



**COLORADO CITY METROPOLITAN DISTRICT
PUBLIC NOTICE
BOARD OF DIRECTORS STUDY SESSION**

A study session for the Board of Directors of the Colorado City Metropolitan District will be held Tuesday, November 9, 2021, beginning at 6:00 p.m.

1. Property Offers
2. Proposal for sewer Plant VFD
3. Set up Budget Meetings (Posted Budget hearing for Nov 30)
4. Dump Truck and bids to haul gravel
5. CCAAC Review

BOARD OF DIRECTORS REGULAR MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held Tuesday November 9, 2021 beginning at 6:15 p.m.

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. MOMENT OF SILENT REFLECTION.
4. QUORUM CHECK
5. PUBLIC HEARING for the purpose of changes to rules and regulations
6. APPROVAL OF AGENDA.
7. APPROVAL OF MINUTES. Study Session October 26, 2021
Regular Meeting October 26, 2021
8. BILLS PAYABLE.
9. FINANCIAL REPORT.
10. OPERATIONAL REPORT.
11. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR.
12. CITIZENS INPUT.
13. ATTORNEYS REPORT.
14. AGENDA ITEMS:

Property proposals	Discussion / Action
Proposal for sewer Plant	Discussion/ Action
15. OLD BUSINESS. Covenants Lawyer/Security cameras /Firewall switches
16. NEW BUSINESS:
17. EXECUTIVE SESSION

18. CCACC
A. 1.

B. Actions

spread sheet and application being updated by CCAAC Committee

19. CORRESPONDENCE.

20. ADJOURNMENT.

The meeting will be held at the Administration Building located at 4497 Bent Brothers Blvd., Colorado City, CO. 81019. Alternate location if so needed will be at the Recreation Center located at 5000 Cuerno Verde, Colorado City, CO. 81019.

**Colorado City Metropolitan District
4497 Bent brothers Blvd
PO Box 20229
Colorado City, Colorado 81019**

Posted November 5, 2021

James Eccher is inviting you to a scheduled Zoom meeting.

Topic: Colorado City Metropolitan District Study/Meeting Noember 9, 2021

Time: Nov 9, 2021 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83827253336?pwd=QTliRVJ2bC9HQW0yaS9ldjg1WFN4QT09>

Meeting ID: 838 2725 3336

Passcode: 786409

One tap mobile

+13462487799,,83827253336#,,,,*786409# US (Houston)

+16699009128,,83827253336#,,,,*786409# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 838 2725 3336

Passcode: 786409

Find your local number: <https://us02web.zoom.us/j/83827253336>

Southern Colorado Real Estate Brokers

Stephanie Bratcher

Ph: 719-676-4477

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.(CBS4-5-19) (Mandatory 7-19)

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
(LAND)**

Property with No Residences)
 Property with Residences-Residential Addendum Attached)

Date: 10/25/2021

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, *Real Corp LLC* (Buyer) will take title to the Property described below as
 Joint Tenants **Tenants In Common** **Other *In Severalty*.**

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

2.3. Seller. *Colorado City Metropolitan District* (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 *n/a*, Colorado:

REARRANGEMENT OF PROPERTY BOUNDARIES #7 TRACT 2 AMENDED FORMERLY #46184-14-319

Parcel #4618414320

known as No. ***TBD Sandy Creek Drive, Colorado City, CO 81019,*** 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. The following items, whether fixtures or personal property, are included in the Purchase Price unless excluded under **Exclusions:**

n/a 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. Personal Property -- Conveyance. Any personal property must be conveyed at Closing by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except *n/a*.

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

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

2.7. Water Rights, Well Rights, Water and Sewer Taps.

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

Initials _____

n/a

Any deeded water rights will be conveyed by a good and sufficient n/a 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, 2.7.4 and 2.7.5, will be transferred to Buyer at Closing: n/a

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 n/a.

2.7.4. Water Stock Certificates. The water stock certificates to be transferred at Closing are as follows: n/a

2.7.5. Water and Sewer Taps. The parties agree that water and sewer taps listed below for the Property are being conveyed as part of the Purchase Price as follows: n/a

If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.

2.7.6. 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), § 2.7.4 (Water Stock Certificates), or § 2.7.5 (Water and Sewer Taps), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

2.8. Growing Crops. With respect to growing crops, Seller and Buyer agree as follows:

n/a

3. DATES, DEADLINES AND APPLICABILITY.

3.1. Dates and Deadlines.

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	n/a
		Title	
2	§ 8.1, 8.4	Record Title Deadline	n/a
3	§ 8.2, 8.4	Record Title Objection Deadline	n/a
4	§ 8.3	Off-Record Title Deadline	n/a
5	§ 8.3	Off-Record Title Objection Deadline	n/a
6	§ 8.5	Title Resolution Deadline	n/a
7	§ 8.6	Right of First Refusal Deadline	n/a
		Owners' Association	
8	§ 7.2	Association Documents Deadline	n/a
9	§ 7.4	Association Documents Termination Deadline	n/a
		Seller's Disclosures	
10	§ 10.1	Seller's Property Disclosure Deadline	n/a
11	§ 10.10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	n/a
		Loan and Credit	
12	§ 5.1	New Loan Application Deadline	n/a
13	§ 5.2	New Loan Termination Deadline	n/a
14	§ 5.3	Buyer's Credit Information Deadline	n/a
15	§ 5.3	Disapproval of Buyer's Credit Information Deadline	n/a

Initials _____

141	16	§ 5.4	Existing Loan Deadline	<i>n/a</i>	
142	17	§ 5.4	Existing Loan Termination Deadline	<i>n/a</i>	
143	18	§ 5.4	Loan Transfer Approval Deadline	<i>n/a</i>	
144	19	§ 4.7	Seller or Private Financing Deadline	<i>n/a</i>	
145			Appraisal		
146	20	§ 6.2	Appraisal Deadline	<i>n/a</i>	
147	21	§ 6.2	Appraisal Objection Deadline	<i>n/a</i>	
148	22	§ 6.2	Appraisal Resolution Deadline	<i>n/a</i>	
149			Survey		
150	23	§ 9.1	New ILC or New Survey Deadline	<i>n/a</i>	
151	24	§ 9.3	New ILC or New Survey Objection Deadline	<i>n/a</i>	
152	25	§ 9.3	New ILC or New Survey Resolution Deadline	<i>n/a</i>	
153			Inspection and Due Diligence		
154	26	§ 10.3	Inspection Objection Deadline	<i>n/a</i>	
155	27	§ 10.3	Inspection Termination Deadline	<i>n/a</i>	
156	28	§ 10.3	Inspection Resolution Deadline	<i>n/a</i>	
157	29	§ 10.5	Property Insurance Termination Deadline	<i>n/a</i>	
158	30	§ 10.6	Due Diligence Documents Delivery Deadline	<i>n/a</i>	
159	31	§ 10.6	Due Diligence Documents Objection Deadline	<i>n/a</i>	
160	32	§ 10.6	Due Diligence Documents Resolution Deadline	<i>n/a</i>	
161	33	§ 10.6	Environmental Inspection Termination Deadline	<i>n/a</i>	
162	34	§ 10.6	ADA Evaluation Termination Deadline	<i>n/a</i>	
163	35	§ 10.7	Conditional Sale Deadline	<i>n/a</i>	
164	36	§ 10.10	Lead-Based Paint Termination Deadline (if Residential Addendum attached)	<i>n/a</i>	
165	37	§ 11.1, 11.2	Estoppel Statements Deadline	<i>n/a</i>	
166	38	§ 11.3	Estoppel Statements Termination Deadline		
167			Closing and Possession		
168	39	§ 12.3	Closing Date	TBD By Colorado City Metropolitan District	
169	40	§ 17	Possession Date	At Closing	
170	41	§ 17	Possession Time	Upon Funding	
171	42	§ 28	Acceptance Deadline Date	10/26/2021	Tuesday
172	43	§ 28	Acceptance Deadline Time	10 PM	
173	44	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	
174	45	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	

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

The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract.

4. PURCHASE PRICE AND TERMS.

Initials _____

211 **4.1. Price and Terms.** The Purchase Price set forth below is payable in U.S. Dollars by Buyer as
 212 follows:
 213

Item No.	Reference	Item	Amount	Amount
1	§ 4.1	Purchase Price	\$3,000.00	
2	§ 4.3	Earnest Money		
3	§ 4.5	New Loan		
4	§ 4.6	Assumption Balance		
5	§ 4.7	Private Financing		
6	§ 4.7	Seller Financing		
7	n/a	n/a		
8	n/a	n/a		
9	§ 4.4	Cash at Closing		\$3,000.00
10		TOTAL	\$3,000.00	\$3,000.00

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 233 **4.2. Seller Concession.** At Closing, Seller will credit to Buyer \$ n/a (Seller Concession). The
 234 Seller Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is
 235 allowed by the Buyer's lender and is included in the Closing Statement or Closing Disclosure at Closing.
 236 Examples of allowable items to be paid for by the Seller Concession include, but are not limited to: Buyer's
 237 closing costs, loan discount points, loan origination fees, prepaid items and any other fee, cost, charge,
 238 expense or expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or credit Buyer
 239 elsewhere in this Contract.
 240

241
 242 **4.3. Earnest Money.** The Earnest Money set forth in this section, in the form of a n/a, will be
 243 payable to and held by n/a (Earnest Money Holder), in its trust account, on behalf of both Seller and Buyer.
 244 The Earnest Money deposit must be tendered, by Buyer, with this Contract unless the parties mutually agree to
 245 an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the Earnest Money
 246 deposit to the company conducting the Closing (Closing Company), if any, at or before Closing. In the event
 247 Earnest Money Holder has agreed to have interest on Earnest Money deposits transferred to a fund
 248 established for the purpose of providing affordable housing to Colorado residents, Seller and Buyer
 249 acknowledge and agree that any interest accruing on the Earnest Money deposited with the Earnest Money
 250 Holder in this transaction will be transferred to such fund.
 251

252 **4.3.1. Alternative Earnest Money Deadline.** The deadline for delivering the Earnest
 253 Money, if other than at the time of tender of this Contract, is as set forth as the **Alternative Earnest Money**
 254 **Deadline.**
 255

256 **4.3.2. Return of Earnest Money.** If Buyer has a Right to Terminate and timely
 257 terminates, Buyer is entitled to the return of Earnest Money as provided in this Contract. If this Contract is
 258 terminated as set forth in § 25 and, except as provided in § 24 (Earnest Money Dispute), if the Earnest Money
 259 has not already been returned following receipt of a Notice to Terminate, Seller agrees to execute and return to
 260 Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release form), within
 261 three days of Seller's receipt of such form.
 262

263 **4.4. Form of Funds; Time of Payment; Available Funds.**

264 **4.4.1. Good Funds.** All amounts payable by the parties at Closing, including any loan
 265 proceeds, Cash at Closing and closing costs, must be in funds that comply with all applicable Colorado laws,
 266 including electronic transfer funds, certified check, savings and loan teller's check and cashier's check (Good
 267 Funds).
 268

269 **4.4.2. Time of Payment; Available Funds.** All funds, including the Purchase Price to be
 270 paid by Buyer, must be paid before or at Closing or as otherwise agreed in writing between the parties to allow
 271 disbursement by Closing Company at Closing **OR SUCH NONPAYING PARTY WILL BE IN DEFAULT.** Buyer
 272 represents that Buyer, as of the date of this Contract, **Does** **Does Not** have funds that are immediately
 273 verifiable and available in an amount not less than the amount stated as Cash at Closing in § 4.1.
 274

275 **4.5. New Loan.** (Omitted as inapplicable)
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Initials _____

Buyer: **Real Corp LLC**
By: **Richard Michel, Owner**

Date: 10/25/21

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

Date: _____
Seller: **Colorado City Metropolitan District**
By: **Jim Eccher, District Manager**

END OF CONTRACT TO BUY AND SELL REAL ESTATE

32. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.

(To be completed by 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 § 24, 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.

Although Broker is not a party to the Contract, Broker agrees to cooperate, upon request, with any mediation requested under § 23.

Broker is working with Buyer as a **Buyer's Agent** **Transaction-Broker** in this transaction. This is a **Change of Status**

Customer. Broker has no brokerage relationship with Buyer. See § 33 for Broker's brokerage relationship with Seller.

Brokerage Firm's compensation or commission is to be paid by **Listing Brokerage** **Buyer** **Other n/a.**

Brokerage Firm's Name: **Southern Colorado Real Estate Brokers**

Brokerage Firm's License #: **EC40042961**

Stephanie Bratcher _____ Date: 10/25/21

Broker's Name: **Stephanie Bratcher**

Broker's License #: **ER1318012**

Address: **6766 Highway 165 West Colorado City, CO 81019**

Ph: **719-676-4477** Fax: _____ Email Address: **stephanie@socoreb.com**

33. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.

(To be completed by Broker working with Seller)

Initials _____

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 § 24, 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.

Although Broker is not a party to the Contract, Broker agrees to cooperate, upon request, with any mediation requested under § 23.

Broker is working with Seller as a **Seller's Agent** **Transaction-Broker** in this transaction. This is a **Change of Status**.

Customer. Broker has no brokerage relationship with Seller. See § 32 for Broker's brokerage relationship with Buyer.

Brokerage Firm's compensation or commission is to be paid by **Seller** **Buyer** **Other n/a**.

Brokerage Firm's Name: *n/a*

Brokerage Firm's License #:

Broker _____ Date: _____

Broker's License #:

Address: *n/a n/a, n/a n/a*

Ph: *n/a* Fax: *n/a* Email Address:

CBS4-5-19. CONTRACT TO BUY AND SELL REAL ESTATE (LAND)

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N/A

Southern Colorado Real Estate Brokers

Stephanie Bratcher

Ph: 719-676-4477

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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

(LAND)

Property with No Residences

Property with Residences-Residential Addendum Attached

Date: 10/25/2021

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, **Real Corp LLC** (Buyer) will take title to the Property described below as

Joint Tenants **Tenants In Common** **Other In Severalty.**

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

2.3. Seller. Colorado City Metropolitan District (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 **Pueblo**, Colorado:

LOT 77 UNIT 4 COLO CITY

known as No. **TBD Mustang Drive, Colorado City, CO 81019,**

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. The following items, whether fixtures or personal property, are included in the Purchase Price unless excluded under **Exclusions:**

n/a 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. Personal Property -- Conveyance. Any personal property must be conveyed at Closing by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except n/a.

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

2.6. Exclusions. The following items are excluded (Exclusions): n/a

2.7. Water Rights, Well Rights, Water and Sewer Taps.

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

n/a

Initials _____

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Any deeded water rights will be conveyed by a good and sufficient n/a 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, 2.7.4 and 2.7.5, will be transferred to Buyer at Closing: n/a

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 n/a.

2.7.4. Water Stock Certificates. The water stock certificates to be transferred at Closing are as follows: n/a

2.7.5. Water and Sewer Taps. The parties agree that water and sewer taps listed below for the Property are being conveyed as part of the Purchase Price as follows: n/a

If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.

2.7.6. 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), § 2.7.4 (Water Stock Certificates), or § 2.7.5 (Water and Sewer Taps), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

2.8. Growing Crops. With respect to growing crops, Seller and Buyer agree as follows: n/a

3. DATES, DEADLINES AND APPLICABILITY.
3.1. Dates and Deadlines.

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	<u>n/a</u>
Title			
2	§ 8.1, 8.4	Record Title Deadline	<u>n/a</u>
3	§ 8.2, 8.4	Record Title Objection Deadline	<u>n/a</u>
4	§ 8.3	Off-Record Title Deadline	<u>n/a</u>
5	§ 8.3	Off-Record Title Objection Deadline	<u>n/a</u>
6	§ 8.5	Title Resolution Deadline	<u>n/a</u>
7	§ 8.6	Right of First Refusal Deadline	<u>n/a</u>
Owners' Association			
8	§ 7.2	Association Documents Deadline	<u>n/a</u>
9	§ 7.4	Association Documents Termination Deadline	<u>n/a</u>
Seller's Disclosures			
10	§ 10.1	Seller's Property Disclosure Deadline	<u>n/a</u>
11	§ 10.10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	<u>n/a</u>
Loan and Credit			
12	§ 5.1	New Loan Application Deadline	<u>n/a</u>
13	§ 5.2	New Loan Termination Deadline	<u>n/a</u>
14	§ 5.3	Buyer's Credit Information Deadline	<u>n/a</u>
15	§ 5.3	Disapproval of Buyer's Credit Information Deadline	<u>n/a</u>
16	§ 5.4	Existing Loan Deadline	<u>n/a</u>

Initials _____

141	17	§ 5.4	Existing Loan Termination Deadline	n/a	
142	18	§ 5.4	Loan Transfer Approval Deadline	n/a	
143	19	§ 4.7	Seller or Private Financing Deadline	n/a	
144	Appraisal				
145	20	§ 6.2	Appraisal Deadline	n/a	
146	21	§ 6.2	Appraisal Objection Deadline	n/a	
147	22	§ 6.2	Appraisal Resolution Deadline	n/a	
148	Survey				
149	23	§ 9.1	New ILC or New Survey Deadline	n/a	
150	24	§ 9.3	New ILC or New Survey Objection Deadline	n/a	
151	25	§ 9.3	New ILC or New Survey Resolution Deadline	n/a	
152	Inspection and Due Diligence				
153	26	§ 10.3	Inspection Objection Deadline	n/a	
154	27	§ 10.3	Inspection Termination Deadline	n/a	
155	28	§ 10.3	Inspection Resolution Deadline	n/a	
156	29	§ 10.5	Property Insurance Termination Deadline	n/a	
157	30	§ 10.6	Due Diligence Documents Delivery Deadline	n/a	
158	31	§ 10.6	Due Diligence Documents Objection Deadline	n/a	
159	32	§ 10.6	Due Diligence Documents Resolution Deadline	n/a	
160	33	§ 10.6	Environmental Inspection Termination Deadline	n/a	
161	34	§ 10.6	ADA Evaluation Termination Deadline	n/a	
162	35	§ 10.7	Conditional Sale Deadline	n/a	
163	36	§ 10.10	Lead-Based Paint Termination Deadline (if Residential Addendum attached)	n/a	
164	37	§ 11.1,11.2	Estoppel Statements Deadline	n/a	
165	38	§ 11.3	Estoppel Statements Termination Deadline		
166	Closing and Possession				
167	39	§ 12.3	Closing Date	TBD By Colorado City Metropolitan District	
168	40	§ 17	Possession Date	At Closing	
169	41	§ 17	Possession Time	Upon Funding	
170	42	§ 28	Acceptance Deadline Date	10/26/2021	Tuesday
171	43	§ 28	Acceptance Deadline Time	10 PM	
172	44	n/a	n/a	n/a	
173	45	n/a	n/a	n/a	

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

The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract.

4. PURCHASE PRICE AND TERMS.

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

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Item No.	Reference	Item	Amount	Amount
1	§ 4.1	Purchase Price	\$3,000.00	
2	§ 4.3	Earnest Money		
3	§ 4.5	New Loan		
4	§ 4.6	Assumption Balance		
5	§ 4.7	Private Financing		
6	§ 4.7	Seller Financing		
7	n/a	n/a		
8	n/a	n/a		
9	§ 4.4	Cash at Closing		\$3,000.00
10		TOTAL	\$3,000.00	\$3,000.00

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

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

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

4.3.2. Return of Earnest Money. If Buyer has a Right to Terminate and timely terminates, Buyer is entitled to the return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 25 and, except as provided in § 24 (Earnest Money Dispute), if the Earnest Money has not already been returned following receipt of a Notice to Terminate, Seller agrees to execute and return to Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release form), within three days of Seller's receipt of such form.

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

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

4.4.2. Time of Payment; Available Funds. All funds, including the Purchase Price to be paid by Buyer, must be paid before or at Closing or as otherwise agreed in writing between the parties to allow disbursement by Closing Company at Closing **OR SUCH NONPAYING PARTY WILL BE IN DEFAULT**. Buyer represents that Buyer, as of the date of this Contract, **Does** **Does Not** have funds that are immediately verifiable and available in an amount not less than the amount stated as Cash at Closing in § 4.1.

4.5. New Loan. (Omitted as inapplicable)

4.6. Assumption. (Omitted as inapplicable)

Initials _____

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

Date: _____

Seller: **Colorado City Metropolitan District**
By: **Jim Eccher, Owner**

END OF CONTRACT TO BUY AND SELL REAL ESTATE

32. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.

(To be completed by 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 § 24, 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.

Although Broker is not a party to the Contract, Broker agrees to cooperate, upon request, with any mediation requested under § 23.

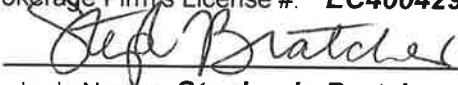
Broker is working with Buyer as a **Buyer's Agent** **Transaction-Broker** in this transaction. This is a **Change of Status**

Customer. Broker has no brokerage relationship with Buyer. See § 33 for Broker's brokerage relationship with Seller.

Brokerage Firm's compensation or commission is to be paid by **Listing Brokerage** **Buyer** **Other n/a.**

Brokerage Firm's Name: **Southern Colorado Real Estate Brokers**

Brokerage Firm's License #: **EC40042961**

 Date: 10/25/21

Broker's Name: **Stephanie Bratcher**

Broker's License #: **ER1318012**

Address: **6766 Highway 165 West Colorado City, CO 81019**

Ph: **719-676-4477** Fax: Email Address: **stephanie@socoreb.com**

33. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.

(To be completed by 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 § 24, 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.

Although Broker is not a party to the Contract, Broker agrees to cooperate, upon request, with any mediation requested under § 23.

Broker is working with Seller as a **Seller's Agent** **Transaction-Broker** in this transaction. This is a **Change of Status**.

Customer. Broker has no brokerage relationship with Seller. See § 32 for Broker's brokerage relationship with Buyer.

Brokerage Firm's compensation or commission is to be paid by **Seller** **Buyer** **Other** *n/a*.

N/A

Brokerage Firm's Name: *n/a*

Brokerage Firm's License #:

Broker _____ Date: _____

Broker's License #:

Address: *n/a n/a, n/a n/a*

Ph: *n/a* Fax: *n/a* Email Address:

CBS4-5-19. CONTRACT TO BUY AND SELL REAL ESTATE (LAND)

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Initials _____

Southern Colorado Real Estate Brokers

Stephanie Bratcher

Ph: 719-676-4477

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (CBS4-5-19) (Mandatory 7-19)

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 (LAND)

(X) Property with No Residences () Property with Residences-Residential Addendum Attached

Date: 10/25/2021

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, Real Corp LLC (Buyer) will take title to the Property described below as () Joint Tenants () Tenants In Common (X) Other In Severalty.

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

2.3. Seller. Colorado City Metropolitan District (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 Pueblo, Colorado:

LOT 644 UNIT NO 1 COLORADO CITY AMENDED known as No. TBD St Vrain, Colorado City, CO 81019, 4723401222

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. The following items, whether fixtures or personal property, are included in the Purchase Price unless excluded under Exclusions:

n/a 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. Personal Property -- Conveyance. Any personal property must be conveyed at Closing by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except n/a.

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

2.6. Exclusions. The following items are excluded (Exclusions): n/a

2.7. Water Rights, Well Rights, Water and Sewer Taps.

() 2.7.1. Deeded Water Rights. The following legally described water rights:

n/a

Initials _____

Any deeded water rights will be conveyed by a good and sufficient n/a 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, 2.7.4 and 2.7.5, will be transferred to Buyer at Closing: n/a

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 n/a.

2.7.4. Water Stock Certificates. The water stock certificates to be transferred at Closing are as follows: n/a

2.7.5. Water and Sewer Taps. The parties agree that water and sewer taps listed below for the Property are being conveyed as part of the Purchase Price as follows: n/a

If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.

2.7.6. 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), § 2.7.4 (Water Stock Certificates), or § 2.7.5 (Water and Sewer Taps), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

2.8. Growing Crops. With respect to growing crops, Seller and Buyer agree as follows:

n/a

3. DATES, DEADLINES AND APPLICABILITY.

3.1. Dates and Deadlines.

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	<u>n/a</u>
Title			
2	§ 8.1, 8.4	Record Title Deadline	<u>n/a</u>
3	§ 8.2, 8.4	Record Title Objection Deadline	<u>n/a</u>
4	§ 8.3	Off-Record Title Deadline	<u>n/a</u>
5	§ 8.3	Off-Record Title Objection Deadline	<u>n/a</u>
6	§ 8.5	Title Resolution Deadline	<u>n/a</u>
7	§ 8.6	Right of First Refusal Deadline	<u>n/a</u>
Owners' Association			
8	§ 7.2	Association Documents Deadline	<u>n/a</u>
9	§ 7.4	Association Documents Termination Deadline	<u>n/a</u>
Seller's Disclosures			
10	§ 10.1	Seller's Property Disclosure Deadline	<u>n/a</u>
11	§ 10.10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	<u>n/a</u>
Loan and Credit			
12	§ 5.1	New Loan Application Deadline	<u>n/a</u>
13	§ 5.2	New Loan Termination Deadline	<u>n/a</u>
14	§ 5.3	Buyer's Credit Information Deadline	<u>n/a</u>
15	§ 5.3	Disapproval of Buyer's Credit Information Deadline	<u>n/a</u>
16	§ 5.4	Existing Loan Deadline	<u>n/a</u>

Initials _____

141	17	§ 5.4	Existing Loan Termination Deadline	n/a	
142	18	§ 5.4	Loan Transfer Approval Deadline	n/a	
143	19	§ 4.7	Seller or Private Financing Deadline	n/a	
144					
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146			Appraisal		
147	20	§ 6.2	Appraisal Deadline	n/a	
148	21	§ 6.2	Appraisal Objection Deadline	n/a	
149	22	§ 6.2	Appraisal Resolution Deadline	n/a	
150					
151			Survey		
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153	23	§ 9.1	New ILC or New Survey Deadline	n/a	
154	24	§ 9.3	New ILC or New Survey Objection Deadline	n/a	
155	25	§ 9.3	New ILC or New Survey Resolution Deadline	n/a	
156					
157			Inspection and Due Diligence		
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159	26	§ 10.3	Inspection Objection Deadline	n/a	
160	27	§ 10.3	Inspection Termination Deadline	n/a	
161	28	§ 10.3	Inspection Resolution Deadline	n/a	
162	29	§ 10.5	Property Insurance Termination Deadline	n/a	
163	30	§ 10.6	Due Diligence Documents Delivery Deadline	n/a	
164	31	§ 10.6	Due Diligence Documents Objection Deadline	n/a	
165	32	§ 10.6	Due Diligence Documents Resolution Deadline	n/a	
166	33	§ 10.6	Environmental Inspection Termination Deadline	n/a	
167	34	§ 10.6	ADA Evaluation Termination Deadline	n/a	
168	35	§ 10.7	Conditional Sale Deadline	n/a	
169	36	§ 10.10	Lead-Based Paint Termination Deadline (if Residential Addendum attached)	n/a	
170	37	§ 11.1, 11.2	Estoppel Statements Deadline	n/a	
171	38	§ 11.3	Estoppel Statements Termination Deadline	n/a	
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173			Closing and Possession		
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175	39	§ 12.3	Closing Date	TBD By Colorado City Metropolitan District	
176	40	§ 17	Possession Date	At Closing	
177	41	§ 17	Possession Time	Upon Funding	
178	42	§ 28	Acceptance Deadline Date	10/26/2021	Tuesday
179	43	§ 28	Acceptance Deadline Time	10 PM	
180	44	n/a	n/a	n/a	
181	45	n/a	n/a	n/a	

195 **3.2. Applicability of Terms.** Any box checked in this Contract means the corresponding provision
196 applies. If any deadline blank in § 3.1 (Dates and Deadlines) is left blank or completed with the abbreviation
197 "N/A", or the word "Deleted," such deadline is not applicable and the corresponding provision containing the
198 deadline is deleted. If no box is checked in a provision that contains a selection of "None", such provision
199 means that "None" applies.
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203 The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have
204 signed this Contract.
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207 **4. PURCHASE PRICE AND TERMS.**

208 **4.1. Price and Terms.** The Purchase Price set forth below is payable in U.S. Dollars by Buyer as
209 follows:
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Initials _____

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Item No.	Reference	Item	Amount	Amount
1	§ 4.1	Purchase Price	\$600.00	
2	§ 4.3	Earnest Money		
3	§ 4.5	New Loan		
4	§ 4.6	Assumption Balance		
5	§ 4.7	Private Financing		
6	§ 4.7	Seller Financing		
7	n/a	n/a		
8	n/a	n/a		
9	§ 4.4	Cash at Closing		\$600.00
10		TOTAL	\$600.00	\$600.00

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

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

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

4.3.2. Return of Earnest Money. If Buyer has a Right to Terminate and timely terminates, Buyer is entitled to the return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 25 and, except as provided in § 24 (Earnest Money Dispute), if the Earnest Money has not already been returned following receipt of a Notice to Terminate, Seller agrees to execute and return to Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release form), within three days of Seller's receipt of such form.

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

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

4.4.2. Time of Payment; Available Funds. All funds, including the Purchase Price to be paid by Buyer, must be paid before or at Closing or as otherwise agreed in writing between the parties to allow disbursement by Closing Company at Closing **OR SUCH NONPAYING PARTY WILL BE IN DEFAULT**. Buyer represents that Buyer, as of the date of this Contract, **Does** **Does Not** have funds that are immediately verifiable and available in an amount not less than the amount stated as Cash at Closing in § 4.1.

4.5. New Loan. (Omitted as inapplicable)

4.6. Assumption. (Omitted as inapplicable)

Initials _____

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

Date: _____

Seller: **Colorado City Metropolitan District**
By: **Jim Eccher, District Manager**

END OF CONTRACT TO BUY AND SELL REAL ESTATE

32. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.

(To be completed by 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 § 24, 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.

Although Broker is not a party to the Contract, Broker agrees to cooperate, upon request, with any mediation requested under § 23.

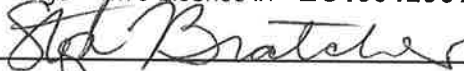
Broker is working with Buyer as a Buyer's Agent Transaction-Broker in this transaction. This is a Change of Status

Customer. Broker has no brokerage relationship with Buyer. See § 33 for Broker's brokerage relationship with Seller.

Brokerage Firm's compensation or commission is to be paid by Listing Brokerage Buyer Other n/a.

Brokerage Firm's Name: **Southern Colorado Real Estate Brokers**

Brokerage Firm's License #: **EC40042961**



Date: 10/25/21

Broker's Name: **Stephanie Bratcher**

Broker's License #: **ER1318012**

Address: **6766 Highway 165 West Colorado City, CO 81019**

Ph: **719-676-4477** Fax: Email Address: **stephanie@socoreb.com**

33. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.

(To be completed by 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 § 24, 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.

Although Broker is not a party to the Contract, Broker agrees to cooperate, upon request, with any mediation requested under § 23.

Broker is working with Seller as a **Seller's Agent** **Transaction-Broker** in this transaction. This is a **Change of Status**.

Customer. Broker has no brokerage relationship with Seller. See § 32 for Broker's brokerage relationship with Buyer.

Brokerage Firm's compensation or commission is to be paid by **Seller** **Buyer** **Other** *n/a*.

Brokerage Firm's Name: *n/a*

Brokerage Firm's License #:

Broker _____ Date: _____

Broker's License #:

Address: *n/a n/a, n/a n/a*

Ph: *n/a* Fax: *n/a* Email Address:

CBS4-5-19. CONTRACT TO BUY AND SELL REAL ESTATE (LAND)

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N/A

Southern Colorado Real Estate Brokers

Stephanie Bratcher

Ph: 719-676-4477

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (CBS4-5-19) (Mandatory 7-19)

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

(LAND)

Property with No Residences)

Property with Residences-Residential Addendum Attached)

Date: 10/25/2021

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, **Real Corp LLC** (Buyer) will take title to the Property described below as

Joint Tenants **Tenants In Common** **Other In Severalty.**

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

2.3. Seller. **Colorado City Metropolitan District** (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 **Pueblo**, Colorado:

LOT 112 UNIT 1 COLORADO CITY AMENDED, LOT 113 UNIT 1 COLORADO CITY AMENDED, LOT 114 UNIT 1 COLORADO CITY AMENDED, LOT 115 UNIT 1 COLORADO CITY AMENDED

known as No. **TBD Vacant Land, Colorado City, CO 81019,**

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. The following items, whether fixtures or personal property, are included in the Purchase Price unless excluded under **Exclusions:**

n/a 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. Personal Property -- Conveyance. Any personal property must be conveyed at Closing by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except n/a.

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

2.6. Exclusions. The following items are excluded (Exclusions): n/a

2.7. Water Rights, Well Rights, Water and Sewer Taps.

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

n/a

Initials _____

Any deeded water rights will be conveyed by a good and sufficient n/a 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, 2.7.4 and 2.7.5, will be transferred to Buyer at Closing: n/a

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 n/a.

2.7.4. Water Stock Certificates. The water stock certificates to be transferred at Closing are as follows: n/a

2.7.5. Water and Sewer Taps. The parties agree that water and sewer taps listed below for the Property are being conveyed as part of the Purchase Price as follows: n/a

If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.

2.7.6. 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), § 2.7.4 (Water Stock Certificates), or § 2.7.5 (Water and Sewer Taps), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

2.8. Growing Crops. With respect to growing crops, Seller and Buyer agree as follows:

n/a

3. DATES, DEADLINES AND APPLICABILITY.

3.1. Dates and Deadlines.

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	<u>n/a</u>
Title			
2	§ 8.1, 8.4	Record Title Deadline	<u>n/a</u>
3	§ 8.2, 8.4	Record Title Objection Deadline	<u>n/a</u>
4	§ 8.3	Off-Record Title Deadline	<u>n/a</u>
5	§ 8.3	Off-Record Title Objection Deadline	<u>n/a</u>
6	§ 8.5	Title Resolution Deadline	<u>n/a</u>
7	§ 8.6	Right of First Refusal Deadline	<u>n/a</u>
Owners' Association			
8	§ 7.2	Association Documents Deadline	<u>n/a</u>
9	§ 7.4	Association Documents Termination Deadline	<u>n/a</u>
Seller's Disclosures			
10	§ 10.1	Seller's Property Disclosure Deadline	<u>n/a</u>
11	§ 10.10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	<u>n/a</u>
Loan and Credit			
12	§ 5.1	New Loan Application Deadline	<u>n/a</u>
13	§ 5.2	New Loan Termination Deadline	<u>n/a</u>
14	§ 5.3	Buyer's Credit Information Deadline	<u>n/a</u>
15	§ 5.3	Disapproval of Buyer's Credit Information Deadline	<u>n/a</u>
16	§ 5.4	Existing Loan Deadline	<u>n/a</u>

141	17	§ 5.4	Existing Loan Termination Deadline	<i>n/a</i>	
142	18	§ 5.4	Loan Transfer Approval Deadline	<i>n/a</i>	
143	19	§ 4.7	Seller or Private Financing Deadline	<i>n/a</i>	
144			Appraisal		
145	20	§ 6.2	Appraisal Deadline	<i>n/a</i>	
146	21	§ 6.2	Appraisal Objection Deadline	<i>n/a</i>	
147	22	§ 6.2	Appraisal Resolution Deadline	<i>n/a</i>	
148			Survey		
149	23	§ 9.1	New ILC or New Survey Deadline	<i>n/a</i>	
150	24	§ 9.3	New ILC or New Survey Objection Deadline	<i>n/a</i>	
151	25	§ 9.3	New ILC or New Survey Resolution Deadline	<i>n/a</i>	
152			Inspection and Due Diligence		
153	26	§ 10.3	Inspection Objection Deadline	<i>n/a</i>	
154	27	§ 10.3	Inspection Termination Deadline	<i>n/a</i>	
155	28	§ 10.3	Inspection Resolution Deadline	<i>n/a</i>	
156	29	§ 10.5	Property Insurance Termination Deadline	<i>n/a</i>	
157	30	§ 10.6	Due Diligence Documents Delivery Deadline	<i>n/a</i>	
158	31	§ 10.6	Due Diligence Documents Objection Deadline	<i>n/a</i>	
159	32	§ 10.6	Due Diligence Documents Resolution Deadline	<i>n/a</i>	
160	33	§ 10.6	Environmental Inspection Termination Deadline	<i>n/a</i>	
161	34	§ 10.6	ADA Evaluation Termination Deadline	<i>n/a</i>	
162	35	§ 10.7	Conditional Sale Deadline	<i>n/a</i>	
163	36	§ 10.10	Lead-Based Paint Termination Deadline (if Residential Addendum attached)	<i>n/a</i>	
164	37	§ 11.1, 11.2	Estoppel Statements Deadline	<i>n/a</i>	
165	38	§ 11.3	Estoppel Statements Termination Deadline		
166			Closing and Possession		
167	39	§ 12.3	Closing Date	TBD By Colorado City Metropolitan District	
168	40	§ 17	Possession Date	At Closing	
169	41	§ 17	Possession Time	Upon Funding	
170	42	§ 28	Acceptance Deadline Date	10/26/2021	Tuesday
171	43	§ 28	Acceptance Deadline Time	10 PM	
172	44	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	
173	45	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	

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

The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract.

4. PURCHASE PRICE AND TERMS.

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

Initials _____

Item No.	Reference	Item	Amount	Amount
1	§ 4.1	Purchase Price	\$10,000.00	
2	§ 4.3	Earnest Money		
3	§ 4.5	New Loan		
4	§ 4.6	Assumption Balance		
5	§ 4.7	Private Financing		
6	§ 4.7	Seller Financing		
7	n/a	n/a		
8	n/a	n/a		
9	§ 4.4	Cash at Closing		\$10,000.00
10		TOTAL	\$10,000.00	\$10,000.00

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

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

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

4.3.2. Return of Earnest Money. If Buyer has a Right to Terminate and timely terminates, Buyer is entitled to the return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 25 and, except as provided in § 24 (Earnest Money Dispute), if the Earnest Money has not already been returned following receipt of a Notice to Terminate, Seller agrees to execute and return to Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release form), within three days of Seller's receipt of such form.

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

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

4.4.2. Time of Payment; Available Funds. All funds, including the Purchase Price to be paid by Buyer, must be paid before or at Closing or as otherwise agreed in writing between the parties to allow disbursement by Closing Company at Closing **OR SUCH NONPAYING PARTY WILL BE IN DEFAULT**. Buyer represents that Buyer, as of the date of this Contract, **Does** **Does Not** have funds that are immediately verifiable and available in an amount not less than the amount stated as Cash at Closing in § 4.1.

4.5. New Loan. (Omitted as inapplicable)

4.6. Assumption. (Omitted as inapplicable)

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

Date: _____

Seller: **Colorado City Metropolitan District**
By: **Jim Eccher, District Manager**

END OF CONTRACT TO BUY AND SELL REAL ESTATE

32. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.

(To be completed by 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 § 24, 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.

Although Broker is not a party to the Contract, Broker agrees to cooperate, upon request, with any mediation requested under § 23.

Broker is working with Buyer as a Buyer's Agent Transaction-Broker in this transaction. This is a **Change of Status**

Customer. Broker has no brokerage relationship with Buyer. See § 33 for Broker's brokerage relationship with Seller.

Brokerage Firm's compensation or commission is to be paid by Listing Brokerage Buyer Other n/a.

Brokerage Firm's Name: **Southern Colorado Real Estate Brokers**

Brokerage Firm's License #: **EC40042961**

Steph Bratcher

Date: 10/25/21

Broker's Name: **Stephanie Bratcher**

Broker's License #: **ER1318012**

Address: **6766 Highway 165 West Colorado City, CO 81019**

Ph: **719-676-4477** Fax: Email Address: **stephanie@socoreb.com**

33. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.

(To be completed by 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 § 24, 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.

Although Broker is not a party to the Contract, Broker agrees to cooperate, upon request, with any mediation requested under § 23.

Broker is working with Seller as a **Seller's Agent** **Transaction-Broker** in this transaction. This is a **Change of Status**.

Customer. Broker has no brokerage relationship with Seller. See § 32 for Broker's brokerage relationship with Buyer.

Brokerage Firm's compensation or commission is to be paid by **Seller** **Buyer** **Other n/a**.

Brokerage Firm's Name: *n/a*

Brokerage Firm's License #:

Broker _____ Date: _____

Broker's License #:

Address: *n/a n/a, n/a n/a*

Ph: *n/a* Fax: *n/a* Email Address: _____

N/A

CBS4-5-19. CONTRACT TO BUY AND SELL REAL ESTATE (LAND)

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission
CRS 6-6-150; Marshbury 1.161

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 (LAND)

Property with No Residences
 Property with Residences-Residential Addendum Attached

Date: 10/12/2021

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 (if contract).

2. **PARTIES AND PROPERTY.**

2.1. **Buyer.** Buyer, Scott Baysinger & Jeanette Baysinger will take title to the Property described below as Joint Tenants Tenants In Common Other in severalty
2.2. **No Assignability.** This Contract is Not assignable by Buyer unless otherwise specified in Additional Provisions.

2.3. **Seller.** Seller, Colorado City Metro District 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 Pueblo, Colorado:
Lot 607 Unit 21 Colorado City, CO 81019
Parcel Number 4726321163
Known as No. Dallam Drive, Colorado City CO 81019
Street Address City State Zip

together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto, and all interests 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.** The following items, whether fixtures or personal property, are included in the Purchase Price unless excluded under Exclusions:

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. **Personal Property - Conveyance.** Any personal property must be conveyed at Closing by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

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

54 2.7. **Water Rights, Well Rights, Water and Sewer Taps.**
55 **2.7.1. Deeded Water Rights.** The following legally described water rights:
56
57
58 Any deeded water rights will be conveyed by a good and sufficient _____ deed at Closing.
59 **2.7.2. Other Rights Relating to Water.** The following rights relating to water not included in §§ 2.7.1, 2.7.3,
60 2.7.4 and 2.7.5, will be transferred to Buyer at Closing
61
62 **2.7.3. Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that
63 if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well," used for ordinary household
64 purposes. Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been
65 registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must
66 complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing
67 service in connection with the transaction, Buyer must file the forms with the Division within sixty days after Closing. The Well
68 Permit # is _____
69 **2.7.4. Water Stock Certificates.** The water stock certificates to be transferred at Closing are as follows:
70
71
72 **2.7.5. Water and Sewer Taps.** The parties agree that water and sewer taps listed below for the Property are being
73 conveyed as part of the Purchase Price as follows:
74
75
76
77
78
79
80 If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of
81 the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.
82 **2.7.6. Conveyance.** If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water),
83 § 2.7.3 (Well Rights), or § 2.7.4 (Water Stock Certificates), Seller agrees to convey such rights to Buyer by executing the
84 applicable legal instrument at Closing.
85 **2.8. Growing Crops.** With respect to growing crops, Seller and Buyer agree as follows:
86
87

88 **J. DATES AND DEADLINES.**

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	November 30, 2021
		Title	
2	§ 5.1	Record Title Deadline	December 1, 2021
3	§ 8.2	Record Title Objection Deadline	December 6, 2021
4	§ 8.3	Off-Record Title Deadline	December 1, 2021
5	§ 8.3	Off-Record Title Objection Deadline	December 6, 2021
6	§ 8.4	Title Resolution Deadline	December 9, 2021
7	§ 8.6	Right of First Refusal Deadline	
		Owners' Association	
8	§ 7.3	Association Documents Deadline	December 1, 2021
9	§ 7.4	Association Documents Objection Deadline	
		Seller's Property Disclosure	
10	§ 10.1	Seller's Property Disclosure Deadline	December 1, 2021
		Loan and Credit	
11	§ 5.1	Loan Application Deadline	
12	§ 5.2	Loan Objection Deadline	
13	§ 5.1	Buyer's Credit Information Deadline	
14	§ 5.3	Disapproval of Buyer's Credit Information Deadline	
15	§ 5.4	Existing Loan Documents Deadline	
16	§ 5.4	Existing Loan Documents Objection Deadline	

17	§ 5.4	Loan Transfer Approval Deadline	
18	§ 4.7	Seller or Private Financing Deadline	
		Appraisal	
19	§ 6.2	Appraisal Deadline	
20	§ 6.2	Appraisal Objection Deadline	
21	§ 6.2	Appraisal Resolution Deadline	
		Survey	
22	§ 9.1	New ILC or New Survey Deadline	
23	§ 9.3	New ILC or New Survey Objection Deadline	
24	§ 9.4	New ILC or New Survey Resolution Deadline	
		Inspection and Due Diligence	
25	§ 10.3	Inspection Objection Deadline	
26	§ 10.3	Inspection Resolution Deadline	
27	§ 10.5	Property Insurance Objection Deadline	November 30, 2021 If any
28	§ 10.6	Due Diligence Documents Delivery Deadline	December 1, 2021 If any
29	§ 10.6	Due Diligence Documents Objection Deadline	December 1, 2021 If any
30	§ 10.6	Due Diligence Documents Resolution Deadline	
31	§ 10.6	Environmental Inspection Objection Deadline	
32	§ 10.6	AIA Evaluator Objection Deadline	
33	§ 10.7	Conditional Sale Deadline	
34	§ 11.1	Tenant Stoppage Statements Deadline	
35	§ 11.2	Tenant Stoppage Statements Objection Deadline	
		Closing and Possession	
36	§ 12.3	Closing Date	December 10, 2021
37	§ 17	Possession Date	December 10, 2021
38	§ 17	Possession Time	Time of closing / funding
39	§ 28	Acceptance Deadline Date	November 30, 2021
40	§ 28	Acceptance Deadline Time	5:00pm MST

3.1. **Applicability of Terms.** Any box checked in this Contract means the corresponding provision applies. Any box blank or line in any Contract left blank or completed with the abbreviation "N/A", or the word "Deleted" means such provision, including any deadline, is not applicable and the corresponding provision of this Contract to which reference is made is deleted. If no box is checked in a provision that contains a variation of "None", such provision means that "None" applies.

The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract.

4. PURCHASE PRICE AND TERMS.

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	\$ 5,000.00	
2	§ 4.3	Earnest Money		\$
3	§ 4.5	New Loan		\$
4	§ 4.6	Assumption Balance		\$
5	§ 4.7	Private Financing		\$
6	§ 4.7	Seller Financing		\$
7				\$
8				\$
9	§ 4.4	Cash at Closing		\$
10		TOTAL	\$ 5,000.00	\$

4.2. **Seller Concession.** At Closing, Seller will credit to Buyer \$ ~~0~~ Seller Concession. The Seller Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer's lender and is included in the Closing Statement or Closing Disclosure, at Closing. Examples of allowable items to be paid for by the Seller Concession include, but are not limited to, Buyer's closing costs, loan discount points, loan origination fees, prepaid items and any other fee, cost, charge, expense or expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or credit Buyer elsewhere in this Contract.

103 4.3. **Earnest Money.** The Earnest Money set forth in this section, in the form of a Good Funds, will be
104 payable to and held by _____ (Earnest Money Holder), in its trust account, on behalf of
105 both Seller and Buyer. The Earnest Money deposit must be tendered, by Buyer, with this Contract unless the parties mutually
106 agree to an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the Earnest Money deposit to
107 the company conducting the Closing (Closing Company), if any, at or before Closing. In the event Earnest Money Holder has
108 agreed to have interest on Earnest Money deposits transferred to a fund established for the purpose of providing affordable housing
109 to Colorado residents, Seller and Buyer acknowledge and agree that any interest accruing on the Earnest Money deposited with the
110 Earnest Money Holder in this transaction will be transferred to such fund.

111 4.3.1. **Alternative Earnest Money Deadline.** The deadline for delivering the Earnest Money, if other than at the
112 time of tender of this Contract, is as set forth as the **Alternative Earnest Money Deadline**.

113 4.3.2. **Return of Earnest Money.** If Buyer has a Right to Terminate and timely terminates, Buyer is entitled to
114 the return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 25 and, except as provided
115 in § 24, if the Earnest Money has not already been returned following receipt of a Notice to Terminate, Seller agrees to execute
116 and return to Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release form), within three
117 days of Seller's receipt of such form.

118 4.4. **Form of Funds; Time of Payment; Available Funds.**

119 4.4.1. **Good Funds.** All amounts payable by the parties at Closing, including any loan proceeds, Cash at Closing
120 and closing costs, must be in funds that comply with all applicable Colorado laws, including electronic transfer funds, certified
121 check, savings and loan teller's check and cashier's check (Good Funds).

122 4.4.2. **Time of Payment; Available Funds.** All funds, including the Purchase Price to be paid by Buyer, must be
123 paid before or at Closing or as otherwise agreed in writing between the parties to allow disbursement by Closing Company at
124 Closing. **OR SUCH NONPAYING PARTY WILL BE IN DEFAULT.** Buyer represents that Buyer, as of the date of this
125 Contract, **Does** **Does Not** have funds that are immediately verifiable and available in an amount not less than the amount
126 stated as Cash at Closing in § 4.1.

127 4.5. **New Loan.**

128 4.5.1. **Buyer to Pay Loan Costs.** Buyer, except as provided in § 4.2, if applicable, must timely pay Buyer's Loan
129 costs, loan discount points, prepaid items and loan origination fees, as required by lender.

130 4.5.2. **Buyer May Select Financing.** Buyer may pay in cash or select financing appropriate and acceptable to
131 Buyer, including a different loan than initially sought, except as restricted in § 4.5.3 or § 30 (Additional Provisions).

132 4.5.3. **Loan Limitations.** Buyer may purchase the Property using any of the following types of loans:

133 Conventional Other

134 4.6. **Assumption.** Buyer agrees to assume and pay an existing loan in the approximate amount of the Assumption
135 Balance set forth in § 4.1, presently payable at \$ _____ per _____ including principal and interest
136 presently at the rate of _____ % per annum, and also including escrow for the following as indicated: Real Estate Taxes

137 Property Insurance Premium and _____.

138 Buyer agrees to pay a loan transfer fee not to exceed \$ _____. At the time of assumption, the new interest rate will
139 not exceed _____ % per annum and the new payment will not exceed \$ _____ per _____ principal and
140 interest, plus escrow, if any. If the actual principal balance of the existing loan at Closing is less than the Assumption Balance,
141 which causes the amount of cash required from Buyer at Closing to be increased by more than \$ _____, then Buyer has
142 the Right to Terminate under § 25.1, on or before **Closing Date**, based on the reduced amount of the actual principal balance.

143 Seller **Will** **Will Not** be released from liability on said loan. If applicable, compliance with the requirements for
144 release from liability will be evidenced by delivery on or before **Loan Transfer Approval Deadline** at Closing of an
145 appropriate letter of commitment from lender. Any cost payable for release of liability will be paid by _____
146 _____ in an amount not to exceed \$ _____.

147 4.7. **Seller or Private Financing.**

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

152 4.7.1. **Seller Financing.** If Buyer is to pay all or any portion of the Purchase Price with Seller financing,
153 Buyer Seller will deliver the proposed Seller financing documents to the other party on or before _____ days before
154 **Seller or Private Financing Deadline**.

155 4.7.1.1. **Seller May Terminate.** If Seller is to provide Seller financing, this Contract is conditional upon
156 Seller determining whether such financing is satisfactory to the Seller, including its payments, interest rate, terms, conditions, cost
157 and compliance with the law. Seller has the Right to Terminate under § 25.1, on or before **Seller or Private Financing Deadline**,
158 if such Seller financing is not satisfactory to the Seller, at Seller's sole and subjective discretion.

159 4.7.2. **Buyer May Terminate.** If Buyer is to pay all or any portion of the Purchase Price with Seller or private
160 financing, this Contract is conditional upon Buyer determining whether such financing is satisfactory to the Buyer, including its
161 availability, payments, interest rate, terms, conditions and cost. Buyer has the Right to Terminate under § 25.1, on or before **Seller**

724 authorized to return the Earnest Money to Buyer. In the event Earnest Money Holder does receive a copy of the Lawsuit, and has
725 not interpleaded the monies at the time of any Order, Earnest Money Holder must disburse the Earnest Money pursuant to the Order
726 of the Court. The parties reaffirm the obligation of Mediation. This Section will survive cancellation or termination of this
727 Contract.

728 15. TERMINATION.

729 15.1. **Right to Terminate.** If a party has a right to terminate, as provided in this Contract (Right to Terminate), the
730 termination is effective upon the other party's receipt of a written notice to terminate (Notice to Terminate), provided such written
731 notice was received on or before the applicable deadline specified in this Contract. If the Notice to Terminate is not received on or
732 before the specified deadline, the party with the Right to Terminate accepts the specified matter, document or condition as
733 satisfactory and waives the Right to Terminate under such provision.

734 15.2. **Effect of Termination.** In the event this Contract is terminated, all Earnest Money received hereunder will be
735 returned and the parties are relieved of all obligations hereunder, subject to §§ 10.4, 22, 23 and 24.

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

742 17. NOTICE, DELIVERY, AND CHOICE OF LAW.

743 17.1. **Physical Delivery and Notice.** Any document, or notice to Buyer or Seller must be in writing, except as provided in
744 § 27.2, and is effective when physically received by such party, any individual named in this Contract to receive documents or
745 notices for such party, the Broker, or Brokerage Firm or Broker working with such party (except any notice or delivery after
746 Closing must be received by the party, not Broker or Brokerage Firm).

747 17.2. **Electronic Notice.** As an alternative to physical delivery, any notice, may be delivered in electronic form to Buyer
748 or Seller, any individual named in this Contract to receive documents or notices for such party, the Broker or Brokerage Firm or
749 Broker working with such party (except any notice or delivery after Closing must be received by the party; not Broker or
750 Brokerage Firm) at the electronic address of the recipient by facsimile, email or _____.

751 17.3. **Electronic Delivery.** Electronic Delivery of documents and notice may be delivered by: (1) email at the email
752 address of the recipient, (2) a link or access to a website or server provided the recipient receives the information necessary to
753 access the documents, or (3) facsimile at the Fax No. of the recipient.

754 17.4. **Choice of Law.** This Contract and all disputes arising hereunder are governed by and construed in accordance with
755 the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in Colorado for real property
756 located in Colorado.

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

762 19. **GOOD FAITH.** Buyer and Seller acknowledge that each party has an obligation to act in good faith including, but not
763 limited to, exercising the rights and obligations set forth in the provisions of **Financing Conditions and Obligations, Title
764 Insurance, Record Title and Off-Record Title, Current Survey Review and Property Disclosure, Inspection, Indemnity,
765 Insurability, Due Diligence, Buyer Disclosure and Source of Water**

766 ADDITIONAL PROVISIONS AND ATTACHMENTS

767 20. **ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado Real Estate
768 Commission.)
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31. ATTACHMENTS.


31.1. The following attachments are a part of this Contract:

31.2. The following disclosure forms are attached but are not a part of this Contract:

SIGNATURES

789
790
791

Buyer's Name: Scott Baysinger
Buyer's Signature:  Date: 10.11.21
Address: 1074 W. Montebello Dr
Pueblo, CO 81007
Phone No.: 719-553-7004
Fax No.:
Email Address: baysinger.s@tdmail.com

Buyer's Name: Jeanette Baysinger
Buyer's Signature:  Date: 10/12/21
Address: 1074 W. Montebello Dr
Pueblo, CO 81007
Phone No.: 719-251-1626
Fax No.:
Email Address: baysingers.l@msn.com

Seller's Name: _____
Seller's Signature: _____ Date: _____
Address: _____
Phone No.: _____
Fax No.: _____
Email Address: _____

Seller's Name: _____
Seller's Signature: _____ Date: _____
Address: _____
Phone No.: _____
Fax No.: _____
Email Address: _____

792
793
794
32. COUNTER/REJECTION. This offer is Countered Rejected.
Initials only of party (Buyer or Seller) who countered or rejected offer _____

795
END OF CONTRACT TO BUY AND SELL REAL ESTATE

33. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.
(To be completed by Broker working with Buyer.)

Broker Does Does Not acknowledge receipt of Earnest Money deposit and, while not a party to the Contract, agrees to cooperate upon request with any mediation conducted under § 23. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 24, 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

MAIL TAX NOTICES TO:
William J. Nemick
PO Box 19181
Colorado City, CO 81019

QUIT CLAIM DEED

Ronald T. Fullmer and Denna T. Fullmer as Co-Trustees of the Earl Queen Living Trust dated August 18, 1999,

Grantor(s), of Brigham City, County of Box Elder, State of UT, hereby QUIT-CLAIM to

William J. Nemick

Grantee(s), of P.O. Box Colorado 81019
19181 City County of Pueblo, State of CO for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Pueblo County, State of Colorado, to-wit:

Lot 546 of Unit 21 of Colorado City, according to the Plat or Amended Plat thereof, filed for record in the office of the County Clerk and Recorder on March 17, 1969, in Book 1650, Pages 143 to 150, inclusive, excepting therefrom all water in and under said land and water rights appurtenant thereto.

Together with all tenements, hereditaments, and appurtenances

WITNESS, the hand of said grantor(s), this 18th day of December, 2020.

Ronald T. Fullmer
Ronald T. Fullmer

Denna T. Fullmer
Denna T. Fullmer

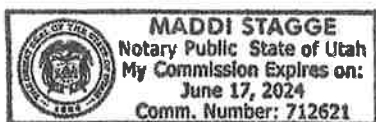
STATE OF UT)

County of Box Elder)

:SS.

On the 18th day of December, 2020 personally appeared before me Ronald T. Fullmer and Denna T. Fullmer as Co-Trustees of the Earl Queen Living Trust dated August 18, 1999, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Maddi Spagge
Notary Public



BILL OF SALE
REAL PROPERTY

Lot 546 of Unit 21 of Colorado City, Colorado, U.S.A.

DATE: *December 15, 2020*

Current Owners: Ron and/or Denna Fullmer
315 East 1250 North
Brigham City, UT 84302

New Owner: William J. Nemick
P.O. Box 19181
Colorado City, CO 81019

Sale Price: \$2,500.00
Less the amount to be paid by William J. Nemick to:
\$ 202.00 Payable to:
Colorado City Metropolitan District
PO Box 20229
Colorado City, CO 81019

\$ 505.65 payable to:
Pueblo County Treasurer
215 West 10th Street – Room 110
Pueblo, CO 81003

Total Amount Due to Ron and Denna Fullmer:
\$ 1,792.35

Ronald Fullmer

doloop verified
12/15/20 1:50 PM MST
7MBK-PY4W-NLOS-64N4

Denna Fullmer

doloop verified
12/15/20 12:31 PM MST
E1K0-WXTP-NEWK-SPY2

William J. Nemick

doloop verified
12/15/20 12:54 PM
MST
U2ML-UAL1-K3P2-2BAF

QUITCLAIM DEED

THIS DEED is dated December 14, 2020, and is made between

Michael Urbas
(whether one, or more than one), the "Grantor", of the * Renov County of Washoe
and State of Nevada, and

William J. Nemick
the "Grantee," whose legal address is 4266 Showalter Dr Colorado City 81019
(whether one, or more than one),
of the Pueblo County of Pueblo and State of Colorado

WITNESS, that the Grantor, for and in consideration of the sum of
Two thousand Five hundred DOLLARS, (\$ 2,500.00),
the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and
QUITCLAIM unto the Grantee, and the Grantee's heirs and assigns, forever, all the right, title,
interest, claim and demand which the Grantor has in and to the real property, together with any
improvements thereon, located in the Pueblo County of Pueblo
and State of Colorado, described as follows:

Lot 545 Unit 21 Colorado City

also known by street address as:
and assessor's schedule or parcel number: 4726321301

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and
privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title,
interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit
and behoof of the Grantee, and the Grantee's heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Michael Urbas Michael Urbas

*Insert "City and" if applicable.



Jim Eccher
Colorado City Manager
colocitymanager@ghvalley.net

Dear Mr. Eccher,

Please find attached a contract to purchase Lot 607 Unit 21 in Colorado City, CO 81019. Also attached are two records for comparable lots. The lots are in the same Unit and are comparable in size and location.

We are respectfully offering \$5000.00 for Lot 607, unit 21.

We appreciate your consideration of our offer.

Thank you,

Scott and Jeanette Baysinger
Baysingers1@msn.com
719-251-1626



Keller Williams Performance Realty LLC

Carlie L. Leach

Ph: 719-583-1100

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.(CBS4-5-19) (Mandatory 7-19)

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

(LAND)

Property with No Residences)

Property with Residences-Residential Addendum Attached)

Date: 11/4/2021

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, **Arizona Star Equities** (Buyer) will take title to the Property described below as

Joint Tenants **Tenants In Common** **Other In Severalty.**

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

2.3. Seller. **Colorado City Metropolitan District** (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:

LOT 743 UNIT 7 COLO CITY

LOT 676 UNIT 7 COLO CITY

LOT 674 UNIT 7 COLO CITY

LOT 443 UNIT 7 COLO CITY

LOT 560 UNIT 15 COLO CITY

LOT 518 UNIT 15 COLO CITY

LOT 489 UNIT 15 COLO CITY

LOT 490 UNIT 15 COLO CITY

LOT 312 UNIT 15 COLO CITY

LOT 275 UNIT 15 COLO CITY

LOT 265 UNIT 15 COLO CITY

LOT 224 UNIT 15 COLO CITY

LOT 89 UNIT 15 COLO CITY

LOT 64 UNIT 15 COLO CITY

LOT 63 UNIT 15 COLO CITY

LOT 102 UNIT 28 COLO CITY

LOT 72 UNIT 28 COLO CITY

LOT 32 UNIT 28 COLO CITY

71 known as No. , **CO** ,
72 together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant
73 thereto and all interest of Seller in vacated streets and alleys adjacent thereto except as herein excluded
74 (Property).
75
76

77 **2.5. Inclusions.** The Purchase Price includes the following items (Inclusions):

78 **2.5.1. Inclusions.** The following items, whether fixtures or personal property, are included in the
79 Purchase Price unless excluded under **Exclusions**:
80

81 **None** If any additional items are attached to the Property after the date of this Contract, such additional items
82 are also included in the Purchase Price.
83

84 **2.5.2. Personal Property -- Conveyance.** Any personal property must be conveyed at Closing
85 by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and
86 encumbrances, except **None**.

87 Conveyance of all personal property will be by bill of sale or other applicable legal instrument.
88

89 **2.6. Exclusions.** The following items are excluded (Exclusions): **None**
90

91 **2.7. Water Rights, Well Rights, Water and Sewer Taps.**

92 **2.7.1. Deeded Water Rights.** The following legally described water rights:
93

94 **None**

95 Any deeded water rights will be conveyed by a good and sufficient n/a deed at Closing.
96

97 **2.7.2. Other Rights Relating to Water.** The following rights relating to water not included in
98 §§ 2.7.1, 2.7.3, 2.7.4 and 2.7.5, will be transferred to Buyer at Closing: **None**
99

100 **2.7.3. Well Rights.** Seller agrees to supply required information to Buyer about the well.
101 Buyer understands that if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water
102 Well" used for ordinary household purposes, Buyer must, prior to or at Closing, complete a Change in
103 Ownership form for the well. If an existing well has not been registered with the Colorado Division of Water
104 Resources in the Department of Natural Resources (Division), Buyer must complete a registration of existing
105 well form for the well and pay the cost of registration. If no person will be providing a closing service in
106 connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The
107 Well Permit # is n/a.
108

109 **2.7.4. Water Stock Certificates.** The water stock certificates to be transferred at Closing
110 are as follows: **None**
111

112 **2.7.5. Water and Sewer Taps.** The parties agree that water and sewer taps listed below for
113 the Property are being conveyed as part of the Purchase Price as follows: **None**
114

115 **If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider,**
116 **written confirmation of the amount remaining to be paid, if any, time and other restrictions for transfer**
117 **and use of the taps.**
118

119 **2.7.6. Conveyance.** If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other
120 Rights Relating to Water), § 2.7.3 (Well Rights), § 2.7.4 (Water Stock Certificates), or § 2.7.5 (Water and Sewer
121 Taps), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.
122

123 **2.8. Growing Crops.** With respect to growing crops, Seller and Buyer agree as follows:
124

125 **None**
126

127
128 **3. DATES, DEADLINES AND APPLICABILITY.**

129 **3.1. Dates and Deadlines.**
130

131
132

Item No.	Reference	Event	Date or Deadline	
1	§ 4.3	Alternative Earnest Money Deadline	11/12/2021	Friday
Title				
2	§ 8.1, 8.4	Record Title Deadline	11/17/2021	Wednesday
3	§ 8.2, 8.4	Record Title Objection Deadline	11/18/2021	Thursday

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141	4	§ 8.3	Off-Record Title Deadline	11/17/2021	Wednesday
142	5	§ 8.3	Off-Record Title Objection Deadline	11/18/2021	Thursday
143	6	§ 8.5	Title Resolution Deadline	11/22/2021	Monday
144	7	§ 8.6	Right of First Refusal Deadline		
145			Owners' Association		
146					
147					
148	8	§ 7.2	Association Documents Deadline		
149	9	§ 7.4	Association Documents Termination Deadline		
150			Seller's Disclosures		
151					
152					
153	10	§ 10.1	Seller's Property Disclosure Deadline	11/12/2021	Friday
154					
155	11	§ 10.10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)		
156					
157			Loan and Credit		
158					
159	12	§ 5.1	New Loan Application Deadline		
160	13	§ 5.2	New Loan Termination Deadline		
161	14	§ 5.3	Buyer's Credit Information Deadline		
162					
163	15	§ 5.3	Disapproval of Buyer's Credit Information Deadline		
164					
165	16	§ 5.4	Existing Loan Deadline		
166	17	§ 5.4	Existing Loan Termination Deadline		
167	18	§ 5.4	Loan Transfer Approval Deadline		
168	19	§ 4.7	Seller or Private Financing Deadline		
169					
170			Appraisal		
171					
172	20	§ 6.2	Appraisal Deadline		
173	21	§ 6.2	Appraisal Objection Deadline		
174	22	§ 6.2	Appraisal Resolution Deadline		
175					
176			Survey		
177					
178	23	§ 9.1	New ILC or New Survey Deadline		
179	24	§ 9.3	New ILC or New Survey Objection Deadline		
180	25	§ 9.3	New ILC or New Survey Resolution Deadline		
181					
182			Inspection and Due Diligence		
183					
184	26	§ 10.3	Inspection Objection Deadline		
185	27	§ 10.3	Inspection Termination Deadline		
186	28	§ 10.3	Inspection Resolution Deadline		
187					
188	29	§ 10.5	Property Insurance Termination Deadline	11/18/2021	Thursday
189	30	§ 10.6	Due Diligence Documents Delivery Deadline		
190	31	§ 10.6	Due Diligence Documents Objection Deadline		
191					
192	32	§ 10.6	Due Diligence Documents Resolution Deadline		
193					
194					
195	33	§ 10.6	Environmental Inspection Termination Deadline		
196					
197	34	§ 10.6	ADA Evaluation Termination Deadline		
198	35	§ 10.7	Conditional Sale Deadline		
199					
200	36	§ 10.10	Lead-Based Paint Termination Deadline (if Residential Addendum attached)		
201					
202					
203	37	§ 11.1,11.2	Estoppel Statements Deadline		
204	38	§ 11.3	Estoppel Statements Termination Deadline		
205					
206			Closing and Possession		
207					
208	39	§ 12.3	Closing Date	12/7/2021	Tuesday
209					
210					

211	40	§ 17	Possession Date	12/7/2021 Upon Funding	Tuesday
212					
213	41	§ 17	Possession Time		
214					
215	42	§ 28	Acceptance Deadline Date	11/10/2021	Wednesday
216					
217	43	§ 28	Acceptance Deadline Time	10:00 AM MST	
218	44				
219					
220	45				

221
222 **3.2. Applicability of Terms.** Any box checked in this Contract means the corresponding provision
223 applies. If any deadline blank in § 3.1 (Dates and Deadlines) is left blank or completed with the abbreviation
224 "N/A", or the word "Deleted," such deadline is not applicable and the corresponding provision containing the
225 deadline is deleted. If no box is checked in a provision that contains a selection of "None", such provision
226 means that "None" applies.
227

228
229
230 The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have
231 signed this Contract.
232

233 **4. PURCHASE PRICE AND TERMS.**

234 **4.1. Price and Terms.** The Purchase Price set forth below is payable in U.S. Dollars by Buyer as
235 follows:
236
237

Item No.	Reference	Item	Amount	Amount
238				
239	1	§ 4.1	Purchase Price	\$19,000.00
240				
241	2	§ 4.3	Earnest Money	\$1,900.00
242				
243	3	§ 4.5	New Loan	
244				
245	4	§ 4.6	Assumption Balance	
246				
247	5	§ 4.7	Private Financing	
248				
249	6	§ 4.7	Seller Financing	
250				
251	7			
252				
253	8			
254				
255	9	§ 4.4	Cash at Closing	\$17,100.00
256				
257	10		TOTAL	\$19,000.00
258				\$19,000.00

259 **4.2. Seller Concession.** At Closing, Seller will credit to Buyer \$ (Seller Concession). The Seller
260 Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by
261 the Buyer's lender and is included in the Closing Statement or Closing Disclosure at Closing. Examples of
262 allowable items to be paid for by the Seller Concession include, but are not limited to: Buyer's closing costs,
263 loan discount points, loan origination fees, prepaid items and any other fee, cost, charge, expense or
264 expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or credit Buyer elsewhere in
265 this Contract.

266 **4.3. Earnest Money.** The Earnest Money set forth in this section, in the form of a **Check**, will
267 be payable to and held by **TBD** (Earnest Money Holder), in its trust account, on behalf of both Seller and
268 Buyer. The Earnest Money deposit must be tendered, by Buyer, with this Contract unless the parties mutually
269 agree to an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the
270 Earnest Money deposit to the company conducting the Closing (Closing Company), if any, at or before Closing.
271 In the event Earnest Money Holder has agreed to have interest on Earnest Money deposits transferred to a
272 fund established for the purpose of providing affordable housing to Colorado residents, Seller and Buyer
273 acknowledge and agree that any interest accruing on the Earnest Money deposited with the Earnest Money
274 Holder in this transaction will be transferred to such fund.
275

276 **4.3.1. Alternative Earnest Money Deadline.** The deadline for delivering the Earnest
277 Money, if other than at the time of tender of this Contract, is as set forth as the **Alternative Earnest Money**
278
279
280

including, but not limited to, exercising the rights and obligations set forth in the provisions of **Financing Conditions and Obligations; Title Insurance, Record Title and Off-Record Title; New ILC, New Survey; and Property Disclosure, Inspection, Indemnity, Insurability, Due Diligence and Source of Water.**

ADDITIONAL PROVISIONS AND ATTACHMENTS

30. ADDITIONAL PROVISIONS. (The following additional provisions have not been approved by the Colorado Real Estate Commission.)

None

31. OTHER DOCUMENTS.

31.1. The following documents **are a part** of this Contract:

None

31.2. The following documents have been provided but are **not** a part of this Contract:

None

SIGNATURES



Date: **11/4/2021**

Buyer: **Arizona Star Equities**

By: Travis Nelson, Managing Member



Date: **11/4/2021**

Buyer: **Arizona Star Equities**

By: Zachary Stanifer, Managing Member

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

Date: _____

Seller: **Colorado City Metropolitan District**

By: James Eccher, District Manager

END OF CONTRACT TO BUY AND SELL REAL ESTATE

32. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.

(To be completed by 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 § 24, 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.

Although Broker is not a party to the Contract, Broker agrees to cooperate, upon request, with any mediation requested under § 23.

Broker is working with Buyer as a **Buyer's Agent** **Transaction-Broker** in this transaction. This is a **Change of Status**

Customer. Broker has no brokerage relationship with Buyer. See § 33 for Broker's brokerage relationship with Seller.

Brokerage Firm's compensation or commission is to be paid by **Listing Brokerage** **Buyer** **Other**
Colorado City Metropolitan District; buyers agent to receive 3% sale commission, from seller, per buyer's request..

Brokerage Firm's Name: **Keller Williams Performance Realty LLC**

Brokerage Firm's License #: **EC 40046527**



Date: **11/4/2021**

Broker's Name: **Carlie L. Leach**

Broker's License #: **FA.100087696**

Address: **1528 Fortino Blvd Pueblo, CO 81008**

Ph: **719-583-1100** Fax: Email Address: **c.leach@kw.com**

33. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.

(To be completed by 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 § 24, 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.

Although Broker is not a party to the Contract, Broker agrees to cooperate, upon request, with any mediation requested under § 23.

Broker is working with Seller as a **Seller's Agent** **Transaction-Broker** in this transaction. This is a **Change of Status.**

Customer. Broker has no brokerage relationship with Seller. See § 32 for Broker's brokerage relationship with Buyer.

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

Brokerage Firm's Name:

Brokerage Firm's License #:

Broker _____ Date: _____

Broker's License #:

Address: ,

Ph: Fax: Email Address:

CBS4-5-19. CONTRACT TO BUY AND SELL REAL ESTATE (LAND)

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4420 Rocksbury Lane · Johnstown, Colorado 80534
E-mail jarends@asquaredcontrols.com · Phone 303.710.1569

SUMMARY OF WORK: Supply and install EATON variable frequency drives on the blowers at the wastewater treatment plant.

PROPOSAL NUMBER: C21-149

October 20, 2021

PRESENTED TO: James Eccher
Colorado City
Phone: 719-568-8246
Office:
Fax:
Email: colocityww@ghvalley.net

PROPOSED BY: A Squared Instruments and Controls
4420 Rockbury Lane
Johnstown, CO 80534
Phone: 303-710-1569



Contents

EXECUTIVE SUMMARY

1. STATEMENT OF WORK

1.1 Pricing Summary

- 1.1.1 Invoicing Schedule
- 1.1.2 Payment Schedule
- 1.1.3 Purchase Order Instructions

1.2 Statement of Work Summary

- 1.2.1 Description of work summary
- 1.2.2 Basis for Statement of Work
- 1.2.3 Warranty
- 1.2.4 Proposed Schedule
- 1.2.5 Service not Covered
- 1.2.6 Customer Responsibilities
 - 1.2.6.1 Single Point of Contact
 - 1.2.6.2 Maintenance, Electrical, and Operation Staff
 - 1.2.6.3 Access to the System



1. Statement of Work

A Squared Instruments and Controls (A squared) is pleased to provide this proposal to Colorado City (CC). This proposal will describe the pricing, terms of conditions under which (A Squared) will provide the contract.

(A Squared) will design, supply, build 3 enclosures with 1 VFD each, test, and install at the wastewater electrical room. Run 2- $\frac{3}{4}$ inch conduits to each of the VFD cabinets to the MCC to gain utility power and supply a motor lead connection at the MCC where the old existing connection is currently located. Install 1- $\frac{3}{4}$ inch conduit from each VFD to the PLC cabinet for control wires and analog signals to and from the VFD. The VFD will be specifically designed using the nameplate data that (CC) supplied (A squared) with. The VFD will be programmed with the nameplate data into them and backed up in case of memory loss. The existing PLC will be programmed with the needed and agreed upon signals, along with SCADA graphics and alarming.

1.1 Pricing Summary

(A Squared)'s price is based on the Statement of Work set forth in section. All prices are in USD. This price is a total price if the Eaton DG1 VFD is selected as the VFD of choice. The total price of \$46,014.51 USD This proposal is good for 30 days from the date above.

1.1.1 Invoicing Schedule

50% once the proposal and or contract is accepted and signed. Once the 50% is obtained then equipment can be ordered and (CC) will be supplied with a lead time for equipment delivery.
50% once work is completed. Work is considered complete when the enclosures are mounted on the wall, conduit is connected between enclosures and VFD are functional and running in "HAND" and "AUTO"

1.1.2 Payment schedule

Payment of 50% once Proposal or contract is accepted and or signed: NET 30 (Parts will not be placed on order until this payment is made to (A Squared))

Payment of 50% once completion of project: NET 30



1.1.3 Purchase Order Instructions

Please Issue Purchase Orders to: Janssen Arends

A Squared Instruments and Controls

4420 Rocksbury Lane

Johnstown, CO 80534

Reference: Job Number, Quote Number, Estimate Number

Email PO to: Asquaredcontrols@gmail.com

On the face of your purchase order please explicitly reference this proposal (e.g., "This order placed in accordance with A Squared's proposal # _____ dated _____," or simply, "Per A Squared's proposal # _____ dated _____").

Purchase Order acceptance by A squared Instruments and Controls will be VIA order acknowledgments confirmation.

1.2 Statement or Work Summary

The service(s) included in the Statement of Work are as followed:

(A Squared) will design, build enclosures, install enclosures, program SCADA and Allen Bradley compact logix PLC and train the operators on the function and use for the VFDs. (A Squared) will install a VFD in an enclosure to mount on the wall at the wastewater plant. A minimum of 2- ¼ inch conduits will be installed from VFD enclosure to MCC and PLC cabinet. The enclosures will be wired in such that the field wires will be pulled through (A squared) supplied and installed ¼ inch conduit and landed either on the VFD or the terminal blocks. The enclosure side of the terminal blocks will be shop-wired to the VFD and tested before arriving on site. The motor leads will still land in the existing MCC and a lug type connection will be used to connect the motor lead to the VFD output leads. The VFD enclosure will have vents in the cabinet for air flow and cooling. The VFD HMI Module will be mounted on the outside of the enclosure door along with Pilot lights to show the condition of the VFD at a glance. The Motor nameplate data is supplied from (CC).

Below is a line item chart of equipment that would be included in this proposal to complete the job.



1.2.1 Description of work or summary

The following services and hardware are included in the scope of this proposal.

<u>Quantity</u>	<u>Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
3	40.0 HP Eaton DG1 Series NEMA 1 Enclosed Variable Frequency Drive 400 – 480 VAC 3 Phase Input 480 VAC 3 Phase Output 61.0 Amps	\$8231.46	\$24,694.38
3	24x20x16 Enclosure	\$578.55	\$1735.65
30	3x4 inch rigid conduit 10' lengths	\$57.59	\$1727.70
1	Conduit fitting, elbows, seal tight, etc	\$600.00	\$600.00
1	Misc part to build VFD enclosure. Panduit, terminal blocks, fuses, enclosure vents ECT	\$1000.00	\$1000.00
2000	10 AWG Wire for between enclosure to MCC per foot	.50	\$1000.00
12	Eaton pilot light. Red, Green, Amber, 3 position selector (HOA) switch	419.15	\$5029.80



3	Eaton DG1 VFD remote keypad holder	\$75.66	\$226.98
80	Hours to build the vfd cabinets, test, install and startup on site. Run conduits from VFD enclosures to MCC	\$100.00	\$8000.00
40	Onsite helper to run conduits and hang cabinets	50.00	\$2000.00

Unless otherwise stated in this proposal, all work is to be completed on available days. If additional start-up support is required beyond what is included in this proposal, it will be billed on a time and expense basis at the published (A Squared)'s services rates.

1.2.2 Basis for Statement of Work

(A Squared) will design, build enclosures, install enclosures, program SCADA and Allen Bradley compact logix PLC and train the operators on the function and use for the VFDs. (A Squared) will install a VFD in an enclosure to mount on the wall at the wastewater plant. A minimum of 2- ¾ inch conduits will be installed from VFD enclosure to MCC and PLC cabinet. The enclosures will be wired in such that the field wires will be pulled through (A squared) supply and installed ¾ inch conduit and landed either on the VFD or the terminal blocks. The enclosure side of the terminal blocks will be shop-wired to the VFD and tested before arriving on site. The motor leads will still land in the existing MCC and a lug type connection will be used to connect the motor lead to the VFD output leads. The VFD enclosure will have vents in the cabinet for air flow and cooling. The VFD HMI Module will be mounted on the outside of the enclosure door along with Pilot lights to show the condition of the VFD at a glance. The Motor nameplate data is supplied from (CC).

Process for determining if the proposed solutions has been achieved when:

- Operators are fully satisfied with the project. The VFDs are being controlled by the PLC and SCADA. All enclosures are mounted and secured on the wall. All conduits are terminated on both ends and wires inside of the conduits.

1.2.3 Warranty

The warranty period will last 12 month from the date of installation. Manufacture warranty for equipment and (A Squared) will warranty labor and craftsmanship.



1.2.4 Proposed Schedule

Work will commence on the first available resource on a date mutually agreed upon only after receipt of signed proposal or contract information, and all equipment and parts have been received by (A Squared). Schedule will be developed upon receipt of order.

Customer changes in work schedule and/or scope may result in additional travel and expense charges.

1.2.5 Services not covered

The following items are not included in this Statement of Work:

1. Any existing equipment that is not included in this proposal is not covered by this proposal or warranty. If any extra I/O is needed for the compact logix PLC (CC) would be required to pay for such cost. If the nameplate data was incorrect for ordering VFD's (CC) would be responsible for paying for the equipment and any replacement cost. Any other devices to pace the blowers from are not included in this proposal.

1.2.6 Customer Responsibilities

(CC) has the responsibility to communicate to (A Squared) of any changes in equipment or functionality before devices are ordered. (CC) must provide all the documentation for remote software and SCADA software that is available to them. This will make it easier to make the configuration changes needed.

1.2.6.1 Single Point of Contact

(CC) will provide a single point of contact to (A Squared) to serve as the primary party responsible for agreement administration and communication. This person will be the primary contact for the scheduling of any applicable visits or onsite engagements, and should have a working knowledge of Customer machinery and their process.

1.2.6.2 Maintenance, Electrical, and Operation Staff

(CC) will provide maintenance personnel knowledgeable in the process, operation, and all electrical systems to assist (A Squared) during onsite visit at the facility. Customer is to provide all reasonable support requested by (A Squared) to permit the safe and effective performance of services.

1.2.6.3 Access to the System

Customers will make the process available to (A Squared) personnel during the mutually agreed upon schedule for the purpose of implementing the service and equipment described in the Statement of work.



4420 Rocksbury Lane · Johnstown, Colorado 80534
E-mail jarends@asquaredcontrols.com · Phone 303.710.1569



**COLORADO CITY METROPOLITAN DISTRICT
PUBLIC NOTICE
BOARD OF DIRECTORS STUDY SESSION
Revised**

A study session for the Board of Directors of the Colorado City Metropolitan District will be held Tuesday, October 26, 2021, beginning at 6:00 p.m. Called to order by Chairman Collins.

1. Property Offers:

As attached in the packet. \$7500.00 for all 3 properties. No water or sewer on any of the first 3 properties. When the second set was being presented when The board moved to go forward and with all property offers during the regular session. Agreed.

2. Resolution 12-2021 Camping and abandon Vehicles:

Mr. Eccher had asked for recommendations from the Board and did not get any response. Mr. Cook did bring up some recommendations that he would like to see re-worded and some phrases added to the Resolution. Further action to be taken care of during the Regular Session.

3. Dump Truck:

Ayden and Chris did go up to Fountain to take pictures and look at the dump truck. There is a seal that would need to be repaired. This vehicle will be utilized throughout the district by all departments. Mr. Cook had questions that he wanted answered during discussion due to previously some jobs have been contracted out. Our current dump truck is not DOT certified, there is rust within the bed of the truck, and the engine also needs to be replaced at this time. Mr. Collins also had some budget questions with hauling gravel. Emission diesel is a big issue as far as maintenance costs. More options are presented for further discussion. Cost analysis will need to come into play per each separate department, such as logging hours for each department to come up with a better estimate on how to separate the the funds, if the funds are available and if the purchase of the dump truck takes place.

4. Letter of Authorization for District:

Need to have on file to re-schedule an appointment to acquire license plates for District vehicles.

5. Micro Grant for Cyber Security:

Yvonne attended the SDA Conference and was presented with a scholarship, to have a 3rd party vendor come in and complete an analysis of the Districts computer security

6. Preservation of Records:

CCMD had adopted back in 2008 a schedule of the preservation of records. That the District has followed since that time. Board members would like certain verbiage replaced and/or taken out at this time, which will be voted on during the Regular Session.

7. CCAAC Review:

2 homes and one garage are up for discussion. CCAAC is asking the Board for approval at this time. There were not any recent complaints to be brought to the Board's attention at this time.

COLORADO CITY METROPOLITAN DISTRICT

Greg Collins, Secretary/ Co Chairman

ATTEST:

Harry Hochstetler, Treasurer

Approved this 9th day of November 2021.

These minutes are not verbatim to the meeting and should not be considered a complete record of all discussions during the meeting. For complete proceedings and statements, please refer to the video or audio recording of the meeting.

BOARD OF DIRECTORS REGULAR MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held Tuesday October 26, 2021 beginning at 6:47 p.m. Called to order by Chairman Collins

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. MOMENT OF SILENT REFLECTION.
4. QUORUM CHECK:

Chairperson Neil Elliot: Via Zoom

Secretary Greg Collins:

Treasurer Harry Hochstetler

Director Bob Cook

Director Terry Kraus

Also in Attendance:

Jim Eccher, District Manager

Yvonne Barron, Finance Director

Gary Golladay/Greg Bailey Water & Sewer

Josh Briggs, Parks and Rec

5. PUBLIC HEARING for the purpose of changes to rules and regulations

Mr. Collins closes the Regular Session at 6:49 pm to open the above-mentioned Public Hearing.

Mr. Cook read the Resolution and added his input on what changes and additions that he would like added at this time. Mr. Collins closes the Public Hearing at 7:04 pm and reopens the Regular Session.

6. APPROVAL OF AGENDA.

Mr. Kraus motions to accept the agenda with the addition of Property Offers. Mr. Cook seconds the motion with the amendment. All Board members vote yes. Motion passes, Agenda is approved.

7. APPROVAL OF MINUTES.

Study Session October 12,2021

Regular Meeting October 12, 2021

Special Meeting October 21,2021

Mr. Cook motions to approve the minutes at this time. Mr. Kraus seconds the motion. All Board Members are in favor with a yes. Motion to approve the Minutes passes.

8. BILLS PAYABLE: At first meeting of the month
9. FINANCIAL REPORT: At the first of the month
10. OPERATIONAL REPORT: At the first of the month
11. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR.
12. CITIZENS INPUT:

Samantha Rothchild: Has specific questions regarding youth sports and is there some type of master plan regarding the future of youth sports within the District. Per Josh there is not a master plan. Josh will set up a time to meet with the parents to make a plan for volunteers.

Travis Nelson. Arizona Star Properties, would just like to introduce himself and get to the board.

Jake Burunick has questions regarding the water the taste the smell etc., that are not being addressed, but he is seeing new company vehicles being purchased and other items asking to be purchased instead of focusing on the water issue on hand. He believes that monies are not being appropriated to focus on the current water situation.

13. ATTORNEYS REPORT.
Nothing at this time to present.

14. AGENDA ITEMS:

Resolution 12-2021 Camping and Abandoned vehicles: Discussion / Action

Mr. Cook motions to accept the resolution with the verbiage change as discussed in the Public Meeting All Board Members answer with a yes, Resolution 12-2021 passes.

Dump Truck: Discussion / Action

Mr. Cook motions to not purchase the dump truck, Mr. Kraus seconds the motion. Mr. Elliot votes no Mr. Cook votes yes, Mr. Collins votes no, Mr. Kraus votes no, Mr. Hochstetler no. Motion fails.

Mr. Elliot motions to make the purchase of the dump truck, but would like numbers and contracts presented to the Board for review as well. Mr. Cook, no, Mr. Elliot no, Mr. Kraus no, Mr. Hochstetler, yes. The Motion to purchase the dump truck fails at this time. Recommendation by the Board to begin the process of getting bids for contracts at this time to outsource.

Letter of Authorization: Discussion/ Action

Harry motion to approve the Letter of Authorization. Mr. Kraus seconds the motion. Call to question. Mr. Collins yes, Mr. Cook no, Mr. Elliot abstains, Mr. Kraus yes, Mr. Hochstetler, yes. The Motion passes.

Preservation of Records: Discussion/Action

Mr. Cook makes a motion to remove the 30-day deletion of Executive Session records to state that they be maintained indefinitely. To also include the President Chairman, kept a recorded copy along with the regular records indefinitely.

Mr. Collins calls to question. Mr. Kraus seconds the motion. Mr. Collins, yes, Mr. Hochstetler, yes, Mr. Kraus, yes, Mr. Elliot, yes, Mr. Cook, yes. Motion passes.

Mr. Cook motion to attempt to recover any deleted Executive files, by an outside IT person that is not or has not been an employee of CCMD, attempt to recover any deleted files from the Executive Sessions. There is a motion and a second. Chairman Hochstetler calls the questions. Mr. Cook, yes, Mr. Elliot, no, Mr. Kraus yes, Mr. Hochstetler, no, Mr. Collins, yes, The Motion passes.

Property Offers: Mr. Cook motions to table property offers at this time. No second motion, the Motion dies. Motion and a second to refuse all property offers at this time. Mr. Elliot calls the question. Mr. Hochstetler no, Mr. Kraus, no, Mr. Collins, yes, Mr. Elliot, yes, Mr. Cook, yes. Motion passes to refuse the sale of the property sales. They can come back with counter offers.

15. OLD BUSINESS. Covenants Lawyer/Security cameras /Firewall switches
No additional updates are available at this time.

16. NEW BUSINESS:

17. EXECUTIVE SESSION: Not at this meeting

18. CCACC:

1. 4300 Mustang Way House

2. 4924 Isabella Drive Garage

3. 4979 Becker Place House

Mr. Hochstetler calls the motion to approve all three at this time. Mr. Kraus seconds the motion.

Mr. Hochstetler calls the question. Mr. Elliot, yes, Mr. Collins, yes, Mr. Kraus, yes, Mr. Hochstetler, yes,

Mr. Cook, no. Motion passes.

B. Actions:

Spread sheet and application being updated by CCAAC Committee

19. CORRESPONDENCE:

None presented at this time.

20. ADJOURNMENT. Mr. Collins moves to adjourn the meeting at 8:21 pm.

COLORADO CITY METROPOLITAN DISTRICT

Greg Collins, Secretary/ Co- Chairperson

ATTEST:

Harry Hochstetler, Treasurer

Approved this 9th day of November 2021.

These minutes are not verbatim to the meeting and should not be considered a complete record of all discussions during the meeting. For complete proceedings and statements, please refer to the video or audio recording of the meeting.

Report Criteria:

Report type: GL detail
 Check.Type = {<->} "Adjustment"

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Amount	Check Amount
34850							
10/21	10/28/2021	34850	Pueblo County Treasurer	Certify AOS Fees/WWTP	03-0100-7120	5,310.00	5,310.00
Total 34850:							5,310.00
34851							
10/21	10/29/2021	34851	A to Z Recreation	Parts for Applewood/P&R	01-0208-7150	999.21	999.21
Total 34851:							999.21
34852							
10/21	10/29/2021	34852	Beacon Athletics LLC	Batters Box, SpotShot Nozzle/P&R	01-0208-7150	450.16	450.16
Total 34852:							450.16
34853							
10/21	10/29/2021	34853	Colorado Natural Gas, Inc.	Natural Gas-Rec Ctr B	01-0203-7191	66.77	66.77
10/21	10/29/2021	34853	Colorado Natural Gas, Inc.	Natural Gas/Rec Ctr A	01-0203-7191	51.15	51.15
10/21	10/29/2021	34853	Colorado Natural Gas, Inc.	Natural Gas/Adm	01-0100-7191	61.55	61.55
10/21	10/29/2021	34853	Colorado Natural Gas, Inc.	Natural Gas-WTP	02-0100-7191	85.00	85.00
10/21	10/29/2021	34853	Colorado Natural Gas, Inc.	Natural Gas-Cold Springs	02-0100-7191	83.71	83.71
10/21	10/29/2021	34853	Colorado Natural Gas, Inc.	Natural Gas-GCM	01-4001-7191	65.47	65.47
10/21	10/29/2021	34853	Colorado Natural Gas, Inc.	Natural Gas-W&S Shop	03-0100-7191	105.84	105.84
10/21	10/29/2021	34853	Colorado Natural Gas, Inc.	Natural Gas-Pro Shop	01-4000-7191	178.68	178.68
10/21	10/29/2021	34853	Colorado Natural Gas, Inc.	Natural Gas-Wastewater plant	03-0100-7191	78.48	78.48
10/21	10/29/2021	34853	Colorado Natural Gas, Inc.	Natural Gas-Pool	01-0203-7191	61.92	61.92
Total 34853:							838.57
34854							
10/21	10/29/2021	34854	Evoqua Water Technologies	Totes ATKA KIOR/WTP	02-0100-7150	6,665.82	6,665.82
Total 34854:							6,665.82
34855							
10/21	10/29/2021	34855	High Country Repair LLC	Pea Gravel/WTP	02-0100-7150	83.98	83.98
Total 34855:							83.98
34856							
10/21	10/29/2021	34856	MetLife Small Business Center	Dental/Vision-Oct	01-0000-2230	560.55	560.55
10/21	10/29/2021	34856	MetLife Small Business Center	Dental/Vision-Nov	01-0000-2230	521.05	521.05
Total 34856:							1,081.60
34857							
10/21	10/29/2021	34857	Pitney Bowes Global Financial	Lease Sept-Oct/WTP, WWTP,Adm	02-0100-7150	39.66	39.66
10/21	10/29/2021	34857	Pitney Bowes Global Financial	Lease Sept-Oct/WTP, WWTP,Adm	03-0100-7150	39.67	39.67
10/21	10/29/2021	34857	Pitney Bowes Global Financial	Lease Sept-Oct/WTP, WWTP,Adm	01-0100-7150	39.67	39.67
Total 34857:							119.00

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Amount	Check Amount
34858							
10/21	10/29/2021	34858	Rye Telephone CO	Telephone/Adm	01-0100-7193	553.85	553.85
10/21	10/29/2021	34858	Rye Telephone CO	Telephone/P&R	01-0208-7193	163.60	163.60
10/21	10/29/2021	34858	Rye Telephone CO	Telephone/WWTP	03-0100-7193	224.38	224.38
10/21	10/29/2021	34858	Rye Telephone CO	Telephone/WTP	02-0100-7193	357.52	357.52
10/21	10/29/2021	34858	Rye Telephone CO	Telephone/GC	01-4000-7193	273.60	273.60
10/21	10/29/2021	34858	Rye Telephone CO	Telephone/GCM	01-4001-7193	99.68	99.68
Total 34858:							1,672.63
34859							
10/21	10/29/2021	34859	SePro Corporation	PAK 27 Algaecide/WTP	02-0100-7150	2,800.00	2,800.00
Total 34859:							2,800.00
34860							
10/21	10/29/2021	34860	Toro NSN	Service Agreement-Nov/GCM	01-4001-7122	155.00	155.00
Total 34860:							155.00
34861							
10/21	10/29/2021	34861	Wells Fargo Financial Leasing	Jacobsen Mowers Lease-Nov./GCM	01-4001-7730	565.29	565.29
Total 34861:							565.29
34862							
11/21	11/05/2021	34862	A Squared Instruments and Con	Oct Svc, On-site/WTP	02-0100-7122	2,150.00	2,150.00
11/21	11/05/2021	34862	A Squared Instruments and Con	Oct Svc, On-site/WWTP	03-0100-7122	2,150.00	2,150.00
Total 34862:							4,300.00
34863							
11/21	11/05/2021	34863	Acorn Petroleum, Inc	Fuel/Adm	01-0100-7151	38.11	38.11
11/21	11/05/2021	34863	Acorn Petroleum, Inc	Fuel/Roads	01-6000-7151	286.41	286.41
11/21	11/05/2021	34863	Acorn Petroleum, Inc	Fuel/P&R	01-0208-7151	324.54	324.54
11/21	11/05/2021	34863	Acorn Petroleum, Inc	Fuel/WTP	02-0100-7151	389.45	389.45
11/21	11/05/2021	34863	Acorn Petroleum, Inc	Fuel/WWTP	03-0100-7151	259.63	259.63
11/21	11/05/2021	34863	Acorn Petroleum, Inc	Fuel/GCM	04-0201-7151	1,611.29	1,611.29
Total 34863:							2,909.43
34864							
11/21	11/05/2021	34864	ADVANCED COMPRESSOR SE	PM Comprssed Air System/WTP	02-0100-7122	388.75	388.75
Total 34864:							388.75
34865							
11/21	11/05/2021	34865	ALAN GARST	Telephone Reimbursement/WTP	02-0100-7193	22.50	22.50
11/21	11/05/2021	34865	ALAN GARST	Telephone Reimbursement/WWTP	03-0100-7193	7.50	7.50
Total 34865:							30.00
34866							
11/21	11/05/2021	34866	Ambiente H2O Inc	Pump repair & Insp/WWTP	03-0100-7122	1,354.00	1,354.00
Total 34866:							1,354.00

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Amount	Check Amount
34867							
11/21	11/05/2021	34867	ATK Services LLC	Annual Fire Ext. Maint/Adm	01-0100-7122	139.00	139.00
11/21	11/05/2021	34867	ATK Services LLC	Annual Fire Ext. Maint/WTP	02-0100-7122	44.00	44.00
11/21	11/05/2021	34867	ATK Services LLC	Annual Fire Ext. Maint/WWTP	03-0100-7122	44.00	44.00
11/21	11/05/2021	34867	ATK Services LLC	Annual Fire Ext. Maint/P&R	01-0208-7122	39.90	39.90
11/21	11/05/2021	34867	ATK Services LLC	Annual Fire Ext. Maint/WTP	02-0100-7122	16.00	16.00
11/21	11/05/2021	34867	ATK Services LLC	Annual Fire Ext. Maint/Rec Ctr	01-0203-7122	62.00	62.00
11/21	11/05/2021	34867	ATK Services LLC	Annual Fire Ext. Maint/WWTP	03-0100-7122	68.29	68.29
11/21	11/05/2021	34867	ATK Services LLC	Annual Fire Ext. Maint/GC	04-0100-7122	124.00	124.00
11/21	11/05/2021	34867	ATK Services LLC	Annual Fire Ext. Maint/GCM	04-0201-7122	138.80	138.80
Total 34867:							675.99
34868							
11/21	11/05/2021	34868	Ayden Gillund	Telephone Reimburse/WTP	02-0100-7193	15.00	15.00
11/21	11/05/2021	34868	Ayden Gillund	Telephone Reimburse/WWTP	03-0100-7193	15.00	15.00
Total 34868:							30.00
34869							
11/21	11/05/2021	34869	Beverly Fodor	Telephone Reimbursement/Adm	01-0100-7193	10.50	10.50
11/21	11/05/2021	34869	Beverly Fodor	Telephone Reimbursement/WTP	02-0100-7193	7.50	7.50
11/21	11/05/2021	34869	Beverly Fodor	Telephone Reimbursement/WWTP	03-0100-7193	4.50	4.50
11/21	11/05/2021	34869	Beverly Fodor	Telephone Reimbursement/GC	04-0100-7193	1.50	1.50
11/21	11/05/2021	34869	Beverly Fodor	Telephone Reimbursement/GCM	04-0201-7193	1.50	1.50
11/21	11/05/2021	34869	Beverly Fodor	Telephone Reimbursement/P&R	01-0208-7193	4.50	4.50
Total 34869:							30.00
34870							
11/21	11/05/2021	34870	Business Solutions Leasing	Copier Lease-Nov/Adm	01-0100-7122	212.26	212.26
Total 34870:							212.26
34871							
11/21	11/05/2021	34871	Christoffer Robinson	Telephone Reimbursement/WTP	02-0100-7193	15.00	15.00
11/21	11/05/2021	34871	Christoffer Robinson	Telephone Reimbursement/WWTP	03-0100-7193	15.00	15.00
Total 34871:							30.00
34872							
11/21	11/05/2021	34872	Cintas Corporation #562	Janitorial Svs/GCM	04-0201-7122	46.08	46.08
11/21	11/05/2021	34872	Cintas Corporation #562	Janitorial Svs/GCM	04-0201-7122	46.08	46.08
Total 34872:							92.16
34873							
11/21	11/05/2021	34873	Colorado City Metropolitan Dist	4497 Bent Bros/Adm	01-0100-7192	62.46	62.46
11/21	11/05/2021	34873	Colorado City Metropolitan Dist	5000 E CO Blvd/WWTP	03-0100-7192	58.76	58.76
11/21	11/05/2021	34873	Colorado City Metropolitan Dist	5000 Cuerno Verde/Pool	01-0207-7192	161.79	161.79
11/21	11/05/2021	34873	Colorado City Metropolitan Dist	9000 Hwy 165 Park/P&R	01-0208-7192	278.25	278.25
11/21	11/05/2021	34873	Colorado City Metropolitan Dist	9000 Hwy 165/P&R	01-0208-7192	56.92	56.92
11/21	11/05/2021	34873	Colorado City Metropolitan Dist	6042 9000 HWY 165 W/P&R	01-0208-7192	33.25	33.25
11/21	11/05/2021	34873	Colorado City Metropolitan Dist	9000 Hwy 165 Showers/P&R	01-0208-7192	219.45	219.45
11/21	11/05/2021	34873	Colorado City Metropolitan Dist	55 N Parkway/GC	04-0100-7192	1,140.49	1,140.49
11/21	11/05/2021	34873	Colorado City Metropolitan Dist	5218 Monte Vista Rec CTR/P&R	01-0203-7192	67.92	67.92
11/21	11/05/2021	34873	Colorado City Metropolitan Dist	4500 Cuerno Verde/GCM	04-0201-7192	40.33	40.33

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Amount	Check Amount
11/21	11/05/2021	34873	Colorado City Metropolitan Dist	Hole 14/GC	04-0100-7192	77.82	77.82
Total 34873:							2,197.44
34874							
11/21	11/05/2021	34874	Core & Main LP	CC Tap Saddles/WTP	02-0100-7150	552.08	552.08
11/21	11/05/2021	34874	Core & Main LP	CC Tap Saddles/WTP	02-0100-7150	138.02	138.02
11/21	11/05/2021	34874	Core & Main LP	CC Tap Saddles/WWTP	03-0100-7150	138.02	138.02
Total 34874:							828.12
34875							
11/21	11/05/2021	34875	Cristy Adams	Telephone Reimbursement/Adm	01-0100-7193	6.00	6.00
11/21	11/05/2021	34875	Cristy Adams	Telephone Reimbursement/WTP	02-0100-7193	15.00	15.00
11/21	11/05/2021	34875	Cristy Adams	Telephone Reimbursement/WWTP	03-0100-7193	9.00	9.00
Total 34875:							30.00
34876							
11/21	11/05/2021	34876	Davis Paving & Sealcoating, In	Asphalt Patch-Applewood, Monte, Turf/W	02-0100-7122	5,872.62	5,872.62
11/21	11/05/2021	34876	Davis Paving & Sealcoating, In	Asphalt Patch-Applewood, Monte, Turf/W	03-0100-7122	5,872.63	5,872.63
Total 34876:							11,745.25
34877							
11/21	11/05/2021	34877	Direct Discharge Consulting, LL	Oct ORC/WWTP	03-0100-7122	800.00	800.00
Total 34877:							800.00
34878							
11/21	11/05/2021	34878	Donald Anzlovar (2)	Telephone Reimbursement	04-0201-7193	30.00	30.00
Total 34878:							30.00
34879							
11/21	11/05/2021	34879	Executech Utah, Inc.	Sophos, Acronis Server Backup/Adm	01-0100-7122	141.20	141.20
Total 34879:							141.20
34880							
11/21	11/05/2021	34880	Family Support Registry	FSR Remittance ID 16110462 Payroll En	01-0000-2225	257.07	257.07
Total 34880:							257.07
34881							
11/21	11/05/2021	34881	FEDEX	Transport Samples/WTP	02-0100-7150	75.61	75.61
11/21	11/05/2021	34881	FEDEX	Transport Samples/WTP	02-0100-7150	105.15	105.15
Total 34881:							180.76
34882							
11/21	11/05/2021	34882	Gary Golladay	License Renewal/WTP	02-0100-7125	135.00	135.00
11/21	11/05/2021	34882	Gary Golladay	Class A Renewal/WWTP	03-0100-7125	50.00	50.00
Total 34882:							185.00

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Amount	Check Amount
34883							
11/21	11/05/2021	34883	GCR Tires & Service	Tire Replace & Remount Tractor/WTP,W	02-0100-7122	175.04	175.04
11/21	11/05/2021	34883	GCR Tires & Service	Tire Replace & Remount Tractor/WTP,W	03-0100-7122	175.04	175.04
11/21	11/05/2021	34883	GCR Tires & Service	Tire Replace & Remount Tractor/WTP,W	03-0100-7122	402.67	402.67
11/21	11/05/2021	34883	GCR Tires & Service	Tire Replace & Remount Tractor/WTP,W	02-0100-7122	402.67	402.67
Total 34883:							1,155.42
34884							
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Bag Ziploc Ezopn/WWTP	03-0100-7150	71.88	71.88
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Drill Bit,Extractor Screw/WWTP	03-0100-7150	11.98	11.98
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Spray Paint HWY/P&R Soccer	01-0608-7150	47.94	47.94
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Nozzle Selct MTL/WWTP	03-0100-7150	12.99	12.99
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Padlock,Barrel Bolt 3"/Pool	01-0207-7150	33.98	33.98
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Floodlight/Pool	01-0207-7150	21.99	21.99
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Key,Wasp-Hornet Kill/Pool	01-0207-7150	18.95	18.95
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Tap Valve/Pool	01-0207-7150	6.99	6.99
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Bolt Eye w-nuts/GCM	04-0201-7150	1.59	1.59
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Misc Hardware-t-posts/P&R	01-0208-7150	48.38	48.38
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	T-Post, Gorilla Tape/P&R	01-0208-7150	22.98	22.98
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Pliers Diagonal/P&R	01-0208-7150	18.99	18.99
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Washer Slip Joint,O ring/WWTP	03-0100-7150	1.58	1.58
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Tape Measr/WTP	02-0100-7150	20.99	20.99
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Double cut key/WTP	02-0100-7150	3.99	3.99
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Cutoff WHL4/WTP	02-0100-7150	18.36	18.36
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Misc Hardware/WTP	02-0100-7150	4.00	4.00
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Bit Drill/WTP	02-0100-7150	6.59	6.59
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Shovel/WTP	02-0100-7150	15.99	15.99
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Tape Rule, Level/WTP	02-0100-7150	12.98	12.98
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Yard Hydrant, Hose Adpt/WWTP	03-0100-7150	102.46	102.46
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	T-post, Elbow,Nipple Galv/WWTP	03-0100-7150	25.74	25.74
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Tee Mall/WWTP	03-0100-7150	9.99	9.99
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Propane/WWTP	03-0100-7150	116.56	116.56
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Softlens,bit holder/WTP	02-0100-7150	15.07	15.07
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Glass Clnr,Trash Bags/WTP	02-0100-7150	45.73	45.73
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Push thr adpt/WTP	02-0100-7150	44.91	44.91
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Push thr adpt/WTP	02-0100-7150	65.57	65.57
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Single Cut Keys/WTP	02-0100-7150	3.38	3.38
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Brooder Lamp/WTP	02-0100-7150	32.98	32.98
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Film Poly CLR4Mil/WWTP	03-0100-7150	36.99	36.99
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Measure cup, Pelelt/WTP	02-0100-7150	32.98	32.98
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Shovel/WWTP	03-0100-7150	24.99	24.99
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	5' Grn T-posts,Lumber/WTP	02-0100-7150	21.24	21.24
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Hydraulic Oil/WTP	02-0100-7150	19.99	19.99
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Trsh bag/WWTP	03-0100-7150	17.58	17.58
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Hydraulic Oil/WWTP	03-0100-7150	19.99	19.99
11/21	11/05/2021	34884	Greenhorn Valley Ace Hardware	Concrete,drill bit/P&R	01-0208-7150	188.73	188.73
Total 34884:							1,228.00
34885							
11/21	11/05/2021	34885	Gregory Collins	Oct Board Mtgs/Adm	01-0100-7122	50.00	50.00
Total 34885:							50.00
34886							
11/21	11/05/2021	34886	Harry Hochstetler	Oct Board Mtgs/Adm	01-0100-7122	100.00	100.00

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 34886:							100.00
34887							
11/21	11/05/2021	34887	Interstate Chemical Co.	Chemicals/WTP	02-0100-7150	1,487.80	1,487.80
11/21	11/05/2021	34887	Interstate Chemical Co.	Chemicals/WTP	02-0100-7150	2,926.60	2,926.60
Total 34887:							4,414.40
34888							
11/21	11/05/2021	34888	James Eccher	Reimburse Training Meal/WTP	02-0100-6320	20.50	20.50
11/21	11/05/2021	34888	James Eccher	Reimburse Training Meal/WWTP	03-0100-6320	20.49	20.49
11/21	11/05/2021	34888	James Eccher	Zoom Mtg Reim/Adm	01-0100-7150	31.48	31.48
11/21	11/05/2021	34888	James Eccher	Telephone Reimbursement/Adm	01-0100-7193	15.00	15.00
11/21	11/05/2021	34888	James Eccher	Telephone Reimbursement/WTP	02-0100-7193	10.50	10.50
11/21	11/05/2021	34888	James Eccher	Telephone Reimbursement/WWTP	03-0100-7193	4.50	4.50
Total 34888:							102.47
34889							
11/21	11/05/2021	34889	Jody Minkler	Telephone Reimbursement/WTP	02-0100-7193	15.00	15.00
11/21	11/05/2021	34889	Jody Minkler	Telephone Reimbursement/WWTP	03-0100-7193	15.00	15.00
Total 34889:							30.00
34890							
11/21	11/05/2021	34890	Josh Briggs	Telephone Reimburse/P&R	01-0208-7193	30.00	30.00
Total 34890:							30.00
34891							
11/21	11/05/2021	34891	L.L. Johnson Distributing Co	EHC Convert/GCM	04-0201-7184	704.12	704.12
Total 34091:							704.12
34892							
11/21	11/05/2021	34892	Mastercard	PACOG Cater/Adm	01-0100-7150	281.41	281.41
11/21	11/05/2021	34892	Mastercard	Conference-573344860/Adm	01-0100-6320	40.56	40.56
11/21	11/05/2021	34892	Mastercard	Microsoft Program Purchase/WTP	02-0100-7124	49.99	49.99
11/21	11/05/2021	34892	Mastercard	Microsoft Program Purchase/WWTP	03-0100-7124	50.00	50.00
11/21	11/05/2021	34892	Mastercard	Card Overlimt fee/Adm	01-0100-7154	86.57	86.57
11/21	11/05/2021	34892	Mastercard	Fee/Adm	01-0100-7150	40.00	40.00
Total 34892:							548.53
34893							
11/21	11/05/2021	34893	Moses, Wittemeyer, Harrison, P.	Legal Fees-Sept/WTP	02-0100-7141	336.13	336.13
Total 34893:							336.13
34894							
11/21	11/05/2021	34894	Mountain Disposal	Trash/Adm	01-0100-7194	50.00	50.00
11/21	11/05/2021	34894	Mountain Disposal	Trash/GCM	04-0201-7194	85.00	85.00
11/21	11/05/2021	34894	Mountain Disposal	Trash/GC	04-0100-7194	85.00	85.00
11/21	11/05/2021	34894	Mountain Disposal	Trash/WTP	02-0100-7194	85.00	85.00
11/21	11/05/2021	34894	Mountain Disposal	Trash/WWTP	03-0100-7194	70.00	70.00
11/21	11/05/2021	34894	Mountain Disposal	2yd Weekly/Pool	01-0207-7194	70.00	70.00

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Amount	Check Amount
11/21	11/05/2021	34894	Mountain Disposal	3yd/P&R	01-0208-7194	65.00	65.00
11/21	11/05/2021	34894	Mountain Disposal	2yd CampGr 2X/P&R	01-0208-7194	95.00	95.00
11/21	11/05/2021	34894	Mountain Disposal	2yd EOW N. Lake/P&R	01-0208-7194	55.00	55.00
11/21	11/05/2021	34894	Mountain Disposal	2yd EOW S. Lake/P&R	01-0208-7194	55.00	55.00
11/21	11/05/2021	34894	Mountain Disposal	Porta-Let/GC	04-0100-7194	180.00	180.00
11/21	11/05/2021	34894	Mountain Disposal	Porta-Let/Lake Beckwith	01-0208-7194	120.00	120.00
11/21	11/05/2021	34894	Mountain Disposal	Porta-Let/Cold Creek	02-0100-7194	90.00	90.00
11/21	11/05/2021	34894	Mountain Disposal	Porta-Let/CG 2X	01-0208-7194	120.00	120.00
11/21	11/05/2021	34894	Mountain Disposal	Porta-Let/Ballfield	01-0208-7194	90.00	90.00
Total 34894:							1,315.00
34895							
11/21	11/05/2021	34895	Nate Roberts	Telephone Reimbursement/WTP	02-0100-7193	15.00	15.00
11/21	11/05/2021	34895	Nate Roberts	Telephone Reimbursement/WWTP	03-0100-7193	15.00	15.00
Total 34895:							30.00
34896							
11/21	11/05/2021	34896	Oralia Gonzales	Refund for overpayment	19-0000-1991	110.91	110.91
Total 34896:							110.91
34897							
11/21	11/05/2021	34897	Pat & Christy Hyatt	Refund for overpayment	19-0000-1991	47.02	47.02
Total 34897:							47.02
34898							
11/21	11/05/2021	34898	PlaysetParts.com	Swing Hangers/P&R	01-0208-7150	219.90	219.90
Total 34898:							219.90
34899							
11/21	11/05/2021	34899	Prutch's Garage Door Co., Inc	Repair Door at WTP/WTP	02-0100-7122	168.00	168.00
Total 34899:							168.00
34900							
11/21	11/05/2021	34900	R Maxfield	Refund for overpayment	19-0000-1991	171.98	171.98
Total 34900:							171.98
34901							
11/21	11/05/2021	34901	Rampart Supply, Inc.	Pressure Valve/WTP	02-0100-7150	72.79	72.79
11/21	11/05/2021	34901	Rampart Supply, Inc.	Coupler, Chek Valve, Ball Valve/WWTP	03-0100-7150	223.55	223.55
11/21	11/05/2021	34901	Rampart Supply, Inc.	2" PVC Comp, Check Valve/WWTP	03-0100-7150	129.50	129.50
Total 34901:							425.84
34902							
11/21	11/05/2021	34902	Rex Gruber	Refund withdrawal of App/CCAAC	01-0100-4520	200.00	200.00
Total 34902:							200.00
34903							
11/21	11/05/2021	34903	Robert Cook	Oct Board Mtgs/Adm	01-0100-7122	100.00	100.00

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 34903:							100.00
34904							
11/21	11/05/2021	34904	Rye Telephone CO	Telephone/Adm	01-0100-7193	553.85	553.85
11/21	11/05/2021	34904	Rye Telephone CO	Telephone/P&R	01-0208-7193	165.12	165.12
11/21	11/05/2021	34904	Rye Telephone CO	Telephone/WWTP	03-0100-7193	268.45	268.45
11/21	11/05/2021	34904	Rye Telephone CO	Telephone/WTP	02-0100-7193	313.45	313.45
11/21	11/05/2021	34904	Rye Telephone CO	Telephone/GC	04-0100-7193	174.63	174.63
11/21	11/05/2021	34904	Rye Telephone CO	Telephone/GCM	04-0201-7193	99.68	99.68
Total 34904:							1,575.18
34905							
11/21	11/05/2021	34905	Safety-Kleen Systems Inc	Parts Washer Solvent/GCM	04-0201-7122	300.35	300.35
Total 34905:							300.35
34906							
11/21	11/05/2021	34906	Samantha Shrewsbury	Soccer Refund/P&R	01-0308-4510	30.00	30.00
Total 34906:							30.00
34907							
11/21	11/05/2021	34907	San Isabel Electric Association	W&S Security LT/WTP, WWTP	03-0100-7190	21.08	21.08
11/21	11/05/2021	34907	San Isabel Electric Association	W&S Security LT/WTP, WWTP	02-0100-7190	10.79	10.79
11/21	11/05/2021	34907	San Isabel Electric Association	N. Parkway Pump/GCM	04-0201-7190	86.77	86.77
11/21	11/05/2021	34907	San Isabel Electric Association	55 N Parkway/GC	04-0100-7190	993.50	993.50
11/21	11/05/2021	34907	San Isabel Electric Association	5000 East Col Blvd/W&S Shop	03-0100-7190	40.06	40.06
11/21	11/05/2021	34907	San Isabel Electric Association	5000 East Col Blvd/W&S Shop	02-0100-7190	40.05	40.05
11/21	11/05/2021	34907	San Isabel Electric Association	54 Lights/Roads	01-6000-7190	875.21	875.21
11/21	11/05/2021	34907	San Isabel Electric Association	4500 Cuerno Verde/GCM	04-0201-7190	34.43	34.43
11/21	11/05/2021	34907	San Isabel Electric Association	4500 Cuerno Verde/GCM	04-0201-7190	112.08	112.08
11/21	11/05/2021	34907	San Isabel Electric Association	5000 Cuerno Verde/Pool	01-0207-7190	161.27	161.27
11/21	11/05/2021	34907	San Isabel Electric Association	P&R Security LT/Pool	01-0207-7190	16.18	16.18
11/21	11/05/2021	34907	San Isabel Electric Association	Tank #1/WTP	02-0100-7190	2,508.67	2,508.67
11/21	11/05/2021	34907	San Isabel Electric Association	5000 Cuerno Verde Blvd/Rec Ctr	01-0203-7190	216.90	216.90
11/21	11/05/2021	34907	San Isabel Electric Association	Marina Sec LT/ADM	01-0100-7190	10.29	10.29
11/21	11/05/2021	34907	San Isabel Electric Association	Lake Beckwith Restroom/P&R	01-0208-7190	34.00	34.00
11/21	11/05/2021	34907	San Isabel Electric Association	5445 Cuerno Verde/GCM	04-0201-7190	10.79	10.79
11/21	11/05/2021	34907	San Isabel Electric Association	Rec Dist Well/WTP	02-0100-7190	35.86	35.86
11/21	11/05/2021	34907	San Isabel Electric Association	5600 Cuerno Verde/WTP	02-0100-7190	6,352.65	6,352.65
11/21	11/05/2021	34907	San Isabel Electric Association	Greenhorn Mdws Park/P&R	01-0208-7190	47.59	47.59
11/21	11/05/2021	34907	San Isabel Electric Association	W&S Security LT/WTP, WWTP	02-0100-7190	10.79	10.79
11/21	11/05/2021	34907	San Isabel Electric Association	W&S Security LT/WTP, WWTP	03-0100-7190	10.79	10.79
11/21	11/05/2021	34907	San Isabel Electric Association	P&R Security LT/P&R	01-0208-7190	16.18	16.18
11/21	11/05/2021	34907	San Isabel Electric Association	P&R Security LT/P&R	01-0208-7190	16.68	16.68
11/21	11/05/2021	34907	San Isabel Electric Association	W&S Security LT/WTP, WWTP	02-0100-7190	25.12	25.12
11/21	11/05/2021	34907	San Isabel Electric Association	4497 Bent Bros/ADM	01-0100-7190	126.38	126.38
11/21	11/05/2021	34907	San Isabel Electric Association	4497 Bent Bros/ADM	01-0100-7190	129.53	129.53
11/21	11/05/2021	34907	San Isabel Electric Association	W&S Security LT/WTP, WWTP	03-0100-7190	10.29	10.29
11/21	11/05/2021	34907	San Isabel Electric Association	Greenhorn Campground/P&R	01-0208-7190	855.82	855.82
11/21	11/05/2021	34907	San Isabel Electric Association	Tank #2/WTP	02-0100-7190	62.86	62.86
11/21	11/05/2021	34907	San Isabel Electric Association	P&R Security LT/P&R	01-0208-7190	16.68	16.68
11/21	11/05/2021	34907	San Isabel Electric Association	P&R Security LT/P&R	01-0208-7190	16.68	16.68
11/21	11/05/2021	34907	San Isabel Electric Association	P&R Security LT/P&R	01-0208-7190	16.18	16.18
11/21	11/05/2021	34907	San Isabel Electric Association	P&R Security LT/P&R	01-0208-7190	16.18	16.18

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Amount	Check Amount
11/21	11/05/2021	34907	San Isabel Electric Association	P&R Security LT/P&R	01-0208-7190	16.18	16.18
11/21	11/05/2021	34907	San Isabel Electric Association	P&R Security LT/P&R	01-0208-7190	16.18	16.18
11/21	11/05/2021	34907	San Isabel Electric Association	Ball Field/P&R	01-0208-7190	47.18	47.18
11/21	11/05/2021	34907	San Isabel Electric Association	Greenhorn Mdws Park/P&R	01-0208-7190	39.87	39.87
11/21	11/05/2021	34907	San Isabel Electric Association	Gazebo/P&R	01-0208-7190	26.47	26.47
11/21	11/05/2021	34907	San Isabel Electric Association	P&R Security LT/P&R	01-0208-7190	16.68	16.68
11/21	11/05/2021	34907	San Isabel Electric Association	P&R Security LT/P&R	01-0208-7190	16.18	16.18
11/21	11/05/2021	34907	San Isabel Electric Association	W&S Security LT/WTP, WWTP	03-0100-7190	10.79	10.79
11/21	11/05/2021	34907	San Isabel Electric Association	Greenhorn Mdws Park/P&R	01-0208-7190	117.66	117.66
11/21	11/05/2021	34907	San Isabel Electric Association	P&R Security LT/P&R	01-0208-7190	16.68	16.68
11/21	11/05/2021	34907	San Isabel Electric Association	Cold Springs Pump/WTP	02-0100-7190	399.96	399.96
11/21	11/05/2021	34907	San Isabel Electric Association	Cold Springs Pump Sec LT/WTP	02-0100-7190	10.29	10.29
11/21	11/05/2021	34907	San Isabel Electric Association	Tank #3/WTP	02-0100-7190	48.59	48.59
11/21	11/05/2021	34907	San Isabel Electric Association	Booster Station/WTP	02-0100-7190	642.43	642.43
11/21	11/05/2021	34907	San Isabel Electric Association	Park Sign/P&R	01-0208-7190	81.39	81.39
11/21	11/05/2021	34907	San Isabel Electric Association	15th Hole/GC	04-0100-7190	39.58	39.58
11/21	11/05/2021	34907	San Isabel Electric Association	Gate Tank #4/WTP	02-0100-7190	32.29	32.29
11/21	11/05/2021	34907	San Isabel Electric Association	Rodeo Grounds Well/WTP	02-0100-7190	247.43	247.43
11/21	11/05/2021	34907	San Isabel Electric Association	18th Well/WTP	02-0100-7190	177.52	177.52
11/21	11/05/2021	34907	San Isabel Electric Association	Kanaeche Well/STP	02-0100-7190	120.76	120.76
11/21	11/05/2021	34907	San Isabel Electric Association	Dixit Well/WTP	02-0100-7190	78.42	78.42
11/21	11/05/2021	34907	San Isabel Electric Association	Summit Well/WTP	02-0100-7190	87.28	87.28
11/21	11/05/2021	34907	San Isabel Electric Association	Greenhorn Park Gazebo/P&R	01-0208-7190	92.78	92.78
11/21	11/05/2021	34907	San Isabel Electric Association	3160 Applewood/WWTP	03-0100-7190	2,234.77	2,234.77
11/21	11/05/2021	34907	San Isabel Electric Association	Concession Stand/P&R	01-0208-7190	135.10	135.10
Total 34907:							17,690.79
34908							
11/21	11/05/2021	34908	Schuster's Printing, Inc.	Envelopes/WTP,WWTP,Adm	01-0100-7150	86.00	86.00
11/21	11/05/2021	34908	Schuster's Printing, Inc.	Envelopes/WTP,WWTP,Adm	02-0100-7150	86.00	86.00
11/21	11/05/2021	34908	Schuster's Printing, Inc.	Envelopes/WTP,WWTP,Adm	03-0100-7150	86.00	86.00
Total 34908:							258.00
34909							
11/21	11/05/2021	34909	SGS North America Inc.	Testing--Weekly Effluent/WWTP	03-0100-7122	73.50	73.50
11/21	11/05/2021	34909	SGS North America Inc.	Testing--Strain Sludge/WWTP	03-0100-7122	80.34	80.34
11/21	11/05/2021	34909	SGS North America Inc.	Testing-Haloacetic,Trihalomethanes/WT	02-0100-7122	197.50	197.50
11/21	11/05/2021	34909	SGS North America Inc.	Testing-Haloacetic,Trihalomethanes/WT	02-0100-7122	197.50	197.50
11/21	11/05/2021	34909	SGS North America Inc.	Testing-Haloacetic,Trihalomethanes/WT	02-0100-7122	197.50	197.50
11/21	11/05/2021	34909	SGS North America Inc.	Testing-Haloacetic,Trihalomethanes/WT	02-0100-7122	197.50	197.50
11/21	11/05/2021	34909	SGS North America Inc.	Testing--Annual Metals/WWTP	03-0100-7122	329.50	329.50
11/21	11/05/2021	34909	SGS North America Inc.	Testing-Colo Drinking Water/WTP	02-0100-7122	88.08	88.08
Total 34909:							1,361.42
34910							
11/21	11/05/2021	34910	Shanna Lovin	Refund-Campground/P&R	01-0208-4510	450.00	450.00
Total 34910:							450.00
34911							
11/21	11/05/2021	34911	Sprint	Telephone/WTP	02-0100-7193	92.33	92.33
11/21	11/05/2021	34911	Sprint	Telephone/WWTP	03-0100-7193	82.50	82.50
11/21	11/05/2021	34911	Sprint	Telephone/P&R	01-0208-7193	47.26	47.26
11/21	11/05/2021	34911	Sprint	Telephone/GC	04-0100-7193	27.20	27.20

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 34911:							249.29
34912							
11/21	11/05/2021	34912	Staples Credit Plan	Office Supplies/Adm	01-0100-7154	81.60	81.60
11/21	11/05/2021	34912	Staples Credit Plan	Office Supplies/Adm	01-0100-7154	386.57	386.57
Total 34912:							468.17
34913							
11/21	11/05/2021	34913	The Service Center LLC	04 GMC Oil Change/WTP,WWTP	02-0100-7122	104.48	104.48
11/21	11/05/2021	34913	The Service Center LLC	04 GMC Oil Change/WTP,WWTP	03-0100-7122	104.48	104.48
11/21	11/05/2021	34913	The Service Center LLC	04 GMC Diag,Trl Hookup/WTP,WWTP	02-0100-7122	137.82	137.82
11/21	11/05/2021	34913	The Service Center LLC	04 GMC Diag,Trl Hookup/WTP,WWTP	03-0100-7122	137.81	137.81
11/21	11/05/2021	34913	The Service Center LLC	Trailer Tire 235/85R16/WWTP	03-0100-7150	263.45	263.45
11/21	11/05/2021	34913	The Service Center LLC	Oil Change-21' Ranger/WTP,WWTP	02-0100-7122	65.40	65.40
11/21	11/05/2021	34913	The Service Center LLC	Oil Change-21' Ranger/WTP,WWTP	03-0100-7122	65.39	65.39
Total 34913:							878.83
34914							
11/21	11/05/2021	34914	Three Kings Construction LLC	Refund for overpayment	19-0000-1991	101.00	101.00
Total 34914:							101.00
34915							
11/21	11/05/2021	34915	USA Blue Book	Testing Supplies/WTP,WWTP	02-0100-7150	935.16	935.16
11/21	11/05/2021	34915	USA Blue Book	Testing Supplies/WTP,WWTP	03-0100-7150	935.16	935.16
11/21	11/05/2021	34915	USA Blue Book	Nitrile Gloves/WTP,WWTP	02-0100-7150	238.70	238.70
11/21	11/05/2021	34915	USA Blue Book	Nitrile Gloves/WTP,WWTP	03-0100-7150	238.70	238.70
11/21	11/05/2021	34915	USA Blue Book	Nitrile Gloves/WTP,WWTP	02-0100-7150	75.90	75.90
11/21	11/05/2021	34915	USA Blue Book	Nitrile Gloves/WTP,WWTP	03-0100-7150	75.90	75.90
11/21	11/05/2021	34915	USA Blue Book	Nitrile Gloves/WTP,WWTP	02-0100-7150	75.90	75.90
11/21	11/05/2021	34915	USA Blue Book	Nitrile Gloves/WTP,WWTP	03-0100-7150	75.90	75.90
11/21	11/05/2021	34915	USA Blue Book	Nitrile Gloves/WTP,WWTP	02-0100-7150	346.50	346.50
11/21	11/05/2021	34915	USA Blue Book	Nitrile Gloves/WTP,WWTP	03-0100-7150	346.50	346.50
11/21	11/05/2021	34915	USA Blue Book	Nitrile Gloves/WTP,WWTP	02-0100-7150	116.79	116.79
11/21	11/05/2021	34915	USA Blue Book	Nitrile Gloves/WTP,WWTP	03-0100-7150	116.79	116.79
11/21	11/05/2021	34915	USA Blue Book	Testing Supplies/WTP,WWTP	02-0100-7150	378.10	378.10
11/21	11/05/2021	34915	USA Blue Book	Testing Supplies/WTP,WWTP	03-0100-7150	378.10	378.10
Total 34915:							4,334.10
34916							
11/21	11/05/2021	34916	Utility Notification Center of Col	Utility Locates/WTP,WWTP	02-0100-7150	41.58	41.58
11/21	11/05/2021	34916	Utility Notification Center of Col	Utility Locates/WTP,WWTP	03-0100-7150	41.58	41.58
Total 34916:							83.16
34917							
11/21	11/05/2021	34917	Waste Connections of Colorado	Dump Biosolids/WWTP	03-0100-7122	1,057.09	1,057.09
Total 34917:							1,057.09
34918							
11/21	11/05/2021	34918	Yvonne Barron (2)	Telephone Reimbursement/ADM	01-0100-7193	15.00	15.00
11/21	11/05/2021	34918	Yvonne Barron (2)	Telephone Reimbursement/WTP	02-0100-7193	10.50	10.50

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice GL Account	Invoice Amount	Check Amount
11/21	11/05/2021	34918	Yvonne Barron (2)	Telephone Reimbursement/WWTP	03-0100-7193	4.50	4.50
Total 34918:							30.00
Grand Totals:							87,543.79

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-0000-2110	.00	14,602.08-	14,602.08-
01-0000-2225	257.07	.00	257.07
01-0000-2230	1,081.60	.00	1,081.60
01-0100-4520	200.00	.00	200.00
01-0100-6320	40.56	.00	40.56
01-0100-7122	742.46	.00	742.46
01-0100-7150	478.56	.00	478.56
01-0100-7151	38.11	.00	38.11
01-0100-7154	554.74	.00	554.74
01-0100-7190	266.20	.00	266.20
01-0100-7191	61.55	.00	61.55
01-0100-7192	62.46	.00	62.46
01-0100-7193	1,154.20	.00	1,154.20
01-0100-7194	50.00	.00	50.00
01-0203-7122	62.00	.00	62.00
01-0203-7190	216.90	.00	216.90
01-0203-7191	179.84	.00	179.84
01-0203-7192	67.92	.00	67.92
01-0207-7150	81.91	.00	81.91
01-0207-7190	177.45	.00	177.45
01-0207-7192	161.79	.00	161.79
01-0207-7194	70.00	.00	70.00
01-0208-4510	450.00	.00	450.00
01-0208-7122	39.90	.00	39.90
01-0208-7150	1,948.35	.00	1,948.35
01-0208-7151	324.54	.00	324.54
01-0208-7190	1,658.34	.00	1,658.34
01-0208-7192	587.87	.00	587.87
01-0208-7193	410.48	.00	410.48
01-0208-7194	600.00	.00	600.00
01-0308-4510	30.00	.00	30.00
01-0608-7150	47.94	.00	47.94
01-4000-7191	178.68	.00	178.68
01-4000-7193	273.60	.00	273.60
01-4001-7122	155.00	.00	155.00
01-4001-7191	65.47	.00	65.47
01-4001-7193	99.68	.00	99.68
01-4001-7730	565.29	.00	565.29
01-6000-7151	286.41	.00	286.41
01-6000-7190	875.21	.00	875.21
02-0000-2110	.00	41,065.59-	41,065.59-
02-0100-6320	20.50	.00	20.50
02-0100-7122	10,402.86	.00	10,402.86
02-0100-7124	49.99	.00	49.99
02-0100-7125	135.00	.00	135.00

GL Account	Debit	Credit	Proof
02-0100-7141	336.13	.00	336.13
02-0100-7150	17,606.89	.00	17,606.89
02-0100-7151	389.45	.00	389.45
02-0100-7190	10,891.76	.00	10,891.76
02-0100-7191	168.71	.00	168.71
02-0100-7193	889.30	.00	889.30
02-0100-7194	175.00	.00	175.00
03-0000-2110	.00	25,252.60-	25,252.60-
03-0100-6320	20.49	.00	20.49
03-0100-7120	5,310.00	.00	5,310.00
03-0100-7122	12,714.74	.00	12,714.74
03-0100-7124	50.00	.00	50.00
03-0100-7125	50.00	.00	50.00
03-0100-7150	3,541.55	.00	3,541.55
03-0100-7151	259.63	.00	259.63
03-0100-7190	2,327.78	.00	2,327.78
03-0100-7191	184.32	.00	184.32
03-0100-7192	58.76	.00	58.76
03-0100-7193	665.33	.00	665.33
03-0100-7194	70.00	.00	70.00
04-0000-2110	.00	6,192.61-	6,192.61-
04-0100-7122	124.00	.00	124.00
04-0100-7190	1,033.08	.00	1,033.08
04-0100-7192	1,218.31	.00	1,218.31
04-0100-7193	203.33	.00	203.33
04-0100-7194	265.00	.00	265.00
04-0201-7122	531.31	.00	531.31
04-0201-7150	1.59	.00	1.59
04-0201-7151	1,611.29	.00	1,611.29
04-0201-7184	704.12	.00	704.12
04-0201-7190	244.07	.00	244.07
04-0201-7192	40.33	.00	40.33
04-0201-7193	131.18	.00	131.18
04-0201-7194	85.00	.00	85.00
19-0000-1991	430.91	.00	430.91
19-0000-2110	.00	430.91-	430.91-
Grand Totals:	87,543.79	87,543.79-	.00

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Report type: GL detail

Check.Type = {<>} "Adjustment"

November 2021 Parks and Rec Operational Report

Campground has surpassed 2020 revenue

End of October year to date: \$88,286.30 (\$16,689.95 above last year at this time)

I met with 2 parents to discuss Parks and Rec sports. We discussed ways to get more parents involved with coaching and how to best offer programs for the children of the community. After going over participation numbers, we were all in agreement that the camps that we have been offering for the last couple seasons are the best way to move forward. We are going to try getting more parents and community members involved to form a committee to help with the sports programs. One of the parents has also offered to help in the grant writing process for parks and rec. We have another meeting scheduled for December.

We were able to get the park cleaned up from the wind storm in time for the car show. All preparations have been made to any areas that needed to be winterized.

WATER REPORT FOR THE MONTH OF OCT. 2021

THE MONTH OF OCTOBER ALAN HAS READIED THE COLD SPRINGS PLANT AND CAN GO ON LINE AS SOON AS THE BOOSTER PUMPS ARE REBUILT , MAIN ELECTRIC WILL PULL AND SHIP FOR REBUILDING THEN REINSTALL THE BECKWITH PLANT PRODUCED 18 MILLION GALLONS. THE COLDER TEMPATURES HAVE HELPED WITH RETARDING OF ALGEAL GROWTH AND IS SLOWLY HELPING WITH TASTE ODOR ISSUES

ALL FOUR TANKS ARE NEAR FULL AT THIS POINT AND THE PLANT IS PREFORMING WELL, THE VOLUMES THAT CAN AND ARE BEING PRODUCED ALLOW THE PLANT TO GO INTO STANDBY HELPING TO SHOW THAT ADEN AND HIS CREW ARE ON TOP OF ALL THE LINE BREAKS AND HAVE THEM UNDER CONTROL

WE HAVE BEEN LOOKING INTO ADDING TO OUR SOURCE WATER AND HOPE TO HAVE NEWS IN THE NEAR FUTURE ABOUT NEW POSSIBILITES. MORE ON THIS SUBJECT WHEN WE HAVE MORE INFORMATION

THE WASTE WATER PLANT TREATED 8.4 MILLION GALLONS OF WATER . WE ONLY HAVE THE TWO BASINS ON LINE AT THIS TIME . WE HAVE JUST RECEIVED OUR DIFUSSORS AND HOPE TO HAVE OLD REPLACED SOON PUMPING THE FINAL FEW INCHES OF MATERIAL FROM THE BOTTOM HAS PROVED TO BE THE HARDEST PART OF THE TASK. JO D HAS HAULED NEARLY 48 TONS OF BIO-SOLIDS TO THE PUEBLO DUMP WE HAVE APROX. 10 MORE ON THE GROUNDS . A SQUARED HAS GIVEN A PROPOSAL FOR BASIN BLOWER VFD'S , MAIN ELECTRIC WILL ALSO HAVE A PROPOSAL IN SOON FOR WIRING HACH WILL BE SUPPLING THE ORP'S AND SC 1000 CONTROLLER . WHEN COMPLETED THE O2 TO THE BASINS WILL BE CONTROLLED BY NEED - DEMAND OF EACH BASIN HELPING TO KEEP EACH HEALTHER AND SAVING ON ELECTRICITY ONCE COMPLETE WE CAN LOOK INTO IMPROVEMENT ON THE DIGESTERS MORE WILL BE INVOLVED AS THE DIGESTERS WHERE NEVER COMPLETED