

CRESTED BUTTE FIRE PROTECTION DISTRICT BOARD
OF DIRECTORS REGULAR MEETING

Station 2

751 Gothic Road, Mt. Crested Butte, CO 81225

Tuesday January 9, 2024 5:15 PM

- 5:15 CALL REGULAR MEETING TO ORDER
1. Introduction of Guests
 - a. Dr. Shay Krier – Medical Director
 - b. Todd Goulding – Goulding Development Advisors
 2. Review / Changes to Agenda
- 5:20 RECOGNITIONS
1. Stork pins for field childbirth – Krier
 2. Ski area rescue and resuscitation - Felix
- 5:35 CONSENT AGENDA
1. Approval of minutes December 12, 2023 regular meeting
 2. Approval of monthly financial reports
- 5:40 FIRE PREVENTION REPORT
- 5:50 EMS & FIRE CHIEF REPORT
- 6:00 CHIEF EXECUTIVE REPORT
1. 2023 Preliminary Financial Summary
 2. Prospect Lot 36
- 6:05 PUBLIC COMMENT
- 6:10 OLD / UNFINISHED BUSINESS
1. Adopt 2024 Mill Levy Certification
 2. Emergency Services Campus Update – Caffrey / Goulding
 3. Volunteer & Reserve Program Update - Caffrey
- 6:25 NEW BUSINESS
1. Annual Meeting Times and Postings Resolution
 2. Resolution for Larkspur Request for Proposals – Caffrey
- 6:40 UNSCHEDULED BUSINESS AND BOARD MEMBER COMMENTS
- 6:45 ADJOURNMENT

Online Meeting Information

<https://zoom.us/j/9703495333?pwd=ZUINRFBCL253UzlxSGNhQ0laS29TQT09>

One Tap Mobile +16699009128,,9703495333# US (San Jose)

+1 312 626 6799 US (Chicago) - Meeting ID: 970 349 5333

Password: 5333

CRESTED BUTTE FIRE PROTECTION DISTRICT
MINUTES OF REGULAR MEETING
Mt. Crested Butte Fire Station 2
Tuesday, December 12, 2023
Approved _____

Attendance

Board Members Present: Chris McCann, Jack Dietrich, Tina Kempin, Eric Tunkey, Ken Lodovico
Staff, Volunteers and Public: Sean Caffrey, Annie Tunkey, Rob Weisbaum, Joe Wonnacott, Ric Ems, Dale Hoots, Kent Cowherd, Beth Shaner, Katie Harper, A Shift, Randy Felix, Taylor Reeves, Evan Sandstrom, Sean Slattery, Mike Reily, Veronica Jarolimek
Guests: Todd Goulding- Goulding Development Advisors; Billy Harris, John Potter & Erin Robinson – BG + Co;

Changes to Agenda

Meeting called to order at 5:15 pm by Board Chairman Chris McCann.
There were minor changes to the agenda.

Badging/Oath of Office

Tara Sweitzer received her badge and Sean Slattery took his Oath of Office.

Design Review of Materials by BG+ Co

Billy Harris and Erin Robinson with BG + Co. presented the exterior and interior materials for the new HQ building.

Consent Agenda

Approval of minutes November 2023 Regular Meeting & Strategic Planning Work Session Minutes
Approval of Monthly Financial Reports
Motion to approve the consent agenda by Dietrich, seconded by Lodovico. Motion passes unanimously

Fire Prevention Report

Fire Marshal Ems presented his written report and updated the board on Clark's Market progress, new restaurant openings in the Town of Crested Butte and the approval of Mineral Point housing project. Fire Marshal Ems revisited Kent Cowherd's concerns from the last meeting. Ems clarified that CBFPD does not determine building square footage and will continue to work with municipalities when determining square foot size. Ems reviewed what each plan review entails, feels the plan review structure is working and does not recommend a revision at this time.

Kent Cowherd responded that he is pleased to hear the CBFPD working with municipalities to determine square footage utilizing a "common method" and hopes the plan review process will continue to be open to adjustments.

EMS & Fire Chief Report

Chief Weisbaum presented his written report in the packet and thanked personnel who helped with EMT course. Weisbaum is waiting on an aerial apparatus bid from Spartan and should have a recommendation for the board in Q1.

Chief Executive Report

CEO Caffrey provided his written report in the packet. In financial reporting Caffrey informs the board that construction draws will be included in the board packet moving forward. CBFPD closed on the two Larkspur lots

on December 11, 2023. A Request for Qualifications (RFQ) for builders is being developed in conjunction with John Chmil for a two-unit build on one of the Larkspur lots. A resolution authorizing the RFQ process will be presented for review and approval in January.

Public Comments

There were no public comments

2024 Budget Hearing

Board Chairman McCann opened the 2024 budget hearing at 5:59 pm. CEO Caffrey reports he is waiting on the assessor's office for final numbers following the Colorado Legislature special meeting. Major investments for 2024 are an average of 7% increase to employee salaries, \$600,000 for station 1 construction, new ambulance and utility vehicle. Significant operational expenses include new radios, protective equipment and new full-time employee housing stipend. The budget reflects a reduction in the mill rate of 1 mill to provide tax payer relief due to the increase in the tax base. This reduction may change slightly after the final valuation is received. Board member Kempin states that the housing situation in the valley is challenging and states the district is doing a good job in trying to address this challenge. Randy Felix thanks the board for their support of the employees.

Chairman McCann closed the public clearing at 6:08pm.

Old Business

Motion to approve the 2024 budget and annual appropriation resolution 2023-12-1 and 2023-12-2 by McCann seconded by Kempin. Motion passes unanimously.

Todd Goulding provided the emergency services campus update and states the project remains on schedule. The plan is to mobilize site in late March or early April. In other updates, Caffrey states the district will be requesting a variance from Gunnison County for snowmelt on the apron as the adopted 2021 code bans outdoor snowmelt.

New Business

CEO Caffrey presented the suggested changes to the volunteer/part-time program. Staff is looking for feedback before moving forward with next steps. The proposed approach will allow current volunteer members to continue their service indefinitely and new recruits will enter via a part-time reserve program with common requirements applied to both volunteer and part-time reserve member types.

Board Chairman McCann asks about certification requirements to become a member and how the district proposes recruits gain certification. Considerable discussion followed with Chief Weisbaum citing challenges with the current district training model due to the absence of a dedicated training arm and facility. McCann acknowledges the challenges of our current model but would like to see the district have a process that allows new recruits to take an EMT class and FF I class in district. Considerable discussion followed around where training could originate outside the district and the responsibility of the district to provide training. Board member Kempin states she is struggling to understand the benefits of sun setting the volunteer program.

Caffrey states sun setting the volunteer program is off the table, as current volunteers can continue. The proposal is for new recruits to enter a part-time reserve program rather than a volunteer program. Discussion around the benefits of the proposed program continued with Assistant Volunteer Chief Mike Reily and Volunteer Coordinator Veronica Jarolimek weighing in on the difficulty of recruiting volunteers, retention, training and safety. Many "case by case" scenarios were discussed, as well as, the need for response in an all call. McCann asks staff if all membership has had a chance to weigh in on the proposed changes. Caffrey states that there has been initial feedback from staff and the volunteer association and anticipates more feedback as the

programmatic approach is finalized. Caffrey anticipates additional rounds of revisions and feedback over the next few months. Next steps will include additional revisions to the proposed program manual and work on a budget pro forma of the revised program.

Unscheduled Business

There was no unscheduled business.

Motion to adjourn at 7:38 pm by Dietrich, seconded by Lodovico. Motion passes unanimously.

Crested Butte Fire Protection District

Budget vs. Actuals: CBFPD 2023 Approved - FY23 P&L

January - December 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Revenue				
4000 Property Tax - General Fund	3,365,710.47	3,364,776.00	934.47	100.03 %
4020 Specific Ownership Tax	181,380.46	130,000.00	51,380.46	139.52 %
4040 Intergovernmental Revenue	44,541.31	25,000.00	19,541.31	178.17 %
4100 Ambulance/ EMS Service Fees	347,125.95	300,000.00	47,125.95	115.71 %
4200 Plan Review Fees	447,066.50	125,000.00	322,066.50	357.65 %
4210 Training Fees	15,500.00		15,500.00	
4220 Special Event Fees	69,235.19		69,235.19	
4240 Rental Income	100,050.20	69,500.00	30,550.20	143.96 %
4300 Impact Fees	29,633.93	25,000.00	4,633.93	118.54 %
4400 Interest Income	185,632.15	25,000.00	160,632.15	742.53 %
4500 Grant Proceeds	2,500.00	150,000.00	-147,500.00	1.67 %
4600 Contributions / Donations	2,011.92		2,011.92	
4710 Sale of Assets	6,300.00	2,000.00	4,300.00	315.00 %
4720 Vendor Refunds	13,560.00		13,560.00	
Total Revenue	\$4,810,248.08	\$4,216,276.00	\$593,972.08	114.09 %
GROSS PROFIT	\$4,810,248.08	\$4,216,276.00	\$593,972.08	114.09 %
Expenditures				
5010 (A) Wages - Administration	182,428.36	176,000.00	6,428.36	103.65 %
5020 (A) Wages - Fire Prevention	302,338.30	303,208.00	-869.70	99.71 %
5030 (A) Part-Time / Temp Salaries	0.00	4,800.00	-4,800.00	0.00 %
5050 (A) Overtime	0.00		0.00	
5060 (A) Payroll Processing Fees	6,592.00	6,000.00	592.00	109.87 %
5130 (A) Medicare Tax	6,160.98	7,018.00	-857.02	87.79 %
5140 (A) Social Security Tax	6,020.38	6,112.00	-91.62	98.50 %
5150 (A) FPPA Pension - ER	37,544.70	41,338.00	-3,793.30	90.82 %
5160 (A) FAMLII Premium - ER	1,957.77	2,178.00	-220.23	89.89 %
5200 (A) Health Benefits	76,847.89	95,193.00	-18,345.11	80.73 %
5210 (A) EAP Program Fees	929.00	3,500.00	-2,571.00	26.54 %
5260 (A) Workers Compensation Insurance	40,664.00	45,000.00	-4,336.00	90.36 %
5270 (A) Ski Pass Benefit	6,000.00	6,000.00	0.00	100.00 %
5290 (A) Health Reimbursement	106,966.12	92,700.00	14,266.12	115.39 %
5300 (A) Advertising	4,223.68	5,000.00	-776.32	84.47 %
5320 (A) Accounting and Audit Fees	6,430.45	8,000.00	-1,569.55	80.38 %
5330 (E) Ambulance Billing Fees	14,831.55	18,000.00	-3,168.45	82.40 %
5340 (A) Bank Charges	1,156.00	2,500.00	-1,344.00	46.24 %
5341 QB Credit Card/ACH Fees	3,905.03		3,905.03	
Total 5340 (A) Bank Charges	5,061.03	2,500.00	2,561.03	202.44 %
5360 (A) Board Expenses	6,992.70	11,000.00	-4,007.30	63.57 %
5365 (A) Board Stipends	6,600.00	7,000.00	-400.00	94.29 %
5370 (A) Debt Service - Lease Purchase	13,978.66	13,979.00	-0.34	100.00 %
5380 (A) Down Payment Assistance		1,500.00	-1,500.00	
5400 (A) Dues & Subscriptions	7,573.50	8,000.00	-426.50	94.67 %

Crested Butte Fire Protection District

Budget vs. Actuals: CBFPD 2023 Approved - FY23 P&L

January - December 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5420 (A) Education & Training	10,644.26	18,000.00	-7,355.74	59.13 %
5440 (A) Elections	19,153.26	25,000.00	-5,846.74	76.61 %
5460 (A) Fire Prevention & Life Safety	7,524.90	15,000.00	-7,475.10	50.17 %
5500 (A) Insurance - General	34,717.00	35,000.00	-283.00	99.19 %
5520 (A) IT Services & Subscriptions	45,136.87	40,000.00	5,136.87	112.84 %
5540 (A) Legal & Professional	34,422.36	45,000.00	-10,577.64	76.49 %
5550 (A) Meals & Incentives	14,252.57	23,500.00	-9,247.43	60.65 %
5600 (A) Office Supplies & Equipment	13,726.78	18,000.00	-4,273.22	76.26 %
5620 (A) Postage & Shipping	741.34	3,000.00	-2,258.66	24.71 %
5640 (A) Rent	8,851.28	39,000.00	-30,148.72	22.70 %
5640.1 410 Cascadilla Unit A	31,400.00		31,400.00	
5640.2 65 Paradise Rd.	19,600.00		19,600.00	
5640.3 105 Ouray Lane Unit A	2,213.00		2,213.00	
Total 5640 (A) Rent	62,064.28	39,000.00	23,064.28	159.14 %
5660 (A) Repairs - Buildings	37,215.35	40,000.00	-2,784.65	93.04 %
5670 (A) - Repairs - Rental Units	5,927.64	5,000.00	927.64	118.55 %
5700 (A) Snow Removal	12,820.01	10,000.00	2,820.01	128.20 %
5720 (A) Telecom - Fixed	10,135.40	9,000.00	1,135.40	112.62 %
5760 (A) Travel	22,718.64	20,000.00	2,718.64	113.59 %
5780 (A) Treasurer's Fee - GF	101,209.21	102,001.00	-791.79	99.22 %
5810 (A) Utilities - Rental Units	4,281.23	3,000.00	1,281.23	142.71 %
5820 (A) Utilities	42,164.44	45,000.00	-2,835.56	93.70 %
5850 (A) Volunteer Pension Contribution	75,000.00	75,000.00	0.00	100.00 %
5900 (A) Miscellaneous-1		2,000.00	-2,000.00	
6010 (O) Wages - Ops FT	1,490,403.82	1,487,218.00	3,185.82	100.21 %
6020 (O) Wages - Ops PT	181,336.86	165,000.00	16,336.86	109.90 %
6030 (O) On-Call Pay	0.00		0.00	
6060 (O) Unscheduled Overtime	77,535.74	79,011.00	-1,475.26	98.13 %
6070 (O) Training Pay	4,100.00	7,500.00	-3,400.00	54.67 %
6080 (O) Special Event Pay	10,128.00	1,500.00	8,628.00	675.20 %
6090 (O) Volunteer Stipends	27,324.00	50,000.00	-22,676.00	54.65 %
6130 (O) Medicare Tax	23,796.00	25,828.00	-2,032.00	92.13 %
6140 (O) Social Security Tax	15,097.82	13,330.00	1,767.82	113.26 %
6150 (O) FPPA Pension - ER	167,856.21	178,411.00	-10,554.79	94.08 %
6160 (O) FAMLII Premium - ER	7,299.20	8,016.00	-716.80	91.06 %
6200 (O) Health Benefits	228,858.90	290,707.00	-61,848.10	78.72 %
6270 (O) Ski Pass Benefit	31,000.00	45,000.00	-14,000.00	68.89 %
6360 (O) Dispatch Fees	49,219.11	51,000.00	-1,780.89	96.51 %
6420 (O) Education & Training	43,373.56	50,000.00	-6,626.44	86.75 %
6440 (E) EMS Supplies	39,048.31	35,000.00	4,048.31	111.57 %
6450 (F) Firefighting Supplies	13,351.76	15,000.00	-1,648.24	89.01 %
6460 (O) Fuel	40,428.65	45,000.00	-4,571.35	89.84 %
6480 (O) Hazardous Waste Disposal		1,600.00	-1,600.00	

Crested Butte Fire Protection District

Budget vs. Actuals: CBFPD 2023 Approved - FY23 P&L

January - December 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6550 (O) Meals - Training	13,923.23	16,800.00	-2,876.77	82.88 %
6580 (E) Medical Direction	7,932.20	10,000.00	-2,067.80	79.32 %
6600 (O) Protective Equipment	50,837.20	30,000.00	20,837.20	169.46 %
6620 (O) Radio & Computer Equipment	12,214.99	20,000.00	-7,785.01	61.07 %
6640 (O) Repairs - Equipment	5,773.08	6,000.00	-226.92	96.22 %
6660 (O) Repairs - Vehicles	82,543.08	40,000.00	42,543.08	206.36 %
6670 (O) Responder Incentives	10,689.58	10,000.00	689.58	106.90 %
6675 (O) Station Supplies	10,287.32	7,500.00	2,787.32	137.16 %
6680 (E) Service Contracts	19,776.22	12,700.00	7,076.22	155.72 %
6700 (O) Special Event Expenses	7,374.12		7,374.12	
6720 (O) Telecom - Mobile	13,025.29	14,000.00	-974.71	93.04 %
6730 (O) Tools & Hardware	811.19	2,000.00	-1,188.81	40.56 %
6750 (O) Training Equipment & Supplies	8,623.09	8,000.00	623.09	107.79 %
6760 (O) Travel	18,964.67	20,000.00	-1,035.33	94.82 %
6800 (O) Uniforms	30,892.81	22,500.00	8,392.81	137.30 %
6820 (O) Wellness & Physicals	8,886.73	10,000.00	-1,113.27	88.87 %
6900 (O) Miscellaneous		2,000.00	-2,000.00	
Total Expenditures	\$4,146,709.35	\$4,217,148.00	\$ -70,438.65	98.33 %
NET OPERATING REVENUE	\$663,538.73	\$ -872.00	\$664,410.73	-76,093.89 %
Other Expenditures				
8010 Capital Expenditures	202,426.46	472,500.00	-270,073.54	42.84 %
Total Other Expenditures	\$202,426.46	\$472,500.00	\$ -270,073.54	42.84 %
NET OTHER REVENUE	\$ -202,426.46	\$ -472,500.00	\$270,073.54	42.84 %
NET REVENUE	\$461,112.27	\$ -473,372.00	\$934,484.27	-97.41 %

Crested Butte Fire Protection District

Statement of Financial Position

As of December 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 Operating Checking	8,170.59
1010 BOTW Money Market	156,468.46
1100 COLORTRUST - General Fund	2,455,842.15
1120 COLORTRUST - Debt Proceeds	0.00
1130 CSIP Operating	531,481.20
1200 Triplex Lease Purchase	0.00
Total Bank Accounts	\$3,151,962.40
Accounts Receivable	
1210 Accounts Receivable- Rent/Fees	58,615.53
1211 Mill Levy Property Tax Receivable	-521.20
1250 Property Tax Receivable	0.00
2220 Prepaid Rent Revenue	0.00
Total Accounts Receivable	\$58,094.33
Other Current Assets	
1000.2 Payroll Posting	0.00
1000.3 Clearing Account	0.00
1150 Due from CBFPD Bond Fund	0.00
1255 Accounts Receivable - AUDIT	0.00
1260 Undeposited Funds	0.00
1300 Prepayments	57,321.41
Total Other Current Assets	\$57,321.41
Total Current Assets	\$3,267,378.14
Fixed Assets	
1500.1 306 Maroon Ave	
Depreciation	0.00
Original cost	0.00
Total 1500.1 306 Maroon Ave	0.00
1500.2 751 Gothic Road	
Depreciation	0.00
Original cost	0.00
Total 1500.2 751 Gothic Road	0.00
1500.3 331 Teocalli Road	
Depreciation	0.00
Original cost	0.00
Total 1500.3 331 Teocalli Road	0.00

Crested Butte Fire Protection District

Statement of Financial Position

As of December 31, 2023

	TOTAL
1500.4 104 Avion Dr	
Depreciation	0.00
Original cost	0.00
Total 1500.4 104 Avion Dr	0.00
1500.5 819,821 & 823 Teocalli Ave.	0.00
1500.6 10 9th Street	0.00
1500.8 New Station 1 Campus	0.00
1510 Vehicles	
1510.3 2020 North Star Med 46	0.00
Original cost	0.00
Total 1510.3 2020 North Star Med 46	0.00
1510.4 2020 Kenworth Tender	0.00
Original cost	0.00
Total 1510.4 2020 Kenworth Tender	0.00
1510.5 2020 Chevrolet Blazer	0.00
Original cost	0.00
Total 1510.5 2020 Chevrolet Blazer	0.00
1510.6 2020 Light Rescue	0.00
Original cost	0.00
Total 1510.6 2020 Light Rescue	0.00
1510.7 2021 Chevrolet Suburban	0.00
Original cost	0.00
Total 1510.7 2021 Chevrolet Suburban	0.00
1510.8 2022 Type 6- Brush 1	0.00
Total 1510 Vehicles	0.00
1510.1 2019 Chevrolet Colorado D-1	0.00
1510.2 2019 Chevrolet Colorado D-2	0.00
1520 Capital Equipment	239,537.92
1520.2 Machinery & Equipment	0.00
Total 1520 Capital Equipment	239,537.92
1520.1 Machinery & Equipment	0.00
Total Fixed Assets	\$239,537.92
Other Assets	
1600 Bond Fund Reimbursables	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$3,506,916.06

Crested Butte Fire Protection District

Statement of Financial Position

As of December 31, 2023

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	0.00
Total Accounts Payable	\$0.00
Credit Cards	
1050.1 CBFPD Mastercard	11,844.89
Total Credit Cards	\$11,844.89
Other Current Liabilities	
2005 Accounts Payable- Audit	0.00
2140 Payroll Wages Payable	0.00
2150 Payroll Taxes Payable	0.00
2151 Federal Withholding Liability	0.00
2155 FICA / Medicare Payable	0.00
2160 State Withholding Liability	0.00
2170 FPPA Pension Payable	-126.16
2180 Garnishment Payable	0.00
2225 Prepaid Rent	3,104.00
2300 Cash Due Vol Pension Fund	0.00
Total Other Current Liabilities	\$2,977.84
Total Current Liabilities	\$14,822.73
Long-Term Liabilities	
2210 Deferred Property Tax	-521.20
2500 Rental Unit Security Deposits	-2,650.00
2500.1 Triplex Lease - Purchase	-47,647.31
Total Long-Term Liabilities	\$ -50,818.51
Total Liabilities	\$ -35,995.78
Equity	
3000 Opening Balance Equity	0.00
3050 TABOR Reserve	124,000.00
3100 Operating Reserve	1,421,189.00
3150 Restricted for Spann Note Payable	0.00
3200 Major Incident Reserve	100,000.00
3250 Down Payment Assistance Fund	80,000.00
3300 Impact Fee (Capital) Reserve	389,815.38
3310 Mt. CB Impact Fee Reserve	0.00
3320 CB Impact Fee Reserve	0.00
3330 County Impact Fee Reserve	0.00
3350 Committed Subs Years Budget	521,021.00
3400 Unrestricted Reserve	445,774.19

Crested Butte Fire Protection District

Statement of Financial Position

As of December 31, 2023

	TOTAL
Net Revenue	461,112.27
Total Equity	\$3,542,911.84
TOTAL LIABILITIES AND EQUITY	\$3,506,916.06

Crested Butte Fire Protection District

Expenditures by Vendor Summary

December 2023

	TOTAL
5.11	279.23
ADP	668.00
ADP Screening & Selection Services	105.69
Alerus	1,974.72
Alpineer	22.50
Amazon	217.79
Ambulance Medical Billing	1,961.07
Apple	0.99
AT&T	1,518.91
ATMOS Energy	1,805.73
Bank of the West	113.81
Bit Defender	249.99
Black Bear Appliance Repair	167.84
BMO	5.50
Bound Tree Medical	918.90
Buckhorn Ranch Assoc.	450.00
Camp 4 Coffee	157.85
CEBT	27,882.12
CenturyLink	213.85
Chris McCann	100.00
City Market	73.92
Clark's Market	187.34
CoDFPC - Colorado Division of Fire Prevention and Control	187.45
Colorado ALS	141.00
Colorado Firecamp	650.00
Colorado Wildland & Incident Management Academy	348.50
Complete Wireless Technologies	3,049.99
Concur Solutions (christopherson Business Travel)	953.50
Creative Catering	306.00
Crested Butte Ace Hardware	961.31
Crested Butte Auto Repair	1,015.07
Crested Butte News	213.62
Crested Butte South Metro District	314.63
Crutchfield	776.39
Elevation Hotel & Spa	136.27
Elk Avenue Prime	7,200.35
Embassy Suites	128.35
Embroidered Sportswear Company	180.00
EMS Compliance LLC	3,000.00
Exxon Mobil	2,482.19
Fastenal	84.23
Fire Marshal's Association of Colorado	150.00
Global Industrial	357.67
Gobin's, Inc.	77.50
Gunnison County	202,426.46

Crested Butte Fire Protection District

Expenditures by Vendor Summary

December 2023

	TOTAL
Gunnison County Electric Association	841.55
Gunnison Real Estate & Rentals	2,213.00
Guru Importer	10.00
Hampton Inn	230.00
Henry Schein	168.55
Home Depot	2,126.00
International Code Council, Inc	1,784.60
Jack Dietrich	100.00
Jayson Simons Jones	9,800.00
Jose at Elevation	486.93
Kathleen Adalgais	500.00
Ken Lodovico	100.00
King of the Mountain Earthworks	105.00
Kristina F Kempin	100.00
Lacy Construction	282.50
Life Assist	1,215.75
Lodging (Generic)	781.14
Lyons Gaddis	2,248.50
Medpins.com	34.45
Montrose Water Factory	264.75
Monty's Auto Parts	669.76
Mt. Crested Butte Water& Sanitation	115.49
National Volunteer Fire Council	21.00
Paper Clip	599.60
Peak Alarm CO., Inc.	229.44
Quality Health Network	311.00
QuickBooks Payments	183.50
Respond First Aid Systems	43.90
Restaurant (Generic)	312.70
Rocky Mountain Frames	700.00
Ryce Asian Bistro	274.00
SatCom Global	115.00
Shay Krier MD	475.00
SlingTV	55.00
Spectrum	132.97
The Bubble Wrap	4.49
Town of Crested Butte	1,279.78
Town of Mt. Crested Butte.	2,800.00
UMR	3,279.88
Verizon	200.21
Visionary Broadband	159.96
W. Eric Tunkey	100.00
Waste Management	747.29
Western Slope Fire & Safety	1,245.00
Not Specified	312,067.46

Crested Butte Fire Protection District

Expenditures by Vendor Summary

December 2023

	TOTAL
TOTAL	\$613,731.38

Crested Butte Fire Protection District

Transaction Report

December 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT	BALANCE
12/06/2023	Journal Entry	0560			6030 (O) On-Call Pay	-Split-	0.00	0.00
12/06/2023	Journal Entry	0560			5030 (A) Part-Time / Temp Salaries	-Split-	0.00	0.00
12/06/2023	Journal Entry	0560			5050 (A) Overtime	-Split-	0.00	0.00
12/06/2023	Journal Entry	0560			6080 (O) Special Event Pay	-Split-	0.00	0.00
12/06/2023	Journal Entry	0562		SPCLEVENT REG	6080 (O) Special Event Pay	-Split-	300.00	300.00
12/06/2023	Journal Entry	0560			5010 (A) Wages - Administration	-Split-	0.00	300.00
12/06/2023	Journal Entry	0562		Overtime Earnings	5010 (A) Wages - Administration	-Split-	82.82	382.82
12/06/2023	Journal Entry	0562		HOLIDAY	5010 (A) Wages - Administration	-Split-	403.84	786.66
12/06/2023	Journal Entry	0562		VACATION	5010 (A) Wages - Administration	-Split-	605.76	1,392.42
12/06/2023	Journal Entry	0562		Regular Earnings	5010 (A) Wages - Administration	-Split-	6,392.00	7,784.42
12/06/2023	Journal Entry	0560			6130 (O) Medicare Tax	-Split-	0.00	7,784.42
12/06/2023	Journal Entry	0561		Medicare	6130 (O) Medicare Tax	-Split-	23.20	7,807.62
12/06/2023	Journal Entry	0562		Employer Medicare Tax	6130 (O) Medicare Tax	-Split-	960.02	8,767.64
12/06/2023	Journal Entry	0560			6010 (O) Wages - Ops FT	-Split-	0.00	8,767.64
12/06/2023	Journal Entry	0562		SICK	6010 (O) Wages - Ops FT	-Split-	278.80	9,046.44
12/06/2023	Journal Entry	0562		VACATION	6010 (O) Wages - Ops FT	-Split-	1,983.15	11,029.59
12/06/2023	Journal Entry	0562		Overtime Earnings	6010 (O) Wages - Ops FT	-Split-	5,458.95	16,488.54
12/06/2023	Journal Entry	0562		HOLIDAY	6010 (O) Wages - Ops FT	-Split-	7,270.29	23,758.83
12/06/2023	Journal Entry	0562		Regular Earnings	6010 (O) Wages - Ops FT	-Split-	49,588.94	73,347.77
12/06/2023	Journal Entry	0560			6020 (O) Wages - Ops PT	-Split-	0.00	73,347.77
12/06/2023	Journal Entry	0562		HOLIDAY	6020 (O) Wages - Ops PT	-Split-	184.00	73,531.77
12/06/2023	Journal Entry	0562		Regular Earnings	6020 (O) Wages - Ops PT	-Split-	6,075.81	79,607.58
12/06/2023	Journal Entry	0560			6070 (O) Training Pay	-Split-	0.00	79,607.58
12/06/2023	Journal Entry	0562		Training	6070 (O) Training Pay	-Split-	240.00	79,847.58
12/06/2023	Journal Entry	0560			5130 (A) Medicare Tax	-Split-	0.00	79,847.58
12/06/2023	Journal Entry	0562		Employer Medicare Tax	5130 (A) Medicare Tax	-Split-	246.17	80,093.75
12/06/2023	Journal Entry	0560			5140 (A) Social Security Tax	-Split-	0.00	80,093.75
12/06/2023	Journal Entry	0562		Employer Social Security Tax	5140 (A) Social Security Tax	-Split-	247.46	80,341.21
12/06/2023	Journal Entry	0560			5150 (A) FPPA Pension - ER	-Split-	0.00	80,341.21
12/06/2023	Journal Entry	0562		ER AD&D CORRECT	5150 (A) FPPA Pension - ER	-Split-	181.41	80,522.62
12/06/2023	Journal Entry	0562		ER PENSION CONT	5150 (A) FPPA Pension - ER	-Split-	1,392.90	81,915.52
12/06/2023	Journal Entry	0562		Voluntary Life Contribution	5200 (A) Health Benefits	-Split-	-60.57	81,854.95
12/06/2023	Expenditure	10958	Mountain Colors Paint	Station 2 Paint	5660 (A) Repairs - Buildings	1000 Operating Checking	557.97	82,412.92
12/06/2023	Journal Entry	0561		Regular Earnings	6090 (O) Volunteer Stipends	-Split-	1,600.00	84,012.92
12/06/2023	Journal Entry	0560			6060 (O) Unscheduled Overtime	-Split-	0.00	84,012.92
12/06/2023	Journal Entry	0562		OVERTIME UNSCH	6060 (O) Unscheduled Overtime	-Split-	3,676.02	87,688.94
12/06/2023	Journal Entry	0560			6140 (O) Social Security Tax	-Split-	0.00	87,688.94
12/06/2023	Journal Entry	0561		Social Security	6140 (O) Social Security Tax	-Split-	99.20	87,788.14
12/06/2023	Journal Entry	0562		Employer Social Security Tax	6140 (O) Social Security Tax	-Split-	406.70	88,194.84
12/06/2023	Journal Entry	0560			6150 (O) FPPA Pension - ER	-Split-	0.00	88,194.84
12/06/2023	Journal Entry	0562		ER AD&D CORRECT	6150 (O) FPPA Pension - ER	-Split-	1,097.88	89,292.72
12/06/2023	Journal Entry	0562		ER PENSION CONT	6150 (O) FPPA Pension - ER	-Split-	6,304.19	95,596.91
12/06/2023	Journal Entry	0562		Fire Prevention	5020 (A) Wages - Fire Prevention	-Split-	11,469.60	107,066.51
12/06/2023	Journal Entry	0561		CO FAML I - ER	6160 (O) FAML I Premium - ER	-Split-	7.20	107,073.71
12/06/2023	Journal Entry	0562		CO FAML I - ER	6160 (O) FAML I Premium - ER	-Split-	297.93	107,371.64
12/06/2023	Journal Entry	0562		CO FAML I - ER	5160 (A) FAML I Premium - ER	-Split-	76.40	107,448.04
12/10/2023	Journal Entry	0563			5780 (A) Treasurer's Fee - GF	-Split-	478.22	107,926.26
12/19/2023	Journal Entry	0565		Voluntary Life Contribution	5200 (A) Health Benefits	-Split-	-60.57	107,865.69
12/19/2023	Journal Entry	0565		Employer Social Security Tax	5140 (A) Social Security Tax	-Split-	223.55	108,089.24
12/19/2023	Journal Entry	0565		ER AD&D CORRECT	5150 (A) FPPA Pension - ER	-Split-	181.41	108,270.65
12/19/2023	Journal Entry	0565		CO FAML I - ER	5160 (A) FAML I Premium - ER	-Split-	74.67	108,345.32
12/19/2023	Journal Entry	0565		Regular Earnings	6020 (O) Wages - Ops PT	-Split-	13,623.32	121,968.64
12/19/2023	Journal Entry	0565		Overtime Earnings	6020 (O) Wages - Ops PT	-Split-	1,491.00	123,459.64
12/19/2023	Journal Entry	0565		ER PENSION CONT	5150 (A) FPPA Pension - ER	-Split-	1,356.27	124,815.91
12/19/2023	Journal Entry	0565		Fire Prevention	5020 (A) Wages - Fire Prevention	-Split-	11,416.80	136,232.71
12/19/2023	Journal Entry	0565		Employer Medicare Tax	6130 (O) Medicare Tax	-Split-	931.55	137,164.26
12/19/2023	Journal Entry	0565		SICK	5010 (A) Wages - Administration	-Split-	283.95	137,448.21
12/19/2023	Journal Entry	0565		ER PENSION CONT	6150 (O) FPPA Pension - ER	-Split-	5,597.09	143,045.30
12/19/2023	Journal Entry	0565		ER AD&D CORRECT	6150 (O) FPPA Pension - ER	-Split-	966.17	144,011.47
12/19/2023	Journal Entry	0565		SICK	6010 (O) Wages - Ops FT	-Split-	1,635.43	145,646.90
12/19/2023	Journal Entry	0565		Overtime Earnings	6010 (O) Wages - Ops FT	-Split-	2,860.41	148,507.31
12/19/2023	Journal Entry	0565		VACATION	6010 (O) Wages - Ops FT	-Split-	3,727.10	152,234.41
12/19/2023	Journal Entry	0565		Regular Earnings	6010 (O) Wages - Ops FT	-Split-	48,610.12	200,844.53
12/19/2023	Journal Entry	0565		Regular Earnings	5010 (A) Wages - Administration	-Split-	6,867.77	207,712.30
12/19/2023	Journal Entry	0565		Employer Social Security Tax	6140 (O) Social Security Tax	-Split-	937.09	208,649.39
12/19/2023	Journal Entry	0565		OVERTIME UNSCH	6060 (O) Unscheduled Overtime	-Split-	83.43	208,732.82
12/19/2023	Journal Entry	0565		CO FAML I - ER	6160 (O) FAML I Premium - ER	-Split-	289.12	209,021.94
12/19/2023	Journal Entry	0565		Employer Medicare Tax	5130 (A) Medicare Tax	-Split-	240.58	209,262.52

Crested Butte Fire Protection District

Transaction Report

December 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT	BALANCE
12/20/2023	Journal Entry	0566			6070 (O) Training Pay	-Split-	0.00	209,262.52
12/20/2023	Journal Entry	0566			6020 (O) Wages - Ops PT	-Split-	0.00	209,262.52
12/20/2023	Journal Entry	0566			6010 (O) Wages - Ops FT	-Split-	0.00	209,262.52
12/20/2023	Journal Entry	0566			6130 (O) Medicare Tax	-Split-	0.00	209,262.52
12/20/2023	Journal Entry	0566			5010 (A) Wages - Administration	-Split-	0.00	209,262.52
12/20/2023	Journal Entry	0566			6080 (O) Special Event Pay	-Split-	0.00	209,262.52
12/20/2023	Journal Entry	0566			5050 (A) Overtime	-Split-	0.00	209,262.52
12/20/2023	Journal Entry	0566			6030 (O) On-Call Pay	-Split-	0.00	209,262.52
12/20/2023	Journal Entry	0566			5030 (A) Part-Time / Temp Salaries	-Split-	0.00	209,262.52
12/20/2023	Journal Entry	0566			6150 (O) FPPA Pension - ER	-Split-	0.00	209,262.52
12/20/2023	Journal Entry	0566			6140 (O) Social Security Tax	-Split-	0.00	209,262.52
12/20/2023	Journal Entry	0566			6060 (O) Unscheduled Overtime	-Split-	0.00	209,262.52
12/20/2023	Journal Entry	0566			5150 (A) FPPA Pension - ER	-Split-	0.00	209,262.52
12/20/2023	Journal Entry	0566			5140 (A) Social Security Tax	-Split-	0.00	209,262.52
12/20/2023	Journal Entry	0566			5130 (A) Medicare Tax	-Split-	0.00	209,262.52
12/31/2023	Journal Entry	0569		Regular Earnings	6010 (O) Wages - Ops FT	-Split-	47,609.21	256,871.73
12/31/2023	Journal Entry	0569		Regular Earnings	6020 (O) Wages - Ops PT	-Split-	10,264.16	267,135.89
12/31/2023	Journal Entry	0569		ER AD&D CORRECT	5150 (A) FPPA Pension - ER	-Split-	181.41	267,317.30
12/31/2023	Journal Entry	0569		ER PENSION CONT	5150 (A) FPPA Pension - ER	-Split-	1,375.41	268,692.71
12/31/2023	Journal Entry	0569		Overtime Earnings	6010 (O) Wages - Ops FT	-Split-	4,120.26	272,812.97
12/31/2023	Journal Entry	0569		Voluntary Life Contribution	5200 (A) Health Benefits	-Split-	-60.57	272,752.40
12/31/2023	Journal Entry	0569		SICK	6010 (O) Wages - Ops FT	-Split-	3,558.59	276,310.99
12/31/2023	Journal Entry	0570		Regular Earnings	6090 (O) Volunteer Stipends	-Split-	1,100.00	277,410.99
12/31/2023	Journal Entry	0569		HOLIDAY	6010 (O) Wages - Ops FT	-Split-	3,456.58	280,867.57
12/31/2023	Journal Entry	0570		CO FAML I - ER	6160 (O) FAML I Premium - ER	-Split-	4.95	280,872.52
12/31/2023	Journal Entry	0569		OVERTIME UNSCH	6060 (O) Unscheduled Overtime	-Split-	846.97	281,719.49
12/31/2023	Journal Entry	0569		VACATION	6010 (O) Wages - Ops FT	-Split-	765.65	282,485.14
12/31/2023	Journal Entry	0569		CO FAML I - ER	6160 (O) FAML I Premium - ER	-Split-	287.44	282,772.58
12/31/2023	Journal Entry	0570		ADP - ER CO FAML I	6140 (O) Social Security Tax	-Split-	68.20	282,840.78
12/31/2023	Journal Entry	0569		Employer Social Security Tax	6140 (O) Social Security Tax	-Split-	723.85	283,564.63
12/31/2023	Journal Entry	0569		Employer Medicare Tax	6130 (O) Medicare Tax	-Split-	926.25	284,490.88
12/31/2023	Journal Entry	0570		ADP - ER CO FAML I	6130 (O) Medicare Tax	-Split-	15.95	284,506.83
12/31/2023	Journal Entry	0569		CO FAML I - ER	5160 (A) FAML I Premium - ER	-Split-	75.57	284,582.40
12/31/2023	Journal Entry	0569		ER AD&D CORRECT	6150 (O) FPPA Pension - ER	-Split-	1,011.66	285,594.06
12/31/2023	Journal Entry	0569		ER PENSION CONT	6150 (O) FPPA Pension - ER	-Split-	5,812.92	291,406.98
12/31/2023	Journal Entry	0569		HOLIDAY	6020 (O) Wages - Ops PT	-Split-	354.91	291,761.89
12/31/2023	Journal Entry	0569		Employer Social Security Tax	5140 (A) Social Security Tax	-Split-	236.05	291,997.94
12/31/2023	Journal Entry	0569		Fire Prevention	5020 (A) Wages - Fire Prevention	-Split-	11,608.20	303,606.14
12/31/2023	Journal Entry	0569		Overtime Earnings	6020 (O) Wages - Ops PT	-Split-	1,056.00	304,662.14
12/31/2023	Journal Entry	0569		Employer Medicare Tax	5130 (A) Medicare Tax	-Split-	243.50	304,905.64
12/31/2023	Journal Entry	0569		Regular Earnings	5010 (A) Wages - Administration	-Split-	6,959.90	311,865.54
12/31/2023	Journal Entry	0569		HOLIDAY	5010 (A) Wages - Administration	-Split-	201.92	312,067.46
TOTAL							\$312,067.46	

Crested Butte Fire Protection District Capital Funds Project

Profit and Loss

January - December 2023

	TOTAL
Income	
4010 Property Tax - Capital Fund	1,679,548.13
4020 Specific Ownership Tax	91,175.54
4100.2 Interest Income (Capital)	508,622.74
4100.3 Interest Income (Bond)	25,740.82
Total Income	\$2,305,087.23
GROSS PROFIT	\$2,305,087.23
Expenses	
5300 Land	349,266.33
5400 Soft Costs	630,241.74
5780 Treasure's Fee - CF	50,523.08
5790.2 Bank Charges (Capital)	312.21
5790.3 Bank Charges (Bond)	35.00
5795 Bond Interest	1,054,700.00
5798 Bond Principal	625,000.00
Total Expenses	\$2,710,078.36
NET OPERATING INCOME	\$ -404,991.13
NET INCOME	\$ -404,991.13

Crested Butte Fire Protection District Capital Funds Project

Balance Sheet

As of December 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 Checking	1,775.31
1010 Money Market	32,247.10
1050 CSIP Investment Account - Bond Payment	215,218.54
1051 Colotrust Account- Multi-Year Land Purchase	1,921,090.70
1100 CSIP Investment Account - Proceeds	26,950,238.31
Total Bank Accounts	\$29,120,569.96
Accounts Receivable	
1211 Mill Levy Property Tax Receivable	8.73
Total Accounts Receivable	\$8.73
Other Current Assets	
1260 Capital Accrued Interest- CSIP	42,438.52
1520 Bond Cash with County Treasurer	0.00
2010 Due to CBFPD Operating Account	0.00
Total Other Current Assets	\$42,438.52
Total Current Assets	\$29,163,017.21
TOTAL ASSETS	\$29,163,017.21
LIABILITIES AND EQUITY	
Liabilities	
Long-Term Liabilities	
2210 Deferred Property Tax	8.73
Total Long-Term Liabilities	\$8.73
Total Liabilities	\$8.73
Equity	
3100 Restricted for Debt Service	-2,605,747.00
3150 Restricted Spann Note Payable	2,605,747.00
Retained Earnings	29,567,999.61
Net Income	-404,991.13
Total Equity	\$29,163,008.48
TOTAL LIABILITIES AND EQUITY	\$29,163,017.21

Crested Butte Fire Protection District Capital Funds Project

Expenses by Vendor Summary

January - December 2023

	TOTAL
Bio-Environs	1,080.00
Blythe Group + co	513,019.75
BOK Financial	1,679,700.00
Cesare, Inc.	2,307.18
Goulding Development Advisors	31,851.54
Gunnison County	4,165.00
Lyons Gaddis	7,249.27
Maureillo Planning Group, LLC	51,795.00
McDowell Engineering, LLC	6,780.00
Panterra Energy, LLC	11,964.00
Virgil & Lee Spann Ranches, Inc	349,266.33
Not Specified	50,900.29
TOTAL	\$2,710,078.36

Crested Butte Fire Protection District Capital Funds Project

Transaction Report January - December 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT	BALANCE
01/03/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	-25.00
01/03/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	0.00
01/03/2023	Expense		Bank of the West	Wire Fee Spann Payment Miscellaneous Fees OUTGOING DOMESTIC WIRE/REF # 230	5790.2 Bank Charges (Capital)	1000 Checking	35.00	35.00
01/20/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	60.00
02/01/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	35.00
02/01/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	60.00
02/10/2023	Journal Entry	28			5780 Treasure's Fee - CF	-Split-	4,760.60	4,820.60
02/21/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	4,845.60
03/01/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	4,820.60
03/01/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	4,845.60
03/14/2023	Journal Entry	30			5780 Treasure's Fee - CF	-Split-	14,833.89	19,679.49
03/20/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	19,704.49
04/03/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	19,729.49
04/03/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	19,704.49
04/10/2023	Journal Entry	48			5780 Treasure's Fee - CF	-Split-	5,351.80	25,056.29
04/20/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	25,081.29
05/01/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	25,106.29
05/01/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	25,081.29
05/10/2023	Journal Entry	53			5780 Treasure's Fee - CF	-Split-	11,263.86	36,345.15
05/11/2023	Expense		Bank of the West	Wire Fee	5790.3 Bank Charges (Bond)	1010 Money Market	35.00	36,380.15
05/22/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	36,405.15
06/02/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	36,380.15
06/02/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	36,405.15
06/10/2023	Journal Entry	55			5780 Treasure's Fee - CF	-Split-	3,778.57	40,183.72
06/20/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	40,208.72
07/03/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	40,233.72
07/03/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	40,208.72
07/11/2023	Journal Entry	59			5780 Treasure's Fee - CF	-Split-	7,687.37	47,896.09
07/20/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	47,921.09
08/01/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	47,946.09
08/01/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	47,921.09

Crested Butte Fire Protection District Capital Funds Project

Transaction Report January - December 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT	BALANCE
08/11/2023	Journal Entry	63			5780 Treasure's Fee - CF	-Split-	1,621.46	49,542.55
08/21/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	49,567.55
09/01/2023	Deposit			MISCELLANEOUS FEE REFUND VALUED CUSTOMER MONTHLY SERVICE CHARGE REBATE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	49,542.55
09/01/2023	Expense			MISCELLANEOUS FEES PREVIOUS PERIOD ACTIVITY RESULTED IN MONTHLY SERVICE CHARGE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	49,567.55
09/11/2023	Journal Entry	65			5780 Treasure's Fee - CF	-Split-	579.53	50,147.08
09/20/2023	Expense		Bank of the West	ACCOUNT ANALYSIS FEE ACCT ANALYSIS SERV CHG	5790.2 Bank Charges (Capital)	1000 Checking	25.00	50,172.08
10/10/2023	Journal Entry	67			5780 Treasure's Fee - CF	-Split-	181.15	50,353.23
10/30/2023	Expense		Bank of the West	ACH Fees ACCOUNT ANALYSIS FEE ACCT ANALYSIS SERV CHG	5790.2 Bank Charges (Capital)	1000 Checking	10.67	50,363.90
11/10/2023	Journal Entry	74			5780 Treasure's Fee - CF	-Split-	226.11	50,590.01
11/22/2023	Expense		Bank of the West	ACCOUNT ANALYSIS FEE ACCT ANALYSIS SERV CHG	5790.2 Bank Charges (Capital)	1000 Checking	18.58	50,608.59
11/30/2023	Expense			MISCELLANEOUS DEBIT SERVICE CHARGE	5400 Soft Costs	1010 Money Market	30.00	50,638.59
12/10/2023	Journal Entry	81			5780 Treasure's Fee - CF	-Split-	238.74	50,877.33
12/22/2023	Expense		Bank of the West	ACCOUNT ANALYSIS FEE ACCT ANALYSIS SERV CHG	5790.2 Bank Charges (Capital)	1000 Checking	22.96	50,900.29
TOTAL							\$50,900.29	

CBFPD NEW STATION	iGMP Budget 10/23/23	Budget Revisions	Current Budget	Previously Billed to date	Draw No 31 December 2023	Cost to Date	Percent Complete	Cost to Complete	NOTES
-------------------	-------------------------	------------------	----------------	------------------------------	-----------------------------	--------------	------------------	------------------	-------

SOFT COSTS

12	Water/Sewer Fees	\$250,000		\$250,000	\$0	\$0	0%	\$250,000	Sewer Tap, Legal Water, FCI carries water
13	Gas Fees	\$50,000		\$50,000	\$0	\$0	0%	\$50,000	Atmos (pipe, boring, trench/backfill)
14	Electric Fees	\$150,000		\$150,000	\$0	\$0	0%	\$150,000	new 3-phase, 1-phase loop
15	Comcast/CenturyLink Connection Fees	\$15,000		\$15,000	\$0	\$0	0%	\$15,000	Visionary/Spectrum
16	ROW & CDOT fees	\$20,000		\$20,000	\$0	\$0	0%	\$20,000	CDOT
17	Bldg Permits & Fire Impact Fee	\$200,000		\$200,000	\$3,788	\$3,788	2%	\$196,212	County
18	Traffic Study	\$13,000		\$13,000	\$12,920	\$12,920	99%	\$80	McDowell Eng
19	Soils/Geotechnical/Geothermal	\$40,000		\$40,000	\$36,989	\$36,989	92%	\$3,011	Cesare/Panterra
20	Surveying	\$5,000		\$5,000	\$0	\$0	0%	\$5,000	JVA
21	Planning/Entitlements	\$85,000		\$85,000	\$83,461	\$83,461	98%	\$1,539	BG/TCA
22	Design (Arch, Struct, MEP)	\$1,600,000		\$1,600,000	\$1,065,418	\$1,065,418	67%	\$534,582	BG/TCA
22a	Modular Study	\$0		\$0	\$0	\$0	#DIV/0!	\$0	N/A
23	Civil Engineering	\$0		\$0	\$0	\$0	0%	\$0	JVA
24	Wetlands Consultant	\$15,000		\$15,000	\$1,680	\$1,680	11%	\$13,320	Bio-Environ
25	3rd Party Insp/Material Testing	\$100,000		\$100,000	\$0	\$0	0%	\$100,000	Cesare
26	Commissioning	\$50,000		\$50,000	\$0	\$0	0%	\$50,000	Typ testing, blower door
27	Monument Signage	\$0		\$0	\$0	\$0	0%	\$0	By FCI
28	IT/Low Voltage	\$400,000		\$400,000	\$0	\$0	0%	\$400,000	Access, control, cameras, cabling, etc
29	CMGC	\$20,000		\$20,000	\$20,000	\$20,000	100%	\$0	FCI
30	Project Mgmt	\$300,000		\$300,000	\$81,175	\$84,392	28%	\$215,608	GDA
31	Condo Map	\$25,000		\$25,000	\$0	\$0	0%	\$25,000	
32	Legal Costs	\$20,000		\$20,000	\$3,327	\$3,327	17%	\$16,673	
33	Financing Costs	\$0		\$0	\$0	\$0	0%	\$0	net of bond proceeds
34	Insurance/PP Bond	\$50,000		\$50,000	\$0	\$0	0%	\$50,000	1.20%
35	Reimburseables	\$92,900		\$92,900	\$3,993	\$4,511	5%	\$88,389	4%
36	Soft Cost Contingency	\$390,732		\$390,732	\$0	\$0	0%	\$390,732	8%
Subtotal Soft Costs		\$3,891,632	\$0	\$3,891,632	\$1,312,751	\$3,734.69	34%	\$2,575,146	

HARD COSTS

37	Hard Construction Fire/EMS	\$17,251,755		\$17,251,755	\$0	\$200,067.12	1%	\$17,051,688	10/23/23 FCI iGMP Estimate
38	Hard Construction SAR	\$3,634,536		\$3,634,536	\$0	\$0	0%	\$3,634,536	10/23/23 FCI iGMP Estimate
	Temp Construction Utilities	\$45,000		\$45,000	\$0	\$0	0%	\$45,000	Elec/Water (temp gas by FCI)
39	SAR Climbing Wall	\$0		\$0	\$0	\$0	0%	\$0	Not Included
40	Sitework	\$2,918,423		\$2,918,423	\$0	\$0	0%	\$2,918,423	10/23/23 FCI iGMP Estimate
41	Housing	\$1,200,000		\$1,200,000	\$0	\$0	0%	\$1,200,000	Placeholder
42	Fitness Equipment	\$75,000		\$75,000	\$0	\$0	0%	\$75,000	By Owner
43	Electrical Car Charging Stations	\$25,000		\$25,000	\$0	\$0	0%	\$25,000	Placeholder
44	FF&E	\$300,000		\$300,000	\$0	\$0	0%	\$300,000	TBD
45	Window Coverings	\$35,000		\$35,000	\$0	\$0	0%	\$35,000	By Owner
46	OSE	\$125,000		\$125,000	\$0	\$0	0%	\$125,000	Operating Supplies & Equipment
47	Hard Contingency	\$2,304,874		\$2,304,874	\$0	\$0	0%	\$2,304,874	9.00%
Subtotal Hard Costs		\$27,914,588	\$0	\$27,914,588	\$0	\$200,067.12	1%	\$27,714,521	

Total Soft & Hard Costs

\$31,806,220	\$0	\$31,806,220	\$1,312,751	\$203,801.81	\$1,516,553	5%	\$30,289,667	Does not include Spann Land Costs
---------------------	------------	---------------------	--------------------	---------------------	--------------------	-----------	---------------------	--



Customer Service
PO Box 11813
Harrisburg, PA 17108-1813

ACCOUNT STATEMENT

For the Month Ending

December 31, 2023

Crested Butte Fire Protection District

Client Management Team

Chris Blackwood

Managing Director
950 17th Street, DN-CO-T8
Denver, CO 80202
720-955-2530
blackwoodc@pfmam.com

Contents

Cover/Disclosures
Summary Statement
Individual Accounts

Accounts included in Statement

2210106001	Crested Butte Fire Protection District
2210106002	Operating Account Fund
2210106003	Bond Payment Fund

Important Messages

CSIP will be closed on 01/01/2024 for New Year's Day.
CSIP will be closed on 01/15/2024 for Martin Luther King Jr Day.

CRESTED BUTTE FIRE PROTECTION DISTRICT
SEAN CAFFREY
P.O. BOX 1009
CRESTED BUTTE, CO 81224

Online Access www.csipinvest.com

Customer Service 1-855-274-7468



Account Statement

For the Month Ending **December 31, 2023**

Important Disclosures

Important Disclosures

This statement is for general information purposes only and is not intended to provide specific advice or recommendations. PFM Asset Management LLC ("PFMAM") is an investment adviser registered with the U.S. Securities and Exchange Commission and a subsidiary of U.S. Bancorp Asset Management, Inc. ("USBAM"). USBAM is a subsidiary of U.S. Bank National Association ("U.S. Bank"). U.S. Bank is a separate entity and subsidiary of U.S. Bancorp. U.S. Bank is not responsible for and does not guarantee the products, services or performance of PFMAM. PFMAM maintains a written disclosure statement of our background and business experience. If you would like to receive a copy of our current disclosure statement, please contact Service Operations at the address below.

Proxy Voting PFMAM does not normally receive proxies to vote on behalf of its clients. However, it does on occasion receive consent requests. In the event a consent request is received the portfolio manager contacts the client and then proceeds according to their instructions. PFMAM's Proxy Voting Policy is available upon request by contacting Service Operations at the address below.

Questions About an Account PFMAM's monthly statement is intended to detail our investment advisory activity as well as the activity of any accounts held by clients in pools that are managed by PFMAM. The custodian bank maintains the control of assets and executes (i.e., settles) all investment transactions. The custodian statement is the official record of security and cash holdings and transactions. PFMAM recognizes that clients may use these reports to facilitate record keeping and that the custodian bank statement and the PFMAM statement should be reconciled and differences resolved. Many custodians use a settlement date basis which may result in the need to reconcile due to a timing difference.

Account Control PFMAM does not have the authority to withdraw funds from or deposit funds to the custodian outside the scope of services provided by PFMAM. Our clients retain responsibility for their internal accounting policies; implementing and enforcing internal controls and generating ledger entries or otherwise recording transactions.

Market Value Generally, PFMAM's market prices are derived from closing bid prices as of the last business day of the month as supplied by Refinitiv or Bloomberg. For certain short-term investments or where prices are not available from generally recognized sources the securities are priced using a yield-based matrix system to arrive at an estimated market value. Prices that fall between data points are interpolated. Non-negotiable FDIC-insured bank certificates of deposit are priced at par. Although PFMAM believes the prices to be reliable, the values of the securities may not represent the prices at which the securities could have been bought or sold. Explanation of the valuation methods for a registered investment company or local government investment program is contained in the appropriate fund offering documentation or information statement.

Amortized Cost The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short term securities (those with less than one year to maturity at time of issuance) is amortized on a straightline basis. Such discount or premium with respect to longer term securities is amortized using the constant yield basis.

Tax Reporting Cost data and realized gains / losses are provided for informational purposes only. Please review for accuracy and consult your tax advisor to determine the tax consequences of your security transactions. PFMAM does not report such information to the IRS or other taxing authorities and is not responsible for the accuracy of such information that may be required to be reported to federal, state or other taxing authorities.

Financial Situation In order to better serve you, PFMAM should be promptly notified of any material change in your investment objective or financial situation.

Callable Securities Securities subject to redemption prior to maturity may be redeemed in whole or in part before maturity, which could affect the yield represented.

Portfolio The securities in this portfolio, including shares of mutual funds, are not guaranteed or otherwise protected by PFMAM, the FDIC (except for certain non-negotiable certificates of deposit) or any government agency. Investment in securities involves risks, including the possible loss of the amount invested. Actual settlement values, accrued interest, and amortized cost amounts may vary for securities subject to an adjustable interest rate or subject to principal paydowns. Any changes to the values shown may be reflected within the next monthly statement's beginning values.

Rating Information provided for ratings is based upon a good faith inquiry of selected sources, but its accuracy and completeness cannot be guaranteed.

Shares of some local government investment programs and TERM funds are marketed through representatives of PFMAM's affiliate, PFM Fund Distributors, Inc. which is registered with the SEC as a broker/dealer and is a member of the Financial Industry Regulatory Authority ("FINRA") and the Municipal Securities Rulemaking Board ("MSRB"). You may reach the FINRA by calling the FINRA Hotline at 1-800-289-9999 or at the FINRA website address <https://www.finra.org/investors/investor-contacts>. A brochure describing the FINRA Regulation Public Disclosure Program is also available from FINRA upon request.

Key Terms and Definitions

Dividends on local government investment program funds consist of interest earned, plus any discount ratably amortized to the date of maturity, plus all realized gains and losses on the sale of securities prior to maturity, less ratably amortization of any premium and all accrued expenses to the fund. Dividends are accrued daily and may be paid either monthly or quarterly. The monthly earnings on this statement represent the estimated dividend accrued for the month for any program that distributes earnings on a quarterly basis. There is no guarantee that the estimated amount will be paid on the actual distribution date.

Current Yield is the net change, exclusive of capital changes and income other than investment income, in the value of a hypothetical fund account with a balance of one share over the seven-day base period including the statement date, expressed as a percentage of the value of one share (normally \$1.00 per share) at the beginning of the seven-day period. This resulting net change in account value is then annualized by multiplying it by

365 and dividing the result by 7. The yields quoted should not be considered a representation of the yield of the fund in the future, since the yield is not fixed. **Average maturity** represents the average maturity of all securities and investments of a portfolio, determined by multiplying the par or principal value of each security or investment by its maturity (days or years), summing the products, and dividing the sum by the total principal value of the portfolio. The stated maturity date of mortgage backed or callable securities are used in this statement. However the actual maturity of these securities could vary depending on the level or prepayments on the underlying mortgages or whether a callable security has or is still able to be called.

Monthly distribution yield represents the net change in the value of one share (normally \$1.00 per share) resulting from all dividends declared during the month by a fund expressed as a percentage of the value of one share at the beginning of the month. This resulting net change is then annualized by multiplying it by 365 and dividing it by the number of calendar days in the month.

YTM at Cost The yield to maturity at cost is the expected rate of return, based on the original cost, the annual interest receipts, maturity value and the time period from purchase date to maturity, stated as a percentage, on an annualized basis.

YTM at Market The yield to maturity at market is the rate of return, based on the current market value, the annual interest receipts, maturity value and the time period remaining until maturity, stated as a percentage, on an annualized basis.

Managed Account A portfolio of investments managed discretely by PFMAM according to the client's specific investment policy and requirements. The investments are directly owned by the client and held by the client's custodian.

Unsettled Trade A trade which has been executed however the final consummation of the security transaction and payment has not yet taken place.

Please review the detail pages of this statement carefully. If you think your statement is wrong, missing account information, or if you need more information about a transaction, please contact PFMAM within 60 days of receipt. If you have other concerns or questions regarding your account, or to request an updated copy of PFMAM's current disclosure statement, please contact a member of your client management team at PFMAM Service Operations at the address below.

PFM Asset Management LLC
Attn: Service Operations
213 Market Street
Harrisburg, PA 17101

NOT FDIC INSURED NO BANK GUARANTEE MAY LOSE VALUE



Consolidated Summary Statement

Account Statement
For the Month Ending **December 31, 2023**

Crested Butte Fire Protection District

Portfolio Summary			
Portfolio Holdings	Cash Dividends and Income	Closing Market Value	Current Yield
CSIP LGIP	23,373.64	3,650,673.91	5.57 %
CSIP TERM	0.00	24,500,000.00	* N/A
Total	\$23,373.64	\$28,150,673.91	

* Not Applicable

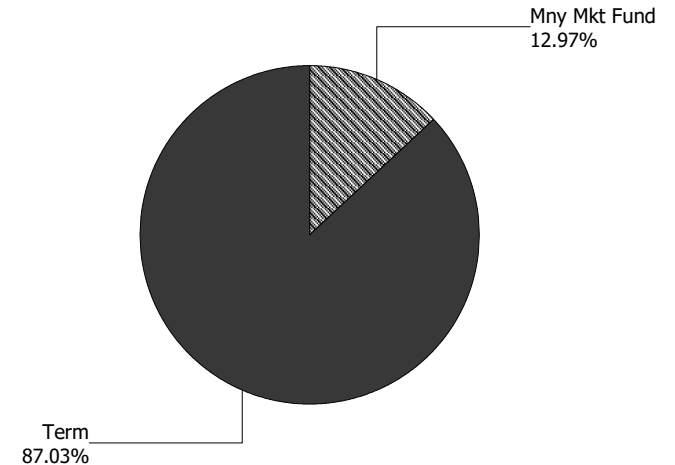
Investment Allocation		
Investment Type	Closing Market Value	Percent
Money Market Mutual Fund	3,650,673.91	12.97
Term Investment	24,500,000.00	87.03
Total	\$28,150,673.91	100.00%

Maturity Distribution (Fixed Income Holdings)

Portfolio Holdings	Closing Market Value	Percent
Under 30 days	3,650,673.91	12.97
31 to 60 days	4,000,000.00	14.21
61 to 90 days	0.00	0.00
91 to 180 days	7,500,000.00	26.64
181 days to 1 year	13,000,000.00	46.18
1 to 2 years	0.00	0.00
2 to 3 years	0.00	0.00
3 to 4 years	0.00	0.00
4 to 5 years	0.00	0.00
Over 5 years	0.00	0.00
Total	\$28,150,673.91	100.00%

Weighted Average Days to Maturity 169

Sector Allocation





Account Statement

For the Month Ending **December 31, 2023**

Consolidated Summary Statement

Crested Butte Fire Protection District

Account Number	Account Name	Opening Market Value	Purchases / Deposits	Redemptions / Sales/ Maturities	Unsettled Trades	Change in Value	Closing Market Value	Cash Dividends and Income
2210106001	Crested Butte Fire Protection District	27,495,892.20	2,019,856.80	(2,115,291.67)	0.00	0.00	27,400,457.33	19,856.80
2210106002	Operating Account Fund	531,481.20	2,503.19	0.00	0.00	0.00	533,984.39	2,503.19
2210106003	Bond Payment Fund	215,218.54	1,013.65	0.00	0.00	0.00	216,232.19	1,013.65
Total		\$28,242,591.94	\$2,023,373.64	(\$2,115,291.67)	\$0.00	\$0.00	\$28,150,673.91	\$23,373.64



Account Statement - Transaction Summary

For the Month Ending **December 31, 2023**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001

CSIP LGIP	
Opening Market Value	4,995,892.20
Purchases	19,856.80
Redemptions	(2,115,291.67)
Unsettled Trades	0.00
Change in Value	0.00

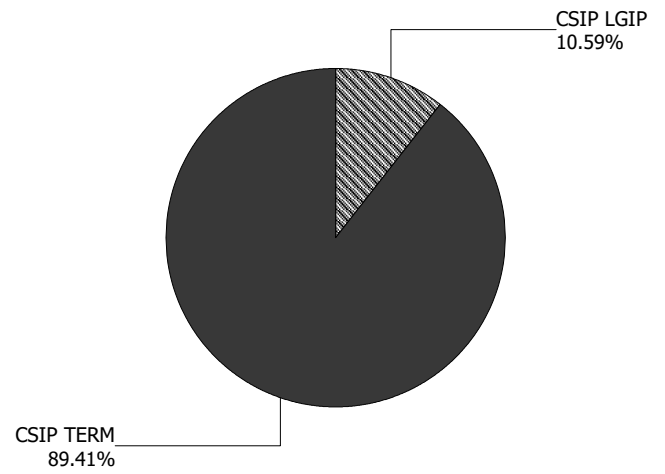
Closing Market Value	\$2,900,457.33
Cash Dividends and Income	19,856.80

CSIP TERM	
Opening Market Value	22,500,000.00
Purchases	2,000,000.00
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00

Closing Market Value	\$24,500,000.00
Cash Dividends and Income	0.00

Asset Summary		
	December 31, 2023	November 30, 2023
CSIP LGIP	2,900,457.33	4,995,892.20
CSIP TERM	24,500,000.00	22,500,000.00
Total	\$27,400,457.33	\$27,495,892.20

Asset Allocation





Investment Holdings

For the Month Ending **December 31, 2023**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001

Trade Date	Settlement Date	Security Description	Maturity Date	Rate	Investment Amount	Estimated Earnings	Est. Value at Maturity
CSIP TERM							
02/03/23	02/03/23	TERM - Colorado Statewide Investment Pool Term Dec 24	02/01/24	4.9900	2,000,000.00	90,776.99	2,099,253.15
02/13/23	02/13/23	TERM - Colorado Statewide Investment Pool Term Dec 24	02/13/24	5.0400	2,000,000.00	88,924.93	2,100,800.00
04/18/23	04/19/23	TERM - Colorado Statewide Investment Pool Term Dec 24	04/16/24	5.2400	2,000,000.00	73,589.07	2,103,940.98
05/22/23	05/23/23	TERM - Colorado Statewide Investment Pool Term Dec 24	05/20/24	5.2400	2,000,000.00	63,853.55	2,103,940.98
06/15/23	06/16/23	TERM - Colorado Statewide Investment Pool Term Dec 24	06/11/24	5.8200	3,500,000.00	110,754.92	3,700,917.21
07/18/23	07/19/23	TERM - Colorado Statewide Investment Pool Term Dec 24	07/17/24	5.8900	2,000,000.00	53,428.41	2,117,156.28
08/24/23	08/25/23	TERM - Colorado Statewide Investment Pool Term Dec 24	08/23/24	5.9000	3,000,000.00	62,385.25	3,176,032.79
09/21/23	09/22/23	TERM - Colorado Statewide Investment Pool Term Dec 24	09/20/24	5.8900	2,000,000.00	32,507.65	2,117,156.28
10/17/23	10/17/23	TERM - Colorado Statewide Investment Pool Term Dec 24	10/16/24	5.8900	2,000,000.00	24,461.20	2,117,478.14
11/08/23	11/09/23	TERM - Colorado Statewide Investment Pool Term Dec 24	11/06/24	5.7900	2,000,000.00	16,768.85	2,114,850.82
12/20/23	12/21/23	TERM - Colorado Statewide Investment Pool Term Dec 24	12/16/24	5.0900	2,000,000.00	3,059.56	2,100,409.29
Total					\$24,500,000.00	\$620,510.38	\$25,851,935.92



Account Statement

For the Month Ending **December 31, 2023**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
CSIP LGIP					
Opening Balance					4,995,892.20
12/05/23	12/05/23	Redemption - ACH Redemption	1.00	(45,000.00)	4,950,892.20
12/19/23	12/19/23	Redemption - ACH Redemption	1.00	(70,000.00)	4,880,892.20
12/21/23	12/21/23	Redemption - TERM Investment	1.00	(2,000,000.00)	2,880,892.20
12/27/23	12/27/23	U.S. Bank Fees October 2023	1.00	(291.67)	2,880,600.53
12/29/23	01/02/24	Accrual Income Div Reinvestment - Distributions	1.00	19,856.80	2,900,457.33
Closing Balance					2,900,457.33

	Month of December	Fiscal YTD January-December	
Opening Balance	4,995,892.20	2,345,229.22	Closing Balance
Purchases	19,856.80	27,681,577.20	Average Monthly Balance
Redemptions (Excl. Checks)	(2,115,291.67)	(27,126,349.09)	Monthly Distribution Yield
Check Disbursements	0.00	0.00	5.55%
Closing Balance	2,900,457.33	2,900,457.33	
Cash Dividends and Income	19,856.80	116,443.21	

Trade Date	Settlement Date	Transaction Description	Maturity Date	Stated Yield	Dollar Amount of Transaction
CSIP TERM					
12/20/23	12/21/23	Purchase - TERM Investment	12/16/24	5.0900	2,000,000.00



Account Statement - Transaction Summary

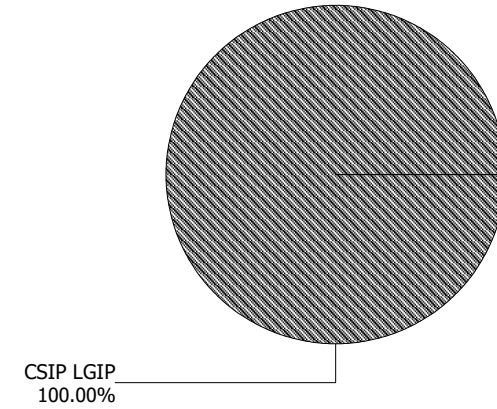
For the Month Ending **December 31, 2023**

Crested Butte Fire Protection District - Operating Account Fund - 2210106002

CSIP LGIP	
Opening Market Value	531,481.20
Purchases	2,503.19
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00
Closing Market Value	\$533,984.39
Cash Dividends and Income	2,503.19

Asset Summary		
	December 31, 2023	November 30, 2023
CSIP LGIP	533,984.39	531,481.20
Total	\$533,984.39	\$531,481.20

Asset Allocation





Account Statement

For the Month Ending **December 31, 2023**

Crested Butte Fire Protection District - Operating Account Fund - 2210106002

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
CSIP LGIP					
Opening Balance					531,481.20
12/29/23	01/02/24	Accrual Income Div Reinvestment - Distributions	1.00	2,503.19	533,984.39
Closing Balance					533,984.39

	Month of December	Fiscal YTD January-December
Opening Balance	531,481.20	323.60
Purchases	2,503.19	533,660.79
Redemptions (Excl. Checks)	0.00	0.00
Check Disbursements	0.00	0.00
Closing Balance	533,984.39	533,984.39
Cash Dividends and Income	2,503.19	6,680.89

Closing Balance	533,984.39
Average Monthly Balance	531,723.44
Monthly Distribution Yield	5.55%



Account Statement - Transaction Summary

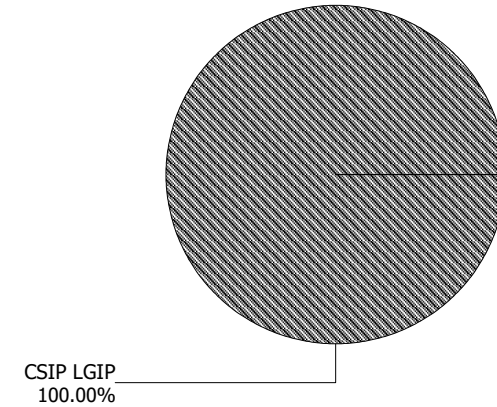
For the Month Ending **December 31, 2023**

Crested Butte Fire Protection District - Bond Payment Fund - 2210106003

CSIP LGIP	
Opening Market Value	215,218.54
Purchases	1,013.65
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00
Closing Market Value	\$216,232.19
Cash Dividends and Income	1,013.65

Asset Summary		
	December 31, 2023	November 30, 2023
CSIP LGIP	216,232.19	215,218.54
Total	\$216,232.19	\$215,218.54

Asset Allocation	
CSIP LGIP	100.00%





Account Statement

For the Month Ending **December 31, 2023**

Crested Butte Fire Protection District - Bond Payment Fund - 2210106003

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
CSIP LGIP					
Opening Balance					215,218.54
12/29/23	01/02/24	Accrual Income Div Reinvestment - Distributions	1.00	1,013.65	216,232.19
Closing Balance					216,232.19

	Month of December	Fiscal YTD January-December		
Opening Balance	215,218.54	139,578.20	Closing Balance	216,232.19
Purchases	1,013.65	1,287,846.54	Average Monthly Balance	215,316.64
Redemptions (Excl. Checks)	0.00	(1,211,192.55)	Monthly Distribution Yield	5.55%
Check Disbursements	0.00	0.00		
Closing Balance	216,232.19	216,232.19		
Cash Dividends and Income	1,013.65	13,784.53		



CRESTED BUTTE FIRE PROTECTION DISTRICT

306 MAROON AVENUE
P.O. BOX 1009
CRESTED BUTTE, CO 81224
(970) 349-5333 FAX: (970) 349-3420
WEBSITE: WWW.CBFDP.ORG

January 4, 2024

CBFPD Board of Directors (BOD)

RE: Fire Prevention Division work summary for December 2023

Dear Board of Directors,

The list below are some of the larger projects in the plan development and review stages:

Major Projects: (planning, fire requirements & pre application meetings) ON GOING

Mount Crested Butte

- Prospect II-on going
- North Village-on going
- Redesigned Homestead Housing
- CB Ridge (old Nevada Ridge)
- Bear Crossing

Crested Butte

- Academy Place Multifamily
- Mineral Point
- New Town WWTP
- Fire Campus
- 48 affordable housing
- Bruhaus
- CBCS-new addition

County

- County Whetstone Housing (256 units)
- New subdivision at Cement Creek & Hwy, 135 (75 homes)
- changing commercial district in CBS to One-Way traffic
- Solar Farm on Hwy 135
- Clark commercial expansion-CBS

Approved Plan Reviews/Letters: completed in December- (7 total)

Mount Crested Butte:

- Emmons
- Gothic

Crested Butte:

- Elk Ave

County:

- Bethel Road
- Riverland
- Silver Sage
- Riverbend

Inspections & Meetings: 28

Mount Crested Butte:

3

Crested Butte:

19

County:

6

Company Level Annual Life Safety Inspections: 0 performed in the month of December

Fire Prevention Division summary:

1. There is a new restaurant currently under renovation is 212 Elk. (Old Montanya's)
2. Clark's is now open. Fire Prevention spent a lot of time there performing inspections to ensure they opened by their requested date.
3. I continue to have meetings with the building officials in Mount Crested Butte to better streamline our plan review process. This includes all phases of proposals, PUD's etc. Mt. C.B. is in the process of adopting the 2021 ICC Codes. We have requested that they to allow us to adopt the 2021 CBFPD fire code (IFC) and allow us to enforce it within the boundaries of Mt. C.B.-to be continued.

Updates & Enforcement issues:

2. The Big Al's addition fire underground issues still exist. Issues have been turned over to the State.
1. The fire underground at 502 Whiterock Avenue has been installed improperly and the State of Colorado will not sign off on it. Still in the State's hand

Action request to the Board of Directors:

-none as of this packet submittal



2023 December EMS & Fire Chief
Board Report

2023 was filled with numerous opportunities for celebration. First and foremost, regrettably Sean and I are not in town during this meeting to help celebrate 2 incidents with wonderful outcomes. Tonight, with the help of Dr. Krier and others, several members of the community and our team will be recognized for their efforts. We are honored to have the patients, family, friends joining us for this moment.

Our team continues to develop and strengthen their knowledge, skills, and abilities. One of the primary focuses leading into 2023 was health and wellness. The help of several people allowed us to bring in a third party service to conduct screenings for our membership. The purpose was to identify any possible health related issues where lifestyle changes and medical care could guide the path to a healthier self. Additionally, we implemented a mandatory fitness program for every operational member on shift. The requirement includes physical activity (can be low intensity to high intensity) so long as exercise is occurring daily. Captain McDonnell has been assisting with providing some guided workouts for everyone however members are welcome to choose their routine.

In December, we answered 83 calls for service, ending the year with a total call volume of 892 (9% increase over 2022 (818)). I've attached additional statistical

data that breaks down more specific information regarding response times, hours, and days. We track this type of data so that we can plan accordingly for staffing increases during peak times throughout the year.

Recap of events that took place in 2023 include the following:

Cardiac Arrest save (Phoenix award)

Hiring of Luke Danek, John Bielak, Tara Sweitzer, Brad Farson, Sean Slattery, part time employees Pete Klingsmith, Kirby Clock, Jordan Okes, Beth Shaner, Will Cauble, Brooke Hoppe, Brian Larson, and Mac Smith. Joe Mirza was promoted to Engineer.

Significant calls included:

Rescue of trauma patient in redwell basin, trauma on Washington gulch road, smoldering fire in a wall space, numerous dog rescues, the lowline fire, and Judd falls rescue x 2.

Lastly, the CBFPD assisted CB south metro district by performing maintenance checks on the hydrant systems in CBS. Multiple hydrants were found that needed either repair work or additional maintenance. The metro district was appreciate of the additional help as they faced staffing shortages.

Personnel/Volunteers

12 volunteer members met the active requirements for the year. Several have transitioned to part time employment – mentioned in last month’s board meeting and we currently have 2 volunteers on medical leave with 1 volunteer currently on a 6 month maternity leave.

Congratulations to Evan Sandstrom who recently passed his NREMT-B certification.

Numerous members took their FF II JPR test here in district along with several members from Montrose fire. We are pleased to say everyone passed their practical test and are scheduled for their written exam some time in March.

Staffing is looking great and with our workforce pool, daily staffing is looking better than ever. This provides some assurance we can manage day to day operations with adequate personnel.

Training

December focused on: FF I and FF II JPR skills review/practice, EMS training topics, and proper etiquette, rules, and guidelines of the American Flag. The crews

continue to train daily with a wide variety of topics, focusing on categories that fit time of year and ability to train indoors or outdoors.

Vehicles

We are still awaiting a budgetary proposal from another vendor for our Quint style apparatus. We were hoping to have this by the end of 2023; however, we will hopefully have this by the end of January. From there, we can make a final decision. Our grant funded ambulance now has an ETA completion date of mid-June which will be a close window to the end date of the grant cycle of June 30th but we are on track to take delivery.

Maintenance

Nothing major to report regarding maintenance projects with facilities or apparatus



YEAR IN REVIEW: 2023

911

**892
total incidents**



**EMS calls
653 (65%)**
55% transported
19% non-transport
17% other dispositions



**Fire calls
728**
47% Fire calls
53% EMS calls
Fire - 14
Service calls/false alarm - 286



**Avg. Chute time –
01:59**
**Avg. Response time –
8:54**



Calls by zone
Town of CB – 282 Mt. CB – 357 CB South – 53 County – 185

EMS Monthly Statistics 2023

	Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Total YTD	% of total - current month	% of total - YTD
Total calls	91	99	105	62	45	56	116	83	63	55	34	83	892	100.0%	100.0%
911 Emergency Responses	90	99	35	22	17	30	61	37	33	20	10	20	474	24.1%	53.1%
Fire call	0	0	31	32	24	15	31	25	15	28	16	31	248	37.3%	27.8%
Cancelled call	0	0	7	4	2	6	2	11	9	3	7	9	60	10.8%	6.7%
Event Standby	0	0	0	0	0	0	0	1	0	2	0	0	3	0.0%	0.3%
Mutual Aid Standby for GVH EMS	1	0	2	1	2	1	9	2	0	0	0	2	20	2.4%	2.2%
Transfers	0	0	30	3	0	4	13	7	6	2	1	21	87	25.3%	9.8%
Emergent	0	0	0	0	0	1	2	0	0	0	0	1	4	4.8%	4.6%
Non-emergent	0	0	30	3	0	3	11	7	6	2	1	20	83	95.2%	95.4%
Patient Origin															
GVH mountain Clinic	0	0	30	3	0	4	12	7	6	0	1	21	84	100.0%	96.6%
Gunnison Family Physicians(thorson)	0	0	0	0	0	0	1	0	0	1	0	0	2	0.0%	2.3%
Alpine Orthopaedics (Beim)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
Dr. Moore's Clinic	0	0	0	0	0	0	0	0	0	1	0	0	1	42.9%	1.1%
Multiple-patient transfers	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
Location															
Crested Butte	31	21	28	19	20	21	46	29	26	16	10	15	282	18.1%	31.6%
Mt. Crested Butte	38	65	53	25	8	9	31	24	20	15	17	52	357	62.7%	40.0%
Crested Butte South	7	4	7	4	3	3	4	5	5	6	2	3	53	3.6%	5.9%
County	15	9	17	13	12	20	31	21	12	18	5	12	185	14.5%	20.7%
Med Unit Responding															
Med 41	0	0	0	0	0	1	0	1	0	0	1	0	3	0.0%	0.3%
Med 46	0	0	54	27	16	29	54	39	28	24	16	25	312	30.1%	35.0%
Med 45	0	0	12	7	4	2	22	10	15	3	2	17	94	20.5%	10.5%
Med 44	0	0	11	3	2	4	11	1	3	2	0	8	45	9.6%	5.0%
D10 - Chief	0	0	5	4	0	1	0	6	3	2	0	0	21	0.0%	2.4%
D12 - Captain	0	0	56	49	37	42	79	52	45	46	27	56	489	67.5%	54.8%
Call Time - Day of the week; AM/PM															
Saturday	20	10	18	17	4	9	16	14	19	3	5	15	150	18.1%	16.8%
Sunday	14	15	11	11	5	6	13	15	6	14	2	10	122	12.0%	13.7%
Monday	8	12	13	8	10	6	24	10	8	6	3	9	117	10.8%	13.1%
Tuesday	4	20	13	7	11	13	17	12	6	14	5	16	138	19.3%	15.5%
Wednesday	17	12	18	7	5	5	15	11	5	7	5	9	116	10.8%	13.0%
Thursday	14	14	13	4	1	5	10	15	5	5	8	8	102	9.6%	11.4%
Friday	13	16	19	8	9	12	20	6	14	6	6	16	145	19.3%	16.3%
AM	0	0	71	41	37	36	65	53	37	43	25	55	463	66.3%	51.9%
PM	91	99	34	21	8	20	51	30	26	12	9	28	429	33.7%	48.1%
Schedule															
Total Shifts	62	56	62	60	62	60	62	62	62	62	60	62	732	100.0%	100.0%
ALS Coverage	62	56	62	60	62	60	62	62	62	62	60	62	732	100.0%	100.0%
BLS Only	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
Back-up Calls Run	0	0	12	3	1	4	16	4	8	3	1	11	63	13.3%	7.1%
Back-up Calls Run by SSBU Crew	0	0	12	3	0	0	0	0	0	0	0	11	26	13.3%	2.9%
SSBUC ran call - 911 (not Fire SB, etc.)	0	0	5	1	0	0	0	0	0	0	0	5	11	45.5%	42.3%
SSBUC ran call - emergent transfer	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
SSBUC ran call - non-emergent transfer	0	0	4	1	0	0	0	0	0	0	0	4	9	36.4%	34.6%
SSBUC ran call - Fire SB, mut. aid, etc.	0	0	3	1	0	0	0	0	0	0	0	2	6	18.2%	23.1%
Patients Contacted	0	0	66	25	18	35	78	44	41	23	11	47	388		
Necessary Level of Treatment															
EMT-Paramedic	0	0	5	1	5	15	33	17	9	9	5	14	113	29.8%	29.1%
EMT-Intermediate	0	0	18	12	1	5	12	6	5	5	1	7	72	14.9%	18.6%
EMT-B/IV	0	0	6	5	6	3	12	0	4	1	2	6	45	12.8%	11.6%
EMT-Basic	0	0	36	7	6	12	21	21	21	8	3	20	155	42.6%	39.9%
Patient Type															
Trauma	0	0	31	6	5	11	16	9	19	5	4	17	123	36.2%	31.7%
Medical	0	0	33	19	13	22	62	34	20	17	7	30	257	63.8%	66.2%
Pt. a Gunnison Valley local	0	0	17	10	12	10	19	15	16	13	6	13	131	27.7%	33.8%
Destination															
Gunnison Valley Hospital	0	0	48	19	12	24	53	28	25	14	8	36	267	76.6%	68.8%
Medical Clinic	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
GVH mountain Clinic	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A
Town clinic of Crested Butte (Thorson)	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A
Alpine Orthopaedics (Beim)	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A
Dr. Moore's Clinic	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A
Other Medical Facility/Flight	0	0	1	0	0	1	1	0	1	0	0	1	5	2.1%	1.3%
Refusal	0	0	15	6	6	10	24	16	14	9	3	10	113	21.3%	29.1%

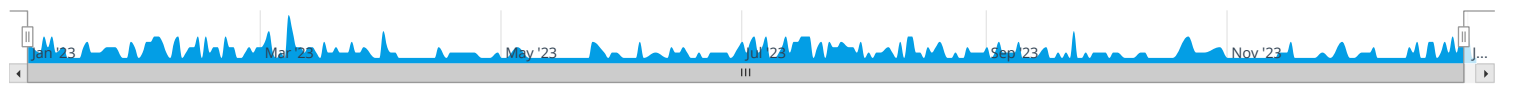
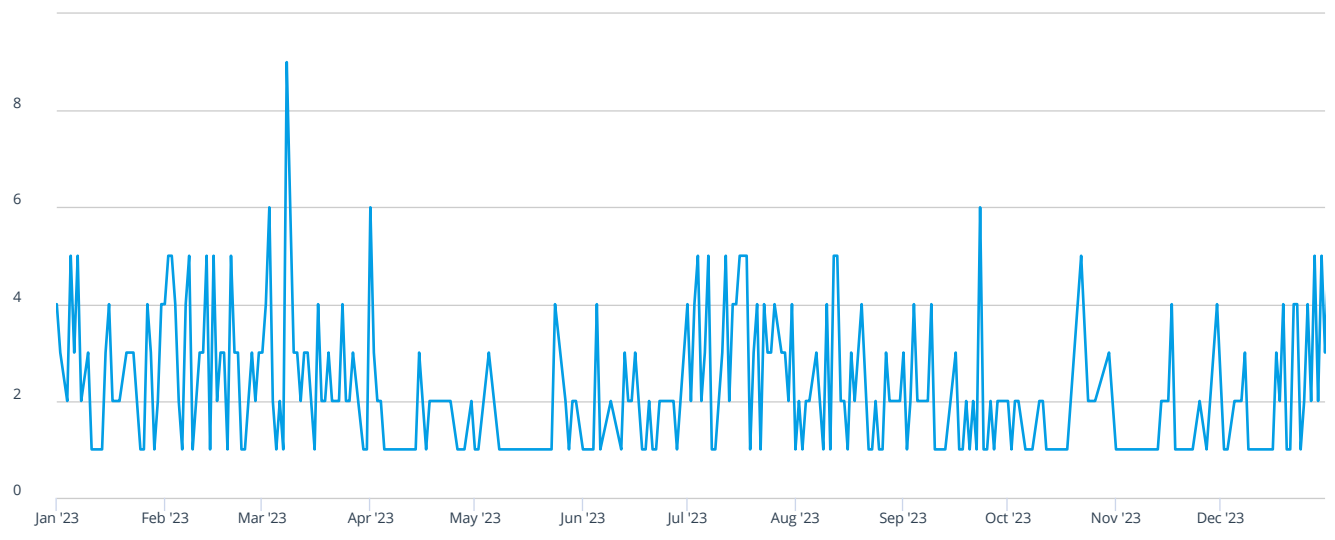
Custom ▾ Jan 1, 2023 - Dec 31, 2023 ▾

55%
TRANSPORTS
Percentage of Patient Encounters

19%
NON TRANSPORTS
Percentage of Patient Encounters

17%
OTHER DISPOSITIONS
Percentage of Patient Encounters

653
RECORDS
In Selected Time Slice



Counts % Rows % Columns % All

	Jan '23	Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Jan '24	Total
Assist, Agency									1					1
Assist, Public			1	3	1		1	1	2	1	1	1		12
Cancelled (No Patient Contact)	8	10	10	6	2	2	3	4	2	4	3	2		56
Cancelled (Prior to Arrival at Scene)	1	1		1		3	1	3	1	1	5	3		20
Cancelled on Scene/No Patient Found	1		2		1		2					1		7
Patient Dead on Scene - No Resuscitation Attempted (Without Transport)	1													1
Patient Evaluated, No Treatment/Tra.. Required	1	3	4		1	4	1	7	2	1		3		27
Patient Refused Evaluation/Ca... (Without Transport)	2	1	5	4	4	5	11	9	10	5	2	6		64
Patient Treated, Released (AMA)	2	3	2				3			1		2		13
Patient Treated, Released (per protocol)	1	5	2				2		2	1		1		14
Patient Treated, Transferred Care to Another EMS Professional/U..				1		1	1							3
Patient Treated, Transported by Law Enforcement		1					1							2

	Jan '23	Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Jan '24	Total
Patient Treated, Transported by Private Vehicle				1		1	1							3
Standby - No Service or Support Provided	1		1											2
Standby - Public Safety, Fire, or EMS Operational Support Provided	2	1	1											4
Transported Lights/Siren	1	3	6	1		2	4	5	2	4		7		35
Transported Lights/Siren, Downgraded			2	2			1		1					6
Transported No Lights/Siren	45	54	41	15	10	22	45	19	21	10	8	26		316
NULL			1	4	7	1	18	13	9	4	4	6		67
Total	66	82	79	37	26	41	95	61	53	32	23	58		653

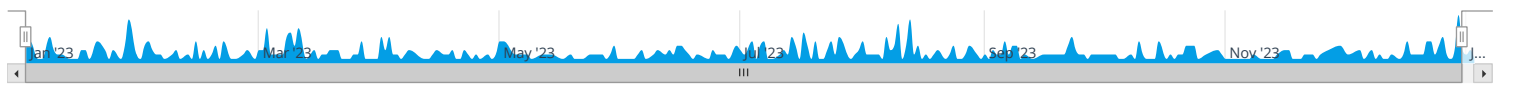
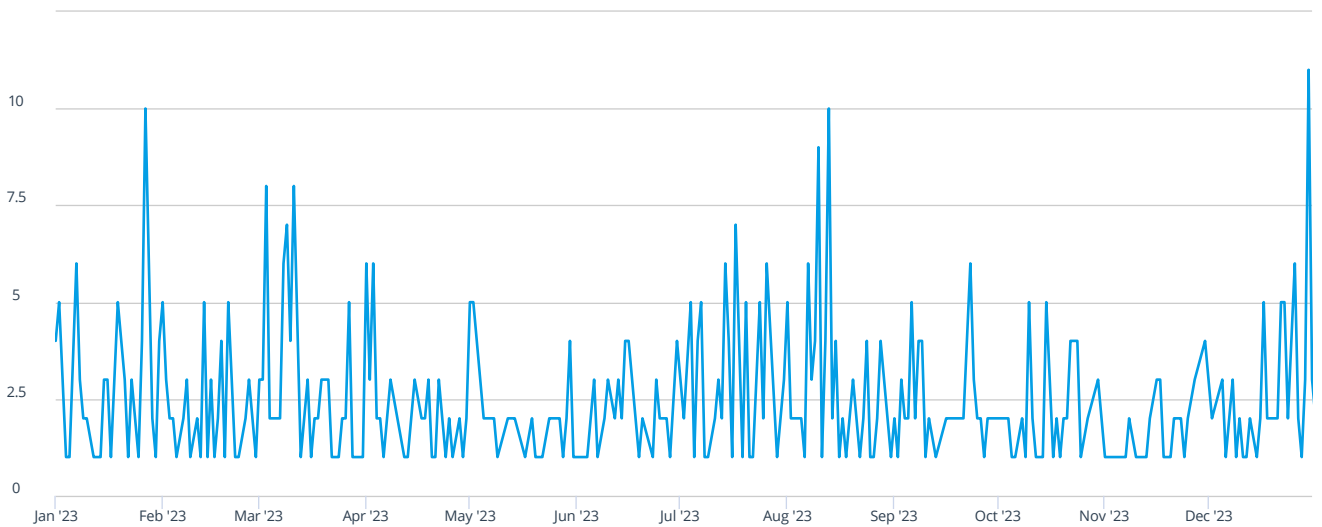
Custom ▾ Jan 1, 2023 - Dec 31, 2023 ▾

47%
FIRE
 Percentage of Total Incidents

53%
EMS
 Percentage of Total Incidents

728
INCIDENTS
 In Selected Time Slice

365
DAYS
 In Selected Time Slice



Counts | % Rows | % Columns | % All

	Jan '23	Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Jan '24	Total
(10) Fire, other			1			1	1							3
(11) Structure Fire	2		1		1		1							5
(13) Mobile property (vehicle) fire							1							1
(14) Natural vegetation fire							2	1						3
(15) Outside rubbish fire									1					1
(16) Special outside fire								1						1
(22) Overpressure rupture from air or gas (no fire)								1						1
(30) Rescue, emergency medical call (EMS), other	6	16	24	8	5	8	15	9	15	6	6	15		133
(31) Medical assist	8	3	3	2		6	4	14	8	3		7		58
(32) Emergency medical service (EMS) incident	21	12	18	9	7	13	28	24	23	12	6	15		188
(35) Extrication, rescue							2	1	2					5
(36) Water or ice-related rescue					1	1								2
(38) Rescue or EMS standby		1	1				1	1				1		5
(40) Flammable gas or liquid condition, other	1							1				1		3

	Jan '23	Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Jan '24	Total
(41) Combustible/f... spills & leaks	3	4	3	18	7	2	1	1	2	8	2	5		56
(42) Chemical release, reaction, or toxic condition	8		1	1	1		1	1		2	2	3		20
(44) Electrical wiring/equipm.. problem						1				1				2
(50) Service call, other	3		2		1	2	3			2	1	1		15
(51) Person in distress									2					2
(52) Water problem							2							2
(53) Smoke, odor problem					1							1		2
(54) Animal problem or rescue				1	2									3
(55) Public service assistance	4	2	8	2	3	1	1	3	1	3				28
(57) Cover assignment, standby at fire station, move-up					1	1	1	1		1		1		6
(60) Good intent call, other		1					1	1						3
(61) Dispatched and canceled en route	2	2	5	3	3	6	2	8	2	2	7	7		49
(65) Steam, other gas mistaken for smoke				2			3	1						6
(67) HazMat release investigation w/no HazMat						1								1
(70) False alarm and false call, other	2	3	4	5	1	2	3	3	5	3	1	5		37
(73) System or detector malfunction	1	1	2	1	1	2	3	6	1	3	3	1		25
(74) Unintentional system/detect... operation (no fire)	6	7	6	3	4	3	5	6	1	6	4	11		62
Total	67	52	79	55	39	50	81	84	63	52	32	74		728



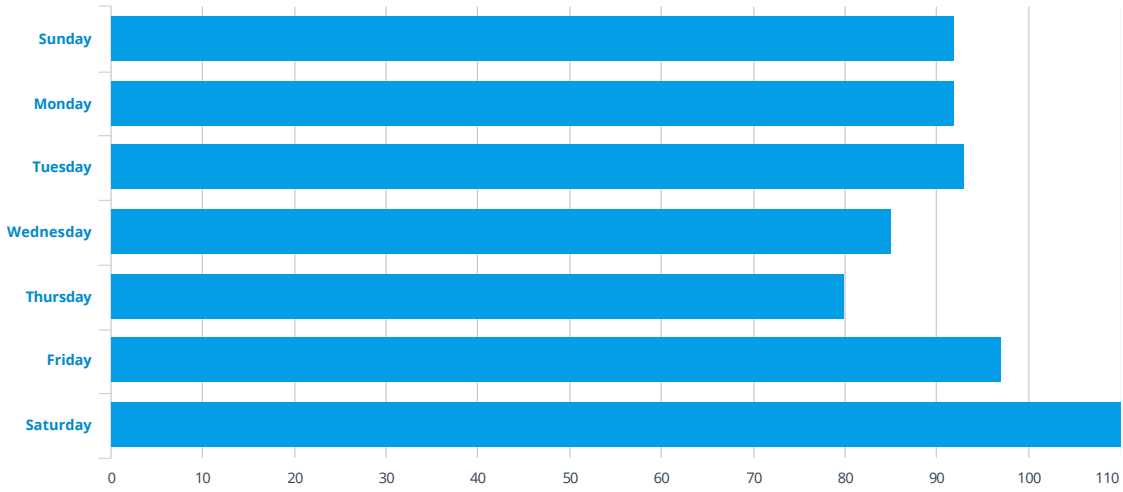
Custom ▾ Jan 1, 2023 - Dec 31, 2023 ▾

55%
TRANSPORTS
Percentage of Patient Encounters

18%
NON TRANSPORTS
Percentage of Patient Encounters

17%
OTHER DISPOSITIONS
Percentage of Patient Encounters

649
RECORDS
In Selected Time Slice



365
DAYS
In Selected Time Slice

- Counts
- % Rows
- % Columns
- % All

	Jan '23	Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Jan '24	Total
Sunday	13	9	7	7	3	4	14	12	5	9		9		92
Monday	12	13	11	5	4	6	16	7	7	4	2	5		92
Tuesday	9	11	6	5	6	8	16	6	6	6	4	10		93
Wednesday	4	17	14	5	4	4	12	7	5	7	2	4		85
Thursday	9	9	14			4	8	12	6	3	7	8		80
Friday	7	11	18	3	5	8	16	6	6	2	5	10		97
Saturday	12	12	9	12	4	5	13	11	16	1	3	12		110
Total	66	82	79	37	26	39	95	61	51	32	23	58		649



Custom ▾ Jan 1, 2023 - Dec 31, 2023 ▾

55%

TRANSPORTS
Percentage of Patient Encounters

18%

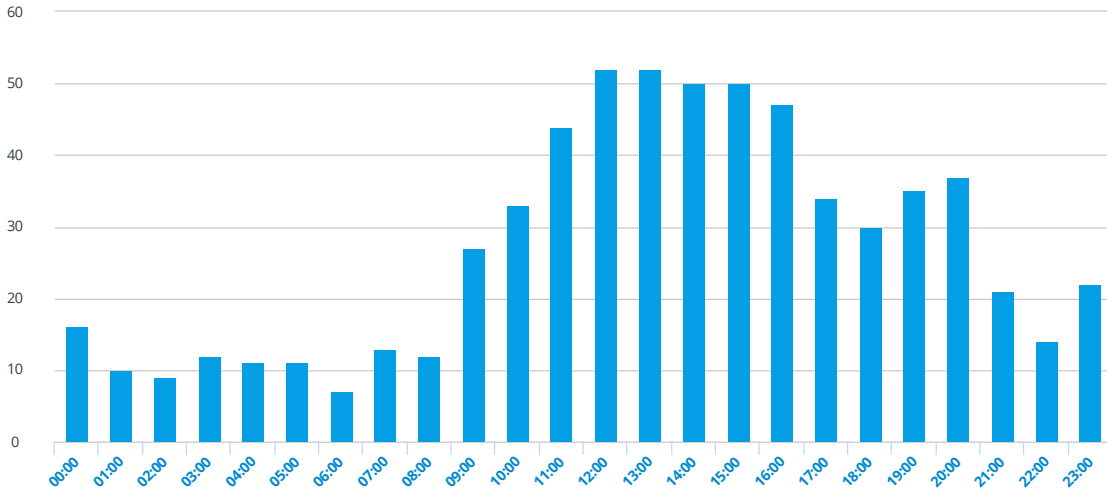
NON TRANSPORTS
Percentage of Patient Encounters

17%

OTHER DISPOSITIONS
Percentage of Patient Encounters

649

RECORDS
In Selected Time Slice



365

DAYS
In Selected Time Slice

- Counts
- % Rows
- % Columns
- % All

	Jan '23	Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Jan '24	Total
00:00	3	4	4				2		2		1			16
01:00	4	3					2				1			10
02:00	2		1	2		1	1		2					9
03:00	1		7	1			2	1						12
04:00	1	1		1			4		1	2		1		11
05:00	2	3			1	1		1	2			1		11
06:00	1			1	1	1	1	1				1		7
07:00		2	1		1	2	3	1		1	1	1		13
08:00	1	2	1		1	3	3	1						12
09:00	3	1	2	2	1	2	4		4	2	1	5		27
10:00	4	2	3	3	2		3	5	3		3	5		33
11:00	3	7	7	1	3	5	8	3	1	3	1	2		44
12:00	5	8	3	3	4	1	6	4	4	6	4	4		52
13:00	3	7	7	4	3	3	6	3	3	4	1	8		52
14:00	5	6	5	2	2	4	5	8	4	2		7		50
15:00	5	6	6	4	1	5	5	6	4	3	3	2		50
16:00	5	9	8	3		1	5	8	3	1	1	3		47

	Jan '23	Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Jan '24	Total
17:00	6	6	8		4	1	3	1	1	1	1	2		34
18:00	3	2	4	1		2	6	5	2	1	1	3		30
19:00	5	2	5	2		2	4	1	3	4	1	6		35
20:00	1	2	3		1	2	14	5	3		2	4		37
21:00	1	4	2	1		1	3	2	3	1	1	2		21
22:00	1	2		1	1	1	2	2	3			1		14
23:00	1	3	2	5		1	3	3	3	1				22
Total	66	82	79	37	26	39	95	61	51	32	23	58		649

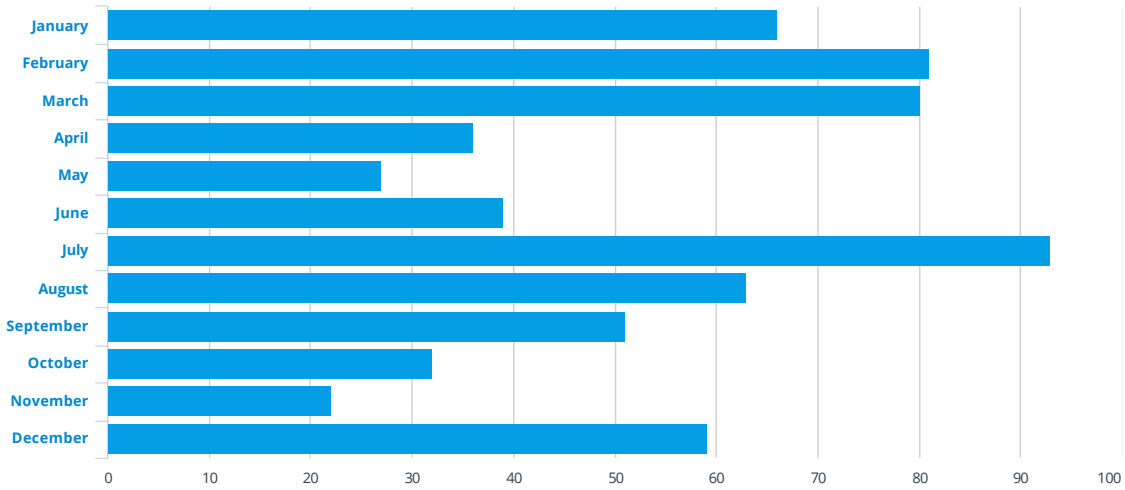
Custom ▾ Jan 1, 2023 - Dec 31, 2023 ▾

55%
TRANSPORTS
Percentage of Patient Encounters

18%
NON TRANSPORTS
Percentage of Patient Encounters

17%
OTHER DISPOSITIONS
Percentage of Patient Encounters

649
RECORDS
In Selected Time Slice



365
DAYS
In Selected Time Slice

- Counts
- % Rows
- % Columns
- % All

	Jan '23	Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Jan '24	Total
January	66													66
February		81												81
March		1	79											80
April				36										36
May				1	26									27
June						39								39
July							93							93
August							2	61						63
September									51					51
October										32				32
November											22			22
December											1	58		59
Total	66	82	79	37	26	39	95	61	51	32	23	58		649

CRESTED BUTTE FIRE PROTECTION DISTRICT
Chief Executive's Report

January 9, 2024

1. Consent Agenda

- a) December 12th Regular Meeting Minutes
- b) Monthly Financial Reports
- c) Construction Project Reports

2. Chief Executive's Comments

As a programming note Chief Weisbaum and I will be attending the National Association of EMS Physicians Conference in Austin Texas 1/9 – 1/13 so we will not be attending this month in person. Dr. Adelgais will also be attending the conference. Unfortunately, Dr. Krier had a scheduling conflict for this year so he will be unable to join us. He will, however, be attending the board meeting to present the recognition for the field delivery of Poppy Qualls last month. In addition to that recognition, Captain Felix has also arranged for a recognition in conjunction with the CBMR Ski Patrol for the skiers who assisted Orion Kolies on December 5th. As we have come to expect, our team performed admirably and we are pleased to have done our part on both responses. As you will note, however, the critical role in these calls resides with mom for the childbirth, and the vigilant skiers for Orion's rescue.

2023 ended with a decent amount of call activity that Chief Weisbaum has described in his report. Our call volume for the year was 892 total calls continuing our upward trend. As we ended the year, we are pleased to have made some personnel changes bringing Captain Mark Voegeli on as a regular part-time employee at 48 hours per pay period. Also joining the full-time team is Firefighter/EMT Sean Slattery. Lt. Jarolimek will also be moving from a day work position to a 48/96 rotational pattern and has been assigned to C Shift. As noted in the budget, we also plan to hire a maintenance assistant in Q2 of 2024 to assist Chief Duke. Pay increases and housing stipends will go into effect on 1/14/24 for all employees.

On the financial front this month you will see the preliminary year-end numbers. We were able to exceed our revenue targets by about \$590k thanks to favorable interest rates, fire prevention fees and wildland deployment income. Our expenses came in closer to budget with our general fund expenditures expected to be about \$60k less than expected. Although not yet reflected, we also expect our capital expenditures to be close to budget at about \$450k. Overall, we expected to end the year spending into reserves. Instead, however, we will add about \$250k to our reserves.

As Fire Marshal Ems will highlight in his report, we made it through the roller coaster ride that was the opening of the new Clark's Market. Fire prevention activity overall remains high and our team continues to work through their required certifications. We are also currently working with the Town of Mt. Crested Butte on how to best approach the 2021 code adoption process.

In my report this month I wanted to draw your attention to the preliminary financial reports for 2023 as well as the expenditures to date on our campus construction project. Additionally, and somewhat out of the blue we received notice from the Prospect Development Company (the Muellers) that they are prepared to deed us Prospect Homestead Subdivision Lot 36 located at 121 Deer Creek Circle. This transfer will occur without any cash changing hands and we are currently finalizing a title insurance policy prior to accepting the transfer. Once we have the lot in our portfolio we will be in a position to develop this lot for future housing, likely a duplex likely sometime in the 2025 – 2030 timeframe as funds allow.

In old business this month we are now in a position to certify the 2024 mill levies. The final assessed valuation of the District came in about \$20M less than our projections at \$656M. Based on that amount we will need a total mill rate of 10.645 mills to meet our budget obligations. While we had hoped to land

CRESTED BUTTE FIRE PROTECTION DISTRICT
Chief Executive's Report

at a mill rate of 10.445 mills or 1 mill less than last year. Unfortunately, however, it looks like we will only be able to sustain a 0.8 mill reduction due to the lower valuation. The good news, however, is that we continue to provide our taxpayers with an ongoing credit of over 2 mills that will not be levied. The certification resolution must be approved as the deadline to submit to the County is Wednesday, January 10th.

Todd Goulding will provide an update on the campus project. We are moving quickly toward final construction documents and have been working through a large number of details including but not limited to exterior pillars, concrete finishing, solar panels, access control, air and electric drops in the bays, compressors, station alerting, exhaust systems and windows. We also recently met with FCI and GCEA to talk about temporary power and the location of the construction trailer on the site. I also recently provided a general update to the CB News that was published last week and is available here: <https://crestedbuttenews.com/2024/01/new-cbfpd-fire-station-design-getting-close-to-completion/>.

The final old business item this month is our ongoing conversation regarding the restructuring of the volunteer program in relation to the part-time reserve program. We do not have substantial progress to report this month, however we are continuing to refine the program elements and are working on budget implications for 2024 and beyond. While we expect additional board discussion in the coming months, in the meantime we are working through the online EMS training program, the monthly fire training schedule, and the annual refresher dates. We are also pleased to report that 12 volunteer members achieved active status last year with the caveat, that 4 of those individuals are now employed either full or part-time.

New business this month is fairly straightforward. First off, we are required to decide on our meeting times, meeting location and posting locations. Resolution 24-1-1, is the legally required resolution for this purpose has been prepared for your review and approval. Absent a desire to change by the Board, we are planning to continue the current schedule and procedures.

The final item for new business is authorization of an integrated project delivery (IPD) method for construction of housing on the first Larkspur lot. In lieu of the traditional design – bid – build process this will allow us to select a qualified contractor to provide us with design and construction services. The mechanism for this selection will be a request for qualifications (RFQ) document that John Chmil is assisting us with. This resolution provides the initial authorization with the RFQ to follow probably in a month or two. As previously mentioned, we would like to qualify modular builders for this project in order to maximize our value and time of construction. As a reminder we have \$1.2M of the bond funds earmarked for this purpose. The authorizing resolution 24-1-3 is in the packet for your review and approval.

I do not anticipate any unscheduled business, however, we will be pleased to answer any questions you may have on topics not otherwise addressed.

There are no executive sessions scheduled for this month. I have finalized the annual review for Fire Marshal Ems, however that will review that in February.

3. Action Items

- a) Approve consent agenda
- b) Adopt Resolution 2024-1-2 (Certify Mill Levies for 2024)
- c) Adopt Resolution 2024-1-1 (Meeting Times and Posting Locations)
- d) Adopt Resolution 2024-1-3 (Authorize RFQ for Larkspur)

SPECIAL WARRANTY DEED

PROSPECT DEVELOPMENT COMPANY, INC., a Colorado corporation ("Grantors"), for good and valuable consideration, hereby sells and conveys to **CRESTED BUTTE FIRE PROTECTION DISTRICT, a Colorado special district ("Grantee"),** whose address is PO Box 1009 | Crested Butte, CO 81224, the following real property in Gunnison County, Colorado (the "Property"):

Lot 36, Prospect Homestead Subdivision, according to the Plat recorded December 10, 2008 at Reception No. 587999;

**Town of Mt. Crested Butte;
County of Gunnison;
State of Colorado;**

With an address of 121 Deed Creek Circle, Mt. Crested Butte, CO 81225, Gunnison County Assessor's Parcel No. 3177-133-04-021.

with all its appurtenances, and warrant title to the same, subject to the statutory exceptions as defined in C.R.S. §38-30-113(5)(a).

Executed this _____ day of December, 2023.

**PROSPECT DEVELOPMENT COMPANY,
INC., a Colorado corporation**

By: _____
Michael C. Dawson,
Vice President

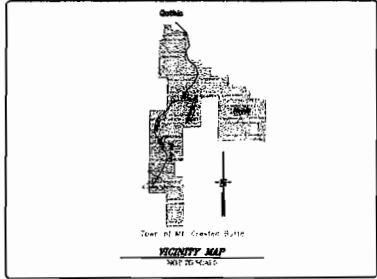
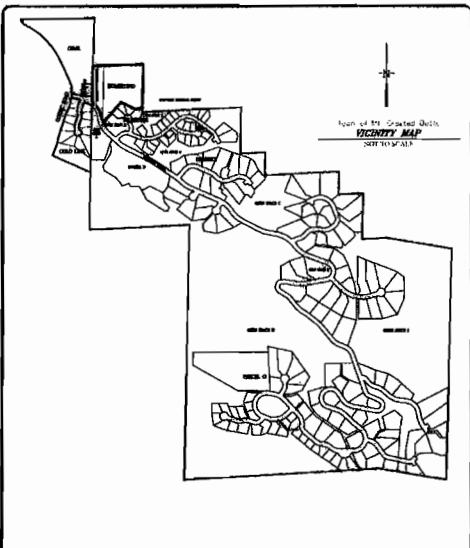
COLORADO)
) ss.
County of Gunnison)

The foregoing instrument was acknowledged before me this _____ day of July, 2019, by Michael C. Dawson as Vice President of Prospect Development Company, Inc., a Colorado corporation

Witness my hand and official seal.
My commission expires: _____.

Notary

**Plat of
PROSPECT HOMESTEAD SUBDIVISION**
**Lot 14 of Section 13, and the NW1/4NE1/4NW1/4 of Section 24, Township
 13 South, Range 86 West, 6th P.M., County of Gunnison, State of Colorado**



- PLAT NOTES**
- Lots and parcels within Prospect Homestead Subdivision contain inherent Geologic hazard of varying degrees.
 - The wetlands within Prospect Homestead-Subdivision are subject to a Conservation Easement Covenant for Prospect at Mt. Crested Butte recorded July 15, 2002 at Reception No. 521985 and the setback from the wetlands shown within Prospect Homestead Subdivision under the Conservation Easement is 25 feet pursuant to the Final Plat approval of Prospect Homestead Subdivision by the Town of Mt. Crested Butte, Colorado.
 - The public has the same right of use of the Open Space within Prospect Homestead Subdivision as the lot owners of any lots or parcels within Prospect Homestead Subdivision, subject to the Ski Operations Agreement and restrictions of record.
 - Open Spaces shown herein are subject to a Ski Operations Agreement to Crested Butte, LLC, or its successor in interest operating the Crested Butte Ski Area, for winter recreation use, including skiing and snowboarding, recorded July 15, 2002 at Reception No. 521985 and the Supplemental Ski Operations Agreement recorded March 30, 2005 at Reception No. 523224, recorded February 28, 2006 at Reception No. 523224, and recorded 12/12/08 at Reception No. 523224.
 - Use of Easements:
 - Trail Easement.** An easement for the public to walk, hike, or bicycle under such rules and regulations established by the Reserve Metropolitan District No. 1.
 - Utility Easement.** An easement for the construction, installation, maintenance, repair and use of public utilities including water, sewer, electrical, telephone, gas, cablevision and to be used for snow storage, sidewalks, cut/fill slopes, infrastructure, utilities, drainage control structures, ditches, retaining walls, bridge and bridge abutments and any other related facilities adjacent to any street or road.

- ATTORNEY'S OPINION**
- I, Michael C. Dawson, being an attorney-at-law duly licensed to practice before the courts of record in the State of Colorado, do hereby certify that I have examined the title to all lands herein dedicated and shown upon this plat and title to such lands is in the dedicator free and clear of all liens, taxes and encumbrances, except as follows:
- Amended Exchange Agreement recorded at Reception No. 488696;
 - Reservations, terms and conditions as contained in the United States Patent recorded at Reception No. 488713;
 - Non-exclusive, non-motorized easement, as conveyed in Raw Land Trail Easement recorded at Reception No. 488715;
 - Terms and conditions in Ordinance No. 1, Series 2001, recorded at Reception No. 510801;
 - The Plat of the East Trade Parcel of the Town of Mt. Crested Butte, recorded at Reception No. 510802;
 - Terms and conditions in Annexation and Development Agreement at Reception No. 510805, in Amendment to the Annexation and Development Agreement recorded at Reception No. 520620, in Second Amendment recorded at Reception No. 524489 and Third Amendment recorded May 24, 2005 at Reception No. 523886;
 - Any and all taxes, fees, assessments or charges by reason of the inclusion of the subject property within the Mt. Crested Butte Water and Sanitation District, by Order of Inclusion recorded at Reception No. 511655;
 - Terms and conditions in Conservation Easement Covenant for Prospect of Mt. Crested Butte recorded at Reception No. 521985;
 - Terms and conditions in Irrevocable License Agreement recorded at Reception No. 521986;
 - PUD III Guide of Prospect at Mt. Crested Butte recorded at Reception No. 521967 and as amended at Reception No. 521991;
 - Memorandum of Understanding Prospect at Mt. Crested Butte recorded at Reception No. 521988;
 - Covenants and restrictions in Declaration of Covenants, Conditions and Restrictions for Prospect at Mt. Crested Butte recorded at Reception No. 521970 and Amendment to Declaration of Covenants, Conditions and Restrictions recorded March 30, 2005 at Reception No. 523224, Second Amendment recorded April 1, 2005 at Reception No. 523217, Third Amendment recorded February 28, 2006 at Reception No. 523223; and Fourth Amendment recorded 12/12/08, 2008 at Reception No. 523224;
 - Raw Land Road Easement recorded at Reception No. 522090;
 - Easement Agreement recorded at Reception No. 520743 and Amended Easement Agreement and Notice of Relocated Easement recorded at Reception No. 527956;
 - Order and Decree recorded at Reception No. 526322;
 - Any and all easements, roads and the pond as shown on the Plat recorded as Reception No. 523830;
 - Terms and conditions in Subdivision Improvement Agreement recorded 12/12/08, at Reception No. 523224.

This opinion does not address mortgages, deeds of trust or similar instruments wherein the subject property is utilized as security for a promissory note or other written instrument of debt, nor does it address instruments affecting title but not recorded, as of the date of this opinion.

Dated this 15th day of August, 2008.

Michael C. Dawson
 MICHAEL C. DAWSON, Reg. No. 27248
 WILDERSON, O'HAYRE, GAWSON,
 & MORRIS, P.C.
 120 North Taylor St.
 P. O. Box 179
 Gunnison, CO 81230
 Telephone: (970) 641-3326
 Facsimile: (970) 641-3094
 www.mcdawson.com

SURVEYOR'S CERTIFICATE:

I, Stephen L. Ehlers, being a registered land surveyor in the state of Colorado, do hereby certify that this plat and survey of PROSPECT HOMESTEAD SUBDIVISION, was made by me under my supervision and that both are accurate to the best of my knowledge and belief and that all boundary corners were set out by iron pipe monuments in 1991, A.D., 2008.

Stephen L. Ehlers
 STEPHEN L. EHLERS, Reg. No. 20133
 PROFESSIONAL LAND SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That PROSPECT DEVELOPMENT COMPANY, INC., a Colorado corporation and the Town of Mt. Crested Butte, a Colorado home rule municipality, being the owners of the land described as follows:

A parcel of land located within the East Trade Parcel recorded at Reception #488696, also located within Government Lot 14 of Section 13 and the Northwest 1/4 of Section 24, Township 13 South Range 86 West 6th P.M., Town of Mt. Crested Butte, Gunnison County, Colorado, being more particularly described as follows:

Beginning at the C-S-W1/4th Corner of said Section 13, also being the Northwest corner of a parcel of land known as Mt. Crested Butte Affordable Housing Parcel recorded at Reception #523224 with all bearings relative to a bearing of N07°30'4" E between the C-S-W1/4th corner and the SE-1/4SW1/4th corner of said Section 13; thence N87°33'04" E a distance of 687.30 feet along the North line of said Lot 14 to the SE-SW1/4th corner of said Section 13; thence S01°36'19" W a distance of 688.83 feet along the East line of said Lot 14 to the Northern boundary of Withhorse Subdivision recorded at Reception #528500 from which the E-W 1/4th corner of said Sections 13 & 24 bears S01°38'19" W a distance of 34.13 feet; thence along the Northern and Western boundary of said Withhorse Subdivision the following three (3) courses: S81°33'59" W a distance of 88.17 feet; thence N63°31'42" W a distance of 225.48 feet; thence S39°58'29" W a distance of 382.74 feet to a point along the North right-of-way of Prospect Drive as shown on Prospect at Mt. Crested Butte, Phase I, recorded at Reception #522216; thence S82°22'16" E along the arc of a non-tangent curve to the right having a radius of 270 feet and a central angle of 81°12'21" E a distance of 115.443714 W a distance of 36.86 feet to a point which is the Southeast corner of said Affordable Housing Parcel; thence continuing along the North right-of-way of said Prospect Drive also being the Southern boundary of said Affordable Housing Parcel the following three (3) courses: a central angle of 81°12'21" E a distance of 115.443714 W a distance of 36.86 feet to a point which is the Southeast corner of said Affordable Housing Parcel; thence continuing along the North right-of-way of said Prospect Drive also being the Southern boundary of said Affordable Housing Parcel the following three (3) courses: 11.30 feet along the arc of a curve to the right having a radius of 270 feet, a central angle of 2°28'55" W, and a chord bearing of N10°20'59" W a distance of 11.70 feet; thence N70°13'30" W a distance of 46.63 feet; thence 258.68 feet along the arc of a curve to the left having a radius of 330.00 feet, a central angle of 44°57'94" W and a chord bearing of N31°35'27" W a distance of 252.28 feet to the West line of said Lot 14; thence along the West line of said Lot 14 also being the West line of said Affordable Housing Parcel a distance of 498.28 feet to the Point of Beginning, said parcel contains 10.01 acres, more or less.

- Mt. Crested Butte, Gunnison County, Colorado, under the name and style of PROSPECT HOMESTEAD SUBDIVISION has laid out, platted and subdivided the same as shown on this plat, and by these presents do hereby dedicate and convey to the Town of Mt. Crested Butte, Colorado:
- (1) the sidewalks, streets and roads shown herein for nonexclusive use by the public as public sidewalks, streets and roads and the installation and maintenance of public utilities;
 - (2) those portions of land labeled as Utility Easements shown herein for the nonexclusive use of installation and maintenance of public utilities (drainage and roadway improvements) and those portions of land labeled as Drainage Easements shown herein for the nonexclusive use of installation and maintenance of drainage improvements;
 - (3) to the Reserve Metropolitan District No. 1 those portions of land labeled as "Open Space" (including the "Trail Easement") and dedicate the same for use for utilities, drainage, and use by the public under such rules and regulations as the Reserve Metropolitan District No. 1 may enact, subject however to the Ski Operations Agreement to Crested Butte, LLC, a Colorado limited liability company, or its successor in interest operating the Crested Butte Ski Area, for winter recreation use, including skiing and snowboarding, and specifically including but not limited to the year-round use of the Mountain Access Easement over the Open Space shown herein;
 - (4) to owners of lots, tracts or parcels within this subdivision and their guests, but not to the public at large, the areas labeled as Common Area, Snow Storage Easement, and Parking Easement, subject to the rules and regulations adopted by the Prospect Homestead Owners' Association, a Colorado non-profit corporation.

In witness whereof, Prospect Development Company, Inc., a Colorado corporation, has caused its name to be subscribed this 15th day of August, 2008.

PROSPECT DEVELOPMENT COMPANY, INC., a Colorado corporation
Michael C. Dawson
 Name: Michael Dawson
 Title: Vice President - Real Estate & Development
 STATE OF COLORADO)
) ss.
 County of Gunnison)

The foregoing instrument was acknowledged before me this 15th day of August, 2008, by Michael Dawson, as Vice President of Prospect Development Company, Inc., a Colorado corporation.
 My commission expires: 03/26/2009
 Witness my hand and official seal.
Michael C. Dawson
 Notary Public

In witness whereof, The Town of Mt. Crested Butte, a Colorado Municipal Corporation, has caused its name to be subscribed this 15th day of August, 2008.

THE TOWN OF MT. CRESTED BUTTE, a Colorado home rule municipality
Tom Orwood
 Mayor

Witness my hand and official seal.
Tom Orwood
 Notary Public

MT. CRESTED BUTTE TOWN COUNCIL

The within plat of Prospect Homestead Subdivision is approved for filing this 15th day of August, 2008 and the Town of Mt. Crested Butte hereby vacates the Mt. Crested Butte Affordable Housing Parcel at Reception No. 528500. The dedication of the public ways shown herein are accepted by the Town of Mt. Crested Butte, Colorado, subject to the condition that said town shall undertake the maintenance of said public ways only after construction of said public ways has been satisfactorily completed to the town specifications, by the subdivider, and a resolution of the Town Council accepting the same has been adopted and placed of record.

THE TOWN COUNCIL
 MT. CRESTED BUTTE, COLORADO
Tom Orwood
 Town Clerk

Witness my hand and official seal.
Tom Orwood
 Notary Public

Dated this ___ day of _____, 2008.

MT. CRESTED BUTTE WATER AND SANITATION DISTRICT, a Colorado special district
 By: _____
 Title: _____
 STATE OF COLORADO)
) ss.
 County of Gunnison)

The foregoing instrument was acknowledged before me this ___ day of _____, 2008, by _____ of Mt. Crested Butte Water and Sanitation District, a Colorado special district.
 Witness my hand and official seal.
 My commission expires: _____

 Notary Public

RECORDATION OF PROTECTIVE COVENANTS

- Declaration of Covenants, Conditions and Restrictions for Prospect at Mt. Crested Butte recorded at Reception No. 521970 and Amendment to Declaration of Covenants, Conditions and Restrictions recorded March 30, 2005 at Reception No. 523224, Third Amendment recorded February 28, 2006 at Reception No. 523223; and Fourth Amendment recorded 12/12/08, 2008 at Reception No. 523224;
- Declaration of Protective Covenants for Prospect Homestead Subdivision recorded 12/12/08 at Reception No. 523224;
- Affordable Housing Deed Restriction for Prospect Homestead Subdivision recorded 12/12/08 at Reception No. 523224.

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plat of PROSPECT HOMESTEAD SUBDIVISION, was accepted for filing in the office of the office of the Clerk and Recorder of Gunnison County, Colorado, on this 15th day of August, 2008.

Reception No. 527999
 Time: 2:44 pm
 Date: 12-15-2008

William Beck
 County Clerk and Recorder



According to Colorado law, you must examine any legal action taken upon any defect in this survey within three years after this last document is filed. In no event may any legal action be taken upon any defect in this survey, or corrected more than ten years from the date of this certification shown herein.

SCHMUESER | GORDON | MEYER
 ENGINEERS & SURVEYORS

SCHMUESER GORDON MEYER
 1118 W. 6TH STREET, SUITE 200
 GLENWOOD SPRINGS, COLORADO 81601
 (970) 945-1000 FAX (970) 945-8948
 ASPEN, COLORADO (970) 925-8727
 E-mail: survey@sgm-inc.com

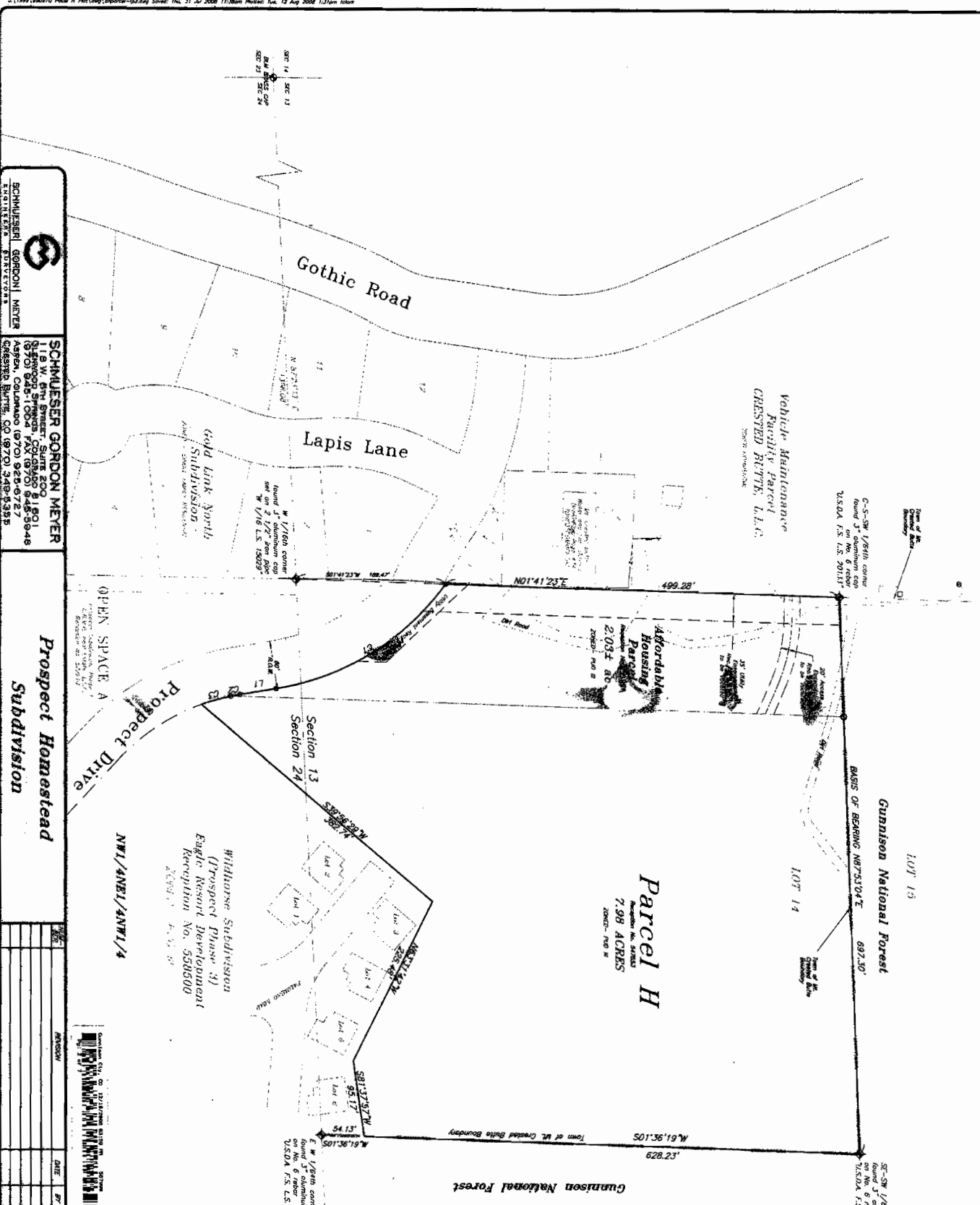
**Prospect Homestead
 Subdivision**

NO.	REVISION	DATE	BY

**Final
 Plat**

Job No. 990970
 Drawn by: SG
 Date: 08/12/08
 Approved: _____ OF _____

Plat of
PROSPECT HOMESTEAD SUBDIVISION
 Existing Conditions



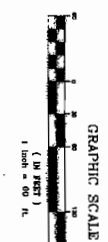
SCHWUESER GORDON MEYER
 118 W. 6th Street, Suite 300
 Denver, CO 80202
 (303) 455-1000
 SCHWUESER GORDON MEYER
 118 W. 6th Street, Suite 300
 Denver, CO 80202
 (303) 455-1000

Prospect Homestead Subdivision

REVISION	DATE	BY

Final Plat

20138
 08/12/08
 7



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	330.00	208.88	126.57	75°52'38"	44°57'54"
C2	270.00	11.70	5.93	111.70	\$102°02'59"E
C3	270.00	38.92	19.49	108.89	\$152°43'14"E

LINE TABLE

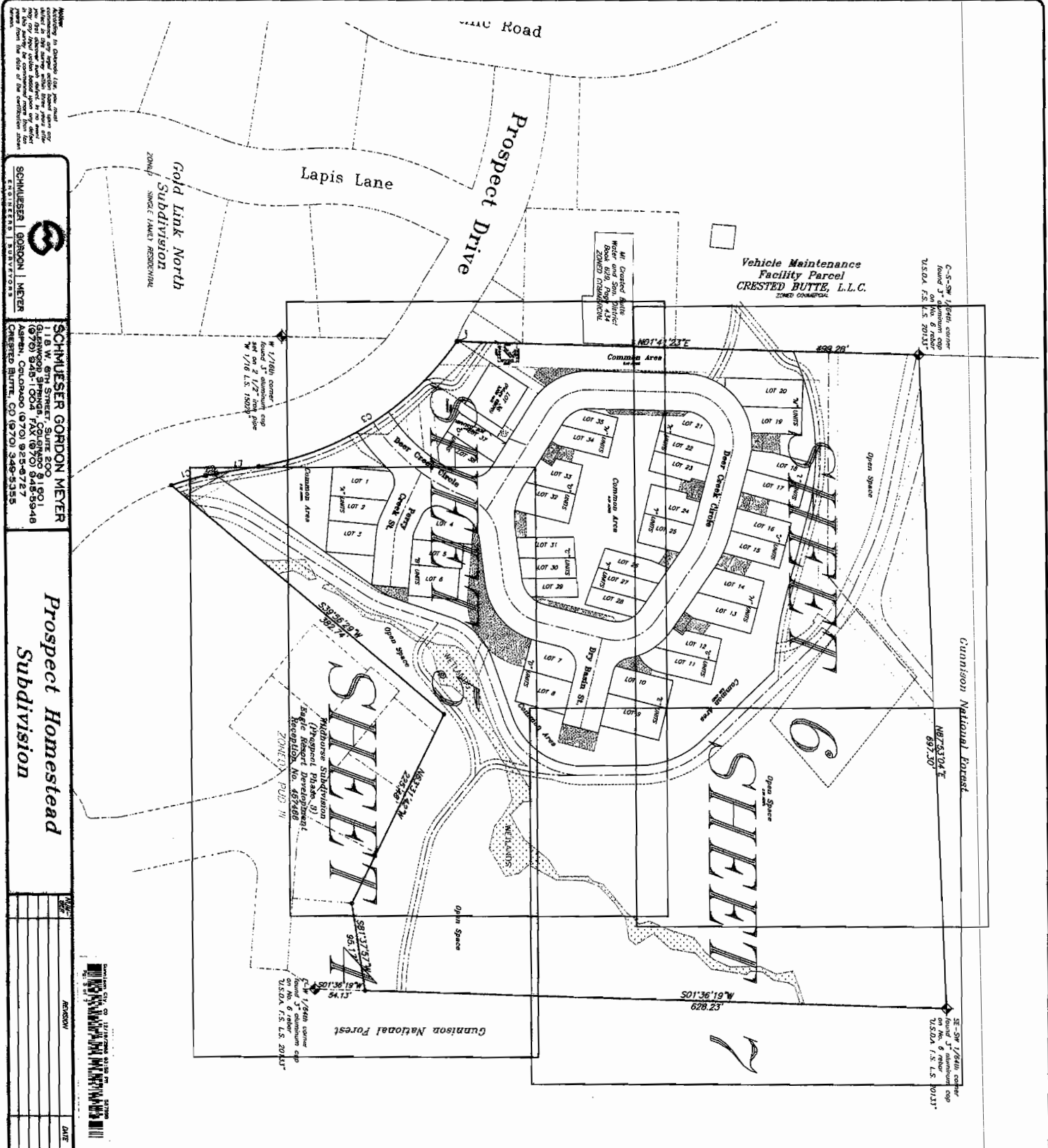
LINE	LENGTH	BEARING
L1	46.63	509°06'30"E

1. Base of bearing for this map is a bearing of N87°51'04"E established between the C-S-W 1/8th corner and the S-E-SW 1/8th corner U.S.D.A. Physical Meridian, Colorado, Township 13 South, Range 86 West, of the Sixth Colorado State Home Grant Zone.

2. This survey does not represent a title search by this surveyor to determine ownership or to discover encumbrances or other encumbrances of record.

♦ U.S. Forest Service 2-1/2" Dia. aluminum marked as shown U.S. 20133

○ Found #5 Rebar & Red Plastic Cap marked L.S. 20133

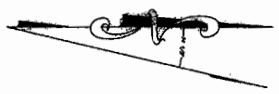
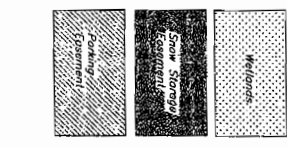
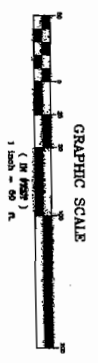


Part of
PROSPECT HOMESTEAD SUBDIVISION
 Lot 14 of Section 13, and the
 NW1/4NE1/4NW1/4 of Section 24, Township
 13 South, Range 66 West, 6th P.M.,
 County of Gunnison, State of Colorado

LINE	LENGTH	BEARING
L1	46.83	S87°W/30.13°

LEGEND

- SECTION CORNER AS NOTED
- PROPERTY CORNER - REBAR AND CAP "S 2013"
- PROPERTY BOUNDARY
- FENCE LINE
- EXHIBENT LINE AS NOTED
- LOT LINE
- CENTER LINE



SCHWESER | GORDON | MEYER
 ENGINEERS | SURVEYORS

SCHWESER GORDON MEYER
 118 W. 8TH STREET, SUITE 200
 ASPEN, COLORADO 81602 FAX (970) 925-9418
 ASPEN, COLORADO (970) 925-9727
 CRESTED BUTTE, CO (970) 348-5355

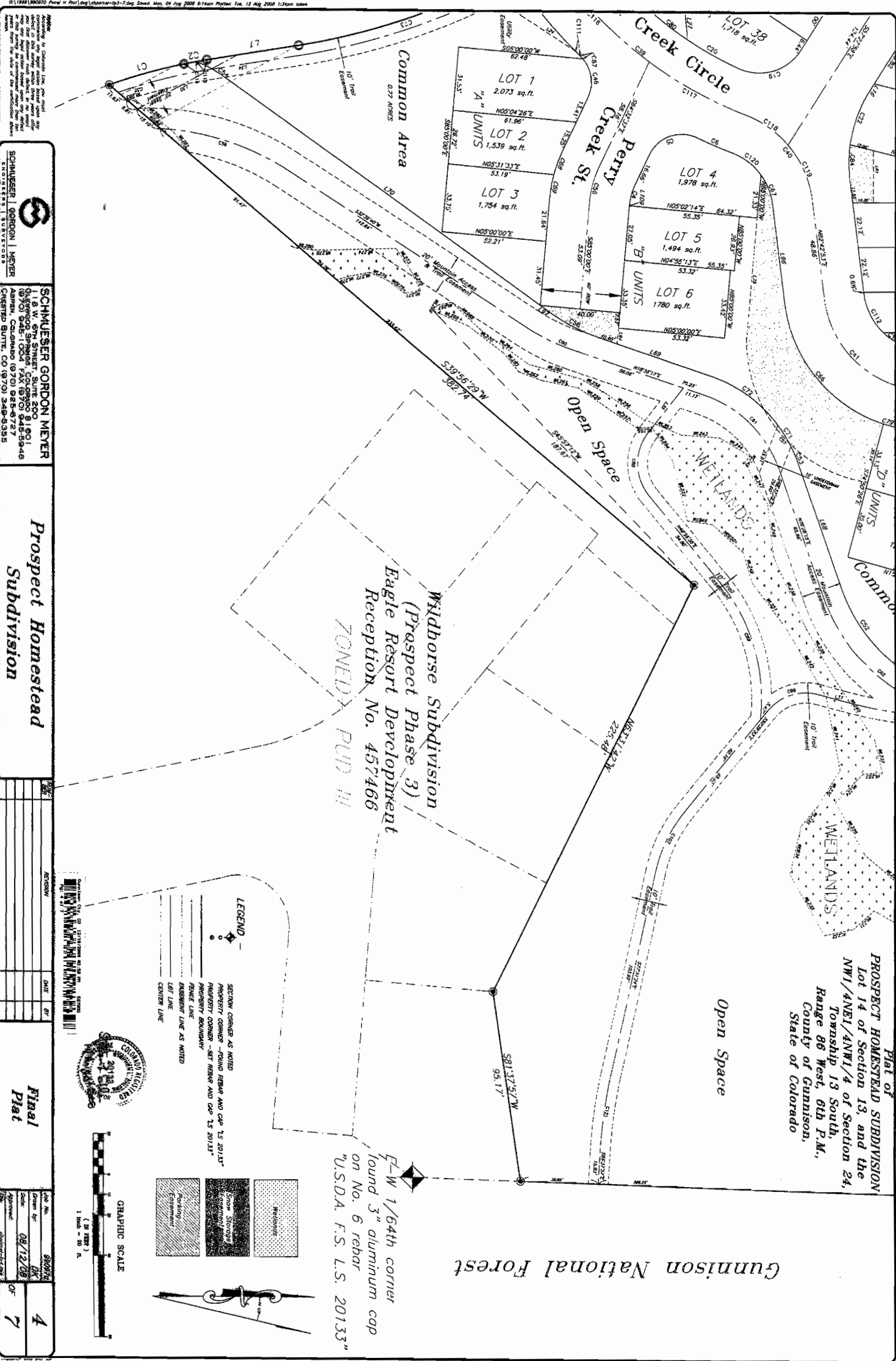
**Prospect Homestead
 Subdivision**

DATE	REVISION

Final Plat

Job No.	040912
Drawn by	DK
Date	08/12/08
Checked by	
Approved	
Scale	AS SHOWN

3
OF
7



SCHAUSSER | GORDON | MEYER
ENGINEERS | SURVEYORS

SCHAUSSER GORDON MEYER
118 W. 8TH STREET, SUITE 500, 801
ASPEN, COLORADO 81501
(970) 926-3822 FAX (970) 926-5946
CENTRED BUTTE, CO. 81202 348-8355

*Prospect Homestead
Subdivision*

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY		
2	REVISED		
3	REVISED		
4	REVISED		
5	REVISED		
6	REVISED		
7	REVISED		
8	REVISED		

Final Plat

Job No.	990924
Drawn by	DK
Date	09/12/08
Approved	[Signature]
Pages	7
Sheet	4

LEGEND

- SECTION CORNER AS NOTED
- PROPERTY CORNER - FOUND NEAR AND CAP' 'S 20133"
- PROPERTY CORNER - SET NEAR AND CAP' 'S 20133"
- PROPERTY BOUNDARY
- FENCE LINE
- EXISTING LINE AS NOTED
- LOT LINE
- CENTER LINE

GRAPHIC SCALE
1" = 25' 1"

WETLANDS
Snow Storage
Parking
Equipment

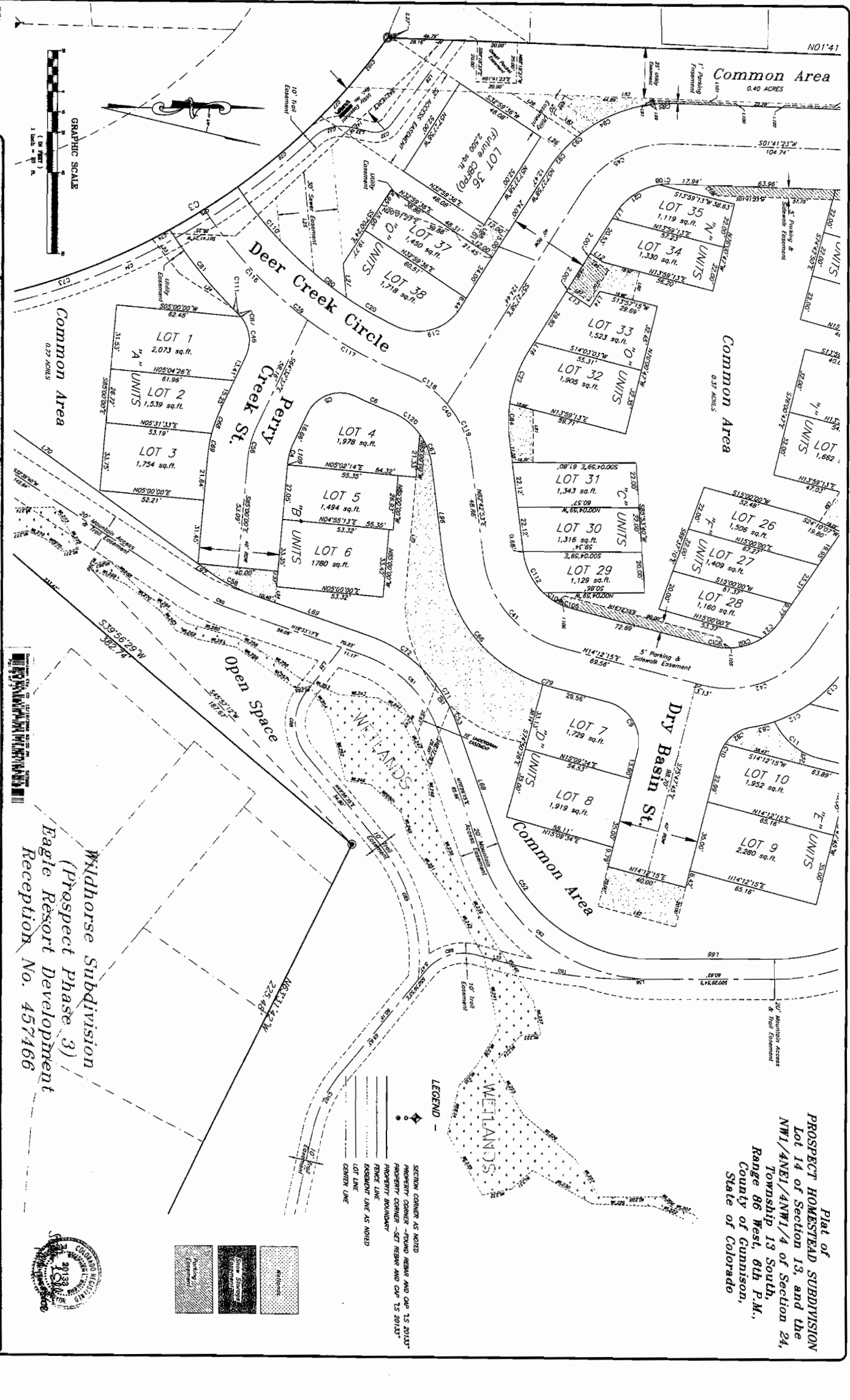
20' Mountain Access & Trail Easement
10' Trail Easement
10' Foot Easement
30' Unimproved Barren
30' Unimproved Barren
30' Unimproved Barren

WETLANDS

Found 3" aluminum cap on No. 6 rebar "U.S.D.A. F.S. L.S. 20133"

Part of PROSPECT HOMESTEAD SUBDIVISION Lot 14 of Section 13, and the NW1/4NE1/4NW1/4 of Section 24, Township 13 South, Range 86 West, 6th P.M., County of Gunnison, State of Colorado

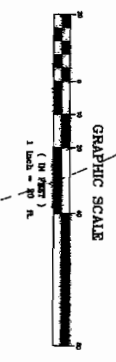
Common Area
0.27 ACRE
Perry Creek St.
Creek Circle
Open Space
WETLANDS
Widhorse Subdivision (Prospect Phase 3) Eagle Resort Development Reception No. 457466
ZONED PUD III
Common Area



Common Area
0.40 ACRES

Common Area
0.27 ACRES

Common Area
0.22 ACRES



SCHMUESER GORDON MEYER
112 W. 6TH STREET, SUITE 200
DENVER, COLORADO 80202
SCHMUESER | GORDON | MEYER
REGISTERED PROFESSIONAL ENGINEERS
ARCHITECTS
CRENSHAW BLVD., CO 8700 348-5355

Prospect Homestead Subdivision

NO.	DATE	BY
1		
2		
3		
4		
5	08/12/04	DK

Final Plat

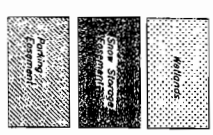
Job No. 880572
Drawn By: DK
Date: 08/12/04
OF 7

Widhorse Subdivision
(Prospect Phase 3)
Eagle Resort Development
Reception No. 457466

Plat of PROSPECT HOMESTEAD SUBDIVISION
Lot 14 of Section 13, and the NW1/4NE1/4NW1/4 of Section 24, Township 13 South, Range 86 West, 6th P.M., County of Gunnison, State of Colorado

LEGEND

- SECTION CORNER AS NOTED
- PROPERTY CORNER - FOUND REMAIN AND CAP TS 2013X
- PROPERTY CORNER - SET REMAIN AND CAP TS 2013X
- PROPERTY BOUNDARY
- FENCE LINE
- EASEMENT LINE AS NOTED
- LOT LINE
- CENTER LINE

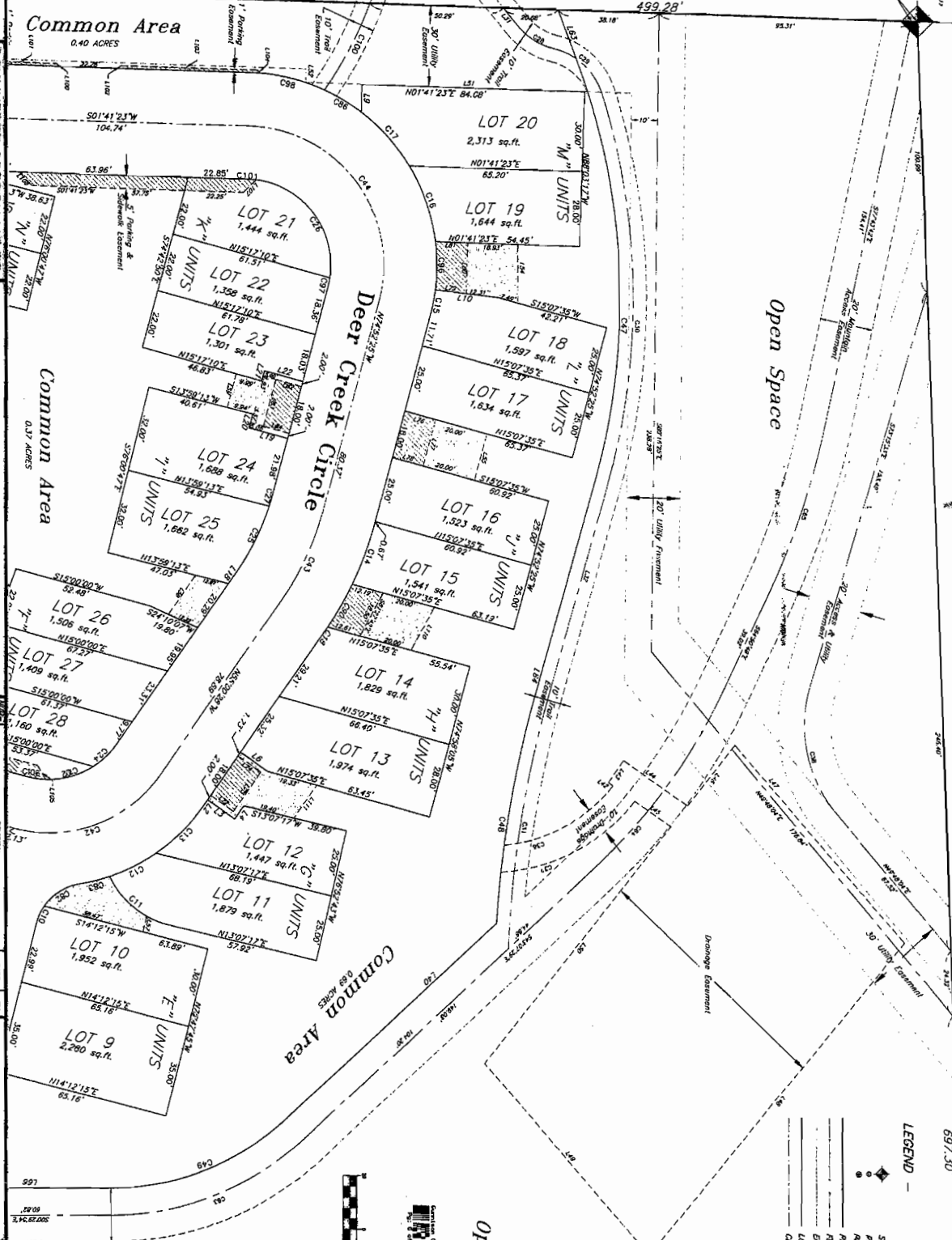


**Vehicle Maintenance
Facility Parcel
CRESTED BUTTE, L.L.C.**
ZONFD COMMERCIAL

C-S-SW 1/64th corner
found 3" aluminum cap
on No. 6 rebar
"U.S.D.A. F.S. 1.S. 20133"

Plat of
PROSPECT HOMESTEAD SUBDIVISION
Lot 14 of Section 13, and the
NW1/4NE1/4NW1/4 of Section 24,
Township 13 South,
Range 86 West, 6th P.M.,
County of Gunnison,
State of Colorado

Gunnison National Forest



Mt. Crested Butte
Water and San. District
Book 629, Page 434

SCHMUESSER | GORDON | MEYER
ENGINEERS | ARCHITECTS

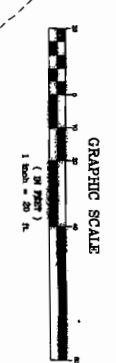
SCHMUESSER GORDON MEYER
118 W. 8TH STREET, SUITE 800
ASPEN, COLORADO 81701
(970) 925-1004 FAX (970) 925-5048
CRESTED BUTTE, CO 81702 349-5355

**Prospect Homestead
Subdivision**

DATE	BY	DESCRIPTION

**Final
Plat**

Job No. 883029
Drawn By: DK
Date: 08/12/08
Approved: [Signature]
OF 6



Open Space
3.79 ACRES

LEGEND

- SECTION CORNER AS NOTED
- PROPERTY CORNER - ROUND REBAR AND CAP 1.5 INCH
- PROPERTY CORNER - ST. REBAR AND CAP 1.5 INCH
- PROPERTY BOUNDARY
- REBAR LINE
- EASEMENT LINE AS NOTED
- LOT LINE
- CENTER LINE



AMENDED AND RESTATED AFFORDABLE HOUSING DEED RESTRICTION

THIS AMENDED AND RESTATED AFFORDABLE HOUSING DEED RESTRICTION ("Deed Restriction") is entered into this 19th day of March, 2019, by Prospect Development Company, Inc., a Colorado corporation ("Developer"), and the Town of Mt. Crested Butte, Colorado, a Colorado home rule municipality, (the "Beneficiary"). The Developer and Beneficiary are sometimes referred to herein collectively as the "Parties." This Deed Restriction replaces and supersedes in its entirety that certain Amended Affordable Housing Deed Restriction recorded on January 20, 2019, at reception number 658496 in the Office of the Gunnison County Clerk and Recorder.

1. Property Subject to Deed Restriction. The following real property ("Real Property") is hereby made subject to these Affordable Housing Restrictions ("Restrictions"):

Lots 1 through 39, Prospect Homestead Subdivision, according to the Plat filed December 10, 2008 at Reception No. 587999 of the records of Gunnison County, Colorado,

**Town of Mt. Crested Butte,
County of Gunnison,
State of Colorado.**

Townhome units (each a "Unit" and collectively the "Units") are being constructed on the Real Property. Pursuant to Exhibit 2 to that certain Contract to Buy, Sell, and Develop Deed Restricted Housing in the Homestead Subdivision, dated November 21, 2018, and recorded in the Office of the Gunnison County Clerk and Recorder at reception number 658307. Each Unit on the Real Property has been designated an income and net worth category of 1 through 4.

2. Qualified Individuals.

2.1 The use and occupancy of the Units shall be exclusively limited to housing for natural persons where at least one member of the household meets the definition of a "Qualified Individual", as defined in section 2.2 below. The Gunnison Valley Regional Housing Authority, or any comparable governmental agency selected by The Town of Mt. Crested Butte, Colorado responsible for the administration of affordable housing ("Housing Agency") shall determine which individuals meet the definition of Qualified Individuals and shall enforce the terms and conditions of these Affordable Housing Restrictions.

2.2 A Qualified Individual is a natural person who meets all of the following qualifications:

2.2.1 Has resided in Gunnison County, Colorado, for at least the immediately preceding one year; and

2.2.2 Is employed in Gunnison County, Colorado, works at least 30 hours per week on average, annually, and earns at least eighty percent (80%) of their adjusted total income from a business, government,



or organization operating in and/or serving the County and its residents; and

2.2.3 Has a net worth less than the following amounts:

Category 1	\$122,000.00
Category 2	\$243,000.00
Category 3	\$365,000.00
Category 4	\$487,000.00

Net worth, as defined in this section 2.2.3, shall not include personal retirement plans or accounts. The amounts shall be adjusted annually by the change in the Consumer Price Index Denver-Boulder-Greeley (CPI-U), published by the U. S. Department of Labor, Bureau of Labor Statistics.

2.2.4 Will occupy the Unit as his or her primary residence. The occupant shall be deemed to have ceased to use the Unit as his or her primary residence by accepting permanent employment outside of Gunnison County, or residing in the Unit for fewer than nine (9) months out of any twelve (12) months.

2.2.5 Has a combined household income level set forth below which is within the range of percentages of the median household income for Gunnison County as published annually by the Department of Housing and Urban Development, as adjusted for household size ("AMI"), for the Unit which the person desires to be considered eligible for:

Category 1	< 80% AMI
Category 2	81% to 120% AMI
Category 3	121% to 160% AMI
Category 4	161% to 200% AMI

2.2.7 Qualified individuals are not permitted to own other improved residential real estate in or out of Gunnison County. Improved residential real estate includes stick-built homes and mobile and manufactured housing on a permanent foundation or with utilities. If such property is owned, the purchaser must list for sale, the residential real estate or mobile home prior to closing on the Unit and must still meet the asset/income limitations as set forth in 2.2 herein. Upon sale, a copy of the recorded warranty deed must be provided to the Housing Agency. If they property is not sold by the time of closing on the unit, it must remain actively listed and marketed until sold.

2.3 In order to be approved as a Qualified Individual, a person must establish by competent evidence that they meet the above qualifications contained in section 2.2.



Evidence that is acceptable to establish such qualifications includes, but is not limited to, the following:

- 2.3.1 Rent receipts, record of mortgage payments, utility receipts, voter registration records, and payroll records.
- 2.3.2 Income tax returns with all schedules.
- 2.3.3 Sworn affidavits regarding net worth, property ownership and/ or tax roll records, with supporting copies of deeds or bank statements, or account information.
- 2.3.4 Any other evidence deemed acceptable under the Housing Agency Guidelines, as amended.

2.4 Any person who seeks to be approved as a Qualified Individual shall submit an application therefor upon forms to be provided by the Housing Agency. The Housing Agency shall either approve or disapprove such applicant in writing as a Qualified Individual, stating the reason for any disapproval, within fifteen (15) working days of its receipt of the completed application and documentary evidence of the applicant's qualifications as a Qualified Individual. Person(s) must be determined to be a Qualified Individual prior to making any offer to purchase a unit. If an applicant is disapproved as a Qualified Individual, he may seek a hearing before the Housing Agency Board, as hereinafter provided.

2.5 The Developer, including any of its successors and assigns, will be deemed to satisfy the requirements of section 2.1 to own the Property as long as the Units within the Property are rented for 6 months or more to one or more Qualified Individuals that meet only the requirements of section 2.2.2 and 2.2.4.

2.6 The Housing Agency or any business owner in the Town of Mt. Crested Butte, Colorado or the Town of Crested Butte, Colorado will be considered a Qualified Individual as long as the Units within the Property are rented exclusively for 6 months or more to Qualified Individuals as defined in section 2.2. A business owner in Mt. Crested Butte or Crested Butte is defined as a business which holds a business license or sales tax license issued by the Town of Mt. Crested Butte or the Town of Crested Butte, Colorado.

2.7 Any Qualified individual who is an owner or tenant of a Unit is required to comply with annual certifications to the Housing Agency that they are in compliance with the requirements of this Deed Restriction. The Developer and Beneficiary acknowledge and recognize that the net worth and income of a Qualified Individual may increase over time. Nevertheless, in order to remain a Qualified Individual, net worth and income may not exceed Category 4 as defined herein.

3. PREFERENTIAL OCCUPANTS. "Preferential Occupant" means a Qualified Individual who also is one of the following categories of persons, which persons shall be given



preference under section 4.2 according to the following categories in order of priority:

3.1 First, employees of the Beneficiary, or the operator of Crested Butte Mountain Resort, or their affiliates,

3.2 Second, employees of the Reserve Metropolitan Districts,

3.3 Third, an employee of a business owner in Mt. Crested Butte or self-employed person working in Mt. Crested Butte, Colorado.

3.4 Fourth, an employee or business owner in the Town of Crested Butte, Colorado or self-employed person working in the Town of Crested Butte, Colorado.

3.5 Fifth, employee or self-employed person working in Gunnison County north of the intersection of County Road 813 (Jack's Cabin cut-off road) and Highway 135.

4. SALE AND RESALE LIMITATIONS

4.1 The Units may be sold only to an approved Qualified Individual, as defined in these Restrictions.

4.2 Preferential Occupants shall be considered prior to other Qualified Individuals in the sale of units if there is a waiting list or in the event that multiple offers are received.

4.3 The maximum initial sales prices of a Unit by a developer shall be calculated according to the Mt. Crested Butte Community Housing Guidelines, based upon the following assumptions:

4.3.1 95% loan to value ratio for Category 1 and Category 2 and 90% loan to value for Category 3 and 4, based upon a 30-year mortgage using a 10-year average of Federal Home Loan Mortgage Corporation (Freddie Mac) average annual rates.

4.3.2 Principal and interest, taxes, and homeowners' association dues cannot exceed 30% of the gross monthly household income. 10% shall be deducted from the 30% for taxes and insurance.

4.3.3 The down payment shall be a minimum of 5% for Category 1 and Category 2, and a minimum of 10% for Category 3 and Category 4.

4.3.4 The upper threshold of each Category shall be used in calculating the maximum initial sales price. (Category 1 = 80% AMI, Category 2 = 120% AMI, Category 3 = 160% AMI, Category 4 = 200% AMI)

4.3.5 The following household sizes shall correspond to the configuration of the Units:



Household Size

Bedroom Configuration

1	Studio, 1 Bedroom, 2 Bedroom
2	Studio, 1 Bedroom, 2 Bedroom, 3 Bedroom
3	2 Bedroom, 3 Bedroom
4 or more	3 Bedroom, 4 Bedroom

4.4 After the initial sale of a Unit by the Developer to a Qualified Individual, no subsequent sale of the Unit shall be for an amount greater than the "Maximum Sales Price".

4.5 The Maximum Sales Price shall be the aggregate of the following amounts:

4.5.1 The seller's purchase price of the Unit;

4.5.2 An amount equal to 3 per cent per annum of the seller's purchase price, prorated at the rate of 0.25 per cent per month from the date of seller's purchase of the Unit to the date of seller's sale of the Unit;

4.5.3 An amount equal to the actual cost incurred by seller in making improvements to the Unit which are eligible to add to the seller's basis in the Unit pursuant to the Internal Revenue Code up to a maximum of 10% of the seller's cost of the Unit.

4.6 Prior to the listing for sale of a Unit, the seller shall obtain confirmation from the Housing Agency that the sales price of the Unit does not exceed the Maximum Sales Price. The seller shall submit to the Housing Agency a copy of the proposed sales contract for the Unit, verified by affidavit of the seller, as being a true and correct copy, and a calculation of the Maximum Sales Price accompanied by evidence of the cost of any improvements which seller believes qualify for inclusion in the Maximum Sales Price. At a minimum, seller shall submit receipts to verify the costs of the improvements and affidavit verifying that the receipts are valid and correct and represent costs actually paid by seller at the time the improvements were made, and a copy of any building permit required for the improvement.

4.7 The seller shall provide the Housing Agency with a copy of an executed sales contract within 10 days of accepting such offer to purchase. Such offer to purchase must comply with all terms of this Deed Restriction.

4.8 The seller, and not the buyer, shall be responsible for the cost of the title insurance policy, including owner's extended coverage. In addition, seller shall not accept any other consideration which would cause an increase in the sales price of the Units, above the Maximum Sales Price so as to induce the seller to sell the Unit to such buyer.



4.9 NOTHING HEREIN SHALL BE CONSTRUED TO CONSTITUTE A REPRESENTATION OR GUARANTEE THAT UPON SALE OF THE UNIT, THE SELLER SHALL OBTAIN THE MAXIMUM SALES PRICE.

5. OWNERSHIP AND RENTAL

5.1 After the initial sale of the Unit, each subsequent owner of the Unit, by acceptance of a deed thereto, represents and warrants that the Unit shall be used only as his or her sole and exclusive place of residence at all times during his or her ownership of the unit, and he or she is and shall remain a Qualified Individual.

5.2 It is agreed that in the event an owner ceases to have the qualifications of a Qualified Individual, or if the owner changes his or her place of domicile or ceases to use the Unit as his or her sole and exclusive place of residence, the Unit will be offered for sale and will be sold to a Qualified Individual as provided herein. While the property is listed for sale, the owner may rent the Unit to a Qualified Individual as described in paragraph 5.4 below. An owner shall be deemed to have changed domicile by becoming a resident elsewhere, accepting permanent employment outside of Gunnison County, Colorado, or residing in the Unit fewer than nine months per calendar year, without the express written consent of the Housing Agency.

5.3 In the event that title to the Unit vests by descent in individuals and/or entities who are not Qualified Individuals, as that term is defined herein, the Unit shall be transferred to a Qualified Individual or listed for sale and sold to a Qualified Individual as provided herein. While the property is listed for sale, the owner may rent the Unit to a Qualified Individual.

5.4 During the time a Unit is listed for sale, an owner may rent the Unit to a Qualified Individual. Any rental agreement for the Unit to a Qualified Individual shall be for a minimum term of three (3) months and shall allow for no less than sixty (60) days notice of termination to the tenant in the event the Unit sells. In the event a Unit is rented, the Tenant shall meet all the criteria of a Qualified Individual under section 2.2 above, with the exception of the residency requirement under section 2.2.1.

5.5 The requirements of this section shall not preclude an owner from sharing occupancy of the Unit with non-owners who do not meet the requirements concerning occupancy of the Unit, or with non-owners who do not meet the requirements of a Qualified Individual, provided that the owner continues to meet the obligations contained in this Deed Restriction. At no time during the ownership of the unit may any portion of the unit be rented out for less than 3 months.

5.6 IN NO EVENT SHALL THE OWNER OR ANY SUBSEQUENT OWNER CREATE AN ADDITIONAL DWELLING UNIT WITHIN THE UNIT.

5.7 Nothing in these restrictions shall be construed to require the Beneficiary or Housing Agency to protect or indemnify the owner or a subsequent owner against any



losses attributable to the rental of the unit, including but not limited to non-payment of rent or damage to the premises; nor to require the Beneficiary or Housing Agency to obtain a tenant meeting the requirements of a Qualified Individual for the owner in the event such a tenant is not found by the owner.

5.8 Any owner or prospective buyer must agree to and execute the Notice of Lien form attached hereto as **Exhibit A**.

6. FORECLOSURE

6.1 It shall be a breach of these Restrictions for an owner to default in the payments or other obligations due or to be performed under a promissory note secured by deed of trust encumbering the Unit. The owner hereby agrees to notify the Beneficiary, in writing, of any notification owner receives from a lender, or its assigns, of past due payments or default in payment or other obligations due or to be performed under a promissory note secured by a deed of trust, as described herein, within five (5) calendar days of owner's notification from lender, or its assigns, of said default or past due payments.

6.2 Upon receipt of notice as provided herein, the Beneficiary shall have the right, in its sole discretion, to cure the default or any portion thereof. ("Curing Party"). In such event, the owner shall be personally liable to the Curing Party for past due payments made by the Curing Party, together with interest thereon at the rate specified in the promissory note secured by the deed of trust, plus one (1) per cent, and all actual expenses of the Curing Party incurred in curing the default. In the event the Owner does not repay the Curing Party within sixty (60) days of notice that the Curing Party has cured the owner's default, the owner agrees that the Curing Party shall be entitled to a lien against the Unit to secure payment of such amounts. Such a lien may be evidenced by a notice of lien setting the amounts due and rate of interest accruing thereon, and such notice of lien may be recorded in the real property records of Gunnison County, Colorado, until such lien is paid and discharged. The Curing Party shall have the additional right to bring an action to foreclose on the Unit for the payment of the lien set forth in this section 6.2.

6.3 In the event of a foreclosure on a promissory note secured by a first deed of trust on the Property, or any Unit, and the issuance of a public trustee's deed by the holder of such note and deed of trust ("Holder"), or the acceptance by Holder of such note and deed of trust of a deed in lieu of foreclosure of the Property, or any Unit, and Holder's subsequent recordation of the same in the Office of the Gunnison County Clerk and Recorder, the Beneficiary may acquire the Property or Unit by exercising that certain "Option to Purchase," a copy of which is attached hereto as **Exhibit B**. In the event that the Option is not exercised by the Beneficiary, this Deed Restriction be released and shall be of no further force or effect.



7. DEFAULT/BREACH

7.1 In the event the Beneficiary or Housing Agency has reasonable cause to believe an owner is violating the provisions of these Restrictions, the Beneficiary or the Housing Agency, through their authorized representatives, may inspect the Unit between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, after providing the owner with no less than 24 hours written notice.

7.2 The Housing Agency shall send a notice of violation to the owner detailing the nature of the violation and allowing the owner fifteen (15) days to determine the merits of the allegations, or to correct the violation. In the event the owner disagrees with the allegation of violation of these Restrictions, the owner may request, in writing, a hearing before the Housing Agency. If the owner does not request a hearing and the violation is not cured within the fifteen-day period, the owner shall be considered in violation of these Restrictions.

7.3 Whenever these Restrictions provide for a hearing before the Housing Agency, such hearing shall be scheduled by the Housing Agency within 21 days of the date of receipt of a written request for a hearing. At any such hearing, the owner or other aggrieved party may be represented by counsel and may present evidence on the issues to be determined at the hearing. An electronic record of the hearing shall be made, and the decision of the Housing Agency shall be a final decision, subject to judicial review.

7.4 There is hereby reserved to the parties hereto any and all remedies provided by law for breach of these Restrictions or any of its terms. In the event the parties resort to litigation with respect to any or all provisions of these Restrictions, the prevailing party shall be awarded its damages and costs, including reasonable attorney's fees.

7.5 In the event the Unit is sold and/or conveyed without compliance with the terms of these Restrictions, such sale and/or conveyance shall be wholly null and void and shall confer no title whatsoever upon the purported buyer. Each and every conveyance of the Unit, for all purposes, shall be deemed to include and incorporate by this reference the covenants herein contained, even without reference therein to these Restrictions.

7.6 In the event an owner fails to cure any breach of these Restrictions, the Housing Agency may resort to any and all available legal or equitable actions, including but not limited to specific performance of these Restrictions.

8. GENERAL PROVISIONS

8.1 These Restrictions shall constitute covenants running with the Real Property as a burden thereon, for the benefit of, and shall be specifically enforceable by the Beneficiary, Housing Agency, and/or their respective successors and assigns, as applicable. Enforcement by any appropriate legal action may include, but is not limited to specific performance injunction, reversion, or eviction of noncomplying owners and/or occupants.



8.2 Any notice, consent, approval, or request which is required to be given by any party hereunder shall be given by mailing the same, certified mail, return receipt requested, properly addressed and with postage fully prepaid, to the address provided herein or to the address of the owner. The owner shall advise the Housing Agency of any change in address, in writing said notices, consents, and approvals, shall be sent to the parties hereto at the following addresses, unless otherwise notified in writing:

To Developer: Prospect Development Company, Inc.
Post Office Box 5700
Mt. Crested Butte, Colorado 81225
Telephone: 970-349-2202
Fax: 970-349-2208

To Beneficiary: Town of Mt. Crested Butte, Colorado
P.O. Box 5800
Mt. Crested Butte, Colorado 81225
Telephone: 970-349-6632
Fax: 970-349-6326

To Subsequent Owners: At the address maintained in the records of the Gunnison County Assessor's office

8.3 Whenever possible, each provision of these Restrictions and any other related document shall be interpreted in such manner as to be valid under applicable law; but if any provision of these Restrictions shall be invalid or prohibited under said applicable law, such provisions shall be ineffective to the extent of such invalidity or prohibition, without invalidating the remaining provisions of such document.

8.4 These Restrictions and each and every related document is to be governed and construed in accordance with the laws of the State of Colorado.

8.5 Except as otherwise provided herein, the provisions and covenants contained herein shall inure to and be binding upon the heirs, successors, and assigns of the parties.

8.6 Owners and subsequent owners agree that he or she shall be personally liable for their participation in any of the transactions contemplated herein and that he or she will execute such further documents and take such further actions as may be reasonably required to carry out the provisions and intent of these Restrictions or any agreement or document relating hereto or entered into in connection herewith. The Developer, Beneficiary, and Housing Agency agree to reform these Restrictions as necessary to ensure that mortgages or deeds of trust on the units to be constructed on the Property remain eligible for purchase by Fannie Mae and Freddie Mac.

8.7 Any modifications of these Restrictions shall be effective only when made by a duly executed instrument by the Housing Agency and an owner, with the written



consent of the Beneficiary, and recorded with the Clerk and Recorder of Gunnison County, Colorado. Notwithstanding the foregoing, the Parties agree that the Beneficiary may unilaterally amend these Restrictions where deemed necessary to effectuate the purpose and intent of these Restrictions.

EXECUTED, this 20th day of March, 2019.

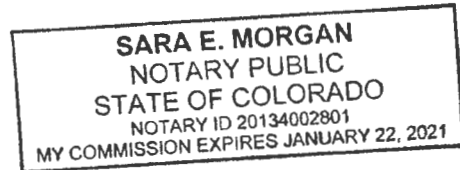
PROSPECT DEVELOPMENT COMPANY, INC.,
a Colorado corporation

By: *Michael Kraatz*
Michael Kraatz, Vice President

State of Colorado)
) ss.
County of Gunnison)

The foregoing Amended and Restated Affordable Housing Deed Restriction for Prospect Homestead has been acknowledged before me this 20 day of March, 2019, by Michael Kraatz as Vice President of Prospect Development Company, Inc., a Colorado corporation.

Witness my hand and official seal.
My commission expires: 11/22/21
Sara E. Morgan
Notary Public





TOWN OF MT. CRESTED BUTTE, COLORADO,
A Colorado home rule municipality

By: *Lauren Daniel*
Lauren Daniel, Mayor Pro Tem

Attest:

Tiffany O'Connell
Tiffany O'Connell
Town Clerk



Exhibit A

NOTICE OF LIEN

AND MEMORANDUM OF ACCEPTANCE OF AMENDED AND RESTATED AFFORDABLE HOUSING DEED RESTRICTION FOR (insert property address here), HOMESTEAD SUBDIVISION, TOWN OF MT. CRESTED BUTTE, COLORADO, GUNNISON COUNTY, COLORADO WHEREAS, {insert Buyer name(s), the “Buyer” is purchasing from (insert name of seller here), the “Seller” at a price of \$ (insert purchase price here) the real property described as:

(insert legal description here)

known as the “Property”; and

WHEREAS, the Seller of the Property is requiring, as a condition to the sale transaction, that the Buyer acknowledge and agree to the terms, conditions and restrictions found in that certain instrument entitled “Amended and Restated Affordable Housing Deed Restriction” for the Property, recorded on (insert recording date of deed restriction here) under Reception No. (insert Reception No. here), in the real property records of Gunnison, Colorado (the “Deed Restriction”).

NOW, THEREFORE, as an inducement to the Seller to sell the Property, the Buyer:

1. Acknowledges that Buyer has carefully read the entire Amended and Restated Affordable Housing Deed Restriction, has had the opportunity to consult with legal and financial counsel concerning the Deed Restriction and fully understands the terms, conditions, provisions, and restrictions contained in the Deed Restriction.
2. States that any Notice to Buyer should be sent to:
(insert Buyer mailing address here)



EXHIBIT B

**PROSPECT HOMESTEAD
AMENDED AND RESTATED AFFORDABLE
HOUSING DEED RESTRICTION
OPTION TO PURCHASE**

This Option to Purchase is hereby granted to the Town of Mt. Crested Butte, Colorado, a Colorado home rule municipality ("**Beneficiary**") by _____, its successors and/or assigns who is the "**Holder**" of a promissory note ("**Promissory Note**") secured by a first deed of trust on the Unit (defined below), and _____, Owner of the Unit and borrower under the Promissory Note ("**Owner**"). Beneficiary, Holder, and Owner are collectively referenced herein as the "**Parties**".

Recitals

WHEREAS, Owner is currently vested in title to the real property, which is more particularly described as follows:

_____, Prospect Homestead Subdivision, according to the Plat recorded December 10, 2008, as Reception No. 587999, Town of Mt. Crested Butte, County of Gunnison, State of Colorado;

Also known as _____, Town of Mt Crested Butte, CO ("**Unit**"); and

WHEREAS, the Unit is subject to that certain Amended and Restated Affordable Housing Deed Restriction (the "**Deed Restriction**"), recorded at reception number _____ in the Office of the Gunnison County Clerk and Recorder; and

WHEREAS, the Parties desire to enter into this Option regarding the purchase of the Unit, as set forth herein.

Agreement

NOW THEREFORE, in consideration of the mutual covenants and obligations contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and accepted, the Parties hereby agree as follows:

A. Definitions. Capitalized terms not otherwise defined herein shall have the meaning given to them in Amended and Restated Deed Restriction.

B. Grant of Option. In the event of (i) a foreclosure by Holder of the Promissory Note and the issuance of a public trustee's deed in and to the Unit to Holder following the expiration of all statutory redemption rights; or (ii) the acceptance by Holder of a deed in lieu of foreclosure of the Unit and Holder's subsequent recordation of the same in the Office of the Gunnison County Clerk and Recorder, Beneficiary shall have the option to



purchase the Unit ("**Option**"), which Option shall be exercised as set forth herein.

C. Notice. Upon Holder's receipt of a public trustee's deed to the Unit, or upon recording the deed in lieu of foreclosure, Holder shall provide written notice to Beneficiary of the commencement of the option period ("**Notice of Option Period**"), which Notice of Option Period shall be sent by email and certified mail, return receipt requested, and addressed as follows:

BENEFICIARY: Town Manager
Town of Mt. Crested Butte, Colorado
P.O. Box 5800
Mt Crested Butte, CO 81225
Email: _____

D. Exercise of Option. Beneficiary shall have thirty (30) days after receipt of the above-described notice ("**Option Period**") within which to exercise this Option to purchase by delivering to Holder a "Notice of Exercise of Option" substantially in the form attached hereto as **Exhibit B-1**. The Notice of Exercise of Option shall be sent by email and certified mail, return receipt requested, and addressed as follows:

HOLDER: _____

Email: _____

E. Title and Closing. Closing shall occur no later than ninety (90) days from the exercise of the Option. At closing, and in exchange for the Option Price (as defined below), Holder shall deliver to Beneficiary a special warranty deed conveying the Unit to Beneficiary, and also shall deliver possession of the Unit. Holder shall convey only such title as it received through the public trustee's deed or deed in lieu of foreclosure and will not create or participate in the creation of any additional liens or encumbrances against the Unit following issuance of the public trustee's deed or deed in lieu of foreclosure to Holder. Holder shall not be liable for any of the costs of conveyance to Beneficiary. At closing, and in exchange for the special warranty deed described above, Beneficiary shall tender to Holder in cash or certified funds, the following option price ("**Option Price**"):

(1) if a public trustee's deed in and to the Unit has been issued, an amount equal to the amount paid or bid at the public trustee's sale (plus any bid deficiency); plus any additional reasonable costs directly related to the foreclosure or the ownership of the Unit subsequent to the public trustee's sale up to the conveyance of the Unit to Beneficiary; OR

(2) if a deed in lieu of foreclosure has been recorded, (i) an amount equal to the amount due to Holder with respect to the Unit on the date the deed in lieu of



foreclosure was recorded; *plus* (ii) any additional reasonable costs related to the deed in lieu of foreclosure or the ownership of the Unit incurred by Holder subsequent to the date the deed in lieu of foreclosure was recorded up to the conveyance of the Unit to Beneficiary, *less* (iii) any unpaid amounts secured by any other lien, deed of trust or other encumbrance on the Unit (*provided*, however, that if any such other lien, deed of trust or other encumbrance which is subordinate to Holder's deed of trust was removed by Holder, the amounts paid by Holder to obtain such removal shall also be added to the Option Price).

F. Time is of the essence / remedies. Time is of the essence hereof; provided, however, that the term of this Option shall be extended in a manner deemed reasonable by the Parties hereto in order to account for any circumstances beyond the reasonable control of a Party that prevent or impede the due performance of this Option. If Holder is in default, after written notice of such default is given and Holder has not cured the same within a reasonable period thereafter, Beneficiary may elect to treat this Option as being in full force and effect and shall have the right to specific performance or damages, or both.

G. Perpetuities Savings Clause. If any of the terms, covenants, conditions, restrictions, uses, limitations, obligations or options created by this Option Agreement shall be unlawful or void for violation of: (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing like or similar time limits, then such provision shall continue only for the period of the lives of the current duly elected members of the Town Council of Beneficiary, their now living descendants, if any, and the survivor of them, plus twenty-one (21) years.

H. Successors and Assigns. The provisions and covenants contained herein shall inure to and be binding upon the heirs, successors and assigns of the Parties.

I. Modifications. The Parties agree that any modification to this Option Agreement shall be effective only when made by a writing signed by all Parties and recorded in the Office of the Gunnison County Clerk and Recorder.

IN WITNESS WHEREOF, the Parties have executed this instrument on this ____ day of _____, 20__.

***[THE REMAINDER OF THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY;
SIGNATURES OF THE PARTIES APPEAR ON THE FOLLOWING PAGES]***



HOLDER

By: _____

Name: _____

Title: _____

Mailing Address: _____

STATE OF _____)
County of _____) ss.

The foregoing Option to Purchase for Prospect Homestead has been acknowledged before me this day of _____, 20____, by _____.

Witness my hand and official seal.
My commission expires:

Notary Public

OWNER:

Name: _____

Mailing Address: _____

STATE OF _____)
County of _____) ss.

The foregoing Option to Purchase for Prospect Homestead has been acknowledged before me this day of _____, 20____, by _____.

Witness my hand and official seal.
My commission expires:

Notary Public



BENEFICIARY:

TOWN OF MT. CRESTED BUTTE, COLORADO,
A Colorado home rule municipality

By: _____
_____, Mayor

Attest:

_____, its Town Clerk

**EXHIBIT B-1
FORM OF NOTICE OF EXERCISE OF OPTION**

To HOLDER:

Please take notice that pursuant to paragraph D of that certain Option to Purchase dated, _____, _____, 20____, and recorded at reception number _____ in the Office of the Gunnison County Clerk and Recorder, the undersigned Beneficiary hereby exercises its option to purchase the Unit described therein.

By:

BENEFICIARY:

TOWN OF MT. CRESTED BUTTE, COLORADO,
A Colorado home rule municipality

By: _____
_____, Mayor

Attest:

_____, its Town Clerk

Gunnison County, CO
3/29/2019 1:41:16 PM
556

659291
Page 19 of 19
R 103.00 D 0.00



RESOLUTION NO. 2024 – 1 – 1

**A RESOLUTION DESIGNATING THE TIME AND PLACE FOR
REGULAR BOARD MEETINGS AND THE POSTING PLACE FOR SAID
NOTICE AND AGENDAS DURING THE YEAR 2024.**

1. The regularly scheduled meeting of the Board of Directors of the Crested Butte Fire Protection District shall be the second Tuesday of each month beginning at 5:15 PM.
2. The location of all regular and special meetings of the Board of Directors of the Crested Butte Fire Protection District shall be the Mt. Crested Butte Fire Station 2 meeting room, 751 Gothic Road, Mt. Crested Butte, Colorado unless otherwise specified.
3. Notice of the time and place of designated regular meetings and the 3-day notice of all special meetings shall be posted at the following public places:
 - a. The Crested Butte Fire Protection District Website: <http://cbfpd.org>
 - b. Crested Butte Fire Station 1 at 306 Maroon Ave, Crested Butte, CO 81224
4. Agendas for all regular meetings shall be posted at the entry lobby of the Crested Butte Fire Station and online a minimum of 24 hours prior to the meeting.
5. Agendas for special meetings shall be included within the 3-day posting notice.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CRESTED BUTTE FIRE PROTECTION DISTRICT, GUNNISON COUNTY, COLORADO THAT THE FOREGOING STATUTORY POSTING OF MEETING REQUIREMENTS BE ADOPTED.

ADOPTED, this 9th day of January, 2024.

CRESTED BUTTE FIRE PROTECTION DISTRICT

By: _____
Chris McCann, Chairman

ATTEST:

By: _____
W. Eric Tunkey, Secretary

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

To: County Commissioners of Gunnison County, Colorado

The Board of Directors of the Crested Butte Fire Protection District hereby certifies the following mill levies to be extended upon the NET assessed valuation of \$656,777,350

Submitted this date: January 10, 2024

For Budget Year: 2024

PURPOSE	LEVY	REVENUE
General Operating Expenses	10.079 mills	\$6,619,659
1. Minus: Temporary Tax Credit	(2.013 mills)	(\$1,322,093)
2. Subtotal for General Operating	8.066 mills	\$5,297,566
3. General Obligation Bonds & Interest	2.557 mills	\$1,679,700
4. Contractual Obligations	0.000 mills	\$0
5. Capital Expenditures	0.000 mills	\$0
6. Refunds / Abatements:	0.022 mills	\$14,149
Total	10.645 mills	\$6,991,415

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of the Crested Butte Fire Protection District, Gunnison County Colorado, this 9th day of January, 2024.

Chris McCann, Chairman

Attest: _____
Eric Tunkey, Secretary

Contact Person: Sean M. Caffrey

Daytime Phone: 970-349-5333 x1

Signed: _____

Title: Chief Executive Officer

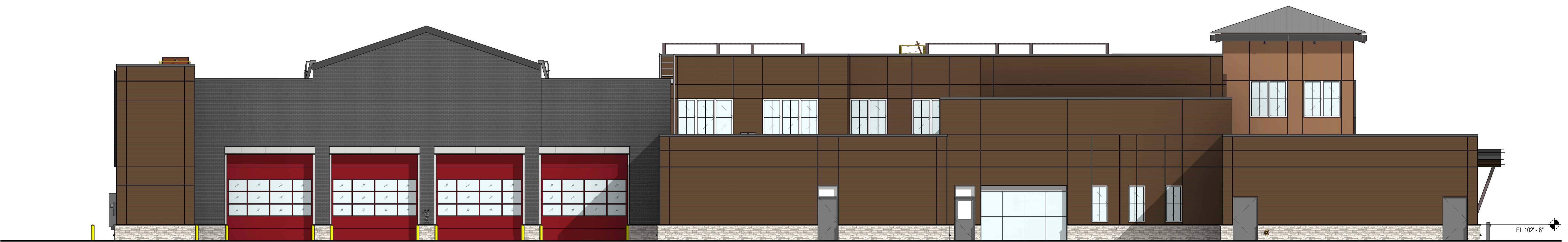


1 NORTH ELEVATION
PR3 1/8" = 1'-0"

2 SOUTH ELEVATION
PR3 1/8" = 1'-0"



4 WEST ELEVATION
PR3 1/8" = 1'-0"



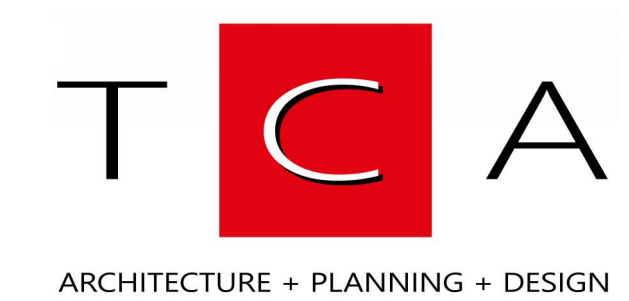
3 EAST ELEVATION
PR3 1/8" = 1'-0"



CRESTED BUTTE FIRE PROTECTION DISTRICT HEADQUARTERS

FRONT ENTRY CANOPY

12/20/2023



CRESTED BUTTE FIRE PROTECTION DISTRICT
 PENSION FUND ACTIVITY STATUS

2023

		DATE JOINED																						TOTAL										
L-NAME	F-NAME	J-Y	J-M	94	95	96	97	98	99	0	1	2	3	4	5	6	7	8	9	10	11	12	13		14	15	16	17	18	19	20	21	22	23
Reily	Mike	2004	4											1	1	1	1	0.5	1	1	0.5	0.5	0.5	0.5	1	1	1	1	1	1	1	1	1	17.5
Shaner	Beth	2007	1														1	1	1	1	1	1	1	0.5	0.5	0.5	1	0.5	1	1	1	1	1	15
Kempin	Tina	2008	7														0	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	11
Collin	Doug	2011	1																		0.5	1	1	1	1	1	1	1	1	0	1	1	0.5	11
Yost	Scott	2011	7																			1	1	1	1	1	1	1	1	1	1	1	0	11
Blomberg	Lurch	2012	7																			1	1	1	1	1	1	1	0	0	1	1	1	10
Sweitzer	Tara	2014	3																					1	1	1	1	1	1	1	1	1	1	10
Block	Bobby	2014	3																					0.5	1	1	1	1	1	1	0	1	0.5	7
Koelliker	Kyle	2015	8																							1	1	1	1	1	1	1	1	8
Carver	Chris	2015	7																							1	1	1	1	1	1	1	1	8
Gunderson	Cynthea	2017	1																								1	1	0	1	1	1	1	6
Perkins	Dusty	2017	5																							1	1	1	1	1	1	1	0	7
Cooper	Keith	2017	7																								0	0	0	0.5	1	0	0	1.5
Sandstrom	Evan	2018	4																									1	1	1	1	1	5	
Harper	Katie	2019	3																									1	1	1	1	1	5	
Esselstyn	Peter	2020	9																										0.5	1	1	1	3.5	
Nation	Bruce	2020	4																											1	0.5	1.0	2.5	
Legere	Sasha	2020	10																											0.5	0.5	0.0	1	
Okes	Jordan	2020	10																											0.5	1	0	1.5	
Slattery	Sean																													0	1	1	2	
				94	95	96	97	98	99	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	TOTAL

RESOLUTION NO. 2024-1-2 TO SET MILL LEVIES

A RESOLUTION LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE CRESTED BUTTE FIRE PROTECTION DISTRICT, GUNNISON COUNTY, COLORADO, FOR THE 2024 BUDGET YEAR.

WHEREAS, the Board of Directors of the Crested Butte Fire Protection District has adopted the annual budget in accordance with Local Government Budget Law on December 12, 2023, and;

WHEREAS, the amount of money necessary to balance the budget for the General Fund is \$5,297,566, and;

WHEREAS, the amount of money necessary to balance the budget for the Bond Fund is \$1,679,700, and;

WHEREAS, the amount of money necessary to recover abatements is \$14,149 and;

WHEREAS, the 2023 valuation for assessment of the Crested Butte Fire Protection District as certified by the Gunnison County Assessor is \$656,777,350.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CRESTED BUTTE FIRE PROTECTION DISTRICT, GUNNISON COUNTY, COLORADO:

1. That for the purposes of meeting all expenditures within the General Fund of the Crested Butte Fire Protection District during the 2024 budget year, there is hereby levied a tax of 10.079 mills, offset by a temporary tax credit of 2.013 mills resulting in a net effective mill levy of 8.066 mills, upon each dollar of the total valuation for assessment of all taxable property within the District for the tax year 2023.

2. That for the purposes of meeting all expenditures within the Bond Fund of the Crested Butte Fire Protection District during the 2024 budget year, there is hereby levied a tax of 2.557 mills, upon each dollar of the total valuation for assessment of all taxable property within the District for the tax year 2023.

3. That for the purposes of recovering abatements during the 2024 budget year, there is hereby levied a tax of 0.022 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the tax year 2023.

3. That the Treasurer is hereby authorized and directed to immediately certify to the County Commissioners of Gunnison County, Colorado, the mill levies set for the Crested Butte Fire Protection District as hereinabove determined and set.

(Signatures Next page)

ADOPTED, this 9th day of January, 2024.

Chris McCann, Chairman

Attest: _____
Eric Tunkey, Secretary

RESOLUTION NO. 2024 – 1 – 3

A RESOLUTION BY THE CRESTED BUTTE FIRE PROTECTION DISTRICT BOARD OF DIRECTORS AUTHORIZING A REQUEST FOR QUALIFICATIONS (“RFQ”) PROCESS FOR AN INTEGRATED PROJECT DELIVERY (“IPD”) METHOD PURSUANT TO THE INTEGRATED DELIVERY METHOD FOR SPECIAL DISTRICT IMPROVEMENTS ACT

WHEREAS, the Board of Directors of the Crested Butte Fire Protection District (the “District”) determines that it is in the best interests of the District and in the public’s interest that the District engage in a public project consisting of the construction of modular homes for employee housing on the two lots owned by the District in the Larkspur Subdivision (“Project”); and

WHEREAS, the District has previously budgeted and appropriated sufficient funds for such Project; and

WHEREAS, pursuant to §32-1-1804(1), C.R.S, the Board hereby determines that an integrated project delivery method is a timely and cost-effective alternative to the traditional architect design/public bid delivery method for this Project; and

WHEREAS, the District may prequalify participating bidders by publication of a notice of the District’s request for qualifications prior to the date set forth in such notice to bidders; and

WHEREAS, such notice may include a prequalification requirement granting preference to local contractors/vendors/suppliers as well as requiring other information set forth in §32-1-1805(1)(c), C.R.S.; and

WHEREAS, once the prequalification process is complete, the Board of Directors authorize District staff, or designated consultants, to proceed with the contractor selection process as permitted by the *Integrated Delivery Method for Special District Public Improvement Act*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CRESTED BUTTE FIRE PROTECTION DISTRICT THAT:

1. District staff is hereby authorized to proceed with the prequalification and selection process for contractors for the District’s Project, as authorized by, and pursuant to, the provisions of the *Integrated Delivery Method for Special District Public Improvement Act*.
2. The District shall reserve the right to award the contract in the best interests of the District and not simply to the lowest bidder.
3. The District shall reserve the right to reject all bids if not in the best interests of the District.
4. This Resolution is effective upon passage and shall remain in full force and effect throughout the bid process unless further amended or rescinded by a majority vote of the Board of Directors.

Adopted and Approved this 9th day of January, 2024

CRESTED BUTTE FIRE PROTECTION DISTRICT

By: _____
Chris McCann, Chairman

Attest:

W. Eric Tunkey, Secretary