450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Town Council Regular Meeting

450 S. Parish, Johnstown, CO

Monday, October 6, 2025 @ 7:00 PM

Mission Statement: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.

Agenda

Call to Order

Pledge of Allegiance

Agenda Approval

Special Presentations

1. New Employee Introductions

2. Business of the Month

Public Comment

Members of the audience are invited to speak at the Council meeting. Public Comment is reserved for citizen comments on items not contained in the Public Hearing portion of the agenda. Citizen comments are limited to five (5) minutes per speaker. When several people wish to speak in the same position on a given item, they are requested to select a spokesperson to state that position.

Consent Agenda

The Consent Agenda is a group of routine matters to be acted on with a single motion and vote. Council or staff may request an item be removed from the Consent Agenda and placed on the Regular Agenda for discussion.

3. September 15, 2025 Town Council Meeting Minutes

4. September 2025 List of Bills

5. Resolution 2025-27 - Acknowledging the Receipt of the 2026 Preliminary Budget

6. Resolution 2025-28 - Initiating Annexation Proceedings for J-Farms

Town Manager's Report

7. Town Manager's Report

Old Business

New Business

8. Resolution 2025-26: Resolution Approving the Purchase and Sale Agreement by and Between the Town Of Johnstown and Connie L. Dee for the Purchase of Real Property Known as 22745 County Road 17, Johnstown, Co 80534, for the Use and Benefit of the Glenn A. Jones M.D. Memorial Library

Public Hearing

9. Resolution 2025-25 Amending Expenditures for the Fiscal Year 2025 Budget

Informational Items

10. Informational Items

Council Reports and Comments

Mayor's Comments

Executive Session

Adjournment

Americans with Disabilities Act Notice

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance. De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.

THE COMMUNITY THAT CARES

450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
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TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, September 15, 2025

MINUTES

CALL TO ORDER

At 7:00 Mayor Pro Tem Young called the meeting to order.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Young invited attendees to join in the Pledge of Allegiance.

ROLL CALL

Present:

Councilmember Paranto
Councilmember Menzies
Councilmember Morris
Mayor Pro Tem Young
Councilmember Molinar

Absent:

Mayor Duncan

Councilmember Berg

AGENDA APPROVAL

Suicide Awareness and Prevention Month Proclamation: Mayor Pro Tem Young proclaimed September as Suicide Awareness and Prevention Month.

Proclamation Honoring Don Gardner: Mayor Pro Tem Young read a proclamation honoring Don Gardner for his 36 years of service to the Town of Johnstown and wished him a happy retirement.

Shen Yun Performing Arts Overview: Court Pearman provided an overview of Shen Yun Performing Arts.

Proclamation Artistic Freedom and Human Rights Awareness Week: Mayor Pro Tem Young read a proclamation proclaiming artistic freedom and human rights awareness week.

JDDA Annual Presentation: Donna Derrera provided an annual update for the Johnstown Downtown Development Association.

PUBLIC COMMENT

- Lee Whittemore, 156 Tartan Drive, addressed the infrastructure for the downtown with the growth. He expressed concerns about traffic and would like to see the trail system expanded.
- Lisa Rue, 268 Ptarmigan Lane, wanted to bring the Johnstown Village Metro District #2 Mill Levy to the Council's attention being over the approved amount. She would like to see the districts reports.

CONSENT AGENDA

Councilmember Menzies requested Item #10 be removed from the consent agenda and placed under New Business.

Motion by Councilmember Morris and seconded by Councilmember Paranto to approve the consent agenda minus Item #10 which contained the following items:

- August 2025 Financial Statements and Q2 Sales Tax Summary
- September 3, 2025 Town Council Meeting Minutes
- Second Reading Ordinance 2025-274 Amending Section 6/26 of the Johnstown Municipal Code Limiting Solicitations to Certain Hours
- Resolution 2025-23 A Resolution of the Town of Johnstown Supporting the Northern Colorado Water Alliance and the Associated Northern Colorado Water Principles

Upon vote, motion passed unanimously.

TOWN MANAGER REPORT

Town Manager Matt LeCerf provided a report.

PUBLIC HEARING:

Resolution 2025-22 for the Replat of Tract 1, Corbett Glen Filing 1:

At 7:46 Mayor Pro Tem Young opened the public hearing.

Planning and Development Director Jeremy Gleim presented the proposed replat. Greg Dewitt was present and addressed the Council on behalf of the applicant.

Anisa Whittemore, 156 Tartan Drive, expressed concerns about Outlot A and the maintenance of the area. She asked how water would flow and be contained. She also asked for clarity on Outlot B and the drainage in the area.

At 8:09 Mayor Pro Tem Young closed the public hearing.

Motion by Councilmember Morris and seconded by Councilmember Molinar to approve Resolution 2025-22 for the Replat of Tract 1, Corbette Glen Filing 1.

Upon vote, motion passed unanimously.

NEW BUSINESS

Item #10 Resolution 2025-24 A Resolution of the Town of Johnstown, Colorado Supporting the Application for a History Colorado State Historical Fund Grant: Town Manager Matt LeCerf presented the proposed resolution.

Motion by Councilmember Paranto and seconded by Councilmember Morris to approve Resolution 2025-24 as presented.

Upon vote, motion passed unanimously.

Water and Sewer Service Agreement for the Replat of Tract 1, Corbett Glen Filing 1: Planning and Development Director Jeremy Gleim presented the proposed agreement.

Motion by Councilmember Morris and seconded by Councilmember Molinar to approve, subject to all exhibits being executed, the Water Sewer Service Agreement as presented.

Upon vote, motion passed unanimously.

Water Lease Agreement between Town of Johnstown and Coulson Excavating: Town Manager Matt LeCerf presented the proposed agreement. Todd Williams, 5265 Ronald Reagan Boulevard, addressed Council on behalf of Coulson Excavating.

Motion by Councilmember Molinar and seconded by Councilmember Menzies to approve the Water Lease Agreement between the Town of Johnstown and Coulson Excavating Company Inc. as presented and authorize the Town Manager to execute the document as presented.

Upon vote, motion passed unanimously.

Optional Agreement for the Purchase and Sale of Real Property: Town Manager Matt LeCerf presented the optional agreement.

Motion by Councilmember Paranto and seconded by Councilmember Morris to approve the Optional Agreement for the Purchase and Sale of Real Property between the Town of Johnstown and Coulson Excavating Company Inc. as presented and authorize the Town Manager to execute the document as presented.

Upon vote, motion passed unanimously.

COUNCIL REPORTS AND COMMENTS

Councilmember Paranto: Nothing at this time.

Councilmember Morris: Nothing at this time.

Councilmember Molinar: Nothing at this time.

Councilmember Menzies: She inquired about e-bike ordinances and requested that the Town get something on the books.

Mayor Pro Tem Young: In light of recent events in this country; if you can be anything, be kind.

ADJOURNMENT

There being no further business for the Town Council, Mayor Pro Tem Young adjourned the meeting at 8:45 p.m.

Approved by Town Council:

_____

Chad W. Young, Mayor Pro Tem

Attest:

_____

Meghan C. Martinez, MMC, Town Clerk

Town of Johnstown

List of Bills - August 19, 2025 - September 17, 2025

Vendor	Description	Dept	Amount
4990 Ronald Reagan LLC	Police substation lease	PD	$1,519.75
AC/DC Electric	Building maintenance	PW	483.41
Ace Hardware	Supplies	Various	1,372.30
Aerzen USA Corporation	Central Wastewater Treatment Plant	UTIL	460.74
All Copy Products	Copier supplies	Various	702.59
American Equipment Systems LLC	Lift equipment inspections	PW	1,546.50
American Water Works Association	Dues	PW	2,410.00
Aqua Engineering	Central Wastewater Treatment Plant	UTIL	70,201.55
Benesch	CO & Roosevelt roundabout / High Plains Blvd.	PW	175,875.94
BHA Design Incorporated	Alley project	PW	2,072.50
Bludot Technologies Inc.	Software	ADM	195.00
Browns Hill Engineering & Controls	SCADA	UTIL	4,173.28
CDPHE	Permits	UTIL	4,538.00
Central Weld County Water District	Interconnect	UTIL	703.20
CenturyLink	Phone / internet	PW/UTIL	1,048.46
Chronicle Ltd	Software	ADM	1,948.59
Cintas	Mat service / supplies	PW	784.12
Cirsa	Insurance	ADM	4,875.59
Civil Resources	Raw water line project	UTIL	44,266.25
CMC Tire	Vehicle maintenance	PW	229.39
Colorado Analytical Labs	Lab testing	UTIL	933.00
Colorado Department of Transportation	I-25 project	PW	154.77
Colorado Greenbelt Management	Landscaping services	PW	1,400.00
Colorado Municipal Clerks Association	Training	ADM	1,060.00
Community Center Refund	Community Center refunds	ADM	850.00
Connell Resources, Inc.	CO & Roosevelt roundabout / road supplies	PW	1,359,128.41
Consolidated Home Supply Ditch	Legal services	UTIL	2,191.00
Core & Main	Water meters	UTIL	52.49
Coren Printing, Inc	Supplies	PD	97.50
Coulson Excavating Co Inc	Asphalt mix	PW	3,153.11
Coyote Ridge Construction	SH60 waterline project	UTIL	305,040.90
D2C Architects	Police building expansion / Development Services	PD/ADM	20,393.76
DataShield Corporation	Shred services	PD/ADM	110.42
DBC Irrigation Supply	Irrigation supplies	PW	2,477.85
Denali Water Solutions LLC	Sludge removal	UTIL	3,800.24
DES Pipeline Maintenance, LLC	Line cleaning	UTIL	4,725.00
DetectaChem, Inc.	Lab supplies	PD	332.54
Dietze and Davis P.C.	Billback - Legal services	ADM	262.50
Dodge Media Group	Video marketing	ADM	7,400.00
Employee reimbursement	Supplies / training	Various	703.69
Enchanted Technology Solutions	Vehicle upfit	PD	51,733.42
Ergomed	Pre-employment screening	PD/PW	230.00
Facility Maintenance By Design	HVAC maintenance	PW	1,502.00
Felsburg Holt & Ullevig Inc	Billback - Engineering services	ADM	5,155.50
Felsburg Holt & Ullevig Inc	Engineering services	ADM	647.50
Ferguson Waterworks	Supplies	UTIL	154.01
First Class Security Systems	Fire system monitoring	PW	297.60
First National Bank	Custodial services	ADM	818.20
First Responder Trauma Counselors	Peer support	PD	1,350.00
Front Range Compliance Services LLC	DOT compliance	ADM	37.50
Frontier Self Storage	Storage	PW	280.00
Galloway & Company, Inc.	Survey services	PW	7,025.00
Garrison Minerals	Chemicals - wastewater treatment	UTIL	4,995.00

Town of Johnstown

List of Bills - August 19, 2025 - September 17, 2025

Vendor	Description	Dept	Amount
Glenn A. Jones Library	Monthly support	ADM	168,593.68
Goble Sampson Associates Inc	Supplies	UTIL	1,939.00
GoNoCo34 TMO	Dues	PW	5,250.00
Graves Consulting	Compensation study	ADM	1,000.00
Greeley Lock and Key	Supplies	ADM	17.00
Ground Engineering Consultants, Inc.	Materials testing	ADM/UTIL	15,963.50
H.D. Fowler Company	Water meters	UTIL	990.16
Hach Company	Lab equipment	UTIL	1,412.30
Helton & Williamsen, P.C.	Billback - Legal services	ADM	1,347.00
Helton & Williamsen, P.C.	Water legal	ADM	11,915.80
Heron Pointe Homeowners Association Inc.	Easement	UTIL	20,832.39
Hill & Robbins, PC	Billback - Legal services	ADM	2,624.00
Hill & Robbins, PC	Water legal	ADM	1,037.00
Hometown Sports Heroes	Facade grant	ADM	910.00
Hydrant Meter Deposit Refund	Hydrant meter deposit refunds	ADM	22,500.00
IMEG Corp	Billback - Engineering services	ADM	50,937.50
IMEG Corp	Engineering services	ADM	510.00
Insight North America LLC	Investment services	ADM	2,526.63
Intermountain Sales of Denver, Inc.	Marker ball locator	UTIL	7,525.00
Interstate Battery of the Rockies	Supplies	PW	667.75
John Deere Financial	Supplies	PW	963.47
Johnstown Breeze	Publications	ADM	628.56
Jones Plumbing Service	Building maintenance	ADM	3,065.92
J-U-B Engineers, Inc.	Billback - Engineering services	ADM	362.00
J-U-B Engineers, Inc.	SH60 waterline project	UTIL	8,196.40
Kelly Supply Co	Supplies	UTIL	595.31
Ken Garff Ford Greeley	Vehicle - 2025 Ford Explorer	PD	46,790.99
Kielian Contracting, Inc.	Wall repair	PW	2,789.50
Kimball Midwest	Supplies	PW	770.94
Kings III Emergency Communications	Elevator maintenance	PW	149.73
L G Everist Inc	Paving materials	PW	2,042.62
Landmark Monuments LLC	Engraving	PW	300.00
Language Line Services Inc.	Translation services	PD	151.43
Larimer County Facilities Department	EOC lease agreement	ADM	150,000.00
Larimer County Road and Bridge Dept	Raw water line project	UTIL	89,636.18
Larimer County Sales Tax Administrator	Use Tax - reimbursement	ADM	113,162.05
Larimer County Solid Waste	Waste disposal	PW	5,269.05
Lightfield Enterprises Inc	Concrete maintenance	PW	326,965.95
Little Thompson Water District	Interconnect	UTIL	29,750.62
Logan Simpson	Downtown plan	ADM	1,000.00
Loveland Barricade LLC	Street signs	PW	135.00
Mac Equipment, Inc	Equipment maintenance	PW	6,944.88
Matrix Design Group, Inc.	Maestes St. drainage / Stormwater master plan	UTIL	111,467.50
McCandless Truck Center, LLC	Vehicle maintenance	PW	3,231.40
McGeady Becher P.C.	Billback - Legal services	ADM	101.00
Medicine for Business and Industry	Lab testing	ADM	838.00
Michael Lazar	Municipal Court Judge	ADM	2,400.00
Mill Brothers Landscape and Nursery Inc.	Parks irrigation systems	PW	40,832.59
Milliken Johnstown Electric	Building maintenance	UTIL	150.00
Moltz Construction Inc.	Central Wastewater Treatment Plant	UTIL	1,251,988.43
Motorola Solutions, Inc.	Radio equipment	PD	921.26
MWH Constructors	Water Treatment Plant expansion	UTIL	2,484,575.63
Nalco Company LLC	Chemicals - wastewater treatment	UTIL	15,497.22

Town of Johnstown

List of Bills - August 19, 2025 - September 17, 2025

Vendor	Description	Dept	Amount
Napa Auto Parts, Inc	Supplies	Various	1,749.10
NOCO Drug Testing LLC	Lab testing	PD	296.10
Northern Water	Water assessment	UTIL	28,485.04
Original Equipment Auto Glass	Vehicle maintenance	PD/UTIL	2,016.58
Parkland USA Corp	Fuel	Various	17,320.91
Paul's Plumbing & Heating	Jetting services	PW/UTIL	12,000.00
Pioneer Press of Greeley Inc	Printing services	UTIL	318.00
Pitney Bowes	Postage	ADM	381.87
Pitney Bowes Bank Inc Purchase Power	Postage	ADM	201.00
PlowOps, Inc.	Software	PW	1,440.00
Policy Confluence, Inc.	Community survey	ADM	24,300.00
Poudre Valley REA	Utilities	PW	26,214.21
PVS DX, INC	Chemicals - water / wastewater	UTIL	32,190.50
Quality of Life & Safety Designs LLC	Fire system monitoring	PW	50.00
RCD Construction	Carlson Farms Storm Drainage project	PW	23,383.30
Recreational Electrical	Vehicle upfit - 7 vehicles	PD	162,183.00
Red Wing	Uniforms	PW	218.49
Redi Services, LLC	Portolet	PW	4,050.00
Restitution	Restitution reimbursement	ADM	212.00
Ricoh USA	Supplies	ADM	67.84
Rise & Shine Window Cleaning	Window cleaning	ADM	1,485.00
Rise Broadband	Phone / internet	UTIL	112.67
RoadSafe Traffic Systems	Road maintenance	PW	1,203.00
SAFEBuilt LLC	Inspection services	ADM	70,000.00
Sampson Construction Co, Inc.	Development Services building	ADM	142,257.00
Sam's Club	General supplies	Various	1,175.94
SavATree	Tree service	PW	1,680.00
Security Central, Inc	Fire system monitoring	PW	968.60
SiteOne Landscape Supply	Landscaping supplies	PW	285.87
Skaggs Companies, Inc.	Uniforms	PD	74.39
SKM Engineering	SCADA	UTIL	11,063.75
Smokin' Bones BBQ	Employee picnic	Various	1,690.00
Spaur, LLC	Crop damage reimbursement	UTIL	14,600.00
Specialized Elevator Corp	Elevator maintenance	ADM	234.74
Striglos	Software	ADM	25.00
Summit Compression LLC	Equipment maintenance	UTIL	1,234.35
Sunbelt Rentals	Equipment rental	PW	2,929.32
TDS	Phone / internet	Various	6,997.20
Terminix	Pest control	ADM	276.88
The Jamar Company	Building maintenance	PW	1,425.41
Tier One Networking, LLC	Computer equipment	ADM	707.00
TimberLAN	IT services	Various	2,916.00
TopShelf Printers	Printed marketing supplies	ADM	4,040.00
Town of Johnstown	Utilities	PW/UTIL	8,397.15
Treatment Technology Holding	Chemicals - water / wastewater	UTIL	20,844.60
TruGreen Chemlawn	Chemicals	PW	4,205.08
UC Health Medical Group	Lab testing	PD	1,065.14
UMB Bank N.A.	Bond agent fees	ADM	400.00
UMB Card Services	P-card training / travel / supplies	Various	28,594.43
United Power, Inc	Utilities	PW	1,153.52
Upper Case Printing Ink	Newsletter / utility bill printing	ADM/UTIL	13,715.07
Upstate Colorado Economic Dev	2025 Sponsorship	ADM	15,000.00
Utility Notification Center of Colorado	Locates	PW	1,147.54

Town of Johnstown

List of Bills - August 19, 2025 - September 17, 2025

Vendor	Description	Dept	Amount
Utility Refund	Utility refunds	ADM	14,456.76
Vector Disease Control	Mosquito spraying	PW	5,651.82
Verizon Connect	Phone / internet	Various	478.50
Verizon Wireless	Phone / internet	Various	7,132.19
Vermeer Sales & Service	Equipment maintenance	UTIL	400.26
Waste Connections of Colorado Inc.	Trash service	PW	101,548.06
Water Environment Federation	Dues	ADM	194.00
Water Technology Group	Equipment maintenance	UTIL	4,239.28
Weld County Dept of Public Health	Lab services	UTIL	1,147.50
Weld County Garage	Vehicle maintenance	PW	673.06
Western States Land Services LLC	Raw water line project	UTIL	5,297.64
Wickham Tractor Company	Tractor and implements	PW	94,140.00
Woods Super Markets, Inc.	Supplies	PD	18.56
Xcel Energy	Utilities	Various	74,818.70
YMCA of Northern Colorado	Monthly support	ADM	41,666.67
Zephyr Roofing Systems, LLC	Building maintenance	ADM	341.00
			$ 8,179,259.00

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Town Council Consent Agenda Communication

Agenda Date: October 6, 2025

Subject: Resolution 2025-27 - Acknowledging the Receipt of the 2026 Preliminary Budget

Attachments:

1. Resolution 2025-27 Acknowledging Receipt of the Fiscal Year 2026 Preliminary Budget
2. 2026 Proposed Budget - Council Packet - All Funds - 2025.09.15
3. Library Preliminary Budget FY 2026

Presented by: Kristyn Unrein, Finance Director

Agenda Item Description:

The Town of Johnstown Municipal Code, Section 4-2 states that "No later than October 15th of each year, the Town Manager, as designated by the Town Council and required by Colorado Law, shall submit to the Town Council the proposed annual budget for the ensuing fiscal year." The attached Resolution 2025-27 acknowledges that the Council was in receipt of the Preliminary 2026 Budget document prior to the required date as the document was presented to the Council at a work session held on September 22, 2025.

The proposed budget has been included with this resolution and has been made available to the public for inspection at Town Hall and on the Town's website. Of note, included in this item is the library budget to be compliant with Section 4-2.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

- Strengthen public trust and confidence

Legal Advice:

The Town Attorney has reviewed this Resolution.

Financial Advice:

N/A

Recommended Action:

Approve Resolution 2025-27 as presented.

Reviewed and Approved for Presentation

_____

Town Manager

RESOLUTION 2025-27

A RESOLUTION OF THE TOWN OF JOHNSTOWN, COLORADO, ACKNOWLEDGING RECEIPT OF THE FY 2026 PRELIMINARY BUDGET

WHEREAS, the Preliminary Budget for 2026 was provided to the Town Council on September 12, 2025, for the budget work session held on September 22, 2025; and,

WHEREAS, the General Fund, Conservation Trust Fund, Arts and Culture Fund, Parks and Open Space Fund, Streets and Alley Fund, Capital Projects Fund, Tax Allocation Fund, Water Fund, Sewer Fund, Drainage Fund, Cemetery Perpetual Fund, Library Fund, and Recreation Center Fund will be presented to the Town Council during a public hearing on November 3 and November 17, 2025;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Johnstown, Colorado that:

Section 1. The Preliminary Budget for 2026 was provided to the Town Council on September 12, 2025, for the budget work session held on September 22, 2025.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

Section 3. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 4. Certification. The Town Clerk shall certify the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

ADOPTED THIS 6th DAY OF October, 2025.

TOWN OF JOHNSTOWN

By: _____
Michael P. Duncan, Mayor

ATTEST:

_____
Meghan Martinez, Town Clerk

TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2026

GENERAL FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Impact Outlay	Debt Service	Total
Council	80,600	562,980	12,500	643,300	1,299,380	12,600,000	-	-	13,899,380
Events	140,650	13,200	2,100	138,000	293,950	-	-	-	293,950
Town Manager	2,507,910	422,445	236,550	171,425	3,338,330	13,000	-	-	3,351,330
Town Clerk	575,020	157,260	51,560	14,300	798,140	-	-	-	798,140
Finance	862,550	342,800	27,200	6,450	1,239,000	-	-	-	1,239,000
Planning	1,003,740	722,500	132,000	9,940	1,868,180	-	-	-	1,868,180
Engineering	1,192,510	74,590	46,900	44,425	1,358,425	42,000			1,400,425
Police	6,738,990	635,650	458,100	362,500	8,195,240	460,000	-	-	8,655,240
Public Works	940,540	44,100	64,500	35,500	1,084,640	-	-	-	1,084,640
Buildings	-	408,000	8,000	96,200	512,200	7,700,000	-	-	8,212,200
Reimbursements	-	190,000	-	-	190,000	-	-	-	190,000
Totals	$14,042,510	$3,573,525	$1,039,410	$1,522,040	$20,177,485	$20,815,000	$0	$0	$40,992,485

Total Cash Available	$	70,909,002
Ending Fund Balance	$	29,916,517
% of Total Budget		100.00%
Days		541

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Impact Outlay	Debt Service	Total
% of Total Budget	34.26%	8.72%	2.54%	3.71%	49.22%	50.78%	0.00%	0.00%	100.00%

	GENERAL FUND REVENUES	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Advalorem Taxes					
10.01.3110.00	Property Taxes - Weld	11,799,808	8,690,605	8,827,189	8,827,189	7,615,507
10.01.3112.00	Property Taxes - Larimer	6,302,747	5,736,570	5,853,949	5,853,949	6,974,974
	Subtotal	**18,102,555**	**14,427,175**	**14,681,138**	**14,681,138**	**14,590,481**
	Sales Tax					
10.01.3120.00	Sales Tax - State	17,849,976	8,837,696	15,000,000	16,500,000	17,500,000
10.01.3122.00	Use Tax - Building	3,828,323	1,776,478	1,000,000	2,400,000	1,200,000
	Subtotal	**21,678,299**	**10,614,174**	**16,000,000**	**18,900,000**	**18,700,000**
	Excise Tax					
10.01.3130.00	Lodging Tax	162,652	98,654	105,000	105,000	105,000
10.01.3150.00	Tobacco Tax	34,060	12,945	20,000	21,600	22,000
10.01.3160.00	Severance Tax	390,970	106,675	150,000	106,675	100,000
	Subtotal	**587,682**	**218,274**	**275,000**	**233,275**	**227,000**
	Franchise Tax					
10.01.3180.00	Franchise Tax-Cable	23,865	19,366	25,000	20,000	20,000
10.01.3182.00	Franchise Tax - Electric & Gas	656,092	420,506	550,000	636,000	700,000
	Subtotal	**679,957**	**439,872**	**575,000**	**656,000**	**720,000**
	Licenses, Permits, & Service Charges					
10.01.3210.00	Business Licenses	26,113	21,451	18,000	28,000	28,000
10.01.3215.00	Contractors Licenses	54,400	28,900	30,000	30,000	30,000
10.01.3220.00	Dog License/Fees	1,406	1,065	1,000	1,000	1,000
10.01.3230.00	Liquor License	8,149	7,850	6,000	7,000	7,000
10.01.3510.00	Abatement Fees	400	6,169	-	1,500	20,000
10.01.3515.00	Carryout Bag Fees	11,097	5,047	4,000	7,500	7,500
10.01.3520.00	Administrative Fees	4,148	13,459	2,000	4,000	4,000
10.01.3525.00	Event Fees	-	90,603	-	90,603	100,000
10.01.3530.00	Building Permits	2,498,631	1,633,975	1,400,000	1,800,000	900,000

	GENERAL FUND REVENUES	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
10.01.3546.00	Plan Review Fee	-	-	-	-	100,000
10.01.3548.00	Zoning/Subdivision Fees	2,000	-	-	-	10,000
10.01.3565.00	Facility Rental Fees	6,600	10,765	4,000	10,000	10,000
10.01.3750.00	Police Facilities Development Fees	596,502	436,614	334,190	534,120	263,700
10.01.3760.00	Public Facilitites Impact Fees	1,290,357	961,208	734,110	1,173,330	588,300
	Subtotal	**4,499,801**	**3,217,106**	**2,533,300**	**3,687,053**	**2,069,500**
	Fines, Forfeitures, & P.D. Fees					
10.01.3310.00	Court Revenues	264,055	161,466	240,000	220,000	225,000
10.01.3320.00	Court Surcharge	42,278	23,470	35,000	32,000	32,000
10.01.3330.00	Restitution	630	(418)	-	-	-
	Subtotal	**306,963**	**184,518**	**275,000**	**252,000**	**257,000**
	Other Revenues					
10.01.3960.00	Interest Income	3,301,956	2,371,458	900,000	3,681,600	3,700,000
10.01.3970.00	Misc Revenue	32,110	50,952	10,000	20,000	10,000
10.01.3985.00	Refund Of Expenditures	950,213	235,272	350,000	350,000	190,000
10.01.3990.00	Rent Income	7,800	7,600	7,800	11,400	11,400
10.01.3995.00	Unrealized Gain	542,345	-	-		
	Subtotal	**4,834,424**	**2,665,282**	**1,267,800**	**4,063,000**	**3,911,400**
	Revenue From Other Agencies					
10.01.3410.00	Grants - Federal	558,404	-	-	-	-
10.01.3420.00	Royalties	272,177	167,864	50,000	275,000	275,000
10.01.3440.00	State Grants	358,249	737,971	-	700,000	40,000
	Subtotal	**1,188,830**	**905,835**	**50,000**	**975,000**	**315,000**

	GENERAL FUND REVENUES	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Events & Community Activities					
10.01.3953.00	Donations/Community Activities	378,487	-	40,000	-	-
10.01.3955.00	Insurance Proceeds	-	180,350	-	-	-
	Subtotal	**378,487**	**180,350**	**40,000**	**-**	**-**
	Total Fund Revenues	**52,256,999**	**32,852,586**	**35,697,238**	**43,447,466**	**40,790,381**
	Intragovernmental Revenues					
10.01.3999.00	To Library	(1,972,484)	(561,918)	(2,023,124)	(2,023,124)	(2,023,124)
10.01.3999.00	To Sewer Fund	-	-	(1,000,000)	(1,000,000)	-
10.01.3999.00	To Water Fund	-	(50,700,000)	(50,700,000)	(50,700,000)	-
10.01.3999.00	To Parks	(1,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(8,000,000)
10.01.3999.00	To Rec Center	(503,000)	(505,000)	(505,000)	(505,000)	(655,000)
10.01.3999.00	To Tax Fund	(1,750,000)	(1,750,000)	(1,750,000)	(1,750,000)	(1,300,000)
10.01.3999.00	To Cap. Facilities Fund	-	-	-	-	(10,000,000)
	Subtotal	(5,225,484)	(55,516,918)	(57,978,124)	(57,978,124)	(21,978,124)
	TOTAL FUND REVENUES W/TRANSERS	**$ 47,031,515**	**$ (22,664,332)**	**$ (22,280,886)**	**$ (14,530,658)**	**$ 18,812,257**
	UNRESTRICTED CASH BALANCE FORWARD					$ 52,096,745
	TOTAL ANTICIPATED FUNDS AVAILABLE					$ 70,909,002

General Fund - Legislative

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Personnel Services					
10.10.4001.00	Salaries	49,908	18,993	36,500	47,600	52,250
10.10.4010.00	Payroll Taxes	3,818	1,373	2,600	2,600	3,950
10.10.4025.00	Workers Compensation	604	160	1,200	1,000	1,500
10.10.4030.00	Group Insurance	-	9,981	-	20,500	22,900
	Total Personnel Services	**54,330**	**30,507**	**40,300**	**71,700**	**80,600**
	Contractual Services					
10.10.4100.00	Audit	8,500	28,500	40,000	29,000	34,000
10.10.4135.00	Other Contractual Services	29,028	257	50,000	40,000	153,300
10.10.4140.00	Postage	9	11	-	100	100
10.10.4145.00	Printing & Advertising	12,322	14,997	10,000	5,000	5,000
10.10.4150.00	Professional Services	133,157	76,642	250,000	250,000	350,500
10.10.4170.00	Telephone	1,179	836	1,200	1,200	2,080
10.10.4180.00	Travel & Training	15,279	14,574	18,000	14,000	18,000
	Total Contractual Services	**199,474**	**135,817**	**369,200**	**339,300**	**562,980**
	Commodities					
10.10.4310.00	Computers & Software	16,193	14,738	3,000	4,000	10,000
10.10.4385.00	Supplies - General	1,334	616	1,500	1,000	1,500
10.10.4400.00	Supplies - Office	793	8	2,500	1,000	1,000
	Total Commodities	**18,320**	**15,362**	**7,000**	**6,000**	**12,500**
	Other Charges					
10.10.4520.00	Donations - Community Programs	-	5,000	100,000	87,000	80,000
10.10.4530.00	Election Expenses	130,759	-	160	-	35,000
10.10.4540.00	Insurance	90,191	126,092	134,000	134,000	145,300
10.10.4560.00	Memberships & Subscriptions	47,678	34,991	92,000	80,000	84,000
10.10.4570.00	Miscellaneous	223,416	19,172	184,000	184,000	299,000
	Total Other Charges	**492,044**	**185,256**	**510,160**	**485,000**	**643,300**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Capital - $5,000/item min.					
10.10.4850.00	Land	4,174,770	-	-	-	-
10.10.XXXX.00	Water Shares	-	-	-	-	7,000,000
10.10.4890.00	Other Improvements	783,436	55	2,500,000	410,000	5,600,000
	Total Capital	**4,958,206**	**55**	**2,500,000**	**410,000**	**12,600,000**
	Total Budget Request	**$ 5,722,374**	**$ 366,997**	**$ 3,426,660**	**$ 1,312,000**	**$ 13,899,380**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Town Manager - Combined					
	Personnel Services					
10.20.4001.00	Salaries	812,324	684,290	1,598,000	1,355,248	1,572,450
10.20.4002.00	Overtime	495	-	-	-	500
10.20.4004.00	Compensatory Time	768	-	-	-	-
10.20.4010.00	Payroll Taxes	62,318	50,057	122,200	102,456	120,400
10.20.4020.00	Unemployment Taxes	1,790	-	13,900	13,064	12,700
10.20.4025.00	Workers Compensation	14,834	12,690	18,100	19,000	17,800
10.20.4030.00	Group Insurance	105,796	94,463	278,700	223,139	279,700
10.20.4035.00	Retirement Contribution	89,065	79,058	191,800	146,698	188,750
10.20.4040.00	Automobile Allowance	5,875	4,250	6,000	5,000	6,000
10.20.4045.00	Cell Phone Allowance	588	425	1,900	1,200	1,900
	Total Personnel Services	**1,093,853**	**925,231**	**2,230,600**	**1,865,805**	**2,200,200**
	New Personnel					
10.20.4001.00	Salaries	-	-	-	-	201,400
10.20.4010.00	Payroll Taxes	-	-	-	-	15,410
10.20.4020.00	Unemployment Taxes	-	-	-	-	1,800
10.20.4025.00	Workers Compensation	-	-	-	-	1,200
10.20.4030.00	Group Insurance	-	-	-	-	63,740
10.20.4035.00	Retirement Contribution	-	-	-	-	24,160
	Total New Personnel	**-**	**-**	**-**	**-**	**307,710**
	Contractual Services					
10.20.4120.00	Employee Education	-	-	-	-	-
10.20.4135.00	Other Contractual Services	13,803	30,670	192,300	254,000	73,100
10.20.4140.00	Postage	715	690	1,150	600	650
10.20.4145.00	Printing & Advertising	64,606	28,556	79,000	73,500	148,995
10.20.4150.00	Professional Services	147,142	6,292	157,500	90,275	92,000
10.20.4170.00	Telephone & Internet	3,918	3,334	24,730	23,810	30,930

General Fund - Town Manager Dept.

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
10.20.4180.00	Travel & Training	30,202	21,299	55,900	46,040	76,770
	Total Contractual Services	**260,386**	**90,842**	**510,580**	**488,225**	**422,445**
	Commodities					
10.20.4310.00	Computers & Software	153,383	80,362	136,240	90,240	183,650
10.20.4330.00	Fuel & Lubricants	7,925	62	3,550	1,500	2,700
10.20.4385.00	Supplies - General	1,346	23,292	21,255	21,400	27,300
10.20.4400.00	Supplies - Office	8,814	964	14,450	11,750	21,900
10.20.4440.00	Supplies - Fleet	2	-	1,000	1,000	1,000
	Total Commodities	**171,470**	**104,679**	**176,495**	**125,890**	**236,550**
	Other Charges					
10.20.4540.00	Insurance	7,216	8,886	19,000	19,000	25,200
10.20.4560.00	Memberships & Subscriptions	20,744	12,016	9,960	9,960	13,325
10.20.4570.00	Miscellaneous	126,718	54,609	127,900	126,022	132,900
	Total Other Charges	**154,678**	**75,511**	**156,860**	**154,982**	**171,425**
	Capital - $5,000/item min.					
10.20.4830.00	Equipment	-	-	-	25,000	13,000
10.20.4860.00	Vehicles	73,680	-	-	-	-
	Total Capital	**73,680**	**-**	**-**	**25,000**	**13,000**
Total Combined Budget Request		**$ 1,754,066**	**$ 1,196,264**	**$ 3,074,535**	**$ 2,659,902**	**$ 3,351,330**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Town Manager					
	Personnel Services					
10.20.4001.00	Salaries	812,324	684,290	1,598,000	1,355,248	1,572,450
10.20.4002.00	Overtime	495	-	-	-	500
10.20.4004.00	Compensatory Time	768	-	-	-	-
10.20.4010.00	Payroll Taxes	62,318	50,057	122,200	102,456	120,400
10.20.4020.00	Unemployment Taxes	1,790	-	13,900	13,064	12,700
10.20.4025.00	Workers Compensation	14,834	12,690	18,100	19,000	17,800
10.20.4030.00	Group Insurance	105,796	94,463	278,700	223,139	279,700
10.20.4035.00	Retirement Contribution	89,065	79,058	191,800	146,698	188,750
10.20.4040.00	Automobile Allowance	5,875	4,250	6,000	5,000	6,000
10.20.4045.00	Cell Phone Allowance	588	425	1,900	1,200	1,900
	Total Personnel Services	**1,093,853**	**925,231**	**2,230,600**	**1,865,805**	**2,200,200**
	New Personnel					
10.20.4001.00	Salaries	-	-	-	-	201,400
10.20.4010.00	Payroll Taxes	-	-	-	-	15,410
10.20.4020.00	Unemployment Taxes	-	-	-	-	1,800
10.20.4025.00	Workers Compensation	-	-	-	-	1,200
10.20.4030.00	Group Insurance	-	-	-	-	63,740
10.20.4035.00	Retirement Contribution	-	-	-	-	24,160
	Total New Personnel	**-**	**-**	**-**	**-**	**307,710**

General Fund - Town Manager Dept.

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Contractual Services					
10.20.4135.00	Other Contractual Services	5,552	3,533	150,800	212,000	43,600
10.20.4140.00	Postage	23	33	1,000	500	500
10.20.4145.00	Printing & Advertising	907	56	1,500	1,500	1,500
10.20.4150.00	Professional Services	45,325	4,400	55,000	30,000	45,000
10.20.4170.00	Telephone & Internet	1,411	1,206	19,890	19,890	22,450
10.20.4180.00	Travel & Training	12,765	6,880	27,500	22,500	27,500
	Total Contractual Services	**65,983**	**16,108**	**255,690**	**286,390**	**140,550**
	Commodities					
10.20.4310.00	Computers & Software	71,760	29,766	51,100	4,800	54,950
10.20.4330.00	Fuel & Lubricants	7,859	62	3,000	1,500	2,500
10.20.4385.00	Supplies - General	488	20,490	15,000	20,000	2,500
10.20.4400.00	Supplies - Office	5,920	684	12,000	10,000	-
10.20.4440.00	Supplies - Fleet	2	-	1,000	1,000	1,000
	Total Commodities	**86,029**	**51,002**	**82,100**	**37,300**	**60,950**
	Other Charges					
10.20.4540.00	Insurance	7,216	8,886	19,000	19,000	25,200
10.20.4560.00	Memberships & Subscriptions	19,044	2,380	4,000	4,000	4,260
10.20.4570.00	Miscellaneous	108,572	17,248	100,000	100,000	100,000
	Total Other Charges	**134,832**	**28,513**	**123,000**	**123,000**	**129,460**
	Capital - $5,000/item min.					
10.20.4860.00	Vehicles	73,680	-	-	-	-
	Total Capital	**73,680**	**-**	**-**	**-**	**-**
	Total Budget Request	**$ 1,454,376**	**$ 1,020,854**	**$ 2,691,390**	**$ 2,312,495**	**$ 2,838,870**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Communications					
	Contractual Services					
10.24.4135.00	Other Contractual Services	12	-	-	500	6,500
10.24.4140.00	Postage	-	457	-	-	-
10.24.4145.00	Printing & Advertising	61,897	27,993	75,000	70,000	135,700
10.24.4150.00	Professional Services	1,835	56	2,500	1,000	-
10.24.4170.00	Telephone & Internet	1,881	1,576	2,040	2,040	2,600
10.24.4180.00	Travel & Training	4,190	599	8,000	2,500	12,000
	Total Contractual Services	**69,815**	**30,681**	**87,540**	**76,040**	**156,800**
	Commodities					
10.24.4310.00	Computers & Software	37,593	15,122	33,600	31,600	46,100
10.24.4330.00	Fuel & Lubricants	-	-	350	-	-
10.24.4385.00	Supplies - General	19	478	-	-	-
10.24.4400.00	Supplies - Office	1,966	217	1,000	600	1,000
	Total Commodities	**39,578**	**15,817**	**34,950**	**32,200**	**47,100**
	Other Charges					
10.24.4560.00	Memberships & Subscriptions	340	6,560	1,500	1,500	2,000
10.24.4570.00	Miscellaneous	759	15,454	-	-	-
	Total Other Charges	**1,099**	**22,014**	**1,500**	**1,500**	**2,000**
	Total Budget Request	**$ 110,492**	**$ 68,513**	**$ 123,990**	**$ 109,740**	**$ 205,900**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Economic Development					
	Contractual Services					
10.26.4140.00	Postage	9	142	-	-	-
10.26.4145.00	Printing & Advertising	1,802	457	1,500	1,500	11,295
10.26.4150.00	Professional Services	99,974	1,795	100,000	59,175	47,000
10.26.4170.00	Telephone & Internet	-	-	1,400	1,400	1,400
10.26.4180.00	Travel & Training	4,938	7,121	7,000	7,640	10,670
	Total Contractual Services	**106,723**	**9,514**	**109,900**	**69,715**	**70,365**
	Commodities					
10.26.4310.00	Computers & Software	14,105	11,526	17,240	19,540	30,900
10.26.4330.00	Fuel & Lubricants	66	-	200	-	200
10.26.4385.00	Supplies - General	-	-	5,255	400	500
10.26.4400.00	Supplies - Office	-	-	450	450	100
	Total Commodities	**14,171**	**11,526**	**23,145**	**20,390**	**31,700**
	Other Charges					
10.26.4560.00	Memberships & Subscriptions	946	2,152	2,900	2,900	3,065
10.26.4570.00	Miscellaneous	3,655	7,561	7,400	5,522	8,400
	Total Other Charges	**4,601**	**9,714**	**10,300**	**8,422**	**11,465**
	Total Budget Request	**$ 125,495**	**$ 30,754**	**$ 143,345**	**$ 98,527**	**$ 113,530**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Information Technology					
	Contractual Services					
10.27.4170.00	Telephone & Internet	-	-	-	-	950
10.27.4180.00	Travel & Training	-	-	-	-	1,500
	Total Contractual Services	**-**	**-**	**-**	**-**	**2,450**
	Commodities					
10.27.4310.00	Computers & Software	-	-	-	-	3,000
10.27.4385.00	Supplies - General	-	-	-	-	3,000
10.27.4400.00	Supplies - Office	-	-	-	-	10,000
	Total Commodities	**-**	**-**	**-**	**-**	**16,000**
	Other Charges					
10.27.4560.00	Memberships & Subscriptions	-	-	-	-	1,000
	Total Other Charges	**-**	**-**	**-**	**-**	**1,000**
	Capital - $5,000/item min.					
10.27.4830.00	Equipment	-	-	-	-	8,000
	Total Budget Request	**$ -**	**$ -**	**$ -**	**$ -**	**$ 27,450**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Human Relations					
	Contractual Services					
10.28.4135.00	Other Contractual Services	8,239	27,138	41,500	41,500	23,000
10.28.4140.00	Postage	683	58	150	100	150
10.28.4145.00	Printing & Advertising	-	50	1,000	500	500
10.28.4150.00	Professional Services	8	41	-	100	-
10.28.4170.00	Telephone & Internet	626	552	1,400	480	2,580
10.28.4180.00	Travel & Training	8,309	6,700	13,400	13,400	19,100
	Total Contractual Services	**17,865**	**34,538**	**57,450**	**56,080**	**45,330**
	Commodities					
10.28.4310.00	Computers & Software	29,925	23,948	34,300	34,300	45,700
10.28.4385.00	Supplies - General	839	2,324	1,000	1,000	1,300
10.28.4400.00	Supplies - Office	928	62	1,000	700	800
	Total Commodities	**31,692**	**26,334**	**36,300**	**36,000**	**47,800**
	Other Charges					
10.28.4560.00	Memberships & Subscriptions	414	924	1,560	1,560	2,000
10.28.4570.00	Miscellaneous	13,732	14,346	20,500	20,500	24,500
	Total Other Charges	**14,146**	**15,270**	**22,060**	**22,060**	**26,500**
	Total Budget Request	**$ 63,703**	**$ 76,143**	**$ 115,810**	**$ 114,140**	**$ 119,630**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Emergency Management					
	Contractual Services					
10.29.4170.00	Telephone & Internet	-	-	-	-	950
10.29.4180.00	Travel & Training	-	-	-	-	6,000
	Total Contractual Services	**-**	**-**	**-**	**-**	**6,950**
	Commodities					
10.29.4310.00	Computers & Software	-	-	-	-	3,000
10.29.4385.00	Supplies - General	-	-	-	-	20,000
10.29.4400.00	Supplies - Office	-	-	-	-	10,000
	Total Commodities	**-**	**-**	**-**	**-**	**33,000**
	Other Charges					
10.29.4560.00	Memberships & Subscriptions	-	-	-	-	1,000
	Total Other Charges	**-**	**-**	**-**	**-**	**1,000**
	Capital - $5,000/item min.					
10.29.4830.00	Equipment	-	-	-	25,000	5,000
	Total Budget Request	**$ -**	**$ -**	**$ -**	**$ 25,000**	**$ 45,950**

General Fund - Town Clerk Dept.

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Personnel Services					
10.30.4001.00	Salaries	274,333	195,296	357,300	357,300	404,600
10.30.4002.00	Overtime	589	523	500	500	2,000
10.30.4010.00	Payroll Taxes	20,002	14,411	27,300	27,300	31,120
10.30.4020.00	Unemployment Taxes	-	-	3,900	3,900	3,900
10.30.4025.00	Workers Compensation	4,021	2,928	5,550	5,550	5,900
10.30.4030.00	Group Insurance	27,847	32,586	68,850	68,850	78,800
10.30.4035.00	Retirement Contribution	29,260	20,910	43,400	43,400	48,700
	Total Personnel Services	**356,052**	**266,653**	**506,800**	**506,800**	**575,020**
	Contractual Services					
10.30.4120.00	Employee Education	-	-	-	-	-
10.30.4135.00	Other Contractual Services	15,838	1,521	14,000	10,000	30,200
10.30.4140.00	Postage	4,402	1,715	2,500	2,500	2,500
10.30.4145.00	Printing & Advertising	5,466	399	2,000	2,000	2,750
10.30.4150.00	Professional Services	65,797	49,154	80,000	80,000	106,000
10.30.4160.00	Rents	576	1,479	500	500	500
10.30.4170.00	Telephone & Internet	2,069	1,753	6,200	2,500	5,310
10.30.4180.00	Travel & Training	2,140	3,097	9,500	5,000	10,000
	Total Contractual Services	**96,288**	**59,118**	**114,700**	**102,500**	**157,260**
	Commodities					
10.30.4310.00	Computers & Software	20,520	46,495	36,250	42,000	47,860
10.30.4330.00	Fuel & Lubricants	36	-	200	200	200
10.30.4400.00	Supplies - Office	2,371	1,233	3,650	2,500	3,500
	Total Commodities	**22,927**	**47,729**	**40,100**	**44,700**	**51,560**

General Fund - Town Clerk Dept.

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Other Charges					
10.30.4540.00	Insurance	2,568	3,308	3,800	3,700	4,800
10.30.4560.00	Memberships & Subscriptions	907	656	800	800	2,000
10.30.4570.00	Miscellaneous	8,287	(4,009)	5,000	1,000	7,500
	Total Other Charges	**11,762**	**(45)**	**9,600**	**5,500**	**14,300**
	Total Budget Request	**$ 487,029**	**$ 373,455**	**$ 671,200**	**$ 659,500**	**$ 798,140**

General Fund - Events Dept.

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Personnel Services					
10.35.4001.00	Salaries	-	-	88,500	42,000	89,000
10.35.4010.00	Payroll Taxes	-	-	6,600	3,300	6,850
10.35.4020.00	Unemployment Taxes	-	-	850	450	800
10.35.4025.00	Workers Compensation	-	-	1,100	600	1,100
10.35.4030.00	Group Insurance	-	-	28,300	14,200	31,900
10.35.4035.00	Retirement Contribution	-	-	10,700	5,350	10,700
10.35.4045.00	Cell Phone Allowance	-	-	300	150	300
	Total Personnel Services	**-**	**-**	**136,350**	**66,050**	**140,650**
	Contractual Services					
10.35.4135.00	Other Contractual Services	1,100	-	320	-	2,300
10.35.4145.00	Printing & Advertising	643	-	18,500	7,500	10,000
10.35.4170.00	Telephone	-	-	900	450	900
10.35.4180.00	Travel & Training	-	-	4,000	-	-
	Total Contractual Services	**1,743**	**-**	**23,720**	**7,950**	**13,200**
	Commodities					
10.35.4310.00	Computers & Software	-	-	3,300	3,300	600
10.35.4385.00	Supplies - General	-	-	1,000	1,000	1,000
10.35.4400.00	Supplies - Office	-	-	500	500	500
	Total Commodities	**-**	**-**	**4,800**	**4,800**	**2,100**
	Other Charges					
10.35.4540.00	Insurance	613	-	700	-	-
10.35.4560.00	Memberships & Subscriptions	-	1,972	550	1,980	-
10.35.4570.00	Miscellaneous	27,228	110,291	160,000	116,500	138,000
	Total Other Charges	**27,841**	**112,263**	**161,250**	**118,480**	**138,000**
	Total Budget Request	**$ 29,583**	**$ 112,263**	**$ 326,120**	**$ 197,280**	**$ 293,950**

General Fund - Finance Dept.

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Personnel Services					
10.40.4001.00	Salaries	234,929	278,363	484,800	583,152	603,000
10.40.4002.00	Overtime	524	-	500	500	500
10.40.4010.00	Payroll Taxes	16,463	20,239	37,300	44,824	46,190
10.40.4020.00	Unemployment Taxes	-	-	4,800	5,636	5,690
10.40.4025.00	Workers Compensation	3,231	4,382	5,000	6,400	6,400
10.40.4030.00	Group Insurance	41,460	54,180	90,100	115,361	128,050
10.40.4035.00	Retirement Contribution	25,686	28,137	58,300	56,052	72,420
10.40.4045.00	Cell Phone Allowance	294	213	300	300	300
	Total Personnel Services	**322,587**	**385,514**	**681,100**	**812,225**	**862,550**
	Contractual Services					
10.40.4120.00	Employee Education	-	-	-	-	8,000
10.40.4135.00	Other Contractual Services	259,778	210,309	270,300	270,300	316,200
10.40.4140.00	Postage	419	9,350	2,500	2,500	2,750
10.40.4145.00	Printing & Advertising	-	2,668	2,500	2,500	2,750
10.40.4150.00	Professional Services	4	6	100	100	100
10.40.4170.00	Telephone & Internet	2,141	2,013	4,430	4,430	5,500
10.40.4180.00	Travel & Training	1,572	4,195	6,500	4,500	7,500
	Total Contractual Services	**263,914**	**228,541**	**286,330**	**284,330**	**342,800**
	Commodities					
10.40.4310.00	Computers & Software	12,842	14,499	20,800	18,200	23,200
10.40.4400.00	Supplies - Office	3,720	1,957	4,000	2,500	4,000
	Total Commodities	**16,562**	**16,456**	**24,800**	**20,700**	**27,200**

General Fund - Finance Dept.

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Other Charges					
10.40.4540.00	Insurance	2,069	2,622	4,000	4,000	4,950
10.40.4560.00	Memberships & Subscriptions	190	-	600	600	1,000
10.40.4570.00	Miscellaneous	1,413	(1,147)	500	500	500
	Total Other Charges	**3,672**	**1,475**	**5,100**	**5,100**	**6,450**
	Total Budget Request	**$ 606,735**	**$ 631,986**	**$ 997,330**	**$ 1,122,355**	**$ 1,239,000**

General Fund - Planning Dept.

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Personnel Services					
10.50.4001.00	Salaries	403,767	311,708	558,300	558,300	601,920
10.50.4002.00	Overtime	85	19	1,000	1,000	1,000
10.50.4010.00	Payroll Taxes	28,784	22,669	42,700	42,700	46,220
10.50.4020.00	Unemployment Taxes	-	-	5,300	5,300	5,300
10.50.4025.00	Workers Compensation	7,307	5,077	11,500	11,500	11,500
10.50.4030.00	Group Insurance	65,623	76,763	98,300	110,000	140,800
10.50.4035.00	Retirement Contribution	30,788	22,639	66,900	59,000	72,360
	Total Personnel Services	**536,354**	**438,875**	**784,000**	**787,800**	**879,100**
	New Personnel					
10.50.4001.00	Salaries	-	-	-	-	73,900
10.50.4002.00	Overtime	-	-	-	-	2,000
10.50.4010.00	Payroll Taxes	-	-	-	-	5,810
10.50.4020.00	Unemployment Taxes	-	-	-	-	1,000
10.50.4025.00	Workers Compensation	-	-	-	-	1,000
10.50.4030.00	Group Insurance	-	-	-	-	31,820
10.50.4035.00	Retirement Contribution	-	-	-	-	9,110
	Total New Personnel	**-**	**-**	**-**	**-**	**124,640**
	Contractual Services					
10.50.4120.00	Employee Education	-	-	1,425	-	-
10.50.4135.00	Other Contractual Services	5,729	227,863	317,120	397,000	445,300
10.50.4137.00	Contractual - Restricted Bill Bac	2,848	-	-	-	-
10.50.4140.00	Postage	569	-	-	-	600
10.50.4145.00	Printing & Advertising	196	650	-	400	-
10.50.4150.00	Professional Services	-	168	45,000	30,000	250,000
10.50.4170.00	Telephone & Internet	2,472	2,745	4,400	4,400	10,600
10.50.4180.00	Travel & Training	3,518	225	13,000	7,000	16,000
	Total Contractual Services	**15,332**	**231,651**	**380,945**	**438,800**	**722,500**

General Fund - Planning Dept.

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Commodities					
10.50.4310.00	Computers & Software	35,467	54,361	40,400	55,000	128,600
10.50.4400.00	Supplies - Office	4,680	632	3,400	1,500	3,400
	Total Commodities	**40,147**	**54,994**	**43,800**	**56,500**	**132,000**
	Other Charges					
10.50.4540.00	Insurance	3,502	5,063	3,700	6,500	5,000
10.50.4560.00	Memberships & Subscriptions	1,591	965	2,650	2,650	2,690
10.50.4570.00	Miscellaneous	2,692	2,603	2,250	2,250	2,250
	Total Other Charges	**7,785**	**8,630**	**8,600**	**11,400**	**9,940**
	Total Budget Request	**$ 599,618**	**$ 734,150**	**$ 1,217,345**	**$ 1,294,500**	**$ 1,868,180**

General Fund - Engineering Dept.

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Personnel Services					
10.55.4001.00	Salaries	399,511	400,158	761,200	695,700	811,900
10.55.4002.00	Overtime	6,475	4,529	5,000	6,500	10,000
10.55.4010.00	Payroll Taxes	29,058	29,656	58,700	53,200	62,880
10.55.4020.00	Unemployment Taxes	-	-	7,200	7,200	7,900
10.55.4025.00	Workers Compensation	13,140	11,805	18,900	18,900	19,400
10.55.4030.00	Group Insurance	67,843	89,130	175,600	152,800	180,900
10.55.4035.00	Retirement Contribution	41,837	38,129	92,900	75,600	98,630
10.55.4045.00	Cell Phone Allowance	388	425	300	700	900
	Total Personnel Services	**558,252**	**573,831**	**1,119,800**	**1,010,600**	**1,192,510**
	Contractual Services					
10.55.4130.00	Maintenance - Vehicles	22,042	12,135	3,000	14,135	5,000
10.55.4135.00	Other Contractual Services	142	-	4,600	4,600	18,800
10.55.4145.00	Printing & Advertising	1,199	50	1,250	1,000	1,810
10.55.4150.00	Professional Services	12,590	6	10,000	10,000	10,100
10.55.4170.00	Telephone & Internet	4,688	1,911	4,800	4,800	19,880
10.55.4180.00	Travel & Training	2,725	5,849	16,500	16,500	19,000
	Total Contractual Services	**43,386**	**19,951**	**40,150**	**51,035**	**74,590**
	Commodities					
10.55.4310.00	Computers & Software	17,784	2,874	17,860	16,860	14,900
10.55.4330.00	Fuel & Lubricants	-	-	13,500	13,500	13,500
10.55.4385.00	Supplies - General	165	110	500	500	900
10.55.4390.00	Supplies - Janitorial	-	-	250	200	850
10.55.4400.00	Supplies - Office	1,336	325	1,700	1,700	4,000
10.55.4410.00	Supplies - Operational	9,540	1,987	5,730	5,500	5,650
10.55.4440.00	Supplies - Fleet	-	-	2,500	2,500	3,000
10.55.4460.00	Uniforms	2,248	1,641	3,750	3,750	4,100
	Total Commodities	**31,073**	**6,938**	**45,790**	**44,510**	**46,900**

General Fund - Engineering Dept.

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Other Charges					
10.55.4540.00	Insurance	7,272	8,713	12,800	13,800	23,300
10.55.4560.00	Memberships & Subscriptions	958	1,057	20,000	15,000	21,125
10.55.4570.00	Miscellaneous	663	-	-	-	-
	Total Other Charges	**8,893**	**9,770**	**32,800**	**28,800**	**44,425**
	Capital - $5,000/item min.					
10.55.4830.00	Equipment	6,452	-	-	-	-
10.55.4860.00	Vehicles	100,501	-	-	-	42,000
	Total Capital	**106,953**	**-**	**-**	**-**	**42,000**
	Total Budget Request	**$ 748,557**	**$ 610,489**	**$ 1,238,540**	**$ 1,134,945**	**$ 1,400,425**

General Fund - Reimbursements

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Contractual Services					
10.51.4137.00	Contractual - Restricted Bill Back	694,373	193,480	350,000	350,000	190,000
	Total Contractual Services	**694,373**	**193,480**	**350,000**	**350,000**	**190,000**
	Total Budget Request	**$ 694,373**	**$ 193,480**	**$ 350,000**	**$ 350,000**	**$ 190,000**

General Fund - Building Inspections

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Personnel Services					
10.60.4001.00	Salaries	56,289	-	-	-	-
10.60.4010.00	Payroll Taxes	3,992	-	-	-	-
10.60.4025.00	Workers Compensation	64	-	-	-	-
10.60.4030.00	Group Insurance	9,175	-	-	-	-
10.60.4035.00	Retirement Contribution	3,327	-	-	-	-
	Total Personnel Services	**72,848**	**-**	**-**	**-**	**-**
	Contractual Services					
10.60.4135.00	Other Contractual Services	302,177	-	-	-	-
10.60.4170.00	Telephone & Internet	428	-	-	-	-
	Total Contractual Services	**302,605**	**-**	**-**	**-**	**-**
	Commodities					
10.60.4310.00	Computers & Software	269	-	-	-	-
10.60.4400.00	Supplies - Office	171	-	-	-	-
	Total Commodities	**441**	**-**	**-**	**-**	**-**
	Other Charges					
10.60.4540.00	Insurance	498	-	-	-	-
10.60.4570.00	Miscellaneous	286	-	-	-	-
	Total Other Charges	**784**	**-**	**-**	**-**	**-**
	Total Budget Request	**$ 376,678**	**$ -**	**$ -**	**$ -**	**$ -**

General Fund - Police

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Personnel Services					
10.70.4001.00	Salaries	2,984,800	2,016,133	3,883,250	3,460,200	4,226,100
10.70.4002.00	Overtime	128,313	151,414	78,000	244,000	135,000
10.70.4003.00	Off-Duty Work	-	-	-	-	-
10.70.4004.00	Compensatory Time	2,690	2,630	4,000	4,000	6,000
10.70.4010.00	Payroll Taxes	242,568	172,634	300,800	272,000	333,630
10.70.4020.00	Unemployment Taxes	-	-	35,900	35,900	37,800
10.70.4025.00	Workers Compensation	115,070	83,689	172,500	141,200	184,400
10.70.4030.00	Group Insurance	365,713	354,964	728,800	601,400	799,200
10.70.4035.00	Retirement Contribution	360,770	251,230	467,600	422,000	523,300
	Total Personnel Services	**4,199,924**	**3,032,693**	**5,670,850**	**5,180,700**	**6,245,430**
	New Personnel					
10.70.4001.00	Salaries	-	-	-	-	320,500
10.70.4002.00	Overtime	-	-	-	-	5,000
10.70.4010.00	Payroll Taxes	-	-	-	-	24,900
10.70.4020.00	Unemployment Taxes	-	-	-	-	3,400
10.70.4025.00	Workers Compensation	-	-	-	-	5,000
10.70.4030.00	Group Insurance	-	-	-	-	95,700
10.70.4035.00	Retirement Contribution	-	-	-	-	39,060
	Total New Personnel	**-**	**-**	**-**	**-**	**493,560**
	Contractual Services					
10.70.4120.00	Employee Education	830	858	4,000	4,000	4,000
10.70.4122.00	Maintenance - Buildings	150	592	3,000	-	-
10.70.4125.00	Maintenance - Equipment	480	-	-	-	2,500
10.70.4130.00	Maintenance - Vehicles	53,401	33,990	45,000	40,000	45,000
10.70.4135.00	Other Contractual Services	206,305	310,508	284,540	338,540	377,250
10.70.4140.00	Postage	942	492	750	1,000	2,500
10.70.4145.00	Printing & Advertising	3,230	1,433	2,000	2,000	3,500
10.70.4150.00	Professional Services	27,873	34,451	30,220	49,000	49,500

General Fund - Police

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
10.70.4170.00	Telephone & Internet	59,263	47,854	52,900	64,947	75,000
10.70.4180.00	Travel & Training	26,626	55,325	35,500	55,000	76,400
	Total Contractual Services	**379,100**	**485,503**	**457,910**	**554,487**	**635,650**
	Commodities					
10.70.4310.00	Computers & Software	53,028	35,931	151,400	114,053	192,100
10.70.4330.00	Fuel & Lubricants	64,103	40,893	80,000	63,000	75,000
10.70.4385.00	Supplies - General	119,565	58,561	95,600	85,000	102,500
10.70.4395.00	Supplies - Lab	4,997	3,478	7,500	7,300	7,500
10.70.4400.00	Supplies - Office	5,619	8,740	10,000	10,000	6,500
10.70.4460.00	Uniforms	19,688	20,209	28,100	30,000	74,500
	Total Commodities	**267,000**	**167,813**	**372,600**	**309,353**	**458,100**
	Other Charges					
10.70.4520.00	Donations - Community Programs	3,741	1,266	4,500	2,500	3,000
10.70.4540.00	Insurance	196,395	168,155	230,000	230,000	352,000
10.70.4560.00	Memberships & Subscriptions	630	1,965	3,100	3,100	4,000
10.70.4570.00	Miscellaneous	8,683	8,561	-	-	3,500
	Total Other Charges	**209,449**	**179,947**	**237,600**	**235,600**	**362,500**
	Capital - $5,000/item min.					
10.70.4810.00	Buildings					
10.70.4830.00	Equipment	-	25,000	25,000	25,000	-
10.70.4860.00	Vehicles	-	473,236	340,000	340,000	460,000
	Total Capital	**-**	**498,236**	**365,000**	**365,000**	**460,000**

General Fund - Police

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
			Impact			
	Capital - $5,000/item min.					
10.70.4860.00	Vehicles	493,491	236,618	340,000	340,000	-
10.70.4890.00	Other Improvements	4,481,170	1,476,757	2,998,000	1,445,000	-
	Total Capital	**4,974,661**	**1,713,375**	**3,338,000**	**1,785,000**	**-**
	Total Budget Request	**$ 10,030,134**	**$ 6,077,568**	**$ 10,441,960**	**$ 8,430,140**	**$ 8,655,240**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Personnel Services					
10.80.4001.00	Salaries	397,155	278,585	473,000	451,000	648,010
10.80.4002.00	Overtime	1,094	4,089	4,500	6,500	5,000
10.80.4004.00	Compensatory Time	702	516	-	100	-
10.80.4010.00	Payroll Taxes	29,791	20,835	36,700	36,700	49,960
10.80.4020.00	Unemployment Taxes	-	-	5,200	5,200	5,200
10.80.4025.00	Workers Compensation	11,284	7,886	14,800	13,900	14,900
10.80.4030.00	Group Insurance	67,471	54,198	90,700	90,700	138,500
10.80.4035.00	Retirement Contribution	43,281	28,304	57,700	48,900	78,370
10.80.4045.00	Cell Phone Allowance	300	213	600	400	600
	Total Personnel Services	**551,078**	**394,626**	**683,200**	**653,400**	**940,540**
	Contractual Services					
10.80.4125.00	Maintenance - Equipment	904	-	-	-	-
10.80.4130.00	Maintenance - Vehicles	-	45	-	-	-
10.80.4135.00	Other Contractual Services	1,978	1,190	5,100	5,100	16,600
10.80.4140.00	Postage	-	-	500	500	500
10.80.4145.00	Printing & Advertising	375	602	1,000	1,000	1,000
10.80.4150.00	Professional Services	1,300	6	40,000	-	2,500
10.80.4160.00	Rents	560	-	-	-	-
10.80.4170.00	Telephone & Internet	6,113	1,958	13,500	9,000	13,500
10.80.4180.00	Travel & Training	1,155	349	18,000	12,000	10,000
	Total Contractual Services	**12,385**	**4,150**	**78,100**	**27,600**	**44,100**
	Commodities					
10.80.4310.00	Computers & Software	49,822	33,822	72,200	44,000	46,500
10.80.4330.00	Fuel & Lubricants	6,070	3,853	5,000	5,000	5,000
10.80.4385.00	Supplies - General	4,818	3,322	5,000	5,000	5,000
10.80.4390.00	Supplies - Janitorial	134	123	-	-	-
10.80.4400.00	Supplies - Office	8,318	47	3,000	1,000	3,000

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
10.80.4410.00	Supplies - Operational	1,777	160	2,000	1,000	2,000
10.80.4440.00	Supplies - Fleet	703	46	-	-	-
10.80.4460.00	Uniforms	1,653	767	3,000	3,000	3,000
	Total Commodities	**73,295**	**42,142**	**90,200**	**59,000**	**64,500**
	Other Charges					
10.80.4540.00	Insurance	12,759	11,329	28,600	28,600	29,500
10.80.4560.00	Memberships & Subscriptions	2,239	6,220	5,000	3,000	5,000
10.80.4570.00	Miscellaneous	3,802	759	-	1,000	1,000
	Total Other Charges	**18,800**	**18,308**	**33,600**	**32,600**	**35,500**
	Capital - $5,000/item min.					
10.80.4810.00	Buildings	27,423	-	-	-	-
	Total Capital	**27,423**	**-**	**-**	**-**	**-**
	Total Budget Request	**$ 682,981**	**$ 459,226**	**$ 885,100**	**$ 772,600**	**$ 1,084,640**

General Fund - Buildings

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Contractual Services					
10.82.4122.00	Maintenance - Buildings	44,236	8,726	60,000	30,000	60,000
10.82.4125.00	Maintenance - Equipment	27,364	17,559	20,000	25,000	74,000
10.82.4127.00	Maintenance - Infrastructure	18,915	29,065	45,000	65,000	26,000
10.82.4135.00	Other Contractual Services	79,954	62,315	175,100	175,100	80,800
10.82.4150.00	Professional Services	3,510	500	5,000	2,500	5,000
10.82.4160.00	Rents	2,888	2,240	6,000	3,500	4,000
10.82.4170.00	Telephone & Internet	17,920	12,919	-	-	8,200
10.82.4190.00	Utilities	89,717	56,530	130,200	100,000	150,000
	Total Contractual Services	**284,504**	**189,854**	**441,300**	**401,100**	**408,000**
	Commodities					
10.82.4390.00	Supplies - Janitorial	435	825	3,000	1,500	3,000
10.82.4410.00	Supplies - Operational	4,101	4,962	5,000	5,000	5,000
	Total Commodities	**4,536**	**5,787**	**8,000**	**6,500**	**8,000**
	Other Charges					
10.82.4540.00	Insurance	32,097	48,804	69,900	69,900	96,200
	Total Other Charges	**32,097**	**48,804**	**69,900**	**69,900**	**96,200**
	Capital - $5,000/item min.					
10.82.4810.00	Buildings	248,359	822,732	4,850,000	4,308,000	7,700,000
10.82.4830.00	Equipment	-	28,073	25,000	28,325	-
	Total Capital	**248,359**	**850,804**	**4,875,000**	**4,336,325**	**7,700,000**
	Total Budget Request	**$ 569,496**	**$ 1,095,250**	**$ 5,394,200**	**$ 4,813,825**	**$ 8,212,200**

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CONSERVATION TRUST FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Conservation Trust	0	0	0	0	0	---	---	0
Totals	$0	$0	$0	$0	0	$0	$0	$0

Total Cash Available								$ 264,842
Ending Fund Balance								$ 264,842
% of Total Budget	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Conservation Trust Fund

	CONSERVATION TRUST FUND REVENUES	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
30.01.3450.00	Lottery Funds	110,273	(84,179)	115,000	115,000	115,000
30.01.3960.00	Interest Income	7,621	(5,093)	3,000	7,300	2,000
	TOTAL FUND REVENUES	**$ 117,894**	**$ (89,272)**	**$ 118,000**	**$ 122,300**	**$ 117,000**
	UNRESTRICTED CASH BALANCE FORWARD (BEG. FUND BAL.)					$ 147,842
	TOTAL ANTICIPATED FUNDS AVAILABLE	**$ 117,894**	**$ (89,272)**	**$ 118,000**	**$ 122,300**	**$ 264,842**

Conservation Trust Fund

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Capital - $5,000/item min.					
30.90.4840.00	Infrastructure	406,422	-	-	-	-
	Total Capital	**406,422**	**-**	**-**	**-**	**-**
	Total Budget Request	**$ 406,422**	**$ -**	**$ -**	**$ -**	**$ -**

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ARTS & CULTURE FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Arts & Culture Fund	0	0	0	0	0	250,000	---	250,000
Totals	$0	$0	$0	$0	0	$250,000	$0	$250,000

Total Cash Available								$ 875,069
Ending Fund Balance								$ 625,069
% of Total Budget	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

	ARTS & CULTURE FUND REVENUES	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
32.01.3960.00	Interest	4,041	4,321	-	5,000	3,500
32.01.3999.00	Transfer In from Library (Library & Cultural Facilities Development Fee)	367,568	274,973	200,000	315,000	167,400
	TOTAL FUND REVENUES	**$ 371,610**	**$ 279,293**	**$ 200,000**	**$ 320,000**	**$ 170,900**
	UNRESTRICTED CASH BALANCE FORWARD (BEG. FUND BAL.)					$ 704,169
	TOTAL ANTICIPATED FUNDS AVAILABLE	**$ 371,610**	**$ 279,293**	**$ 200,000**	**$ 320,000**	**$ 875,069**

Arts and Culture Fund

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Capital - $5,000/item min.					
32.90.4800.00	Art	-	-	150,000	50,000	250,000
	Total Capital	**-**	**-**	**150,000**	**50,000**	**250,000**
	Total Budget Request	**$ -**	**$ -**	**$ 150,000**	**$ 50,000**	**$ 250,000**

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PARKS AND OPEN SPACE FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Impact Outlay	Debt Service	Total
Parks Fund	866,470	356,140	128,000	62,700	1,413,310	1,465,000	9,500,000	-	12,378,310
Totals	$ 866,470	$ 356,140	$ 128,000	$ 62,700	$ 1,413,310	$ 1,465,000	$ 9,500,000	$ -	$ 12,378,310
Total Cash Available									$ 18,805,499
Ending Fund Balance									$ 6,427,189
% of Total Budget	7.00%	2.88%	1.03%	0.51%	11.42%	11.84%	76.75%	0.00%	100.00%

	PARKS AND OPEN SPACE FUND REVENUES	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
34.01.3225.00	Fishing Licenses	1,010	1,095	500	1,200	1,200
34.01.3420.00	Grants	126,718	-	-	-	-
34.01.3470.00	Larimer County Open Space	452,141	215,073	400,000	445,000	475,000
34.01.3532.00	Park Fees - Building Permits	376,382	266,617	150,500	325,000	150,000
34.01.3550.00	Cemetery Care Fees	-	800	-	-	-
34.01.3567.00	Park Reservation Fees	5,345	6,525	2,000	6,500	6,500
34.01.3740.00	Park & OS - Impact Fees	954,642	714,416	415,982	881,730	457,200
34.01.3940.00	Cemetery Lot Purchase	82,947	73,130	40,000	65,000	65,000
34.01.3953.00	Donation - General	255	-	-	-	-
34.01.3960.00	Interest Income	162,435	82,385	75,000	100,000	100,000
34.01.3985.00	Reimbursed Expenses	(1,519)	-	-	-	-
		2,160,356	**1,360,041**	**1,083,982**	**1,824,430**	**1,254,900**
34.01.3999.00	From Water Fund	70,000	70,000	70,000	70,000	70,000
34.01.3999.00	From Sewer Fund	60,000	60,000	60,000	60,000	60,000
34.01.3999.00	From Conserv. Fund	150,000	-	-	-	-
34.01.3999.00	From Drainage	10,000	10,000	10,000	10,000	10,000
34.01.3999.00	From Capital Fund	-	-	-	-	2,500,000
34.01.3999.00	From General Fund	1,000,000	2,000,000	2,000,000	2,000,000	8,000,000
	Total Fund Revenues	**$ 1,290,000**	**$ 2,140,000**	**$ 2,140,000**	**$ 2,140,000**	**$ 10,640,000**
	Unrestricted Cash Balance Forward (Beg. Fund Bal.)					$ 8,165,499
	TOTAL ANTICIPATED FUNDS AVAILABLE					**$ 18,805,499**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Personnel Services					
34.90.4001.00	Salaries	375,623	275,675	409,800	409,800	454,800
34.90.4002.00	Overtime	20,483	24,054	20,000	50,000	25,000
34.90.4004.00	Compensatory Time	1,935	2,350	1,500	4,000	4,000
34.90.4010.00	Payroll Taxes	28,350	21,784	31,800	37,300	36,750
34.90.4020.00	Unemployment Taxes	-	-	4,100	4,100	4,400
34.90.4025.00	Workers Compensation	14,772	11,224	20,500	20,500	20,500
34.90.4030.00	Group Insurance	80,719	88,872	96,000	153,300	99,300
34.90.4035.00	Retirement Contribution	33,412	26,944	49,200	46,400	57,700
	Total Personnel Services	**555,294**	**450,902**	**632,900**	**725,400**	**702,450**
	New Personnel Services					
34.90.4001.00	Salaries	-	-	-	-	109,000
34.90.4002.00	Overtime	-	-	-	-	2,000
34.90.4010.00	Payroll Taxes	-	-	-	-	8,500
34.90.4020.00	Unemployment Taxes	-	-	-	-	1,000
34.90.4025.00	Workers Compensation	-	-	-	-	1,000
34.90.4030.00	Group Insurance	-	-	-	-	31,840
34.90.4035.00	Retirement Contribution	-	-	-	-	10,680
	Total Personnel Services	**-**	**-**	**-**	**-**	**164,020**
	Contractual Services					
34.90.4120.00	Employee Education	-	-			
34.90.4122.00	Maintenance - Buildings	380	1,333	31,000	20,000	15,000
34.90.4125.00	Maintenance - Equipment	8,315	20,763	35,000	40,000	20,000
34.90.4127.00	Maintenance - Infrastructure	111,162	75,190	150,000	120,000	100,000
34.90.4130.00	Maintenance - Fleet	468	4,570	10,000	10,000	10,000
34.90.4135.00	Other Contractual Services	115,049	66,107	114,900	100,000	110,600
34.90.4150.00	Professional Services	10,130	6,401	2,000	2,000	2,000
34.90.4170.00	Telephone & Internet	3,186	1,789	3,100	3,100	4,200

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
34.90.4180.00	Travel & Training	8,814	2,900	9,340	7,500	9,340
34.90.4190.00	Utilities	50,165	28,935	100,000	80,000	85,000
	Total Contractual Services	**307,669**	**207,988**	**455,340**	**382,600**	**356,140**
	Commodities					
34.90.4300.00	Chemicals	34,263	25,865	20,000	25,000	30,000
34.90.4310.00	Computers & Software	3,196	2,001	6,800	6,800	7,000
34.90.4330.00	Fuel & Lubricants	10,989	7,143	18,000	15,000	15,000
34.90.4385.00	Supplies - General	3,862	2,591	5,000	5,000	5,000
34.90.4410.00	Supplies - Operational	81,256	33,179	60,000	50,000	60,000
34.90.4420.00	Supplies - Safety	142	261	2,000	500	500
34.90.4430.00	Supplies - Training	92	-	-	-	-
34.90.4440.00	Supplies - Fleet	3,392	1,767	6,000	3,000	6,000
34.90.4460.00	Uniforms	3,725	2,978	4,500	4,500	4,500
	Total Commodities	**140,917**	**75,786**	**122,300**	**109,800**	**128,000**
	Other Charges					
34.90.4540.00	Insurance	4,110	5,553	13,600	13,600	14,700
34.90.4570.00	Miscellaneous	38,202	17,800	48,000	20,000	48,000
	Total Other Charges	**42,312**	**23,353**	**61,600**	**33,600**	**62,700**
	Capital - $5,000/item min.					
34.90.4830.00	Equipment	111,571	66,628	110,000	110,000	40,000
34.90.4840.00	Infrastructure	901,083	717,002	315,000	315,000	1,425,000
34.90.4850.00	Land	723,548	-	-		
34.90.4860.00	Vehicles	32,997	65,425	66,600	-	-
	Total Capital	**1,769,199**	**849,055**	**491,600**	**425,000**	**1,465,000**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
			Impact			
	Capital - $5,000/item min.					
34.90.4840.00	Infrastructure	-	717,002	1,520,000	1,250,000	9,500,000
	Total Capital	**-**	**717,002**	**1,520,000**	**1,250,000**	**9,500,000**
	Total Budget Request	**$ 2,815,391**	**$ 2,324,085**	**$ 3,283,740**	**$ 2,926,400**	**$ 12,378,310**

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STREET AND ALLEY FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Impact Outlay	Debt Service	Total
Streets Fund	1,177,000	5,067,890	430,950	24,200	6,700,040	11,035,000	-	-	17,735,040
Totals	$ 1,177,000	$ 5,067,890	$ 430,950	$ 24,200	$ 6,700,040	$ 11,035,000	$ -	$ -	$ 17,735,040
Total Cash Available									$ 38,761,518
Ending Fund Balance									$ 21,026,477
% of Total Budget	6.64%	28.58%	2.43%	0.14%	37.78%	62.22%	0.00%	0.00%	100.00%

	STREET AND ALLEY FUND REVENUES	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
36.01.3120.00	Sales Taxes - General	2,962,812	1,465,105	2,400,000	2,800,000	2,916,667
36.01.3122.00	Use Taxes - Buildings	956,962	443,949	500,000	700,000	400,000
36.01.3124.00	Sales & Use Taxes - Vehicles	2,570,015	1,467,964	1,600,000	2,000,000	1,800,000
36.01.3140.00	Specific Ownership Taxes	800,274	435,469	435,000	720,000	750,000
36.01.3176.00	Highway Users Taxes	680,892	390,067	568,000	585,200	377,670
36.01.3265.00	Right of Way Permits	97,400	69,700	40,000	105,000	105,000
36.01.3268.00	Street Cut Fees	21,525	2,650	5,000	-	-
36.01.3420.00	Grants	134,085	22,000	-	22,000	498,000
36.01.3430.00	Road & Bridge - Weld	150,312	83,811	85,000	100,000	100,000
36.01.3435.00	Road & Bridge - Larimer	54,911	53,355	45,000	53,355	25,000
36.01.3580.00	Vehicle Registration Fees	66,218	36,476	55,000	60,000	65,000
36.01.3590.00	Trash Collection Fees	1,093,053	782,175	1,050,000	1,200,000	1,250,000
36.01.3790.00	Transportation Facility Development Fee - Impact	2,341,259	1,697,776	970,000	2,050,800	1,063,200
36.01.3794.00	Traffic Interchange Recovery	158,695	150,129	50,940	150,000	50,000
36.01.3960.00	Interest	616,050	744,677	100,000	1,000,000	850,000
36.01.3970.00	Miscellaneous	120	10,118	-	-	-
36.01.3985.00	Refund Of Expenditures	-	667,835	225,000	667,835	500,000
36.01.3995.00	Unrealized Gain On Investments	44,930	-	-	-	-
	Subtotal	**12,749,513**	**8,523,255**	**8,128,940**	**12,214,190**	**10,750,537**
	Total Fund Revenues	**$ 12,749,513**	**$ 8,523,255**	**$ 8,128,940**	**$ 12,214,190**	**$ 10,750,537**
	Unrestricted Cash Balance Forward (Beg. Fund Bal.)					**$ 28,010,981**
	Total Anticipated Funds Available	**$ 12,749,513**				**$ 38,761,518**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Personnel Services					
36.90.4001.00	Salaries	510,410	417,352	707,700	707,700	589,800
36.90.4002.00	Overtime	28,561	33,815	25,000	60,000	30,000
36.90.4004.00	Compensatory Time	2,492	2,381	4,000	4,300	8,000
36.90.4010.00	Payroll Taxes	38,921	33,163	55,040	54,000	47,450
36.90.4020.00	Unemployment Taxes	-	-	6,200	6,200	6,600
36.90.4025.00	Workers Compensation	27,039	24,981	47,100	47,100	49,100
36.90.4030.00	Group Insurance	74,198	88,000	140,950	15,950	157,060
36.90.4035.00	Retirement Contribution	44,419	36,606	84,500	72,900	74,380
	Total Personnel Services	**726,040**	**636,297**	**1,070,490**	**968,150**	**962,390**
	New Personnel					
36.90.4001.00	Salaries	-	-	-	-	118,600
36.90.4002.00	Overtime	-	-	-	-	2,000
36.90.4010.00	Payroll Taxes	-	-	-	-	9,230
36.90.4020.00	Unemployment Taxes	-	-	-	-	3,200
36.90.4025.00	Workers Compensation	-	-	-	-	3,500
36.90.4030.00	Group Insurance	-	-	-	-	63,600
36.90.4035.00	Retirement Contribution	-	-	-	-	14,480
	Total New Personnel	**-**	**-**	**-**	**-**	**214,610**
	Contractual Services					
36.90.4120.00	Employee Education	877	-	3,700	1,800	2,500
36.90.4125.00	Maintenance - Equipment	33,019	22,032	25,000	25,000	25,000
36.90.4127.00	Maintenance - Infrastructure	2,297,591	838,321	2,658,000	2,658,000	3,000,000
36.90.4130.00	Maintenance - Fleet	73,740	19,081	88,000	70,000	110,000
36.90.4135.00	Other Contractual Services	1,056,102	683,307	1,134,700	1,134,700	1,260,600
36.90.4140.00	Postage	-	-	500	200	300
36.90.4145.00	Printing & Advertising	-	-	1,500	1,000	1,000
36.90.4150.00	Professional Services	2,064	1,178	20,000	2,500	260,000

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
36.90.4160.00	Rents	21,672	9,630	8,000	8,000	5,000
36.90.4170.00	Telephone & Internet	4,480	1,710	3,900	3,900	6,300
36.90.4180.00	Travel & Training	15,227	2,366	21,020	21,020	22,340
36.90.4190.00	Utilities	314,536	206,688	357,000	357,000	374,850
	Total Contractual Services	**3,819,308**	**1,784,311**	**4,321,320**	**4,283,120**	**5,067,890**
	Commodities					
36.90.4300.00	Chemicals	64,380	73,759	89,000	89,000	89,000
36.90.4310.00	Computers & Software	8,159	6,268	10,900	10,000	11,900
36.90.4330.00	Fuel & Lubricants	37,609	30,472	50,000	50,000	50,000
36.90.4385.00	Supplies - General	9,645	5,965	10,000	7,500	5,000
36.90.4400.00	Supplies - Office	-	249	800	800	800
36.90.4410.00	Supplies - Operational	175,888	84,541	175,000	100,000	175,000
36.90.4420.00	Supplies - Safety	35,529	46,011	68,000	68,000	30,000
36.90.4430.00	Supplies - Training	919	458	4,000	1,000	1,000
36.90.4440.00	Supplies - Fleet	36,568	31,168	48,000	50,000	60,000
36.90.4460.00	Uniforms	8,448	7,446	6,750	8,000	8,250
	Total Commodities	**377,145**	**286,337**	**462,450**	**384,300**	**430,950**
	Other Charges					
36.90.4540.00	Insurance	7,924	10,728	17,500	17,500	21,200
36.90.4560.00	Memberships & Subscriptions	-	1,229	3,500	3,000	3,000
36.90.4570.00	Miscellaneous	203	-	-	-	-
	Total Other Charges	**8,127**	**11,957**	**21,000**	**20,500**	**24,200**
	Capital - $5,000/item min.					
36.90.4830.00	Equipment	242,872	104,858	165,000	130,000	65,000
36.90.4840.00	Infrastructure	842,232	2,831,165	5,230,000	4,783,000	10,795,000
36.90.4860.00	Vehicles	457,580	124,663	294,500	294,500	175,000
	Total Capital	**1,542,684**	**3,060,686**	**5,689,500**	**5,207,500**	**11,035,000**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
			Impact			
	Capital - $5,000/item min.					
36.90.4840.00	Infrastructure	-	-	5,200,000	300,000	-
	Total Capital	**-**	**-**	**5,200,000**	**300,000**	**-**
	Total Budget Request	**$ 6,473,304**	**$ 5,779,588**	**$ 16,764,760**	**$ 11,163,570**	**$ 17,735,040**

TOWN OF JOHNSTOWN
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CAPITAL PROJECTS FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Capital Projects	-	12,000	-	-	12,000	9,850,000	-	9,862,000
Totals	$ -	$ 12,000	$ -	$ -	$ 12,000	$ 9,850,000	$ -	$ 9,862,000
Total Cash Available								$ 21,246,492
Ending Fund Balance								$ 11,384,492
% of Total Budget	0.00%	0.12%	0.00%	0.00%	0.12%	99.88%	0.00%	100.00%

	CAPITAL PROJECT FUND REVENUES	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
38.01.3120.00	Sales Tax Revenues	-	-	-	-	-
38.01.3122.00	Use Tax Revenues - Buildings	1,915,366	892,027	850,000	1,300,000	750,000
38.01.3960.00	Interest	601,350	177,799	100,000	250,000	250,000
38.01.3995.00	Unrealized Gain On Investments	261,692	-	-	-	-
38.01.3999.00	Transfers To / From	(200,000)	-	(50,000)	(90,000)	7,460,000
	Subtotal	**2,578,408**	**1,069,826**	**900,000**	**1,460,000**	**8,460,000**
	Total Fund Revenues	**$ 2,578,408**	**$ 1,069,826**	**$ 900,000**	**$ 1,460,000**	**$ 8,460,000**
	Unrestricted Cash Balance Forward (Beg. Fund Bal.)					$ 12,786,492
	TOTAL ANTICIPATED FUNDS AVAILABLE					**$ 21,246,492**

Capital Projects Fund

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Contractual Services					
38.90.4135.00	Other Contractual Services	6,593	4,386	10,500	10,500	12,000
	Total Contractual Services	**6,593**	**4,386**	**10,500**	**10,500**	**12,000**
	Capital - $5,000/item min.					
38.90.4840.00	Infrastructure	537,029	120,069	5,675,000	1,800,000	6,850,000
38.90.4850.00	Land	-	-	-	-	3,000,000
	Total Capital	**537,029**	**120,069**	**5,675,000**	**1,800,000**	**9,850,000**
	Total Budget Request	**$ 543,622**	**$ 124,455**	**$ 5,685,500**	**$ 1,810,500**	**$ 9,862,000**

TOWN OF JOHNSTOWN
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TAX ALLOCATION EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Tax Allocation	-	-	-	1,300,000	1,300,000	-	-	1,300,000
Totals	$ -	$ -	$ -	$ 1,300,000	$ 1,300,000	$ -	$ -	$ 1,300,000
Total Cash Available								$ 1,331,435
Ending Fund Balance								$ 31,435
% of Total Budget	0.00%	0.00%	0.00%	100.00%	100.00%	0.00%	0.00%	100.00%

	TAX ALLOCATION FUND REVENUES	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
60.01.3120.00	Tax Sharing	-	-	1,750,000	1,750,000	1,300,000
60.01.3999.00	Transfers In	1,525,894	766,250	50,000	-	40,000
		1,525,894	**766,250**	**1,800,000**	**1,750,000**	**1,340,000**
	Total Fund Revenues	**$ 1,525,894**	**$ 766,250**	**$ 1,800,000**	**$ 1,750,000**	**$ 1,340,000**
	Unrestricted Cash Balance Forward (Beg. Fund Bal.)					**$ (8,565)**
	Total Anticipated Funds Available					**$ 1,331,435**

Tax Allocation Fund

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Other Charges					
60.90.4570.00	Miscellaneous	1,525,894	766,250	1,800,000	1,800,000	1,300,000
	Total Other Charges	1,525,894	766,250	1,800,000	1,800,000	1,300,000
	Total Budget Request	**$ 1,525,894**	**$ 766,250**	**$ 1,800,000**	**$ 1,800,000**	**$ 1,300,000**

TOWN OF JOHNSTOWN
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WATER FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
WF Operations	1,637,190	1,872,010	1,563,675	1,690,980	6,763,855	66,940,000	4,685,250	78,389,105
WF C&D	641,450	233,450	555,240	12,100	1,442,240	1,780,000	-	3,222,240
Totals	$ 2,278,640	$ 2,105,460	$ 2,118,915	$ 1,703,080	$ 8,206,095	$ 68,720,000	$ 4,685,250	$ 81,611,345
Total Cash Available								$ 132,446,014
Ending Fund Balance								$ 50,834,669
% of Total Budget	2.79%	2.58%	2.60%	2.09%	10.06%	84.20%	5.74%	100.00%

WATER FUND REVENUES	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
Watering Permit	500	-	250	-	-
Grants	-	-	-	-	165,000
Sales Of Potable Water	7,539,642	7,017,670	7,600,000	8,000,000	10,200,000
Sales Of Nonpotable Water	75,043	78,173	35,000	35,000	36,700
Water Tap Fee	4,372,587	2,838,629	2,230,000	3,500,000	2,264,700
Raw Water Development Fee	3,844,569	2,457,996	1,890,000	2,800,000	1,944,000
Hydrant/Bulk Water	633,612	151,095	180,000	365,000	340,000
Water Lease	38,133	42,335	20,000	42,335	42,000
Water Share Fees	2,009,800	6,860,058	500,000	894,000	720,000
Water Meter Fee	314,654	189,454	146,000	300,000	142,500
Interest Income	1,999,381	2,053,126	1,200,000	3,200,000	1,600,000
Miscellaneous	341,492	242,894	125,000	125,000	125,000
Proceeds From Issuance Of Bonds	7,832	-	-	-	-
Refund Of Expenditures	42,988	572,101	-	572,101	-
Unrealized Gain On Investments	255,429	-	-	-	-
Transfer Out	-	50,700,000	50,700,000	50,700,000	-
Subtotal	**21,475,661**	**73,203,531**	**64,626,250**	**70,533,436**	**17,579,900**
Total Fund Revenues	**$ 21,475,661**	**$ 73,203,531**	**$ 64,626,250**	**$ 70,533,436**	**$ 17,579,900**

Unrestricted Cash Balance Forward (Beg. Fund Bal.)	**$**	**114,866,114**
Less Contributed Capital	$	-
Total Anticipated Funds Available	**$**	**132,446,014**
Revenues Total	$	17,579,900

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Administrative Costs					
	Personnel Services					
70.12.4001.00	Salaries	99,475	70,671	125,900	125,900	185,920
70.12.4002.00	Overtime	544	485	800	800	1,000
70.12.4005.00	Compensated Absences	-	-	-	-	-
70.12.4010.00	Payroll Taxes	6,604	5,208	9,600	9,600	14,300
70.12.4020.00	Unemployment Taxes	-	-	1,800	1,800	1,000
70.12.4025.00	Workers Compensation	1,452	1,311	4,000	2,100	2,100
70.12.4030.00	Group Insurance	10,641	14,335	37,900	24,200	37,900
70.12.4035.00	Retirement Contribution	9,979	6,126	15,200	12,000	22,440
	Total Personnel Services	**128,695**	**98,136**	**195,200**	**176,400**	**264,660**
	Contractual Services					
70.12.4110.00	Billing & Administrative	70,000	70,000	70,000	70,000	70,000
70.12.4135.00	Other Contractual Services	65,607	42,209	72,000	72,000	75,000
70.12.4140.00	Postage	1	-	850	500	850
70.12.4145.00	Printing & Advertising	17,796	7,321	18,000	18,000	18,000
70.12.4150.00	Professional Services	-	-	2,000	1,000	2,000
	Total Contractual Services	**153,404**	**119,530**	**162,850**	**161,500**	**165,850**
	Administrative Costs Total	**282,099**	**217,666**	**358,050**	**337,900**	**430,510**
	Conservation Programming					
	Contractual Services					
70.14.4120.00	Employee Education	-	-	-	-	4,000
70.14.4135.00	Other Contractual Services	-	-	-	24,000	128,000
70.14.4140.00	Postage	-	-	-	75	300
70.14.4145.00	Printing and Advertising	-	-	-	600	1,800
70.14.4170.00	Telephone & Internet	-	-	-	300	600
70.14.4180.00	Travel & Training	-	-	-	600	1,700

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Total Contractual	**-**	**-**	**-**	**25,575**	**136,400**
	Commodities					
70.14.4310.00	Computers & Software	-	-	-	-	900
70.14.4330.00	Fuel & Lubricants	-	-	-	200	500
70.14.4380.00	Supplies - General	-	-	-	3,211	1,000
70.14.4385.00	Uniforms	-	-	-	-	175
	Total Commodities	**-**	**-**	**-**	**3,411**	**2,575**
	Other Charges					
70.14.4560.00	Memberships& Subscriptions	-	-	-	525	1,690
	Total Other	**-**	**-**	**-**	**525**	**1,690**
	Total Conservation	**-**	**-**	**-**	**29,511**	**140,665**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Operational Costs					
	Personnel Services					
70.90.4001.00	Salaries	493,410	388,438	632,800	632,800	912,020
70.90.4002.00	Overtime	24,658	24,004	24,000	24,000	48,000
70.90.4004.00	Compensatory Time	55	-	-	-	-
70.90.4005.00	Compensated Absences	14,024	-	15,000	15,000	15,000
70.90.4010.00	Payroll Taxes	37,077	29,639	49,500	49,500	73,450
70.90.4020.00	Unemployment Taxes	-	-	6,250	6,250	6,250
70.90.4025.00	Workers Compensation	13,690	11,155	21,300	21,300	21,300
70.90.4030.00	Group Insurance	83,401	72,220	133,600	133,600	180,500
70.90.4035.00	Retirement Contribution	53,089	41,745	76,100	76,100	115,210
70.90.4045.00	Cell Phone Allowance	588	413	450	800	800
	Total Personnel Services	**719,992**	**567,614**	**959,000**	**959,350**	**1,372,530**
	Contractual Services					
70.90.4122.00	Maintenance - Buildings	7,388	1,208	7,000	7,000	15,000
70.90.4125.00	Maintenance - Equipment	159,845	64,669	47,000	70,000	91,500
70.90.4127.00	Maintenance - Infrastructure	81,350	24,825	25,000	25,000	25,000
70.90.4130.00	Maintenance - Vehicles	1,890	15,969	5,500	17,000	9,000

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
70.90.4135.00	Other Contractual Services	126,109	103,702	178,000	178,000	204,900
70.90.4140.00	Postage	3,199	-	3,000	75	3,000
70.90.4145.00	Printing and Advertising	2,200	-	3,000	600	3,000
70.90.4150.00	Professional Services	318,835	139,593	220,000	210,000	630,000
70.90.4160.00	Rents	1,986	1,052	2,000	2,300	2,000
70.90.4170.00	Telephone & Internet	14,040	12,431	19,960	20,560	36,860
70.90.4180.00	Travel & Training	1,836	2,066	8,700	4,000	7,500
70.90.4190.00	Utilities	371,769	179,755	234,150	280,000	297,000
70.90.4195.00	Water Assessments	217,778	202,816	235,725	236,000	245,000
	Total Contractual Services	**1,308,224**	**748,086**	**989,035**	**1,050,535**	**1,569,760**
	Commodities					
70.90.4300.00	Chemicals	1,017,138	715,750	1,100,000	1,100,000	1,450,000
70.90.4310.00	Computers & Software	7,685	4,240	22,300	18,650	34,750
70.90.4330.00	Fuel & Lubricants	11,466	6,936	15,000	15,200	15,000
70.90.4340.00	Hydrants	-	-	-	-	-
70.90.4380.00	Supplies - Buildings	210	-	2,500	5,711	2,500
70.90.4385.00	Supplies - General	6,021	1,184	4,000	4,000	5,000
70.90.4390.00	Supplies - Janitorial	-	86	500	1,000	1,000
70.90.4395.00	Supplies - Lab	13,823	8,920	16,850	15,000	15,850
70.90.4400.00	Supplies - Office	33	12,615	250	-	-
70.90.4410.00	Supplies - Operational	28,561	2,286	20,000	18,000	20,000
70.90.4420.00	Supplies - Safety	1,201	1,081	2,200	2,400	2,000
70.90.4430.00	Supplies - Training	1,720	5,371	1,500	1,500	1,500
70.90.4440.00	Supplies - Fleet	1,948	4,004	5,500	6,000	9,000
70.90.4460.00	Uniforms	3,047	-	4,500	4,500	4,500
70.90.4480.00	Water Meters	-	-	-	-	-
	Total Commodities	**1,092,853**	**762,473**	**1,195,100**	**1,191,961**	**1,561,100**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Other Charges					
70.90.4515.00	Depreciation	806,010	721,163	1,200,000	1,200,000	1,400,000
70.90.4540.00	Insurance	86,272	118,191	137,000	137,000	175,000
70.90.4560.00	Memberships& Subscriptions	2,560	2,242	1,000	1,725	4,290
70.90.4570.00	Miscellaneous	109,554	11,185	300,000	100,000	110,000
	Total Other Charges	**1,004,396**	**852,781**	**1,638,000**	**1,438,725**	**1,689,290**
	Capital - $5,000/item min.					
70.90.4810.00	Buildings	16,894,205	16,344,088	47,600,000	35,000,000	40,000,000
70.90.4830.00	Equipment	-	26,345	20,000	26,345	140,000
70.90.4840.00	Infrastructure	381,571	183,973	10,500,000	5,000,000	26,300,000
70.90.4860.00	Vehicles	-	75,000	80,000	75,000	-
70.90.4880.00	Water Shares	-	-	-	-	500,000
	Total Capital	**17,275,776**	**16,629,406**	**58,200,000**	**40,101,345**	**66,940,000**
	Debt Service					
70.90.4900.00	Debt Service - Principal	365,000	-	1,485,000	1,485,000	1,525,000
70.90.4950.00	Debt Service - Interest	1,100,092	1,616,500	3,305,750	3,305,750	3,160,250
70.90.4995.00	Cost of Issuance	612,165	-	-	-	-
	Total Debt	**2,077,257**	**1,616,500**	**4,790,750**	**4,790,750**	**4,685,250**
	Operations Total:	**23,478,498**	**21,176,860**	**67,771,885**	**49,532,666**	**77,817,930**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Water - Collection & Distribution					
	Personnel Services					
70-92-4001-00	Salaries	283,315	230,458	393,600	393,600	358,100
70-92-4002-00	Overtime	14,405	12,456	17,000	17,000	20,000
70-92-4004-00	Compensatory Time	1,881	1,926	-	-	-
70-92-4005-00	Compensated Absences	-	-	5,000	5,000	6,000
70-92-4010-00	Payroll Taxes	21,720	17,868	30,400	30,400	28,930
70-92-4020-00	Unemployment Taxes	-	-	3,600	3,600	4,200
70-92-4025-00	Workers Compensation	17,477	14,712	18,500	18,500	24,300
70-92-4030-00	Group Insurance	44,136	59,946	63,300	93,200	98,200
70-92-4035-00	Retirement Contribution	31,579	27,246	48,600	44,150	45,400
	Total Personnel Services	**414,513**	**364,611**	**580,000**	**605,450**	**585,130**
	New Personnel					
70-92-4001.00	Salaries	-	-	-	-	29,800
70-92-4002.00	Overtime	-	-	-	-	2,000
70-92-4010.00	Payroll Taxes	-	-	-	-	2,500
70-92-4020.00	Unemployment Taxes	-	-	-	-	1,000
70-92-4025.00	Workers Compensation	-	-	-	-	1,200
70-92-4030.00	Group Insurance	-	-	-	-	16,000
70-92-4035.00	Retirement Contribution	-	-	-	-	3,820
	Total Personnel Services	**-**	**-**	**-**	**-**	**56,320**
	Contractual Services					
70-92-4122-00	Maintenance - Buildings	-	1,460	2,000	2,500	5,000
70-92-4125-00	Maintenance - Equipment	85,976	384	59,000	9,000	64,000
70-92-4127-00	Maintenance - Infrastructure	72,373	66,400	100,000	125,000	125,000
70-92-4130-00	Maintenance - Vehicles	1,555	12,540	6,000	14,000	5,750
70-92-4135-00	Other Contractual Services	23,983	15,523	19,710	27,700	31,700
70-92-4140-00	Postage	868	132	1,500	500	500

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
70-92-4145-00	Printing & Advertising	55	-	1,500	1,000	1,000
70-92-4150-00	Professional Services	364	529	10,500	9,750	500
	Total Contractual Services	**185,176**	**96,968**	**200,210**	**189,450**	**233,450**
	Commodities					
70-92-4170-00	Telephone & Internet	6,610	4,342	16,900	8,400	10,000
70-92-4180-00	Travel & Training	4,661	946	7,500	4,000	10,240
70-92-4190-00	Utilities	3,352	810	16,275	5,000	15,000
70-92-4300-00	Chemicals	-	-	1,000	500	1,000
70-92-4310-00	Computers And Software	54,763	34,257	28,900	28,000	28,150
70-92-4340-00	Hydrants	8,950	1,756	35,000	10,000	30,000
70-92-4385-00	Supplies - General	11,795	2,113	5,000	4,800	5,000
70-92-4390-00	Supplies - Janitorial	-	-	-	-	-
70-92-4395-00	Supplies - Lab	654	-	1,500	1,000	1,000
70-92-4400-00	Supplies - Office	61	6	-		500
70-92-4410-00	Supplies - Operational	45,113	9,465	30,000	20,000	30,000
70-92-4420-00	Supplies - Safety	1,590	893	1,500	1,500	5,000
70-92-4430-00	Supplies - Training	699	200	1,000	1,000	1,000
70-92-4440-00	Supplies - Vehicles	5,262	969	6,000	5,500	14,750
70-92-4460-00	Uniforms	3,470	4,314	3,000	3,200	3,600
70-92-4480-00	Water Meters	416,063	372,192	350,000	410,000	400,000
	Total Commodities	**563,042**	**432,263**	**503,575**	**502,900**	**555,240**
	Other Charges					

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
70-92-4560-00	Memberships & Subscriptions	1,716	570	1,000	700	2,100
70-92-4570-00	Miscellaneous	31,519	344	10,000	500	10,000
	Total Other Charges	**33,235**	**914**	**11,000**	**1,200**	**12,100**
	Capital - $5,000/Item Min.					
70-92-4830-00	Capital - Equipment	59,850	-	79,000	4,000	-
70-92-4840-00	Capital - Infrastructure	689,889	3,023,986	4,500,000	3,300,000	1,750,000
70-92-4860-00	Capital - Vehicles	129,743	94,953	100,000	94,953	30,000
70-92-4880-00	Capital - Water Shares	11,540,000	-	-	-	-
	Total Capital	**12,419,482**	**3,118,939**	**4,679,000**	**3,398,953**	**1,780,000**
	Total C&D	**13,615,448**	**4,013,695**	**5,973,785**	**4,697,953**	**3,222,240**
	Total Budget Request	**$ 37,376,045**	**$ 25,408,221**	**$ 74,103,720**	**$ 54,598,030**	**$ 81,611,345**

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SEWER FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
SF Operations	987,000	1,112,900	338,750	1,680,600	4,119,250	6,540,000	2,764,900	13,424,150
SF C&D	518,720	588,490	62,600	15,600	1,185,410	2,230,000	-	3,415,410
Totals	$ 1,505,720	$ 1,701,390	$ 401,350	$ 1,696,200	$ 5,304,660	$ 8,770,000	$ 2,764,900	$ 16,839,560
Total Cash Available								$ 43,534,861
Ending Fund Balance								$ 26,695,301
% of Total Budget	8.94%	10.10%	2.38%	10.07%	31.50%	52.08%	16.42%	100.00%

	SEWER FUND REVENUES	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
72.01.3410.00	Grant	-	-	-	-	-
72.01.3775.00	Sewer - Regional Impact Fee	3,287,200	1,718,551	1,045,000	1,800,000	1,330,000
72.01.3870.00	Sewer Charges	4,287,463	3,673,870	4,364,250	5,474,000	6,295,100
72.01.3880.00	Sewer Tap Fees	6,111,241	4,132,194	2,803,213	5,000,000	2,877,600
72.01.3885.00	Sewer Inspection Fee	61,700	40,800	12,000	35,000	12,000
72.01.3960.00	Interest	3,206,124	1,363,172	1,300,000	1,800,000	450,000
72.01.3970.00	Miscellaneous	7,951	2,886	25,000	436	3,000
72.01.3995.00	Unrealized Gain On Investments	170,529	-	-	-	-
72.01.3999.00	Transfers Out	(2,559,808)	-	(1,000,000)	(1,000,000)	-
72.01.3985.00	Refund Of Expenditures	4,279	-	-	-	-
	Subtotal	**14,576,679**	**10,931,473**	**8,549,463**	**13,109,436**	**10,967,700**
	Total Fund Revenues	**$ 14,576,679**	**$ 10,931,473**	**$ 8,549,463**	**$ 13,109,436**	**$ 10,967,700**
	Unrestricted Cash Balance Forward (Beg. Fund Bal.)					$ 32,567,161
	Total Anticipated Funds Available					**$ 43,534,861**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Administrative Costs					
	Personnel Services					
72.12.4001.00	Salaries	98,639	51,254	75,100	75,100	85,300
72.12.4002.00	Overtime	543	298	800	800	800
72.12.4010.00	Payroll Taxes	6,483	3,791	5,800	5,800	6,590
72.12.4020.00	Unemployment Taxes	-	-	1,000	1,000	1,000
72.12.4025.00	Workers Compensation	1,452	950	3,000	3,000	3,000
72.12.4030.00	Group Insurance	10,640	12,048	23,700	23,700	23,300
72.12.4035.00	Retirement Contribution	9,979	4,169	9,000	9,000	10,340
	Total Personnel Services	**127,736**	**72,510**	**118,400**	**118,400**	**130,330**
	Contractual Services					
72.12.4110.00	Billing & Administrative	-	60,000	60,000	60,000	60,000
72.12.4135.00	Other Contractual Services	60,471	41,886	69,000	69,000	75,000
72.12.4140.00	Postage	-	-	1,000	-	-
72.12.4145.00	Printing & Advertising	17,796	7,321	18,500	18,500	18,500
	Total Contractual Services	**78,267**	**109,207**	**148,500**	**147,500**	**153,500**
	Total Administrative Costs	**206,003**	**181,717**	**266,900**	**265,900**	**283,830**
	Operational Costs					
	Personnel Services					
72.90.4001.00	Salaries	471,092	260,028	538,800	538,800	457,100
72.90.4002.00	Overtime	22,241	9,480	20,000	20,000	20,000
72.90.4004.00	Compensatory Time	166	-	1,000	1,000	1,000
72.90.4005.00	Compensated Absences	16,474	-	7,500	7,500	8,000
72.90.4010.00	Payroll Taxes	35,110	19,356	41,400	41,400	36,500
72.90.4020.00	Unemployment Taxes	-	-	5,250	5,250	4,920
72.90.4025.00	Workers Compensation	11,505	6,239	20,600	20,600	19,900
72.90.4030.00	Group Insurance	88,244	52,631	114,500	114,500	99,400
72.90.4035.00	Retirement Contribution	41,311	26,150	65,600	65,600	57,300

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
72.90.4045.00	Cell Phone Allowance	294	350	450	450	450
	Total Personnel Services	**686,436**	**374,234**	**815,100**	**815,100**	**704,570**
	New Personnel					
72.90.4001.00	Salaries	-	-	-	-	96,000
72.90.4002.00	Overtime	-	-	-	-	2,000
72.90.4010.00	Payroll Taxes	-	-	-	-	7,500
72.90.4020.00	Unemployment Taxes	-	-	-	-	1,100
72.90.4025.00	Workers Compensation	-	-	-	-	1,800
72.90.4030.00	Group Insurance	-	-	-	-	31,900
72.90.4035.00	Retirement Contribution	-	-	-	-	11,500
72.90.4045.00	Cell Phone Allowance	-	-	-	-	300
	Total New Personnel	**-**	**-**	**-**	**-**	**152,100**
	Contractual Services					
72.90.4122.00	Maintenance - Buildings	11,065	4,330	8,500	8,500	13,500
72.90.4125.00	Maintenance - Equipment	48,948	3,038	41,000	11,000	33,500
72.90.4127.00	Maintenance - Infrastructure	10,280	27,248	60,000	35,000	15,000
72.90.4130.00	Maintenance - Vehicles	1,060	5,168	8,000	8,000	7,500
72.90.4135.00	Other Contractual Services	123,152	83,104	186,800	141,800	298,300
72.90.4140.00	Postage	-	-	500	-	500
72.90.4145.00	Printing & Advertising	-	-	500	-	500
72.90.4150.00	Professional Services	39	-	10,500	500	10,500
72.90.4160.00	Rents	427	1,982	5,000	2,000	4,000
72.90.4170.00	Telephone & Internet	16,892	16,766	28,800	22,000	48,600
72.90.4180.00	Travel & Training	2,508	1,650	8,000	4,000	8,500
72.90.4190.00	Utilities	474,856	259,820	512,400	475,000	519,000
	Total Contractual Services	**689,227**	**403,106**	**870,000**	**707,800**	**959,400**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Commodities					
72.90.4300.00	Chemicals	221,595	124,448	220,500	220,500	251,000
72.90.4310.00	Computers & Software	6,322	11,813	16,550	16,550	9,750
72.90.4330.00	Fuel & Lubricants	10,816	6,936	10,000	11,000	12,000
72.90.4380.00	Supplies - Buildings	483	-	500	500	1,750
72.90.4385.00	Supplies - General	1,423	265	3,000	3,000	3,000
72.90.4390.00	Supplies - Janitorial	70	53	1,000	500	1,600
72.90.4395.00	Supplies - Lab	11,980	2,255	13,500	8,000	21,800
72.90.4400.00	Supplies - Office	513	-	500	500	500
72.90.4410.00	Supplies - Operational	11,304	8,895	15,000	12,000	15,000
72.90.4420.00	Supplies - Safety	4,140	2,464	8,500	6,000	9,150
72.90.4430.00	Supplies - Training	2,013	-	1,000	1,000	1,000
72.90.4440.00	Supplies - Fleet	2,427	1,348	7,500	4,000	7,500
72.90.4460.00	Uniforms	3,412	3,075	3,750	3,500	4,700
	Total Commodities	**276,499**	**161,553**	**301,300**	**287,050**	**338,750**
	Other Charges					
72.90.4515.00	Depreciation	750,722	506,447	1,400,000	1,000,000	1,500,000
72.90.4540.00	Insurance	95,374	117,137	135,000	135,000	174,000
72.90.4560.00	Memberships & Subscriptions	857	5,475	1,000	4,500	6,100
72.90.4570.00	Miscellaneous	675	-	500	-	500
	Total Other Charges	**847,628**	**629,058**	**1,536,500**	**1,139,500**	**1,680,600**
	Capital - $5,000/item min.					
72.90.4810.00	Buildings	995,720	11,321,729	23,500,000	21,000,000	6,500,000
72.90.4830.00	Equipment	41,037	137,030	110,000	137,030	40,000
72.90.4840.00	Infrastructure	21,230,175	1,953,138	-	-	-
	Total Capital	**22,266,932**	**13,411,898**	**23,610,000**	**21,137,030**	**6,540,000**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Debt Service					
72.90.4900.00	Principal	855,000	-	900,000	900,000	940,000
72.90.4950.00	Interest	1,909,275	934,950	1,869,900	1,869,900	1,824,900
72.90.4995.00	Cost of Issuance	-	-	-	-	-
	Total Debt Service	**2,764,275**	**934,950**	**2,769,900**	**2,769,900**	**2,764,900**
Collection & Distribution						
	Personnel Services					
72-92-4001-00	Salaries	171,333	139,767	209,800	209,800	294,800
72-92-4002-00	Overtime	8,122	6,835	8,000	11,000	11,000
72-92-4004-00	Compensatory Time	697	953	-	500	500
72-92-4005-00	Compensated Absences	-	-	3,500	3,500	4,000
72-92-4010-00	Payroll Taxes	13,101	10,816	16,300	17,700	23,400
72-92-4020-00	Unemployment Taxes	-	-	2,700	2,700	2,700
72-92-4025-00	Workers Compensation	11,196	8,858	11,500	11,500	15,600
72-92-4030-00	Group Insurance	22,446	31,418	23,100	51,800	73,700
72-92-4035-00	Retirement Contribution	19,518	16,112	25,500	26,400	36,700
	Total Personnel Services	**246,413**	**214,759**	**300,400**	**334,900**	**462,400**
	New Personnel					
72-92-4001.00	Salaries	-	-	-	-	29,800
72-92-4002.00	Overtime	-	-	-	-	2,000
72-92-4010.00	Payroll Taxes	-	-	-	-	2,500
72-92-4020.00	Unemployment Taxes	-	-	-	-	1,000
72-92-4025.00	Workers Compensation	-	-	-	-	1,200
72-92-4030.00	Group Insurance	-	-	-	-	16,000
72-92-4035.00	Retirement Contribution	-	-	-	-	3,820
	Total New Personnel	**-**	**-**	**-**	**-**	**56,320**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Contractual Services					
72-92-4122-00	Maintenance - Buildings	-	-	-	3,000	4,500
72-92-4125-00	Maintenance - Equipment	1,996	384	6,000	4,000	19,000
72-92-4127-00	Maintenance - Infrastructure	25,183	43,615	75,000	70,000	90,000
72-92-4130-00	Maintenance - Vehicles	768	12,540	6,000	10,000	5,750
72-92-4135-00	Other Contractual Services	156,047	38,428	188,500	188,000	190,500
72-92-4140-00	Postage	464	250	1,500	500	1,500
72-92-4145-00	Printing & Advertising	200	-	1,500	500	1,500
72-92-4150-00	Professional Services	94	529	20,500	10,000	200,500
72-92-4170-00	Telephone & Internet	4,431	2,602	15,300	5,000	11,000
72-92-4180-00	Travel & Training	3,348	946	7,500	2,000	10,240
72-92-4190-00	Utilities	17,430	24,320	64,000	50,000	54,000
	Total Contractual Services	**209,959**	**123,613**	**385,800**	**343,000**	**588,490**
	Commodities					
72-92-4310-00	Computers And Software	11,576	10,105	11,100	11,000	7,250
72-92-4380-00	Supplies - Building	-	-	-	-	2,000
72-92-4385-00	Supplies - General	11,814	2,114	8,000	7,800	8,000
72-92-4395-00	Supplies - Lab	-	-	-	-	500
72-92-4400-00	Supplies - Office	68	-	-	-	500
72-92-4410-00	Supplies - Operational	12,456	8,783	20,000	20,000	20,000
72-92-4420-00	Supplies - Safety	1,590	1,314	2,000	1,800	5,000
72-92-4430-00	Supplies - Training	881	612	1,000	800	1,000
72-92-4440-00	Supplies - Vehicles	5,374	1,115	6,000	6,000	14,750
72-92-4460-00	Uniforms	3,123	1,236	3,000	3,000	3,600
	Total Commodities	**46,883**	**25,280**	**51,100**	**50,400**	**62,600**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Other Charges					
72-92-4560-00	Memberships & Subscriptions	1,165	570	1,000	700	5,600
72-92-4570-00	Miscellaneous	131	-	10,000	500	10,000
	Total Other Charges	**1,296**	**570**	**11,000**	**1,200**	**15,600**
	Capital - $5,000/Item Min.					
72-92-4830-00	Equipment	24,078	-	4,000	4,000	-
72-92-4840-00	Infrastructure	4,074,148	794,044	2,100,000	800,000	2,200,000
72-92-4860-00	Vehicles	125,748	94,953	100,000	-	30,000
	Total Capital	**4,223,974**	**888,997**	**2,204,000**	**804,000**	**2,230,000**
	Total Budget Request	**32,465,524**	**17,349,735**	**33,122,000**	**28,655,780**	**16,839,560**

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DRAINAGE FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Drainage Fund	221,780	423,800	12,200	69,600	727,380	100,000	-	827,380
Totals	$ 221,780	$ 423,800	$ 12,200	$ 69,600	$ 727,380	$ 100,000	$ -	$ 827,380
Total Cash Available								$ 6,008,279
Ending Fund Balance								$ 5,180,899
% of Total Budget	26.81%	51.22%	1.47%	8.41%	87.91%	12.09%	0.00%	100.00%

Drainage Fund

	DRAINAGE FUND REVENUES	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
74.01.3410.00	Federal Grants	164,207	135,562	-	228,780	-
74.01.3780.00	Drainage Impact Fee	568,456	445,215	250,000	496,000	270,000
74.01.3860.00	Drainage Charges	578,337	413,437	560,000	616,000	1,078,000
74.01.3960.00	Interest	114,370	75,290	25,000	106,000	40,000
74.01.3970.00	Miscellaneous	-	-	228,780	-	-
74.01.3995.00	Unrealized Gain On Investments	40,731	-	-	-	-
	Subtotal	**1,466,102**	**1,069,504**	**1,063,780**	**1,446,780**	**1,388,000**
	Total Fund Revenues	**$ 1,466,102**	**$ 1,069,504**	**$ 1,063,780**	**$ 1,446,780**	**$ 1,388,000**
	Unrestricted Cash Balance Forward (Beg. Fund Bal.)					**$ 4,620,279**
	Total Anticipated Funds Available					**$ 6,008,279**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Administrative Costs					
	Personnel Services					
74.12.4001.00	Salaries	77,777	31,260	30,600	30,600	28,800
74.12.4002.00	Overtime	321	249	200	200	200
74.12.4010.00	Payroll Taxes	5,115	2,320	2,450	2,450	2,220
74.12.4020.00	Unemployment Taxes	-	-	800	800	800
74.12.4025.00	Workers Compensation	1,217	581	1,600	1,600	1,800
74.12.4030.00	Group Insurance	9,317	5,682	7,000	7,000	3,860
74.12.4035.00	Retirement Contribution	8,056	2,572	3,700	3,700	3,480
	Total Personnel Services	**101,803**	**42,663**	**46,350**	**46,350**	**41,160**
	Contractual Services					
74.12.4110.00	Billing & Administrative	10,000	10,000	10,000	10,000	10,000
74.12.4135.00	Other Contractual Services	31,988	21,519	28,000	28,000	28,000
74.12.4140.00	Postage	-	-	700	300	300
74.12.4145.00	Printing & Advertising	11,539	4,881	11,500	11,500	11,500
	Total Contractual Services	**53,527**	**36,399**	**50,200**	**49,800**	**49,800**
	Total Administrative Costs	**155,330**	**79,063**	**96,550**	**96,150**	**90,960**
	Operational Costs					
	Personnel Services					
74.90.4001.00	Salaries	97,573	71,604	110,400	110,400	103,900
74.90.4002.00	Overtime	5,281	4,447	8,000	8,000	10,000
74.90.4004.00	Compensatory Time	753	932	1,000	1,000	1,000
74.90.4005.00	Compensated Absences	6,739	-	5,000	5,000	5,000
74.90.4010.00	Payroll Taxes	7,573	5,649	8,600	8,600	8,720
74.90.4020.00	Unemployment Taxes	-	-	2,900	2,900	2,950
74.90.4025.00	Workers Compensation	5,514	4,155	9,300	9,300	9,300
74.90.4030.00	Group Insurance	10,417	11,673	13,000	13,000	26,050

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
74.90.4035.00	Retirement Contribution	10,893	8,015	13,300	13,300	13,700
	Total Personnel Services	**144,741**	**106,476**	**171,500**	**171,500**	**180,620**
	Contractual Services					
74.90.4127.00	Maintenance - Infrastructure	29,780	2,975	300,000	150,000	300,000
74.90.4130.00	Maintenance - Fleet	-	-	5,000	-	-
74.90.4135.00	Other Contractual Services	6,428	17,885	101,000	50,000	3,000
74.90.4150.00	Professional Services	8,205	-	67,000	10,000	67,000
74.90.4160.00	Rents	9,400	-	-	-	-
74.90.4180.00	Travel & Training	2,900	-	4,000	1,000	4,000
	Total Contractual Services	**56,713**	**20,860**	**477,000**	**211,000**	**374,000**
	Commodities					
74.90.4300.00	Chemicals	-	-	-	-	-
74.90.4310.00	Computers & Software	3,029	2,544	3,200	3,200	4,200
74.90.4330.00	Fuel & Lubricants	3,606	2,312	5,000	5,000	5,000
74.90.4385.00	Supplies - General	-	-	1,000	500	500
74.90.4410.00	Supplies - Operational	62	-	3,000	500	500
74.90.4440.00	Supplies - Fleet	389	-	1,500	500	1,000
74.90.4460.00	Uniforms	250	250	1,500	1,000	1,000
	Total Commodities	**7,335**	**5,106**	**15,200**	**10,700**	**12,200**
	Other Charges					
74.90.4515.00	Depreciation	42,989	31,284	53,000	53,000	53,000
74.90.4540.00	Insurance	1,946	2,460	26,200	7,500	11,100
74.90.4560.00	Memberships & Subscriptions	-	-	-	-	500
74.90.4570.00	Miscellaneous	-	-	5,000	5,000	5,000
	Total Other Charges	**44,935**	**33,744**	**84,200**	**65,500**	**69,600**

Drainage Fund

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Capital - $5,000/item min.					
74.90.4840.00	Infrastructure	646,324	650,599	1,254,200	1,180,000	100,000
	Total Capital	**646,324**	**650,599**	**1,254,200**	**1,180,000**	**100,000**
	Total Budget Request	**$ 413,764**	**$ 367,388**	**$ 2,098,650**	**$ 1,734,850**	**$ 827,380**

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CEMETERY PERPETUAL EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Cemetery Fund	-	-	-	-	-	-	-	-
Totals	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Total Cash Available	$ 244,132
Ending Fund Balance	$ 244,132

% of Total Budget	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

	CEMETERY PERPETUAL FUND REVENUES	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
80.01.3940.00	Cemetery Lot Purchase	14,873	11,070	12,560	12,560	13,000
80.01.3960.00	Interest Income	6,688	3,867	3,750	5,800	5,000
	Subtotal	**21,561**	**14,937**	**16,310**	**18,360**	**18,000**
	Total Fund Revenues	**$ 21,561**	**$ 14,937**	**$ 16,310**	**$ 18,360**	**$ 18,000**
	Unrestricted Cash Balance Forward (Beg. Fund Bal.)					**$ 226,132**
	Total Anticipated Funds Available					**$ 244,132**

Cemetery Perpetual Fund

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Contractual Services					
80.90.4150.00	Professional Services	-	-	-	-	-
	Total Contractual Services	**-**	**-**	**-**	**-**	**-**
	Other Charges					
80.90.4570.00	Miscellaneous	-	-	-	-	-
	Total Other Charges	**-**	**-**	**-**	**-**	**-**
	Transfers					
80.90.4999.00	Transfers Out	-	-	-	-	-
	Total Trasfers Out	**-**	**-**	**-**	**-**	**-**
	Capital - $5,000/item min.					
80.90.4840.00	Infrastructure	-	-	-	-	-
	Total Capital	**-**	**-**	**-**	**-**	**-**
	Total Budget Request	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

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LIBRARY FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Library Fund	-	-	-	-	-	-	-	-
Totals	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Cash Available								$ 17,573,951
Ending Fund Balance								$ 17,573,951
% of Total Budget	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

	LIBRARY FUND	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
92.01.3420.00	State Grants	1,282,323	1,200,225	1,375,300	1,375,300	
92.01.3730.00	Library Facilities Fee	918,921	689,034	373,950	373,950	418,500
92.01.3953.00	Donation	7,200	1,000	3,500	3,500	
92.01.3960.00	Interest Income	533,399	186,567	500,000	500,000	
92.01.3970.00	Miscellaneous	2,261	1,418	10,000	10,000	
92.01.3420.00	Weld Library Dist.	1,282,323	1,200,225	1,375,300	1,375,300	
92.01.3999.00	Transfers In - TOJ	1,972,484	561,918	1,823,124	1,823,124	2,023,124
92.01.3999.00	Transfers Out - TOJ	-	-	-	-	(167,400)
	Subtotal	**5,998,910**	**3,840,386**	**5,461,174**	**5,461,174**	**2,274,224**
	Total Fund Revenues	**$ 5,998,910**	**$ 3,840,386**	**$ 5,461,174**	**$ 5,461,174**	**$ 2,274,224**
	Unrestricted Cash Balance Forward (Beg. Fund Bal.)					**$ 19,458,727**
	Total Anticipated Funds Available					**$ 21,732,951**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Personnel Services					
92.90.4001.00	Salaries	523,999	424,120	1,150,000	1,150,000	
92.90.4002.00	Overtime	1,008	28	-	-	
92.90.4010.00	Payroll Taxes	38,409	31,250	-	-	
92.90.4025.00	Workers Compensation	609	499	-	-	
92.90.4030.00	Group Insurance	55,339	79,868	-	-	
92.90.4035.00	Retirement Contribution	28,817	24,502	-	-	
	Total Personnel Services	**648,182**	**560,266**	**1,150,000**	**1,150,000**	**-**
	Contractual Services					
92.90.4122.00	Maintenance - Buildings	283,888	32,009	220,000	220,000	
92.90.4145.00	Printing & Advertising	46,005	14,527	60,000	60,000	
92.90.4150.00	Professional Services	6,960	2,976	10,000	10,000	
92.90.4170.00	Telephone & Internet	6,775	3,019	12,000	12,000	
92.90.4180.00	Travel & Training	2,894	460	5,000	5,000	
92.90.4190.00	Utilities	42,994	20,146	60,000	60,000	
	Total Contractual Services	**389,516**	**73,138**	**367,000**	**367,000**	**-**
	Commodities					
92.90.4310.00	Computers & Software	1,119	603	5,000	5,000	
92.90.4385.00	Supplies - General	7,122	3,879	15,000	15,000	
92.90.4390.00	Supplies - Janitorial	1,798	478	5,000	5,000	
92.90.4410.00	Supplies - Operational	96,154	44,739	192,500	192,500	
	Total Commodities	**106,192**	**49,699**	**217,500**	**217,500**	**-**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Other Charges					
92.90.4560.00	Memberships & Subscriptions	324	179	2,500	2,500	
92.90.4570.00	Miscellaneous	234,683	(377,550)	222,000	222,000	
	Total Other Charges	**235,007**	**(377,371)**	**224,500**	**224,500**	**-**
	Capital - $5,000/item min.					
92.90.4810.00	Buildings	13,000	146,139	2,200,000	2,200,000	
	Total Capital	**13,000**	**146,139**	**2,200,000**	**2,200,000**	**-**
	Total Budget Request	**$ 1,391,897**	**$ 451,872**	**$ 4,159,000**	**$ 4,159,000**	**$ -**

TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2026

RECREATION CENTER FUND SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Rec Center Fund	-	505,000	-	-	505,000	150,000	-	655,000
Totals	$ -	$ 505,000	$ -	$ -	$ 505,000	$ 150,000	$ -	$ 655,000
Total Cash Available								$ 818,945
Ending Fund Balance								$ 163,945
% of Total Budget	0.00%	77.10%	0.00%	0.00%	77.10%	22.90%	0.00%	100.00%

	RECREATION CENTER FUND REVENUES	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
96.01.3999.00	Transfer In	503,000	505,000	505,000	505,000	655,000
	Subtotal	**503,000**	**505,000**	**505,000**	**505,000**	**655,000**
	Total Fund Revenues	**$ 503,000**	**$ 505,000**	**$ 505,000**	**$ 505,000**	**$ 655,000**
	Unrestricted Cash Balance Forward (Beg. Fund Bal.)					$ 163,945
	Total Anticipated Funds Available					**$ 818,945**

Acct. No.	Account Title	2024 Actuals	2025 Jan - Aug Actuals	2025 Adopted Budget	2025 Estimated	2026 Proposed
	Contractual Services					
96.90.4122.00	Maintenance - Building	51,554	-	-	-	-
96.90.4135.00	Other Contractual Services	300,387	380,928	505,000	505,000	505,000
96.90.4570.00	Miscellaneous	10,700	-	-	-	-
	Total Contractual Services	**362,641**	**380,928**	**505,000**	**505,000**	**505,000**
	Capital - $5,000/item min.					
96.90.4830.00	Equipment	-	-	-	-	150,000
	Total Capital	**-**	**-**	**-**	**-**	**150,000**
	Total Budget Request	**$ 362,641**	**$ 380,928**	**$ 505,000**	**$ 505,000**	**$ 655,000**

GLENN A JONES MD MEMORIAL LIBRARY		2025 BUDGET	2025 YEAR END	2026 BUDGET	
2026 BUDGET WORKSHEET			**PROJECTION**	**PROPOSED**	
BEGINNING BALANCE		**$ 20,000.00**	**$ 20,000.00**	**$ 20,000.00**	
REVENUES					
	Donations/Grants	$ 3,500.00	$ 3,500.00	$ 3,500.00	
	Interest	$ 500,000.00	$ 503,800.00	$ 500,000.00	
	Misc Income	$ 10,000.00	$ 3,000.00	$ 10,000.00	
	Investments	$ 227,076.00	$ 2,147,611.00	$ -	
	Town of Johnstown	$ 2,023,124.00	$ 2,085,789.00	$ 2,023,124.00	
	High Plains Library District	$ 1,375,300.00	$ 1,475,300.00	$ 1,375,300.00	$100,000 Wember reimb. 2024\2025
TOTAL CASH AVAILABLE		**$ 4,159,000.00**	**$ 6,239,000.00**	**$ 3,931,924.00**	
					** amend 12/25
DISBURSEMENTS					
	Advertising	$ 50,000.00	$ 40,000.00	$ 50,000.00	
	Books	$ 80,000.00	$ 80,000.00	$ 80,000.00	
	DVD/Audio	$ 20,000.00	$ 5,000.00	$ 10,000.00	
	Library of Things	$ 15,000.00	$ 10,000.00	$ 15,000.00	
	Collection Fees/Bad Debts	$ 2,000.00	$ -	$ 2,000.00	
	Computer Expenses	$ 5,000.00	$ 10,000.00	$ 10,000.00	**
	Equipment & Furniture	$ 60,000.00	$ 60,000.00	$ 100,000.00	
	MakerSpace/Teaching Kitchen	$ 10,000.00	$ 20,000.00	$ 60,000.00	**
	Gifts Given	$ 5,000.00	$ 2,500.00	$ 5,000.00	
	Investments	$ -	$ 1,500,000.00	$ 208,924.00	
	Legal/Consulting Fees	$ 10,000.00	$ 25,000.00	$ 20,000.00	**
	Maintenance/Building Exp.	$ 200,000.00	$ 100,000.00	$ 200,000.00	
	Memberships/Licenses	$ 2,500.00	$ 1,000.00	$ 2,500.00	
	Milliken Location in Mill Haus	$ 20,000.00	$ 7,000.00	$ -	
	Outreach	$ 10,000.00	$ 5,000.00	$ 10,000.00	
	Professional Enrichment	$ 5,000.00	$ 3,000.00	$ 10,000.00	
	Programming	$ 200,000.00	$ 50,000.00	$ 200,000.00	
	MakerSpace	$ 15,000.00	$ 7,500.00	$ 25,000.00	
	Salaries/Compensation	$ 1,000,000.00	$ 600,000.00	$ 1,200,000.00	
	Health Ins./Retirement	$ 150,000.00	$ 120,000.00	$ 240,000.00	20% of salaries
	Subscriptions/Periodicals	$ 7,500.00	$ 3,000.00	$ 7,500.00	
	Supplies, Janitorial	$ 5,000.00	$ 3,000.00	$ 6,000.00	
	Supplies/Expenses, Library	$ 15,000.00	$ 15,000.00	$ 30,000.00	
	Telephone	$ 12,000.00	$ 12,000.00	$ 15,000.00	$7000 JT $5000 MPL
	Utilities	$ 60,000.00	$ 50,000.00	$ 90,000.00	$40,000 JT $10,000 MPL
	Capital Improvements-MPL	$ 2,000,000.00	$ 3,000,000.00	$ 1,000,000.00	** includes landscaping

	Capital Impovements - JT	$ 200,000.00	$ 500,000.00	$ 200,000.00	** purchase Dee property
	*Interior Refresh	$ -	$ -	$ 100,000.00	
	*Landscaping	$ -	$ -	$ 25,000.00	
	*Mechanical Upgrades	$ -	$ 10,000.00	$ 10,000.00	
TOTAL DISBURSEMENTS		**$ 4,159,000.00**	**$ 6,239,000.00**	**$ 3,931,924.00**	
INVESTMENTS		$ 10,000,000.00	$ 12,000,000.00	$ 10,000,000.00	
FUNDS IN RESERVE		**$ 1,827,750.00**	**$ 1,827,750.00**	**$ 2,378,000.00**	12 months outflow

450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Town Council Consent Agenda Communication

Agenda Date: October 6, 2025

Subject: Resolution 2025-28 - Initiating Annexation Proceedings for J-Farms

Attachments:

1. Resolution 2025-28
2. Petition for Annexation
3. Vicinity Map
4. Annexation Map

Presented by: Jeremy Gleim, Planning and Development Director

Agenda Item Description:

The Town has received a petition for annexation from J Farms, LLC, for the J Farms Annexation of approximately 113 acres of land. The proposed property to be annexed meets the eligibility and contiguity requirements of C.R.S. §31-104/105. Three thousand feet of the southern boundary of subject parcel is adjacent and contiguous to current town limits. This land is proposed to be zoned light industrial and will allow for current a future employers to expands services.

Staff finds that the proposed annexation and zoning is consistent with the goal and strategy referenced above, pursuant to the adopted Johnstown Strategic Plan.

The Johnstown Review Committee reviewed this project and provided redlines and comments, which have been addressed by the applicant. These annexation documents have been found to be in substantial compliance. The Planing and Zoning Commission (PZC) will review this proposal prior to it coming back to Town Council for final consideration.

This resolution sets the hearing date for this annexation request for Monday, December 1, 2025.

Strategic Plan Alignment:

Healthy & Resilient Economy

- Drive projects and initiatives that promote Johnstown as a premier destination for business
- Support the local labor market and work with partners to grow diverse employment opportunities

Natural & Built Environment

- Guide growth in the community through appropriate annexation, zoning, planning, and land use development

Quality Infrastructure & Facilities

- Establish and maintain levels of service
- Ensure future viability of infrastructure and facilities

Legal Advice:

The Town Attorney prepared Resolution 2025-28.

Financial Advice:

N/A

Recommended Action:

Staff recommends that the Town Council approve Resolution 2025-28.

Reviewed and Approved for Presentation

_____

Town Manager

TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2025-28

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE FOR INITIATING ANNEXATION PROCEEDINGS AND SETTING A PUBLIC HEARING DATE FOR THE J FARMS ANNEXATION

WHEREAS, the Town of Johnstown ("Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

WHEREAS, the Town Council is vested with the authority to administer the affairs of the Town; and

WHEREAS, on or about August 7, 2025, J Farms, LLC, a Colorado limited liability company, submitted a Petition for Annexation; and

WHEREAS, the Town Council has reviewed the Petition for Annexation, and, finding substantial compliance as set forth below, desires to initiate annexation proceedings in accordance with the law and set a public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:

Section 1. The Town Council finds that a Petition for Annexation of certain real property situated in the Northeast Quarter of Section 3, Township 4 North, and the Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, Township 5 North, Range 68 West of the 6th P.M., County of Weld and Larimer, State of Colorado, consisting of approximately 113.330, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference, filed with the Town Clerk on or about August 7, 2025, to be known as the "J Farms Annexation," is in substantial compliance with §31-12-107(1), C.R.S., and that a public hearing should be held to determine if the proposed annexation complies with §31-12-104, C.R.S., and § 31-12-105, C.R.S., or such parts thereof as may be required to establish eligibility pursuant to §31-12-101, *et seq.*, C.R.S.

Section 2. The Town Council hereby sets a public hearing for such purposes on December 1, 2025, at 7:00 p.m., at 450 South Parish Avenue, Johnstown, Colorado.

Section 3. The Town Clerk shall publish notice of the hearing once per week for four (4) consecutive weeks in the *Johnstown Breeze*, with the first publication at least thirty (30) days prior to the date of the hearing. The Town Clerk shall also send a copy of the published notice, together with a copy of this Resolution and the Petition for Annexation, by registered mail to the Weld County and Larimer County Boards of County Commissioners and to the Weld County and Larimer County Attorneys and to any special district or school district having territory within the area to be annexed at least twenty-five (25) days prior to the date fixed for such hearing.

Section 4. This Resolution shall be effective on the date hereof.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS 6th day of October, 2025.

ATTEST: **TOWN OF JOHNSTOWN, COLORADO**

By:_____ By:_____
Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

PETITION FOR ANNEXATION
To the Town of Johnstown
(Weld County)

The undersigned, in accordance with Article 12, Chapter 31, CRS, as amended, hereby petition the Town Council of the Town of Johnstown, Colorado, for annexation to the Town of Johnstown the unincorporated territory more particularly described below, currently known as J Farms and in support of said Petition, your petitioners allege that:

(1) It is desirable and necessary that the following described territory be annexed to the Town of Johnstown, Colorado:

See Exhibit A attached hereto and made a part hereof.

(2) Not less than one-sixth (1/6) of the perimeter of that area proposed to be annexed is contiguous with the Town of Johnstown, Colorado.

(3) A community of interest exists between the territory proposed to be annexed and the Town of Johnstown, Colorado.

(4) The territory proposed to be annexed is urban or will be urbanized in the near future;

(5) The territory proposed to be annexed is integrated or is capable of being integrated with the Town of Johnstown, Colorado;

(6) The signatures of the Petition comprise one hundred percent (100%) of the landowners of the territory to be included in the area proposed to be annexed and said landowners attesting to the facts and agreeing to the conditions herein contained will negate the necessity of any annexation election;

(7) No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

(a) Is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way;

(b) Comprising twenty (20) acres or more and which, together with the building and improvements situated thereon has an assessed value in excess of Two Hundred Thousand Dollars ($200,000.00) for ad valorem tax purposes to be annexed without the written consent of the landowner or landowners.

(8) No part of the area proposed to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will take place;

(9) The area proposed to be annexed comprises more than ten acres and an impact report as provided in Section 31-12-105.5, CRS, as amended, is required.

(10) The area proposed to be annexed is located within Thompson School District R2-J, Weld County, Berthoud Fire Protection District, High Plains Library District, Northern Colorado Water Conservancy District, Little Thompson Water District, Larimer Conservation District, and no others;

(11) The mailing address of each signer, the legal description of the land owned by each signer and the date of signing of each signature are all shown on this Petition;

(12) Accompanying this Petition are five (5) prints of the area proposed to be following information:

(a) A written legal description of the boundaries of the area proposed to be annexed;

(b) A map showing the boundary of the area proposed to be annexed, such map prepared and containing the seal of a registered engineer or land surveyor;

(c) Within the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area is to be platted at the time of the effectiveness of the annexation (as opposed to after such effectiveness), then the boundaries and the plat number of plots or of lots and blocks are shown;

(d) Next to the boundary of the area proposed to be annexed is drawn the contiguous boundary of the Town of Johnstown, and the contiguous boundary of any other municipality abutting the area proposed to be annexed;

(e) The dimensions of the contiguous boundaries are shown on the map.

(13) The territory to be annexed is not presently a part of any incorporated city, city and county, or town;

(14) The undersigned agree that the following conditions, which shall be covenants running with the land, will be mutually agreed upon, conditioned in an Annexation Agreement and if applicable, appear on the annexation map:

(a) Water right dedication.

(b) Drainage plan and improvements and payment of a unit drainage fee.

(c) Waiving of any and all "vested rights" previously created pursuant to Section 24-68-103, CRS.

(d) Other additional conditions as mutually agreed upon.

(15) Petitioner represents that: (Check one)

__X__ No part of the property to be annexed is included within any site-specific development plan approved by Weld, Colorado.

_____ A site-specific development plan has been approved by Weld County, Colorado, which has created a vested right.

(16) Submitted with this Petition is the required $_____.00 for publication costs.

EXECUTED this 7 day of August, 2025.

By: _____

Name: Troy McKinney

Title: Manager

Name of Annexation: J Farms Annexation

STATE OF COLORADO)

)ss

COUNTY OF Larimer)

Subscribed and sworn to before me this 7th day of August, 2025, by Troy McWhinney as Manager of JFARMS LLC on behalf of JFARMS LLC.

WITNESS my hand and official seal.

My commission expires: April 10th, 2029

HANNAH KVIDERA
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20254013730
MY COMMISSION EXPIRES APR 10, 2029

Notary Public

AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, who being first duly sworn upon oath, deposes and says:

That (he or she) was the circulator of the foregoing Petition for Annexation of lands to the Town of Johnstown, Colorado, consisting of 8 pages, including this page and that each signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.

Circulator

STATE OF COLORADO)
)ss
COUNTY OF Larimer)

Subscribed and sworn to before me this 7th day of August, 2025, by Brett Bakersky as manager of LB2Investments LLC on behalf of JFABMS LLC.

WITNESS my hand and official seal.

My commission expires: April 10th, 2029

HANNAH KVIDERA
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20254013730
MY COMMISSION EXPIRES APR 10, 2029

Notary Public

EXHIBIT A

A parcel of land, being part of Lot B, Recorded Exemption No. 1061-03-1 RECX15-0131, as recorded December 17, 2015 as Reception No. 4165964 of the Records of the Weld County Clerk and Recorder (WCCR), and a portion of the Right of Way (ROW) of State Highway 60,situate in the Northeast Quarter (NE1/4) of Section Three (3), Township Four North (T.4N.), and The Southeast Quarter (SE1/4) of Section Thirty-four (34), and the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 3 and assuming the North line of said NE1/4 as bearing North 89°49'34" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2558.39 feet, being monumented by a #6 rebar with 2" aluminum cap stamped LS 30462 at both ends and with all other bearings contained herein relative thereto;
THENCE North 89°49'34" East, along said North line, a distance of 429.73 feet to the Northwest corner of said Lot B and to the POINT OF BEGINNING; THENCE North 00°40'56" East, along a continuation of the West line of Lot B, a distance of 30.01 feet to the North ROW of State Highway 60.
THENCE North 89°49'34" East a distance of 1874.90 feet;
THENCE South 06°09'20" East a distance of 60.33 feet to the North line of that parcel as described in the Special Warranty Deed as recorded April 27, 2022 as Reception No. 4822378 of the WCCR;
Thence along the North and West lines of said Reception No. 4822378, the following eight courses:
THENCE South 89°49'34" West a distance of 58.38 feet;
THENCE South 06°16'07" East a distance of 377.12 feet;
THENCE South 07°29'55" East a distance of 270.52 feet;
THENCE South 07°57'40" East a distance of 525.51 feet;
THENCE South 07°13'07" East a distance of 358.25 feet;
THENCE South 06°00'31" East a distance of 416.65 feet;
THENCE South 04°31'34" East a distance of 353.95 feet;
THENCE South 02°14'29" East a distance of 28.79 feet to the South line of Lot B and to the North line of the Amended Map of Saffell Annexation No. Two as recorded July 9, 1996 as Reception No. 2500170 of the WCCR;
Thence along the South and West lines of Lot B the following eight courses:
THENCE South 88°53'20" West, along said North line, a distance of 1401.66 feet to the East line of the US Engineering Annexation as recorded March 20, 2019 as Reception No. 4474543 of the WCCR;
Thence along the East and North lines of said US Engineering Annexation the following two courses:
THENCE North 00°00'43" East a distance of 501.23 feet;
THENCE South 88°53'20" West a distance of 1052.09 feet;

THENCE North 02°01'52" West a distance of 1475.99 feet;
THENCE South 89°37'04" East a distance of 236.81 feet;
THENCE North 69°48'06" East a distance of 126.43 feet;
THENCE North 23°33'46" East a distance of 142.37 feet;
THENCE North 00°40'56" East a distance of 238.10 feet to the POINT OF BEGINNING.

Said parcel contains 4,936,662 Square Feet or 113.330 Acres more or less by this survey.

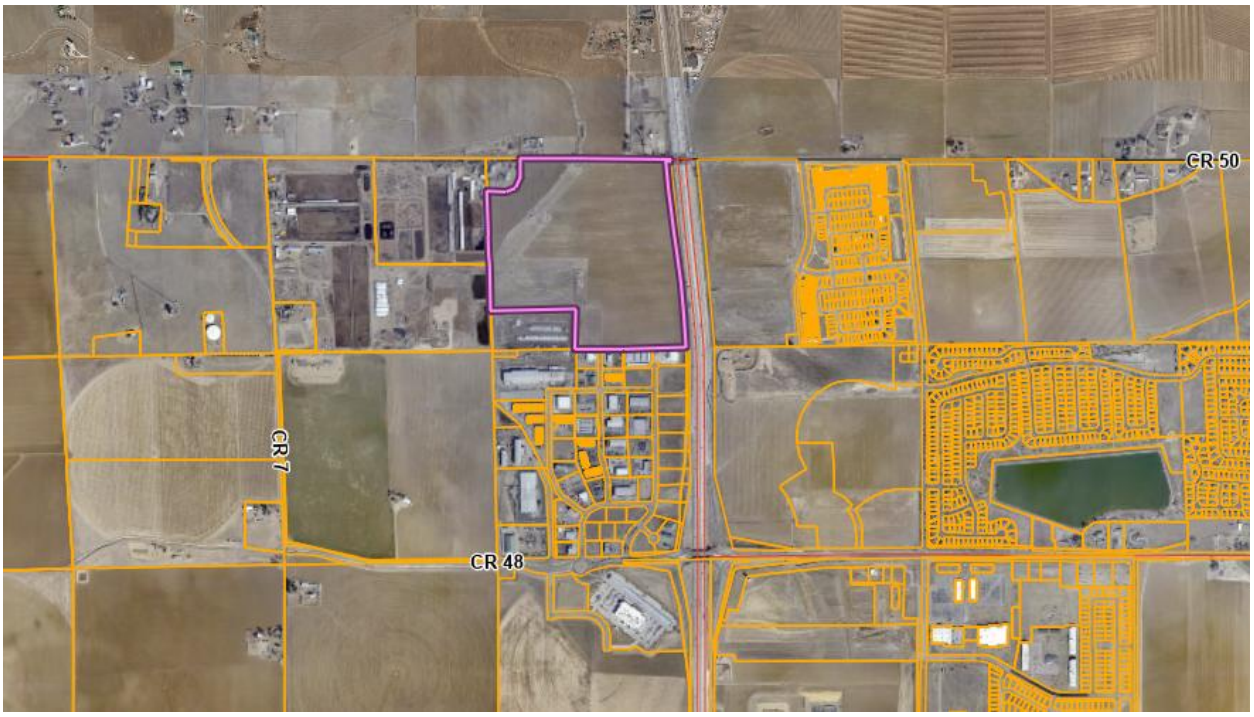
Mailing Address:

J Farms LLC
Attention: Troy McWhinney
2725 Rocky Mountain Ave Ste 200
Loveland, CO 80538

August 14, 2025

Town of Johnstown
450 S. Parish Avenue
Johnstown, Colorado 80534

RE: J FARMS – VICINITY MAP

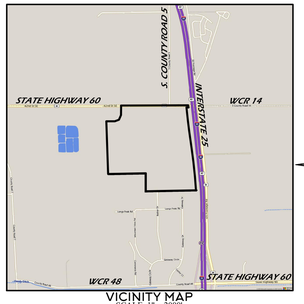


J FARMS ANNEXATION

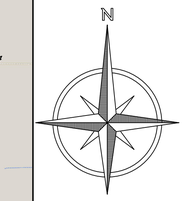
TO THE TOWN OF JOHNSTOWN, COLORADO

Situate in the Northeast Quarter of Section 3, Township 4 North, and the Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, Township 5 North, Range 68 West of the 6th P.M. County of Weld and Larimer, State of Colorado

13.330 acres



VICINITY MAP
SCALE: 1" = 2000'



PROPERTY DESCRIPTION

A parcel of land, being part of Lot B, Recorded Exemption No. 1061-03-1 RECX15-0131, as recorded December 17, 2015 as Reception No. 4165964 of the Records of the Weld County Clerk and Recorder (WCCR), and a portion of the Right of Way (ROW) of State Highway 60,situate in the Northeast Quarter (NE1/4) of Section Three (3), Township Four North (T.4N.), and The Southeast Quarter (SE1/4) of Section Thirty-four (34), and the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 3 and assuming the North line of said NE1/4 as bearing North 89°49'34" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2558.39 feet, being monumented by a #6 rebar with 2" aluminum cap stamped LS 30462 at both ends and with all other bearings contained herein relative thereto;

THENCE North 89°49'34" East, along said North line, a distance of 429.73 feet to the Northwest corner of said Lot B and to the POINT OF BEGINNING;
THENCE North 00°40'56" East, along a continuation of the West line of Lot B, a distance of 30.01 feet to the North ROW of State Highway 60.
THENCE North 89°49'34" East a distance of 1874.90 feet;
THENCE South 06°09'20" East a distance of 60.33 feet to the North line of that parcel as described in the Special Warranty Deed as recorded April 27, 2022 as Reception No. 4822378 of the WCCR;
Thence along the North and West lines of said Reception No. 4822378, the following eight courses:
THENCE South 89°49'34" West a distance of 58.38 feet;
THENCE South 06°16'07" East a distance of 377.12 feet;
THENCE South 07°29'55" East a distance of 270.52 feet;
THENCE South 07°57'40" East a distance of 525.51 feet;
THENCE South 07°13'07" East a distance of 358.25 feet;
THENCE South 06°00'31" East a distance of 416.65 feet;
THENCE South 04°31'34" East a distance of 353.95 feet;
THENCE South 02°14'29" East a distance of 28.79 feet to the South line of Lot B and to the North line of the Amended Map of Saffell Annexation No. Two as recorded July 9, 1996 as Reception No. 2500170 of the WCCR;
Thence along the South and West lines of Lot B the following eight courses:
THENCE South 88°53'20" West, along said North line, a distance of 1401.66 feet to the East line of the US Engineering Annexation as recorded March 20, 2019 as Reception No. 4474543 of the WCCR;
Thence along the East and North lines of said US Engineering Annexation the following two courses:
THENCE North 00°00'43" East a distance of 501.23 feet;
THENCE South 88°53'20" West a distance of 1052.09 feet;
THENCE North 02°01'52" West a distance of 1475.99 feet;
THENCE North 89°37'04" East a distance of 236.81 feet;
THENCE North 69°48'06" East a distance of 126.43 feet;
THENCE North 23°33'46" East a distance of 142.37 feet;
THENCE North 00°40'56" East a distance of 238.10 feet to the POINT OF BEGINNING.

Said parcel contains 4,936,662 Square Feet or 113.330 Acres more or less by this survey.

OWNER: ENTITY

By:_____ As:_____

Witness my hand and seal this _____ day of _____, 20 ___.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by _____ as _____this _____ day of _____, 20___.

Witness my Hand and Official Seal.

My commission expires: _____.

LIENHOLDERS

By:_____ As:_____

Witness my hand and seal this _____ day of _____, 20 ___.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by _____ as

_____this _____ day of _____, 20___.

Witness my Hand and Official Seal.

My commission expires: _____.

SURVEYOR'S CERTIFICATE

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Annexation Map is an accurate representation of the property to the best of my knowledge, information, belief, and in my professional opinion. I further state that this certificate does not extend to any unnamed parties or the successors and/or assigns.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

LEGEND

- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 32444
- FOUND #6 REBAR WITH 3.25" ALUM. CAP LS 38271
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- TOWN LIMITS

PLANNING AND ZONING APPROVAL

This Map to be known as J FARMS ANNEXATION was recommended to the Town Council for approval by action of the Planning and Zoning Commission of the Town of Johnstown, Colorado at the regular meeting held on the _____ day of _____, _____.

_____
Planning Commission Chairperson

TOWN COUNCIL APPROVAL

This Map to be known as J FARMS ANNEXATION is approved and accepted to the Town of Johnstown, Colorado by Ordinance Number _____, passed and adopted on final reading at a regular meeting of the Town Council of the Town of Johnstown, Colorado held on the _____ day of _____, 20___.

_____
Mayor

Attest:_____
Town Clerk

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the NE Quarter of Section 3, Township 4 North, Range 68 West of the 6th P.M., monumented as shown on this plat, as bearing North 89°49'34" East, a distance of 2558.39 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

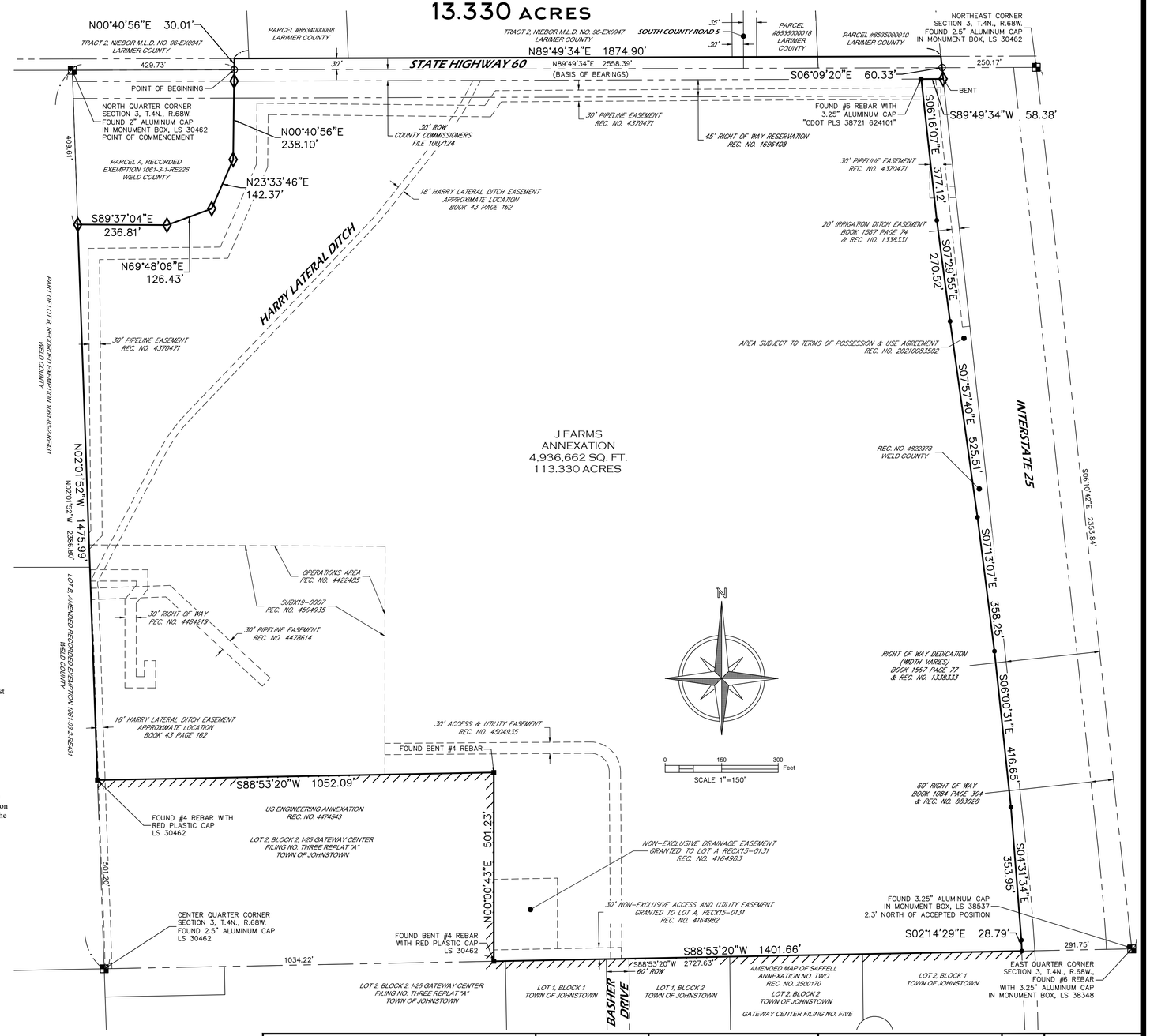
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number FCIF25210559, dated December 31, 2024, as prepared by Land Title Guarantee Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

ANNEXATION TABLE

TOTAL BOUNDARY: 9,529.09 L.F.
CONTIGUOUS BOUNDARY: 2,954.98 L.F.
1/6 OF TOTAL BOUNDARY 1,588.18 L.F.
RATIO 1:3.22



MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2025055	PROJECT NAME: J FARMS	REVISIONS:	DATE:	1
DATE: 7-31-2025	CLIENT: SCHROYER			
DRAWN BY: SIP	FILE NAME: 2025055ANNEX			
CHECKED BY: SIP	SCALE: 1" = 50'			SHEET 1 OF 1

Town of Johnstown

TOWN MANAGER'S REPORT

October 2025

johnstownco.gov

TOWN MANAGER'S REPORT

Administration, Finance, Planning, Human Resources, and Communications

Upcoming Council Meetings & Work Sessions

If there are topics that the Council would like Staff to schedule for discussion, please let me know. The following topics are recommended for Council discussion (all meetings will be held in the Town Council Chambers unless otherwise indicated):

- 10/06/2025 - Regular Council Meeting - Work Session Prior (6:00pm Start)
- 10/15/2025 - Work Session (6:00pm Start)
- 10/20/2025 - Regular Council Meeting
- 11/03/2025 - Regular Council Meeting

Hiring/Promotions

The Town recently welcomed a new Police Officer and Municipal Court Clerk to our team. We would also like to congratulate Clint Hirschfeld for his promotion to Construction Inspections Supervisor. Our team is actively screening candidates for Police Officer, Detective, Community Service Officer, Police Cadet, Videographer, Utilities Director, Economic Development Specialist, Facilities Manager, Water Treatment Operator I, IT Manager, Water and Sewer System Operator, Water and Sewer System Supervisor, Records Supervisor, and Construction Inspector.

JDDA Fall Fest

Communications had a very busy and engaging booth at the JDDA Fall Fest.

Press Releases

Press release and social posts for Economic Development Director Sarah Crosthwaite Named BizWest 2025 Forty Under 40 and for Finance Director Kristyn Unrein receiving distinction of Certified Public Finance Officer (CPFO) from the Government Finance Officers Association (GFOA).

Inclusiveness for All

We have selected a translation service and narrowed down key Town business process documents that we will have translated into Spanish to assist in our communication outward to the Community.

Public Art Master Plan

Staff has been meeting with ThereSquared, LLC to develop a brand for the Public Art Master Plan and to plan the Steering Committee role. The first meeting of the Committee is expected to be held the second week in October.

Utility Billing Statistics from August

- 5,028 Statements mailed
- 26 New Builds processed
- 87 Service Orders processed

Permits

3 Special Event Permits were approved in September.

TOWN MANAGER'S REPORT

Senior/Community Center Project

Staff has been meeting regularly with Collab, the architect firm for the Senior/Community Center project, along with representatives from TRPR and the Senior Center. Last week, the design team toured the property to get a firsthand look at the site. This visit will help ensure that everyone has a clear understanding of both the opportunities and the challenges the project may present. The Construction Manager/General Contractor RFP is expected to be issued by October 1 and close in November.

Resource Central Programming Participation

The 2025 season has come to a close, additional end of year report will be provided in December to Staff. Staff will bring some programs in house in 2026 with hopes to engage and fit our Communities needs more effectively.

- Garden in A Box – 27 Participants
- Turf Replacement – 4 Participants
- Slow the Flow- 5 Participants

Cemetery Clean Up Week

The week of October 6 – 10 is cemetery clean up week. The Community has been notified through all communication channels about Cemetery Clean-Up Week. Town Staff met with the Cemetery Committee to review temporary marker rules and discuss the clean-up plan. Items removed for not meeting cemetery rules and regulations will be placed in the Lost and Found in the northwest corner of the cemetery for recovery by the family.

Property Assessments

Updated 2025 Property Assessed Values estimates have been received from Weld and Larimer counties. There is an estimated increase of approximately 6% from preliminary 2025 estimated values. You might note, we estimated a slightly different increase of <1% in the budget. This is due to the fact that we estimate a 97% payment of all property taxes in the year collected.

2026 Town Calendar

2026 Johnstown Community Calendar photo submission deadline is September 30. Comms will be narrowing down acceptable submissions to create the calendar for publication.

Highway Users Tax Fund (HUTF) Report

The 2026 Highway Users Tax Report estimates have been received from the State of Colorado. There is an estimated increase of approximately $340,000 (91%) from 2025. This has been factored into the proposed Town of Johnstown 2026 Budget.

Colorado Open Records Request

Eight Open Records Requests were received and completed in September.

Planning Commission Appointments

The Planning & Zoning Commission is excited to welcome two new Commissioners: Elizabeth Sapp and Deb Morrell.

TOWN MANAGER'S REPORT

Parish Avenue Corridor Study

Staff is reviewing RFP responses for the Parish Avenue Corridor Study. This will be an exciting project for the Town, building on the great work already started with the Downtown Master Plan.

Municipal Court

September 2025 Court data is shown below for Council's review, with a total of 158 cases being closed.

- Code Violations: 6
- Traffic Violations: 82
- Theft: 33
- Other Criminal Cases: 9
- Parking: 28

Regional Job Fair

The Town in partnership with the Town of Windsor, Aims Community College, and Weld County Economic and Workforce Division will be hosting the annual Regional Job Fair on October 7 from 5pm to 7pm at the Aims Community College Windsor campus. The job fair is open to all Johnstown businesses and job seekers.

Metro Denver Economic Development Corporation

Town Staff will be attending Metro Denver Economic Development Corporation's annual Site Selection Dinner on October 9, 2025. The event brings together economic development professionals from around Colorado to hear from national site selectors on how Colorado stands out as a state in its competitiveness to attract talent and industry.

Senior Center

Summer was packed with activities that brought seniors together for fun, learning, and connection. Highlights included Friendly Fork meals, Bunco, brewery and winery tours, breakfast outings, the Titanic Immersive Experience, arts and crafts, Rockies games, casino trips, garden tours, Tai Chi Chih, and even the introduction of Mahjong. Attendance during the first three quarters of the year has grown by 1,761 contact points — a 54% increase compared to the same period last year. This remarkable growth reflects the expanding range of programs and activities offered, which continue to draw more seniors to participate and engage.

Downtown Improvement District Study

Town Staff and PUMA continue to work with downtown stakeholders regarding the Downtown Improvement District Study. The Town recently hosted a working group meeting consisting of key stakeholders within the proposed downtown boundary who will provide assistance and feedback throughout the project to ensure the priorities of the proposed district align with the needs of the residents, businesses, and property owners within the district boundary. Town Staff and PUMA will provide a recommendation on a downtown district to Town Council in early October.

Strategic Planning

The Executive Leadership Team worked this week on updating the Strategic Plan for the organization. The plan will ultimately be provided to Council near the end of the year for review and consideration to adopt.

TOWN MANAGER'S REPORT

Liquor Licensing

Liquor License Renewals were approved for Mod Pizza, Hong Garden and 7-Eleven.

Police Department

Stats: Stats are from August 1 – August 31, 2025

- Officers responded to 1409 calls for service.
- Officers took 28 traffic accidents reports.
- Officers conducted 191 traffic stops.
- Incident summary:
    - Suspicious Activity (82)
    - Code Violations (101
    - Code Tickets (14)
    - Thefts (47)
    - Check Wellbeing (46)
    - Burglar Alarms (39)
    - Animal Complaints (73)
    - Disturbances (19)
    - Vandalisms (7)
    - Trespass (6)
- Traffic Citations (143)
- Physical Arrest (22)

Case of Interest

Officers were alerted to a vehicle that was involved in multiple thefts within our Community, utilizing License Plate Reader (LPR) technology. This vehicle had eluded one of our officers who had attempted to stop the vehicle in the past. Officers were able to locate the vehicle and an adult male in the parking lot of one of our businesses. Officers conducted a probable cause search and located 531 suspected fentanyl pills along with paraphernalia. The adult male was arrested. Great job by our officers getting these deadly pills off the streets of Johnstown.

Community Policing, Outreach, & Miscellaneous Items

- Special Olympics Torch Run – Officer Harrell, Commander Oglesby, and Chief Strossner participated in the 2025 Northern Colorado Regional Torch Run in support of Special Olympics Colorado.
- Fall Fest - Officers worked the Downtown Fall Fest. The festival was cut short due to lightning and rain.

*Commander Oglesby and Participant at Downtown Fall Fest

- Official Swearing-in – A swearing-in ceremony was held to welcome Officer Nicholas Wells as our newest member of the Johnstown Police Department. Officer Wells comes to us with 11 years of military experience.
- Special Olympics Torch Run – Officer Harrell, Commander Oglesby, and Chief Strossner participated in the 2025 Northern Colorado Regional Torch Run in support of Special Olympics Colorado.

TOWN MANAGER'S REPORT

Training

- Police Academy – CSO Aidan Gomez started the Front Range Police Academy and upon successful completion will become Officer Gomez for the Johnstown Police Department.
- FTO – Officer Wells just completed our in-house mini academy and is currently in the Field Officer Training program.
- SWAT – Sergeant Timme recently made the Larimer County Regional SWAT team and attended a weeklong training with the team.
- FBI LEEDA CLI – Sergeant Rashid attended the Command Leadership Institute through FBI LEEDA. This is the third training in the FBI leadership trilogy.
- Drone/Crash Training – Officer Mee attended training with the Larimer County Sheriff's Office on utilizing the drone for traffic accident investigation.
- TLO – Detective Sergeant Perry recertified as a threat liaison officer with the Colorado Information Analysis Center.
- ICS 300 – Commander Williams will be attending ICS 300 at the Jefferson County Sheriff's Office.

Public Works

A total of 141 work orders were completed this month consisting of various activities including pothole patching, hot asphalt street patching, right-of-way mowing and trimming, street sweeping, gravel road grading, road sign repair, funerals, park shelter reservations, and a variety of other street and park related work.

2025 Mill and Overlay

The Mill and Overlay project started the week of September 22, 2025 and is expected to be complete by the end of October 2025. The contractor will be re-paving the Town Hall parking lot as part of the project.

Hays Park

The new Hays Park playground was opened the week of September 16th. The older and smaller playground adjacent to the new playground has also been demolished and will be replaced with grass.

Utilities

WTP Highlights

- John Murawski, new Water Treatment Operator I, completed orientation and onboarding.
- Staff began early winter preparations. HVAC inspections and preventative maintenance performed by contractor. Found 2 infrared overhead heaters to be faulty and in need of repairs.
- Backwashed 4 of 6 Granular Activated Carbon vessels to mitigate rising pressures.

Water Treatment Plant

- Maximum daily flow: 4.86 MGD out of 6 MGD
- Average daily plant influent flow: 4.273 MGD
- Average daily plant effluent flow to distribution: 4.155 MGD
- Average daily system demand: 4.195 MGD
- Totalized monthly distribution flow: 91.399 MG
- Totalized utilization of Little Thompson interconnect: 1.607 MG; Average daily 0.073 MGD

TOWN MANAGER'S REPORT

Low Point

- Average Daily Flows: 0.448 MGD
- Streets department leveled and compacted some problem areas washed out by rain onsite. It looks great.
- Drained second process basin form preventative maintenance and inspection. Pictures attached.
- Brought process blower 3 online after replacing 125hp motor.
- The Low Point Wastewater Treatment Plant has been removing an average of 2,899 pounds of waste from the water a day. That is over 31 tons so far for the month of September! (63,777 pounds)
- The Town ran off its generator during a period in September while PVREA made adjustment to expand power supply to the Thompson River Ranch Filing 13. We ran off the generators for about 12 hours and the costs for running the generator are being reimbursed by the developer. This was a great opportunity to test our systems.

Central

- Average Daily Flows: 0.856 MGD
- New Plant membranes are being installed.
- Staff received New Plant controls and instrumentation training.
- SCADA integrators are making connections for the New Plant hardware and controls.
- Bypass pumping to New Plant influent main has begun.
- The Central Wastewater has been removing an average of 2,620 pounds of waste from the water a day. That is over 28 tons so far for the month of September! (57,640 pounds)

Sewer Collections & Water Distribution Systems (C&D)

Collection

- Cleaned lift station wet wells.
- Quarterly maintenance to remove grease and build up inside wet well.
- Installed a sewer clean out at 5 Rutherford to allow access for cleaning and inspection.
- Routine checks of sewer trouble area.

Distribution

- Water Service Shut Offs: 20
- New Meter Installs: 40 and 8 Fails
- Meter Replacements: 21
- Monthly Manual Reads: 8 hydrant and 12 service
- Locate Tickets Completed: 634
- Service Lines Potholed for Lead and Copper: 16
- Hydrant Meters: 2 requested and 0 picked up
- Fire Hydrants Maintained: 20
- Routine PRV Checks: 8 sites
- Routine System Flushes: 9 locations

Inspections, Installations & Work Orders

- 1,965' water main
- 1,154' sanitary sewer main
- 504' storm sewer main
- 9,178' asphalt lanes
- 12,664' curb and gutter
- 6,240' sidewalk
- 119 building permit inspections completed
- 180 work orders completed
- 5 Rutherford - Added 6" clean out to end of sewer main to allow access for cleaning and inspection

TOWN MANAGER'S REPORT

Capital Projects

Little Thompson River Trail Final Connection Northwest of WCR19/WCR46.5

The trail connection is complete. Fencing is planned to be installed along the new section of trail in the coming weeks

West Parish Alley

TDS, Comcast, and Lumen have completed their underground infrastructure installation. They will now focus on customer switches from aerial equipment to the new underground equipment.

Meastas Street Storm Drainage

The contractor is continuing to work on rebuilding Herrera Street and Maestas Street. Subgrade work is completed and concrete, curb, gutter, and sidewalk work have begun.

Sandra Drive Storm Drainage

The Town's design consultant completed 95% design plans and continues toward Final Construction Documents that will be used for contractor solicitation later this year. Construction is expected to start in early 2026.

Highway 60 & Colorado Boulevard Intersection

The Town's design consultant completed 95% design plans and continues toward Final Construction Documents. Utility Coordination has begun for the various utility relocations required for installation of irrigation water pipes throughout the intersection.

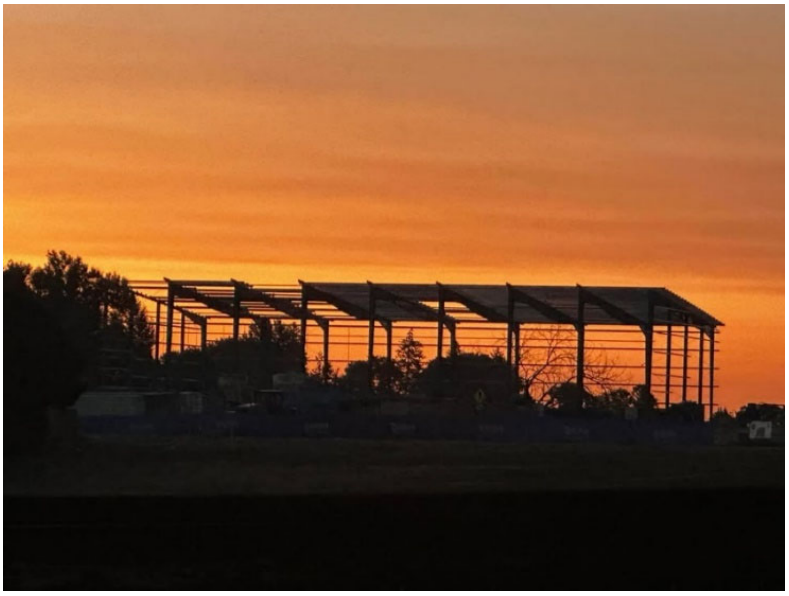
Central Wastewater Treatment Plant

The contractor and Town Staff are coordinating to start up the new facility. Once the new facility is operational, the contractor will be able to complete all final tie ins and site work. The site work, decommissioning and remodel of the administration building is planned to continue into 2026. Throughout October, the contractor will be working on connecting the influent sewer to the new headworks. Until that work is completed, bypass pumping will be required to pump from the existing lagoons to the new plant.

TOWN MANAGER'S REPORT

Water Treatment Plant Expansion

In September, the Disenfection Contact Basin passed testing which has allowed the contractor to start backfilling the structure. This will allow for the new treatment building to be enclosed now that the contractor can work in the area. This will also allow the utility subcontractor to finish the underground utilities around the structures. Over the next several months, you will continue to see progress on the pre-engineered metal buildings and the masonry for the chemical building. Below is a photo of the new treatment building that was taken by a resident during sunrise.



*New Treatment Building

Lone Tree Raw Water Transmission Line

Town Staff are continuing to coordinate with the design engineer and the landman on obtaining all necessary easements. Once easements are obtained, this will allow the construction plans to be finalized and submitted to the appropriate jurisdictions. Staff is anticipating advertisement of the project later this year to start the process of selecting a contractor.

Johnstown Reservoir Toe Drain

The State Dam Engineer has approved the construction drawings and specifications. Town Staff and the Design Engineer have sent the plans to 5 pre-selected contractors for bids. In October we will be reviewing the proposals and making a recommendation to select a contractor. The plan is to construct the toe drain during the winter months when the level in Town Lake can be lowered to help with the water level during construction.

450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Town Council Agenda Communication

Agenda Date: October 6, 2025

Subject: Resolution 2025-26: Resolution Approving the Purchase and Sale Agreement by and Between the Town Of Johnstown and Connie L. Dee for the Purchase of Real Property Known as 22745 County Road 17, Johnstown, Co 80534, for the Use and Benefit of the Glenn A. Jones M.D. Memorial Library

Attachments:
1. Resolution 2025-26
2. Exhibit A

Presented by: Matt LeCerf, Town Manager

Agenda Item Description:

The Library has requested that the Town facilitate the purchase of the property located at 22745 County Road 17. The property is located adjacent to the Glen A. Jones Memorial Library and the Town, representing the Library in this transaction has agreed to a sale price with the seller of $400,000. The documents approved will authorize for the Town Manager to sign any and all documents necessary to support the purchase and the official sale is expected to take place on November 7. Funds for the purchase will come from the Library impact funds.

All costs will be paid for by the Library.

Strategic Plan Alignment:

Safe & Welcoming Community

- Partner in creating more community based, community service and action opportunities
- Create arts and culture opportunities that connect the community

Quality Infrastructure & Facilities

- Establish and maintain levels of service
- Ensure future viability of infrastructure and facilities

Legal Advice:

The Town Attorney reviewed the Purchase and Sale Agreement as well as drafting Resolution 2025-26 as presented.

Financial Advice:

All costs will be paid for by the library.

Recommended Action:

Approve Resolution 2025-26 as presented.

Suggested Motions:

For Approval: I move to approve the Resolution 2025-26 as presented.

For Denial: I move to deny Resolution 2025-26 as presented.

Reviewed and Approved for Presentation

_____

Town Manager

TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2025-26

RESOLUTION APPROVING THE PURCHASE AND SALE AGREEMENT BY AND BETWEEN THE TOWN OF JOHNSTOWN AND CONNIE L. DEE FOR THE PURCHASE OF REAL PROPERTY KNOWN AS 22745 COUNTY ROAD 17, JOHNSTOWN, CO 80534, FOR THE USE AND BENEFIT OF THE GLENN A. JONES M.D. MEMORIAL LIBRARY

WHEREAS, the Town of Johnstown, Colorado (the "Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, Connie L. Dee ("Owner") is the owner of real property known by legal description as JOH PT S2NE4 8-4-67 (BECKER DEE PUD ANNEX) BEG NE COR S2NE4 W250' S50' E250' TH N TO BEG, Town of Johnstown, County of Weld, State of Colorado, and by street address as 22745 County Road 17, Johnstown, CO 80534, consisting of approximately 0.280 acres ("Property"); and

WHEREAS, the Property is in close proximity to the Glenn A. Jones M.D. Memorial Library, located at 400 S. Parish Avenue, Johnstown, CO 80534 ("Library"); and

WHEREAS, the Library desires to utilize the Property for library purposes, and, based on the foregoing, the Town Council finds that the acquisition of the Property will serve a public purpose; and

WHEREAS, the Owner desires to sell the Property to the Town; and

WHEREAS, the Purchase and Sale Agreement, attached hereto, contains terms and conditions for the acquisition of the Property, including provisions for an earnest money deposit, a due diligence period for review of documents and purchase at an agreed upon price of Four Hundred Thousand Dollars ($400,000.00); and

WHEREAS, the Town has funds, held for and on behalf of the Library, in the Library Fund that may be used to purchase the Property; and

WHEREAS, the Town Council finds and determines that the terms and conditions of the Purchase and Sale Agreement are reasonable and promote the public health, safety, prosperity, security and general welfare of the Town and the Library; and

WHEREAS, the Town Council finds that adoption of this Resolution is in the best interests of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:

Section 1: The Purchase and Sale Agreement, attached hereto as Exhibit A, is hereby approved, and the Town Manager is authorized to execute the same.

Section 2: The Town Manager is authorized to take all steps necessary to carry out the terms of the Purchase and Sale Agreement, including the execution of all documents necessary or required for closing. The Town Attorney is authorized to make such modifications, if any, to the Purchase and Sale Agreement as are advisable to assure clarity, consistency and protection of the Town's interests.

Section 3: This Resolution shall be effective upon adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS ___ day of October, 2025.

ATTEST:

By:_____
Meghan Martinez, Town Clerk

TOWN OF JOHNSTOWN, COLORADO

By:_____
Michael P. Duncan, Mayor

EXHIBIT A

Purchase and Sale Agreement

(Attached)

NRT Colorado, LLC, d/b/a Coldwell Banker Realty
Reba Tipton
Ph: 970-215-6768

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (CBS1-8-24) (Mandatory 8-24)

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

CONTRACT TO BUY AND SELL REAL ESTATE (RESIDENTIAL)

Date: ***9/16/2025***

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. ***Town of Johnstown*** (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. ***Connie L. Dee*** (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 ***Weld***, Colorado (insert legal description):

JOH PT S2NE4 8-4-67 (BECKER DEE PUD ANNEX) BEG NE COR S2NE4 W250' S50' E250' TH N TO BEG

known as: ***22745 County Road 17, Johnstown, CO 80534***

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

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

2.5.1. Inclusions – Attached. If attached to the Property on the date of this Contract, the following items are included unless excluded under **Exclusions**: lighting, heating, plumbing, ventilating and air conditioning units, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls, built-in vacuum systems (including accessories) and garage door openers (including ***n/a*** remote controls). If checked, the following are owned by the Seller and included: ☐ **Solar Panels** ☐ **Water Softeners** ☐ **Security Systems** ☐ **Satellite Systems** (including satellite dishes). Leased items should be listed under § 2.5.8. (Leased Items). If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the Purchase Price.

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

2.5.3. Other Inclusions. The following items, whether fixtures or personal property, are also

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included in the Purchase Price:

n/a

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

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

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

n/a

Buyer ☐ **Will** ☒ **Will Not** assume the debt and obligations on the Encumbered Inclusions subject to Buyer's review under §10.6. (Encumbered Inclusion Documents) and Buyer's receipt of written approval by such lender before Closing. If Buyer does not receive such approval this Contract terminates.

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

2.5.7. Parking and Storage Facilities. The use or ownership of the following parking facilities: ***n/a***; and the use or ownership of the following storage facilities:

any/all currently on property

Note to Buyer: If exact rights to the parking and storage facilities is a concern to Buyer, Buyer should investigate.

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

n/a

Buyer ☐ **Will** ☒ **Will Not** assume Seller's debt and obligations under such leases for the Leased Items subject to Buyer's review under §10.6. (Leased Items Documents) and Buyer's receipt of written approval by such lender before Closing. If Buyer does not receive such approval this Contract terminates.

☐ **2.5.9. Solar Power Plan.** If the box is checked, Seller has entered into a solar power purchase agreement, regardless of the name or title, to authorize a third-party to operate and maintain a photovoltaic system on the Property and provide electricity (Solar Power Plan) that will remain in effect after Closing. Buyer ☐ **Will** ☒ **Will Not** assume Seller's obligations under such Solar Power Plan subject to Buyer's review under §10.6. (Solar Power Plan) and Buyer's receipt of written approval by the third-party before Closing. If Buyer does not receive such approval this Contract terminates.

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

Seller's Personal Property

2.7. Water Rights/Well Rights.

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

n/a

Any deeded water rights will be conveyed by a good and sufficient ***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. and 2.7.4., 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.** The water stock to be transferred at Closing are as follows:

n/a

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

2.7.6. Water Rights Review. Buyer has a Right to Terminate if examination of the Water Rights is unsatisfactory to Buyer on or before the **Water Rights Examination Deadline**.

3. DATES, DEADLINES AND APPLICABILITY.

3.1. Dates and Deadlines.

Item No.	Reference	Event	Date or Deadline
1	§ 3	Time of Day Deadline	***n/a***
2	§ 4	Alternative Earnest Money Deadline	***MEC + 5***
		Title	
3	§ 8	Record Title Deadline (and Tax Certificate)	***10/13/2025*** Monday
4	§ 8	Record Title Objection Deadline	***10/20/2025*** Monday
5	§ 8	Off-Record Title Deadline	***10/13/2025*** Monday
6	§ 8	Off-Record Title Objection Deadline	***10/20/2025*** Monday
7	§ 8	Title Resolution Deadline	***10/23/2025*** Thursday
8	§ 8	Third Party Right to Purchase/Approve Deadline	***n/a***
		Owners' Association	
9	§ 7	Association Documents Deadline	***n/a***
10	§ 7	Association Documents Termination Deadline	***n/a***
		Seller's Disclosures	
11	§ 10	Seller's Property Disclosure Deadline	***n/a***
12	§ 10	Lead-Based Paint Disclosure Deadline	***n/a***
		Loan and Credit	
13	§ 5	New Loan Application Deadline	***n/a***
14	§ 5	New Loan Terms Deadline	***n/a***
15	§ 5	New Loan Availability Deadline	***n/a***
16	§ 5	Buyer's Credit Information Deadline	***n/a***
17	§ 5	Disapproval of Buyer's Credit Information Deadline	***n/a***
18	§ 5	Existing Loan Deadline	***n/a***
19	§ 5	Existing Loan Termination Deadline	***n/a***
20	§ 5	Loan Transfer Approval Deadline	***n/a***
21	§ 4	Seller or Private Financing Deadline	***n/a***
		Appraisal	
22	§ 6	Appraisal Deadline	***Completed***
23	§ 6	Appraisal Objection Deadline	***n/a***
24	§ 6	Appraisal Resolution Deadline	***n/a***
		Survey	
25	§ 9	New ILC or New Survey Deadline	***n/a***
26	§ 9	New ILC or New Survey Objection Deadline	***n/a***

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27	§ 9	New ILC or New Survey Resolution Deadline	***n/a***
		Inspection and Due diligence	
28	§ 2	Water Rights Examination Deadline	***n/a***
29	§ 8	Mineral Rights Examination Deadline	***n/a***
30	§ 10	Inspection Termination Deadline	***10/14/2025*** Tuesday
31	§ 10	Inspection Objection Deadline	***10/14/2025*** Tuesday
32	§ 10	Inspection Resolution Deadline	***10/17/2025*** Friday
33	§ 10	Property Insurance Termination Deadline	***10/17/2025*** Friday
34	§ 10	Due Diligence Documents Delivery Deadline	***n/a***
35	§ 10	Due Diligence Documents Objection Deadline	***n/a***
36	§ 10	Due Diligence Documents Resolution Deadline	***n/a***
37	§ 10	Conditional Sale Deadline	***n/a***
38	§ 10	Lead-Based Paint Termination Deadline	***10/10/2025*** Friday
		Closing and Possession	
39	§ 12	Closing Date	***11/7/2025*** Friday
40	§ 17	Possession Date	***Date and Time of Closing***
41	§ 17	Possession Time	***Date and Time of Closing***
42	§ 27	**Acceptance Deadline Date**	***10/7/2025*** Tuesday
43	§ 27	**Acceptance Deadline Time**	***n/a***
44	***n/a***	***n/a***	***n/a***
45	***n/a***	***n/a***	***n/a***

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

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

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

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

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

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

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

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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	$ ***400,000.00***	
2	§ 4.3.	Earnest Money		$ ***4,000.00***
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		$ ***396,000.00***
10		**Total**	$ ***400,000.00***	$ ***400,000.00***

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 ***cashier's check or wired funds***, will be payable to and held by ***Blue Sky Title Group*** (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. Disposition 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 § 24 and, except as provided in § 23 (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. If Seller is entitled to the Earnest Money, and, except as provided in § 23 (Earnest Money Dispute), if the Earnest Money has not already been paid to Seller, following receipt of an Earnest Money Release form, Buyer agrees to execute and return to Seller or Broker working with Seller, written mutual instructions (e.g., Earnest Money Release form), within three days of Buyer's receipt.

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

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

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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. 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**.

4.4.3. Available Funds. 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)

4.7. Seller or Private Financing. (Omitted as inapplicable)

TRANSACTION PROVISIONS

5. FINANCING CONDITIONS AND OBLIGATIONS.

(Omitted as inapplicable)

5.3. Credit Information. (Omitted as inapplicable)

5.4. Existing Loan Review. (Omitted as inapplicable)

5.5. Buyer Representation of Principal Residence. Buyer represents that Buyer will occupy the Property as Buyer's principal residence unless the following box is checked, then Buyer ☐ represents that Buyer will **NOT** occupy the Property as Buyer's principal residence.

6. APPRAISAL PROVISIONS.

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

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

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

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

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

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

6.2.2. FHA. It is expressly agreed that, notwithstanding any other provisions of this Contract, the purchaser (Buyer) shall not be obligated to complete the purchase of the Property described herein or to incur any penalty by forfeiture of Earnest Money deposits or otherwise unless the purchaser (Buyer) has been given, in accordance with HUD/FHA or VA requirements, a written statement issued by the Federal Housing Commissioner, Department of Veterans Affairs, or a Direct Endorsement lender, setting forth the appraised value of the Property of not less than $***n/a***. The purchaser (Buyer) shall have the privilege and

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option of proceeding with the consummation of this Contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value nor the condition of the Property. The purchaser (Buyer) should satisfy himself/herself/themselves that the price and condition of the Property are acceptable.

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

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

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

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

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

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

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

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

7.3.2. Minutes of: (1) the annual owners' or members' meeting and (2) any executive boards' or managers' meetings; such minutes include those provided under the most current annual disclosure required

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under § 38-33.3-209.4, C.R.S. (Annual Disclosure) and minutes of meetings, if any, subsequent to the minutes disclosed in the Annual Disclosure. If none of the preceding minutes exist, then the most recent minutes, if any (§§ 7.3.1. and 7.3.2., collectively, Governing Documents); and

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

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

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

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

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

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

8.1. Evidence of Record Title.

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

☐ **8.1.2. Buyer Selects Title Insurance Company.** If this box is checked, Buyer will select the title insurance company to furnish the owner's title insurance policy at Buyer's expense. On or before **Record Title Deadline**, Buyer must furnish to Seller, a current commitment for owner's title insurance policy (Title Commitment), in an amount equal to the Purchase Price.

If neither box in § 8.1.1. or § 8.1.2. is checked, § 8.1.1. applies.

8.1.3. Owner's Extended Coverage (OEC). The Title Commitment ☒ **Will** ☐ **Will Not** contain

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

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

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

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

8.2. Record Title. Buyer has the right to review and object to the Abstract of Title or Title Commitment and any of the Title Documents as set forth in § 8.7. (Right to Object to Title, Resolution) on or before **Record Title Objection Deadline**. Buyer's objection may be based on any unsatisfactory form or content of Title Commitment or Abstract of Title, notwithstanding § 13, or any other unsatisfactory title condition, in Buyer's sole subjective discretion. If the Abstract of Title, Title Commitment or Title Documents are not received by Buyer on or before the **Record Title Deadline**, or if there is an endorsement to the Title Commitment that adds a new Exception to title, a copy of the new Exception to title and the modified Title Commitment will be delivered to Buyer. Buyer has until the earlier of Closing or ten days after receipt of such documents by Buyer to review and object to: (1) any required Title Document not timely received by Buyer, (2) any change to the Abstract of Title, Title Commitment or Title Documents, or (3) any endorsement to the Title Commitment. If Seller receives Buyer's Notice to Terminate or Notice of Title Objection, pursuant to this § 8.2. (Record Title), any title objection by Buyer is governed by the provisions set forth in § 8.7. (Right to Object to Title, Resolution). If Seller has fulfilled all Seller's obligations, if any, to deliver to Buyer all documents required by § 8.1. (Evidence of Record Title) and Seller does not receive Buyer's Notice to Terminate or Notice of Title Objection by the applicable deadline specified above, Buyer accepts the condition of title as disclosed by the Abstract of Title, Title Commitment and Title Documents as satisfactory.

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

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Seller does not receive Buyer's Notice to Terminate or Notice of Title Objection by the applicable deadline specified above, Buyer accepts title subject to such Off-Record Matters and rights, if any, of third parties not shown by public records of which Buyer has actual knowledge.

8.4. Special Taxing and Metropolitan Districts. SPECIAL TAXING DISTRICTS MAY BE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS MAY BE PLACED AT RISK FOR INCREASED MILL LEVIES AND TAX TO SUPPORT THE SERVICING OF SUCH DEBT WHERE CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO DISCHARGE SUCH INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. BUYERS SHOULD INVESTIGATE THE SPECIAL TAXING DISTRICTS IN WHICH THE PROPERTY IS LOCATED BY CONTACTING THE COUNTY TREASURER, BY REVIEWING THE CERTIFICATE OF TAXES DUE FOR THE PROPERTY AND BY OBTAINING FURTHER INFORMATION FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR. The official website for the Metropolitan District, if any, is: *n/a*.

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

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

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

8.7.1. Title Objection, Resolution. If Seller receives Buyer's written notice objecting to any title matter (Notice of Title Objection) on or before the applicable deadline and if Buyer and Seller have not agreed to a written settlement thereof on or before **Title Resolution Deadline**, this Contract will terminate on the expiration of **Title Resolution Deadline**, unless Seller receives Buyer's written withdrawal of Buyer's Notice of Title Objection (i.e., Buyer's written notice to waive objection to such items and waives the Right to Terminate for that reason), on or before expiration of **Title Resolution Deadline**. If either the Record Title Deadline or the Off-Record Title Deadline, or both, are extended pursuant to § 8.2. (Record Title) or § 8.3. (Off-Record Title) the Title Resolution Deadline also will be automatically extended to the earlier of Closing or fifteen days after Buyer's receipt of the applicable documents; or

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

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subjective discretion.

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

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

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

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

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

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

8.9. Mineral Rights Review. Buyer has a Right to Terminate if examination of the Mineral Rights is unsatisfactory to Buyer on or before the **Mineral Rights Examination Deadline**.

9. NEW ILC, NEW SURVEY.

9.1. New ILC or New Survey. If the box is checked, (1) ☐ **New Improvement Location Certificate (New ILC);** or, (2) ☐ **New Survey** in the form of ***n/a***; is required and the following will apply:

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

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

New ILC or New Survey not required, Buyer reserves the right to so elected.

9.1.3. Delivery of New ILC or New Survey. Buyer, Seller, the issuer of the Title Commitment (or the provider of the opinion of title if an Abstract of Title) and ***Transaction Broker and Title Company*** will receive a New ILC or New Survey on or before **New ILC or New Survey Deadline**.

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

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

9.3. New ILC or New Survey Objection. Buyer has the right to review and object based on the New

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ILC or New Survey. If the New ILC or New Survey is not timely received by Buyer or is unsatisfactory to Buyer, in Buyer's sole subjective discretion, Buyer may, on or before **New ILC or New Survey Objection Deadline**, notwithstanding § 8.3. or § 13:

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

9.3.2. New ILC or New Survey Objection. Deliver to Seller a written description of any matter that was to be shown or is shown in the New ILC or New Survey that is unsatisfactory and that Buyer requires Seller to correct.

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

DISCLOSURE, INSPECTION AND DUE DILIGENCE

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

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

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

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

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

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

10.3.3. Inspection Resolution. If an Inspection Objection is received by Seller, on or before **Inspection Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Inspection Resolution Deadline**, this Contract will terminate on **Inspection Resolution Deadline** unless Seller receives Buyer's written withdrawal of the Inspection Objection before such termination (i.e., on or before expiration of **Inspection Resolution Deadline**). Nothing in this provision prohibits the Buyer and

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the Seller from mutually terminating this Contract before the Inspection Resolution Deadline passes by executing an Earnest Money Release.

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

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

10.6. Due Diligence.

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

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

n/a

10.6.1.2. Leased Items Documents. If any lease of personal property (§ 2.5.8., Leased Items) will be transferred to Buyer at Closing, Seller agrees to deliver copies of the leases and information pertaining to the personal property to Buyer on or before **Due Diligence Documents Delivery Deadline**.

10.6.1.3. Encumbered Inclusions Documents. If any Inclusions owned by Seller are encumbered pursuant to § 2.5.5. (Encumbered Inclusions) above, Seller agrees to deliver copies of the evidence of debt, security and any other documents creating the encumbrance to Buyer on or before **Due Diligence Documents Delivery Deadline**.

10.6.1.4. Solar Power Plan. Copy of any Solar Power Plan not included in Leased Items (regardless of its name or title).

10.6.1.5. Septic Use Permit. If required by the local health department or other applicable government entity, on or before the local health department's applicable deadline, Seller must pay for and furnish to Buyer a Septic Use Permit.

10.6.1.6. Other Documents. Other documents and information:

n/a

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

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

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

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

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on or before expiration of **Due Diligence Documents Resolution Deadline**).

10.6.2.4. Automatic Due Diligence Extension. If a Due Diligence Document is not delivered on or before the Due Diligence Documents Deadline, Buyer has until the earlier of Closing or ten days after receipt by Buyer to review and object to such Due Diligence Document. If Buyer's right to review and object to such Due Diligence Document is extended due to such Due Diligence Document not being delivered on or before the Due Diligence Documents Deadline, the Due Diligence Document Resolution Deadline will also be extended to the earlier of Closing or fifteen days after Buyer's receipt of such Due Diligence Document.

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

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

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

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

10.10. Lead-Based Paint.

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

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

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

10.12. Methamphetamine Disclosure. If Seller knows that methamphetamine was ever manufactured, processed, cooked, disposed of, used or stored at the Property, Seller is required to disclose such fact. No disclosure is required if the Property was remediated in accordance with state standards and other requirements are fulfilled pursuant to § 25-18.5-102, C.R.S., Buyer further acknowledges that Buyer has the right to engage a certified hygienist or industrial hygienist to test whether the Property has ever been used as a methamphetamine laboratory. Buyer has the Right to Terminate under § 24.1., upon Seller's receipt of Buyer's written Notice to Terminate, notwithstanding any other provision of this Contract, based on

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Buyer's test results that indicate the Property has been contaminated with methamphetamine, but has not been remediated to meet the standards established by rules of the State Board of Health promulgated pursuant to § 25-18.5-102, C.R.S. Buyer must promptly give written notice to Seller of the results of the test.

10.13. Radon Disclosure. THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT STRONGLY RECOMMENDS THAT ALL HOME BUYERS HAVE AN INDOOR RADON TEST PERFORMED BEFORE PURCHASING RESIDENTIAL REAL PROPERTY AND RECOMMENDS HAVING THE RADON LEVELS MITIGATED IF ELEVATED RADON CONCENTRATIONS ARE FOUND. ELEVATED RADON CONCENTRATIONS CAN BE REDUCED BY A RADON MITIGATION PROFESSIONAL.

RESIDENTIAL REAL PROPERTY MAY PRESENT EXPOSURE TO DANGEROUS LEVELS OF INDOOR RADON GAS THAT MAY PLACE THE OCCUPANTS AT RISK OF DEVELOPING RADON-INDUCED LUNG CANCER. RADON, A CLASS A HUMAN CARCINOGEN, IS THE LEADING CAUSE OF LUNG CANCER IN NONSMOKERS AND THE SECOND LEADING CAUSE OF LUNG CANCER OVERALL. THE SELLER OF RESIDENTIAL REAL PROPERTY IS REQUIRED TO PROVIDE THE BUYER WITH ANY KNOWN INFORMATION ON RADON TEST RESULTS OF THE RESIDENTIAL REAL PROPERTY.

AN ELECTRONIC COPY OF THE MOST RECENT BROCHURE PUBLISHED BY THE DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT IN ACCORDANCE WITH C.R.S. §25-11-114(2)(A) THAT PROVIDES ADVICE ABOUT "RADON AND REAL ESTATE TRANSACTIONS IN COLORADO" IS AVAILABLE AT: HTTPS://CDPHE.COLORADO.GOV/RADON-AND-REAL-ESTATE.

11. TENANT ESTOPPEL STATEMENTS. [Intentionally Deleted]

Closing Provisions

12. CLOSING DOCUMENTS, INSTRUCTIONS AND CLOSING.

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

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

12.3. Closing. Delivery of deed from Seller to Buyer will be at closing (Closing). Closing will be on the date specified as the **Closing Date** or by mutual agreement at an earlier date. At Closing, Seller must provide Buyer with the ability to access the Property (e.g. keys, access code, garage door opener). The hour and place of Closing will be as designated by ***Blue Sky Title Group***.

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

12.5. Assignment of Leases. Seller must assign to Buyer all Leases at Closing that will continue after Closing and Buyer must assume Seller's obligations under such Leases. Further, Seller must transfer to Buyer all Leased Items and assign to Buyer such leases for the Leased Items accepted by Buyer pursuant to § 2.5.8. (Leased Items).

13. TRANSFER OF TITLE. Subject to Buyer's compliance with the terms and provisions of this Contract, including the tender of any payment due at Closing, Seller must execute and deliver the following good and sufficient deed to Buyer, at Closing: ☐ special warranty deed ☒ general warranty deed

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☐ bargain and sale deed ☐ quit claim deed ☐ personal representative's deed ☐ ***n/a*** deed. Seller, provided another deed is not selected, must execute and deliver a good and sufficient special warranty deed to Buyer, at Closing.

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

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

15. CLOSING COSTS, FEES, ASSOCIATION STATUS LETTER AND DISBURSEMENTS, TAXES AND WITHHOLDING.

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

15.2. Closing Services Fee. The fee for real estate closing services must be paid at Closing by ☐ **Buyer** ☐ **Seller** ☒ **One-Half by Buyer and One-Half by Seller** ☐ **Other** ***n/a***.

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

15.3.1. Status Letter Fee. Any fee incident to the issuance of Association's Status Letter must be paid by Seller.

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

15.3.3. Reserves or Working Capital. Unless agreed to otherwise, all reserves or working capital due (or other similar cost not addressed in § 16.2. (Association Assessments)) at Closing must be paid by ☐ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☒ **N/A.**

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

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

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

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

15.7. Water Transfer Fees. Water Transfer Fees can change. The fees, as of the date of this Contract, do not exceed $***n/a*** for:

☐ Water District/Municipality ☐ Water Stock

☐ Augmentation Membership ☐ Small Domestic Water Company ☐ ***n/a***

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

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

15.9. FIRPTA and Colorado Withholding.

15.9.1. FIRPTA. The Internal Revenue Service (IRS) may require a substantial portion of the Seller's proceeds be withheld after Closing when Seller is a foreign person. If required withholding does not occur, the Buyer could be held liable for the amount of the Seller's tax, interest and penalties. If the box in this Section is checked, Seller represents that Seller ☐ **IS** a foreign person for purposes of U.S. income

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taxation. If the box in this Section is not checked, Seller represents that Seller is not a foreign person for purposes of U.S. income taxation. Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably requested documents to verify Seller's foreign person status. If withholding is required, Seller authorizes Closing Company to withhold such amount from Seller's proceeds. Seller should inquire with Seller's tax advisor to determine if withholding applies or if an exemption exists.

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

16. PRORATIONS AND ASSOCIATION ASSESSMENTS.

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

16.1.1. Taxes. Personal property taxes, if any, special taxing district assessments, if any, and general real estate taxes for the year of Closing, based on

☐ **Taxes for the Calendar Year Immediately Preceding Closing**

☒ **Most Recent Mill Levy and Most Recent Assessed Valuation,** adjusted by any applicable qualifying seniors property tax exemption, qualifying disabled veteran exemption or ☐ **Other**

n/a

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

16.1.3. Other Prorations. Water and sewer charges, propane, interest on continuing loan and

n/a

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

16.2. Association Assessments. Current regular Association assessments and dues (Association Assessments) paid in advance will be credited to Seller at Closing. All Association Assessments accrued before Closing must be paid by Seller and all Association Assessments accrued after Closing must be paid by Buyer. Cash reserves held out of the regular Association Assessments for deferred maintenance by the Association will not be credited to Seller except as may be otherwise provided by the Governing Documents. Any special assessment assessed prior to **Closing Date** by the Association will be the obligation of ☐ **Buyer** ☐ **Seller.** Except however, any special assessment by the Association for improvements that have been installed as of the date of Buyer's signature hereon, whether assessed prior to or after Closing, will be the obligation of Seller unless otherwise specified in Additional Provisions. Seller represents there are no unpaid regular or special assessments against the Property except the current regular assessments and

n/a

Association Assessments are subject to change as provided in the Governing Documents.

17. POSSESSION. Possession of the Property and Inclusions will be delivered to Buyer on **Possession Date** at **Possession Time,** subject to the Leases as set forth in § 10.6.1.1. If the parties have executed a Post-Closing Occupancy Agreement, such agreement will control Possession Date and Possession Time.

If Seller, after Closing occurs, fails to deliver possession as specified, Seller will be subject to eviction and will be additionally liable to Buyer, notwithstanding § 20.2. (If Seller is in Default), for payment of $ ***n/a*** per day (or any part of a day notwithstanding § 3.3., Day) from **Possession Date** and **Possession Time** until possession is delivered. Additionally, Buyer may pursue a claim against Seller for any of Buyer's actual additional damages incurred by Buyer in excess of such amount.

General Provisions

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

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

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

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

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

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

20. TIME OF ESSENCE, DEFAULT AND REMEDIES. Time is of the essence for all dates and deadlines

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in this Contract. This means that all dates and deadlines are strict and absolute. If any payment due, including Earnest Money, is not paid, honored or tendered when due, or if any obligation is not performed timely as provided in this Contract or waived, the non-defaulting party has the following remedies:

20.1. If Buyer is in Default:

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

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

20.2. If Seller is in Default:

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

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

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

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

23. EARNEST MONEY DISPUTE. Except as otherwise provided herein, Earnest Money Holder must release the Earnest Money following receipt of written mutual instructions, signed by both Buyer and Seller. In the event of any controversy regarding the Earnest Money, Earnest Money Holder is not required to release the Earnest Money. Earnest Money Holder, in its sole subjective discretion, has several options: (1) wait for any proceeding between Buyer and Seller; (2) interplead all parties and deposit Earnest Money into a court of competent jurisdiction (Earnest Money Holder is entitled to recover court costs and reasonable

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attorney and legal fees incurred with such action); or (3) provide notice to Buyer and Seller that unless Earnest Money Holder receives a copy of the Summons and Complaint or Claim (between Buyer and Seller) containing the case number of the lawsuit (Lawsuit) within one hundred twenty days of Earnest Money Holder's notice to the parties, Earnest Money Holder is authorized to return the Earnest Money to Buyer. In the event Earnest Money Holder does receive a copy of the Lawsuit and has not interpled the monies at the time of any Order, Earnest Money Holder must disburse the Earnest Money pursuant to the Order of the Court. The parties reaffirm the obligation of § 22 (Mediation). This Section will survive cancellation or termination of this Contract.

24. TERMINATION.

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

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

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

26. NOTICE, DELIVERY AND CHOICE OF LAW.

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

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

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

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

27. NOTICE OF ACCEPTANCE, COUNTERPARTS. This proposal will expire unless accepted in writing, by Buyer and Seller, as evidenced by their signatures below and the offering party receives notice of such acceptance pursuant to § 26 on or before **Acceptance Deadline Date** and **Acceptance Deadline Time**. If accepted, this document will become a contract between Seller and Buyer. A copy of this Contract may be

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executed by each party, separately and when each party has executed a copy thereof, such copies taken together are deemed to be a full and complete contract between the parties.

28. GOOD FAITH. Buyer and Seller acknowledge that each party has an obligation to act in good faith 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**.

29. BUYER'S BROKERAGE FIRM COMPENSATION. Buyer's brokerage firm's compensation will be paid, at Closing, as follows:

☒ **29.1.** ***1***% of the Purchase Price or $***n/a*** by Seller. Buyer's brokerage firm is an intended third-party beneficiary under this provision only. The amount paid by Seller under this provision is in addition to any other amounts Seller is paying on behalf of Buyer elsewhere in this Contract.

☐ **29.2.** ***n/a***% of the Purchase Price or $***n/a*** by Buyer pursuant to a separate agreement between Buyer and Buyer's brokerage firm. This amount may be modified between Buyer and Buyer's brokerage firm outside of this Contract.

☐ **29.3.** ***n/a***% of the Purchase Price or $***n/a*** by a separate agreement between Buyer's brokerage firm and Seller's brokerage firm.

ADDITIONAL PROVISIONS AND ATTACHMENTS

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

31. OTHER DOCUMENTS.

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

☐ **31.1.1. Post-Closing Occupancy Agreement.** If the box is checked, the Post-Closing Occupancy Agreement is a part of this Contract.

n/a

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

n/a

Signatures

Buyer: _____ Date: _____

Town of Johnstown
By Matthew LeCerf , Town Manager

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

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Seller: _____ Date: _____

Connie L. Dee
By Kendra Lenehan , POA

END OF CONTRACT TO BUY AND SELL REAL ESTATE

BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.

A. Broker Working With Buyer

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

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

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

Brokerage Firm's compensation or commission is to be paid as specified in §29 above.

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

Brokerage Firm's Name: ***NRT Colorado, LLC, d/b/a Coldwell Banker Realty***

Brokerage Firm's License #: ***EC 40013731***

Broker's Name: _____ Date: _____

Reba Tipton

Broker's License #: ***FA100042171***

Address: ***4848 E Thompson Pkwy Suite 110 Johnstown, CO 80534***

Phone No.: ***970-215-6768***

Fax No.:

Email Address: ***Reba.Tipton@CBRealty.com***

B. Broker Working with Seller

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

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

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

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

This Broker's Acknowledgments and Compensation Disclosure is for disclosure purposes only and does NOT create any claim for compensation. Any agreement to pay compensation must be entered into separately and apart from this provision.

Brokerage Firm's Name: ***NRT Colorado, LLC, d/b/a Coldwell Banker Realty***

Brokerage Firm's License #: ***EC 40013731***

Broker's Signature _____ Date: _____

Broker's Name: ***Reba Tipton***

Broker's License #: ***FA100042171***

Address: ***4848 E Thompson Pkwy Suite 110 Johnstown, CO 80534***

Phone No.:

Fax No.:

Email Address: ***Reba.Tipton@CBRealty.com***

CBS1-8-24. CONTRACT TO BUY AND SELL REAL ESTATE (RESIDENTIAL)

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Town Council Agenda Communication

Agenda Date: October 6, 2025

Subject: Resolution 2025-25 Amending Expenditures for the Fiscal Year 2025 Budget

Attachments: 1. Resolution 2025-25 Amending the Fiscal Year 2025 Budget

Presented by: Kristyn Unrein, Finance Director

Agenda Item Description:

Enclosed for review and consideration is Resolution 2025-25, which will modify the 2025 budget recognizing the increase in expenditures in the Library Fund, and ensure that the Town is in compliance with C.R.S. 29-1-110.

The proposed change includes the following:

Library Fund
The Library Fund provides a dedicated source of funds for construction, operation, maintenance, materials, equipment, programming, and outreach for the Glenn A. Jones M.D. Memorial Library. The revenues for this fund are primarily from transfers from the Town of Johnstown General Fund and the High Plains Library District, user fines and fees, grants, impact fees, and contributions. On December 2, 2024, the Town Council adopted, by Resolution No. 2024-51, the Fiscal Year 2025 Budget. Due to the intent to purchase real property, the Library Fund budget requires an amendment increase of $400,000. The attached resolution increases the expenditures by $400,000, for a total amended expenditure budget for Fiscal Year 2025 of $4,559,000.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

- Engage, inform and involve the community

Safe & Welcoming Community

- Partner in creating more community based, community service and action opportunities
- Create arts and culture opportunities that connect the community

Quality Infrastructure & Facilities

- Establish and maintain levels of service

- Ensure future viability of infrastructure and facilities

Legal Advice:

This Resolution has been reviewed by the Town Attorney.

Financial Advice:

The budget outlines the financial condition of the Town, covering revenues, expenditures, activities, purposes and goals. It serves as the foundation for our operations and guides us in our pursuit of excellence for the community while operating within the parameters it establishes.

Recommended Action:

Staff recommends approval of Resolution 2025-25, Amending Expenditures for the Fiscal Year 2025 Library Fund Budget.

Suggested Motions:

To Approve: I move to approve Resolution 2025-25, Amending Expenditures for the Fiscal Year 2025 Library Fund Budget.

To Deny: I move to deny Resolution 2025-25, Amending Expenditures for the Fiscal Year 2025 Library Fund Budget.

Reviewed and Approved for Presentation

_____

Town Manager

RESOLUTION 2025-25

A RESOLUTION OF THE TOWN OF JOHNSTOWN, COLORADO, AMENDING EXPENDITURES FOR THE FISCAL YEAR 2025 BUDGET

WHEREAS, on December 2, 2024, the Town Council adopted, by Resolution No. 2024-51, the Fiscal Year 2025 Budget ("2025 Budget"); and

WHEREAS, revenues and expenditures have been evaluated and expenditures are being adjusted for the 2025 Library Fund capital budget for the purchase of real property known as 22745 County Road 17, Johnstown, CO 80534, for the use and benefit of the Glenn A. Jones M.D. Memorial Library; and

WHEREAS, the Town Council agrees to modify appropriated expenditures for the 2025 Library Fund Budget, ensuring the budget will be in balance and that authorized budgeted revenues and expenditures are amended, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO:

Expenditures

Section 1. Library Fund:
Whereas, the Town Council of the Town of Johnstown determines that the Fiscal Year 2025 Library Fund expenditure appropriations are hereby increased by $400,000 to reflect an increase in expenditures for the purchase of real property for a total expenditure budget of $4,559,000.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

Section 3. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 4. Certification. The Town Clerk shall certify the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

ADOPTED THIS 6th DAY OF October, 2025.

TOWN OF JOHNSTOWN

BY:_____
Michael P. Duncan, Mayor

ATTEST:

Meghan Martinez, Town Clerk

Statement of Activities - Actual to Budget - Johnstown 8-31-25									
YMCA of Northern Colorado									
	August 2025				YTD 2025				
Account Group Name	Actual	Budget	Actual to Budget $ Difference	Actual to Budget % Difference	Actual	Budget	Actual to Budget $ Difference	Actual to Budget % Difference	Annual Budget 2025
086904 - Johnstown									
Revenue									
Contributions	(6,939)	625	(7,564)	(1210.30%)	114,943	26,000	88,943	342.09%	37,500
Program Revenue	66,578	119,318	(52,740)	(44.20%)	837,683	921,800	(84,117)	(9.13%)	1,315,987
Membership Revenue	124,233	131,999	(7,765)	(5.88%)	1,024,685	1,081,779	(57,094)	(5.28%)	1,645,002
Rental Income	3,833	6,000	(2,168)	(36.13%)	50,330	48,000	2,330	4.85%	72,000
Sales of Inventory	0	0	0	0.00%	1,289	0	1,289	0.00%	0
Other Revenue	0	838	(838)	(100.00%)	60	6,700	(6,640)	(99.10%)	10,050
Total Revenue	**187,704**	**258,779**	**(71,075)**	**(27.47%)**	**2,028,991**	**2,084,279**	**(55,288)**	**(2.65%)**	**3,080,539**
Expenses									
Salaries and Wages	183,649	215,052	(31,403)	(14.60%)	1,097,281	1,147,948	(50,667)	(4.41%)	1,729,443
Benefits	12,818	10,975	1,843	16.79%	85,406	69,286	16,119	23.26%	106,182
Payroll Taxes	17,712	20,137	(2,426)	(12.05%)	108,666	114,027	(5,361)	(4.70%)	167,767
Program Supplies & Expenses	8,221	4,465	3,756	84.13%	65,170	41,294	23,876	57.82%	62,340
Occupancy	59,823	69,520	(9,697)	(13.95%)	431,229	495,337	(64,108)	(12.94%)	728,785
Special Event Expenses	0	0	0	0.00%	185	0	185	0.00%	0
Office Expenses	1,618	495	1,122	226.69%	14,994	5,202	9,792	188.24%	7,210
Technology	100	0	100	0.00%	3,228	0	3,228	0.00%	0
Travel & Related Expenses	155	188	(32)	(17.12%)	582	1,650	(1,068)	(64.73%)	2,400
Conferences & Training	0	138	(138)	(100.00%)	725	1,100	(375)	(34.05%)	4,150
Organizational Dues	0	1,785	(1,785)	(100.00%)	4,189	14,280	(10,091)	(70.67%)	21,425
Insurance	5,240	2,620	2,620	100.00%	16,813	27,365	(10,552)	(38.56%)	29,988
Miscellaneous Expense	0	345	(345)	(100.00%)	(610)	1,660	(2,270)	(136.74%)	1,840
Depreciation	1,132	1,132	(0)	(0.00%)	6,850	9,058	(2,208)	(24.37%)	13,586
Intra Y Allocation									
Total Expenses	**290,468**	**326,851**	**(25,094)**	**(6.97%)**	**1,834,737**	**1,928,206**	**(77,458)**	**(3.50%)**	**2,875,116**
Change in Net Assets	**(102,764)**	**(68,072)**	**(45,981)**	**(45.42%)**	**194,254**	**156,073**	**22,170**	**17.64%**	**205,423**
NOTE:	The calculation for Intra Y Allocation has been corrected for August 2025. YTD does not reflect this correction.								
Intra Y Allocation - Original	44,442	33,153	11,289	34.05%	297,743	281,731	16,011	5.68%	432,081
Intra Y Allocation at 15.3 %	44,442				280,715	295,016			439,893
Total Expenses with Allocation	334,910				2,115,452	2,223,222			
Change in Net Assets with Allocation	(147,206)				(86,461)	(138,943)	52,482		
Note: Intra Y Allocation is referred to as Facility Expenses in the Facility Management Agreement									

Weld County School District RE-5J
Cash in Lieu Statement (Unaudited)
Prepared: 09/22/2025

Beginning Cash Balance, July 1, 2024		**1,008,330.34**
+ Johnstown Cash in Lieu Revenue	**972,102.00**	
- Cash in Lieu Expenditures	**-**	
+ Johnstown Interest	**59,717.50**	
+ Accounts Receivable from 2023-24 Received	**39,153.00**	
+ Cash Owed to District's General Fund (See Below)	**9,072.00**	
- Transfer Out Milliken-Specific CIL to Milliken	**300,000.00**	
Ending Cash Balance, June 30, 2025		**1,788,374.84**

Cash in Lieu Expenditures Description	**Amount**
No expenditures from Cash in Lieu occurred in 2024-25	-

Note

In June 2024, a builder overpaid their cash-in-lieu fee. This refund was discovered and refunded in September 2024. The cash for this refund was taken out of the district's General Fund and not Cash-in-Lieu funds. This error was discovered in September 2025. This cash will be moved out of cash in lieu and into the General Fund.

the YMCA
FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

September 22, 2025

Mr. LeCerf and Ms. McCoy:

The following draft 2026 budget provides an overview of what we anticipate being a reasonably close representation of what the final 2026 budget will look like. Please keep in mind that our final budget will be formalized upon board review and approval in early January 2026.

This draft budget represents no significant changes compared to our 2025 forecast. With primarily 3% increases in revenue and expenses, we are approaching 2026 conservatively based largely on the unknown market conditions and potential for economic instability next year. The following is a brief overview of the contributing factors to the draft budget:

Revenue:

- **Contributions:** 2025 actual contributed revenue has been skewed upward by a handful of one-time and unbudgeted program-related grants. Thus, we are factoring in a 3% increase to the 2025 budget as opposed to the 2025 forecast.
- **Programs:** With the continued freeze to Colorado Child Care Assistance Program funding and associated financial assistance, we will not see a significant increase in this line.
- **Membership:** We have seen a higher need for membership financial assistance in 2025 and anticipate it to carry over into 2026. Thus, although we will see continued growth in memberships, revenue will stay relatively static year over year.

Expense:

- **Salaries & Wages:** We are not planning on adding any headcount in 2026, thus staffing expenses are largely static year over year.
- **Occupancy:** Other than the anticipated increase in utilities, we are not planning on any other increase in this line.
- **Supplies:** With no significant increase to programs, we anticipate a nominal increase in supply expenses.

If there are any questions whatsoever regarding this draft budget, please reach out anytime and I look forward to forwarding along the board-approved budget in early January.

Sincerely,

Pat Murray
District Vice President
YMCA of Northern Colorado

DRAFT

YMCA of Northern Colorado

		Percentage Change Revenue (Forecast)			3.00%
		Perentage Change Expense (Forecast for most)			3.00%
Account Group Name	YTD 2025 Actual	Annual Budget 2025	Forecast 2025	Proposed Budget 2026	Variance from 2025-2026
086904 - Johnstown					
Revenue					
Contributions	114,943	37,500	136,735	38,625	1,125
Program Revenue	837,683	1,315,987	1,244,373	1,281,704	(34,283)
Membership Revenue	1,024,685	1,645,002	1,558,172	1,604,917	(40,085)
Rental Income	50,330	72,000	78,998	81,368	9,368
Sales of Inventory	1,289	0	1,289	1,328	1,328
Other Revenue	60	10,050	4,188	4,314	(5,736)
Revenue Allocations	0	0		0	0
Total Revenue	**2,028,991**	**3,080,539**	**3,023,755**	**3,012,256**	**(68,283)**
Expenses					
Salaries and Wages	1,097,281	1,729,443	1,702,962	1,754,051	24,608
Benefits	85,406	106,182	123,798	127,512	21,330
Payroll Taxes	108,666	167,767	164,879	169,825	2,059
Contracted Services	0	0	0	0	0
Program Supplies & Expenses	65,170	62,340	83,600	86,108	23,768
Occupancy	431,229	728,785	674,375	694,606	(34,179)
Special Event Expenses	185	0	185	191	191
Advertising & Promotion	0	0	0	0	0
Fundraising Expenses	29	0	29	30	30
Office Expenses	14,994	7,210	19,621	20,210	13,000
Technology	3,228	0	3,128	3,222	3,222
Travel & Related Expenses	582	2,400	1,314	1,353	(1,047)
Conferences & Training	725	4,150	3,913	4,030	(120)
Organizational Dues	4,189	21,425	13,119	13,513	(7,912)
Insurance	16,813	29,988	16,816	17,320	(12,668)
Miscellaneous Expense	(610)	1,840	(85)	(88)	(1,928)
Depreciation	6,850	13,586	8,988	9,258	(4,329)
Intra Y Allocation	280,715	432,081	422,254	443,875	11,794
Total Expenses	**2,115,452**	**3,307,198**	**3,238,896**	**3,345,016**	**37,818**
Change in Net Assets	**(86,461)**	**(226,659)**	**(215,141)**	**(332,761)**	**(106,102)**