

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 27, SERIES 2024**

**A RESOLUTION APPROVING AGREEMENT WITH TRAILSIDE DEVELOPMENT,
LLC FOR REIMBURSEMENT FROM SUBSEQUENT DEVELOPERS FOR
CONSTRUCTION EXPENSES INCURRED FOR OFFSITE IMPROVEMENTS**

WHEREAS, the Town Council of the Town of Timnath (“Town”) pursuant to C.R.S. § 31-15-103, has the power to pass resolutions; and

WHEREAS, attached hereto as Exhibit A is the Agreement with Trailside Development, LLC for Reimbursement from Subsequent Developers for Construction Expenses Incurred for Offsite Improvements; and

WHEREAS, as of the Effective Date, the Developer is the developer of that certain real property located within the boundaries of the Town (the “**Rendezvous Property**”); and

WHEREAS, the Developer and the Town are parties to that certain Subdivision Improvement Agreement for the Rendezvous Subdivision (the “**Development Agreement**”) dated as of the 11th day of September, 2018, which relates, in part, to the Rendezvous Property; and

WHEREAS, the Development Agreement requires the Developer to construct certain street and roundabout improvements outside the boundaries of the Rendezvous Property and within certain real property previously dedicated to the Town as public right-of-way, which will benefit the development of Rendezvous Property as well as other properties not owned by Developer; and

WHEREAS, “Exhibit C” attached to the Development Agreement contemplated that a separate reimbursement agreement was to be executed by the Developer and the Town, pursuant to which the Developer would be reimbursed for 100% of the actual costs incurred by the Developer to construct the required street and roundabout improvements, and the Parties now desire that this Agreement satisfy the requirement of the reimbursement agreement contemplated in “Exhibit C” to the Development Agreement; and

WHEREAS, the Town Council is familiar with the Agreement and finds it to be in the best interest of the Town, its residents, and the general public.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOW:

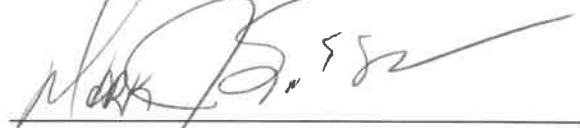
Section 1. Approval

The Agreement is hereby approved in substantially the form as attached hereto, subject to technical or otherwise non-substantive modifications, as deemed necessary by the Town

Manager in consultation with the Town Planner, Engineer, Legal Counsel, and other applicable staff or consultants.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON MARCH 26, 2024.

TOWN OF TIMNATH, COLORADO



Mark J. Soukup, Mayor

ATTEST:



Milissa Peters-Garcia, CMC
Town Clerk



EXHIBIT A

**AGREEMENT WITH TRAILSIDE DEVELOPMENT, LLC FOR REIMBURSEMENT FROM
SUBSEQUENT DEVELOPERS FOR CONSTRUCTION EXPENSES INCURRED FOR
OFFSITE IMPROVEMENTS**

**AGREEMENT WITH TRAILSIDE DEVELOPMENT LLC
FOR REIMBURSEMENT FROM SUBSEQUENT DEVELOPERS
FOR CONSTRUCTION EXPENSES INCURRED FOR OFFSITE IMPROVEMENTS**

THIS AGREEMENT WITH TRAILSIDE DEVELOPMENT LLC FOR REIMBURSEMENT FROM SUBSEQUENT DEVELOPERS FOR CONSTRUCTION EXPENSES INCURRED FOR OFFSITE IMPROVEMENTS (the “**Agreement**”) made and entered into effective as of this 26 day of March, 2024 (the “**Effective Date**”), by and between THE TOWN OF TIMNATH, COLORADO, a Colorado municipal corporation (“**Town**”), and TRAILSIDE DEVELOPMENT, LLC, a Colorado limited liability company (formerly known as RENDEZVOUS DEVELOPMENT, LLC) (the “**Developer**”). The Town and the Developer are referred to herein individually as a “**Party**” and collectively as the “**Parties.**”

RECITALS

A. As of the Effective Date, the Developer is the developer of that certain real property legally described in Exhibit A attached hereto and incorporated herein by this reference (the “**Rendezvous Property**”).

B. The Developer and the Town are parties to that certain SUBDIVISION IMPROVEMENT AGREEMENT FOR THE RENDEZVOUS SUBDIVISION (the “**Development Agreement**”) dated as of the 11th day of September, 2018, which relates, in part, to the Rendezvous Property.

C. The Development Agreement requires the Developer to construct certain street and roundabout improvements outside the boundaries of the Rendezvous Property and within certain real property previously dedicated to the Town as public right-of-way, which will benefit the development of Rendezvous Property as well as other properties not owned by Developer as specified below.

D. “Exhibit C” attached to the Development Agreement contemplated that a separate reimbursement agreement was to be executed by the Developer and the Town concurrent with the execution of the Development Agreement, pursuant to which the Developer would be reimbursed for 100% of the actual costs incurred by the Developer to construct the required street and roundabout improvements. Such reimbursement agreement was prepared but not executed by the Developer and the Town, and the Parties now desire that this Agreement satisfy the requirement of the reimbursement agreement contemplated in “Exhibit C” to the Development Agreement.

AGREEMENT

1. Reimbursement Obligation.

a. The Town has determined that this Agreement is necessary and appropriate to facilitate the timely provision of public infrastructure required by the Rendezvous Subdivision and located offsite. The Town acknowledges and agrees that construction of the Improvements (defined below) pursuant to this Agreement is necessary for coordinated construction efforts.

b. The Parties agree that the Developer has constructed the street and roundabout improvements for which the Developer is entitled to reimbursement as provided in this Agreement. The street and roundabout improvements to which this Agreement applies are fully described in Exhibit C, attached hereto and incorporated herein by reference (the “**Improvements**”).

c. The Town acknowledges and confirms that those certain real properties depicted as Tract 3 Riverbend Subdivision, 1st Filing, and Lot 9 Riverbend Subdivision, 1st Filing, respectively, on Exhibit B attached hereto and incorporated herein by this reference (the “**Benefited Properties**” and each a “**Benefited Property**”) specially benefit from the construction of the Improvements by the Developer. Such special benefit to each of the Benefitted Properties has been determined by the Town to equal the proportionate amounts set forth in the chart in Exhibit B. The Town agrees that (i) upon receipt and subsequent approval of an application for the first building permit on either of the Benefited Properties, or any portion thereof, the Town shall use commercially reasonable efforts to collect from the owner of the Benefitted Property that submitted the applicable building permit application (“**Owner**”) the specified proportionate amount reflecting the benefit to the applicable Benefitted Property to be developed (each, a “**Payment Amount**”, and, collectively, the “**Payment Amounts**”), and (ii) upon the Town’s collection of the applicable Payment Amount from the Owner and the Town’s reasonable determination that there exists no unresolved claim or unresolved dispute with respect to the amount so collected by the Town from the applicable Owner (the “**Determination of Absence of Claim**”), the Town shall pay to the Developer the Payment Amount received by the Town from the applicable Owner within thirty (30) days after the Determination of Absence of Claim. If the building permit relates to only a portion of a Benefited Property, then the Payment Amount shall nevertheless be determined and paid by the Owner as if such building permit applied to the entirety of the applicable Benefited Property. Unless the Town determines, in good faith and after legal consultation, that it is prohibited by law from requiring the payment of the Payment Amount or any portion thereof, the Town shall not issue a preliminary or final building permit on a Benefited Property until the Payment Amount for such Benefited Property is received by the Town. In the event that the Town determines that it is prohibited by law from requiring the payment of the Payment Amount or any portion thereof, Town shall provide written notice to Developer of such determination, including the Town’s supporting analysis. Such notice shall be provided no less than thirty (30) days prior to the Town issuing a preliminary building permit. Developer shall have the right to file an action in the Larimer County District Court to seek a court order interpreting the lawfulness and enforceability of Town’s obligations under this Agreement. Based upon the special benefit of each Benefited Property, the Town has determined Tract 3 shall be required to pay for sixty-seven percent (67%) of the costs associated with Area 1 (\$351,718.56), and fifty percent (50%) of the costs of Area 2 (\$99,078.05), as such costs are provided in Exhibit C, for a total Payment Amount of \$450,796.61. The Town has further determined that Lot 9 shall be required to pay for thirty-three percent (33%) of the costs associated with Area 1 (\$173,234.52), and fifty percent (50%) of the costs associated with Area 2 (\$99,078.05), as such costs are provided in Exhibit C, for a total Payment Amount of \$272,312.57. For the avoidance of doubt, no interest shall accrue with respect to the costs incurred by Developer to construct the Improvements, and

the payment of the Payment Amounts collected by the Town to the Developer shall be deemed a full and complete satisfaction of the Town's obligations under this Agreement.

d. The Parties hereby agree that actual costs of construction are shown on Exhibit C attached hereto. Developer represents that it has paid the costs set forth in Exhibit C and has not been reimbursed for such costs by any metropolitan district or other party.

e. At the time of execution of this Agreement, the Town owns one of the two Benefitted Properties: Lot 9 Riverbend Subdivision, 1st Filing (the "Town Lot"). In addition to the provisions in this Agreement that are applicable to both of the Benefitted Properties, the Town agrees that: (i) upon the Town's sale of the Town Lot to any other person or entity, the Town shall require the purchaser, on behalf of itself and all subsequent owners of the Town Lot, to agree to pay the full Payment Amount for the Town Lot at the time that a building permit application is submitted for the Town Lot. If the Town determines to retain the Town Lot and construct any improvement thereon, which would have required a building permit if built by a private owner, Town agrees to pay the Payment Amount for the Town Lot to Developer promptly upon commencement of construction.

2. Term. This Agreement shall remain in effect for a period of twenty (20) years, and shall terminate automatically upon Developer's receipt of all Payment Amounts required herein. Within one year before the end of the twenty-year term, if the Developer has not received all of Payment Amounts, the Developer can request writing a ten-year extension of the Term, and the Town shall not unreasonably withhold consent to such extension.

3. Right of Way for Improvements. The Town represents to the Developer that the Town has acquired by dedication all right of way necessary to permit the Developer to construct the Improvements in the locations in which the Improvements are constructed.

4. Notices. Any notice, demand or document which any Party is required or any Party desires to give or deliver to or make upon any other Party shall, in the case of a notice or demand, be given via email with a copy also sent by United States mail, or may be personally delivered or given or made by recognized overnight courier service (such as Federal Express, Airborne or DHL), or by United States registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the Town:

Town of Timnath
4750 Signal Tree Drive
Timnath, CO 80547
Attention: Town Manager
970-224-3211 (phone)
970-224-3217 (fax)

With a copy to:

Timnath Town Attorney
4750 Signal Tree Drive
Timnath, Colorado 80547

(970) 224-3211 (phone)
(970) 224-3217 (fax)

To the Developer:

Trailside Development, LLC
4801 Goodman Rd.
Timmath, Colorado 80547
Attention Mr. Gary Hoover and Mr. Landon
Hoover
970-674-1109 (phone)

With a copy to:

Email: landon@hartfordco.com
Coan, Payton & Payne, LLC
103 W. Mountain Avenue, Suite 200
Fort Collins, Colorado 80524
Attention: G. Brent Coan, Esq.
970-225-6700 (phone)
970-232-9927 (fax)
gbcoan@cp2law.com

5. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties hereto relating to the reimbursement to the Developer for costs incurred to construct the Improvements, and sets forth the rights, duties, and obligations of each to the other as of this date. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect. This Agreement may not be modified except by a writing executed by both the Town and the Developer.

6. **Assignment.** This Agreement, and the rights and obligations hereunder, shall not be assigned, conveyed, sold, transferred, encumbered, mortgaged or pledged by any Party without the prior written consent of the other Party, which consent may be granted or withheld in the consenting Party's sole discretion.

7. **Governing Law.** The Parties hereby expressly agree that the terms and conditions of this Agreement shall be construed and controlled by the laws of the State of Colorado.

8. **Attorney's Fees.** In the event of any litigation to enforce or construe the terms of this Agreement, the prevailing party shall be entitled to payment of its costs of litigation, including reasonable attorney fees, by the other party. The term "prevailing party" means the party obtaining substantially the relief sought, whether by compromise, settlement or judgment.

9. **Severability.** If any part, term, or provision of this Agreement is held by the courts to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if the Agreement did not contain that particular part, term, or provision held to be invalid.

10. **Counterparts.** This Agreement may be executed in counterparts and, as so executed, shall constitute one Agreement, binding on the Parties even though the Parties have not signed the

same counterpart. Any counterpart of this Agreement that has attached to it separate signature pages, which altogether contain the signatures of all the Parties, shall be deemed a fully executed instrument for all purposes.

11. Subject to Annual Budget and Appropriation. The Town does not intend hereby to create a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever. The performance of the obligations of the Town pursuant to this Agreement are subject to annual budgeting and appropriations.

12. No Third Party Beneficiaries. No person or entity shall be a third party beneficiary of any provision of any of this Agreement.

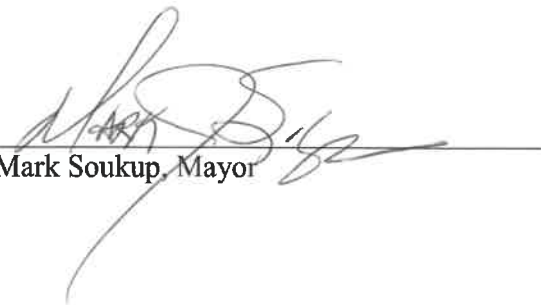
13. Recording of Agreement. The Parties acknowledge and agree that this Agreement shall be recorded in the real property records of Larimer County Colorado.

[Signature Pages Follow.]


IN WITNESS WHEREOF, the Parties have executed this Agreement on the date first above written. By the signature of its representative below, each Party affirms that it has taken all necessary action to authorize said representative to execute this Agreement.

TOWN:

THE TOWN OF TIMNATH, a home rule municipal corporation and political subdivision of the State of Colorado

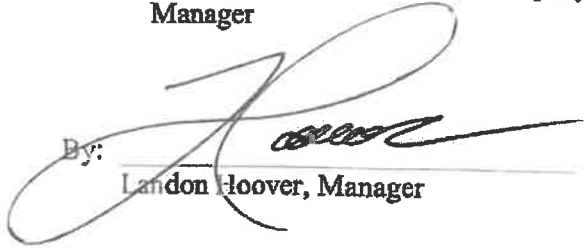

Mark Soukup, Mayor

ATTEST:


Milissa Peters-Garcia, CMC
Town Clerk

DEVELOPER:

TRAILSIDE DEVELOPMENT, LLC,
a Colorado limited liability company
By: Hartford Homes, LLC,
a Colorado limited liability company,
Manager

By: 
Landon Hoover, Manager

STATE OF COLORADO)
COUNTY OF La Plata) ss.

The foregoing instrument was acknowledged before me this 28th day of March, 2024, by Landon Hoover, as the Manager of Hartford Homes, LLC, Manager of Trailside Development, LLC.

WITNESS my hand and official seal.

My commission expires: March 14, 2026

(S E A L)

JILLIAN MARIE WALL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224010267
MY COMMISSION EXPIRES MARCH 14, 2026


Notary Public

EXHIBIT A

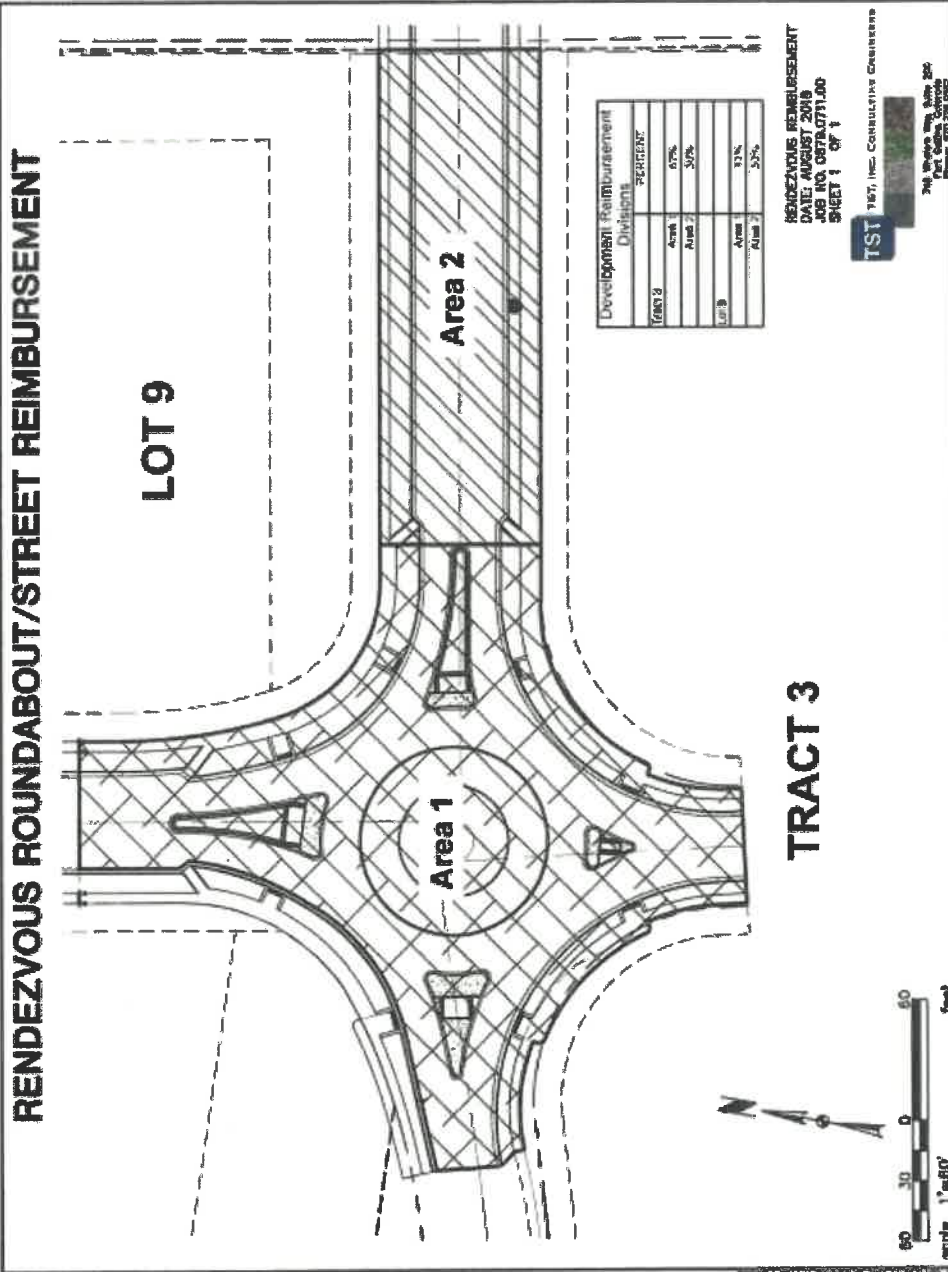
Legal Description of Rendezvous Property

Rendezvous Filing No. 1, a subdivision of the Town of Timnath, Larimer County, State of Colorado, according to the plat recorded October 30, 2018 in the records of the Larimer County Clerk and Recorder at reception number 20180066251 (as the same may be updated or amended), in Section 2, Township 6 North, Range 68 West of the 6th P.M.

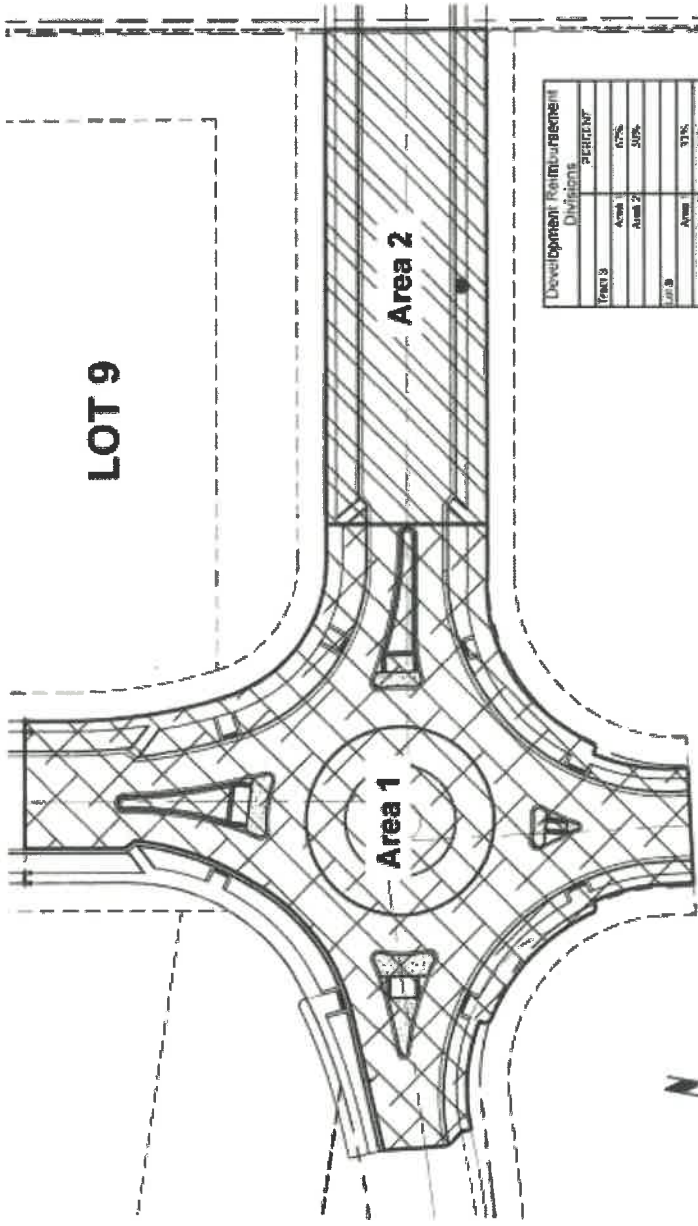
EXHIBIT B

**Depiction of Benefitted Properties, Improvements
and Reimbursement Allocation Percentages**

(Tract 3 Riverbend Subdivision, 1st Filing And Lot 9 Riverbend Subdivision, 1st Filing)



RENDEZVOUS ROUNDABOUT/STREET REIMBURSEMENT



Development Reimbursement Divisions		PERCENT	
TRACT 3	Area 1	02%	
	Area 2	50%	
LOT 9	Area 1	31%	
	Area 2	50%	

RENDEZVOUS REIMBURSEMENT
 DATE: AUGUST 2008
 JOB NO: 08780711.00
 SHEET 1 OF 1

TST TST, INC. CONSULTING ENGINEERS



704 W. 10th Ave., Suite 204
 Fort Collins, Colorado
 Phone: 970.228.1887



EXHIBIT C

Final Improvement Costs

Rendezvous Filing No.1 - Stonefly Roundabout - Final Cost Report				
Area #1 Cost Breakout				
DESCRIPTION OF ITEM	QTY	UNIT	UNIT COST	COST TOTAL
General Conditions				
RAB Mobilization & General Conditions	1.00	LS	\$19,281.39	\$19,281.39
Pothole Existing Utilities	8.00	HR	\$200.00	\$1,600.00
Construction Surveying RAB	1.00	LS	\$5,728.48	\$5,728.48
Subtotal General Conditions				\$26,609.87
Removals				
Remove Asphalt (RAD)	1,389.00	SY	\$6.75	\$9,375.75
Subtotal Removals				\$9,375.75
Earthwork				
Onsite Cut To RAB Fill (Allowance)	1,672.00	CY	\$2.65	\$4,430.80
Fine Grade Curb And Gutter	1,944.00	LF	\$3.00	\$5,832.00
Fine Grade Concrete Flat Work	6,227.00	SF	\$1.15	\$7,161.05
Fine Grade Concrete Sidewalks	6,973.00	SF	\$0.52	\$3,625.96
Subgrade Preparation	2,575.00	SY	\$1.30	\$3,347.50
Finish Grading	3,371.00	SY	\$0.75	\$2,528.25
Subtotal Earthwork				\$26,928.56
Potable Waterline				
8" PVC Waterline	185.00	LF	\$49.00	\$9,065.00
8" Tie To Existing	1.00	EA	\$3,070.00	\$3,070.00
8" Gate Valve W/ Box	1.00	EA	\$1,240.00	\$1,240.00
8" 22-1/2" Bend	2.00	EA	\$278.00	\$556.00
Subtotal Potable Waterline				\$13,931.00
Concrete Flatwork				
Detached Concrete Sidewalk (6" Thick)	8,135.00	SF	\$5.25	\$42,708.75
Median Cover (6" Thick)	1,813.00	SF	\$6.40	\$11,603.20
Splash Block (6" Thick)	474.00	SF	\$8.10	\$3,839.40
Truck Apron (8" Thick)	4,291.00	SF	\$9.00	\$38,619.00
6" Interior Curb	174.00	LF	\$16.00	\$2,784.00
18" Vertical Curb And Gutter	646.00	LF	\$24.00	\$15,504.00
30" Vertical Curb And Gutter	1,094.00	LF	\$20.50	\$22,427.00
Rollover Curb And Gutter	293.00	LF	\$24.00	\$7,032.00
Handicap Ramps W/ Truncated Domes	14.00	EA	\$1,700.00	\$23,800.00
Flyash Treated Subgrade 12", 12% (Curb/Gutter/Pave/Apron - Excludes Detached Sidewalk)	1,368.00	SY	\$9.50	\$12,996.00
Subtotal Concrete Flatwork				\$181,313.35
Hillary Sleeving				
Irrigation Sleeving (1-4" White) (Allowance)	240.00	LF	\$18.00	\$4,320.00
Subtotal Irrigation Sleeving				\$4,320.00
Aggregate Base Course				
Class 5 Aggregate Base Course Under Curb & Gutter	508.00	TON	\$24.60	\$12,496.80
Subtotal Aggregate Base Course				\$12,496.80
Asphalt Paving				
Flyash Treated Subgrade 12", 12% (Asphalt Pavement Areas Only)	2,979.00	SY	\$10.50	\$31,279.50
Major Collector - Asphalt Paving 6.5" Asphalt / 10" Class 5 Agg Base	2,979.00	SY	\$44.00	\$131,076.00
Adjust Manhole In Asphalt Pavement	3.00	EA	\$560.00	\$1,680.00
Adjust Valve Box In Asphalt Pavement	1.00	EA	\$450.00	\$450.00
Subtotal Asphalt Paving				\$164,485.50
Traffic Control				
Traffic Control	0.75	LS	\$12,500.00	\$9,375.00
Signing Roundabout	0.75	LS	\$12,000.00	\$9,000.00
Pavement Marking Roundabout	0.75	LS	\$7,000.00	\$5,250.00
Subtotal Traffic Control				\$23,625.00
Landscaping				
In Place Soil Preparation	0.75	LS	\$1,585.00	\$1,188.75
3/4"-1" Washed Gravel Mulch, Steel Edger, Fabric, Boulders	1.00	LS	\$18,988.00	\$18,988.00
Plantings	1.00	LS	\$23,878.00	\$23,878.00
Irrigation Design	0.75	LS	\$1,700.00	\$1,275.00
Irrigation System	0.75	LS	\$22,054.00	\$16,540.50
Subtotal Landscaping				\$61,870.25
Grand Total:				\$824,953.08

Rendezvous Filing No.1 - Stonefly Roundabout - Final Cost Report

Area #2 Cost Breakout

	4/25/2023			
DESCRIPTION OF ITEM	QTY	UNIT	UNIT COST	COST TOTAL
General Conditions				
RAB Mobilization & General Conditions	1.00	LS	\$9,641.00	\$9,641.00
Protect Existing Utilities	4.00	HR	\$200.00	\$800.00
Construction Surveying RAB	1.00	LS	\$2,864.00	\$2,864.00
	Subtotal General Conditions:			\$13,305.00
Earthwork				
Onsite Cut To RAB Fill (Allowance)	826.00	CY	\$2.65	\$2,215.40
Fine Grade Curb And Gutter	491.00	LF	\$1.00	\$1,482.00
Fine Grade Concrete Sidewalks	3,837.00	SF	\$0.52	\$1,995.24
Subgrade Preparation	1,183.00	SY	\$1.10	\$1,337.90
Finish Grading	1,685.00	SY	\$0.75	\$1,263.75
	Subtotal Earthwork:			\$8,894.29
Storm Sewer				
18" RCP Storm Drain	91.00	LF	\$55.80	\$5,077.80
18" RCP FES	1.00	EA	\$600.00	\$600.00
Inlet Type R 5 Ft	2.00	EA	\$5,270.00	\$10,540.00
Rip Rap D50-9", Type L	2.00	CY	\$215.00	\$430.00
	Subtotal Storm Sewer:			\$16,647.80
Potable Waterline				
12" PVC Waterline	381.00	LF	\$59.00	\$22,479.00
12" Tie To Existing	1.00	EA	\$3,200.00	\$3,200.00
Remove And Relocate Existing Fire Hydrant	1.00	EA	\$2,410.00	\$2,410.00
12" 22-1/2 Bend	2.00	EA	\$737.00	\$1,474.00
	Subtotal Potable Waterline:			\$29,563.00
Concrete Flatwork				
Detached Concrete Sidewalk (6" Thick)	3,827.00	SF	\$5.25	\$20,144.25
30" Vertical Curb And Gutter	491.00	LF	\$20.50	\$10,127.00
Handicap Ramps W/ Truncated Domes	2.00	EA	\$1,700.00	\$3,400.00
Flyash Treated Subgrade 12", 12% (Curb/Gutter/Pans/Apexes - Excludes Detached Sidewalk)	192.00	SY	\$9.50	\$1,824.00
	Subtotal Concrete Flatwork:			\$35,495.25
Utility Sleeving				
Irrigation Sleeving (1-4" White) (Allowance)	140.00	LF	\$18.00	\$2,520.00
PVRA junction cabinet, transformer and Meter pedestal to new grade	1.00	LS	\$5,225.50	\$5,225.50
	Subtotal Utility Sleeving:			\$7,745.50
Aggregate Base Course				
Class 5 Aggregate Base Course Under Curb & Gutter	65.00	TON	\$21.60	\$1,599.00
	Subtotal Aggregate Base Course:			\$1,599.00
Asphalt Paving				
Flyash Treated Subgrade 12", 12% (Asphalt Pavement Areas Only)	1,183.00	SY	\$10.50	\$12,421.50
Major Collector - Asphalt Paving 6.5" Asphalt / 10" Class 5 Agg Base	1,183.00	SY	\$44.00	\$52,052.00
Adjust Manhole In Asphalt Pavement	1.00	EA	\$560.00	\$560.00
Adjust Valve Box In Asphalt Pavement	1.00	EA	\$450.00	\$450.00
	Subtotal Asphalt Paving:			\$65,483.50
Traffic Control				
Traffic Control	0.25	LS	\$12,600.00	\$3,150.00
Signing Roundabout	0.25	LS	\$12,000.00	\$3,000.00
Pavement Marking Roundabout	0.25	LS	\$7,000.00	\$1,750.00
	Subtotal Traffic Control:			\$7,975.00
Landscaping				
In Place Soil Preparation	0.25	LS	\$1,585.00	\$396.25
Finish Grade, Kentucky Bluegrass Sod	1.00	LS	\$2,673.00	\$2,673.00
Irrigation Design	0.25	LS	\$1,700.00	\$425.00
Irrigation System	0.25	LS	\$22,054.00	\$5,513.50
Sleeve Bore to Apertments	1.00	LS	\$2,940.00	\$2,940.00
	Subtotal Landscaping:			\$11,947.75
	Grand Total:			\$198,156.09