 July      | \$523.56 | \$351.18 | \$172.38 | \$41,863.88 | \$36,732.28 | \$38,136.12 |
| 2034 August    | \$523.55 | \$352.61 | \$170.94 | \$41,511.27 | \$36,903.22 | \$38,488.73 |
| 2034 September | \$523.55 | \$354.05 | \$169.50 | \$41,157.21 | \$37,072.72 | \$38,842.79 |
| 2034 October   | \$523.56 | \$355.50 | \$168.06 | \$40,801.72 | \$37,240.78 | \$39,198.28 |
| 2034 November  | \$523.56 | \$356.95 | \$166.61 | \$40,444.77 | \$37,407.39 | \$39,555.23 |
| 2034 December  | \$523.56 | \$358.41 | \$165.15 | \$40,086.36 | \$37,572.54 | \$39,913.64 |
| 2035 January   | \$523.56 | \$359.87 | \$163.69 | \$39,726.49 | \$37,736.23 | \$40,273.51 |
| 2035 February  | \$523.56 | \$361.34 | \$162.22 | \$39,365.16 | \$37,898.44 | \$40,634.84 |
| 2035 March     | \$523.55 | \$362.81 | \$160.74 | \$39,002.34 | \$38,059.18 | \$40,997.66 |
| 2035 April     | \$523.56 | \$364.30 | \$159.26 | \$38,638.05 | \$38,218.44 | \$41,361.95 |
| 2035 May       | \$523.55 | \$365.78 | \$157.77 | \$38,272.26 | \$38,376.21 | \$41,727.74 |
| 2035 June      | \$523.56 | \$367.28 | \$156.28 | \$37,904.99 | \$38,532.49 | \$42,095.01 |
| 2035 July      | \$523.56 | \$368.78 | \$154.78 | \$37,536.21 | \$38,687.27 | \$42,463.79 |
| 2035 August    | \$523.55 | \$370.28 | \$153.27 | \$37,165.93 | \$38,840.54 | \$42,834.07 |
| 2035 September | \$523.55 | \$371.79 | \$151.76 | \$36,794.13 | \$38,992.31 | \$43,205.87 |
| 2035 October   | \$523.55 | \$373.31 | \$150.24 | \$36,420.82 | \$39,142.55 | \$43,579.18 |
| 2035 November  | \$523.56 | \$374.84 | \$148.72 | \$36,045.98 | \$39,291.27 | \$43,954.02 |
| 2035 December  | \$523.56 | \$376.37 | \$147.19 | \$35,669.62 | \$39,438.45 | \$44,330.38 |
| 2036 January   | \$523.55 | \$377.90 | \$145.65 | \$35,291.71 | \$39,584.10 | \$44,708.29 |
| 2036 February  | \$523.56 | \$379.45 | \$144.11 | \$34,912.26 | \$39,728.21 | \$45,087.74 |
| 2036 March     | \$523.56 | \$381.00 | \$142.56 | \$34,531.27 | \$39,870.77 | \$45,468.73 |
| 2036 April     | \$523.55 | \$382.55 | \$141.00 | \$34,148.71 | \$40,011.77 | \$45,851.29 |
| 2036 May       | \$523.55 | \$384.11 | \$139.44 | \$33,764.60 | \$40,151.21 | \$46,235.40 |
| 2036 June      | \$523.55 | \$385.68 | \$137.87 | \$33,378.92 | \$40,289.09 | \$46,621.08 |
| 2036 July      | \$523.56 | \$387.26 | \$136.30 | \$32,991.66 | \$40,425.38 | \$47,008.34 |
| 2036 August    | \$523.56 | \$388.84 | \$134.72 | \$32,602.82 | \$40,560.10 | \$47,397.18 |
| 2036 September | \$523.56 | \$390.43 | \$133.13 | \$32,212.39 | \$40,693.23 | \$47,787.61 |

|                |          |          |          |             |             |             |
|----------------|----------|----------|----------|-------------|-------------|-------------|
| 2036 October   | \$523.55 | \$392.02 | \$131.53 | \$31,820.37 | \$40,824.76 | \$48,179.63 |
| 2036 November  | \$523.55 | \$393.62 | \$129.93 | \$31,426.75 | \$40,954.69 | \$48,573.25 |
| 2036 December  | \$523.56 | \$395.23 | \$128.33 | \$31,031.52 | \$41,083.02 | \$48,968.48 |
| 2037 January   | \$523.55 | \$396.84 | \$126.71 | \$30,634.68 | \$41,209.73 | \$49,365.32 |
| 2037 February  | \$523.55 | \$398.46 | \$125.09 | \$30,236.21 | \$41,334.82 | \$49,763.79 |
| 2037 March     | \$523.55 | \$400.09 | \$123.46 | \$29,836.12 | \$41,458.29 | \$50,163.88 |
| 2037 April     | \$523.55 | \$401.72 | \$121.83 | \$29,434.40 | \$41,580.12 | \$50,565.60 |
| 2037 May       | \$523.55 | \$403.36 | \$120.19 | \$29,031.03 | \$41,700.31 | \$50,968.97 |
| 2037 June      | \$523.55 | \$405.01 | \$118.54 | \$28,626.02 | \$41,818.85 | \$51,373.98 |
| 2037 July      | \$523.56 | \$406.67 | \$116.89 | \$28,219.36 | \$41,935.74 | \$51,780.64 |
| 2037 August    | \$523.56 | \$408.33 | \$115.23 | \$27,811.03 | \$42,050.97 | \$52,188.97 |
| 2037 September | \$523.55 | \$409.99 | \$113.56 | \$27,401.04 | \$42,164.53 | \$52,598.96 |
| 2037 October   | \$523.56 | \$411.67 | \$111.89 | \$26,989.37 | \$42,276.42 | \$53,010.63 |
| 2037 November  | \$523.56 | \$413.35 | \$110.21 | \$26,576.02 | \$42,386.63 | \$53,423.98 |
| 2037 December  | \$523.56 | \$415.04 | \$108.52 | \$26,160.98 | \$42,495.15 | \$53,839.02 |
| 2038 January   | \$523.55 | \$416.73 | \$106.82 | \$25,744.25 | \$42,601.97 | \$54,255.75 |
| 2038 February  | \$523.55 | \$418.43 | \$105.12 | \$25,325.82 | \$42,707.09 | \$54,674.18 |
| 2038 March     | \$523.55 | \$420.14 | \$103.41 | \$24,905.68 | \$42,810.51 | \$55,094.32 |
| 2038 April     | \$523.56 | \$421.86 | \$101.70 | \$24,483.82 | \$42,912.21 | \$55,516.18 |
| 2038 May       | \$523.56 | \$423.58 | \$99.98  | \$24,060.24 | \$43,012.18 | \$55,939.76 |
| 2038 June      | \$523.56 | \$425.31 | \$98.25  | \$23,634.93 | \$43,110.43 | \$56,365.07 |
| 2038 July      | \$523.56 | \$427.05 | \$96.51  | \$23,207.89 | \$43,206.94 | \$56,792.11 |
| 2038 August    | \$523.56 | \$428.79 | \$94.77  | \$22,779.10 | \$43,301.70 | \$57,220.90 |
| 2038 September | \$523.55 | \$430.54 | \$93.01  | \$22,348.56 | \$43,394.72 | \$57,651.44 |
| 2038 October   | \$523.56 | \$432.30 | \$91.26  | \$21,916.26 | \$43,485.97 | \$58,083.74 |
| 2038 November  | \$523.55 | \$434.06 | \$89.49  | \$21,482.19 | \$43,575.46 | \$58,517.81 |
| 2038 December  | \$523.56 | \$435.84 | \$87.72  | \$21,046.36 | \$43,663.18 | \$58,953.64 |
| 2039 January   | \$523.56 | \$437.62 | \$85.94  | \$20,608.74 | \$43,749.12 | \$59,391.26 |
| 2039 February  | \$523.55 | \$439.40 | \$84.15  | \$20,169.34 | \$43,833.27 | \$59,830.66 |
| 2039 March     | \$523.56 | \$441.20 | \$82.36  | \$19,728.14 | \$43,915.63 | \$60,271.86 |
| 2039 April     | \$523.56 | \$443.00 | \$80.56  | \$19,285.14 | \$43,996.19 | \$60,714.86 |
| 2039 May       | \$523.56 | \$444.81 | \$78.75  | \$18,840.33 | \$44,074.94 | \$61,159.67 |
| 2039 June      | \$523.55 | \$446.62 | \$76.93  | \$18,393.71 | \$44,151.87 | \$61,606.29 |
| 2039 July      | \$523.56 | \$448.45 | \$75.11  | \$17,945.26 | \$44,226.98 | \$62,054.74 |

|                |          |          |         |             |             |             |
|----------------|----------|----------|---------|-------------|-------------|-------------|
| 2039 August    | \$523.56 | \$450.28 | \$73.28 | \$17,494.98 | \$44,300.25 | \$62,505.02 |
| 2039 September | \$523.56 | \$452.12 | \$71.44 | \$17,042.87 | \$44,371.69 | \$62,957.13 |
| 2039 October   | \$523.55 | \$453.96 | \$69.59 | \$16,588.90 | \$44,441.28 | \$63,411.10 |
| 2039 November  | \$523.56 | \$455.82 | \$67.74 | \$16,133.09 | \$44,509.02 | \$63,866.91 |
| 2039 December  | \$523.56 | \$457.68 | \$65.88 | \$15,675.41 | \$44,574.90 | \$64,324.59 |
| 2040 January   | \$523.56 | \$459.55 | \$64.01 | \$15,215.86 | \$44,638.90 | \$64,784.14 |
| 2040 February  | \$523.55 | \$461.42 | \$62.13 | \$14,754.44 | \$44,701.04 | \$65,245.56 |
| 2040 March     | \$523.56 | \$463.31 | \$60.25 | \$14,291.13 | \$44,761.28 | \$65,708.87 |
| 2040 April     | \$523.56 | \$465.20 | \$58.36 | \$13,825.93 | \$44,819.64 | \$66,174.07 |
| 2040 May       | \$523.56 | \$467.10 | \$56.46 | \$13,358.83 | \$44,876.10 | \$66,641.17 |
| 2040 June      | \$523.56 | \$469.01 | \$54.55 | \$12,889.82 | \$44,930.64 | \$67,110.18 |
| 2040 July      | \$523.55 | \$470.92 | \$52.63 | \$12,418.90 | \$44,983.28 | \$67,581.10 |
| 2040 August    | \$523.55 | \$472.84 | \$50.71 | \$11,946.06 | \$45,033.99 | \$68,053.94 |
| 2040 September | \$523.56 | \$474.78 | \$48.78 | \$11,471.28 | \$45,082.77 | \$68,528.72 |
| 2040 October   | \$523.55 | \$476.71 | \$46.84 | \$10,994.57 | \$45,129.61 | \$69,005.43 |
| 2040 November  | \$523.55 | \$478.66 | \$44.89 | \$10,515.91 | \$45,174.50 | \$69,484.09 |
| 2040 December  | \$523.56 | \$480.62 | \$42.94 | \$10,035.29 | \$45,217.44 | \$69,964.71 |
| 2041 January   | \$523.56 | \$482.58 | \$40.98 | \$9,552.71  | \$45,258.42 | \$70,447.29 |
| 2041 February  | \$523.56 | \$484.55 | \$39.01 | \$9,068.16  | \$45,297.43 | \$70,931.84 |
| 2041 March     | \$523.56 | \$486.53 | \$37.03 | \$8,581.64  | \$45,334.46 | \$71,418.36 |
| 2041 April     | \$523.55 | \$488.51 | \$35.04 | \$8,093.12  | \$45,369.50 | \$71,906.88 |
| 2041 May       | \$523.56 | \$490.51 | \$33.05 | \$7,602.62  | \$45,402.54 | \$72,397.38 |
| 2041 June      | \$523.55 | \$492.51 | \$31.04 | \$7,110.10  | \$45,433.59 | \$72,889.90 |
| 2041 July      | \$523.55 | \$494.52 | \$29.03 | \$6,615.58  | \$45,462.62 | \$73,384.42 |
| 2041 August    | \$523.55 | \$496.54 | \$27.01 | \$6,119.04  | \$45,489.63 | \$73,880.96 |
| 2041 September | \$523.56 | \$498.57 | \$24.99 | \$5,620.47  | \$45,514.62 | \$74,379.53 |
| 2041 October   | \$523.55 | \$500.60 | \$22.95 | \$5,119.87  | \$45,537.57 | \$74,880.13 |
| 2041 November  | \$523.56 | \$502.65 | \$20.91 | \$4,617.22  | \$45,558.48 | \$75,382.78 |
| 2041 December  | \$523.55 | \$504.70 | \$18.85 | \$4,112.52  | \$45,577.33 | \$75,887.48 |
| 2042 January   | \$523.55 | \$506.76 | \$16.79 | \$3,605.75  | \$45,594.12 | \$76,394.25 |
| 2042 February  | \$523.55 | \$508.83 | \$14.72 | \$3,096.92  | \$45,608.85 | \$76,903.08 |
| 2042 March     | \$523.56 | \$510.91 | \$12.65 | \$2,586.01  | \$45,621.49 | \$77,413.99 |
| 2042 April     | \$523.56 | \$513.00 | \$10.56 | \$2,073.02  | \$45,632.05 | \$77,926.98 |
| 2042 May       | \$523.55 | \$515.09 | \$8.46  | \$1,557.93  | \$45,640.52 | \$78,442.07 |



|             |          |          |        |            |             |             |
|-------------|----------|----------|--------|------------|-------------|-------------|
| 2042 June   | \$523.55 | \$517.19 | \$6.36 | \$1,040.73 | \$45,646.88 | \$78,959.27 |
| 2042 July   | \$523.56 | \$519.31 | \$4.25 | \$521.43   | \$45,651.13 | \$79,478.57 |
| 2042 August | \$523.56 | \$521.43 | \$2.13 | \$0.00     | \$45,653.26 | \$80,000.00 |



BUILDING DEPARTMENT  
Gabe McNeese  
311 N. Henson St., Lake City, CO, 81235.  
Phone: 970-901-9570, email [gabem@hinsdalecountycolorado.us](mailto:gabem@hinsdalecountycolorado.us)

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Home Inspection:

621 Water Street, Lake City Colorado, 81235

**FOUNDATION:** The foundation looks good both outside, as well under the crawl space. No shifting, and no signs of cracks, or deterioration.

**FLOORS:** Both upstairs and downstairs floors are in good condition, the floors are finished out with two by six tongue and groove. The only exception is in the downstairs bathroom, the water damage that has occurred, has rotted the two by six flooring around the toilet. This rotted floor will have to be replaced.

**DECKS:** All the decks and covered porches look good. The front step entering the house needs to have a proper step, as of now the cinder blocks need to be replaced with a proper step.

**ROOF:** The metal roof is in good condition, no signs of loose screws or cracked rubber washers.

**CODE:** The stair-way hand rails do not have any spindles, as well as the upstairs railing, spindles or something that fits the 2015 IRC building code, needs to be installed. The backing behind the wood fire place, up the wall needs to be finished, and brought up to 2018 Fire code. One light fixture blinked in the kitchen when turned on, this needs to be fixed. The Exterior electrical box needs proper labeling, every breaker needs to have a listing of where it goes. Drywall in the Downstairs bathroom needs to be finished, looks like where a possible water leak may have occurred.

**OVERALL:** The Home at 621 Water St. Lake City Colorado, is in good condition. Besides the four foot by four foot section of rotted floor in the downstairs bathroom, and the spindles for the stairway, and upper handrail, all fixes are straight forward and doable. If you have any questions or concerns, please feel free to contact me anytime.

[Building@hinsdalecountycolorado.us](mailto:Building@hinsdalecountycolorado.us)

Sincerely,

Gabe McNeese.

| Year | Month     | Payment    | Principal | Interest   | Balance      | Total Interest | Total Principal |
|------|-----------|------------|-----------|------------|--------------|----------------|-----------------|
| 2022 | September | \$1,832.44 | \$689.11  | \$1,143.33 | \$279,310.89 | \$1,143.33     | \$689.11        |
| 2022 | October   | \$1,832.44 | \$691.92  | \$1,140.52 | \$278,618.97 | \$2,283.85     | \$1,381.03      |
| 2022 | November  | \$1,832.44 | \$694.75  | \$1,137.69 | \$277,924.22 | \$3,421.55     | \$2,075.78      |
| 2022 | December  | \$1,832.45 | \$697.59  | \$1,134.86 | \$277,226.63 | \$4,556.40     | \$2,773.37      |
| 2023 | January   | \$1,832.44 | \$700.43  | \$1,132.01 | \$276,526.20 | \$5,688.41     | \$3,473.80      |
| 2023 | February  | \$1,832.44 | \$703.29  | \$1,129.15 | \$275,822.90 | \$6,817.56     | \$4,177.10      |
| 2023 | March     | \$1,832.45 | \$706.17  | \$1,126.28 | \$275,116.73 | \$7,943.84     | \$4,883.27      |
| 2023 | April     | \$1,832.44 | \$709.05  | \$1,123.39 | \$274,407.68 | \$9,067.23     | \$5,592.32      |
| 2023 | May       | \$1,832.45 | \$711.95  | \$1,120.50 | \$273,695.74 | \$10,187.73    | \$6,304.26      |
| 2023 | June      | \$1,832.44 | \$714.85  | \$1,117.59 | \$272,980.89 | \$11,305.32    | \$7,019.11      |
| 2023 | July      | \$1,832.44 | \$717.77  | \$1,114.67 | \$272,263.12 | \$12,419.99    | \$7,736.88      |
| 2023 | August    | \$1,832.44 | \$720.70  | \$1,111.74 | \$271,542.41 | \$13,531.73    | \$8,457.59      |
| 2023 | September | \$1,832.45 | \$723.65  | \$1,108.80 | \$270,818.77 | \$14,640.53    | \$9,181.23      |
| 2023 | October   | \$1,832.44 | \$726.60  | \$1,105.84 | \$270,092.17 | \$15,746.38    | \$9,907.83      |
| 2023 | November  | \$1,832.45 | \$729.57  | \$1,102.88 | \$269,362.60 | \$16,849.25    | \$10,637.40     |
| 2023 | December  | \$1,832.45 | \$732.55  | \$1,099.90 | \$268,630.06 | \$17,949.15    | \$11,369.94     |
| 2024 | January   | \$1,832.45 | \$735.54  | \$1,096.91 | \$267,894.52 | \$19,046.05    | \$12,105.48     |
| 2024 | February  | \$1,832.44 | \$738.54  | \$1,093.90 | \$267,155.98 | \$20,139.96    | \$12,844.02     |
| 2024 | March     | \$1,832.45 | \$741.56  | \$1,090.89 | \$266,414.42 | \$21,230.84    | \$13,585.58     |
| 2024 | April     | \$1,832.44 | \$744.58  | \$1,087.86 | \$265,669.84 | \$22,318.70    | \$14,330.16     |
| 2024 | May       | \$1,832.44 | \$747.62  | \$1,084.82 | \$264,922.21 | \$23,403.52    | \$15,077.79     |
| 2024 | June      | \$1,832.45 | \$750.68  | \$1,081.77 | \$264,171.53 | \$24,485.29    | \$15,828.47     |
| 2024 | July      | \$1,832.44 | \$753.74  | \$1,078.70 | \$263,417.79 | \$25,563.99    | \$16,582.21     |
| 2024 | August    | \$1,832.44 | \$756.82  | \$1,075.62 | \$262,660.97 | \$26,639.61    | \$17,339.03     |
| 2024 | September | \$1,832.44 | \$759.91  | \$1,072.53 | \$261,901.06 | \$27,712.14    | \$18,098.94     |
| 2024 | October   | \$1,832.44 | \$763.01  | \$1,069.43 | \$261,138.05 | \$28,781.57    | \$18,861.95     |
| 2024 | November  | \$1,832.44 | \$766.13  | \$1,066.31 | \$260,371.92 | \$29,847.89    | \$19,628.08     |
| 2024 | December  | \$1,832.45 | \$769.26  | \$1,063.19 | \$259,602.66 | \$30,911.07    | \$20,397.34     |
| 2025 | January   | \$1,832.44 | \$772.40  | \$1,060.04 | \$258,830.26 | \$31,971.12    | \$21,169.74     |
| 2025 | February  | \$1,832.44 | \$775.55  | \$1,056.89 | \$258,054.71 | \$33,028.01    | \$21,945.29     |
| 2025 | March     | \$1,832.44 | \$778.72  | \$1,053.72 | \$257,275.99 | \$34,081.73    | \$22,724.01     |
| 2025 | April     | \$1,832.44 | \$781.90  | \$1,050.54 | \$256,494.09 | \$35,132.27    | \$23,505.91     |
| 2025 | May       | \$1,832.44 | \$785.09  | \$1,047.35 | \$255,708.99 | \$36,179.62    | \$24,291.01     |
| 2025 | June      | \$1,832.45 | \$788.30  | \$1,044.15 | \$254,920.70 | \$37,223.77    | \$25,079.30     |
| 2025 | July      | \$1,832.45 | \$791.52  | \$1,040.93 | \$254,129.18 | \$38,264.69    | \$25,870.82     |
| 2025 | August    | \$1,832.44 | \$794.75  | \$1,037.69 | \$253,334.43 | \$39,302.39    | \$26,665.57     |

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|----------------|------------|----------|------------|--------------|-------------|-------------|
| 2025 September | \$1,832.44 | \$797.99 | \$1,034.45 | \$252,536.43 | \$40,336.84 | \$27,463.57 |
| 2025 October   | \$1,832.44 | \$801.25 | \$1,031.19 | \$251,735.18 | \$41,368.03 | \$28,264.82 |
| 2025 November  | \$1,832.44 | \$804.52 | \$1,027.92 | \$250,930.66 | \$42,395.95 | \$29,069.34 |
| 2025 December  | \$1,832.44 | \$807.81 | \$1,024.63 | \$250,122.85 | \$43,420.58 | \$29,877.15 |
| 2026 January   | \$1,832.44 | \$811.11 | \$1,021.33 | \$249,311.74 | \$44,441.92 | \$30,688.26 |
| 2026 February  | \$1,832.44 | \$814.42 | \$1,018.02 | \$248,497.32 | \$45,459.94 | \$31,502.68 |
| 2026 March     | \$1,832.45 | \$817.75 | \$1,014.70 | \$247,679.57 | \$46,474.64 | \$32,320.43 |
| 2026 April     | \$1,832.45 | \$821.09 | \$1,011.36 | \$246,858.49 | \$47,485.99 | \$33,141.51 |
| 2026 May       | \$1,832.45 | \$824.44 | \$1,008.01 | \$246,034.05 | \$48,494.00 | \$33,965.95 |
| 2026 June      | \$1,832.44 | \$827.80 | \$1,004.64 | \$245,206.24 | \$49,498.64 | \$34,793.76 |
| 2026 July      | \$1,832.44 | \$831.18 | \$1,001.26 | \$244,375.06 | \$50,499.90 | \$35,624.94 |
| 2026 August    | \$1,832.44 | \$834.58 | \$997.86   | \$243,540.48 | \$51,497.76 | \$36,459.52 |
| 2026 September | \$1,832.45 | \$837.99 | \$994.46   | \$242,702.50 | \$52,492.22 | \$37,297.50 |
| 2026 October   | \$1,832.45 | \$841.41 | \$991.04   | \$241,861.09 | \$53,483.25 | \$38,138.91 |
| 2026 November  | \$1,832.44 | \$844.84 | \$987.60   | \$241,016.24 | \$54,470.85 | \$38,983.76 |
| 2026 December  | \$1,832.44 | \$848.29 | \$984.15   | \$240,167.95 | \$55,455.00 | \$39,832.05 |
| 2027 January   | \$1,832.45 | \$851.76 | \$980.69   | \$239,316.19 | \$56,435.69 | \$40,683.81 |
| 2027 February  | \$1,832.45 | \$855.24 | \$977.21   | \$238,460.96 | \$57,412.90 | \$41,539.04 |
| 2027 March     | \$1,832.45 | \$858.73 | \$973.72   | \$237,602.23 | \$58,386.61 | \$42,397.77 |
| 2027 April     | \$1,832.44 | \$862.23 | \$970.21   | \$236,739.99 | \$59,356.82 | \$43,260.01 |
| 2027 May       | \$1,832.45 | \$865.76 | \$966.69   | \$235,874.24 | \$60,323.51 | \$44,125.76 |
| 2027 June      | \$1,832.44 | \$869.29 | \$963.15   | \$235,004.95 | \$61,286.66 | \$44,995.05 |
| 2027 July      | \$1,832.44 | \$872.84 | \$959.60   | \$234,132.11 | \$62,246.27 | \$45,867.89 |
| 2027 August    | \$1,832.44 | \$876.40 | \$956.04   | \$233,255.71 | \$63,202.31 | \$46,744.29 |
| 2027 September | \$1,832.44 | \$879.98 | \$952.46   | \$232,375.72 | \$64,154.77 | \$47,624.28 |
| 2027 October   | \$1,832.45 | \$883.58 | \$948.87   | \$231,492.15 | \$65,103.63 | \$48,507.85 |
| 2027 November  | \$1,832.44 | \$887.18 | \$945.26   | \$230,604.96 | \$66,048.89 | \$49,395.04 |
| 2027 December  | \$1,832.45 | \$890.81 | \$941.64   | \$229,714.16 | \$66,990.53 | \$50,285.84 |
| 2028 January   | \$1,832.44 | \$894.44 | \$938.00   | \$228,819.71 | \$67,928.53 | \$51,180.29 |
| 2028 February  | \$1,832.45 | \$898.10 | \$934.35   | \$227,921.62 | \$68,862.88 | \$52,078.38 |
| 2028 March     | \$1,832.44 | \$901.76 | \$930.68   | \$227,019.85 | \$69,793.56 | \$52,980.15 |
| 2028 April     | \$1,832.45 | \$905.45 | \$927.00   | \$226,114.41 | \$70,720.56 | \$53,885.59 |
| 2028 May       | \$1,832.44 | \$909.14 | \$923.30   | \$225,205.27 | \$71,643.86 | \$54,794.73 |
| 2028 June      | \$1,832.45 | \$912.86 | \$919.59   | \$224,292.41 | \$72,563.44 | \$55,707.59 |
| 2028 July      | \$1,832.44 | \$916.58 | \$915.86   | \$223,375.83 | \$73,479.30 | \$56,624.17 |
| 2028 August    | \$1,832.45 | \$920.33 | \$912.12   | \$222,455.50 | \$74,391.42 | \$57,544.50 |
| 2028 September | \$1,832.44 | \$924.08 | \$908.36   | \$221,531.42 | \$75,299.78 | \$58,468.58 |



|                |            |            |          |              |              |             |
|----------------|------------|------------|----------|--------------|--------------|-------------|
| 2028 October   | \$1,832.45 | \$927.86   | \$904.59 | \$220,603.56 | \$76,204.37  | \$59,396.44 |
| 2028 November  | \$1,832.45 | \$931.65   | \$900.80 | \$219,671.92 | \$77,105.17  | \$60,328.08 |
| 2028 December  | \$1,832.44 | \$935.45   | \$896.99 | \$218,736.47 | \$78,002.16  | \$61,263.53 |
| 2029 January   | \$1,832.44 | \$939.27   | \$893.17 | \$217,797.20 | \$78,895.33  | \$62,202.80 |
| 2029 February  | \$1,832.44 | \$943.10   | \$889.34 | \$216,854.09 | \$79,784.67  | \$63,145.91 |
| 2029 March     | \$1,832.45 | \$946.96   | \$885.49 | \$215,907.14 | \$80,670.16  | \$64,092.86 |
| 2029 April     | \$1,832.44 | \$950.82   | \$881.62 | \$214,956.31 | \$81,551.78  | \$65,043.69 |
| 2029 May       | \$1,832.45 | \$954.71   | \$877.74 | \$214,001.61 | \$82,429.52  | \$65,998.39 |
| 2029 June      | \$1,832.44 | \$958.60   | \$873.84 | \$213,043.01 | \$83,303.36  | \$66,956.99 |
| 2029 July      | \$1,832.45 | \$962.52   | \$869.93 | \$212,080.49 | \$84,173.29  | \$67,919.51 |
| 2029 August    | \$1,832.45 | \$966.45   | \$866.00 | \$211,114.04 | \$85,039.28  | \$68,885.96 |
| 2029 September | \$1,832.44 | \$970.39   | \$862.05 | \$210,143.65 | \$85,901.33  | \$69,856.35 |
| 2029 October   | \$1,832.45 | \$974.36   | \$858.09 | \$209,169.29 | \$86,759.42  | \$70,830.71 |
| 2029 November  | \$1,832.45 | \$978.34   | \$854.11 | \$208,190.95 | \$87,613.52  | \$71,809.05 |
| 2029 December  | \$1,832.44 | \$982.33   | \$850.11 | \$207,208.62 | \$88,463.64  | \$72,791.38 |
| 2030 January   | \$1,832.44 | \$986.34   | \$846.10 | \$206,222.28 | \$89,309.74  | \$73,777.72 |
| 2030 February  | \$1,832.44 | \$990.37   | \$842.07 | \$205,231.91 | \$90,151.81  | \$74,768.09 |
| 2030 March     | \$1,832.44 | \$994.41   | \$838.03 | \$204,237.50 | \$90,989.84  | \$75,762.50 |
| 2030 April     | \$1,832.44 | \$998.47   | \$833.97 | \$203,239.03 | \$91,823.81  | \$76,760.97 |
| 2030 May       | \$1,832.44 | \$1,002.55 | \$829.89 | \$202,236.48 | \$92,653.71  | \$77,763.52 |
| 2030 June      | \$1,832.44 | \$1,006.64 | \$825.80 | \$201,229.83 | \$93,479.51  | \$78,770.17 |
| 2030 July      | \$1,832.44 | \$1,010.75 | \$821.69 | \$200,219.08 | \$94,301.19  | \$79,780.92 |
| 2030 August    | \$1,832.44 | \$1,014.88 | \$817.56 | \$199,204.19 | \$95,118.75  | \$80,795.81 |
| 2030 September | \$1,832.45 | \$1,019.03 | \$813.42 | \$198,185.17 | \$95,932.17  | \$81,814.83 |
| 2030 October   | \$1,832.45 | \$1,023.19 | \$809.26 | \$197,161.98 | \$96,741.43  | \$82,838.02 |
| 2030 November  | \$1,832.45 | \$1,027.37 | \$805.08 | \$196,134.62 | \$97,546.51  | \$83,865.38 |
| 2030 December  | \$1,832.44 | \$1,031.56 | \$800.88 | \$195,103.06 | \$98,347.39  | \$84,896.94 |
| 2031 January   | \$1,832.44 | \$1,035.77 | \$796.67 | \$194,067.28 | \$99,144.06  | \$85,932.72 |
| 2031 February  | \$1,832.44 | \$1,040.00 | \$792.44 | \$193,027.28 | \$99,936.50  | \$86,972.72 |
| 2031 March     | \$1,832.44 | \$1,044.25 | \$788.19 | \$191,983.03 | \$100,724.70 | \$88,016.97 |
| 2031 April     | \$1,832.44 | \$1,048.51 | \$783.93 | \$190,934.52 | \$101,508.63 | \$89,065.48 |
| 2031 May       | \$1,832.44 | \$1,052.79 | \$779.65 | \$189,881.73 | \$102,288.28 | \$90,118.27 |
| 2031 June      | \$1,832.44 | \$1,057.09 | \$775.35 | \$188,824.63 | \$103,063.63 | \$91,175.37 |
| 2031 July      | \$1,832.44 | \$1,061.41 | \$771.03 | \$187,763.22 | \$103,834.66 | \$92,236.78 |
| 2031 August    | \$1,832.44 | \$1,065.74 | \$766.70 | \$186,697.48 | \$104,601.36 | \$93,302.52 |
| 2031 September | \$1,832.45 | \$1,070.10 | \$762.35 | \$185,627.38 | \$105,363.71 | \$94,372.62 |
| 2031 October   | \$1,832.44 | \$1,074.46 | \$757.98 | \$184,552.92 | \$106,121.69 | \$95,447.08 |

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|----------------|------------|------------|----------|--------------|--------------|--------------|
| 2031 November  | \$1,832.44 | \$1,078.85 | \$753.59 | \$183,474.07 | \$106,875.28 | \$96,525.93  |
| 2031 December  | \$1,832.45 | \$1,083.26 | \$749.19 | \$182,390.81 | \$107,624.46 | \$97,609.19  |
| 2032 January   | \$1,832.44 | \$1,087.68 | \$744.76 | \$181,303.13 | \$108,369.23 | \$98,696.87  |
| 2032 February  | \$1,832.44 | \$1,092.12 | \$740.32 | \$180,211.01 | \$109,109.55 | \$99,788.99  |
| 2032 March     | \$1,832.44 | \$1,096.58 | \$735.86 | \$179,114.42 | \$109,845.41 | \$100,885.58 |
| 2032 April     | \$1,832.44 | \$1,101.06 | \$731.38 | \$178,013.37 | \$110,576.79 | \$101,986.63 |
| 2032 May       | \$1,832.45 | \$1,105.56 | \$726.89 | \$176,907.81 | \$111,303.68 | \$103,092.19 |
| 2032 June      | \$1,832.44 | \$1,110.07 | \$722.37 | \$175,797.74 | \$112,026.05 | \$104,202.26 |
| 2032 July      | \$1,832.44 | \$1,114.60 | \$717.84 | \$174,683.14 | \$112,743.89 | \$105,316.86 |
| 2032 August    | \$1,832.44 | \$1,119.15 | \$713.29 | \$173,563.98 | \$113,457.18 | \$106,436.02 |
| 2032 September | \$1,832.44 | \$1,123.72 | \$708.72 | \$172,440.26 | \$114,165.90 | \$107,559.74 |
| 2032 October   | \$1,832.44 | \$1,128.31 | \$704.13 | \$171,311.95 | \$114,870.04 | \$108,688.05 |
| 2032 November  | \$1,832.44 | \$1,132.92 | \$699.52 | \$170,179.03 | \$115,569.56 | \$109,820.97 |
| 2032 December  | \$1,832.45 | \$1,137.55 | \$694.90 | \$169,041.48 | \$116,264.46 | \$110,958.52 |
| 2033 January   | \$1,832.44 | \$1,142.19 | \$690.25 | \$167,899.29 | \$116,954.71 | \$112,100.71 |
| 2033 February  | \$1,832.44 | \$1,146.85 | \$685.59 | \$166,752.44 | \$117,640.30 | \$113,247.56 |
| 2033 March     | \$1,832.45 | \$1,151.54 | \$680.91 | \$165,600.90 | \$118,321.20 | \$114,399.10 |
| 2033 April     | \$1,832.44 | \$1,156.24 | \$676.20 | \$164,444.66 | \$118,997.41 | \$115,555.34 |
| 2033 May       | \$1,832.44 | \$1,160.96 | \$671.48 | \$163,283.70 | \$119,668.89 | \$116,716.30 |
| 2033 June      | \$1,832.44 | \$1,165.70 | \$666.74 | \$162,118.00 | \$120,335.63 | \$117,882.00 |
| 2033 July      | \$1,832.44 | \$1,170.46 | \$661.98 | \$160,947.54 | \$120,997.61 | \$119,052.46 |
| 2033 August    | \$1,832.44 | \$1,175.24 | \$657.20 | \$159,772.30 | \$121,654.82 | \$120,227.70 |
| 2033 September | \$1,832.44 | \$1,180.04 | \$652.40 | \$158,592.26 | \$122,307.22 | \$121,407.74 |
| 2033 October   | \$1,832.45 | \$1,184.86 | \$647.59 | \$157,407.40 | \$122,954.80 | \$122,592.60 |
| 2033 November  | \$1,832.45 | \$1,189.70 | \$642.75 | \$156,217.70 | \$123,597.55 | \$123,782.30 |
| 2033 December  | \$1,832.44 | \$1,194.55 | \$637.89 | \$155,023.15 | \$124,235.44 | \$124,976.85 |
| 2034 January   | \$1,832.44 | \$1,199.43 | \$633.01 | \$153,823.71 | \$124,868.45 | \$126,176.29 |
| 2034 February  | \$1,832.44 | \$1,204.33 | \$628.11 | \$152,619.38 | \$125,496.56 | \$127,380.62 |
| 2034 March     | \$1,832.45 | \$1,209.25 | \$623.20 | \$151,410.14 | \$126,119.76 | \$128,589.86 |
| 2034 April     | \$1,832.45 | \$1,214.19 | \$618.26 | \$150,195.95 | \$126,738.02 | \$129,804.05 |
| 2034 May       | \$1,832.44 | \$1,219.14 | \$613.30 | \$148,976.81 | \$127,351.32 | \$131,023.19 |
| 2034 June      | \$1,832.44 | \$1,224.12 | \$608.32 | \$147,752.69 | \$127,959.64 | \$132,247.31 |
| 2034 July      | \$1,832.44 | \$1,229.12 | \$603.32 | \$146,523.57 | \$128,562.96 | \$133,476.43 |
| 2034 August    | \$1,832.44 | \$1,234.14 | \$598.30 | \$145,289.43 | \$129,161.27 | \$134,710.57 |
| 2034 September | \$1,832.45 | \$1,239.18 | \$593.27 | \$144,050.25 | \$129,754.53 | \$135,949.75 |
| 2034 October   | \$1,832.45 | \$1,244.24 | \$588.21 | \$142,806.01 | \$130,342.74 | \$137,193.99 |
| 2034 November  | \$1,832.44 | \$1,249.32 | \$583.12 | \$141,556.69 | \$130,925.86 | \$138,443.31 |

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|----------------|------------|------------|----------|--------------|--------------|--------------|
| 2034 December  | \$1,832.44 | \$1,254.42 | \$578.02 | \$140,302.27 | \$131,503.89 | \$139,697.73 |
| 2035 January   | \$1,832.44 | \$1,259.54 | \$572.90 | \$139,042.73 | \$132,076.79 | \$140,957.27 |
| 2035 February  | \$1,832.45 | \$1,264.69 | \$567.76 | \$137,778.05 | \$132,644.55 | \$142,221.95 |
| 2035 March     | \$1,832.44 | \$1,269.85 | \$562.59 | \$136,508.20 | \$133,207.14 | \$143,491.80 |
| 2035 April     | \$1,832.44 | \$1,275.03 | \$557.41 | \$135,233.16 | \$133,764.55 | \$144,766.84 |
| 2035 May       | \$1,832.44 | \$1,280.24 | \$552.20 | \$133,952.92 | \$134,316.75 | \$146,047.08 |
| 2035 June      | \$1,832.44 | \$1,285.47 | \$546.97 | \$132,667.45 | \$134,863.72 | \$147,332.55 |
| 2035 July      | \$1,832.45 | \$1,290.72 | \$541.73 | \$131,376.73 | \$135,405.45 | \$148,623.27 |
| 2035 August    | \$1,832.44 | \$1,295.99 | \$536.45 | \$130,080.74 | \$135,941.90 | \$149,919.26 |
| 2035 September | \$1,832.44 | \$1,301.28 | \$531.16 | \$128,779.46 | \$136,473.07 | \$151,220.54 |
| 2035 October   | \$1,832.44 | \$1,306.59 | \$525.85 | \$127,472.87 | \$136,998.92 | \$152,527.13 |
| 2035 November  | \$1,832.44 | \$1,311.93 | \$520.51 | \$126,160.94 | \$137,519.43 | \$153,839.06 |
| 2035 December  | \$1,832.45 | \$1,317.29 | \$515.16 | \$124,843.65 | \$138,034.59 | \$155,156.35 |
| 2036 January   | \$1,832.45 | \$1,322.67 | \$509.78 | \$123,520.99 | \$138,544.37 | \$156,479.01 |
| 2036 February  | \$1,832.45 | \$1,328.07 | \$504.38 | \$122,192.92 | \$139,048.74 | \$157,807.08 |
| 2036 March     | \$1,832.44 | \$1,333.49 | \$498.95 | \$120,859.43 | \$139,547.70 | \$159,140.57 |
| 2036 April     | \$1,832.44 | \$1,338.93 | \$493.51 | \$119,520.50 | \$140,041.21 | \$160,479.50 |
| 2036 May       | \$1,832.44 | \$1,344.40 | \$488.04 | \$118,176.10 | \$140,529.25 | \$161,823.90 |
| 2036 June      | \$1,832.44 | \$1,349.89 | \$482.55 | \$116,826.21 | \$141,011.80 | \$163,173.79 |
| 2036 July      | \$1,832.44 | \$1,355.40 | \$477.04 | \$115,470.81 | \$141,488.84 | \$164,529.19 |
| 2036 August    | \$1,832.45 | \$1,360.94 | \$471.51 | \$114,109.87 | \$141,960.35 | \$165,890.13 |
| 2036 September | \$1,832.44 | \$1,366.49 | \$465.95 | \$112,743.37 | \$142,426.30 | \$167,256.63 |
| 2036 October   | \$1,832.44 | \$1,372.07 | \$460.37 | \$111,371.30 | \$142,886.67 | \$168,628.70 |
| 2036 November  | \$1,832.45 | \$1,377.68 | \$454.77 | \$109,993.62 | \$143,341.43 | \$170,006.38 |
| 2036 December  | \$1,832.44 | \$1,383.30 | \$449.14 | \$108,610.32 | \$143,790.57 | \$171,389.68 |
| 2037 January   | \$1,832.44 | \$1,388.95 | \$443.49 | \$107,221.37 | \$144,234.07 | \$172,778.63 |
| 2037 February  | \$1,832.44 | \$1,394.62 | \$437.82 | \$105,826.75 | \$144,671.89 | \$174,173.25 |
| 2037 March     | \$1,832.45 | \$1,400.32 | \$432.13 | \$104,426.43 | \$145,104.01 | \$175,573.57 |
| 2037 April     | \$1,832.45 | \$1,406.04 | \$426.41 | \$103,020.39 | \$145,530.42 | \$176,979.61 |
| 2037 May       | \$1,832.45 | \$1,411.78 | \$420.67 | \$101,608.62 | \$145,951.09 | \$178,391.38 |
| 2037 June      | \$1,832.44 | \$1,417.54 | \$414.90 | \$100,191.07 | \$146,365.99 | \$179,808.93 |
| 2037 July      | \$1,832.44 | \$1,423.33 | \$409.11 | \$98,767.74  | \$146,775.10 | \$181,232.26 |
| 2037 August    | \$1,832.44 | \$1,429.14 | \$403.30 | \$97,338.60  | \$147,178.40 | \$182,661.40 |
| 2037 September | \$1,832.45 | \$1,434.98 | \$397.47 | \$95,903.63  | \$147,575.87 | \$184,096.37 |
| 2037 October   | \$1,832.45 | \$1,440.84 | \$391.61 | \$94,462.79  | \$147,967.48 | \$185,537.21 |
| 2037 November  | \$1,832.44 | \$1,446.72 | \$385.72 | \$93,016.07  | \$148,353.20 | \$186,983.93 |
| 2037 December  | \$1,832.45 | \$1,452.63 | \$379.82 | \$91,563.44  | \$148,733.01 | \$188,436.56 |

|                |            |            |          |             |              |              |
|----------------|------------|------------|----------|-------------|--------------|--------------|
| 2038 January   | \$1,832.44 | \$1,458.56 | \$373.88 | \$90,104.88 | \$149,106.90 | \$189,895.12 |
| 2038 February  | \$1,832.45 | \$1,464.52 | \$367.93 | \$88,640.37 | \$149,474.83 | \$191,359.63 |
| 2038 March     | \$1,832.45 | \$1,470.50 | \$361.95 | \$87,169.87 | \$149,836.77 | \$192,830.13 |
| 2038 April     | \$1,832.44 | \$1,476.50 | \$355.94 | \$85,693.37 | \$150,192.72 | \$194,306.63 |
| 2038 May       | \$1,832.44 | \$1,482.53 | \$349.91 | \$84,210.84 | \$150,542.63 | \$195,789.16 |
| 2038 June      | \$1,832.44 | \$1,488.58 | \$343.86 | \$82,722.26 | \$150,886.49 | \$197,277.74 |
| 2038 July      | \$1,832.44 | \$1,494.66 | \$337.78 | \$81,227.60 | \$151,224.28 | \$198,772.40 |
| 2038 August    | \$1,832.44 | \$1,500.76 | \$331.68 | \$79,726.84 | \$151,555.96 | \$200,273.16 |
| 2038 September | \$1,832.44 | \$1,506.89 | \$325.55 | \$78,219.94 | \$151,881.51 | \$201,780.06 |
| 2038 October   | \$1,832.45 | \$1,513.05 | \$319.40 | \$76,706.90 | \$152,200.91 | \$203,293.10 |
| 2038 November  | \$1,832.44 | \$1,519.22 | \$313.22 | \$75,187.67 | \$152,514.12 | \$204,812.33 |
| 2038 December  | \$1,832.45 | \$1,525.43 | \$307.02 | \$73,662.25 | \$152,821.14 | \$206,337.75 |
| 2039 January   | \$1,832.45 | \$1,531.66 | \$300.79 | \$72,130.59 | \$153,121.93 | \$207,869.41 |
| 2039 February  | \$1,832.44 | \$1,537.91 | \$294.53 | \$70,592.68 | \$153,416.46 | \$209,407.32 |
| 2039 March     | \$1,832.44 | \$1,544.19 | \$288.25 | \$69,048.49 | \$153,704.72 | \$210,951.51 |
| 2039 April     | \$1,832.45 | \$1,550.50 | \$281.95 | \$67,498.00 | \$153,986.66 | \$212,502.00 |
| 2039 May       | \$1,832.45 | \$1,556.83 | \$275.62 | \$65,941.17 | \$154,262.28 | \$214,058.83 |
| 2039 June      | \$1,832.44 | \$1,563.18 | \$269.26 | \$64,377.99 | \$154,531.54 | \$215,622.01 |
| 2039 July      | \$1,832.45 | \$1,569.57 | \$262.88 | \$62,808.42 | \$154,794.42 | \$217,191.58 |
| 2039 August    | \$1,832.45 | \$1,575.98 | \$256.47 | \$61,232.44 | \$155,050.88 | \$218,767.56 |
| 2039 September | \$1,832.44 | \$1,582.41 | \$250.03 | \$59,650.03 | \$155,300.92 | \$220,349.97 |
| 2039 October   | \$1,832.44 | \$1,588.87 | \$243.57 | \$58,061.16 | \$155,544.49 | \$221,938.84 |
| 2039 November  | \$1,832.44 | \$1,595.36 | \$237.08 | \$56,465.80 | \$155,781.57 | \$223,534.20 |
| 2039 December  | \$1,832.44 | \$1,601.87 | \$230.57 | \$54,863.93 | \$156,012.14 | \$225,136.07 |
| 2040 January   | \$1,832.45 | \$1,608.42 | \$224.03 | \$53,255.51 | \$156,236.17 | \$226,744.49 |
| 2040 February  | \$1,832.44 | \$1,614.98 | \$217.46 | \$51,640.53 | \$156,453.63 | \$228,359.47 |
| 2040 March     | \$1,832.45 | \$1,621.58 | \$210.87 | \$50,018.95 | \$156,664.49 | \$229,981.05 |
| 2040 April     | \$1,832.44 | \$1,628.20 | \$204.24 | \$48,390.75 | \$156,868.74 | \$231,609.25 |
| 2040 May       | \$1,832.45 | \$1,634.85 | \$197.60 | \$46,755.90 | \$157,066.33 | \$233,244.10 |
| 2040 June      | \$1,832.44 | \$1,641.52 | \$190.92 | \$45,114.38 | \$157,257.25 | \$234,885.62 |
| 2040 July      | \$1,832.45 | \$1,648.23 | \$184.22 | \$43,466.15 | \$157,441.47 | \$236,533.85 |
| 2040 August    | \$1,832.45 | \$1,654.96 | \$177.49 | \$41,811.20 | \$157,618.96 | \$238,188.80 |
| 2040 September | \$1,832.44 | \$1,661.71 | \$170.73 | \$40,149.48 | \$157,789.69 | \$239,850.52 |
| 2040 October   | \$1,832.44 | \$1,668.50 | \$163.94 | \$38,480.98 | \$157,953.63 | \$241,519.02 |
| 2040 November  | \$1,832.44 | \$1,675.31 | \$157.13 | \$36,805.67 | \$158,110.76 | \$243,194.33 |
| 2040 December  | \$1,832.44 | \$1,682.15 | \$150.29 | \$35,123.52 | \$158,261.05 | \$244,876.48 |
| 2041 January   | \$1,832.44 | \$1,689.02 | \$143.42 | \$33,434.49 | \$158,404.47 | \$246,565.51 |



|                |            |            |          |             |              |              |
|----------------|------------|------------|----------|-------------|--------------|--------------|
| 2041 February  | \$1,832.44 | \$1,695.92 | \$136.52 | \$31,738.57 | \$158,540.99 | \$248,261.43 |
| 2041 March     | \$1,832.44 | \$1,702.84 | \$129.60 | \$30,035.73 | \$158,670.59 | \$249,964.27 |
| 2041 April     | \$1,832.45 | \$1,709.80 | \$122.65 | \$28,325.93 | \$158,793.24 | \$251,674.07 |
| 2041 May       | \$1,832.44 | \$1,716.78 | \$115.66 | \$26,609.15 | \$158,908.90 | \$253,390.85 |
| 2041 June      | \$1,832.44 | \$1,723.79 | \$108.65 | \$24,885.36 | \$159,017.56 | \$255,114.64 |
| 2041 July      | \$1,832.45 | \$1,730.83 | \$101.62 | \$23,154.54 | \$159,119.17 | \$256,845.46 |
| 2041 August    | \$1,832.45 | \$1,737.90 | \$94.55  | \$21,416.64 | \$159,213.72 | \$258,583.36 |
| 2041 September | \$1,832.44 | \$1,744.99 | \$87.45  | \$19,671.65 | \$159,301.17 | \$260,328.35 |
| 2041 October   | \$1,832.45 | \$1,752.12 | \$80.33  | \$17,919.53 | \$159,381.50 | \$262,080.47 |
| 2041 November  | \$1,832.44 | \$1,759.27 | \$73.17  | \$16,160.26 | \$159,454.67 | \$263,839.74 |
| 2041 December  | \$1,832.45 | \$1,766.46 | \$65.99  | \$14,393.80 | \$159,520.66 | \$265,606.20 |
| 2042 January   | \$1,832.44 | \$1,773.67 | \$58.77  | \$12,620.13 | \$159,579.43 | \$267,379.87 |
| 2042 February  | \$1,832.44 | \$1,780.91 | \$51.53  | \$10,839.22 | \$159,630.96 | \$269,160.78 |
| 2042 March     | \$1,832.44 | \$1,788.18 | \$44.26  | \$9,051.04  | \$159,675.22 | \$270,948.96 |
| 2042 April     | \$1,832.44 | \$1,795.48 | \$36.96  | \$7,255.56  | \$159,712.18 | \$272,744.44 |
| 2042 May       | \$1,832.45 | \$1,802.82 | \$29.63  | \$5,452.74  | \$159,741.81 | \$274,547.26 |
| 2042 June      | \$1,832.45 | \$1,810.18 | \$22.27  | \$3,642.56  | \$159,764.08 | \$276,357.44 |
| 2042 July      | \$1,832.44 | \$1,817.57 | \$14.87  | \$1,824.99  | \$159,778.95 | \$278,175.01 |
| 2042 August    | \$1,832.44 | \$1,824.99 | \$7.45   | \$0.00      | \$159,786.40 | \$280,000.00 |

| Year | Month     | Payment    | Principal | Interest | Balance      | Total Interest | Total Principal |
|------|-----------|------------|-----------|----------|--------------|----------------|-----------------|
| 2022 | October   | \$1,178.00 | \$443.00  | \$735.00 | \$179,557.00 | \$735.00       | \$443.00        |
| 2022 | November  | \$1,178.00 | \$444.81  | \$733.19 | \$179,112.19 | \$1,468.19     | \$887.81        |
| 2022 | December  | \$1,177.99 | \$446.62  | \$731.37 | \$178,665.57 | \$2,199.57     | \$1,334.43      |
| 2023 | January   | \$1,178.00 | \$448.45  | \$729.55 | \$178,217.12 | \$2,929.12     | \$1,782.88      |
| 2023 | February  | \$1,178.00 | \$450.28  | \$727.72 | \$177,766.84 | \$3,656.84     | \$2,233.16      |
| 2023 | March     | \$1,178.00 | \$452.12  | \$725.88 | \$177,314.72 | \$4,382.72     | \$2,685.28      |
| 2023 | April     | \$1,178.00 | \$453.96  | \$724.04 | \$176,860.76 | \$5,106.75     | \$3,139.24      |
| 2023 | May       | \$1,178.00 | \$455.82  | \$722.18 | \$176,404.94 | \$5,828.93     | \$3,595.06      |
| 2023 | June      | \$1,178.00 | \$457.68  | \$720.32 | \$175,947.26 | \$6,549.25     | \$4,052.74      |
| 2023 | July      | \$1,178.00 | \$459.55  | \$718.45 | \$175,487.71 | \$7,267.71     | \$4,512.29      |
| 2023 | August    | \$1,177.99 | \$461.42  | \$716.57 | \$175,026.29 | \$7,984.28     | \$4,973.71      |
| 2023 | September | \$1,178.00 | \$463.31  | \$714.69 | \$174,562.98 | \$8,698.97     | \$5,437.02      |
| 2023 | October   | \$1,178.00 | \$465.20  | \$712.80 | \$174,097.78 | \$9,411.77     | \$5,902.22      |
| 2023 | November  | \$1,178.00 | \$467.10  | \$710.90 | \$173,630.68 | \$10,122.67    | \$6,369.32      |
| 2023 | December  | \$1,178.00 | \$469.01  | \$708.99 | \$173,161.67 | \$10,831.66    | \$6,838.33      |
| 2024 | January   | \$1,178.00 | \$470.92  | \$707.08 | \$172,690.75 | \$11,538.74    | \$7,309.25      |
| 2024 | February  | \$1,178.00 | \$472.85  | \$705.15 | \$172,217.90 | \$12,243.89    | \$7,782.10      |
| 2024 | March     | \$1,178.00 | \$474.78  | \$703.22 | \$171,743.13 | \$12,947.12    | \$8,256.87      |
| 2024 | April     | \$1,177.99 | \$476.71  | \$701.28 | \$171,266.41 | \$13,648.40    | \$8,733.59      |
| 2024 | May       | \$1,178.00 | \$478.66  | \$699.34 | \$170,787.75 | \$14,347.74    | \$9,212.25      |
| 2024 | June      | \$1,178.00 | \$480.62  | \$697.38 | \$170,307.14 | \$15,045.12    | \$9,692.86      |
| 2024 | July      | \$1,178.00 | \$482.58  | \$695.42 | \$169,824.56 | \$15,740.54    | \$10,175.44     |
| 2024 | August    | \$1,178.00 | \$484.55  | \$693.45 | \$169,340.01 | \$16,433.99    | \$10,659.99     |
| 2024 | September | \$1,178.00 | \$486.53  | \$691.47 | \$168,853.48 | \$17,125.46    | \$11,146.52     |
| 2024 | October   | \$1,178.00 | \$488.51  | \$689.49 | \$168,364.97 | \$17,814.95    | \$11,635.03     |
| 2024 | November  | \$1,178.00 | \$490.51  | \$687.49 | \$167,874.46 | \$18,502.44    | \$12,125.54     |
| 2024 | December  | \$1,178.00 | \$492.51  | \$685.49 | \$167,381.95 | \$19,187.93    | \$12,618.05     |
| 2025 | January   | \$1,178.00 | \$494.52  | \$683.48 | \$166,887.42 | \$19,871.40    | \$13,112.58     |
| 2025 | February  | \$1,178.00 | \$496.54  | \$681.46 | \$166,390.88 | \$20,552.86    | \$13,609.12     |
| 2025 | March     | \$1,178.00 | \$498.57  | \$679.43 | \$165,892.31 | \$21,232.29    | \$14,107.69     |
| 2025 | April     | \$1,178.00 | \$500.61  | \$677.39 | \$165,391.70 | \$21,909.68    | \$14,608.30     |
| 2025 | May       | \$1,178.00 | \$502.65  | \$675.35 | \$164,889.06 | \$22,585.03    | \$15,110.94     |
| 2025 | June      | \$1,178.00 | \$504.70  | \$673.30 | \$164,384.35 | \$23,258.33    | \$15,615.65     |

|                |            |          |          |              |             |             |
|----------------|------------|----------|----------|--------------|-------------|-------------|
| 2025 July      | \$1,178.00 | \$506.76 | \$671.24 | \$163,877.59 | \$23,929.57 | \$16,122.41 |
| 2025 August    | \$1,178.00 | \$508.83 | \$669.17 | \$163,368.76 | \$24,598.73 | \$16,631.24 |
| 2025 September | \$1,178.00 | \$510.91 | \$667.09 | \$162,857.85 | \$25,265.82 | \$17,142.15 |
| 2025 October   | \$1,178.00 | \$513.00 | \$665.00 | \$162,344.85 | \$25,930.82 | \$17,655.15 |
| 2025 November  | \$1,178.00 | \$515.09 | \$662.91 | \$161,829.76 | \$26,593.73 | \$18,170.24 |
| 2025 December  | \$1,177.99 | \$517.19 | \$660.80 | \$161,312.57 | \$27,254.54 | \$18,687.43 |
| 2026 January   | \$1,178.00 | \$519.31 | \$658.69 | \$160,793.26 | \$27,913.23 | \$19,206.74 |
| 2026 February  | \$1,178.00 | \$521.43 | \$656.57 | \$160,271.83 | \$28,569.80 | \$19,728.17 |
| 2026 March     | \$1,178.00 | \$523.56 | \$654.44 | \$159,748.28 | \$29,224.25 | \$20,251.72 |
| 2026 April     | \$1,178.00 | \$525.69 | \$652.31 | \$159,222.58 | \$29,876.55 | \$20,777.42 |
| 2026 May       | \$1,178.00 | \$527.84 | \$650.16 | \$158,694.74 | \$30,526.71 | \$21,305.26 |
| 2026 June      | \$1,178.00 | \$530.00 | \$648.00 | \$158,164.75 | \$31,174.71 | \$21,835.25 |
| 2026 July      | \$1,178.00 | \$532.16 | \$645.84 | \$157,632.59 | \$31,820.55 | \$22,367.41 |
| 2026 August    | \$1,178.00 | \$534.33 | \$643.67 | \$157,098.25 | \$32,464.22 | \$22,901.75 |
| 2026 September | \$1,177.99 | \$536.51 | \$641.48 | \$156,561.74 | \$33,105.70 | \$23,438.26 |
| 2026 October   | \$1,178.00 | \$538.71 | \$639.29 | \$156,023.03 | \$33,745.00 | \$23,976.97 |
| 2026 November  | \$1,178.00 | \$540.91 | \$637.09 | \$155,482.13 | \$34,382.09 | \$24,517.87 |
| 2026 December  | \$1,178.00 | \$543.11 | \$634.89 | \$154,939.01 | \$35,016.98 | \$25,060.99 |
| 2027 January   | \$1,178.00 | \$545.33 | \$632.67 | \$154,393.68 | \$35,649.64 | \$25,606.32 |
| 2027 February  | \$1,178.00 | \$547.56 | \$630.44 | \$153,846.12 | \$36,280.09 | \$26,153.88 |
| 2027 March     | \$1,178.00 | \$549.79 | \$628.21 | \$153,296.33 | \$36,908.29 | \$26,703.67 |
| 2027 April     | \$1,178.00 | \$552.04 | \$625.96 | \$152,744.29 | \$37,534.25 | \$27,255.71 |
| 2027 May       | \$1,178.00 | \$554.29 | \$623.71 | \$152,190.00 | \$38,157.96 | \$27,810.00 |
| 2027 June      | \$1,178.00 | \$556.56 | \$621.44 | \$151,633.44 | \$38,779.40 | \$28,366.56 |
| 2027 July      | \$1,178.00 | \$558.83 | \$619.17 | \$151,074.61 | \$39,398.57 | \$28,925.39 |
| 2027 August    | \$1,178.00 | \$561.11 | \$616.89 | \$150,513.50 | \$40,015.46 | \$29,486.50 |
| 2027 September | \$1,178.00 | \$563.40 | \$614.60 | \$149,950.10 | \$40,630.05 | \$30,049.90 |
| 2027 October   | \$1,178.00 | \$565.70 | \$612.30 | \$149,384.39 | \$41,242.35 | \$30,615.61 |
| 2027 November  | \$1,178.00 | \$568.01 | \$609.99 | \$148,816.38 | \$41,852.34 | \$31,183.62 |
| 2027 December  | \$1,178.00 | \$570.33 | \$607.67 | \$148,246.05 | \$42,460.00 | \$31,753.95 |
| 2028 January   | \$1,178.00 | \$572.66 | \$605.34 | \$147,673.39 | \$43,065.34 | \$32,326.61 |
| 2028 February  | \$1,178.00 | \$575.00 | \$603.00 | \$147,098.39 | \$43,668.34 | \$32,901.61 |
| 2028 March     | \$1,178.00 | \$577.35 | \$600.65 | \$146,521.04 | \$44,268.99 | \$33,478.96 |
| 2028 April     | \$1,178.00 | \$579.71 | \$598.29 | \$145,941.33 | \$44,867.29 | \$34,058.67 |

|                |            |          |          |              |             |             |
|----------------|------------|----------|----------|--------------|-------------|-------------|
| 2028 May       | \$1,178.00 | \$582.07 | \$595.93 | \$145,359.26 | \$45,463.21 | \$34,640.74 |
| 2028 June      | \$1,178.00 | \$584.45 | \$593.55 | \$144,774.81 | \$46,056.76 | \$35,225.19 |
| 2028 July      | \$1,178.00 | \$586.84 | \$591.16 | \$144,187.98 | \$46,647.93 | \$35,812.02 |
| 2028 August    | \$1,178.00 | \$589.23 | \$588.77 | \$143,598.75 | \$47,236.70 | \$36,401.25 |
| 2028 September | \$1,178.00 | \$591.64 | \$586.36 | \$143,007.11 | \$47,823.06 | \$36,992.89 |
| 2028 October   | \$1,178.00 | \$594.05 | \$583.95 | \$142,413.05 | \$48,407.00 | \$37,586.95 |
| 2028 November  | \$1,178.00 | \$596.48 | \$581.52 | \$141,816.58 | \$48,988.52 | \$38,183.42 |
| 2028 December  | \$1,177.99 | \$598.91 | \$579.08 | \$141,217.66 | \$49,567.61 | \$38,782.34 |
| 2029 January   | \$1,178.00 | \$601.36 | \$576.64 | \$140,616.30 | \$50,144.25 | \$39,383.70 |
| 2029 February  | \$1,178.00 | \$603.82 | \$574.18 | \$140,012.48 | \$50,718.43 | \$39,987.52 |
| 2029 March     | \$1,178.00 | \$606.28 | \$571.72 | \$139,406.20 | \$51,290.15 | \$40,593.80 |
| 2029 April     | \$1,178.00 | \$608.76 | \$569.24 | \$138,797.45 | \$51,859.39 | \$41,202.55 |
| 2029 May       | \$1,178.00 | \$611.24 | \$566.76 | \$138,186.20 | \$52,426.15 | \$41,813.80 |
| 2029 June      | \$1,178.00 | \$613.74 | \$564.26 | \$137,572.46 | \$52,990.41 | \$42,427.54 |
| 2029 July      | \$1,178.00 | \$616.25 | \$561.75 | \$136,956.22 | \$53,552.16 | \$43,043.78 |
| 2029 August    | \$1,178.00 | \$618.76 | \$559.24 | \$136,337.46 | \$54,111.40 | \$43,662.54 |
| 2029 September | \$1,178.00 | \$621.29 | \$556.71 | \$135,716.17 | \$54,668.11 | \$44,283.83 |
| 2029 October   | \$1,177.99 | \$623.82 | \$554.17 | \$135,092.34 | \$55,222.28 | \$44,907.66 |
| 2029 November  | \$1,178.00 | \$626.37 | \$551.63 | \$134,465.97 | \$55,773.91 | \$45,534.03 |
| 2029 December  | \$1,178.00 | \$628.93 | \$549.07 | \$133,837.04 | \$56,322.98 | \$46,162.96 |
| 2030 January   | \$1,178.00 | \$631.50 | \$546.50 | \$133,205.54 | \$56,869.48 | \$46,794.46 |
| 2030 February  | \$1,178.00 | \$634.08 | \$543.92 | \$132,571.47 | \$57,413.40 | \$47,428.53 |
| 2030 March     | \$1,178.00 | \$636.67 | \$541.33 | \$131,934.80 | \$57,954.74 | \$48,065.20 |
| 2030 April     | \$1,178.00 | \$639.27 | \$538.73 | \$131,295.54 | \$58,493.47 | \$48,704.46 |
| 2030 May       | \$1,178.00 | \$641.88 | \$536.12 | \$130,653.66 | \$59,029.59 | \$49,346.34 |
| 2030 June      | \$1,178.00 | \$644.50 | \$533.50 | \$130,009.16 | \$59,563.10 | \$49,990.84 |
| 2030 July      | \$1,178.00 | \$647.13 | \$530.87 | \$129,362.03 | \$60,093.97 | \$50,637.97 |
| 2030 August    | \$1,178.00 | \$649.77 | \$528.23 | \$128,712.26 | \$60,622.20 | \$51,287.74 |
| 2030 September | \$1,178.00 | \$652.42 | \$525.58 | \$128,059.84 | \$61,147.77 | \$51,940.16 |
| 2030 October   | \$1,178.00 | \$655.09 | \$522.91 | \$127,404.75 | \$61,670.68 | \$52,595.25 |
| 2030 November  | \$1,178.00 | \$657.76 | \$520.24 | \$126,746.99 | \$62,190.92 | \$53,253.01 |
| 2030 December  | \$1,178.00 | \$660.45 | \$517.55 | \$126,086.54 | \$62,708.47 | \$53,913.46 |
| 2031 January   | \$1,178.00 | \$663.15 | \$514.85 | \$125,423.39 | \$63,223.32 | \$54,576.61 |
| 2031 February  | \$1,178.00 | \$665.85 | \$512.15 | \$124,757.54 | \$63,735.47 | \$55,242.46 |



|                |            |          |          |              |             |             |
|----------------|------------|----------|----------|--------------|-------------|-------------|
| 2031 March     | \$1,178.00 | \$668.57 | \$509.43 | \$124,088.97 | \$64,244.89 | \$55,911.03 |
| 2031 April     | \$1,178.00 | \$671.30 | \$506.70 | \$123,417.66 | \$64,751.59 | \$56,582.34 |
| 2031 May       | \$1,178.00 | \$674.04 | \$503.96 | \$122,743.62 | \$65,255.55 | \$57,256.38 |
| 2031 June      | \$1,178.00 | \$676.80 | \$501.20 | \$122,066.82 | \$65,756.75 | \$57,933.18 |
| 2031 July      | \$1,178.00 | \$679.56 | \$498.44 | \$121,387.26 | \$66,255.19 | \$58,612.74 |
| 2031 August    | \$1,177.99 | \$682.33 | \$495.66 | \$120,704.93 | \$66,750.85 | \$59,295.07 |
| 2031 September | \$1,178.00 | \$685.12 | \$492.88 | \$120,019.81 | \$67,243.73 | \$59,980.19 |
| 2031 October   | \$1,178.00 | \$687.92 | \$490.08 | \$119,331.89 | \$67,733.81 | \$60,668.11 |
| 2031 November  | \$1,178.00 | \$690.73 | \$487.27 | \$118,641.16 | \$68,221.08 | \$61,358.84 |
| 2031 December  | \$1,178.00 | \$693.55 | \$484.45 | \$117,947.61 | \$68,705.54 | \$62,052.39 |
| 2032 January   | \$1,178.00 | \$696.38 | \$481.62 | \$117,251.23 | \$69,187.16 | \$62,748.77 |
| 2032 February  | \$1,178.00 | \$699.22 | \$478.78 | \$116,552.01 | \$69,665.93 | \$63,447.99 |
| 2032 March     | \$1,178.00 | \$702.08 | \$475.92 | \$115,849.93 | \$70,141.85 | \$64,150.07 |
| 2032 April     | \$1,178.00 | \$704.95 | \$473.05 | \$115,144.99 | \$70,614.91 | \$64,855.01 |
| 2032 May       | \$1,178.00 | \$707.82 | \$470.18 | \$114,437.16 | \$71,085.08 | \$65,562.84 |
| 2032 June      | \$1,178.00 | \$710.71 | \$467.29 | \$113,726.45 | \$71,552.37 | \$66,273.55 |
| 2032 July      | \$1,178.00 | \$713.62 | \$464.38 | \$113,012.83 | \$72,016.75 | \$66,987.17 |
| 2032 August    | \$1,178.00 | \$716.53 | \$461.47 | \$112,296.30 | \$72,478.22 | \$67,703.70 |
| 2032 September | \$1,178.00 | \$719.46 | \$458.54 | \$111,576.85 | \$72,936.76 | \$68,423.15 |
| 2032 October   | \$1,178.00 | \$722.39 | \$455.61 | \$110,854.45 | \$73,392.37 | \$69,145.55 |
| 2032 November  | \$1,178.00 | \$725.34 | \$452.66 | \$110,129.11 | \$73,845.02 | \$69,870.89 |
| 2032 December  | \$1,178.00 | \$728.31 | \$449.69 | \$109,400.80 | \$74,294.72 | \$70,599.20 |
| 2033 January   | \$1,178.00 | \$731.28 | \$446.72 | \$108,669.52 | \$74,741.44 | \$71,330.48 |
| 2033 February  | \$1,178.00 | \$734.27 | \$443.73 | \$107,935.26 | \$75,185.17 | \$72,064.74 |
| 2033 March     | \$1,178.00 | \$737.26 | \$440.74 | \$107,198.00 | \$75,625.91 | \$72,802.00 |
| 2033 April     | \$1,178.00 | \$740.27 | \$437.73 | \$106,457.72 | \$76,063.63 | \$73,542.28 |
| 2033 May       | \$1,178.00 | \$743.30 | \$434.70 | \$105,714.42 | \$76,498.33 | \$74,285.58 |
| 2033 June      | \$1,178.00 | \$746.33 | \$431.67 | \$104,968.09 | \$76,930.00 | \$75,031.91 |
| 2033 July      | \$1,178.00 | \$749.38 | \$428.62 | \$104,218.71 | \$77,358.62 | \$75,781.29 |
| 2033 August    | \$1,178.00 | \$752.44 | \$425.56 | \$103,466.27 | \$77,784.18 | \$76,533.73 |
| 2033 September | \$1,178.00 | \$755.51 | \$422.49 | \$102,710.76 | \$78,206.67 | \$77,289.24 |
| 2033 October   | \$1,178.00 | \$758.60 | \$419.40 | \$101,952.16 | \$78,626.07 | \$78,047.84 |
| 2033 November  | \$1,177.99 | \$761.69 | \$416.30 | \$101,190.47 | \$79,042.37 | \$78,809.53 |
| 2033 December  | \$1,177.99 | \$764.80 | \$413.19 | \$100,425.66 | \$79,455.57 | \$79,574.34 |

|                |            |          |          |             |             |              |
|----------------|------------|----------|----------|-------------|-------------|--------------|
| 2034 January   | \$1,178.00 | \$767.93 | \$410.07 | \$99,657.74 | \$79,865.64 | \$80,342.26  |
| 2034 February  | \$1,178.00 | \$771.06 | \$406.94 | \$98,886.67 | \$80,272.58 | \$81,113.33  |
| 2034 March     | \$1,178.00 | \$774.21 | \$403.79 | \$98,112.46 | \$80,676.36 | \$81,887.54  |
| 2034 April     | \$1,178.00 | \$777.37 | \$400.63 | \$97,335.09 | \$81,076.99 | \$82,664.91  |
| 2034 May       | \$1,178.00 | \$780.55 | \$397.45 | \$96,554.54 | \$81,474.44 | \$83,445.46  |
| 2034 June      | \$1,177.99 | \$783.73 | \$394.26 | \$95,770.81 | \$81,868.71 | \$84,229.19  |
| 2034 July      | \$1,178.00 | \$786.94 | \$391.06 | \$94,983.87 | \$82,259.77 | \$85,016.13  |
| 2034 August    | \$1,178.00 | \$790.15 | \$387.85 | \$94,193.72 | \$82,647.62 | \$85,806.28  |
| 2034 September | \$1,177.99 | \$793.37 | \$384.62 | \$93,400.35 | \$83,032.24 | \$86,599.65  |
| 2034 October   | \$1,177.99 | \$796.61 | \$381.38 | \$92,603.73 | \$83,413.63 | \$87,396.27  |
| 2034 November  | \$1,178.00 | \$799.87 | \$378.13 | \$91,803.86 | \$83,791.76 | \$88,196.14  |
| 2034 December  | \$1,178.00 | \$803.13 | \$374.87 | \$91,000.73 | \$84,166.63 | \$88,999.27  |
| 2035 January   | \$1,178.00 | \$806.41 | \$371.59 | \$90,194.32 | \$84,538.21 | \$89,805.68  |
| 2035 February  | \$1,178.00 | \$809.71 | \$368.29 | \$89,384.61 | \$84,906.51 | \$90,615.39  |
| 2035 March     | \$1,178.00 | \$813.01 | \$364.99 | \$88,571.60 | \$85,271.49 | \$91,428.40  |
| 2035 April     | \$1,178.00 | \$816.33 | \$361.67 | \$87,755.27 | \$85,633.16 | \$92,244.73  |
| 2035 May       | \$1,178.00 | \$819.67 | \$358.33 | \$86,935.60 | \$85,991.50 | \$93,064.40  |
| 2035 June      | \$1,178.00 | \$823.01 | \$354.99 | \$86,112.59 | \$86,346.48 | \$93,887.41  |
| 2035 July      | \$1,178.00 | \$826.37 | \$351.63 | \$85,286.22 | \$86,698.11 | \$94,713.78  |
| 2035 August    | \$1,178.00 | \$829.75 | \$348.25 | \$84,456.47 | \$87,046.36 | \$95,543.53  |
| 2035 September | \$1,178.00 | \$833.14 | \$344.86 | \$83,623.34 | \$87,391.22 | \$96,376.66  |
| 2035 October   | \$1,178.00 | \$836.54 | \$341.46 | \$82,786.80 | \$87,732.69 | \$97,213.20  |
| 2035 November  | \$1,178.00 | \$839.95 | \$338.05 | \$81,946.85 | \$88,070.73 | \$98,053.15  |
| 2035 December  | \$1,178.00 | \$843.38 | \$334.62 | \$81,103.46 | \$88,405.35 | \$98,896.54  |
| 2036 January   | \$1,178.00 | \$846.83 | \$331.17 | \$80,256.64 | \$88,736.52 | \$99,743.36  |
| 2036 February  | \$1,177.99 | \$850.28 | \$327.71 | \$79,406.35 | \$89,064.24 | \$100,593.65 |
| 2036 March     | \$1,178.00 | \$853.76 | \$324.24 | \$78,552.59 | \$89,388.48 | \$101,447.41 |
| 2036 April     | \$1,178.00 | \$857.24 | \$320.76 | \$77,695.35 | \$89,709.23 | \$102,304.65 |
| 2036 May       | \$1,178.00 | \$860.74 | \$317.26 | \$76,834.61 | \$90,026.49 | \$103,165.39 |
| 2036 June      | \$1,178.00 | \$864.26 | \$313.74 | \$75,970.35 | \$90,340.23 | \$104,029.65 |
| 2036 July      | \$1,178.00 | \$867.79 | \$310.21 | \$75,102.56 | \$90,650.44 | \$104,897.44 |
| 2036 August    | \$1,178.00 | \$871.33 | \$306.67 | \$74,231.23 | \$90,957.11 | \$105,768.77 |
| 2036 September | \$1,178.00 | \$874.89 | \$303.11 | \$73,356.34 | \$91,260.22 | \$106,643.66 |
| 2036 October   | \$1,178.00 | \$878.46 | \$299.54 | \$72,477.88 | \$91,559.76 | \$107,522.12 |

|                |            |          |          |             |             |              |
|----------------|------------|----------|----------|-------------|-------------|--------------|
| 2036 November  | \$1,178.00 | \$882.05 | \$295.95 | \$71,595.84 | \$91,855.71 | \$108,404.16 |
| 2036 December  | \$1,178.00 | \$885.65 | \$292.35 | \$70,710.19 | \$92,148.06 | \$109,289.81 |
| 2037 January   | \$1,178.00 | \$889.27 | \$288.73 | \$69,820.92 | \$92,436.80 | \$110,179.08 |
| 2037 February  | \$1,178.00 | \$892.90 | \$285.10 | \$68,928.02 | \$92,721.90 | \$111,071.98 |
| 2037 March     | \$1,178.00 | \$896.54 | \$281.46 | \$68,031.48 | \$93,003.36 | \$111,968.52 |
| 2037 April     | \$1,178.00 | \$900.20 | \$277.80 | \$67,131.27 | \$93,281.15 | \$112,868.73 |
| 2037 May       | \$1,178.00 | \$903.88 | \$274.12 | \$66,227.39 | \$93,555.27 | \$113,772.61 |
| 2037 June      | \$1,178.00 | \$907.57 | \$270.43 | \$65,319.82 | \$93,825.70 | \$114,680.18 |
| 2037 July      | \$1,178.00 | \$911.28 | \$266.72 | \$64,408.55 | \$94,092.42 | \$115,591.45 |
| 2037 August    | \$1,178.00 | \$915.00 | \$263.00 | \$63,493.55 | \$94,355.42 | \$116,506.45 |
| 2037 September | \$1,178.00 | \$918.73 | \$259.27 | \$62,574.82 | \$94,614.69 | \$117,425.18 |
| 2037 October   | \$1,178.00 | \$922.49 | \$255.51 | \$61,652.33 | \$94,870.20 | \$118,347.67 |
| 2037 November  | \$1,178.00 | \$926.25 | \$251.75 | \$60,726.08 | \$95,121.95 | \$119,273.92 |
| 2037 December  | \$1,177.99 | \$930.03 | \$247.96 | \$59,796.04 | \$95,369.91 | \$120,203.96 |
| 2038 January   | \$1,178.00 | \$933.83 | \$244.17 | \$58,862.21 | \$95,614.08 | \$121,137.79 |
| 2038 February  | \$1,178.00 | \$937.65 | \$240.35 | \$57,924.57 | \$95,854.43 | \$122,075.43 |
| 2038 March     | \$1,178.00 | \$941.47 | \$236.53 | \$56,983.09 | \$96,090.96 | \$123,016.91 |
| 2038 April     | \$1,178.00 | \$945.32 | \$232.68 | \$56,037.77 | \$96,323.64 | \$123,962.23 |
| 2038 May       | \$1,178.00 | \$949.18 | \$228.82 | \$55,088.60 | \$96,552.46 | \$124,911.40 |
| 2038 June      | \$1,178.00 | \$953.05 | \$224.95 | \$54,135.54 | \$96,777.41 | \$125,864.46 |
| 2038 July      | \$1,178.00 | \$956.95 | \$221.05 | \$53,178.60 | \$96,998.46 | \$126,821.40 |
| 2038 August    | \$1,178.00 | \$960.85 | \$217.15 | \$52,217.74 | \$97,215.61 | \$127,782.26 |
| 2038 September | \$1,178.00 | \$964.78 | \$213.22 | \$51,252.97 | \$97,428.83 | \$128,747.03 |
| 2038 October   | \$1,178.00 | \$968.72 | \$209.28 | \$50,284.25 | \$97,638.11 | \$129,715.75 |
| 2038 November  | \$1,178.00 | \$972.67 | \$205.33 | \$49,311.58 | \$97,843.44 | \$130,688.42 |
| 2038 December  | \$1,178.00 | \$976.64 | \$201.36 | \$48,334.93 | \$98,044.79 | \$131,665.07 |
| 2039 January   | \$1,178.00 | \$980.63 | \$197.37 | \$47,354.30 | \$98,242.16 | \$132,645.70 |
| 2039 February  | \$1,178.00 | \$984.64 | \$193.36 | \$46,369.67 | \$98,435.53 | \$133,630.33 |
| 2039 March     | \$1,178.00 | \$988.66 | \$189.34 | \$45,381.01 | \$98,624.87 | \$134,618.99 |
| 2039 April     | \$1,178.00 | \$992.69 | \$185.31 | \$44,388.32 | \$98,810.17 | \$135,611.68 |
| 2039 May       | \$1,178.00 | \$996.75 | \$181.25 | \$43,391.57 | \$98,991.43 | \$136,608.43 |
| 2039 June      | \$1,178.00 | #####    | \$177.18 | \$42,390.75 | \$99,168.61 | \$137,609.25 |
| 2039 July      | \$1,178.00 | #####    | \$173.10 | \$41,385.85 | \$99,341.70 | \$138,614.15 |
| 2039 August    | \$1,178.00 | #####    | \$168.99 | \$40,376.84 | \$99,510.70 | \$139,623.16 |

|                |            |       |          |             |              |              |
|----------------|------------|-------|----------|-------------|--------------|--------------|
| 2039 September | \$1,178.00 | ##### | \$164.87 | \$39,363.71 | \$99,675.57  | \$140,636.29 |
| 2039 October   | \$1,178.00 | ##### | \$160.74 | \$38,346.45 | \$99,836.30  | \$141,653.55 |
| 2039 November  | \$1,178.00 | ##### | \$156.58 | \$37,325.03 | \$99,992.89  | \$142,674.97 |
| 2039 December  | \$1,178.00 | ##### | \$152.41 | \$36,299.44 | \$100,145.30 | \$143,700.56 |
| 2040 January   | \$1,178.00 | ##### | \$148.22 | \$35,269.67 | \$100,293.52 | \$144,730.33 |
| 2040 February  | \$1,178.00 | ##### | \$144.02 | \$34,235.69 | \$100,437.54 | \$145,764.31 |
| 2040 March     | \$1,178.00 | ##### | \$139.80 | \$33,197.48 | \$100,577.33 | \$146,802.52 |
| 2040 April     | \$1,178.00 | ##### | \$135.56 | \$32,155.04 | \$100,712.89 | \$147,844.96 |
| 2040 May       | \$1,178.00 | ##### | \$131.30 | \$31,108.34 | \$100,844.19 | \$148,891.66 |
| 2040 June      | \$1,178.00 | ##### | \$127.03 | \$30,057.37 | \$100,971.21 | \$149,942.63 |
| 2040 July      | \$1,178.00 | ##### | \$122.73 | \$29,002.10 | \$101,093.95 | \$150,997.90 |
| 2040 August    | \$1,178.00 | ##### | \$118.43 | \$27,942.53 | \$101,212.37 | \$152,057.47 |
| 2040 September | \$1,178.00 | ##### | \$114.10 | \$26,878.63 | \$101,326.47 | \$153,121.37 |
| 2040 October   | \$1,177.99 | ##### | \$109.75 | \$25,810.38 | \$101,436.23 | \$154,189.62 |
| 2040 November  | \$1,178.00 | ##### | \$105.39 | \$24,737.77 | \$101,541.62 | \$155,262.23 |
| 2040 December  | \$1,178.00 | ##### | \$101.01 | \$23,660.79 | \$101,642.63 | \$156,339.21 |
| 2041 January   | \$1,177.99 | ##### | \$96.61  | \$22,579.40 | \$101,739.25 | \$157,420.60 |
| 2041 February  | \$1,178.00 | ##### | \$92.20  | \$21,493.60 | \$101,831.45 | \$158,506.40 |
| 2041 March     | \$1,178.00 | ##### | \$87.77  | \$20,403.37 | \$101,919.21 | \$159,596.63 |
| 2041 April     | \$1,178.00 | ##### | \$83.31  | \$19,308.68 | \$102,002.52 | \$160,691.32 |
| 2041 May       | \$1,178.00 | ##### | \$78.84  | \$18,209.53 | \$102,081.37 | \$161,790.47 |
| 2041 June      | \$1,178.00 | ##### | \$74.36  | \$17,105.88 | \$102,155.72 | \$162,894.12 |
| 2041 July      | \$1,178.00 | ##### | \$69.85  | \$15,997.73 | \$102,225.57 | \$164,002.27 |
| 2041 August    | \$1,178.00 | ##### | \$65.32  | \$14,885.06 | \$102,290.90 | \$165,114.94 |
| 2041 September | \$1,178.00 | ##### | \$60.78  | \$13,767.84 | \$102,351.68 | \$166,232.16 |
| 2041 October   | \$1,178.00 | ##### | \$56.22  | \$12,646.06 | \$102,407.90 | \$167,353.94 |
| 2041 November  | \$1,178.00 | ##### | \$51.64  | \$11,519.70 | \$102,459.53 | \$168,480.30 |
| 2041 December  | \$1,178.00 | ##### | \$47.04  | \$10,388.74 | \$102,506.57 | \$169,611.26 |
| 2042 January   | \$1,178.00 | ##### | \$42.42  | \$9,253.16  | \$102,548.99 | \$170,746.84 |
| 2042 February  | \$1,178.00 | ##### | \$37.78  | \$8,112.94  | \$102,586.78 | \$171,887.06 |
| 2042 March     | \$1,178.00 | ##### | \$33.13  | \$6,968.07  | \$102,619.91 | \$173,031.93 |
| 2042 April     | \$1,178.00 | ##### | \$28.45  | \$5,818.53  | \$102,648.36 | \$174,181.47 |
| 2042 May       | \$1,178.00 | ##### | \$23.76  | \$4,664.29  | \$102,672.12 | \$175,335.71 |
| 2042 June      | \$1,178.00 | ##### | \$19.05  | \$3,505.33  | \$102,691.16 | \$176,494.67 |



|                |            |       |         |            |              |              |
|----------------|------------|-------|---------|------------|--------------|--------------|
| 2042 July      | \$1,178.00 | ##### | \$14.31 | \$2,341.65 | \$102,705.48 | \$177,658.35 |
| 2042 August    | \$1,178.00 | ##### | \$9.56  | \$1,173.21 | \$102,715.04 | \$178,826.79 |
| 2042 September | \$1,178.00 | ##### | \$4.79  | \$0.00     | \$102,719.83 | \$180,000.00 |

DATE: September 2, 2022

TO: Board of Trustees

FROM: Michelle Pierce, Consultant

SUBJECT: Purchase of House at 621 Water Street

Attached is a draft of a contract between the Town of Lake City and the Estate of John McDonald for the purchase of the house at 621 Water Street. If all goes well during our discussion on Wednesday, Dan Krob will draft a resolution authorizing the purchase and you can consider adopting it and approving the contract at your meeting on September 21<sup>st</sup>.

As you can see, the purchase price is \$358,900. The seller is not requiring earnest money and has agreed to share the closing costs. I have asked him if he has a title insurance policy that we can update which might save some costs. I hope to hear back from him before Wednesday.

We've discussed the possibility of the Town applying for a grant from the Colorado Division of Housing (CDOH) in the amount of \$80,000 to assist with the cost. However, upon further inquiry, I've learned that, in order to qualify for the grant, we would need to submit a completed grant application to the CDOH prior to signing a contract. Also, as a condition of the grant, the CDOH will place a 30-year use covenant on the property that would transfer with any sale. I believe that covenant will require that the home continue to be used as workforce housing and probably with an income restriction for the tenant based a percentage of our Area Median Income (AMI) for 30 years. I am waiting to get clarification on this from the CDOH and hope to hear back by Wednesday.

In my view, trying to obtain a such a grant to help with the cost is becoming less and less attractive. Keep in mind that grants are competitive and there's no guarantee that the Town would be successful in obtaining one. I think it might be best to avoid it so that the Town can have full control over the use, and potential future sale, of the property.

We've also discussed the possibility of financing a portion of the cost to reduce the Town's initial cash outlay. One suggestion I heard was that the Town may be able to earn more interest by investing the reserved cash than it would pay in interest on a loan. Though Vance has not been able to get a quote on a firm interest rate on a loan, he's been told that it will not exceed 4.9%.

You may know that there are restrictions on the type of investments that governmental entities can purchase. These are regular savings accounts, money market accounts, certificates of deposit, government investment pools (i.e. ColoTrust) and certain bonds. Attached for your information is a sheet showing the current bank and bond balances for the Upper Gunnison River Water Conservancy District and associated interest rates. The District's treasurer, Bill Nesbitt, is an aggressive investor who monitors this stuff constantly looking for better rates. As you can see, the highest rate being earned by the District at this time is 3.400%.

All of this being said, my recommendation is that the Town purchase the property outright without any loan financing and without trying to obtain a grant.

Finally, also attached is a copy of the front page of the last issue of the Ouray County Plaindealer. The Ouray School District is considering the purchase of a 710 square-foot home for \$395,000. Lake City is not alone in taking direct action to address employee housing issues.

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.  
(CBSI-6-21) (Mandatory 1-22)

**THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

## CONTRACT TO BUY AND SELL REAL ESTATE (RESIDENTIAL)

Date: \_\_\_\_\_

### AGREEMENT

**1. AGREEMENT.** Buyer agrees to buy and Seller agrees to sell the Property described below on the terms and conditions set forth in this contract (Contract).

**2. PARTIES AND PROPERTY.**

**2.1. Buyer.** \_\_\_\_\_ (Buyer) will take title to the Property described below as ☐ **Joint Tenants** ☐ **Tenants In Common** ☐ **Other** \_\_\_\_\_.

**2.2. No Assignability.** This Contract **IS NOT** assignable by Buyer unless otherwise specified in **Additional Provisions**.

**2.3. Seller.** Estate of John McDonald (Seller) is the current owner of the Property described below.

**2.4. Property.** The Property is the following legally described real estate in the County of \_\_\_\_\_, Colorado (insert legal description):

Lots 5-6-7, Block 29, Town of Lake City, Colorado

known as: \_\_\_\_\_  
Street Address City State Zip

together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto and all interest of Seller in vacated streets and alleys adjacent thereto, except as herein excluded (Property).

**2.5. Inclusions.** The Purchase Price includes the following items (Inclusions):

**2.5.1. Inclusions – Attached.** If attached to the Property on the date of this Contract, the following items are included unless excluded under **Exclusions**: lighting, heating, plumbing, ventilating and air conditioning units, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls, built-in vacuum systems (including accessories) and garage door openers (including 0 remote controls). If checked, the following are owned by the Seller and included: ☐ **Solar Panels** ☐ **Water Softeners** ☐ **Security Systems** ☐ **Satellite Systems** (including satellite dishes). Leased items should be listed under § 2.5.7. (Leased Items). If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the Purchase Price.

**2.5.2. Inclusions – Not Attached.** If on the Property, whether attached or not, on the date of this Contract, the following items are included unless excluded under **Exclusions**: storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings and treatments, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, carbon monoxide alarms, smoke/fire detectors and all keys.

**2.5.3. Other Inclusions.** The following items, whether fixtures or personal property, are also included in the Purchase Price:

☐ If the box is checked, Buyer and Seller have concurrently entered into a separate agreement for additional personal property outside of this Contract.

**2.5.4. Encumbered Inclusions.** Any Inclusions owned by Seller (e.g., owned solar panels) must be conveyed at Closing by Seller free and clear of all taxes (except personal property and general real estate taxes for the year of Closing), liens and encumbrances, except:  
N/A

**2.5.5. Personal Property Conveyance.** Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

**2.5.6. Parking and Storage Facilities.** The use or ownership of the following parking facilities: \_\_\_\_\_; and the use or ownership of the following storage facilities: N/A.  
Note to Buyer: If exact rights to the parking and storage facilities is a concern to Buyer, Buyer should investigate.

**2.5.7. Leased Items.** The following personal property is currently leased to Seller which will be transferred to Buyer at Closing (Leased Items):

**2.6. Exclusions.** The following items are excluded (Exclusions):

N/A

**2.7. Water Rights/Well Rights.**

☐ **2.7.1. Deeded Water Rights.** The following legally described water rights:

N/A

Any deeded water rights will be conveyed by a good and sufficient \_\_\_\_\_ deed at Closing.

☐ **2.7.2. Other Rights Relating to Water.** The following rights relating to water not included in §§ 2.7.1., 2.7.3. and 2.7.4., will be transferred to Buyer at Closing:

☐ **2.7.3. Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well" used for ordinary household purposes, Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is \_\_\_\_\_.

☐ **2.7.4. Water Stock Certificates.** The water stock certificates to be transferred at Closing are as follows:

**2.7.5. Conveyance.** If Buyer is to receive any rights to water pursuant to § 2.7.2. (Other Rights Relating to Water), § 2.7.3. (Well Rights), or § 2.7.4. (Water Stock Certificates), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

**2.7.6. Water Rights Review.** Buyer ☐ Does ☐ Does Not have a Right to Terminate if examination of the Water Rights is unsatisfactory to Buyer on or before the **Water Rights Examination Deadline**.

### 3. DATES, DEADLINES AND APPLICABILITY.

#### 3.1. Dates and Deadlines.

| Item No. | Reference | Event                                       | Date or Deadline              |
|----------|-----------|---|-------------------------------|
| 1        | § 3       | Time of Day Deadline                        | 11:59 PM MSTWITHIN 7 DAYS MEC |
| 2        | § 4       | Alternative Earnest Money Deadline          |                               |
|          |           | Title                                       |                               |
| 3        | § 8       | Record Title Deadline (and Tax Certificate) | 10.1.2022                     |
| 4        | § 8       | Record Title Objection Deadline             |                               |

|    |      |  |            |
|----|------|--|------------|
| 5  | § 8  | Off-Record Title Deadline                          | 10.1.2022  |
| 6  | § 8  | Off-Record Title Objection Deadline                |            |
| 7  | § 8  | Title Resolution Deadline                          | 10.5.2022  |
| 8  | § 8  | Third Party Right to Purchase/Approve Deadline     |            |
|    |      | <b>Owners' Association</b>                         |            |
| 9  | § 7  | Association Documents Deadline                     | N/A        |
| 10 | § 7  | Association Documents Termination Deadline         |            |
|    |      | <b>Seller's Disclosures</b>                        |            |
| 11 | § 10 | Seller's Property Disclosure Deadline              | 9.25.2022  |
| 12 | § 10 | Lead-Based Paint Disclosure Deadline               |            |
|    |      | <b>Loan and Credit</b>                             |            |
| 13 | § 5  | New Loan Application Deadline                      | N/A        |
| 14 | § 5  | New Loan Terms Deadline                            |            |
| 15 | § 5  | New Loan Availability Deadline                     | N/A        |
| 16 | § 5  | Buyer's Credit Information Deadline                |            |
| 17 | § 5  | Disapproval of Buyer's Credit Information Deadline | N/A        |
| 18 | § 5  | Existing Loan Deadline                             |            |
| 19 | § 5  | Existing Loan Termination Deadline                 | N/A        |
| 20 | § 5  | Loan Transfer Approval Deadline                    |            |
| 21 | § 4  | Seller or Private Financing Deadline               | N/A        |
|    |      | <b>Appraisal</b>                                   |            |
| 22 | § 6  | Appraisal Deadline                                 |            |
| 23 | § 6  | Appraisal Objection Deadline                       | 10.10.2022 |
| 24 | § 6  | Appraisal Resolution Deadline                      |            |
|    |      | <b>Survey</b>                                      |            |
| 25 | § 9  | New ILC or New Survey Deadline                     | 10.1.2022  |
| 26 | § 9  | New ILC or New Survey Objection Deadline           |            |
| 27 | § 9  | New ILC or New Survey Resolution Deadline          | 10.20.2022 |
|    |      | <b>Inspection and Due Diligence</b>                |            |
| 28 | § 2  | Water Rights Examination Deadline                  |            |
| 29 | § 8  | Mineral Rights Examination Deadline                | 10.1.2022  |
| 30 | § 10 | Inspection Termination Deadline                    |            |
| 31 | § 10 | Inspection Objection Deadline                      | 10.10.2022 |
| 32 | § 10 | Inspection Resolution Deadline                     |            |
| 33 | § 10 | Property Insurance Termination Deadline            | 10.20.2022 |
| 34 | § 10 | Due Diligence Documents Delivery Deadline          |            |
| 35 | § 10 | Due Diligence Documents Objection Deadline         | 10.5.2022  |
| 36 | § 10 | Due Diligence Documents Resolution Deadline        |            |
| 37 | § 10 | Conditional Sale Deadline                          | 10.10.2022 |
| 38 | § 10 | Lead-Based Paint Termination Deadline              |            |
|    |      | <b>Closing and Possession</b>                      |            |
| 39 | § 12 | Closing Date                                       | 10.21.2022 |
| 40 | § 17 | Possession Date                                    |            |
| 41 | § 17 | Possession Time                                    | 12:01 P.M. |
| 42 | § 27 | <b>Acceptance Deadline Date</b>                    |            |
| 43 | § 27 | <b>Acceptance Deadline Time</b>                    | 12:01 P.M. |
|    |      |  |            |
|    |      |  |            |

**Note:** If **FHA** or **VA** loan boxes are checked in § 4.5.3. (Loan Limitations), the **Appraisal** deadlines **DO NOT** apply to **FHA** insured or **VA** guaranteed loans.

**3.2. Applicability of Terms.** If any deadline blank in § 3.1. (Dates and Deadlines) is left blank or completed with "N/A", or the word "Deleted," such deadline is not applicable and the corresponding provision containing the deadline is deleted. Any box checked in this Contract means the corresponding provision applies. If no box is checked in a provision that contains a selection of "None", such provision means that "None" applies.



110 The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract. The  
111 abbreviation "N/A" as used in this Contract means not applicable.

112 **3.3. Day; Computation of Period of Days; Deadlines.**

113 **3.3.1. Day.** As used in this Contract, the term "day" means the entire day ending at 11:59 p.m., United States  
114 Mountain Time (Standard or Daylight Savings, as applicable). Except however, if a **Time of Day Deadline** is specified in § 3.1.  
115 (Dates and Deadlines), all Objection Deadlines, Resolution Deadlines, Examination Deadlines and Termination Deadlines will end  
116 on the specified deadline date at the time of day specified in the **Time of Day Deadline**, United States Mountain Time. If **Time of**  
117 **Day Deadline** is left blank or "N/A" the deadlines will expire at 11:59 p.m., United States Mountain Time.

118 **3.3.2. Computation of Period of Days.** In computing a period of days (e.g., three days after MEC), when the  
119 ending date is not specified, the first day is excluded and the last day is included.

120 **3.3.3. Deadlines.** If any deadline falls on a Saturday, Sunday or federal or Colorado state holiday (Holiday), such  
121 deadline ☒ **Will** ☐ **Will Not** be extended to the next day that is not a Saturday, Sunday or Holiday. Should neither box be checked,  
122 the deadline will not be extended.

123 **4. PURCHASE PRICE AND TERMS.**

124 **4.1. Price and Terms.** The Purchase Price set forth below is payable in U.S. Dollars by Buyer as follows:

| Item No. | Reference | Item               | Amount        | Amount       |
|----------|-----------|--------------------|---------------|--------------|
| 1        | § 4.1.    | Purchase Price     | \$ 358,900.00 |              |
| 2        | § 4.3.    | Earnest Money      |               | \$           |
| 3        | § 4.5.    | New Loan           |               | \$N/A        |
| 4        | § 4.6.    | Assumption Balance |               | \$           |
| 5        | § 4.7.    | Private Financing  |               | \$N/A        |
| 6        | § 4.7.    | Seller Financing   |               | \$           |
| 7        |           |                    |               |              |
| 8        |           |                    |               |              |
| 9        | § 4.4.    | Cash at Closing    |               | \$358,900.00 |
| 10       |           | <b>TOTAL</b>       | \$            | \$358,900.00 |

125 **4.2. Seller Concession.** At Closing, Seller will credit to Buyer \$\_\_\_\_\_ (Seller Concession). The Seller  
126 Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer's lender  
127 and is included in the Closing Statement or Closing Disclosure at Closing. Examples of allowable items to be paid for by the Seller  
128 Concession include, but are not limited to: Buyer's closing costs, loan discount points, loan origination fees, prepaid items and any  
129 other fee, cost, charge, expense or expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or credit Buyer  
130 elsewhere in this Contract.

131 **4.3. Earnest Money.** The Earnest Money set forth in this Section, in the form of a N/A, will be  
132 payable to and held by \_\_\_\_\_ (Earnest Money Holder), in its trust account, on behalf of  
133 both Seller and Buyer. The Earnest Money deposit must be tendered, by Buyer, with this Contract unless the parties mutually agree  
134 to an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the Earnest Money deposit to the  
135 company conducting the Closing (Closing Company), if any, at or before Closing. In the event Earnest Money Holder has agreed to  
136 have interest on Earnest Money deposits transferred to a fund established for the purpose of providing affordable housing to Colorado  
137 residents, Seller and Buyer acknowledge and agree that any interest accruing on the Earnest Money deposited with the Earnest  
138 Money Holder in this transaction will be transferred to such fund.

139 **4.3.1. Alternative Earnest Money Deadline.** The deadline for delivering the Earnest Money, if other than at the  
140 time of tender of this Contract, is as set forth as the **Alternative Earnest Money Deadline**.

141 **4.3.2. Disposition of Earnest Money.** If Buyer has a Right to Terminate and timely terminates, Buyer is entitled  
142 to the return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 24 and, except as provided  
143 in § 23 (Earnest Money Dispute), if the Earnest Money has not already been returned following receipt of a Notice to Terminate,  
144 Seller agrees to execute and return to Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release  
145 form), within three days of Seller's receipt of such form. If Seller is entitled to the Earnest Money, and, except as provided in § 23  
146 (Earnest Money Dispute), if the Earnest Money has not already been paid to Seller, following receipt of an Earnest Money Release  
147 form, Buyer agrees to execute and return to Seller or Broker working with Seller, written mutual instructions (e.g., Earnest Money  
148 Release form), within three days of Buyer's receipt.

149 **4.3.2.1. Seller Failure to Timely Return Earnest Money.** If Seller fails to timely execute and return the  
150 Earnest Money Release Form, or other written mutual instructions, Seller is in default and liable to Buyer as set forth in "**If Seller**  
151 **is in Default**", § 20.2. and § 21, unless Seller is entitled to the Earnest Money due to a Buyer default.

152 **4.3.2.2. Buyer Failure to Timely Release Earnest Money.** If Buyer fails to timely execute and return the  
153 Earnest Money Release Form, or other written mutual instructions, Buyer is in default and liable to Seller as set forth in “**If Buyer**  
154 **is in Default, § 20.1. and § 21,** unless Buyer is entitled to the Earnest Money due to a Seller Default.

155 **4.4. Form of Funds; Time of Payment; Available Funds.**

156 **4.4.1. Good Funds.** All amounts payable by the parties at Closing, including any loan proceeds, Cash at Closing  
157 and closing costs, must be in funds that comply with all applicable Colorado laws, including electronic transfer funds, certified  
158 check, savings and loan teller’s check and cashier’s check (Good Funds).

159 **4.4.2. Time of Payment.** All funds, including the Purchase Price to be paid by Buyer, must be paid before or at  
160 Closing or as otherwise agreed in writing between the parties to allow disbursement by Closing Company at Closing **OR SUCH**  
161 **NONPAYING PARTY WILL BE IN DEFAULT.**

162 **4.4.3. Available Funds.** Buyer represents that Buyer, as of the date of this Contract, ☐ **Does** ☐ **Does Not** have  
163 funds that are immediately verifiable and available in an amount not less than the amount stated as Cash at Closing in § 4.1.

164 **4.5. New Loan.**

165 **4.5.1. Buyer to Pay Loan Costs.** Buyer, except as otherwise permitted in § 4.2. (Seller Concession), if applicable,  
166 must timely pay Buyer’s loan costs, loan discount points, prepaid items and loan origination fees as required by lender.

167 **4.5.2. Buyer May Select Financing.** Buyer may pay in cash or select financing appropriate and acceptable to  
168 Buyer, including a different loan than initially sought, except as restricted in § 4.5.3. (Loan Limitations) or § 29 (Additional  
169 Provisions).

170 **4.5.3. Loan Limitations.** Buyer may purchase the Property using any of the following types of loans:  
171 ☒ **Conventional** ☐ **FHA** ☒ **VA** ☐ **Bond** ☒ **Other** \_\_\_\_\_.  
172 If either or both of the FHA or VA boxes are checked, and Buyer closes the transaction using one of those loan types, Seller agrees  
173 to pay those closing costs and fees that Buyer is not allowed by law to pay not to exceed \$1.00 \_\_\_\_\_.

174 **4.5.4. Loan Estimate – Monthly Payment and Loan Costs.** Buyer is advised to review the terms, conditions and  
175 costs of Buyer’s New Loan carefully. If Buyer is applying for a residential loan, the lender generally must provide Buyer with a  
176 Loan Estimate within three days after Buyer completes a loan application. Buyer also should obtain an estimate of the amount of  
177 Buyer’s monthly mortgage payment.

178 **4.6. Assumption.** Buyer agrees to assume and pay an existing loan in the approximate amount of the Assumption Balance  
179 set forth in § 4.1. (Price and Terms), presently payable at \$ \_\_\_\_\_ per N/A \_\_\_\_\_ including principal and interest  
180 presently at the rate of \_\_\_\_\_ % per annum and also including escrow for the following as indicated: ☐ **Real Estate Taxes** ☐  
181 **Property Insurance Premium** ☐ **Mortgage Insurance Premium** and ☐ N/A \_\_\_\_\_.

182 Buyer agrees to pay a loan transfer fee not to exceed \$ \_\_\_\_\_. At the time of assumption, the new interest rate will  
183 not exceed N/A \_\_\_\_\_ % per annum and the new payment will not exceed \$ \_\_\_\_\_ per N/A \_\_\_\_\_ principal and  
184 interest, plus escrow, if any. If the actual principal balance of the existing loan at Closing is less than the Assumption Balance, which  
185 causes the amount of cash required from Buyer at Closing to be increased by more than \$ \_\_\_\_\_, or if any other terms or  
186 provisions of the loan change, Buyer has the Right to Terminate under § 24.1. on or before **Closing Date**.

187 Seller ☐ **Will** ☐ **Will Not** be released from liability on said loan. If applicable, compliance with the requirements for release  
188 from liability will be evidenced by delivery ☐ on or before **Loan Transfer Approval Deadline** ☐ at **Closing** of an appropriate  
189 letter of commitment from lender. Any cost payable for release of liability will be paid by N/A \_\_\_\_\_ in an amount  
190 not to exceed \$ \_\_\_\_\_.

191 **4.7. Seller or Private Financing.**

192 **WARNING:** Unless the transaction is exempt, federal and state laws impose licensing, other requirements and restrictions on sellers  
193 and private financiers. Contract provisions on financing and financing documents, unless exempt, should be prepared by a licensed  
194 Colorado attorney or licensed mortgage loan originator. Brokers should not prepare or advise the parties on the specifics of financing,  
195 including whether or not a party is exempt from the law.

196 **4.7.1. Seller Financing.** If Buyer is to pay all or any portion of the Purchase Price with Seller financing, ☐ **Buyer**  
197 ☐ **Seller** will deliver the proposed Seller financing documents to the other party on or before N/A \_\_\_\_\_ days before **Seller or**  
198 **Private Financing Deadline**.

199 **4.7.1.1. Seller May Terminate.** If Seller is to provide Seller financing, this Contract is conditional upon  
200 Seller determining whether such financing is satisfactory to the Seller, including its payments, interest rate, terms, conditions, cost,  
201 and compliance with the law. Seller has the Right to Terminate under § 24.1., on or before **Seller or Private Financing Deadline**,  
202 if such Seller financing is not satisfactory to Seller, in Seller’s sole subjective discretion.

203 **4.7.2. Buyer May Terminate.** If Buyer is to pay all or any portion of the Purchase Price with Seller or private  
204 financing, this Contract is conditional upon Buyer determining whether such financing is satisfactory to Buyer, including its  
205 availability, payments, interest rate, terms, conditions, and cost. Buyer has the Right to Terminate under § 24.1, on or before **Seller**  
206 **or Private Financing Deadline**, if such Seller or private financing is not satisfactory to Buyer, in Buyer’s sole subjective discretion.

## 5. FINANCING CONDITIONS AND OBLIGATIONS.

**5.1. New Loan Application.** If Buyer is to pay all or part of the Purchase Price by obtaining one or more new loans (New Loan), or if an existing loan is not to be released at Closing, Buyer, if required by such lender, must make an application verifiable by such lender, on or before **New Loan Application Deadline** and exercise reasonable efforts to obtain such loan or approval.

### 5.2. New Loan Terms; New Loan Availability.

**5.2.1. New Loan Terms.** If Buyer is to pay all or part of the Purchase Price with a New Loan, this Contract is conditional upon Buyer determining, in Buyer's sole subjective discretion, whether the proposed New Loan's payments, interest rate, conditions and costs or any other loan terms (New Loan Terms) are satisfactory to Buyer. This condition is for the sole benefit of Buyer. Buyer has the Right to Terminate under § 24.1., on or before **New Loan Terms Deadline**, if the New Loan Terms are not satisfactory to Buyer, in Buyer's sole subjective discretion.

**5.2.2. New Loan Availability.** If Buyer is to pay all or part of the Purchase Price with a New Loan, this Contract is conditional upon Buyer's satisfaction with the availability of the New Loan based on the lender's review and underwriting of Buyer's New Loan Application (New Loan Availability). Buyer has the Right to Terminate under § 24.1., on or before the **New Loan Availability Deadline** if the New Loan Availability is not satisfactory to Buyer. Buyer does not have a Right to Terminate based on the New Loan Availability if the termination is based on the New Loan Terms, Appraised Value (defined below), the Lender Property Requirements (defined below), Insurability (§ 10.5. below) or the Conditional Upon Sale of Property (§ 10.7. below). **IF SELLER IS NOT IN DEFAULT AND DOES NOT TIMELY RECEIVE BUYER'S WRITTEN NOTICE TO TERMINATE, BUYER'S EARNEST MONEY WILL BE NONREFUNDABLE**, except as otherwise provided in this Contract (e.g., Appraisal, Title, Survey).

**5.3. Credit Information.** If an existing loan is not to be released at Closing, this Contract is conditional (for the sole benefit of Seller) upon Seller's approval of Buyer's financial ability and creditworthiness, which approval will be in Seller's sole subjective discretion. Accordingly: (1) Buyer must supply to Seller by **Buyer's Credit Information Deadline**, at Buyer's expense, information and documents (including a current credit report) concerning Buyer's financial, employment and credit condition; (2) Buyer consents that Seller may verify Buyer's financial ability and creditworthiness; and (3) any such information and documents received by Seller must be held by Seller in confidence and not released to others except to protect Seller's interest in this transaction. If the Cash at Closing is less than as set forth in § 4.1. of this Contract, Seller has the Right to Terminate under § 24.1., on or before Closing. If Seller disapproves of Buyer's financial ability or creditworthiness, in Seller's sole subjective discretion, Seller has the Right to Terminate under § 24.1., on or before **Disapproval of Buyer's Credit Information Deadline**.

**5.4. Existing Loan Review.** If an existing loan is not to be released at Closing, Seller must deliver copies of the loan documents (including note, deed of trust and any modifications) to Buyer by **Existing Loan Deadline**. For the sole benefit of Buyer, this Contract is conditional upon Buyer's review and approval of the provisions of such loan documents. Buyer has the Right to Terminate under § 24.1., on or before **Existing Loan Termination Deadline**, based on any unsatisfactory provision of such loan documents, in Buyer's sole subjective discretion. If the lender's approval of a transfer of the Property is required, this Contract is conditional upon Buyer obtaining such approval without change in the terms of such loan, except as set forth in § 4.6. If lender's approval is not obtained by **Loan Transfer Approval Deadline**, this Contract will terminate on such deadline. Seller has the Right to Terminate under § 24.1., on or before Closing, in Seller's sole subjective discretion, if Seller is to be released from liability under such existing loan and Buyer does not obtain such compliance as set forth in § 4.6.

## 6. APPRAISAL PROVISIONS.

**6.1. Appraisal Definition.** An "Appraisal" is an opinion of value prepared by a licensed or certified appraiser, engaged on behalf of Buyer or Buyer's lender, to determine the Property's market value (Appraised Value). The Appraisal may also set forth certain lender requirements, replacements, removals or repairs necessary on or to the Property as a condition for the Property to be valued at the Appraised Value.

**6.2. Appraised Value.** The applicable appraisal provision set forth below applies to the respective loan type set forth in § 4.5.3., or if a cash transaction (i.e., no financing), § 6.2.1. applies.

**6.2.1. Conventional/Other.** Buyer has the right to obtain an Appraisal. If the Appraised Value is less than the Purchase Price, or if the Appraisal is not received by Buyer on or before **Appraisal Deadline** Buyer may, on or before **Appraisal Objection Deadline**:

**6.2.1.1. Notice to Terminate.** Notify Seller in writing, pursuant to § 24.1., that this Contract is terminated; or

**6.2.1.2. Appraisal Objection.** Deliver to Seller a written objection accompanied by either a copy of the Appraisal or written notice from lender that confirms the Appraised Value is less than the Purchase Price (Lender Verification).

**6.2.1.3. Appraisal Resolution.** If an Appraisal Objection is received by Seller, on or before **Appraisal Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Appraisal Resolution Deadline**, this Contract will terminate on the **Appraisal Resolution Deadline**, unless Seller receives Buyer's written withdrawal of the Appraisal Objection before such termination, (i.e., on or before expiration of **Appraisal Resolution Deadline**).

263           **6.2.2. FHA.** It is expressly agreed that, notwithstanding any other provisions of this Contract, the purchaser (Buyer)  
264 shall not be obligated to complete the purchase of the Property described herein or to incur any penalty by forfeiture of Earnest  
265 Money deposits or otherwise unless the purchaser (Buyer) has been given, in accordance with HUD/FHA or VA requirements, a  
266 written statement issued by the Federal Housing Commissioner, Department of Veterans Affairs, or a Direct Endorsement lender,  
267 setting forth the appraised value of the Property of not less than \$N/A. The purchaser (Buyer) shall have the privilege  
268 and option of proceeding with the consummation of this Contract without regard to the amount of the appraised valuation. The  
269 appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will  
270 insure. HUD does not warrant the value nor the condition of the Property. The purchaser (Buyer) should satisfy  
271 himself/herself/themselves that the price and condition of the Property are acceptable.

272           **6.2.3. VA.** It is expressly agreed that, notwithstanding any other provisions of this Contract, the purchaser (Buyer)  
273 shall not incur any penalty by forfeiture of Earnest Money or otherwise or be obligated to complete the purchase of the Property  
274 described herein, if the Contract Purchase Price or cost exceeds the reasonable value of the Property established by the Department  
275 of Veterans Affairs. The purchaser (Buyer) shall, however, have the privilege and option of proceeding with the consummation of  
276 this Contract without regard to the amount of the reasonable value established by the Department of Veterans Affairs.

277           **6.3. Lender Property Requirements.** If the lender imposes any written requirements, replacements, removals or repairs,  
278 including any specified in the Appraisal (Lender Property Requirements) to be made to the Property (e.g., roof repair, repainting),  
279 beyond those matters already agreed to by Seller in this Contract, this Contract terminates on the earlier of three days following  
280 Seller's receipt of the Lender Property Requirements, or Closing, unless prior to termination: (1) the parties enter into a written  
281 agreement to satisfy the Lender Property Requirements; (2) the Lender Property Requirements have been completed; or (3) the  
282 satisfaction of the Lender Property Requirements is waived in writing by Buyer.

283           **6.4. Cost of Appraisal.** Cost of the Appraisal to be obtained after the date of this Contract must be timely paid by ☐ Buyer  
284 ☐ Seller. The cost of the Appraisal may include any and all fees paid to the appraiser, appraisal management company, lender's  
285 agent or all three.

286           **7. OWNERS' ASSOCIATIONS.** This Section is applicable if the Property is located within one or more Common Interest  
287 Communities and subject to one or more declarations (Association).

288           **7.1. Common Interest Community Disclosure.** **THE PROPERTY IS LOCATED WITHIN A COMMON**  
289 **INTEREST COMMUNITY AND IS SUBJECT TO THE DECLARATION FOR THE COMMUNITY. THE OWNER OF**  
290 **THE PROPERTY WILL BE REQUIRED TO BE A MEMBER OF THE OWNERS' ASSOCIATION FOR THE**  
291 **COMMUNITY AND WILL BE SUBJECT TO THE BYLAWS AND RULES AND REGULATIONS OF THE**  
292 **ASSOCIATION. THE DECLARATION, BYLAWS AND RULES AND REGULATIONS WILL IMPOSE FINANCIAL**  
293 **OBLIGATIONS UPON THE OWNER OF THE PROPERTY, INCLUDING AN OBLIGATION TO PAY ASSESSMENTS**  
294 **OF THE ASSOCIATION. IF THE OWNER DOES NOT PAY THESE ASSESSMENTS, THE ASSOCIATION COULD**  
295 **PLACE A LIEN ON THE PROPERTY AND POSSIBLY SELL IT TO PAY THE DEBT. THE DECLARATION, BYLAWS**  
296 **AND RULES AND REGULATIONS OF THE COMMUNITY MAY PROHIBIT THE OWNER FROM MAKING**  
297 **CHANGES TO THE PROPERTY WITHOUT AN ARCHITECTURAL REVIEW BY THE ASSOCIATION (OR A**  
298 **COMMITTEE OF THE ASSOCIATION) AND THE APPROVAL OF THE ASSOCIATION. PURCHASERS OF**  
299 **PROPERTY WITHIN THE COMMON INTEREST COMMUNITY SHOULD INVESTIGATE THE FINANCIAL**  
300 **OBLIGATIONS OF MEMBERS OF THE ASSOCIATION. PURCHASERS SHOULD CAREFULLY READ THE**  
301 **DECLARATION FOR THE COMMUNITY AND THE BYLAWS AND RULES AND REGULATIONS OF THE**  
302 **ASSOCIATION.**

303           **7.2. Association Documents to Buyer.** Seller is obligated to provide to Buyer the Association Documents (defined below),  
304 at Seller's expense, on or before **Association Documents Deadline**. Seller authorizes the Association to provide the Association  
305 Documents to Buyer, at Seller's expense. Seller's obligation to provide the Association Documents is fulfilled upon Buyer's receipt  
306 of the Association Documents, regardless of who provides such documents.

307           **7.3. Association Documents.** Association documents (Association Documents) consist of the following:

308           **7.3.1.** All Association declarations, articles of incorporation, bylaws, articles of organization, operating agreements,  
309 rules and regulations, party wall agreements and the Association's responsible governance policies adopted under § 38-33.3-209.5,  
310 C.R.S.;

311           **7.3.2.** Minutes of: (1) the annual owners' or members' meeting and (2) any executive boards' or managers' meetings;  
312 such minutes include those provided under the most current annual disclosure required under § 38-33.3-209.4, C.R.S. (Annual  
313 Disclosure) and minutes of meetings, if any, subsequent to the minutes disclosed in the Annual Disclosure. If none of the preceding  
314 minutes exist, then the most recent minutes, if any (§§ 7.3.1. and 7.3.2., collectively, Governing Documents); and

315           **7.3.3.** List of all Association insurance policies as provided in the Association's last Annual Disclosure, including,  
316 but not limited to, property, general liability, association director and officer professional liability and fidelity policies. The list must  
317 include the company names, policy limits, policy deductibles, additional named insureds and expiration dates of the policies listed  
318 (Association Insurance Documents);

319           **7.3.4.** A list by unit type of the Association's assessments, including both regular and special assessments as  
320 disclosed in the Association's last Annual Disclosure;

**7.3.5.** The Association's most recent financial documents which consist of: (1) the Association's operating budget for the current fiscal year, (2) the Association's most recent annual financial statements, including any amounts held in reserve for the fiscal year immediately preceding the Association's last Annual Disclosure, (3) the results of the Association's most recent available financial audit or review, (4) list of the fees and charges (regardless of name or title of such fees or charges) that the Association's community association manager or Association will charge in connection with the Closing including, but not limited to, any fee incident to the issuance of the Association's statement of assessments (Status Letter), any rush or update fee charged for the Status Letter, any record change fee or ownership record transfer fees (Record Change Fee), fees to access documents, (5) list of all assessments required to be paid in advance, reserves or working capital due at Closing and (6) reserve study, if any (§§ 7.3.4. and 7.3.5., collectively, Financial Documents);

**7.3.6.** Any written notice from the Association to Seller of a "construction defect action" under § 38-33.3-303.5, C.R.S. within the past six months and the result of whether the Association approved or disapproved such action (Construction Defect Documents). Nothing in this Section limits the Seller's obligation to disclose adverse material facts as required under § 10.2. (Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition) including any problems or defects in the common elements or limited common elements of the Association property.

**7.4. Conditional on Buyer's Review.** Buyer has the right to review the Association Documents. Buyer has the Right to Terminate under § 24.1., on or before **Association Documents Termination Deadline**, based on any unsatisfactory provision in any of the Association Documents, in Buyer's sole subjective discretion. Should Buyer receive the Association Documents after **Association Documents Deadline**, Buyer, at Buyer's option, has the Right to Terminate under § 24.1. by Buyer's Notice to Terminate received by Seller on or before ten days after Buyer's receipt of the Association Documents. If Buyer does not receive the Association Documents, or if Buyer's Notice to Terminate would otherwise be required to be received by Seller after **Closing Date**, Buyer's Notice to Terminate must be received by Seller on or before Closing. If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the provisions of the Association Documents as satisfactory and Buyer waives any Right to Terminate under this provision, notwithstanding the provisions of § 8.6. (Third Party Right to Purchase/Approve).

## **8. TITLE INSURANCE, RECORD TITLE AND OFF-RECORD TITLE.**

### **8.1. Evidence of Record Title.**

☐ **8.1.1. Seller Selects Title Insurance Company.** If this box is checked, Seller will select the title insurance company to furnish the owner's title insurance policy at Seller's expense. On or before **Record Title Deadline**, Seller must furnish to Buyer, a current commitment for an owner's title insurance policy (Title Commitment), in an amount equal to the Purchase Price, or if this box is checked, ☐ an **Abstract of Title** certified to a current date. Seller will cause the title insurance policy to be issued and delivered to Buyer as soon as practicable at or after Closing.

☒ **8.1.2. Buyer Selects Title Insurance Company.** If this box is checked, Buyer will select the title insurance company to furnish the owner's title insurance policy at Buyer's expense. On or before **Record Title Deadline**, Buyer must furnish to Seller, a current commitment for owner's title insurance policy (Title Commitment), in an amount equal to the Purchase Price. If neither box in § 8.1.1. or § 8.1.2. is checked, § 8.1.1. applies.

**8.1.3. Owner's Extended Coverage (OEC).** The Title Commitment ☐ **Will** ☒ **Will Not** contain Owner's Extended Coverage (OEC). If the Title Commitment is to contain OEC, it will commit to delete or insure over the standard exceptions which relate to: (1) parties in possession, (2) unrecorded easements, (3) survey matters, (4) unrecorded mechanics' liens, (5) gap period (period between the effective date and time of commitment to the date and time the deed is recorded) and (6) unpaid taxes, assessments and unredeemed tax sales prior to the year of Closing. Any additional premium expense to obtain OEC will be paid by ☐ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **Other** \_\_\_\_\_. Regardless of whether the Contract requires OEC, the Title Insurance Commitment may not provide OEC or delete or insure over any or all of the standard exceptions for OEC. The Title Insurance Company may require a New Survey or New ILC, defined below, among other requirements for OEC. If the Title Insurance Commitment is not satisfactory to Buyer, Buyer has a right to object under § 8.7. (Right to Object to Title, Resolution).

**8.1.4. Title Documents.** Title Documents consist of the following: (1) copies of any plats, declarations, covenants, conditions and restrictions burdening the Property and (2) copies of any other documents (or, if illegible, summaries of such documents) listed in the schedule of exceptions (Exceptions) in the Title Commitment furnished to Buyer (collectively, Title Documents).

**8.1.5. Copies of Title Documents.** Buyer must receive, on or before **Record Title Deadline**, copies of all Title Documents. This requirement pertains only to documents as shown of record in the office of the clerk and recorder in the county where the Property is located. The cost of furnishing copies of the documents required in this Section will be at the expense of the party or parties obligated to pay for the owner's title insurance policy.

**8.1.6. Existing Abstracts of Title.** Seller must deliver to Buyer copies of any abstracts of title covering all or any portion of the Property (Abstract of Title) in Seller's possession on or before **Record Title Deadline**.

**8.2. Record Title.** Buyer has the right to review and object to the Abstract of Title or Title Commitment and any of the Title Documents as set forth in § 8.7. (Right to Object to Title, Resolution) on or before **Record Title Objection Deadline**. Buyer's objection may be based on any unsatisfactory form or content of Title Commitment or Abstract of Title, notwithstanding § 13, or any other unsatisfactory title condition, in Buyer's sole subjective discretion. If the Abstract of Title, Title Commitment or Title



379 Documents are not received by Buyer on or before the **Record Title Deadline**, or if there is an endorsement to the Title Commitment  
380 that adds a new Exception to title, a copy of the new Exception to title and the modified Title Commitment will be delivered to  
381 Buyer. Buyer has until the earlier of Closing or ten days after receipt of such documents by Buyer to review and object to: (1) any  
382 required Title Document not timely received by Buyer, (2) any change to the Abstract of Title, Title Commitment or Title Documents,  
383 or (3) any endorsement to the Title Commitment. If Seller receives Buyer's Notice to Terminate or Notice of Title Objection,  
384 pursuant to this § 8.2. (Record Title), any title objection by Buyer is governed by the provisions set forth in § 8.7. (Right to Object  
385 to Title, Resolution). If Seller has fulfilled all Seller's obligations, if any, to deliver to Buyer all documents required by § 8.1.  
386 (Evidence of Record Title) and Seller does not receive Buyer's Notice to Terminate or Notice of Title Objection by the applicable  
387 deadline specified above, Buyer accepts the condition of title as disclosed by the Abstract of Title, Title Commitment and Title  
388 Documents as satisfactory.

389 **8.3. Off-Record Title.** Seller must deliver to Buyer, on or before **Off-Record Title Deadline**, true copies of all existing  
390 surveys in Seller's possession pertaining to the Property and must disclose to Buyer all easements, liens (including, without  
391 limitation, governmental improvements approved, but not yet installed) or other title matters not shown by public records, of which  
392 Seller has actual knowledge (Off-Record Matters). This Section excludes any **New ILC** or **New Survey** governed under § 9 (New  
393 ILC, New Survey). Buyer has the right to inspect the Property to investigate if any third party has any right in the Property not shown  
394 by public records (e.g., unrecorded easement, boundary line discrepancy or water rights). Buyer's Notice to Terminate or Notice of  
395 Title Objection of any unsatisfactory condition (whether disclosed by Seller or revealed by such inspection, notwithstanding § 8.2.  
396 (Record Title) and § 13 (Transfer of Title), in Buyer's sole subjective discretion, must be received by Seller on or before **Off-Record**  
397 **Title Objection Deadline**. If an Off-Record Matter is received by Buyer after the **Off-Record Title Deadline**, Buyer has until the  
398 earlier of Closing or ten days after receipt by Buyer to review and object to such Off-Record Matter. If Seller receives Buyer's Notice  
399 to Terminate or Notice of Title Objection pursuant to this § 8.3. (Off-Record Title), any title objection by Buyer is governed by the  
400 provisions set forth in § 8.7. (Right to Object to Title, Resolution). If Seller does not receive Buyer's Notice to Terminate or Notice  
401 of Title Objection by the applicable deadline specified above, Buyer accepts title subject to such Off-Record Matters and rights, if  
402 any, of third parties not shown by public records of which Buyer has actual knowledge.

403 **8.4. Special Taxing Districts.** **SPECIAL TAXING DISTRICTS MAY BE SUBJECT TO GENERAL OBLIGATION**  
404 **INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE**  
405 **PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS MAY BE PLACED AT RISK**  
406 **FOR INCREASED MILL LEVIES AND TAX TO SUPPORT THE SERVICING OF SUCH DEBT WHERE**  
407 **CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO DISCHARGE SUCH**  
408 **INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. BUYERS SHOULD INVESTIGATE THE**  
409 **SPECIAL TAXING DISTRICTS IN WHICH THE PROPERTY IS LOCATED BY CONTACTING THE COUNTY**  
410 **TREASURER, BY REVIEWING THE CERTIFICATE OF TAXES DUE FOR THE PROPERTY AND BY OBTAINING**  
411 **FURTHER INFORMATION FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND**  
412 **RECORDER, OR THE COUNTY ASSESSOR.**

413 **8.5. Tax Certificate.** A tax certificate paid for by ☐ Seller ☐ Buyer, for the Property listing any special taxing districts  
414 that affect the Property (Tax Certificate) must be delivered to Buyer on or before **Record Title Deadline**. If the Property is located  
415 within a special taxing district and such inclusion is unsatisfactory to Buyer, in Buyer's sole subjective discretion, Buyer may  
416 terminate, on or before **Record Title Objection Deadline**. Should Buyer receive the Tax Certificate after **Record Title Deadline**,  
417 Buyer, at Buyer's option, has the Right to Terminate under § 24.1. by Buyer's Notice to Terminate received by Seller on or before  
418 ten days after Buyer's receipt of the Tax Certificate. If Buyer does not receive the Tax Certificate, or if Buyer's Notice to Terminate  
419 would otherwise be required to be received by Seller after **Closing Date**, Buyer's Notice to Terminate must be received by Seller on  
420 or before Closing. If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the provisions of the Tax  
421 Certificate and the inclusion of the Property in a special taxing district, if applicable, as satisfactory and Buyer waives any Right to  
422 Terminate under this provision. If Buyer's loan specified in §4.5.3. (Loan Limitations) prohibits Buyer from paying for the Tax  
423 Certificate, the Tax Certificate will be paid for by Seller.

424 **8.6. Third Party Right to Purchase/Approve.** If any third party has a right to purchase the Property (e.g., right of first  
425 refusal on the Property, right to purchase the Property under a lease or an option held by a third party to purchase the Property) or a  
426 right of a third party to approve this Contract, Seller must promptly submit this Contract according to the terms and conditions of  
427 such right. If the third-party holder of such right exercises its right this Contract will terminate. If the third party's right to purchase  
428 is waived explicitly or expires, or the Contract is approved, this Contract will remain in full force and effect. Seller must promptly  
429 notify Buyer in writing of the foregoing. If the third party right to purchase is exercised or approval of this Contract has not occurred  
430 on or before **Third Party Right to Purchase/Approve Deadline**, this Contract will then terminate. Seller will supply to Buyer, in  
431 writing, details of any Third Party Right to Purchase the Property on or before the Record Title Deadline.

432 **8.7. Right to Object to Title, Resolution.** Buyer has a right to object or terminate, in Buyer's sole subjective discretion,  
433 based on any title matters including those matters set forth in § 8.2. (Record Title), § 8.3. (Off-Record Title), § 8.5. (Special Taxing  
434 District) and § 13 (Transfer of Title). If Buyer exercises Buyer's rights to object or terminate based on any such title matter, on or  
435 before the applicable deadline, Buyer has the following options:

436 **8.7.1. Title Objection, Resolution.** If Seller receives Buyer's written notice objecting to any title matter (Notice of  
437 Title Objection) on or before the applicable deadline and if Buyer and Seller have not agreed to a written settlement thereof on or

438 before **Title Resolution Deadline**, this Contract will terminate on the expiration of **Title Resolution Deadline**, unless Seller receives  
439 Buyer's written withdrawal of Buyer's Notice of Title Objection (i.e., Buyer's written notice to waive objection to such items and  
440 waives the Right to Terminate for that reason), on or before expiration of **Title Resolution Deadline**. If either the Record Title  
441 Deadline or the Off-Record Title Deadline, or both, are extended pursuant to § 8.2. (Record Title) or § 8.3. (Off-Record Title) the  
442 Title Resolution Deadline also will be automatically extended to the earlier of Closing or fifteen days after Buyer's receipt of the  
443 applicable documents; or

444 **8.7.2. Title Objection, Right to Terminate.** Buyer may exercise the Right to Terminate under § 24.1., on or before  
445 the applicable deadline, based on any title matter unsatisfactory to Buyer, in Buyer's sole subjective discretion.

446 **8.8. Title Advisory.** The Title Documents affect the title, ownership and use of the Property and should be reviewed  
447 carefully. Additionally, other matters not reflected in the Title Documents may affect the title, ownership and use of the Property,  
448 including, without limitation, boundary lines and encroachments, set-back requirements, area, zoning, building code violations,  
449 unrecorded easements and claims of easements, leases and other unrecorded agreements, water on or under the Property and various  
450 laws and governmental regulations concerning land use, development and environmental matters.

451 **8.8.1. OIL, GAS, WATER AND MINERAL DISCLOSURE. THE SURFACE ESTATE OF THE**  
452 **PROPERTY MAY BE OWNED SEPARATELY FROM THE UNDERLYING MINERAL ESTATE AND TRANSFER OF**  
453 **THE SURFACE ESTATE MAY NOT NECESSARILY INCLUDE TRANSFER OF THE MINERAL ESTATE OR WATER**  
454 **RIGHTS. THIRD PARTIES MAY OWN OR LEASE INTERESTS IN OIL, GAS, OTHER MINERALS, GEOTHERMAL**  
455 **ENERGY OR WATER ON OR UNDER THE SURFACE OF THE PROPERTY, WHICH INTERESTS MAY GIVE THEM**  
456 **RIGHTS TO ENTER AND USE THE SURFACE OF THE PROPERTY TO ACCESS THE MINERAL ESTATE, OIL,**  
457 **GAS OR WATER.**

458 **8.8.2. SURFACE USE AGREEMENT. THE USE OF THE SURFACE ESTATE OF THE PROPERTY TO**  
459 **ACCESS THE OIL, GAS OR MINERALS MAY BE GOVERNED BY A SURFACE USE AGREEMENT, A**  
460 **MEMORANDUM OR OTHER NOTICE OF WHICH MAY BE RECORDED WITH THE COUNTY CLERK AND**  
461 **RECORDER.**

462 **8.8.3. OIL AND GAS ACTIVITY. OIL AND GAS ACTIVITY THAT MAY OCCUR ON OR ADJACENT**  
463 **TO THE PROPERTY MAY INCLUDE, BUT IS NOT LIMITED TO, SURVEYING, DRILLING, WELL COMPLETION**  
464 **OPERATIONS, STORAGE, OIL AND GAS, OR PRODUCTION FACILITIES, PRODUCING WELLS, REWORKING**  
465 **OF CURRENT WELLS AND GAS GATHERING AND PROCESSING FACILITIES.**

466 **8.8.4. ADDITIONAL INFORMATION. BUYER IS ENCOURAGED TO SEEK ADDITIONAL**  
467 **INFORMATION REGARDING OIL AND GAS ACTIVITY ON OR ADJACENT TO THE PROPERTY, INCLUDING**  
468 **DRILLING PERMIT APPLICATIONS. THIS INFORMATION MAY BE AVAILABLE FROM THE COLORADO OIL**  
469 **AND GAS CONSERVATION COMMISSION.**

470 **8.8.5. Title Insurance Exclusions.** Matters set forth in this Section and others, may be excepted, excluded from, or  
471 not covered by the owner's title insurance policy.

472 **8.9. Mineral Rights Review.** Buyer ☒ **Does** ☐ **Does Not** have a Right to Terminate if examination of the Mineral  
473 Rights is unsatisfactory to Buyer on or before the **Mineral Rights Examination Deadline**.

474 **9. NEW ILC, NEW SURVEY.**

475 **9.1. New ILC or New Survey.** If the box is checked, (1) ☒ **New Improvement Location Certificate (New ILC)**; or, (2)  
476 ☐ **New Survey** in the form of \_\_\_\_\_; is required and the following will apply:

477 **9.1.1. Ordering of New ILC or New Survey.** ☐ **Seller** ☒ **Buyer** will order the New ILC or New Survey. The  
478 New ILC or New Survey may also be a previous ILC or survey that is in the above-required form, certified and updated as of a date  
479 after the date of this Contract.

480 **9.1.2. Payment for New ILC or New Survey.** The cost of the New ILC or New Survey will be paid, on or before  
481 Closing, by: ☐ **Seller** ☒ **Buyer** or:

482  
483  
484 **9.1.3. Delivery of New ILC or New Survey.** Buyer, Seller, the issuer of the Title Commitment (or the provider of  
485 the opinion of title if an Abstract of Title) and N/A will receive a New ILC or New Survey on or before **New**  
486 **ILC or New Survey Deadline**.

487 **9.1.4. Certification of New ILC or New Survey.** The New ILC or New Survey will be certified by the surveyor to  
488 all those who are to receive the New ILC or New Survey.

489 **9.2. Buyer's Right to Waive or Change New ILC or New Survey Selection.** Buyer may select a New ILC or New  
490 Survey different than initially specified in this Contract if there is no additional cost to Seller or change to the **New ILC or New**  
491 **Survey Objection Deadline**. Buyer may, in Buyer's sole subjective discretion, waive a New ILC or New Survey if done prior to  
492 Seller incurring any cost for the same.

493 **9.3. New ILC or New Survey Objection.** Buyer has the right to review and object based on the New ILC or New Survey.  
494 If the New ILC or New Survey is not timely received by Buyer or is unsatisfactory to Buyer, in Buyer's sole subjective discretion,  
495 Buyer may, on or before **New ILC or New Survey Objection Deadline**, notwithstanding § 8.3. or § 13:

496           **9.3.1. Notice to Terminate.** Notify Seller in writing, pursuant to § 24.1, that this Contract is terminated; or  
497           **9.3.2. New ILC or New Survey Objection.** Deliver to Seller a written description of any matter that was to be  
498 shown or is shown in the New ILC or New Survey that is unsatisfactory and that Buyer requires Seller to correct.  
499           **9.3.3. New ILC or New Survey Resolution.** If a **New ILC or New Survey Objection** is received by Seller, on or  
500 before **New ILC or New Survey Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on  
501 or before **New ILC or New Survey Resolution Deadline**, this Contract will terminate on expiration of the **New ILC or New Survey**  
502 **Resolution Deadline**, unless Seller receives Buyer's written withdrawal of the New ILC or New Survey Objection before such  
503 termination (i.e., on or before expiration of **New ILC or New Survey Resolution Deadline**).

504

## DISCLOSURE, INSPECTION AND DUE DILIGENCE

### 10. PROPERTY DISCLOSURE, INSPECTION, INDEMNITY, INSURABILITY, DUE DILIGENCE AND SOURCE OF WATER.

505           **10.1. Seller's Property Disclosure.** On or before **Seller's Property Disclosure Deadline**, Seller agrees to deliver to Buyer  
506 the most current version of the applicable Colorado Real Estate Commission's Seller's Property Disclosure form completed by Seller  
507 to Seller's actual knowledge and current as of the date of this Contract.

508           **10.2. Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition.** Seller must disclose to Buyer  
509 any adverse material facts actually known by Seller as of the date of this Contract. Seller agrees that disclosure of adverse material  
510 facts will be in writing. In the event Seller discovers an adverse material fact after the date of this Contract, Seller must timely  
511 disclose such adverse fact to Buyer. Buyer has the Right to Terminate based on the Seller's new disclosure on the earlier of Closing  
512 or five days after Buyer's receipt of the new disclosure. Except as otherwise provided in this Contract, Buyer acknowledges that  
513 Seller is conveying the Property to Buyer in an "**As Is**" condition, "**Where Is**" and "**With All Faults**."

514           **10.3. Inspection.** Unless otherwise provided in this Contract, Buyer, acting in good faith, has the right to have inspections  
515 (by one or more third parties, personally or both) of the Property, Leased Items, and Inclusions (Inspection), at Buyer's expense. If  
516 (1) the physical condition of the Property, including, but not limited to, the roof, walls, structural integrity of the Property, the  
517 electrical, plumbing, HVAC and other mechanical systems of the Property, (2) the physical condition of the Inclusions and Leased  
518 Items, (3) service to the Property (including utilities and communication services), systems and components of the Property (e.g.,  
519 heating and plumbing), (4) any proposed or existing transportation project, road, street or highway, or (5) any other activity, odor or  
520 noise (whether on or off the Property) and its effect or expected effect on the Property or its occupants is unsatisfactory, in Buyer's  
521 sole subjective discretion, Buyer may:

522           **10.3.1. Inspection Termination.** On or before the **Inspection Termination Deadline**, notify Seller in writing,  
523 pursuant to § 24.1., that this Contract is terminated due to any unsatisfactory condition, provided the Buyer did not previously deliver  
524 an Inspection Objection. Buyer's Right to Terminate under this provision expires upon delivery of an Inspection Objection to Seller  
525 pursuant to § 10.3.2.; or

526           **10.3.2. Inspection Objection.** On or before the **Inspection Objection Deadline**, deliver to Seller a written  
527 description of any unsatisfactory condition that Buyer requires Seller to correct.

528           **10.3.3. Inspection Resolution.** If an Inspection Objection is received by Seller, on or before **Inspection Objection**  
529 **Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Inspection Resolution Deadline**,  
530 this Contract will terminate on **Inspection Resolution Deadline** unless Seller receives Buyer's written withdrawal of the Inspection  
531 Objection before such termination (i.e., on or before expiration of **Inspection Resolution Deadline**). Nothing in this provision  
532 prohibits the Buyer and the Seller from mutually terminating this Contract before the Inspection Resolution Deadline passes by  
533 executing an Earnest Money Release.

534           **10.4. Damage, Liens and Indemnity.** Buyer, except as otherwise provided in this Contract or other written agreement  
535 between the parties, is responsible for payment for all inspections, tests, surveys, engineering reports, or other reports performed at  
536 Buyer's request (Work) and must pay for any damage that occurs to the Property and Inclusions as a result of such Work. Buyer  
537 must not permit claims or liens of any kind against the Property for Work performed on the Property. Buyer agrees to indemnify,  
538 protect and hold Seller harmless from and against any liability, damage, cost or expense incurred by Seller and caused by any such  
539 Work, claim, or lien. This indemnity includes Seller's right to recover all costs and expenses incurred by Seller to defend against  
540 any such liability, damage, cost or expense, or to enforce this Section, including Seller's reasonable attorney fees, legal fees and  
541 expenses. The provisions of this Section survive the termination of this Contract. This § 10.4. does not apply to items performed  
542 pursuant to an Inspection Resolution.

543           **10.5. Insurability.** Buyer has the Right to Terminate under § 24.1., on or before **Property Insurance Termination**  
544 **Deadline**, based on any unsatisfactory provision of the availability, terms and conditions and premium for property insurance  
545 (Property Insurance) on the Property, in Buyer's sole subjective discretion.

#### 10.6. Due Diligence.

546           **10.6.1. Due Diligence Documents.** Seller agrees to deliver copies of the following documents and information  
547 pertaining to the Property and Leased Items (Due Diligence Documents) to Buyer on or before **Due Diligence Documents Delivery**  
548 **Deadline**:  
549  
550  
551

552 **10.6.1.1. Occupancy Agreements.** All current leases, including any amendments or other occupancy  
553 agreements, pertaining to the Property. Those leases or other occupancy agreements pertaining to the Property that survive Closing  
554 are as follows (Leases):  
555

556  
557 **10.6.1.2. Leased Items Documents.** If any lease of personal property (§ 2.5.7., Leased Items) will be  
558 transferred to Buyer at Closing, Seller agrees to deliver copies of the leases and information pertaining to the personal property to  
559 Buyer on or before **Due Diligence Documents Delivery Deadline**. Buyer ☐ **Will** ☒ **Will Not** assume the Seller's obligations  
560 under such leases for the Leased Items (§ 2.5.7., Leased Items).  
561

562 **10.6.1.3. Encumbered Inclusions Documents.** If any Inclusions owned by Seller are encumbered  
563 pursuant to § 2.5.4. (Encumbered Inclusions) above, Seller agrees to deliver copies of the evidence of debt, security and any other  
564 documents creating the encumbrance to Buyer on or before **Due Diligence Documents Delivery Deadline**. Buyer ☐ **Will** ☒ **Will**  
565 **Not** assume the debt on the Encumbered Inclusions (§ 2.5.4., Encumbered Inclusions).  
566

567 **10.6.1.4. Other Documents.** Other documents and information:  
568  
569  
570  
571

572 **10.6.2. Due Diligence Documents Review and Objection.** Buyer has the right to review and object based on the Due  
573 Diligence Documents. If the Due Diligence Documents are not supplied to Buyer or are unsatisfactory, in Buyer's sole subjective  
574 discretion, Buyer may, on or before **Due Diligence Documents Objection Deadline**:  
575

576 **10.6.2.1. Notice to Terminate.** Notify Seller in writing, pursuant to § 24.1., that this Contract is terminated;  
577 or

578 **10.6.2.2. Due Diligence Documents Objection.** Deliver to Seller a written description of any  
579 unsatisfactory Due Diligence Documents that Buyer requires Seller to correct.

580 **10.6.2.3. Due Diligence Documents Resolution.** If a Due Diligence Documents Objection is received by  
581 Seller, on or before **Due Diligence Documents Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement  
582 thereof on or before **Due Diligence Documents Resolution Deadline**, this Contract will terminate on **Due Diligence Documents**  
583 **Resolution Deadline** unless Seller receives Buyer's written withdrawal of the Due Diligence Documents Objection before such  
584 termination (i.e., on or before expiration of **Due Diligence Documents Resolution Deadline**).

585 **10.7. Conditional Upon Sale of Property.** This Contract is conditional upon the sale and closing of that certain property  
586 owned by Buyer and commonly known as N/A. Buyer has  
587 the Right to Terminate under § 24.1. effective upon Seller's receipt of Buyer's Notice to Terminate on or before **Conditional Sale**  
588 **Deadline** if such property is not sold and closed by such deadline. This Section is for the sole benefit of Buyer. If Seller does not  
589 receive Buyer's Notice to Terminate on or before **Conditional Sale Deadline**, Buyer waives any Right to Terminate under this  
590 provision.

591 **10.8. Source of Potable Water (Residential Land and Residential Improvements Only).** Buyer ☐ **Does** ☒ **Does Not**  
592 acknowledge receipt of a copy of Seller's Property Disclosure or Source of Water Addendum disclosing the source of potable water for  
593 the Property. ☐ There is **No Well**. Buyer ☐ **Does** ☐ **Does Not** acknowledge receipt of a copy of the current well permit.

594 **Note to Buyer: SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND**  
595 **WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO**  
596 **DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.**

597 **10.9. Existing Leases; Modification of Existing Leases; New Leases.** [Intentionally Deleted]

598 **10.10. Lead-Based Paint.**

599 **10.10.1. Lead-Based Paint Disclosure.** Unless exempt, if the Property includes one or more residential dwellings  
600 constructed or a building permit was issued prior to January 1, 1978, for the benefit of Buyer, Seller and all required real estate  
601 licensees must sign and deliver to Buyer a completed Lead-Based Paint Disclosure (Sales) form on or before the **Lead-Based Paint**  
602 **Disclosure Deadline**. If Buyer does not timely receive the Lead-Based Paint Disclosure, Buyer may waive the failure to timely  
603 receive the Lead-Based Paint Disclosure, or Buyer may exercise Buyer's Right to Terminate under § 24.1. by Seller's receipt of  
604 Buyer's Notice to Terminate on or before the expiration of the **Lead-Based Paint Termination Deadline**.

605 **10.10.2. Lead-Based Paint Assessment.** If Buyer elects to conduct or obtain a risk assessment or inspection of the  
606 Property for the presence of Lead-Based Paint or Lead-Based Paint hazards, Buyer has a Right to Terminate under § 24.1. by Seller's  
607 receipt of Buyer's Notice to Terminate on or before the expiration of the **Lead-Based Paint Termination Deadline**. Buyer may  
608 elect to waive Buyer's right to conduct or obtain a risk assessment or inspection of the Property for the presence of Lead-Based Paint  
609 or Lead-Based Paint hazards. If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the condition  
of the Property relative to any Lead-Based Paint as satisfactory and Buyer waives any Right to Terminate under this provision.

610 **10.11. Carbon Monoxide Alarms. Note:** If the improvements on the Property have a fuel-fired heater or appliance, a  
611 fireplace, or an attached garage and include one or more rooms lawfully used for sleeping purposes (Bedroom), the parties  
612 acknowledge that Colorado law requires that Seller assure the Property has an operational carbon monoxide alarm installed within  
613 fifteen feet of the entrance to each Bedroom or in a location as required by the applicable building code.

614 **10.12. Methamphetamine Disclosure.** If Seller knows that methamphetamine was ever manufactured, processed, cooked,  
615 disposed of, used or stored at the Property, Seller is required to disclose such fact. No disclosure is required if the Property was  
616 remediated in accordance with state standards and other requirements are fulfilled pursuant to § 25-18.5-102, C.R.S., Buyer further  
617 acknowledges that Buyer has the right to engage a certified hygienist or industrial hygienist to test whether the Property has ever  
618 been used as a methamphetamine laboratory. Buyer has the Right to Terminate under § 24.1., upon Seller's receipt of Buyer's written  
619 Notice to Terminate, notwithstanding any other provision of this Contract, based on Buyer's test results that indicate the Property  
620 has been contaminated with methamphetamine, but has not been remediated to meet the standards established by rules of the State  
621 Board of Health promulgated pursuant to § 25-18.5-102, C.R.S. Buyer must promptly give written notice to Seller of the results of  
622 the test.

623 **11. TENANT ESTOPPEL STATEMENTS. [Intentionally Deleted]**

624

## CLOSING PROVISIONS

### 625 **12. CLOSING DOCUMENTS, INSTRUCTIONS AND CLOSING.**

626 **12.1. Closing Documents and Closing Information.** Seller and Buyer will cooperate with the Closing Company to enable  
627 the Closing Company to prepare and deliver documents required for Closing to Buyer and Seller and their designees. If Buyer is  
628 obtaining a loan to purchase the Property, Buyer acknowledges Buyer's lender is required to provide the Closing Company, in a  
629 timely manner, all required loan documents and financial information concerning Buyer's loan. Buyer and Seller will furnish any  
630 additional information and documents required by Closing Company that will be necessary to complete this transaction. Buyer and  
631 Seller will sign and complete all customary or reasonably required documents at or before Closing.

632 **12.2. Closing Instructions.** Colorado Real Estate Commission's Closing Instructions ☐ **Are** ☐ **Are Not** executed with  
633 this Contract.

634 **12.3. Closing.** Delivery of deed from Seller to Buyer will be at closing (Closing). Closing will be on the date specified as  
635 the **Closing Date** or by mutual agreement at an earlier date. At Closing, Seller agrees to deliver a set of keys for the Property to  
636 Buyer. The hour and place of Closing will be as designated by mutual agreement between buyer and seller.

637 **12.4. Disclosure of Settlement Costs.** Buyer and Seller acknowledge that costs, quality and extent of service vary between  
638 different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

639 **12.5. Assignment of Leases.** Seller must assign to Buyer all Leases at Closing that will continue after Closing and Buyer  
640 must assume Seller's obligations under such Leases. Further, Seller must transfer to Buyer all Leased Items and assign to Buyer such  
641 leases for the Leased Items accepted by Buyer pursuant to § 2.5.7. (Leased Items).

642 **13. TRANSFER OF TITLE.** Subject to Buyer's compliance with the terms and provisions of this Contract, including the tender  
643 of any payment due at Closing, Seller must execute and deliver the following good and sufficient deed to Buyer, at Closing: ☐  
644 special warranty deed ☒ general warranty deed ☐ bargain and sale deed ☐ quit claim deed ☐ personal representative's deed  
645 ☐ \_\_\_\_\_ deed. Seller, provided another deed is not selected, must execute and deliver a good and  
646 sufficient special warranty deed to Buyer, at Closing.

647 Unless otherwise specified in § 29 (Additional Provisions), if title will be conveyed using a special warranty deed or a general  
648 warranty deed, title will be conveyed "subject to statutory exceptions" as defined in §38-30-113(5)(a), C.R.S.

649 **14. PAYMENT OF LIENS AND ENCUMBRANCES.** Unless agreed to by Buyer in writing, any amounts owed on any liens  
650 or encumbrances securing a monetary sum against the Property and Inclusions, including any governmental liens for special  
651 improvements installed as of the date of Buyer's signature hereon, whether assessed or not, and previous years' taxes, will be paid  
652 at or before Closing by Seller from the proceeds of this transaction or from any other source.

### 653 **15. CLOSING COSTS, FEES, ASSOCIATION STATUS LETTER AND DISBURSEMENTS, TAXES AND** 654 **WITHHOLDING.**

655 **15.1. Closing Costs.** Buyer and Seller must pay, in Good Funds, their respective closing costs and all other items required  
656 to be paid at Closing, except as otherwise provided herein. However, if Buyer's loan specified in §4.5.3. (Loan Limitations) prohibits  
657 Buyer from paying for any of the fees contained in this Section, the fees will be paid for by Seller.

658 **15.2. Closing Services Fee.** The fee for real estate closing services must be paid at Closing by ☐ **Buyer** ☐ **Seller**  
659 ☒ **One-Half by Buyer and One-Half by Seller** ☐ **Other** \_\_\_\_\_.

660 **15.3. Association Fees and Required Disbursements.** At least fourteen days prior to **Closing Date**, Seller agrees to  
661 promptly request that the Closing Company or the Association deliver to Buyer a current Status Letter, if applicable. Any fees  
662 associated with or specified in the Status Letter will be paid as follows:



663 **15.3.1. Status Letter Fee.** Any fee incident to the issuance of Association's Status Letter must be paid by ☐ Buyer  
664 ☐ Seller ☐ One-Half by Buyer and One-Half by Seller ☐ N/A.

665 **15.3.2. Record Change Fee.** Any Record Change Fee must be paid by ☐ Buyer ☐ Seller ☒ One-Half by Buyer  
666 and One-Half by Seller ☐ N/A.

667 **15.3.3. Assessments, Reserves or Working Capital.** All assessments required to be paid in advance (other than  
668 Association Assessments as defined in § 16.2. (Association Assessments), reserves or working capital due at Closing must be paid  
669 by ☐ Buyer ☐ Seller ☒ One-Half by Buyer and One-Half by Seller ☐ N/A.

670 **15.3.4. Other Fees.** Any other fee listed in the Status Letter as required to be paid at Closing will be paid by ☐  
671 Buyer ☐ Seller ☒ One-Half by Buyer and One-Half by Seller ☐ N/A.

672 **15.4. Local Transfer Tax.** Any Local Transfer Tax must be paid at Closing by ☐ Buyer ☐ Seller ☐ One-Half by  
673 Buyer and One-Half by Seller ☐ N/A.

674 **15.5. Sales and Use Tax.** Any sales and use tax that may accrue because of this transaction must be paid when due by  
675 ☐ Buyer ☐ Seller ☒ One-Half by Buyer and One-Half by Seller ☐ N/A.

676 **15.6. Private Transfer Fee.** Any private transfer fees and other fees due to a transfer of the Property, payable at Closing,  
677 such as community association fees, developer fees and foundation fees, must be paid at Closing by ☐ Buyer ☐ Seller  
678 ☐ One-Half by Buyer and One-Half by Seller ☐ N/A.

679 **15.7. Water Transfer Fees.** Water Transfer Fees can change. The fees, as of the date of this Contract, do not exceed  
680 \$\_\_\_\_\_ for:

681 ☐ Water Stock/Certificates ☐ Water District  
682 ☐ Augmentation Membership ☐ Small Domestic Water Company ☐ \_\_\_\_\_

683 and must be paid at Closing by ☐ Buyer ☐ Seller ☐ One-Half by Buyer and One-Half by Seller ☐ N/A.

684 **15.8. Utility Transfer Fees.** Utility transfer fees can change. Any fees to transfer utilities from Seller to Buyer must be  
685 paid by ☐ Buyer ☐ Seller ☐ One-Half by Buyer and One-Half by Seller ☐ N/A.

686 **15.9. FIRPTA and Colorado Withholding.**

687 **15.9.1. FIRPTA.** The Internal Revenue Service (IRS) may require a substantial portion of the Seller's proceeds be  
688 withheld after Closing when Seller is a foreign person. If required withholding does not occur, the Buyer could be held liable for the  
689 amount of the Seller's tax, interest and penalties. If the box in this Section is checked, Seller represents that Seller ☐ IS a foreign  
690 person for purposes of U.S. income taxation. If the box in this Section is not checked, Seller represents that Seller is not a foreign  
691 person for purposes of U.S. income taxation. Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably  
692 requested documents to verify Seller's foreign person status. If withholding is required, Seller authorizes Closing Company to  
693 withhold such amount from Seller's proceeds. Seller should inquire with Seller's tax advisor to determine if withholding applies or  
694 if an exemption exists.

695 **15.9.2. Colorado Withholding.** The Colorado Department of Revenue may require a portion of the Seller's proceeds  
696 be withheld after Closing when Seller will not be a Colorado resident after Closing, if not otherwise exempt. Seller agrees to  
697 cooperate with Buyer and Closing Company to provide any reasonably requested documents to verify Seller's status. If withholding  
698 is required, Seller authorizes Closing Company to withhold such amount from Seller's proceeds. Seller should inquire with Seller's  
699 tax advisor to determine if withholding applies or if an exemption exists.

700 **16. PRORATIONS AND ASSOCIATION ASSESSMENTS.**

701 **16.1. Prorations.** The following will be prorated to the **Closing Date**, except as otherwise provided:

702 **16.1.1. Taxes.** Personal property taxes, if any, special taxing district assessments, if any, and general real estate taxes  
703 for the year of Closing, based on ☐ Taxes for the Calendar Year Immediately Preceding Closing ☐ Most Recent Mill Levy  
704 and Most Recent Assessed Valuation, adjusted by any applicable qualifying seniors property tax exemption, qualifying disabled  
705 veteran exemption or ☐ Other \_\_\_\_\_.

706 **16.1.2. Rents.** Rents based on ☐ Rents Actually Received ☐ Accrued. At Closing, Seller will transfer or credit  
707 to Buyer the security deposits for all Leases assigned to Buyer, or any remainder after lawful deductions, and notify all tenants in  
708 writing of such transfer and of the transferee's name and address.

709 **16.1.3. Other Prorations.** Water and sewer charges, propane, interest on continuing loan and \_\_\_\_\_.

710 **16.1.4. Final Settlement.** Unless otherwise specified in Additional Provisions, these prorations are final.

711 **16.2. Association Assessments.** Current regular Association assessments and dues (Association Assessments) paid in  
712 advance will be credited to Seller at Closing. Cash reserves held out of the regular Association Assessments for deferred maintenance  
713 by the Association will not be credited to Seller except as may be otherwise provided by the Governing Documents. Buyer  
714 acknowledges that Buyer may be obligated to pay the Association, at Closing, an amount for reserves or working capital. Any special  
715 assessment assessed prior to **Closing Date** by the Association will be the obligation of ☐ Buyer ☐ Seller. Except however, any  
716 special assessment by the Association for improvements that have been installed as of the date of Buyer's signature hereon, whether  
717 assessed prior to or after Closing, will be the obligation of Seller unless otherwise specified in Additional Provisions. Seller represents  
718 there are no unpaid regular or special assessments against the Property except the current regular assessments and  
719 \_\_\_\_\_ Association Assessments are subject to change as provided in the Governing Documents.

**17. POSSESSION.** Possession of the Property and Inclusions will be delivered to Buyer on **Possession Date** at **Possession Time**, subject to the Leases as set forth in § 10.6.1.1. and, if applicable, any Post-Closing Occupancy Agreement.

If Seller, after Closing occurs, fails to deliver possession as specified, Seller will be subject to eviction and will be additionally liable to Buyer, notwithstanding § 20.2. (If Seller is in Default), for payment of \$ 100.00 per day (or any part of a day notwithstanding § 3.3., Day) from **Possession Date** and **Possession Time** until possession is delivered.

Buyer represents that Buyer will occupy the Property as Buyer's principal residence unless the following box is checked, then Buyer ☐ **Does Not** represent that Buyer will occupy the Property as Buyer's principal residence.

☐ If the box is checked, Buyer and Seller agree to execute a Post-Closing Occupancy Agreement.

## GENERAL PROVISIONS

**18. CAUSES OF LOSS, INSURANCE; DAMAGE TO INCLUSIONS AND SERVICES; CONDEMNATION; AND WALK-THROUGH.** Except as otherwise provided in this Contract, the Property, Inclusions or both will be delivered in the condition existing as of the date of this Contract, ordinary wear and tear excepted.

**18.1. Causes of Loss, Insurance.** In the event the Property or Inclusions are damaged by fire, other perils or causes of loss prior to Closing (Property Damage) in an amount of not more than ten percent of the total Purchase Price and if the repair of the damage will be paid by insurance (other than the deductible to be paid by Seller), then Seller, upon receipt of the insurance proceeds, will use Seller's reasonable efforts to repair the Property before **Closing Date**. Buyer has the Right to Terminate under § 24.1., on or before **Closing Date**, if the Property is not repaired before **Closing Date**, or if the damage exceeds such sum. Should Buyer elect to carry out this Contract despite such Property Damage, Buyer is entitled to a credit at Closing for all insurance proceeds that were received by Seller (but not the Association, if any) resulting from damage to the Property and Inclusions, plus the amount of any deductible provided for in the insurance policy. This credit may not exceed the Purchase Price. In the event Seller has not received the insurance proceeds prior to Closing, the parties may agree to extend the **Closing Date** to have the Property repaired prior to Closing or, at the option of Buyer, (1) Seller must assign to Buyer the right to the proceeds at Closing, if acceptable to Seller's insurance company and Buyer's lender; or (2) the parties may enter into a written agreement prepared by the parties or their attorney requiring the Seller to escrow at Closing from Seller's sale proceeds the amount Seller has received and will receive due to such damage, not exceeding the total Purchase Price, plus the amount of any deductible that applies to the insurance claim.

**18.2. Damage, Inclusions and Services.** Should any Inclusion or service (including utilities and communication services), system, component or fixture of the Property (collectively Service) (e.g., heating or plumbing), fail or be damaged between the date of this Contract and Closing or possession, whichever is earlier, then Seller is liable for the repair or replacement of such Inclusion or Service with a unit of similar size, age and quality, or an equivalent credit, but only to the extent that the maintenance or replacement of such Inclusion or Service is not the responsibility of the Association, if any, less any insurance proceeds received by Buyer covering such repair or replacement. If the failed or damaged Inclusion or Service is not repaired or replaced on or before Closing or possession, whichever is earlier, Buyer has the Right to Terminate under § 24.1., on or before **Closing Date**, or, at the option of Buyer, Buyer is entitled to a credit at Closing for the repair or replacement of such Inclusion or Service. Such credit must not exceed the Purchase Price. If Buyer receives such a credit, Seller's right for any claim against the Association, if any, will survive Closing.

**18.3. Condemnation.** In the event Seller receives actual notice prior to Closing that a pending condemnation action may result in a taking of all or part of the Property or Inclusions, Seller must promptly notify Buyer, in writing, of such condemnation action. Buyer has the Right to Terminate under § 24.1., on or before **Closing Date**, based on such condemnation action, in Buyer's sole subjective discretion. Should Buyer elect to consummate this Contract despite such diminution of value to the Property and Inclusions, Buyer is entitled to a credit at Closing for all condemnation proceeds awarded to Seller for the diminution in the value of the Property or Inclusions, but such credit will not include relocation benefits or expenses or exceed the Purchase Price.

**18.4. Walk-Through and Verification of Condition.** Buyer, upon reasonable notice, has the right to walk through the Property prior to Closing to verify that the physical condition of the Property and Inclusions complies with this Contract.

**18.5. Home Warranty.** Seller and Buyer are aware of the existence of pre-owned home warranty programs that may be purchased and may cover the repair or replacement of such Inclusions.

**19. RECOMMENDATION OF LEGAL AND TAX COUNSEL.** By signing this Contract, Buyer and Seller acknowledge that their respective broker has advised that this Contract has important legal consequences and has recommended: (1) legal examination of title; (2) consultation with legal and tax or other counsel before signing this Contract as this Contract may have important legal and tax implications; (3) to consult with their own attorney if Water Rights, Mineral Rights or Leased Items are included or excluded in the sale; and (4) to consult with legal counsel if there are other matters in this transaction for which legal counsel should be engaged and consulted. Such consultations must be done timely as this Contract has strict time limits, including deadlines, that must be complied with.

**20. TIME OF ESSENCE, DEFAULT AND REMEDIES.** Time is of the essence for all dates and deadlines in this Contract. This means that all dates and deadlines are strict and absolute. If any payment due, including Earnest Money, is not paid, honored

775 or tendered when due, or if any obligation is not performed timely as provided in this Contract or waived, the non-defaulting party  
776 has the following remedies:

777 **20.1. If Buyer is in Default:**

778 ☐ **20.1.1. Specific Performance.** Seller may elect to cancel this Contract and all Earnest Money (whether or not paid  
779 by Buyer) will be paid to Seller and retained by Seller. It is agreed that the Earnest Money is not a penalty, and the Parties agree the  
780 amount is fair and reasonable. Seller may recover such additional damages as may be proper. Alternatively, Seller may elect to treat  
781 this Contract as being in full force and effect and Seller has the right to specific performance or damages, or both.

782 **20.1.2. Liquidated Damages, Applicable.** This § 20.1.2. applies unless the box in § 20.1.1. is checked. Seller may  
783 cancel this Contract. All Earnest Money (whether or not paid by Buyer) will be paid to Seller and retained by Seller. It is agreed that  
784 the Earnest Money amount specified in § 4.1. is LIQUIDATED DAMAGES and not a penalty, which amount the parties agree is  
785 fair and reasonable and (except as provided in §§ 10.4. and 21), such amount is SELLER'S ONLY REMEDY for Buyer's failure to  
786 perform the obligations of this Contract. Seller expressly waives the remedies of specific performance and additional damages.

787 **20.2. If Seller is in Default:**

788 **20.2.1. Specific Performance, Damages or Both.** Buyer may elect to treat this Contract as canceled, in which case  
789 all Earnest Money received hereunder will be returned to Buyer and Buyer may recover such damages as may be proper.  
790 Alternatively, in addition to the per diem in § 17 (Possession) for failure of Seller to timely deliver possession of the Property after  
791 Closing occurs, Buyer may elect to treat this Contract as being in full force and effect and Buyer has the right to specific performance  
792 or damages, or both.

793 **20.2.2. Seller's Failure to Perform.** In the event Seller fails to perform Seller's obligations under this Contract, to  
794 include, but not limited to, failure to timely disclose Association violations known by Seller, failure to perform any replacements or  
795 repairs required under this Contract or failure to timely disclose any known adverse material facts, Seller remains liable for any such  
796 failures to perform under this Contract after Closing. Buyer's rights to pursue the Seller for Seller's failure to perform under this  
797 Contract are reserved and survive Closing.

798 **21. LEGAL FEES, COST AND EXPENSES.** Anything to the contrary herein notwithstanding, in the event of any arbitration  
799 or litigation relating to this Contract, prior to or after **Closing Date**, the arbitrator or court must award to the prevailing party all  
800 reasonable costs and expenses, including attorney fees, legal fees and expenses.

801 **22. MEDIATION.** If a dispute arises relating to this Contract (whether prior to or after Closing) and is not resolved, the parties  
802 must first proceed, in good faith, to mediation. Mediation is a process in which the parties meet with an impartial person who helps  
803 to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. Before any mediated settlement is  
804 binding, the parties to the dispute must agree to the settlement, in writing. The parties will jointly appoint an acceptable mediator  
805 and will share equally in the cost of such mediation. The obligation to mediate, unless otherwise agreed, will terminate if the entire  
806 dispute is not resolved within thirty days of the date written notice requesting mediation is delivered by one party to the other at that  
807 party's last known address (physical or electronic as provided in § 26). Nothing in this Section prohibits either party from filing a  
808 lawsuit and recording a *lis pendens* affecting the Property, before or after the date of written notice requesting mediation. This  
809 Section will not alter any date in this Contract, unless otherwise agreed.

810 **23. EARNEST MONEY DISPUTE.** Except as otherwise provided herein, Earnest Money Holder must release the Earnest  
811 Money following receipt of written mutual instructions, signed by both Buyer and Seller. In the event of any controversy regarding  
812 the Earnest Money, Earnest Money Holder is not required to release the Earnest Money. Earnest Money Holder, in its sole subjective  
813 discretion, has several options: (1) wait for any proceeding between Buyer and Seller; (2) interplead all parties and deposit Earnest  
814 Money into a court of competent jurisdiction (Earnest Money Holder is entitled to recover court costs and reasonable attorney and  
815 legal fees incurred with such action); or (3) provide notice to Buyer and Seller that unless Earnest Money Holder receives a copy of  
816 the Summons and Complaint or Claim (between Buyer and Seller) containing the case number of the lawsuit (Lawsuit) within one  
817 hundred twenty days of Earnest Money Holder's notice to the parties, Earnest Money Holder is authorized to return the Earnest  
818 Money to Buyer. In the event Earnest Money Holder does receive a copy of the Lawsuit and has not interpleaded the monies at the time  
819 of any Order, Earnest Money Holder must disburse the Earnest Money pursuant to the Order of the Court. The parties reaffirm the  
820 obligation of § 22 (Mediation). This Section will survive cancellation or termination of this Contract.

821 **24. TERMINATION.**

822 **24.1. Right to Terminate.** If a party has a right to terminate, as provided in this Contract (Right to Terminate), the  
823 termination is effective upon the other party's receipt of a written notice to terminate (Notice to Terminate), provided such written  
824 notice was received on or before the applicable deadline specified in this Contract. If the Notice to Terminate is not received on or  
825 before the specified deadline, the party with the Right to Terminate accepts the specified matter, document or condition as satisfactory  
826 and waives the Right to Terminate under such provision.

827 **24.2. Effect of Termination.** In the event this Contract is terminated, and all Earnest Money received hereunder is timely  
828 returned to Buyer, the parties are relieved of all obligations hereunder, subject to §§ 10.4. and 21.

829 **25. ENTIRE AGREEMENT, MODIFICATION, SURVIVAL; SUCCESSORS.** This Contract, its exhibits and specified  
830 addenda, constitute the entire agreement between the parties relating to the subject hereof and any prior agreements pertaining  
831 thereto, whether oral or written, have been merged and integrated into this Contract. No subsequent modification of any of the terms  
832 of this Contract is valid, binding upon the parties, or enforceable unless made in writing and signed by the parties. Any right or  
833 obligation in this Contract that, by its terms, exists or is intended to be performed after termination or Closing survives the same.  
834 Any successor to a party receives the predecessor's benefits and obligations of this Contract.

835 **26. NOTICE, DELIVERY AND CHOICE OF LAW.**

836 **26.1. Physical Delivery and Notice.** Any document or notice to Buyer or Seller must be in writing, except as provided in  
837 § 26.2. and is effective when physically received by such party, any individual named in this Contract to receive documents or  
838 notices for such party, Broker, or Brokerage Firm of Broker working with such party (except any notice or delivery after Closing  
839 must be received by the party, not Broker or Brokerage Firm).

840 **26.2. Electronic Notice.** As an alternative to physical delivery, any notice may be delivered in electronic form to Buyer or  
841 Seller, any individual named in this Contract to receive documents or notices for such party, Broker or Brokerage Firm of Broker  
842 working with such party (except any notice or delivery after Closing, cancellation or Termination must be received by the party, not  
843 Broker or Brokerage Firm) at the electronic address of the recipient by facsimile, email or \_\_\_\_\_.

844 **26.3. Electronic Delivery.** Electronic Delivery of documents and notice may be delivered by: (1) email at the email address  
845 of the recipient, (2) a link or access to a website or server provided the recipient receives the information necessary to access the  
846 documents, or (3) facsimile at the facsimile number (Fax No.) of the recipient.

847 **26.4. Choice of Law.** This Contract and all disputes arising hereunder are governed by and construed in accordance with  
848 the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in Colorado for real property  
849 located in Colorado.

850 **27. NOTICE OF ACCEPTANCE, COUNTERPARTS.** This proposal will expire unless accepted in writing, by Buyer and  
851 Seller, as evidenced by their signatures below and the offering party receives notice of such acceptance pursuant to § 26 on or before  
852 **Acceptance Deadline Date** and **Acceptance Deadline Time**. If accepted, this document will become a contract between Seller and  
853 Buyer. A copy of this Contract may be executed by each party, separately and when each party has executed a copy thereof, such  
854 copies taken together are deemed to be a full and complete contract between the parties.

855 **28. GOOD FAITH.** Buyer and Seller acknowledge that each party has an obligation to act in good faith including, but not limited  
856 to, exercising the rights and obligations set forth in the provisions of **Financing Conditions and Obligations; Title Insurance,**  
857 **Record Title and Off-Record Title; New ILC, New Survey; and Property Disclosure, Inspection, Indemnity, Insurability Due**  
858 **Diligence and Source of Water.**

859 

|  |
|--|
| <b>ADDITIONAL PROVISIONS AND ATTACHMENTS</b> |
|--|

860 **29. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado Real Estate  
861 Commission.)  
862  
863  
864  
865  
866  
867  
868  
869  
870  
871

872 **30. OTHER DOCUMENTS.**

873 **30.1. Documents Part of Contract.** The following documents **are a part** of this Contract:

874 **30.1.1. Post-Closing Occupancy Agreement.** If the Post-Closing Occupancy Agreement box is checked in § 17  
875 the Post-Closing Occupancy Agreement is a part of this Contract.  
876

877  
878  
879  
880 **30.2. Documents Not Part of Contract.** The following documents have been provided but are **not** a part of this Contract:

881  
882  
883

884

**SIGNATURES**

885

Buyer's Name: Town Of Lake City, Colorado

Buyer's Name: \_\_\_\_\_

\_\_\_\_\_  
Buyer's Signature Date

Address: 230 N. Bluff Street

Lake City, CO 81235

Phone No.: 970-944-2333

Fax No.: \_\_\_\_\_

Email Address: townmanager@townoflakecity.co

\_\_\_\_\_  
Buyer's Signature Date

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Email Address: \_\_\_\_\_

886 [NOTE: If this offer is being countered or rejected, do not sign this document.]

Seller's Name: Estate of John McDonald

Seller's Name: \_\_\_\_\_

\_\_\_\_\_  
Seller's Signature Date

Address: 4037 Phinney Avenue N

Seattle, WA 98103

Phone No.: 512-514-3960

Fax No.: \_\_\_\_\_

Email Address: john.mcdonald@gmail.com

\_\_\_\_\_  
Seller's Signature Date

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Email Address: \_\_\_\_\_

887

888

**END OF CONTRACT TO BUY AND SELL REAL ESTATE**

**BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.**

**A. Broker Working With Buyer**

Broker ☐ **Does** ☐ **Does Not** acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 23, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.

Broker is working with Buyer as a ☐ **Buyer's Agent** ☐ **Transaction-Broker** in this transaction.

☐ **Customer.** Broker has no brokerage relationship with Buyer. See § B for Broker's brokerage relationship with Seller.

Brokerage Firm's compensation or commission is to be paid by ☐ **Listing Brokerage Firm** ☐ **Buyer** ☐ **Other** \_\_\_\_\_.

This Broker's Acknowledgements and Compensation Disclosure is for disclosure purposes only and does NOT create any claim for compensation. Any compensation agreement between the brokerage firms must be entered into separately and apart from this provision.



Brokerage Firm's Name: \_\_\_\_\_  
Brokerage Firm's License #: \_\_\_\_\_  
Broker's Name: \_\_\_\_\_  
Broker's License #: \_\_\_\_\_

\_\_\_\_\_  
Broker's Signature

\_\_\_\_\_  
Date

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Email Address: \_\_\_\_\_  
\_\_\_\_\_

---

## B. Broker Working with Seller

Broker ☐ **Does** ☐ **Does Not** acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 23, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.

Broker is working with Seller as a ☐ **Seller's Agent** ☐ **Transaction-Broker** in this transaction.

☐ **Customer.** Broker has no brokerage relationship with Seller. See § A for Broker's brokerage relationship with Buyer.

Brokerage Firm's compensation or commission is to be paid by ☐ **Seller** ☐ **Buyer** ☐ **Other** \_\_\_\_\_.

This Broker's Acknowledgements and Compensation Disclosure is for disclosure purposes only and does NOT create any claim for compensation. Any compensation agreement between the brokerage firms must be entered into separately and apart from this provision.

Brokerage Firm's Name: \_\_\_\_\_  
Brokerage Firm's License #: \_\_\_\_\_  
Broker's Name: \_\_\_\_\_  
Broker's License #: \_\_\_\_\_

\_\_\_\_\_  
Broker's Signature

\_\_\_\_\_  
Date

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Email Address: \_\_\_\_\_  
\_\_\_\_\_

# BANK AND BOND BALANCES - UGRWCD and UGRWAE

| UGRWCD   | Instrument | Balance               | Cost          | Interest | Maturity   | Date      |
|--|------------|-----------------------|---------------|----------|------------|-----------|
| Account Name   | Type       | 7/31/2022             | Basis         | Rate     | Date       | Callable  |
| LPL Bond 27 CUSIP 91282CDR9 Treasury Note            | BOND       | \$ 387,750.00         | \$ 394,661.19 | 0.750%   | 12/31/2023 |           |
| LPL Bond 17 (FHLB) CUSIP 91282CDH1 Treasury Note     | BOND       | 195,326.46            | 204,335.35    | 0.750%   | 11/15/2024 |           |
| LPL 19 Pac. Western CD thru LPL CUSIP 69506 YRJ O    | CD         | 242,542.89            | 245,000.00    | 1.200%   | 4/17/2023  |           |
| LPL Bond 20 (FHLB) CUSIP 3130 AJLA 5                 | BOND       | 517,248.60            | 550,000.00    | 0.750%   | 5/19/2025  |           |
| LPL Bond 21 (Fed Farm) CUSIP 3133 EL3P7              | BOND       | 320,845.17            | 345,000.00    | 0.530%   | 8/12/2025  | 8/12/2022 |
| LPL 22 Merrick Bank CD thru LPL CUSIP 59013KLR5      | CD         | 232,073.47            | 249,000.00    | 0.350%   | 12/30/2024 |           |
| LPL Bond 23 (FEDL) CUSIP 3130ALLD4                   | BOND       | 232,213.25            | 250,000.00    | 0.875%   | 3/17/2026  | 9/17/2021 |
| LPL Money Market Account                             | M.M.       | 1.91                  | -             | 0.010%   | N/A        |           |
| LPL Bond 24 CUSIP 3130AMDY5 Fedl Home Loan Bank      | BOND       | 464,831.50            | 500,000.00    | 1.000%   | 5/20/2026  | 5/20/2022 |
| LPL CD 25 Sallie Mae Bank CUSIP 795451 AA1           | CD         | 232,445.22            | 245,000.00    | 0.550%   | 7/22/2024  | 3/30/2022 |
| LPL 26 (Fed. Home Loan Banks) CUSIP 3130 APBE4       | BOND       | 147,857.92            | 160,000.00    | 1.000%   | 9/30/2026  | 9/30/2022 |
| LPL 28 Freddie Mac CUSIP 3134 GXQP2                  | BOND       | 197,534.00            | 200,000.00    | 3.030%   | 4/28/2025  | 7/28/2022 |
| LPL 29 FHL CUSIP 3134 GXYD0                          | BOND       | 299,979.90            | 300,000.00    | 3.250%   | 6/30/2027  | 6/30/2023 |
| LPL 30 Synchrony Bank CD CUSIP 87165 EXB8            | CD         | 245,138.67            |               | 3.400%   | 7/29/2025  |           |
| Bank of the West Checking                            | CHKG       | 349,964.59            |               | 0.010%   | N/A        |           |
| Bank of the West CD 046907721                        | CD         | 105,411.54            |               | 0.350%   | 12/22/2022 |           |
| Community Banks of Colo. CD 0420                     | CD         | 51,564.17             |               | 0.400%   | 9/26/2022  |           |
| Community Banks of Colo. Lake City CD # 7668         | CD         | 104,170.48            |               | 0.500%   | 5/20/2023  |           |
| 10520 Gunnison Bank & Trust CD 6637                  | CD         | 200,000.00            |               | 1.900%   | 2/26/2025  |           |
| 10540 Gunnison Bank & Trust - Spencer Ave. Res. 3589 | CHKG       | 50,122.86             |               | 0.150%   | N/A        |           |
| 101140 Gunnison Savings & Loan CD 5011               | CD         | 110,802.58            |               | 1.750%   | 8/10/2022  |           |
| 101149 Gunnison Savings & Loan CD 9413               | CD         | 153,256.11            |               | 2.050%   | 10/18/2024 |           |
| 10295 COLOTRUST PLUS+                                | COLO.      | 752,655.07            |               | 2.0284%  | N/A        |           |
| 10290 COLOTRUST PRIME                                | COLO.      | 168,556.76            |               | 1.4748%  | N/A        |           |
| 10200 Petty Cash                                     | PETTY      | 100.00                |               | N/A      | N/A        |           |
| <b>TOTAL UGRWCD</b>                                  |            | <b>\$5,762,393.12</b> |               |          |            |           |

| UGRWAE                       | Balance               | Interest | Maturity |
|------------------------------|-----------------------|----------|----------|
| Account Name                 | 7/31/2022             | Rate     | Date     |
| Bank of the West Checking    | \$ 34,317.12          | N/A      | N/A      |
| COLOTRUST PLUS+              | 365,941.78            | 2.0284%  | N/A      |
| <b>TOTAL UGRWAE</b>          | <b>\$ 400,258.90</b>  |          |          |
| <b>TOTAL UGRWCD + UGRWAE</b> | <b>\$6,162,652.02</b> |          |          |

| Total UGRWCD and UGRWAE by Bank |                       |             | Total UGRWCD & UGRWAE by Investment Type |      |                |
|---------------------------------|-----------------------|-------------|--|------|----------------|
| LPL Financial (Was Sigma)       | \$3,715,788.96        | 60%         | CD                                       | 27%  | \$1,677,405.13 |
| Bank of the West                | 489,693.25            | 8%          | Checking                                 | 6%   | 384,281.71     |
| Community Banks of Colo.        | 155,734.65            | 3%          | Savings                                  | 1%   | 50,124.77      |
| Gunnison Bank & Trust           | 250,122.86            | 4%          | COLOTRUST                                | 21%  | 1,287,153.61   |
| Gunnison Savings & Loan         | 264,058.69            | 4%          | Petty Cash                               | 0%   | 100.00         |
| COLOTRUST                       | 1,287,153.61          | 21%         | Bonds                                    | 45%  | \$2,763,586.80 |
| Petty Cash                      | 100.00                | 0%          | Total                                    | 100% | \$6,162,652.02 |
| <b>TOTAL ALL BANKS</b>          | <b>\$6,162,652.02</b> | <b>100%</b> |  |      |                |



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## OURAY COUNTY Plaindealer

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September 1-7, 2022

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THE OFFICIAL NEWSPAPER OF RIDGWAY, OURAY, AND OURAY COUNTY

YEAR 145, NO. 14

# Fire district to ask voters to double property tax

## Ouray School eyes housing for employees

*Leaders consider house  
next to school-owned lot*

By Liz Teitz  
liz@ouraynews.com

The Ouray School District may pursue purchasing a home for sale across the street from the school, in the hopes of using it for employee housing and securing the property for future uses.

The house at 645 Fourth St., on the corner of Seventh Avenue, is adjacent to school-owned property to the east of the lot, and has been on the market for more than a year. William Baker, who lives in Texas, has owned it since 1998, according to county property records, and is seeking a cash-only sale with no Realtor involvement. The current asking price is \$395,000.

Superintendent Tod Lokey and four members of the board toured the house, entering and exiting "one-in-one-out" to avoid violating Colorado's Open Meetings Law. That decision was made because of short notice, he said: after months of trying to schedule a viewing with the owner, he was given 24 hours notice of availability. The board members discussed the visit at a public work session on Aug. 18.

The 710 square-foot house needs work and improvements, board members said, but the district could benefit from owning two neighboring lots across Seventh Avenue from the school building, giving them space for future projects.

The small lot would be challenging to build on individually due to size and setback requirements, Lokey said. The lot is 1,800 square feet, or less than one-tenth of an acre. "But it has a different kind of value to us because it's adjacent to our property," he said.

Others said it would be hard for anyone else to find the property usable.

"It's going to be difficult for anyone who's not the school to work with that property," said Board President Sandy



Erin McIntyre — Ouray County Plaindealer

Ridgway Volunteer Fire Department volunteers grab hoses to load on the fire engine on Tuesday at the Ridgway Fire House. This engine is 16 years old, according to Fire Chief Chris Miller. The fire district's board of directors will ask voters to approve a new property tax this November, which would allow the department to hire staff and replace aging equipment. Pictured here, Lt. Tyler Ferguson carries a hose on the left side of the engine, volunteer firefighters Jeff Rivera and Dalton Carver wait on top to receive the hoses, and volunteer firefighter Katy LaSala grabs a hose on the right. LaSala is the district's only employee currently, as the district's administrator.

*Faced with more service calls and aging equipment, the Ridgway department is seeking a mill levy hike for the first time since 2000*

By Kylea Henseler  
kylea@ouraynews.com

For the first time in 22 years, the Ridgway Fire Protection District will ask voters to approve a tax increase allowing it to hire more paid staff and replace old

equipment — by more than doubling the mill levy currently providing funding.

The proposal, which will be on the ballot Nov. 6, is for a 4-mill tax increase. This would charge property owners \$4 per \$1,000 of assessed value. For a home valued at \$750,000, that would be \$17 per

month or \$208 annually. This would raise the total fire district mill to 7.591 from 3.591, and net around \$400,000 per year. District board members approved the initiative in a special meeting Aug. 23.

SEE TAX ON PAGE 17

SEE HOUSING ON PAGE 13

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Vance Lipsey &lt;townmanager@townoflakecity.co&gt;

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## Boardwalk project on Silver Street - grant opportunities

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**Kristine Borchers** <kristineborchers@yahoo.com>

Tue, Aug 23, 2022 at 1:03 PM

To: Vance Lipsey &lt;townmanager@townoflakecity.co&gt;, Doug Hamel &lt;doughamel@townoflakecity.co&gt;

Hey, Vance --

I did get a chance to visit with Joanne Fagan a little bit more about a proposed boardwalk infrastructure grant on 3rd/4th Silver Street. It may be a good idea for the Town to reach out to Dana Hlavac at DOLA and just ask him if he thinks the Town should submit a Main Street Revitalization grant for that. It sounds like perhaps we've all just been looking at the ordinance incorrectly and no action would need to be taken for the Town to apply for / install and then have written agreements with business owners to maintain. I'd be glad to help write a grant for the Town and would assume we could get letters of support from DIRT / County.

I know previously the County had applied for several of these while the Town was getting back into the good graces of the state with outstanding audits -- but we have been denied for four in a row (wayfinding signs, the restroom, the overall 7 restrooms/pavement -- figured that one out a different way, and the Main Street Open For Business private business grant). I'm wondering if perhaps the Town will have better luck directly applying!

Let me know what you guys think  
Thank you, have a good afternoon

Kristie

## **Minutes**

Meeting Name: Regular BOT Meeting

Meeting Start Time: 6:00 PM MDT

Meeting Start Date: 08/17/2022

Meeting End Time: 8:14 PM MDT

Meeting End Date: 08/17/2022

Meeting Location: 230 N. Bluff Armory Multi-purpose Room

### **Agenda:**

#### **I. Regular Workshop– Start time 6:00pm**

- A. 3<sup>rd</sup> Street Update
- B. Discussion about Downtown Boardwalks
- C. Discussion about Planning Commission Recommendation to Put a Moratorium on Vacation Rentals.
- D. Discussion about Lake San Cristobal Water Activity Enterprise Vacancy

Workshop end time – 7:14 pm

#### **II. Regular Meeting – Start time 7:22 pm**

- A. Call to Order
- B. Roll Call - Present: Trustees Bruce, Hamel, Heaton, Horn, Kendall, and Woods. Absent: Mayor Dave Roberts.
- C. Approval of Minutes –August 3<sup>rd</sup> 2022. Motion made by Trustee Bruce, seconded by Trustee Horn. The motion passed with all present voting yes in a roll call vote.
- D. Approval of Bills Payable – August 17<sup>th</sup> 2022, in the Total of \$36,668.79. Motion made by Trustee Horn, seconded by Trustee Kendall. The motion passed with all present voting yes in a roll call vote.
- E. Employee Reports:
  - 1. Lake San Cristobal Water Activity Enterprise (Woods)
  - 2. Historic Preservation Commission (Fox)
  - 3. Chamber of Commerce (Kendall)
  - 4. Marketing Committee (Bruce)
  - 5. DIRT (Hamel)
  - 6. High Alpine Region Team (Woods)
  - 7. Region 10 (Roberts)



8. Planning and Zoning (Dozier)
9. Town Manager (Lipsey)
10. Mayor/Trustee Reports

\*Trustee Heaton, who was on zoom, left the meeting.

F. Correspondence Received – None

G. Citizen Communication – None

H. Additions to the Agenda –

1. Discussion and Possible Action to Approve Running an Ad for a Month for the Vacancy on the Lake San Cristobal Water Activity Enterprise Board. Motion made by Trustee Woods, seconded by Trustee Kendall. Motion passed with all present voting yes in a roll call vote except Trustee Heaton who left the meeting.

### III. Action Items

- A. Discussion and Possible Action to Approve Mayor Dave Roberts Request for a Two Month Medical Leave of Absence till October 3<sup>rd</sup>. Motion made by Trustee Kendall, seconded by Trustee Woods. Motion passed with all present voting yes in a roll call vote.
- B. Discussion and Possible Action to Approve Running Ad for Two Weeks about Short Term Rental Permitting Compliance. Motion made by Trustee Woods, seconded by Trustee Kendall. Motion passed with all present voting yes in a roll call vote.

Adjournment – 8:14 pm.

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Mayor Pro-Tem

ATTEST:

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Town Clerk

Town of Lake City  
Bills Payable  
9/7/2022

| Vendor Name                            | Description   | Invoice Amount | GL |
|--|---|----------------|----|
| 1 Aflac                                | E2Z01 Insurance   | \$494.20       | GF |
| 2 Alpha Mechanical Solutions LLC       | PW- Backflow tests  | \$835.00       | WS |
| 3 Alpine Loop Technical Consulting LLC | Town office ISP Networking and Wiring   | \$228.50       | GF |
| 4 Aqua Smart, Inc.                     | W&S - 24x 50lb pails of seaquest - dry  | \$5,615.84     | WS |
| 5 BioLynceus                           | Probiotic Scrubber Special Blend 10x5 gallons, Probiotic Scrubber II 40x5 gallons | \$2,987.70     | WS |
| 6 Blue Spruce Building Materials, Inc  | Phone Cord 25'  | \$12.99        | GF |
| 7 Blue Spruce Building Materials, Inc  | Parks and Rec - operating supplies  | \$110.56       | GF |
| 8 Blue Spruce Building Materials, Inc  | 3rd Street Wine Cellar materials  | \$2,481.53     | GF |
| 9 Blue Spruce Building Materials, Inc  | WW - operating supplies   | \$8.07         | WS |
| 10 Blue Spruce Building Materials, Inc | WWTP - Operating supplies   | \$128.51       | WS |
| 11 Card Member Service                 | Pinnacol Assurance July Bill - GF   | \$853.00       | GF |
| 12 Card Member Service                 | PRotex safe key   | \$33.00        | GF |
| 13 Card Member Service                 | Amazon - Town Hall Office supplies  | \$96.73        | GF |
| 14 Card Member Service                 | USPS Stamps   | \$70.89        | GF |
| 15 Card Member Service                 | Zoom  | \$41.16        | GF |
| 16 Card Member Service                 | Google Gsuite   | \$131.99       | GF |
| 17 Card Member Service                 | Next trust billflash  | \$404.75       | GF |
| 18 Card Member Service                 | CMCA Chic-fil-a Meal  | \$9.00         | GF |
| 19 Card Member Service                 | CMCA Doubletree hotel room  | \$569.77       | GF |
| 20 Card Member Service                 | PR - Home Depot Operating supplies  | \$28.91        | GF |
| 21 Card Member Service                 | PR - Protherm industries Ice wall heat tape                                       | \$4,009.61     | GF |
| 22 Card Member Service                 | PR- Lake City Loopers Roundtop Maintenance  | \$210.40       | GF |
| 23 Card Member Service                 | Colorado dept of state statement curing delinquency receipt                       | \$100.00       | GF |
| 24 Card Member Service                 | Garmin satellite phone  | \$34.95        | GF |
| 25 Card Member Service                 | PR - US Ski and Snowboard   | \$371.00       | GF |
| 26 Card Member Service                 | Sirius XM   | \$23.56        | GF |
| 27 Card Member Service                 | PW-Teledyne instruments Silicone Rubber Pump tubing                               | \$151.26       | WS |
| 28 Card Member Service                 | PW- UPS Charges   | \$115.63       | WS |
| 29 Card Member Service                 | Pinnacol assurance July bill - W&S  | \$853.00       | WS |
| 30 Card Member Service                 | PW-Google Microsoft app for tablet  | \$6.99         | WS |
| 31 Caselle                             | Contact Support October 2022  | \$1,196.00     | GF |
| 32 CEBT                                | Health & Dental Insurance Town Admin  | \$1,665.60     | GF |
| 33 CEBT                                | Health & Dental Insurance Park and Rec  | \$832.80       | GF |
| 34 CEBT                                | Health & Dental Insurance W&S   | \$2,498.40     | WS |
| 35 City of Gunnison                    | WWTP Water Lab fees   | \$107.00       | WS |
| 36 Country Store, The                  | Ice wall supplies   | \$45.74        | GF |
| 37 Country Store, The                  | ski hill operating supplies   | \$48.50        | GF |
| 38 Country Store, The                  | W&S operating supplies  | \$79.18        | WS |
| 39 Fullmer's Ace Hardware              | PW-3rd St. Restless Spirits street light SCH 40 conduit                           | \$11.99        | WS |
| 40 Fullmer's Ace Hardware              | PW-3rd St. Wine Cellar Tools  | \$192.73       | WS |
| 41 Fullmer's Ace Hardware              | PW-3rd St. Wine Cellar expandable sealant and tie down strap                      | \$137.08       | WS |
| 42 Fullmer's Ace Hardware              | PW-Hammer Drill, weldtec ship auger, chopsaw                                      | \$222.94       | WS |
| 43 Fullmer's Ace Hardware              | PW - Contractor Trash bags  | \$50.97        | WS |
| 44 Hinsdale County                     | PW- Fuel  | \$585.00       | WS |
| 45 KLJ Engineering LLC                 | 3rd st. Project Wine Cellar engineering through July                              | \$563.99       | GF |
| 46 Michelle Pierce                     | Consulting Services   | \$1,500.00     | GF |
| 47 Pinnacol Assurance                  | Workman's compensation-GF   | \$853.00       | GF |
| 48 Pinnacol Assurance                  | Workman's compensation-W&S  | \$853.00       | WS |
| 49 SGS North America, Inc              | PW- Water well test for metals  | \$885.80       | WS |
| 50 Silver World Publishing             | legal Bills, STR Ad   | \$342.80       | GF |
| 51 Town Square Cabins                  | Parks and Rec Fuel  | \$261.24       | GF |
| 52 UNCC                                | RTL Transmissions   | \$11.70        | WS |
| 53 Vance Lipsey                        | Mileage reimbursement 90 miles for 3rd street parts                               | \$56.25        | GF |
| 54 Western Gravel Constructors, LLC    | 3rd st Pedestrian and Drainage Project 07/26/22 to 08/25/22                       | \$18,182.28    | GF |
| 55 Western Slope Connection            | Recreation supplies   | \$110.00       | GF |
| Total Bills Payable September 7, 2022: |   | \$52,312.49    |    |

\_\_\_\_\_  
Mayor Pro-Tem

Attest:

\_\_\_\_\_  
Town Clerk

# MONTHLY REPORT

AUGUST 2022

## Lake City Parks and Recreation

### Ski Hill

Don and Danny have already started to work on the annual maintenance for the ski hill that is needed for the inspector. The inspector usually does the pre-startup inspection in September or October.

Danny will most likely start the ski inspections while I'm on vacation at the end of September.

### Armory

With the help from Jason Santos, we started a new activity in the armory on Friday nights after kids night. It's nerf wars with the nerf rival guns. It's like indoor paintball but much more kid friendly. We purchased 10 guns, 10 masks, and 300 balls to supplement the equipment that some kids own themselves. There were probably 15 kids in attendance. Adults are welcome to play too. The kids went back to school the last week of August so the schedule lightened up.

### Ice Rink

CSI has agreed to do the concrete pour sometime this fall. They verbally quoted me \$13,500. The highest bid was \$23,000, and I had another verbal for \$18,000.

### Ice Park

I did purchase the heat tape needed for the expansion. The pump dealer is in the process of ordering me a pump and the needed accessories. I still need to order more piping parts for the high pressure poly pipe. I also heard that the Comnet property is being sold. This may or may not affect the new trail that we built this summer, depending on the new owner allowing access.

### Trees

Tyler the tree trimmer is now planning for sometime in October, but I still have no firm dates.

### Parks

I decided to landscape the corner across from the bank this season. I got a good deal on flowers and the corner was looking pretty bad. Public works removed the dirt mound left from the third street project and we remade the trail and added trail mix.

**Round Top Mountain** - We took a trip to the radio towers with Henry Woods and Jay from the solar company. We have 4 dead batteries that need replaced. Jay is trying to source them for us. We will need to increase the yearly budget for the site. The last person that maintained it retired and the costs to maintain it have gone up.

## Public Works Report

### August, 2022

For the month of August, the Town of Lake City produced 15,173,400 gallons of safe drinking water and the Wastewater Treatment Plant processed 4,490,297 gallons of wastewater. For the same period last year the Town produced 18,358,300 gallons of water and processed 4,049,436 gallons of wastewater.

**Water :** In August we performed several water quality tests and the water distribution read. Lead and copper testing was performed mid-month, and the results were good. The water read was finished by the 24<sup>th</sup>, allowing a look at our high water usage list. This reported very few additional leaks around the town, meaning the distribution is running at high efficiency. We also assisted with a water taps that are connected to our system.

**Wastewater:** There are no issues or events to report for wastewater this month. Things have been relatively quiet. We have, however, been doing a lot of planning and preparation for the eventual expansion of the wastewater plant. Additionally, Public Works has been working alongside Western Gravel to ensure the drainage of Third Street is completed correctly. We had a sewer tap add to the system as well.

**Streets and Alleys:** Our work on the streets and alleys this month has been quite extensive. The frequent rains have caused many potholes throughout the town, and we have been working constantly too keep the roads smooth. Additionally, Public Works stepped in on repairs for the Third Street project. The wine cellar and coal chute in front of Restless Spirits was damaged and exposed. We worked with our engineers to create and implement a strong structure that would bear up under the future work and wear of time. I am pleased to say the repairs went smoothly, and it is ready for Western Gravel to continue their work. Lastly, in preparation for our wastewater plant expansion, we have done a great deal of landscaping in the old paintball arena to the west of the plant. We have moved the old barriers, cleared away trash, and felled many trees as part of this. Even now, we are working on building out that section of Margo Lane.

**Other:** We also took care of several miscellaneous in August. We cleared debris and mowed the weeds around our wells and hydrants, allowing for better access and nicer aesthetic. We also worked on maintaining and improving several of our work vehicles, which are essential for our work. Additionally, Willy took a trip up to the round top cell tower, learning and preparing for its future maintenance. I would like to thank Willy and Danny for all their hard work while I am still on light duty. They have done a very good job!

Respectfully Submitted,  
Jameson Johnston  
Public Works Director

## Town Clerk Report

August 2022

10- New short term rental applications

3- Short term rental renewals

If all the short term rental applications are approved we will have a total of 30 Short term rental permits. We had 13 in the beginning of June before I starting sending letters to the owners of the properties that were advertising without a permit.

We hired Granicus, a company we met at the CML conference, to do address verification for all the short term rentals in town. I have meeting with them on September 15 to start the implementation process.

Caselle has finally properly installed and fixed the initial issues with the Document Management system. I plan on working to setup the digital cabinets and filing system this month.

Completed the training for the document management system and the online credit card payment system. The online payment and credit card system should be up and running by the end of this week.

Since enforcing the water and sewer shutoff policy for delinquent accounts we have not had to shut off any one's water yet and have collected all past due accounts in full except two which are on water and sewer payment agreements and should be paid off within the next few months. This equals to over \$10,000 dollars collected.

Meter read went smoothly with zero non-route entries.

Before the August 20 2022 implementation of the new W&S tap fees we had 10 people pay for water and sewer taps.



## Treasurer Report

August 2022

|                            |              |
|----------------------------|--------------|
| Total Cash Receipts:       | \$226,336.64 |
| June Sales Tax:            | \$107,672.39 |
| July Property Tax:         | \$1,848.80   |
| July Motor Vehicle Tax:    | \$780.03     |
| Water and sewer Taps :     | \$38,550.00  |
| Gym Memberships:           | \$810.00     |
| Short term rental permits: | \$4,500.00   |
| Utility payments:          | \$59,021.64  |

TOWN OF LAKE CITY  
COMBINED CASH INVESTMENT  
AUGUST 31, 2022

COMBINED CASH ACCOUNTS

|                        |                                |                 |
|------------------------|--------------------------------|-----------------|
| 999-102-000-000        | CASH (CHECKING)                | 51,949.95       |
| 999-104-100-000        | SAVINGS (MONEY MARKET ACCOUNT) | 2,054,437.20    |
| 999-104-200-000        | CERTIFICATES OF DEPOSIT        | 30,535.16       |
| 999-104-300-000        | COLOTRUST                      | 208,862.27      |
| 999-175-000-000        | CASH CLEARING - UTILITIES      | 3,897.79        |
|                        |                                | <hr/>           |
|                        | TOTAL COMBINED CASH            | 2,349,682.37    |
| 999-100-000-000        | CASH ALLOCATE TO OTHER FUNDS   | ( 2,349,682.37) |
|                        |                                | <hr/>           |
| TOTAL UNALLOCATED CASH |                                | .00             |
|                        |                                | <hr/>           |

CASH ALLOCATION RECONCILIATION

|                                   |   |                 |
|-----------------------------------|---|-----------------|
| 100                               | ALLOCATION TO GENERAL FUND                          | 797,907.03      |
| 300                               | ALLOCATION TO CONSERVATION TRUST FUND               | ( 740.00)       |
| 600                               | ALLOCATION TO WATER & SEWER FUND                    | 1,552,515.34    |
|                                   |   | <hr/>           |
|                                   | TOTAL ALLOCATIONS TO OTHER FUNDS                    | 2,349,682.37    |
|                                   | ALLOCATION FROM COMBINED CASH FUND - 99-100-000-000 | ( 2,349,682.37) |
|                                   |   | <hr/>           |
| ZERO PROOF IF ALLOCATIONS BALANCE |   | .00             |
|                                   |   | <hr/>           |

TOWN OF LAKE CITY  
BALANCE SHEET  
AUGUST 31, 2022

GENERAL FUND

ASSETS

|                 |                            |            |            |
|-----------------|----------------------------|------------|------------|
| 100-100-000-000 | CASH IN COMBINED FUND      | 797,907.03 |            |
| 100-101-000-000 | PETTY CASH                 | 356.00     |            |
| 100-105-000-000 | TAXES RECEIVABLE           | 64,217.00  |            |
| 100-132-000-000 | DUE FROM OTHER GOVERNMENTS | .10        |            |
|                 |                            |            |            |
|                 | TOTAL ASSETS               |            | 862,480.13 |

LIABILITIES AND EQUITY

LIABILITIES

|                 |                             |             |           |
|-----------------|-----------------------------|-------------|-----------|
| 100-200-000-000 | FACILITY RENTAL DEPOSITS    | 1,457.00    |           |
| 100-201-000-000 | ENCROACHMENT DEPOSITS       | 3,650.00    |           |
| 100-202-000-000 | ACCOUNTS PAYABLE            | 2,801.13    |           |
| 100-216-000-000 | ACCRUED WAGES               | 2,773.38    |           |
| 100-217-000-000 | MEDICARE PAYABLE            | ( 29.65)    |           |
| 100-217-100-000 | FEDERAL WITHHOLDING PAYABLE | 1,762.94    |           |
| 100-217-200-000 | STATE WITHHOLDING PAYABLE   | 1,544.00    |           |
| 100-217-300-000 | RETIREMENT PAYABLE          | ( 1,536.97) |           |
| 100-217-400-000 | ACC INSURANCE PAYABLE       | 12,895.22   |           |
| 100-222-100-000 | DEFERRED PROPERTY TAXES     | 64,217.00   |           |
|                 |                             |             |           |
|                 | TOTAL LIABILITIES           |             | 89,534.05 |

FUND EQUITY

|                 |                                 |               |            |
|-----------------|---------------------------------|---------------|------------|
| 100-280-000-000 | FUND BALANCE                    | 1,243,554.09  |            |
| 100-280-100-000 | CREATED BY POSTING              | 128,000.00    |            |
| 100-280-400-000 | EMERGENCY RESERVE-TABOR         | 21,842.00     |            |
|                 | REVENUE OVER EXPENDITURES - YTD | ( 620,450.01) |            |
|                 |                                 |               |            |
|                 | BALANCE - CURRENT DATE          | 772,946.08    |            |
|                 |                                 |               |            |
|                 | TOTAL FUND EQUITY               |               | 772,946.08 |
|                 |                                 |               |            |
|                 | TOTAL LIABILITIES AND EQUITY    |               | 862,480.13 |

TOWN OF LAKE CITY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

|                 |  | PERIOD ACTUAL     | YTD ACTUAL        | BUDGET              | UNEARNED            | PCNT         |
|-----------------|--|-------------------|-------------------|---------------------|---------------------|--------------|
|                 | <u>TAXES</u>                           |                   |                   |                     |                     |              |
| 100-311-000-000 | PROPERTY TAXES                         | 1,848.80          | 60,826.12         | 64,176.00           | 3,349.88            | 94.8         |
| 100-312-000-000 | SPECIFIC OWNERSHIP TAX                 | 339.05            | 2,939.32          | 5,000.00            | 2,060.68            | 58.8         |
| 100-313-100-000 | SALES TAX                              | 107,672.39        | 250,813.47        | 500,000.00          | 249,186.53          | 50.2         |
| 100-314-100-000 | MOTOR VEHICLE SALES TAX                | 780.03            | 1,703.53          | 3,000.00            | 1,296.47            | 56.8         |
| 100-314-200-000 | CIGARETTE TAX                          | 32.06             | 612.53            | 900.00              | 287.47              | 68.1         |
| 100-314-300-000 | BUILDING USE TAX                       | .00               | .00               | 30,000.00           | 30,000.00           | .0           |
| 100-316-100-000 | FRANCHISE TAX (PHONE CO.)              | .00               | .00               | 10,000.00           | 10,000.00           | .0           |
| 100-319-000-000 | PENALTIES AND INTEREST                 | 47.94             | 89.15             | 500.00              | 410.85              | 17.8         |
|                 | <b>TOTAL TAXES</b>                     | <b>110,720.27</b> | <b>316,984.12</b> | <b>613,576.00</b>   | <b>296,591.88</b>   | <b>51.7</b>  |
|                 | <u>PERMITS AND FEES</u>                |                   |                   |                     |                     |              |
| 100-321-100-000 | LIQUOR LICENSE FEE                     | 225.00            | 4,150.00          | 2,000.00            | ( 2,150.00)         | 207.5        |
| 100-322-100-000 | BUILDING PERMITS                       | 518.52            | 7,269.91          | 11,000.00           | 3,730.09            | 66.1         |
| 100-322-110-000 | SIGN PERMITS                           | .00               | .00               | 100.00              | 100.00              | .0           |
| 100-322-200-000 | LODGING PERMIT                         | 4,500.00          | 11,150.00         | 1,900.00            | ( 9,250.00)         | 586.8        |
| 100-322-400-000 | BUSINESS LICENSE                       | 155.00            | 1,635.00          | 1,000.00            | ( 635.00)           | 163.5        |
| 100-322-800-000 | SPECIAL USE PERMITS                    | .00               | 375.00            | .00                 | ( 375.00)           | .0           |
|                 | <b>TOTAL PERMITS AND FEES</b>          | <b>5,398.52</b>   | <b>24,579.91</b>  | <b>16,000.00</b>    | <b>( 8,579.91)</b>  | <b>153.6</b> |
|                 | <u>INTERGOVERNMENTAL REVENUE</u>       |                   |                   |                     |                     |              |
| 100-334-000-000 | GRANT MONIES                           | .00               | .00               | 1,051,020.00        | 1,051,020.00        | .0           |
| 100-334-100-000 | MINERAL LEASE/SEVERANCE TAX            | .00               | .00               | 1,500.00            | 1,500.00            | .0           |
| 100-334-300-000 | COVID RELIEF FUND                      | .00               | 49,515.90         | 35,041.29           | ( 14,474.61)        | 141.3        |
| 100-335-100-000 | MOTOR VEHICLE SPECIAL ASSESS           | .00               | 2,758.50          | 1,500.00            | ( 1,258.50)         | 183.9        |
| 100-335-200-000 | HIGHWAY USERS TAX                      | 2,536.21          | 15,589.39         | 25,000.00           | 9,410.61            | 62.4         |
|                 | <b>TOTAL INTERGOVERNMENTAL REVENUE</b> | <b>2,536.21</b>   | <b>67,863.79</b>  | <b>1,114,061.29</b> | <b>1,046,197.50</b> | <b>6.1</b>   |
|                 | <u>RECREATION REVENUE</u>              |                   |                   |                     |                     |              |
| 100-341-300-000 | ZONING AND SUBDIVISION FEES            | .00               | 50.00             | .00                 | ( 50.00)            | .0           |
| 100-341-800-000 | SALE OF COPIES                         | .00               | 1.80              | .00                 | ( 1.80)             | .0           |
| 100-347-800-000 | RECREATION PROGRAM FEES                | 860.00            | 10,245.00         | 2,000.00            | ( 8,245.00)         | 512.3        |
| 100-347-810-000 | RECREATION FEES (SKI HILL)             | .00               | 16,202.00         | 9,000.00            | ( 7,202.00)         | 180.0        |
| 100-347-811-000 | REC FEES (SKI HILL DONATIONS)          | .00               | 3,274.50          | 1,000.00            | ( 2,274.50)         | 327.5        |
| 100-347-812-000 | RECREATION PROGRAM DONATIONS           | 1,000.00          | 1,000.00          | .00                 | ( 1,000.00)         | .0           |
| 100-347-820-000 | ICE WALL EVENTS                        | .00               | 1,903.00          | 2,000.00            | 97.00               | 95.2         |
| 100-347-825-000 | ICE WALL DONATIONS                     | .00               | 4,866.50          | 1,000.00            | ( 3,866.50)         | 486.7        |
|                 | <b>TOTAL RECREATION REVENUE</b>        | <b>1,860.00</b>   | <b>37,542.80</b>  | <b>15,000.00</b>    | <b>( 22,542.80)</b> | <b>250.3</b> |

TOWN OF LAKE CITY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

|                 |                            | PERIOD ACTUAL     | YTD ACTUAL        | BUDGET              | UNEARNED            | PCNT         |
|-----------------|----------------------------|-------------------|-------------------|---------------------|---------------------|--------------|
|                 | <u>COURT REVENUE</u>       |                   |                   |                     |                     |              |
| 100-351-000-000 | COURT FINES                | 2,673.00          | 5,900.00          | 1,500.00            | ( 4,400.00)         | 393.3        |
| 100-351-100-000 | COURT COSTS                | 25.00             | 25.00             | .00                 | ( 25.00)            | .0           |
|                 | <b>TOTAL COURT REVENUE</b> | <b>2,698.00</b>   | <b>5,925.00</b>   | <b>1,500.00</b>     | <b>( 4,425.00)</b>  | <b>395.0</b> |
|                 | <u>OTHER REVENUE</u>       |                   |                   |                     |                     |              |
| 100-361-100-000 | EARNINGS ON DEPOSITS       | 424.00            | 3,186.75          | 2,000.00            | ( 1,186.75)         | 159.3        |
| 100-362-200-000 | RENTS FROM BUILDINGS       | 140.00            | 4,686.66          | 3,000.00            | ( 1,686.66)         | 156.2        |
| 100-363-000-000 | DEPOSITS FOR W&S SERVICE   | 680.00            | 5,440.00          | .00                 | ( 5,440.00)         | .0           |
| 100-364-000-000 | REFUNDS                    | .00               | 310.29            | .00                 | ( 310.29)           | .0           |
| 100-366-100-000 | HISTORIC PRESERVATION COA  | 150.00            | 500.00            | 500.00              | .00                 | 100.0        |
| 100-369-000-000 | MISCELLANEOUS REVENUES     | 403.75            | 1,274.75          | 1,000.00            | ( 274.75)           | 127.5        |
|                 | <b>TOTAL OTHER REVENUE</b> | <b>1,797.75</b>   | <b>15,398.45</b>  | <b>6,500.00</b>     | <b>( 8,898.45)</b>  | <b>236.9</b> |
|                 | <u>SOURCE 37</u>           |                   |                   |                     |                     |              |
| 100-370-000-000 | TRANSFER FROM OTHER FUNDS  | .00               | .00               | 15,445.00           | 15,445.00           | .0           |
|                 | <b>TOTAL SOURCE 37</b>     | <b>.00</b>        | <b>.00</b>        | <b>15,445.00</b>    | <b>15,445.00</b>    | <b>.0</b>    |
|                 | <b>TOTAL FUND REVENUE</b>  | <b>125,010.75</b> | <b>468,294.07</b> | <b>1,782,082.29</b> | <b>1,313,788.22</b> | <b>26.3</b>  |



TOWN OF LAKE CITY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

|                 |                                  | PERIOD ACTUAL | YTD ACTUAL | BUDGET     | UNEXPENDED   | PCNT   |
|-----------------|----------------------------------|---------------|------------|------------|--------------|--------|
|                 | <u>TOWN ADMIN</u>                |               |            |            |              |        |
| 100-411-100-111 | SALARIES - BOT                   | 450.00        | 3,200.00   | 8,000.00   | 4,800.00     | 40.0   |
| 100-411-100-144 | FICA--MEDICARE - BOT             | 6.53          | 42.81      | 130.50     | 87.69        | 32.8   |
| 100-411-100-145 | PERA - BOT                       | 66.29         | 459.90     | 1,250.00   | 790.10       | 36.8   |
| 100-411-100-330 | PUBLICITY, DUES, & SUBS.- BOT    | 50.00         | 50.00      | 500.00     | 450.00       | 10.0   |
| 100-411-100-347 | COMPUTER HARDWARE/SOFTWARE       | .00           | 7,307.59   | 4,000.00   | ( 3,307.59)  | 182.7  |
| 100-411-100-350 | PROFESSIONAL SERVICES- BOT       | 1,075.00      | 31,750.00  | 82,125.00  | 50,375.00    | 38.7   |
| 100-411-100-370 | TRAVEL AND MEETINGS - BOT        | 2.00          | 3,243.10   | 1,500.00   | ( 1,743.10)  | 216.2  |
| 100-411-100-397 | CONTRACT PAYMENTS- BOT           | 345.96        | 19,898.83  | .00        | ( 19,898.83) | .0     |
| 100-411-100-400 | BOT DONATIONS                    | .00           | 7,500.00   | 105,500.00 | 98,000.00    | 7.1    |
| 100-411-100-495 | MISCELLANEOUS EXPENSES-BOT       | 132.36        | 113.77     | 300.00     | 186.23       | 37.9   |
| 100-411-200-330 | PUBLICITY, SUBSCRIPTIONS & DUE   | .00           | 60.00      | .00        | ( 60.00)     | .0     |
| 100-411-400-111 | SALARIES -TOWN ADMIN             | 3,197.09      | 21,238.87  | 59,510.00  | 38,271.13    | 35.7   |
| 100-411-400-142 | WORKMEN'S COMPENSATION - TOWN    | .00           | 3,115.50   | 10,000.00  | 6,884.50     | 31.2   |
| 100-411-400-143 | HEALTH INSURANCE - TOWN ADMIN    | 1,665.60      | 11,850.16  | 7,500.00   | ( 4,350.16)  | 158.0  |
| 100-411-400-144 | FICA-MEDICARE - TOWN ADMIN       | 45.94         | 294.62     | 870.00     | 575.38       | 33.9   |
| 100-411-400-145 | PERA - TOWN ADMIN                | 470.94        | 8,218.09   | 11,345.00  | 3,126.91     | 72.4   |
| 100-411-400-210 | OFFICE SUPPLIES - TOWN ADMIN.    | .00           | 351.70     | 1,000.00   | 648.30       | 35.2   |
| 100-411-400-220 | OPERATING SUPPLIES- TOWN ADMIN   | .00           | 1,198.11   | 1,300.00   | 101.89       | 92.2   |
| 100-411-400-230 | R & M SUPPLIES - TOWN HALL       | .00           | 8.38       | 200.00     | 191.62       | 4.2    |
| 100-411-400-311 | POSTAGE - TOWN ADMIN.            | 7.38          | 181.38     | 700.00     | 518.62       | 25.9   |
| 100-411-400-320 | PRINTING AND COPYING             | 29.30         | 2,180.35   | 3,000.00   | 819.65       | 72.7   |
| 100-411-400-330 | PROF DUES, SUBS, AND MEMBERSHI   | 1,187.71      | 15,269.61  | 1,500.00   | ( 13,769.61) | 1018.0 |
| 100-411-400-331 | LEGAL NOTICES - TOWN HALL        | 759.20        | 2,600.80   | 3,000.00   | 399.20       | 86.7   |
| 100-411-400-345 | TELEPHONE/INTERNET - TOWN HALL   | 209.13        | 1,811.58   | 5,000.00   | 3,188.42     | 36.2   |
| 100-411-400-346 | EMPLOYEE CELL PHONES             | 287.88        | 2,080.01   | 4,000.00   | 1,919.99     | 52.0   |
| 100-411-400-347 | COMPUTERS AND SOFTWARE R&M       | .00           | 976.70     | 16,000.00  | 15,023.30    | 6.1    |
| 100-411-400-350 | PROFESSIONAL SERVICES-TOWN HAL   | .00           | 24,784.56  | 2,000.00   | ( 22,784.56) | 1239.2 |
| 100-411-400-352 | LEGAL SERVICES                   | .00           | 1,804.50   | 15,000.00  | 13,195.50    | 12.0   |
| 100-411-400-354 | AUDITING - TOWN HALL             | .00           | .00        | 8,000.00   | 8,000.00     | .0     |
| 100-411-400-360 | R & M SERVICES - TOWN HALL       | .00           | .00        | 500.00     | 500.00       | .0     |
| 100-411-400-370 | TRAVEL, TRAINING, MEETING-TOWN H | 856.32        | 3,602.27   | 2,000.00   | ( 1,602.27)  | 180.1  |
| 100-411-400-495 | MISC. EXPENSES - TOWN HALL       | .00           | 1,614.50   | 2,000.00   | 385.50       | 80.7   |
| 100-411-400-510 | INSURANCE - TOWN HALL            | .00           | 10,859.96  | 22,000.00  | 11,140.04    | 49.4   |
| 100-411-400-947 | OFFICE EQUIPMENT - TOWN HALL     | 24.99         | 24.99      | 500.00     | 475.01       | 5.0    |
| 100-411-800-495 | MISC EXPENSES                    | .00           | 433.60     | .00        | ( 433.60)    | .0     |
|                 | TOTAL TOWN ADMIN                 | 10,869.62     | 188,126.24 | 380,230.50 | 192,104.26   | 49.5   |
|                 | <u>MUNICIPAL COURT</u>           |               |            |            |              |        |
| 100-412-100-111 | SALARIES - MUNICIPAL COURT       | 600.00        | 4,800.00   | 6,000.00   | 1,200.00     | 80.0   |
| 100-412-100-144 | FICA-MEDICARE-MUNICIPAL COURT    | 8.70          | 60.90      | 87.00      | 26.10        | 70.0   |
| 100-412-100-145 | PERA - MUNICIPAL COURT           | 88.38         | 689.04     | 510.00     | ( 179.04)    | 135.1  |
| 100-412-100-330 | PUBLICITY,SUBS,DUES - M. COURT   | .00           | .00        | 20.00      | 20.00        | .0     |
| 100-412-100-370 | TRAVEL & MEETINGS - M. COURT     | .00           | .00        | 750.00     | 750.00       | .0     |
| 100-412-100-495 | MISC. EXPENSES - M. COURT        | .00           | .00        | 1,000.00   | 1,000.00     | .0     |
|                 | TOTAL MUNICIPAL COURT            | 697.08        | 5,549.94   | 8,367.00   | 2,817.06     | 66.3   |

TOWN OF LAKE CITY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

|                 |  | PERIOD ACTUAL    | YTD ACTUAL       | BUDGET            | UNEXPENDED       | PCNT        |
|-----------------|--|------------------|------------------|-------------------|------------------|-------------|
|                 | <u>ELECTIONS</u>                           |                  |                  |                   |                  |             |
| 100-414-000-111 | ADMIN CONTRACT - ELECTIONS                 | .00              | 5,540.00         | 5,000.00          | ( 540.00)        | 110.8       |
| 100-414-000-220 | OPERATING SUPPLIES - ELECTIONS             | .00              | 1,881.10         | 2,500.00          | 618.90           | 75.2        |
| 100-414-000-352 | LEGAL FEES-ELECTION                        | .00              | .00              | 500.00            | 500.00           | .0          |
|                 | <u>TOTAL ELECTIONS</u>                     | <u>.00</u>       | <u>7,421.10</u>  | <u>8,000.00</u>   | <u>578.90</u>    | <u>92.8</u> |
|                 | <u>COMMUNITY FAC &amp; PARKS</u>           |                  |                  |                   |                  |             |
| 100-419-400-220 | OPERATING SUPPLIES                         | 728.98           | 4,015.47         | 13,000.00         | 8,984.53         | 30.9        |
| 100-419-400-223 | JANITORIAL SUPPLIES-COMMFAC&PA             | 678.63           | 2,172.07         | 2,300.00          | 127.93           | 94.4        |
| 100-419-400-230 | R & M SUPPLIES-COMM FAC & PARKS            | 53.34            | 900.10           | 2,500.00          | 1,599.90         | 36.0        |
| 100-419-400-341 | ELECTRICITY - COMM FAC & PARKS             | 597.05           | 5,961.14         | 6,200.00          | 238.86           | 96.2        |
| 100-419-400-344 | PROPANE - COMM FACILITIES&PARK             | 13,559.35        | 20,161.10        | 15,000.00         | ( 5,161.10)      | 134.4       |
| 100-419-400-356 | ICE WALL-COMM FAC&PARKS                    | 1,686.82         | 11,417.38        | 6,500.00          | ( 4,917.38)      | 175.7       |
| 100-419-400-360 | R & M SERVICES-COMM FAC& PARKS             | 250.00           | 11,447.90        | 22,000.00         | 10,552.10        | 52.0        |
| 100-419-400-361 | TRASH COLLECTION-COMMFAC&PARKS             | 1,872.50         | 3,734.25         | 9,000.00          | 5,265.75         | 41.5        |
|                 | <u>TOTAL COMMUNITY FAC &amp; PARKS</u>     | <u>19,426.67</u> | <u>59,809.41</u> | <u>76,500.00</u>  | <u>16,690.59</u> | <u>78.2</u> |
|                 | <u>STREETS &amp; ALLEYS PROGRAMS</u>       |                  |                  |                   |                  |             |
| 100-431-400-230 | R&M SUPPLIES                               | .00              | ( 219.43)        | 5,000.00          | 5,219.43         | ( 4.4)      |
| 100-431-400-231 | STREET SURFACE - DUST CONTROL              | 3,000.00         | 15,204.70        | 12,000.00         | ( 3,204.70)      | 126.7       |
| 100-431-400-360 | R&M SERVICES                               | .00              | .00              | 3,000.00          | 3,000.00         | .0          |
| 100-431-400-365 | STREET LIGHTS                              | .00              | 178.04           | .00               | ( 178.04)        | .0          |
| 100-431-400-370 | STREET SIGNS                               | .00              | 2,626.62         | 15,000.00         | 12,373.38        | 17.5        |
| 100-431-400-452 | GRAVEL                                     | 420.00           | 1,460.00         | 3,000.00          | 1,540.00         | 48.7        |
| 100-431-400-453 | MISC. - MAINT OF CONDITION                 | .00              | 12,030.00        | 8,000.00          | ( 4,030.00)      | 150.4       |
| 100-431-500-230 | R&M SUPPLIES-SNOW REMOVAL                  | .00              | .00              | 5,000.00          | 5,000.00         | .0          |
| 100-431-500-360 | R&M SERVICES - SNOW REMOVAL                | .00              | 11,114.85        | 25,000.00         | 13,885.15        | 44.5        |
| 100-431-800-111 | SALARIES-S&A ADMIN                         | 1,434.25         | 16,233.75        | 31,000.00         | 14,766.25        | 52.4        |
| 100-431-800-143 | HEALTH INSURANCE-S&A ADMIN                 | .00              | 1,050.84         | 5,608.80          | 4,557.96         | 18.7        |
| 100-431-800-144 | FICA-MEDICARE-S&A ADMIN                    | 22.20            | 220.41           | 450.00            | 229.59           | 49.0        |
| 100-431-800-145 | PERA-S&A ADMIN                             | 230.48           | 2,390.61         | 4,410.00          | 2,019.39         | 54.2        |
| 100-431-800-146 | TREASURER'S FEE S&A ADMIN                  | 37.94            | 1,251.22         | 1,300.00          | 48.78            | 96.3        |
| 100-431-800-340 | ELECTRIC-5TH ST PED BRIDGE                 | 35.50            | 254.77           | 500.00            | 245.23           | 51.0        |
|                 | <u>TOTAL STREETS &amp; ALLEYS PROGRAMS</u> | <u>5,180.37</u>  | <u>63,796.38</u> | <u>119,268.80</u> | <u>55,472.42</u> | <u>53.5</u> |
|                 | <u>DEPARTMENT 436</u>                      |                  |                  |                   |                  |             |
| 100-436-000-360 | ROUND TOP REPAIR & MAINT SERV              | .00              | .00              | 1,500.00          | 1,500.00         | .0          |
|                 | <u>TOTAL DEPARTMENT 436</u>                | <u>.00</u>       | <u>.00</u>       | <u>1,500.00</u>   | <u>1,500.00</u>  | <u>.0</u>   |

TOWN OF LAKE CITY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

|                 |                                    | PERIOD ACTUAL   | YTD ACTUAL       | BUDGET            | UNEXPENDED       | PCNT        |
|-----------------|------------------------------------|-----------------|------------------|-------------------|------------------|-------------|
|                 | <u>RECREATION</u>                  |                 |                  |                   |                  |             |
| 100-451-100-111 | SALARIES - REC DEPT                | 4,232.48        | 45,329.65        | 80,560.00         | 35,230.35        | 56.3        |
| 100-451-100-112 | PT SEASONAL                        | 702.00          | 4,351.50         | 9,900.00          | 5,548.50         | 44.0        |
| 100-451-100-143 | HEALTH INSURANCE - REC DEPT        | 832.80          | 10,931.89        | 18,696.00         | 7,764.11         | 58.5        |
| 100-451-100-144 | FICA-MEDICARE - REC DEPT           | 70.64           | 691.98           | 1,250.00          | 558.02           | 55.4        |
| 100-451-100-145 | PERA - REC DEPT                    | 726.84          | 7,074.32         | 12,900.00         | 5,825.68         | 54.8        |
| 100-451-100-224 | RECREATION SUPPLIES - REC.         | 318.58          | 8,440.58         | 10,000.00         | 1,559.42         | 84.4        |
| 100-451-100-350 | PROFESSIONAL SVS - REC DEPT        | .00             | 1,010.00         | .00               | ( 1,010.00)      | .0          |
| 100-451-100-360 | R & M SERVICES - RECREATION        | .00             | 814.83           | 15,000.00         | 14,185.17        | 5.4         |
| 100-451-100-370 | TRAVEL, TRAINING AND MEETINGS      | 928.50          | 1,604.21         | 1,500.00          | ( 104.21)        | 107.0       |
| 100-451-100-496 | MISCELLANEOUS - RECREATION         | .00             | 25.25            | .00               | ( 25.25)         | .0          |
| 100-451-200-111 | SALARIES - SKI HILL                | .00             | 6,880.75         | 9,500.00          | 2,619.25         | 72.4        |
| 100-451-200-144 | FICA-MEDICARE - SKI HILL           | .00             | 74.91            | 140.00            | 65.09            | 53.5        |
| 100-451-200-145 | PERA - SKI HILL                    | .00             | 791.40           | 1,500.00          | 708.60           | 52.8        |
| 100-451-200-220 | OPERATING SUPPLIES - SKI HILL      | 150.00          | 1,295.30         | 6,000.00          | 4,704.70         | 21.6        |
| 100-451-200-230 | R & M SUPPLIES - SKI HILL          | 34.95           | 1,301.81         | 2,500.00          | 1,198.19         | 52.1        |
| 100-451-200-330 | PUBLICITY, SUBS,DUES -SKI HILL     | 23.56           | 246.21           | 600.00            | 353.79           | 41.0        |
| 100-451-200-341 | ELECTRICITY - SKI HILL             | 57.41           | 678.06           | 2,500.00          | 1,821.94         | 27.1        |
| 100-451-200-345 | TELEPHONE - SKI HILL               | 57.51           | 460.16           | 400.00            | ( 60.16)         | 115.0       |
| 100-451-200-350 | PROFESSIONAL SVS - SKI HILL        | .00             | .00              | 400.00            | 400.00           | .0          |
| 100-451-200-358 | INSPECTIONS - SKI HILL             | .00             | 781.85           | 1,500.00          | 718.15           | 52.1        |
| 100-451-200-360 | R & M SERVICES - SKI HILL          | .00             | .00              | 1,000.00          | 1,000.00         | .0          |
| 100-451-200-370 | TRAVEL AND MEETINGS - SKI HILL     | .00             | 57.17            | 600.00            | 542.83           | 9.5         |
| 100-451-200-593 | PERMITS - SKI HILL                 | .00             | .00              | 1,000.00          | 1,000.00         | .0          |
|                 | <b>TOTAL RECREATION</b>            | <b>8,135.27</b> | <b>92,841.83</b> | <b>177,446.00</b> | <b>84,604.17</b> | <b>52.3</b> |
|                 | <u>MARKETING</u>                   |                 |                  |                   |                  |             |
| 100-455-100-330 | MARKETING-PUB, SUBS & DUES         | .00             | .00              | 1,000.00          | 1,000.00         | .0          |
| 100-455-100-340 | MARKETING-MAIN STREET              | .00             | 5,000.00         | 5,000.00          | .00              | 100.0       |
|                 | <b>TOTAL MARKETING</b>             | <b>.00</b>      | <b>5,000.00</b>  | <b>6,000.00</b>   | <b>1,000.00</b>  | <b>83.3</b> |
|                 | <u>HISTORIC PRESERVATION</u>       |                 |                  |                   |                  |             |
| 100-460-100-370 | TRAVEL, TRAINING AND MEETINGS      | .00             | .00              | 1,500.00          | 1,500.00         | .0          |
|                 | <b>TOTAL HISTORIC PRESERVATION</b> | <b>.00</b>      | <b>.00</b>       | <b>1,500.00</b>   | <b>1,500.00</b>  | <b>.0</b>   |
|                 | <u>CONTRACT PAYMENTS</u>           |                 |                  |                   |                  |             |
| 100-480-310-397 | CONTRACT PAYMENTS, LAW ENFORCE     | .00             | 41,296.00        | 85,592.00         | 44,296.00        | 48.3        |
| 100-480-330-397 | CONTRACT PAYMENTS, BUILDING IN     | .00             | 10,609.00        | 21,218.00         | 10,609.00        | 50.0        |
|                 | <b>TOTAL CONTRACT PAYMENTS</b>     | <b>.00</b>      | <b>51,905.00</b> | <b>106,810.00</b> | <b>54,905.00</b> | <b>48.6</b> |

TOWN OF LAKE CITY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

|                 |                               | PERIOD ACTUAL | YTD ACTUAL    | BUDGET        | UNEXPENDED   | PCNT    |
|-----------------|-------------------------------|---------------|---------------|---------------|--------------|---------|
|                 | <u>CAPITAL IMPROVEMENTS</u>   |               |               |               |              |         |
| 100-485-000-810 | CAP IMP STREETS & ALLEYS      | 281,147.88    | 614,294.18    | 1,240,000.00  | 625,705.82   | 49.5    |
|                 | TOTAL CAPITAL IMPROVEMENTS    | 281,147.88    | 614,294.18    | 1,240,000.00  | 625,705.82   | 49.5    |
|                 | TOTAL FUND EXPENDITURES       | 325,456.89    | 1,088,744.08  | 2,125,622.30  | 1,036,878.22 | 51.2    |
|                 | NET REVENUE OVER EXPENDITURES | ( 200,446.14) | ( 620,450.01) | ( 343,540.01) | 276,910.00   | (180.6) |

TOWN OF LAKE CITY  
BALANCE SHEET  
AUGUST 31, 2022

CONSERVATION TRUST FUND

ASSETS

|                 |                                |   |           |           |
|-----------------|--------------------------------|---|-----------|-----------|
| 300-100-000-000 | CASH IN COMBINED FUND          | ( | 740.00)   |           |
| 300-104-100-000 | SAVINGS (MONEY MARKET ACCOUNT) |   | 31,670.69 |           |
| 300-132-000-000 | DUE FROM OTHER GOVERNMENTS     | ( | 2,808.23) |           |
|                 |                                |   |           | <hr/>     |
|                 | TOTAL ASSETS                   |   |           | 28,122.46 |
|                 |                                |   |           | <hr/>     |

LIABILITIES AND EQUITY

FUND EQUITY

|                 |                                 |           |           |           |
|-----------------|---------------------------------|-----------|-----------|-----------|
| 300-280-000-000 | FUND BALANCE                    | 28,080.13 |           |           |
|                 | REVENUE OVER EXPENDITURES - YTD | 42.33     |           |           |
|                 |                                 | <hr/>     |           |           |
|                 | BALANCE - CURRENT DATE          |           | 28,122.46 |           |
|                 |                                 |           | <hr/>     |           |
|                 | TOTAL FUND EQUITY               |           |           | 28,122.46 |
|                 |                                 |           |           | <hr/>     |
|                 | TOTAL LIABILITIES AND EQUITY    |           |           | 28,122.46 |
|                 |                                 |           |           | <hr/>     |



TOWN OF LAKE CITY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

CONSERVATION TRUST FUND

|                 |                                  | PERIOD ACTUAL | YTD ACTUAL | BUDGET   | UNEARNED | PCNT  |
|-----------------|----------------------------------|---------------|------------|----------|----------|-------|
|                 | <u>INTERGOVERNMENTAL REVENUE</u> |               |            |          |          |       |
| 300-334-000-000 | CTF REMITTANCE                   | .00           | .00        | 4,000.00 | 4,000.00 | .0    |
|                 | TOTAL INTERGOVERNMENTAL REVENUE  | .00           | .00        | 4,000.00 | 4,000.00 | .0    |
|                 | <u>OTHER REVENUE</u>             |               |            |          |          |       |
| 300-361-100-000 | EARNINGS ON DEPOSITS             | 6.73          | 42.33      | 20.00    | ( 22.33) | 211.7 |
|                 | TOTAL OTHER REVENUE              | 6.73          | 42.33      | 20.00    | ( 22.33) | 211.7 |
|                 | TOTAL FUND REVENUE               | 6.73          | 42.33      | 4,020.00 | 3,977.67 | 1.1   |

TOWN OF LAKE CITY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

CONSERVATION TRUST FUND

|                 |                                       | PERIOD ACTUAL | YTD ACTUAL | BUDGET       | UNEXPENDED   | PCNT |
|-----------------|---------------------------------------|---------------|------------|--------------|--------------|------|
|                 | <u>CONSERVATION TRUST EXPENDITURE</u> |               |            |              |              |      |
| 300-452-000-365 | CAPITAL IMPROVEMENT PROJECTS          | .00           | .00        | 30,000.00    | 30,000.00    | .0   |
|                 | TOTAL CONSERVATION TRUST EXPENDITURE  | .00           | .00        | 30,000.00    | 30,000.00    | .0   |
|                 | TOTAL FUND EXPENDITURES               | .00           | .00        | 30,000.00    | 30,000.00    | .0   |
|                 | NET REVENUE OVER EXPENDITURES         | 6.73          | 42.33      | ( 25,980.00) | ( 26,022.33) | .2   |

TOWN OF LAKE CITY  
BALANCE SHEET  
AUGUST 31, 2022

WATER & SEWER FUND

ASSETS

|                 |                                |                 |              |
|-----------------|--------------------------------|-----------------|--------------|
| 600-100-000-000 | CASH IN COMBINED FUND          | 1,552,515.34    |              |
| 600-115-000-000 | CUSTOMER ACCOUNTS RECEIVABLE   | 29,399.34       |              |
| 600-160-000-000 | LAND                           | 76,697.00       |              |
| 600-161-000-000 | PUMP HOUSE                     | 56,153.00       |              |
| 600-162-000-000 | WATER TREATMENT PLANT          | 72,225.00       |              |
| 600-162-200-000 | SEWER TREATMENT PLANT          | 498,359.30      |              |
| 600-162-400-000 | WATER SYSTEM                   | 4,042,675.81    |              |
| 600-162-500-000 | SEWER SYSTEM                   | 2,226,520.91    |              |
| 600-162-600-000 | METERS                         | 83,648.25       |              |
| 600-163-300-000 | COLL, TRANS & DIST.-SEWER      | 128,179.00      |              |
| 600-164-000-000 | WATER TANK                     | 401,121.27      |              |
| 600-164-200-000 | MACHINERY & EQUIPMENT          | 35,212.57       |              |
| 600-165-000-000 | TRANSPORTATION EQUIPMENT       | 174,950.93      |              |
| 600-169-000-000 | ACCUMULATED PROV. FOR DEPR.    | ( 2,847,271.61) |              |
| 600-180-001-000 | DEFERRED OUTFLOWS - PERA       | 59,495.00       |              |
| 600-180-021-000 | DEFERR OUTFLOWS OPEBCONTTIMING | 2,385.00        |              |
|                 |                                |                 |              |
|                 | TOTAL ASSETS                   |                 | 6,592,266.11 |

LIABILITIES AND EQUITY

LIABILITIES

|                 |                                |              |              |
|-----------------|--------------------------------|--------------|--------------|
| 600-202-100-100 | CWRPDA REVOLVING FUND LOAN     | 1,076,335.81 |              |
| 600-202-100-200 | ACCRUED INTEREST               | 2,205.76     |              |
| 600-216-000-000 | ACCRUED WAGES                  | 3,051.33     |              |
| 600-216-100-000 | ACCRUED COMPENSATED ABSENSES   | 3,109.10     |              |
| 600-250-001-000 | PERA NET PENSION LIABILITY     | 123,716.00   |              |
| 600-250-002-000 | DEFERRED INFLOW - PERA EXP     | 135,343.00   |              |
| 600-250-021-000 | NET OPEB LIABILITY             | 17,219.00    |              |
| 600-250-026-000 | DEFERRED INFLOWS OPEB EARNINGS | 7,024.00     |              |
|                 |                                |              |              |
|                 | TOTAL LIABILITIES              |              | 1,368,004.00 |

FUND EQUITY

|                 |                                 |              |              |
|-----------------|---------------------------------|--------------|--------------|
| 600-280-000-000 | FUND BALANCE                    | 3,604,686.50 |              |
| 600-281-000-000 | CUSTOMERS CONTRIB CAPITAL       | 182,149.00   |              |
| 600-282-000-000 | CONT CAPITAL--GOVT ENTITY       | 484,267.00   |              |
| 600-283-200-000 | SYSTEM DEV. FEES OR CHARGES     | 408,875.00   |              |
| 600-284-200-000 | UNRESERVED RETAINED EARNINGS    | 539,878.60   |              |
|                 | REVENUE OVER EXPENDITURES - YTD | 4,406.01     |              |
|                 |                                 |              |              |
|                 | BALANCE - CURRENT DATE          | 5,224,262.11 |              |
|                 |                                 |              |              |
|                 | TOTAL FUND EQUITY               |              | 5,224,262.11 |
|                 |                                 |              |              |
|                 | TOTAL LIABILITIES AND EQUITY    |              | 6,592,266.11 |

TOWN OF LAKE CITY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

WATER & SEWER FUND

|                 |                                  | PERIOD ACTUAL | YTD ACTUAL | BUDGET     | UNEARNED     | PCNT   |
|-----------------|----------------------------------|---------------|------------|------------|--------------|--------|
|                 | <u>INTERGOVERNMENTAL REVENUE</u> |               |            |            |              |        |
| 600-334-000-000 | GRANTS                           | .00           | .00        | 260,000.00 | 260,000.00   | .0     |
|                 | TOTAL INTERGOVERNMENTAL REVENUE  | .00           | .00        | 260,000.00 | 260,000.00   | .0     |
|                 | <u>WATER &amp; SEWER REVENUE</u> |               |            |            |              |        |
| 600-341-800-000 | CHARGES FOR SERVICES             | .00           | 446.31     | .00        | ( 446.31)    | .0     |
| 600-344-100-000 | WATER SALES                      | 74,970.08     | 244,074.79 | 350,000.00 | 105,925.21   | 69.7   |
| 600-344-200-000 | SEWER REVENUES                   | .00           | 94,732.59  | 260,000.00 | 165,267.41   | 36.4   |
| 600-344-300-000 | WATER TAP CONNECTION CHARGES     | 16,500.00     | 39,000.00  | 5,000.00   | ( 34,000.00) | 780.0  |
| 600-344-400-000 | SEWER TAP CONNECTION CHARGES     | 16,500.00     | 31,703.38  | 5,000.00   | ( 26,703.38) | 634.1  |
| 600-344-500-000 | WATER METERS                     | 6,066.21      | 17,466.29  | 1,500.00   | ( 15,966.29) | 1164.4 |
| 600-344-600-000 | INSPECTION FEES                  | .00           | 50.00      | .00        | ( 50.00)     | .0     |
|                 | TOTAL WATER & SEWER REVENUE      | 114,036.29    | 427,473.36 | 621,500.00 | 194,026.64   | 68.8   |
|                 | <u>SOURCE 36</u>                 |               |            |            |              |        |
| 600-361-000-000 | EARNINGS ON DEPOSITS             | 398.52        | 1,180.96   | 500.00     | ( 680.96)    | 236.2  |
| 600-361-100-000 | EARNINGS ON ACCTS RECEIVABLE     | 523.00        | 1,487.37   | 2,000.00   | 512.63       | 74.4   |
| 600-369-000-000 | MISCELLANEOUS REVENUES           | 50.00         | 1,826.43   | .00        | ( 1,826.43)  | .0     |
|                 | TOTAL SOURCE 36                  | 971.52        | 4,494.76   | 2,500.00   | ( 1,994.76)  | 179.8  |
|                 | TOTAL FUND REVENUE               | 115,007.81    | 431,968.12 | 884,000.00 | 452,031.88   | 48.9   |

TOWN OF LAKE CITY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

WATER & SEWER FUND

|  | PERIOD ACTUAL | YTD ACTUAL | BUDGET      | UNEXPENDED | PCNT  |
|--|---------------|------------|-------------|------------|-------|
| <u>WATER &amp; SEWER EXPENDITURES</u>          |               |            |             |            |       |
| 600-433-100-350 PROFESSIONAL SERVICE W&S ADMIN | .00           | 3,915.00   | .00 (       | 3,915.00)  | .0    |
| 600-433-410-221 CHEMICALS - WATER WELLS        | .00           | 10,346.00  | 14,000.00   | 3,654.00   | 73.9  |
| 600-433-410-229 OPERATING SUPPLIES-WATER WELLS | .00           | 308.93     | 1,500.00    | 1,191.07   | 20.6  |
| 600-433-410-230 R & M SUPPLIES - WATER WELLS   | .00           | 12.46      | 1,000.00    | 987.54     | 1.3   |
| 600-433-410-312 FREIGHT - WATER WELLS          | .00           | 192.15     | 3,000.00    | 2,807.85   | 6.4   |
| 600-433-410-341 ELECTRIC POWER/PROPANE-WW      | 2,945.96      | 16,840.63  | 36,500.00   | 19,659.37  | 46.1  |
| 600-433-410-345 TELEMETRY-WATER WELL           | 167.44        | 1,157.10   | 2,850.00    | 1,692.90   | 40.6  |
| 600-433-410-350 PROF & ENG SVCS - WATER WELLS  | .00           | .00        | 250.00      | 250.00     | .0    |
| 600-433-410-358 TESTS - WATER WELLS            | 633.56        | 5,027.98   | 6,000.00    | 972.02     | 83.8  |
| 600-433-410-360 R & M SERVICES - WATER WELLS   | .00           | .00        | 1,500.00    | 1,500.00   | .0    |
| 600-433-410-593 PERMITS - WATER WELLS          | 220.00        | 220.00     | 2,500.00    | 2,280.00   | 8.8   |
| 600-433-410-600 LAKE SAN CRISTOBAL             | .00           | 14,271.50  | 14,271.50   | .00        | 100.0 |
| 600-433-440-229 OPERATING SUPPLIES- WATER DIST | .00           | 77.48      | 2,000.00    | 1,922.52   | 3.9   |
| 600-433-440-230 R&M SUPPLIES-WATER DIST.       | 1,643.93      | 5,864.89   | 3,000.00 (  | 2,864.89)  | 195.5 |
| 600-433-440-350 PROFESSIONAL SVS - WATER DIST. | .00           | 1.30       | 5,000.00    | 4,998.70   | .0    |
| 600-433-440-360 R & M SERVICES - WATER DIST.   | .00           | 14,861.81  | 21,000.00   | 6,138.19   | 70.8  |
| 600-433-510-230 R & M SUPPLIES - SEWER COLL    | .00           | 873.87     | 3,000.00    | 2,126.13   | 29.1  |
| 600-433-510-360 R & M SERVICES - SEWER COLL    | .00           | 19,008.01  | 15,000.00 ( | 4,008.01)  | 126.7 |
| 600-433-530-221 CHEMICALS - WWTP               | .00           | 6,885.06   | 6,750.00 (  | 135.06)    | 102.0 |
| 600-433-530-229 OPERATING SUPPLIES - WWTP      | 103.93        | 2,027.60   | 3,500.00    | 1,472.40   | 57.9  |
| 600-433-530-230 R & M SUPPLIES - WWTP          | .00           | 525.42     | 1,000.00    | 474.58     | 52.5  |
| 600-433-530-312 FREIGHT - WWTP                 | 129.95        | 1,887.66   | 1,000.00 (  | 887.66)    | 188.8 |
| 600-433-530-341 ELECTRIC POWER - WWTP          | 2,892.81      | 21,315.97  | 32,500.00   | 11,184.03  | 65.6  |
| 600-433-530-344 PROPANE - WWTP                 | 5,402.70      | 8,142.67   | 4,000.00 (  | 4,142.67)  | 203.6 |
| 600-433-530-350 PROFESSIONAL SVS - WWTP        | .00           | 1,400.00   | 5,000.00    | 3,600.00   | 28.0  |
| 600-433-530-358 TESTS - WWTP                   | 697.15        | 4,105.71   | 7,000.00    | 2,894.29   | 58.7  |
| 600-433-530-359 DUMP CHARGES - WWTP            | 163.00        | 2,528.05   | 2,000.00 (  | 528.05)    | 126.4 |
| 600-433-530-360 R & M SERVICES - WWTP          | 211.00        | 211.00     | .00 (       | 211.00)    | .0    |
| 600-433-530-593 PERMITS - WWTP                 | 1,593.00      | 1,732.39   | 1,600.00 (  | 132.39)    | 108.3 |
| 600-433-600-111 SALARIES - W & S ADMIN         | 10,770.72     | 104,488.84 | 188,200.00  | 83,711.16  | 55.5  |
| 600-433-600-142 WORKMENS COMP - W & S ADMIN    | .00           | 4,050.50   | 10,000.00   | 5,949.50   | 40.5  |
| 600-433-600-143 HEALTH INSUR - W & S ADMIN     | 2,498.40      | 26,778.45  | 32,000.00   | 5,221.55   | 83.7  |
| 600-433-600-144 FICA--MEDICARE - W & S ADMIN   | 157.71        | 1,421.04   | 2,750.00    | 1,328.96   | 51.7  |
| 600-433-600-145 PERA - W & S ADMIN             | 1,628.23      | 15,120.56  | 26,800.00   | 11,679.44  | 56.4  |
| 600-433-600-229 OPERATING SUPPLIES-W & S ADMIN | 359.78        | 4,467.89   | 1,000.00 (  | 3,467.89)  | 446.8 |
| 600-433-600-230 CLOTHING-W & S ADMIN           | .00           | 327.01     | 1,000.00    | 672.99     | 32.7  |
| 600-433-600-231 FUEL - W & S ADMIN             | 681.73        | 4,510.40   | 5,000.00    | 489.60     | 90.2  |
| 600-433-600-320 PRINTING - W & S ADMIN         | 185.00        | 784.47     | .00 (       | 784.47)    | .0    |
| 600-433-600-331 LEGAL NOTICES - W & S ADMIN    | .00           | 3,066.20   | .00 (       | 3,066.20)  | .0    |
| 600-433-600-335 DUES, SUBSCRIPTIONS -W&S ADMIN | 21.29         | 2,837.07   | 600.00 (    | 2,237.07)  | 472.9 |
| 600-433-600-345 TELEPHONE - W & S ADMIN        | 95.66         | 948.79     | 1,200.00    | 251.21     | 79.1  |
| 600-433-600-346 INTERNET - W & S ADMIN         | 104.97        | 1,197.81   | .00 (       | 1,197.81)  | .0    |
| 600-433-600-352 LEGAL SERVICES - W & S ADMIN   | .00           | 367.50     | 10,000.00   | 9,632.50   | 3.7   |
| 600-433-600-361 MV R&M SERVICES - W & S ADMIN  | 781.62        | 4,342.39   | 10,000.00   | 5,657.61   | 43.4  |
| 600-433-600-370 TRAVEL & MEETINGS- W & S ADMIN | .00           | .00        | 3,500.00    | 3,500.00   | .0    |
| 600-433-600-495 MISC EXPENSES - W & S ADMIN    | .00           | 2,491.74   | 2,500.00    | 8.26       | 99.7  |
| 600-433-600-510 INSURANCE-W & S ADMIN          | .00           | 5,429.98   | 11,000.00   | 5,570.02   | 49.4  |
| 600-433-600-753 ADMIN OPERATING COSTS FROM GEN | .00           | .00        | 15,445.00   | 15,445.00  | .0    |
| TOTAL WATER & SEWER EXPENDITURES               | 34,089.54     | 326,371.28 | 517,716.50  | 191,345.22 | 63.0  |



TOWN OF LAKE CITY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

WATER & SEWER FUND

|                 |                               | PERIOD ACTUAL | YTD ACTUAL | BUDGET        | UNEXPENDED    | PCNT |
|-----------------|-------------------------------|---------------|------------|---------------|---------------|------|
|                 | <u>DEBT</u>                   |               |            |               |               |      |
| 600-470-200-620 | DEBT INTEREST                 | .00           | 3,519.63   | 6,985.00      | 3,465.37      | 50.4 |
|                 | TOTAL DEBT                    | .00           | 3,519.63   | 6,985.00      | 3,465.37      | 50.4 |
|                 | <u>W&amp;S CIP</u>            |               |            |               |               |      |
| 600-700-000-130 | WWTP - MODIFICATIONS          | 4,000.00      | 79,664.20  | 1,250,000.00  | 1,170,335.80  | 6.4  |
| 600-700-000-160 | CAP IMP WATER STATION         | .00           | 18,007.00  | 30,000.00     | 11,993.00     | 60.0 |
|                 | TOTAL W&S CIP                 | 4,000.00      | 97,671.20  | 1,280,000.00  | 1,182,328.80  | 7.6  |
|                 | TOTAL FUND EXPENDITURES       | 38,089.54     | 427,562.11 | 1,804,701.50  | 1,377,139.39  | 23.7 |
|                 | NET REVENUE OVER EXPENDITURES | 76,918.27     | 4,406.01   | ( 920,701.50) | ( 925,107.51) | .5   |

TOWN OF LAKE CITY  
BALANCE SHEET  
AUGUST 31, 2022

MISC FIXED ASSETS FUND

ASSETS

|                 |                            |               |                     |
|-----------------|----------------------------|---------------|---------------------|
| 900-160-000-000 | LAND, R-O-W, WATER RIGHTS  | 284,078.00    |                     |
| 900-163-000-000 | BUILDINGS AND IMPROVEMENTS | 1,461,949.54  |                     |
| 900-164-200-000 | EQUIPMENT                  | 133,603.51    |                     |
| 900-166-100-000 | CONSTRUCTION IN PROGRESS   | 16,000.00     |                     |
| 900-169-000-000 | ACCUMULATED DEPRECIATION   | ( 660,278.08) |                     |
|                 |                            |               |                     |
|                 | TOTAL ASSETS               |               | <u>1,235,352.97</u> |

LIABILITIES AND EQUITY

LIABILITIES

|                 |                              |              |                     |
|-----------------|------------------------------|--------------|---------------------|
| 900-260-000-000 | INVEST. IN GEN. FIXED ASSETS | 1,235,352.97 |                     |
|                 |                              |              |                     |
|                 | TOTAL LIABILITIES            |              | <u>1,235,352.97</u> |
|                 |                              |              |                     |
|                 | TOTAL LIABILITIES AND EQUITY |              | <u>1,235,352.97</u> |

### **Town Manager Report**

- Continue to work on Affordable Workforce Housing, met CHFA as well as the County in more detailed discussion about the Workforce Housing.
- RFP sent out for Auditors
- Next CPM Class will be held and the end of September
- Working on the 2023 Budget, will first be presented the 2<sup>nd</sup> meeting of September.
- Applied for the Grant for the WWTP, the application was accepted.
- Next step will be to apply for the loan once Joanne has a final draft of the plant.



BUILDING DEPARTMENT  
Gabe McNeese  
311 N. Henson St., Lake City, CO, 81235.  
Phone: 970-901-9570, email [gabem@hinsdalecountycolorado.us](mailto:gabem@hinsdalecountycolorado.us)

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## TOWN OF LAKE CITY MONTHLY MEETING

August, 2022

The Building Department for August was a busy place, both Town, eight new permits, and the County, ten new permits, made for busy month in our department. September looks to be equally busy, with at least one new single-family residence being permitted, and several other projects starting, I see no signs of slowing down anytime soon.

The Third Street Project has returned to finish what they started, including the side-walk in front of Restless Spirits, along with some much-needed attention by the Bank. All being said, Downtown Lake City is shaping up.

The building department has been doing the usual Veteran's Park upkeep/lawn maintenance, and we have contractors to both redo the floors in the Court House, as well as re paint the south side, of the Court House.

As of now the Building Department is about a Dozen permits ahead of where we were last year at this time. I expect to be well over one hundred permits for the year.

Thank you for your time, and if you have any questions please do not hesitate to ask.

Sincerely,

Gabe McNeese.

| Permits Issued in 2022 |                      |            |   |              |            |                   |      |            |                        |             |   |              |
|------------------------|----------------------|------------|---|--------------|------------|-------------------|------|------------|------------------------|-------------|---|--------------|
| Resident County        | Permit #             | Permit Fee | Description   | Valuation    | Use Tax    | Town of Lake City |      | Permit #   | Permit Fee             | Description | Valuation   | Use Tax      |
|                        |                      |            |   |              |            | Month             | Date |            |                        |             |   |              |
| 01/12/2022             | 22C-100P Permit 0001 | \$548.10   | Henry Refurbish 2012 Silver Trail Rd. Solar Panels    | \$25,100.00  | \$207.95   | January           |      |            |                        |             |   |              |
| 01/14/2022             | 22C-Car Permit 0001  | \$280.17   | 2022 Silver Trail County Permit, South End, Rogers CD | \$19,301.40  |            |                   |      |            |                        |             |   |              |
| 01/14/2022             | 22C-Demo 0003        | \$100.00   | 2222 Harding Rd Lane Lake City CD. John Bates         |              |            |                   |      | 01/18/2022 | 22T Solar Roofing 0004 | \$389.68    | 712 Wolfthorn Rd. Lake City CD. B1210 Rachel Meyers Solar Roo | \$28,880.00  |
| 01/18/2022             | TOT                  | \$100.00   | 1278 E Tower Road South End Minidoka County           |              |            |                   |      |            |                        | \$389.68    |   |              |
| Monthly Totals         |                      |            |   | \$104,887.46 | \$387.95   |                   |      |            |                        | \$389.68    | \$176,880.00  | \$2.00       |
| 01/19/2022             | 22C-Bermud 0001      | \$100.00   | Kirkshire Nurseries 2364 Etn Rd Lake City CD          | \$11,121.26  |            |                   |      |            |                        |             |   |              |
| 01/19/2022             | TOT                  | \$100.00   | 2117 East Lane Springs Dr                             |              |            | February          |      |            |                        |             |   |              |
| 01/27/2022             | 22C-removal 0006     | \$100.00   | removal 2222 Huntington Ave John Bates                | \$126,400.00 | \$7,490.40 |                   |      |            |                        |             |   |              |
| 01/27/2022             | 22C-Cover 0001       | \$100.00   | 1301 County Road 20 Thomas Cabin                      | \$170,000.00 | \$2,401.93 |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-UTFL 0007        | \$1,154.87 | 345 Sweeney St. Lake City CD. Sam Tyler               |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-DNTS 0008        | \$100.00   | 4102 US95 RD. 110 Hermit Lakes Permit 008             | \$440,167.36 | \$8,863.91 |                   |      |            |                        | \$2.00      |   | \$2.00       |
| Monthly Totals         |                      |            |   | \$1,545.00   | \$9,065.31 |                   |      |            |                        | \$2.00      | \$9.00  | \$2.00       |
| 01/29/2022             | TOT                  | \$100.00   | 1155 Locust Trail 280 Randy Ct West                   |              |            | March             |      |            |                        |             |   |              |
| 01/29/2022             | TOT                  | \$100.00   | 10005 County Rd. 30 Sandpoint Park & Park             |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-DNTS 0009        | \$100.00   | 3461 Rock Springs Trail 22 State Minnery New Septic   |              |            |                   |      | 01/29/2022 | 22T SP 0011            | \$2,642.42  | 780 Hinchman St. Stoffer Residence                            | \$277,201.00 |
| 01/29/2022             | 22C-Demo 0009        | \$617.15   | KVA Prisoners San Juan Estates                        | \$14,414.00  | \$208.38   |                   |      |            |                        |             |   | \$1,944.06   |
| Monthly Totals         |                      |            |   | \$1,800.00   | \$208.38   |                   |      |            |                        | \$2,642.42  | \$277,201.00  | \$1,944.06   |
| 01/29/2022             | 22C-Demo 0010        | \$1,800.00 |   |              |            |                   |      |            |                        | \$2,642.42  |   |              |
| 01/29/2022             | 22C-Demo 0011        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0012        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0013        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0014        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0015        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0016        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0017        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0018        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0019        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0020        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0021        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0022        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0023        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0024        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0025        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0026        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0027        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0028        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0029        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0030        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0031        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0032        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0033        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0034        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0035        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0036        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0037        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0038        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0039        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0040        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0041        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0042        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0043        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0044        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0045        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0046        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0047        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0048        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0049        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0050        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0051        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0052        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0053        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0054        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0055        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0056        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0057        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0058        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0059        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0060        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0061        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0062        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0063        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0064        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0065        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0066        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0067        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0068        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0069        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0070        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0071        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0072        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0073        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0074        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0075        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0076        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0077        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0078        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0079        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0080        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0081        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0082        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0083        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0084        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0085        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0086        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0087        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0088        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0089        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0090        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0091        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0092        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0093        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0094        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0095        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0096        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0097        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0098        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0099        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0100        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0101        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0102        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0103        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0104        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0105        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0106        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0107        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0108        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0109        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0110        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0111        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0112        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0113        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0114        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0115        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0116        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0117        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0118        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0119        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0120        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0121        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0122        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0123        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0124        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0125        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0126        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0127        | \$1,800.00 |   |              |            |                   |      |            |                        |             |   |              |
| 01/29/2022             | 22C-Demo 0128        | \$1,8      |   |              |            |                   |      |            |                        |             |   |              |

## **Sheriff's Report**

**August 2022**

**BOCC/ BOTT**

**7/25: Update-** After further investigation, of the incident concerning a multi-OHV accident on CR 36, and in collaboration with the District Attorney's Office. the driver of the second OHV, which struck a bystander on the side of the road, was issued a summons for vehicular assault. Due to the extent of the injuries sustained, the DA's office felt it was more appropriate to pursue a more severe charge. This case currently awaits trial.

**8/11:** The Sheriff's Office hosted the monthly regional POST training board meeting.

**8/15-19:** Sheriff Kambish attended Train the Trainer class hosted by the Grand Junction Police Department. This class focused on the adult learning process and the development of law enforcement specific training plans. The certification also qualifies Sheriff Kambish to instruct in POST academy classes.

**8/15-19:** Undersheriff Kaminski attended the FBI LEEDA academy. This week-long training focuses on law enforcement leadership for executive level officers and covers areas including, training, policy, supervision and more.

**8/17:** Deputy Pantleo stood in for Sheriff Kambish at the combined Hinsdale/ Mineral County BOCC meeting. Pantleo provided an update to both boards regarding law enforcement and Search and Rescue operations for the season.

**8/18:** Deputy Pantleo took a report of a lost firearm. The owner called and reported the last known whereabouts was on FS 520 at approximate mile post 2. The firearm has been entered in the Colorado Crime Information Center (CCIC).

**8/21:** Deputy Weeks investigated the sight of smoke while patrolling CR 30. Weeks discovered a burn pit with active flames on private property minus the required attendant. A short time later, Weeks made contact with the property owner who stated he had left the active burn because he was hungry, in addition, there were none of the required fire-extinguishing equipment on site. The property owner was given a summons for violating the conditions of his burn permit.

**8/31:** Undersheriff Kaminski responded to a report a harassment. The reporting party told Kaminski a neighbor had deflated one of the tires on his vehicle after an earlier argument. The reporting party also relayed they did no see the neighbor deflate the tire and had no other proof he had done so.

### **Citations for August:**

| <b>Motor Vehicle</b>             | <b>OHV</b>                       |
|----------------------------------|----------------------------------|
| Fail to provide proof of ins.: 3 | Operated OHV w/ out DL.: 2       |
| Speeding: 18                     | No child seat OHV: 1             |
| Expired Registration: 1          | Violated traffic law on OHV: 1   |
| Improper mountain driving: 1     | Operated OHV where Prohibited: 2 |



|                           |                              |
|---------------------------|------------------------------|
| Disregarded Stop sign: 22 | Disregarded stop sign OHV: 3 |
| Passed in no-pass zone: 1 | Speeding on OHV: 6           |
| Weaving: 1                | Allowed operator under 16: 2 |
| Careless: 1               |                              |
| Excessive window tint: 1  |                              |
| <b>Total: 49</b>          | <b>Total: 17</b>             |



Vance Lipsey <townmanager@townoflakecity.co>

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## Lake San Cristobal Water Activity Enterprise Vacancy

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**John** <coloradonative53@yahoo.com>

Sun, Aug 21, 2022 at 12:59 PM

To: Vance Lipsey <townmanager@townoflakecity.co>

Dear Town of Lake City Major and Trustees,

Please consider this letter as my official request to be considered for the Lake San Cristobal Water Enterprise vacancy announced at the last Town meeting. As a Board Member of the Lake Fork Valley Conservancy, I have a keen interest in the health of the Lake Fork of the Gunnison watershed and would be honored to follow in the footsteps of Camille Richard.

Sincerely,

John Coy



Vance Lipsey &lt;townmanager@townoflakecity.co&gt;

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**Fwd: Workforce Housing Apartment Building Opportunity in Wade's Addition**

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**Alexander Mulhall** <alexandermulhall@townoflakecity.co>  
To: Vance Lipsey <TOWNMANAGER@townoflakecity.co>

Thu, Aug 25, 2022 at 1:55 PM

----- Forwarded message -----

From: **A. Danielle Worthen** <[Email@paragonmessaging.com](mailto:Email@paragonmessaging.com)>  
Date: Thu, Aug 25, 2022 at 1:39 PM  
Subject: Workforce Housing Apartment Building Opportunity in Wade's Addition  
To: <[alexandermulhall@townoflakecity.co](mailto:alexandermulhall@townoflakecity.co)>  
Cc: <[jeff@hallrealty.net](mailto:jeff@hallrealty.net)>, <[danielle@hallrealty.net](mailto:danielle@hallrealty.net)>

Good afternoon Lex,

Hall Realty has an apartment building for sale that may be a good fit for a workforce housing opportunity.

Please forward this email to Town Administrator, Vance, and the Town of Lake City Trustees.

Regards,  
Danielle[Click Here to View Listings](#)**This Property brought to you by:****A. Danielle Worthen**

Hall Realty, Inc.  
P.O. Box 280  
Lake City, CO 81235  
[danielle@hallrealty.net](mailto:danielle@hallrealty.net)  
970.944.8100 [www.hallrealty.net](http://www.hallrealty.net)

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Unsubscribe

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Alexander Mulhall  
Town Clerk/Municipal Court Clerk  
Town of Lake City  
PO Box 544  
Lake City, CO 81235  
(970)944-2333

230 N. Bluff Street  
PO Box 544 Lake City, CO 81235  
970-944-2333  
www.townoflakecity.co  
consultant@townoflakecity.co

# TOWN OF LAKE CITY

**WHEREAS:** September 17, 2022, marks the two hundred thirty fifth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

**WHEREAS:** It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion and

**WHEREAS:** Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as:

## CONSTITUTION WEEK

**AND** ask our citizens to reaffirm the ideals of the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

**IN WITNESS WHEREOF,** I have hereunto set my hand and caused the Seal of Lake City, Colorado to be affixed this 7<sup>th</sup> day of September of the year of our Lord two thousand-twenty two.

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**Doug Hamel, Mayor Pro Tem**