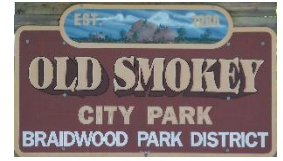


Braidwood Park District
198 N. Lincoln St. Braidwood, IL. 60408
Phone: (815)458-3896 / Fax: (815)458-3842
www.braidwoodparkdistrict.com



Minutes of the Braidwood Park District
Regular Park Board Meeting
February 3, 2026
Old Smokey Administration Building
245 W. First Street
Braidwood, IL. 60408
7:00p.m.

President Scott Howard, presiding

The Meeting was called to order at 7:00p.m. by President Howard

Roll was called finding the following board members to be physically present: Howard, Kaminsky, Grivetti, Bolatto and Hopf.

Public Comment: Public Comment was opened by President Howard at 7:01pm. There being no comment, Public Comment was closed at 7:02p.m.

Approval of Minutes:

A motion was made by Commissioner Hopf, 2nd by Commissioner Kaminsky to approve the minutes from the January 6, 2026 Regular Board Meeting.

Roll Call: Howard – Yes, Kaminsky – Yes, Grivetti – Yes, Bolatto – Yes, Hopf - Yes.

Motion Carried. (5-Yes, 0-No, 0-Absent)

Approval of Warrant: A motion was made by Commissioner Grivetti, 2nd by Commissioner Bolatto to approve the Warrant of February 3, 2026 in the amount of \$6,929.92.

Roll Call: Howard – Yes, Kaminsky – Yes, Grivetti – Yes, Bolatto – Yes, Hopf - Yes.

Motion Carried. (5-Yes, 0-No, 0-Absent)

Finance Committee: Commissioner Bolatto presented board members with the monthly financial report.

A motion was made by Commissioner Bolatto, 2nd by Commissioner Hopf to accept the monthly financial report as presented.

Roll Call: Howard – Yes, Kaminsky – Yes, Grivetti – Yes, Bolatto – Yes, Hopf - Yes.

Motion Carried. (5-Yes, 0-No, 0-Absent)

- Comm. Bolatto stated that work will soon start on the district's FY2026-2027 budget & appropriations ordinance.

Buildings & Grounds Committee:

- Comm. Grivetti stated that additional repairs to the overhangs on the basketball court pavilion are being completed by district grounds crews. The fencing sections along the side of the pavilion are going to be removed in preparation for additional pavilion post repairs.

- Comm. Bolatto stated that all of the district's AT&T accounts have been closed out. All phone & internet services have been fully transferred over to Surf Internet.

Recreation Committee: No Report

Consultant/Attorney/Engineer Report: Comm. Bolatto stated that district Attorney Steve Adams is currently on a leave of absence due to medical issues and that another attorney from Robbins Swartz has been filling in as district legal counsel. Work is continuing on the IGA with the City of Braidwood for grocery tax proceeds, as well as the facility usage agreement between the district & the BBSA.

New and Unfinished Business:

- Comm Grivetti presented a quote from Blunier Builders for the replacement of 6 additional posts on the basketball court pavilion in the amount of \$15,700.00. After review & discussion, a motion was made by Commissioner Grivetti, 2nd by Commissioner Kaminsky to approve the quote from Blunier Builders as presented.

Roll Call: Howard – Yes, Kaminsky – Yes, Grivetti – Yes, Bolatto – Yes, Hopf - Yes.

Motion Carried. (5-Yes, 0-No, 0-Absent)

- Comm. Bolatto presented a quote from Beaver Creek Golf Carts for the rental of 5 utility carts for the period of July 14th thru July 21st, in the amount of \$1,700.00. A motion was made by Commissioner Bolatto, 2nd by Commissioner Howard to approve the quote from Beaver Creek Golf Carts as presented.

Roll Call: Howard – Yes, Kaminsky – Yes, Grivetti – Yes, Bolatto – Yes, Hopf - Yes.

Motion Carried. (5-Yes, 0-No, 0-Absent)

- Comm. Bolatto shared an update on the creation of the Master Parks Plan between the district and the City of Braidwood. Hitchcock Design Group will be coming to town soon to complete a walkthrough of district grounds & grounds owned by the City in order to create the master plan.

- Comm. Bolatto shared an update on the Intergovernmental Agreement between the City and the District for grocery tax proceeds. The draft of the agreement has been received back from District legal counsel and will be sent to the City for further review.


Executive Session: None

Adjournment: A motion was made by Commissioner Kaminsky, 2nd by Commissioner Hopf, to adjourn the meeting at 7:30p.m.

Roll Call: Howard – Yes, Kaminsky – Yes, Grivetti – Yes, Bolatto – Yes, Hopf - Yes.

Motion Carried. (5-Yes, 0-No, 0-Absent)

Respectfully Submitted


Joshua Bolatto, Secretary

PUBLIC NOTICE

Pursuant to 5 ILCS, Par. 120/2.02 (“Open Meetings Act”), the following meeting has been scheduled by the Braidwood Park District Board of Commissioners as follows:

Date: February 3, 2026

Location: Braidwood Park District
245 West First Street
Braidwood, Illinois 60408

Time: 7:00 PM – Regular Meeting

REGULAR BOARD MEETING AGENDA

I. CALL TO ORDER

II. COMMUNICATIONS

A. Public Comment & Correspondence

Anyone wishing to speak on matters under the jurisdiction of the Braidwood Park District during Public Comment are asked to state their full name, spell their last name, provide their home address and limit their comments to no more than 3-minutes. Please be advised that Board members have no obligation to respond to any questions posed during public comment. Following the close of Public Comment, members of the public will not be permitted to engage in comment or discussion with the board unless recognized by the Board President.

III. APPROVAL OF MINUTES

A. Regular Board Meeting of January 6, 2026

IV. APPROVAL OF WARRANT

A. Warrant of February 3, 2026

V. FINANCE COMMITTEE

A. Monthly Financial Reports

VI. BUILDINGS & GROUNDS COMMITTEE

A. Updates on various projects taking place throughout the parks.

VII. RECREATION COMMITTEE

VIII. CONSULTANT’S REPORT / ATTORNEY’S REPORT / ENGINEER’S REPORT

IX. NEW AND UNFINISHED BUSINESS

Discussion and possible action on the following items;

A. Estimate from Blunier Builders for Replacement of 6 Posts on Basketball Court Pavilion

B. Quote from Beaver Creek Golf Carts for cart rental 7/14 – 7/21

C. City of Braidwood & Braidwood Park District Master Parks Plan Update

D. City of Braidwood Grocery Tax Intergovernmental Agreement Update

X. EXECUTIVE SESSION

XI. ADJOURNMENT

Posted this 30th day of January, 2026

J. Bolatto, Secretary

Braidwood Park District
Board of Commissioners

Next Regular Board Meeting: Tuesday March 3, 2026 at 7:00p.m.

BRAIDWOOD PARK DISTRICT							
ACCOUNTS PAYABLE WARRANT							
The Board of Commissioners of the Braidwood Park District hereby approves the Warrant of FEBRUARY 3, 2026 in the amount of \$6929.92 and hereby instructs the Treasurer to forward payments as herein stated.							
President				Treasurer			
Date	Check #	Pay To:	Account:	Amount			
01/11/2026	9695	Nicor Gas	CORP/REC UTILITIES- GAS	Midland State Bank II			-259.92
01/13/2026	9696	Nicor Gas	CORP/REC UTILITIES- GAS	Midland State Bank II			-158.80
01/15/2026	9697	Brian Stellano .	Pay Period: 01/01/2026-01/15/2026	Midland State Bank II			-452.30
01/15/2026	9698	Justin D. Stellano	Pay Period: 01/01/2026-01/15/2026	Midland State Bank II			-373.15
01/22/2026	9699	Robbins Schwartz	CORP/REC LEGAL	Midland State Bank II			-293.75
01/22/2026	9700	Burris Equipment	CORP MAINTENANCE/EQUIPT	Midland State Bank II			-965.09
01/27/2026	9701	City of Braidwood	CORP/REC UTILITIES- WATER	Midland State Bank II			-144.69
01/27/2026	9702	AT&T	CORP/ REC TELEPHONE	Midland State Bank II			-63.62
01/27/2026	9703	Commonwealth Edison	CORP/REC UTILITIES-ELECTRIC	Midland State Bank II			-69.21
01/27/2026	9704	American Carnival	REC ONSITE PROGRAMS	Midland State Bank II			-1,794.00
01/31/2026	9708	Brian Stellano .	Pay Period: 01/16/2026-01/31/2026	Midland State Bank II			-373.36
01/31/2026	9709	Justin D. Stellano	Pay Period: 01/16/2026-01/31/2026	Midland State Bank II			-427.16
02/01/2026	9705	Elan Financia Services	REC/CORP SUPPLIES	Midland State Bank II			-309.03
02/01/2026	9706	Nicor Gas	CORP/REC UTILITIES- GAS	Midland State Bank II			-108.34
02/01/2026	9707	LRS	CORP/REC PORT O POT/GARBAGE	Midland State Bank II			-209.19
02/01/2026	9710	Jolene Trost	CORP/REC CONSULTANT	Midland State Bank II			-666.66
02/03/2026	9711	Whitmore Ace Hardware	REC/CORP SUPPLIES	Midland State Bank II			-261.65
				TOTAL			-\$6,929.92

BRAIDWOOD PARK DISTRICT FUND BALANCE REPORT 2025-2026									
	BEGINNING BALANCE 4/30/2025	INCOME 2/3/2026	EXPENSE 2/3/2026	AUDITOR 2/3/2026	ENDING BALANCE 2/3/2026	TRANSFER	ADJUSTED BALANCE 2/3/2026		
CORPORATE	\$24,219.02	\$73,642.11	\$71,697.16	\$0.00	\$26,163.97	\$0.00	\$26,163.97		
RECREATION	\$15,826.11	\$66,007.95	\$53,730.23	\$0.00	\$28,103.83	\$0.00	\$28,103.83		
BOND & INTEREST	\$1,570.06	\$52,250.18	\$47,754.63	\$0.00	\$6,065.61	\$0.00	\$6,065.61		
AUDIT	\$6,569.57	\$3,181.55	\$0.00	\$0.00	\$9,751.12	\$0.00	\$9,751.12		
LIABILITY INSURANCE	\$11,111.12	\$23,680.20	\$24,434.00	\$0.00	\$10,357.32	\$0.00	\$10,357.32		
PARK IMPROVEMENTS	\$68,018.14	\$6,134.61	\$18,643.50	\$0.00	\$55,509.25	\$0.00	\$55,509.25		
BERGERA / BOHAC PARK	\$56,354.48	\$0.00	\$0.00	\$0.00	\$56,354.48	\$0.00	\$56,354.48		
TOTAL	\$183,668.50	\$224,896.60	\$216,259.52	\$0.00	\$192,305.58	\$0.00	\$192,305.58		
Bank Balance	\$195,229.10						\$213,307.92		
Liabilities	\$10,308.05						\$19,104.05		
Adjusted Balance	\$184,921.05						\$194,203.87		
	(\$1,252.55)						(\$1,898.29)		

Balance Sheet

BRAIDWOOD PARK DISTRICT

As of February 3, 2026

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
ALLIED	0.00
CHARTER ONE - CHECKING	0.00
CHARTER ONE - MONEY MARKET	0.00
LAF - CAP	173,529.57
Midland State Bank	0.00
Midland State Bank - Checking 2	22,912.00
Midland State Bank Money Mkt	12,491.46
Total for Bank Accounts	\$208,933.03
Other Current Assets	
Payroll Refunds	3,374.89
Petty Cash	1,000.00
Total for Other Current Assets	\$4,374.89
Total for Current Assets	\$213,307.92
Other Assets	
LAF-CD'S	0.00
Total for Other Assets	\$0.00
Total for Assets	\$213,307.92
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	-410.60
Total for Accounts Payable	-\$410.60
Other Current Liabilities	
24000 Payroll Liabilities	\$2,625.47
Federal Taxes (941/943/944)	9,319.10
Federal Unemployment (940)	7.54
IL Income Tax	2,443.50
IL Unemployment Tax	3,843.37
Total for 24000 Payroll Liabilities	\$18,238.98
Cap Improv Liab	0.00
PAYROLL-FICA	209.58
PAYROLL-FWT	0.00
PAYROLL-MCARE	896.16
PAYROLL-SWT	169.93
Total for Other Current Liabilities	\$19,514.65
Total for Current Liabilities	\$19,104.05

Balance Sheet

BRAIDWOOD PARK DISTRICT

As of February 3, 2026

DISTRIBUTION ACCOUNT	TOTAL
Total for Liabilities	\$19,104.05
Equity	
3000 Opening Bal Equity	6,793.34
3900 Retained Earnings	178,773.45
Net Income	8,637.08
Total for Equity	\$194,203.87
Total for Liabilities and Equity	\$213,307.92

Profit and Loss Comparison

BRAIDWOOD PARK DISTRICT

May 1, 2025-February 3, 2026

DISTRIBUTION ACCOUNT	TOTAL	
	MAY 1 2025 - FEB 3 2026	MAY 1 2024 - FEB 3 2025 (PY)
Income		
Interest - Cap	6,134.61	7,911.57
Interest - Corp	61.70	133.54
Misc Inc Corp	3,958.00	1,680.00
Misc Inc Rec	809.67	1,600.00
Rec Fac Rental	350.00	75.00
Tax Ext Audit	3,181.55	3,072.51
Tax Ext B&I	52,250.18	50,459.37
Tax Ext Corp	69,622.41	67,182.96
Tax Ext Liab	23,680.20	22,868.57
Tax Ext Rec	64,848.28	62,625.68
CAP NEW EQUIPMENT PAY BACK		27,560.00
Total for Income	\$224,896.60	\$245,169.20
Cost of Goods Sold		
Gross Profit	\$224,896.60	\$245,169.20
Expenses		
10-100 Corp-Legal Counsel	2,814.45	2,052.50
10-105 Corp-Consultant Fees	2,999.97	1,999.98
10-110 Corp-Telephone	1,865.24	1,855.32
10-120 Corp-Printing/Publishing	28.00	152.10
10-140 Corp-Office Supplies	2,812.81	1,760.72
10-150 Corp-Utilities	13,663.35	9,336.10
10-195 Corp-Misc Expense	298.18	459.67
10-200 Corp-Maint/Building	18,562.53	369.62
10-210 Corp-Maint/Equipment	3,656.97	1,057.05
10-220 Corp-Maint/Grounds	1,254.21	2,739.17
10-225 Corp-Operating Supplies	2,431.63	4,942.97
10-226 Corp-Fuel	2,485.00	3,020.27
10-300 Corp-Equipment Purchase	1,730.65	261.37
10-340 Corp-Payroll Taxes	60.84	321.58
20-103 Rec-Consultant Fees	2,999.97	1,999.98
20-105 Rec-Dues	1,380.51	
20-135 Rec-Telephone	1,865.34	1,855.36
20-140 Rec-Office Supplies	1,592.50	1,004.54
20-150 Rec-Onsite Programs	179.56	4,900.00
20-155 Rec-Programs Supplies	1,006.87	
20-165 Rec-Utilities	12,222.21	8,820.87
20-170 Rec-Maint Grounds	8,965.07	3,412.57
20-175 Rec-Maintenance Building	1,456.14	530.28
20-200 Rec-Operating Supplies	2,228.91	3,407.44

Profit and Loss Comparison

BRAIDWOOD PARK DISTRICT

May 1, 2025-February 3, 2026

DISTRIBUTION ACCOUNT	TOTAL	
	MAY 1 2025 - FEB 3 2026	MAY 1 2024 - FEB 3 2025 (PY)
20-300 Rec-Equipment Purchase	1,978.97	225.00
20-310 Rec-Site Improvements	760.00	
20-340 Rec-Payroll Taxes	60.84	321.60
30-300 Liab Ins- Liability	\$22,632.00	\$18,422.00
30-305 Work Comp	1,802.00	2,704.00
Total for 30-300 Liab Ins- Liability	\$24,434.00	\$21,126.00
40-400 Audit-Accounting Services	2,100.00	2,000.00
50-100 Bond Payment	\$42,777.50	
50-103 Bond Principal	4,977.13	42,537.50
50-104 Bond Interet		9,843.52
Total for 50-100 Bond Payment	\$47,754.63	\$52,381.02
60-100 Cap-New Equipment	4,123.00	37,143.23
60-110 Cap-Site Improvements	14,520.50	15,648.80
66000 Payroll Expenses		\$16,225.54
Taxes	3,646.42	1,725.52
Wages	28,320.25	14,718.75
Total for 66000 Payroll Expenses	\$31,966.67	\$32,669.81
10-130 Corp-Postage		73.00
10-160 Corp-Gas		
20-100 Rec-Legal Counsel		55.00
20-106 Rec-Misc		109.30
20-130 Rec-Postage		141.00
50-102 Bond Expense		0.00
60-120 Cap-Building Construction		22,021.05
Total for Expenses	\$216,259.52	\$240,174.27
Net Operating Income	\$8,637.08	\$4,994.93
Other Income		
Other Expenses		
Net Other Income		
Net Income	\$8,637.08	\$4,994.93

General Ledger
BRAIDWOOD PARK DISTRICT
 January 6-February 3, 2026

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	SPLIT ACCOUNT	AMOUNT	BALANCE
ALLIED								
Beginning Balance								0.00
Total for ALLIED								
CHARTER ONE - CHECKING								
Beginning Balance								0.00
Total for CHARTER ONE - CHECKING								
CHARTER ONE - MONEY MARKET								
Beginning Balance								0.00
Total for CHARTER ONE - MONEY MARKET								
LAF - CAP								
Beginning Balance								173,529.57
Total for LAF - CAP								
Midland State Bank								
Beginning Balance								0.00
Total for Midland State Bank								
Midland State Bank - Checking 2								
Beginning Balance								29,841.92
Midland State Bank - Checking 2	01/11/2026	Bill Payment (Check)	9695	Nicor Gas		Accounts Payable	-259.92	29,582.00
Midland State Bank - Checking 2	01/13/2026	Bill Payment (Check)	9696	Nicor Gas		Accounts Payable	-158.80	29,423.20
Midland State Bank - Checking 2	01/15/2026	Payroll Check	9697	Brian Stellano .	Pay Period: 01/01/2026-01/15/2026		-452.30	28,970.90
Midland State Bank - Checking 2	01/15/2026	Payroll Check	9698	Justin D. Stellano	Pay Period: 01/01/2026-01/15/2026		-373.15	28,597.75
Midland State Bank - Checking 2	01/22/2026	Bill Payment (Check)	9699	Robbins Schwartz		Accounts Payable	-293.75	28,304.00
Midland State Bank - Checking 2	01/22/2026	Bill Payment (Check)	9700	Burriss Equipment		Accounts Payable	-965.09	27,338.91
Midland State Bank - Checking 2	01/27/2026	Bill Payment (Check)	9701	City of Braidwood		Accounts Payable	-144.69	27,194.22
Midland State Bank - Checking 2	01/27/2026	Bill Payment (Check)	9702	AT&T		Accounts Payable	-63.62	27,130.60
Midland State Bank - Checking 2	01/27/2026	Bill Payment (Check)	9703	Commonwealth Edison		Accounts Payable	-69.21	27,061.39
Midland State Bank - Checking 2	01/27/2026	Bill Payment (Check)	9704	American Carnival Mart		Accounts Payable	-1,794.00	25,267.39
Midland State Bank - Checking 2	01/31/2026	Payroll Check	9708	Brian Stellano .	Pay Period: 01/16/2026-01/31/2026		-373.36	24,894.03
Midland State Bank - Checking 2	01/31/2026	Payroll Check	9709	Justin D. Stellano	Pay Period: 01/16/2026-01/31/2026		-427.16	24,466.87
Midland State Bank - Checking 2	02/01/2026	Bill Payment (Check)	9705	Elan Financia Services		Accounts Payable	-309.03	24,157.84
Midland State Bank - Checking 2	02/01/2026	Bill Payment (Check)	9706	Nicor Gas		Accounts Payable	-108.34	24,049.50
Midland State Bank - Checking 2	02/01/2026	Bill Payment (Check)	9707	LRS		Accounts Payable	-209.19	23,840.31
Midland State Bank - Checking 2	02/01/2026	Check	9710	Jolene Trost	FEB PAY		-666.66	23,173.65
Midland State Bank - Checking 2	02/03/2026	Bill Payment (Check)	9711	Whitmore Ace Hardware		Accounts Payable	-261.65	22,912.00
Total for Midland State Bank - Checking 2								\$6,929.92
Midland State Bank Money Mkt								
Beginning Balance								12,491.46
Total for Midland State Bank Money Mkt								
Payroll Refunds								
Beginning Balance								3,374.89
Total for Payroll Refunds								
Petty Cash								
Beginning Balance								1,000.00
Total for Petty Cash								
LAF-CD'S								
Beginning Balance								0.00
Total for LAF-CD'S								
2000 Accounts Payable								
Beginning Balance								-410.60
2000 Accounts Payable	01/11/2026	Bill		Nicor Gas	37834810004, 263 W 2nd		259.92	-150.68
2000 Accounts Payable	01/11/2026	Bill Payment (Check)	9695	Nicor Gas		Midland State Bank - Checking 2	-259.92	-410.60
2000 Accounts Payable	01/13/2026	Bill		Nicor Gas	27834910005, 245 West 1st		158.80	-251.80
2000 Accounts Payable	01/13/2026	Bill Payment (Check)	9696	Nicor Gas		Midland State Bank - Checking 2	-158.80	-410.60
2000 Accounts Payable	01/22/2026	Bill		Robbins Schwartz	CLIENT NUMBER 008754	Corp-Legal Counsel	293.75	-116.85
2000 Accounts Payable	01/22/2026	Bill Payment (Check)	9699	Robbins Schwartz		Midland State Bank - Checking 2	-293.75	-410.60
2000 Accounts Payable	01/22/2026	Bill		Burriss Equipment	INV SW3008887-1	Corp-Maint/Equipment	965.09	554.49
2000 Accounts Payable	01/22/2026	Bill Payment (Check)	9700	Burriss Equipment		Midland State Bank - Checking 2	-965.09	-410.60
2000 Accounts Payable	01/27/2026	Bill		American Carnival Mart	Inv #050384443, Easter Eggs	Rec-Onsite Programs	1,794.00	1,383.40

General Ledger
 BRAIDWOOD PARK DISTRICT
 January 6-February 3, 2026

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	SPLIT ACCOUNT	AMOUNT	BALANCE
2000 Accounts Payable	01/27/2026	Bill		City of Braidwood	13457-000 12964-000 12963-000		144.69	1,528.09
2000 Accounts Payable	01/27/2026	Bill		Commonwealth Edison	382 N CENTER STREET ACCT 7748100100		69.21	1,597.30
2000 Accounts Payable	01/27/2026	Bill		AT&T	ACCT148192755		63.62	1,660.92
2000 Accounts Payable	01/27/2026	Bill Payment (Check)	9701	City of Braidwood		Midland State Bank - Checking 2	-144.69	1,516.23
2000 Accounts Payable	01/27/2026	Bill Payment (Check)	9702	AT&T		Midland State Bank - Checking 2	-63.62	1,452.61
2000 Accounts Payable	01/27/2026	Bill Payment (Check)	9703	Commonwealth Edison		Midland State Bank - Checking 2	-69.21	1,383.40
2000 Accounts Payable	01/27/2026	Bill Payment (Check)	9704	American Carnival Mart		Midland State Bank - Checking 2	-1,794.00	-410.60
2000 Accounts Payable	02/01/2026	Bill		Elan Financia Services	acct 479851*****4908		309.03	-101.57
2000 Accounts Payable	02/01/2026	Bill		Nicor Gas	1392453402, 382 N Center		108.34	6.77
2000 Accounts Payable	02/01/2026	Bill		LRS	RD11349488		209.19	215.96

General Ledger
BRAIDWOOD PARK DISTRICT
January 6-February 3, 2026

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	SPLIT ACCOUNT	AMOUNT	BALANCE
2000 Accounts Payable	02/01/2026	Bill Payment (Check)	9705	Elan Financia Services		Midland State Bank - Checking 2	-309.03	-93.07
2000 Accounts Payable	02/01/2026	Bill Payment (Check)	9706	Nicor Gas		Midland State Bank - Checking 2	-108.34	-201.41
2000 Accounts Payable	02/01/2026	Bill Payment (Check)	9707	LRS		Midland State Bank - Checking 2	-209.19	-410.60
2000 Accounts Payable	02/03/2026	Bill		Whitmore Ace Hardware	10500		261.65	-148.95
2000 Accounts Payable	02/03/2026	Bill Payment (Check)	9711	Whitmore Ace Hardware		Midland State Bank - Checking 2	-261.65	-410.60
Total for 2000 Accounts Payable							\$0.00	
<hr/>								
24000 Payroll Liabilities								
Beginning Balance								2,625.47
Total for 24000 Payroll Liabilities								
<hr/>								
Federal Taxes (941/943/944)								
Beginning Balance								8,953.47
Federal Taxes (941/943/944)	01/15/2026	Payroll Check	9697	Brian Stellano .	Federal Taxes (941/943/944)	Midland State Bank - Checking 2	106.39	9,059.86
Federal Taxes (941/943/944)	01/15/2026	Payroll Check	9698	Justin D. Stellano	Federal Taxes (941/943/944)	Midland State Bank - Checking 2	80.53	9,140.39
Federal Taxes (941/943/944)	01/31/2026	Payroll Check	9708	Brian Stellano .	Federal Taxes (941/943/944)	Midland State Bank - Checking 2	80.57	9,220.96
Federal Taxes (941/943/944)	01/31/2026	Payroll Check	9709	Justin D. Stellano	Federal Taxes (941/943/944)	Midland State Bank - Checking 2	98.14	9,319.10
Total for Federal Taxes (941/943/944)							\$365.63	
Federal Unemployment (940)								
Beginning Balance								7.54
Total for Federal Unemployment (940)								
IL Income Tax								
Beginning Balance								2,347.50
IL Income Tax	01/15/2026	Payroll Check	9697	Brian Stellano .	IL Income Tax	Midland State Bank - Checking 2	26.93	2,374.43
IL Income Tax	01/15/2026	Payroll Check	9698	Justin D. Stellano	IL Income Tax	Midland State Bank - Checking 2	21.87	2,396.30
IL Income Tax	01/31/2026	Payroll Check	9708	Brian Stellano .	IL Income Tax	Midland State Bank - Checking 2	21.88	2,418.18
IL Income Tax	01/31/2026	Payroll Check	9709	Justin D. Stellano	IL Income Tax	Midland State Bank - Checking 2	25.32	2,443.50
Total for IL Income Tax							\$96.00	
IL Unemployment Tax								
Beginning Balance								3,675.62
IL Unemployment Tax	01/15/2026	Payroll Check	9697	Brian Stellano .	IL Unemployment Tax	Midland State Bank - Checking 2	47.06	3,722.68
IL Unemployment Tax	01/15/2026	Payroll Check	9698	Justin D. Stellano	IL Unemployment Tax	Midland State Bank - Checking 2	38.21	3,760.89
IL Unemployment Tax	01/31/2026	Payroll Check	9708	Brian Stellano .	IL Unemployment Tax	Midland State Bank - Checking 2	38.23	3,799.12
IL Unemployment Tax	01/31/2026	Payroll Check	9709	Justin D. Stellano	IL Unemployment Tax	Midland State Bank - Checking 2	44.25	3,843.37
Total for IL Unemployment Tax							\$167.75	
Total for 24000 Payroll Liabilities with sub-accounts							\$629.38	
<hr/>								
Cap Improv Liab								
Beginning Balance								0.00
Total for Cap Improv Liab								
<hr/>								
PAYROLL-FICA								
Beginning Balance								209.58
Total for PAYROLL-FICA								
<hr/>								
PAYROLL-FWT								
Beginning Balance								0.00
Total for PAYROLL-FWT								
<hr/>								
PAYROLL-MCARE								
Beginning Balance								896.16
Total for PAYROLL-MCARE								
<hr/>								
PAYROLL-SWT								
Beginning Balance								169.93
Total for PAYROLL-SWT								
<hr/>								
Retained Earnings								
Beginning Balance								178,773.45
Total for Retained Earnings								
<hr/>								
3000 Opening Bal Equity								
Beginning Balance								6,793.34
Total for 3000 Opening Bal Equity								
<hr/>								
Interest - Cap								
Beginning Balance								6,134.61
Total for Interest - Cap								
<hr/>								
Interest - Corp								
Beginning Balance								61.70
Total for Interest - Corp								
<hr/>								
Misc Inc Corp								
Beginning Balance								3,958.00
Total for Misc Inc Corp								
<hr/>								
Misc Inc Rec								
Beginning Balance								809.67
Total for Misc Inc Rec								

General Ledger
 BRAIDWOOD PARK DISTRICT
 January 6-February 3, 2026

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	SPLIT ACCOUNT	AMOUNT	BALANCE
Rec Fac Rental								
Beginning Balance								350.00
Total for Rec Fac Rental								
Tax Ext Audit								
Beginning Balance								3,181.55
Total for Tax Ext Audit								
Tax Ext B&I								
Beginning Balance								52,250.18
Total for Tax Ext B&I								
Tax Ext Corp								
Beginning Balance								69,622.41
Total for Tax Ext Corp								
Tax Ext Liab								
Beginning Balance								23,680.20
Total for Tax Ext Liab								
Tax Ext Rec								
Beginning Balance								64,848.28
Total for Tax Ext Rec								
10-100 Corp-Legal Counsel								
Beginning Balance								2,520.70
10-100 Corp-Legal Counsel	01/22/2026	Bill		Robbins Schwartz	CLIENT NUMBER 008754	Accounts Payable	293.75	2,814.45
Total for 10-100 Corp-Legal Counsel							\$293.75	
10-105 Corp-Consultant Fees								
Beginning Balance								2,666.64
10-105 Corp-Consultant Fees	02/01/2026	Check	9710	Jolene Trost	FEB PAY	Midland State Bank - Checking 2	333.33	2,999.97
Total for 10-105 Corp-Consultant Fees							\$333.33	
10-110 Corp-Telephone								
Beginning Balance								1,833.43
10-110 Corp-Telephone	01/27/2026	Bill		AT&T	148192755	Accounts Payable		1,833.43
10-110 Corp-Telephone	01/27/2026	Bill		AT&T	148112188	Accounts Payable	31.81	1,865.24
10-110 Corp-Telephone	01/27/2026	Bill		AT&T		Accounts Payable	0.00	1,865.24
Total for 10-110 Corp-Telephone							\$31.81	
10-120 Corp-Printing/Publishing								
Beginning Balance								28.00
Total for 10-120 Corp-Printing/Publishing								
10-140 Corp-Office Supplies								
Beginning Balance								2,743.31
10-140 Corp-Office Supplies	02/01/2026	Bill		Elan Financia Services	JOSH, INTUIT QUICK BOOKS	Accounts Payable	69.50	2,812.81
Total for 10-140 Corp-Office Supplies							\$69.50	
10-150 Corp-Utilities								
Beginning Balance								13,220.53
10-150 Corp-Utilities	01/11/2026	Bill		Nicor Gas	37834810004, 263 W 2nd	Accounts Payable	129.96	13,350.49
10-150 Corp-Utilities	01/11/2026	Bill		Nicor Gas	27834910005, 245 West 1st	Accounts Payable	0.00	13,350.49
10-150 Corp-Utilities	01/11/2026	Bill		Nicor Gas	1392453402, 382 N Center	Accounts Payable		13,350.49
10-150 Corp-Utilities	01/13/2026	Bill		Nicor Gas	37834810004, 263 W 2nd	Accounts Payable		13,350.49
10-150 Corp-Utilities	01/13/2026	Bill		Nicor Gas	27834910005, 245 West 1st	Accounts Payable	79.40	13,429.89
10-150 Corp-Utilities	01/13/2026	Bill		Nicor Gas	1392453402, 382 N Center	Accounts Payable	0.00	13,429.89
10-150 Corp-Utilities	01/27/2026	Bill		City of Braidwood	382 N CENTER STREET	Accounts Payable	48.23	13,478.12
10-150 Corp-Utilities	01/27/2026	Bill		City of Braidwood	263 W SECOND STREET	Accounts Payable	48.23	13,526.35
10-150 Corp-Utilities	01/27/2026	Bill		City of Braidwood	245 W FIRST ST	Accounts Payable	48.23	13,574.58
10-150 Corp-Utilities	01/27/2026	Bill		Commonwealth Edison	198 N LINCOLN STREET ACCT 9752989000	Accounts Payable	0.00	13,574.58
10-150 Corp-Utilities	01/27/2026	Bill		Commonwealth Edison	382 N CENTER STREET ACCT 7748100100	Accounts Payable	34.60	13,609.18
10-150 Corp-Utilities	02/01/2026	Bill		Nicor Gas	37834810004, 263 W 2nd	Accounts Payable	0.00	13,609.18
10-150 Corp-Utilities	02/01/2026	Bill		Nicor Gas	27834910005, 245 West 1st	Accounts Payable		13,609.18
10-150 Corp-Utilities	02/01/2026	Bill		Nicor Gas	1392453402, 382 N Center	Accounts Payable	54.17	13,663.35
Total for 10-150 Corp-Utilities							\$442.82	
10-195 Corp-Misc Expense								
Beginning Balance								298.18
Total for 10-195 Corp-Misc Expense								
10-200 Corp-Maint/Building								
Beginning Balance								18,562.53
Total for 10-200 Corp-Maint/Building								
10-210 Corp-Maint/Equipment								
Beginning Balance								2,538.65
10-210 Corp-Maint/Equipment	01/22/2026	Bill		Burriss Equipment	INV SW3008887-1	Accounts Payable	965.09	3,503.74
10-210 Corp-Maint/Equipment	02/01/2026	Bill		Elan Financia Services	GRAINGER	Accounts Payable	153.23	3,656.97
Total for 10-210 Corp-Maint/Equipment							\$1,118.32	

General Ledger
BRAIDWOOD PARK DISTRICT
January 6-February 3, 2026

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	SPLIT ACCOUNT	AMOUNT	BALANCE
10-220 Corp-Maint/Grounds								
Beginning Balance								1,254.21
Total for 10-220 Corp-Maint/Grounds								
10-225 Corp-Operating Supplies								
Beginning Balance								2,300.81
10-225 Corp-Operating Supplies	02/03/2026	Bill		Whitmore Ace Hardware	DECEMBER SUPPLIES	Accounts Payable	130.82	2,431.63
Total for 10-225 Corp-Operating Supplies							\$130.82	
10-226 Corp-Fuel								
Beginning Balance								2,485.00
Total for 10-226 Corp-Fuel								
10-300 Corp-Equipment Purchase								
Beginning Balance								1,730.65
Total for 10-300 Corp-Equipment Purchase								
10-340 Corp-Payroll Taxes								
Beginning Balance								60.84
Total for 10-340 Corp-Payroll Taxes								
20-103 Rec-Consultant Fees								
Beginning Balance								2,666.64
20-103 Rec-Consultant Fees	02/01/2026	Check	9710	Jolene Trost	FEBRUARY PAY	Midland State Bank - Checking 2	333.33	2,999.97
Total for 20-103 Rec-Consultant Fees							\$333.33	
20-105 Rec-Dues								
Beginning Balance								1,380.51
Total for 20-105 Rec-Dues								
20-135 Rec-Telephone								
Beginning Balance								1,833.53
20-135 Rec-Telephone	01/27/2026	Bill		AT&T	148192755	Accounts Payable		1,833.53
20-135 Rec-Telephone	01/27/2026	Bill		AT&T	148112188	Accounts Payable	31.81	1,865.34
20-135 Rec-Telephone	01/27/2026	Bill		AT&T		Accounts Payable	0.00	1,865.34
Total for 20-135 Rec-Telephone							\$31.81	
20-140 Rec-Office Supplies								
Beginning Balance								1,572.18
20-140 Rec-Office Supplies	02/01/2026	Bill		Elan Financia Services	amazon supplies purchase	Accounts Payable	20.32	1,592.50
Total for 20-140 Rec-Office Supplies							\$20.32	
20-150 Rec-Onsite Programs								
Beginning Balance								-1,614.44
20-150 Rec-Onsite Programs	01/27/2026	Bill		American Carnival Mart	Inv #o50384443, Easter Eggs	Accounts Payable	1,794.00	179.56
Total for 20-150 Rec-Onsite Programs							\$1,794.00	
20-155 Rec-Programs Supplies								
Beginning Balance								1,006.87
Total for 20-155 Rec-Programs Supplies								
20-165 Rec-Utilities								
Beginning Balance								11,924.07
20-165 Rec-Utilities	01/11/2026	Bill		Nicor Gas	37834810004, 263 W 2nd	Accounts Payable	129.96	12,054.03
20-165 Rec-Utilities	01/11/2026	Bill		Nicor Gas	27834910005, 245 West 1st	Accounts Payable	0.00	12,054.03
20-165 Rec-Utilities	01/11/2026	Bill		Nicor Gas	1392453402, 382 N Center	Accounts Payable		12,054.03
20-165 Rec-Utilities	01/13/2026	Bill		Nicor Gas	37834810004, 263 W 2nd	Accounts Payable		12,054.03
20-165 Rec-Utilities	01/13/2026	Bill		Nicor Gas	27834910005, 245 West 1st	Accounts Payable	79.40	12,133.43
20-165 Rec-Utilities	01/13/2026	Bill		Nicor Gas	1392453402, 382 N Center	Accounts Payable	0.00	12,133.43
20-165 Rec-Utilities	01/27/2026	Bill		Commonwealth Edison	198 N LINCOLN STREET ACCT 9752989000	Accounts Payable	0.00	12,133.43
20-165 Rec-Utilities	01/27/2026	Bill		Commonwealth Edison	382 N CENTER STREET ACCT 7748100100	Accounts Payable	34.61	12,168.04
20-165 Rec-Utilities	02/01/2026	Bill		Nicor Gas	37834810004, 263 W 2nd	Accounts Payable	0.00	12,168.04
20-165 Rec-Utilities	02/01/2026	Bill		Nicor Gas	27834910005, 245 West 1st	Accounts Payable	54.17	12,222.21
20-165 Rec-Utilities	02/01/2026	Bill		Nicor Gas	1392453402, 382 N Center	Accounts Payable	0.00	12,222.21
Total for 20-165 Rec-Utilities							\$298.14	
20-170 Rec-Maint Grounds								
Beginning Balance								8,755.88
20-170 Rec-Maint Grounds	02/01/2026	Bill		LRS	RD11349488	Accounts Payable	104.59	8,860.47
20-170 Rec-Maint Grounds	02/01/2026	Bill		LRS	RD11349488	Accounts Payable	104.60	8,965.07
Total for 20-170 Rec-Maint Grounds							\$209.19	
20-175 Rec-Maintenance Building								
Beginning Balance								1,456.14
Total for 20-175 Rec-Maintenance Building								
20-200 Rec-Operating Supplies								
Beginning Balance								2,032.10
20-200 Rec-Operating Supplies	02/01/2026	Bill		Elan Financia Services	Josh, SIMPLISAFE	Accounts Payable	65.98	2,098.08
20-200 Rec-Operating Supplies	02/03/2026	Bill		Whitmore Ace Hardware	DECEMBER SUPPLIES	Accounts Payable	130.83	2,228.91
Total for 20-200 Rec-Operating Supplies							\$196.81	

General Ledger
 BRAIDWOOD PARK DISTRICT
 January 6-February 3, 2026

DISTRIBUTION ACCOUNT	TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	SPLIT ACCOUNT	AMOUNT	BALANCE
20-300 Rec-Equipment Purchase								
Beginning Balance								1,978.97
Total for 20-300 Rec-Equipment Purchase								
20-310 Rec-Site Improvements								
Beginning Balance								760.00
Total for 20-310 Rec-Site Improvements								
20-340 Rec-Payroll Taxes								
Beginning Balance								60.84
Total for 20-340 Rec-Payroll Taxes								
30-300 Liab Ins- Liability								
Beginning Balance								22,632.00
Total for 30-300 Liab Ins- Liability								
30-305 Work Comp								
Beginning Balance								1,802.00
Total for 30-305 Work Comp								
Total for 30-300 Liab Ins- Liability with sub-accounts								
40-400 Audit-Accounting Services								
Beginning Balance								2,100.00
Total for 40-400 Audit-Accounting Services								
50-100 Bond Payment								
Beginning Balance								42,777.50
Total for 50-100 Bond Payment								
50-103 Bond Principal								
Beginning Balance								4,977.13
Total for 50-103 Bond Principal								
Total for 50-100 Bond Payment with sub-accounts								
60-100 Cap-New Equipment								
Beginning Balance								4,123.00
Total for 60-100 Cap-New Equipment								
60-110 Cap-Site Improvements								
Beginning Balance								14,520.50
Total for 60-110 Cap-Site Improvements								
66000 Payroll Expenses								
Taxes								
Beginning Balance								3,330.32
Taxes	01/15/2026	Payroll Check	9697	Brian Stellano .	Employer Taxes	Midland State Bank - Checking 2	88.68	3,419.00
Taxes	01/15/2026	Payroll Check	9698	Justin D. Stellano	Employer Taxes	Midland State Bank - Checking 2	72.01	3,491.01
Taxes	01/31/2026	Payroll Check	9708	Brian Stellano .	Employer Taxes	Midland State Bank - Checking 2	72.04	3,563.05
Taxes	01/31/2026	Payroll Check	9709	Justin D. Stellano	Employer Taxes	Midland State Bank - Checking 2	83.37	3,646.42
Total for Taxes							\$316.10	
Wages								
Beginning Balance								26,381.00
Wages	01/15/2026	Payroll Check	9697	Brian Stellano .	Gross Pay - This is not a legal pay stub	Midland State Bank - Checking 2	544.00	26,925.00
Wages	01/15/2026	Payroll Check	9698	Justin D. Stellano	Gross Pay - This is not a legal pay stub	Midland State Bank - Checking 2	441.75	27,366.75
Wages	01/31/2026	Payroll Check	9708	Brian Stellano .	Gross Pay - This is not a legal pay stub	Midland State Bank - Checking 2	442.00	27,808.75
Wages	01/31/2026	Payroll Check	9709	Justin D. Stellano	Gross Pay - This is not a legal pay stub	Midland State Bank - Checking 2	511.50	28,320.25
Total for Wages							\$1,939.25	
Total for 66000 Payroll Expenses with sub-accounts							\$2,255.35	

INV # _____

Beaver Creek Enterprises, Inc.
801 Rowell Ave. Joliet, IL 60433
Phone: 815-723-9455 Fax: 815-726-9916
Emma@BeaverCreekGolfCarts.net

Date: January 30, 2026 Site Name: Braidwood Park District
Lessee's Name: Braidwood Park District Site Address: 263 W Second St, 60408
Lessee's Address: 245 W Second St Driver's License#: _____
Braidwood, IL 60408 Cart #: _____
Contact Name: Josh Bolatto **Net30 Check _____ CC(3%)**
Mobile Number: 815-791-8093 Rate: \$300x3+325x2 Delivery-P/U Fee: \$150
Email: BraidwoodParkDistrict@yahoo.com Total Due: \$1,700 TE

The lease agreement is made and entered into between Beaver Creek Enterprises, Inc, whose business address is stated below ("Lessor") and the above named individual ("lessee") who, for their mutual benefit and for the consideration hereinafter stated, do hereby agree as follows:

Under the following terms and conditions, Lessor does hereby lease unto Lessee the following property: (3) utility & (2) 4 passenger golf cart ("Leased Property"), for 7 days, beginning on Tuesday, July 14, 2026 and ending on Tuesday, July 21, 2026. In addition, Lessee hereby renders a credit card number as a Security Deposit, to be shredded at the termination of this agreement in accordance with the terms and conditions hereinafter stated.

Lessee agrees to properly maintain the Leased Property and to return the Leased Property to Lessor in the same condition as existed at the execution of this agreement, less normal wear and tear. Lessee assumes full responsibility for any damage to the Leased Property, and in the event that the leased property is returned to lessor in a damaged state, Lessee shall be liable unto Lessor the full amount of the cost of repair to remedy such damage, lessor shall repair the damage and bill the cost of repair to Lessee's credit card supplied.

Lessee is obligated to the maximum extent permitted by law to defend, indemnify, and hold harmless Lessor, Lessor's successor's and assigns, from and against all suits, claims, causes or actions and demands including court costs and attorney fees, that may at any time be brought or made by anyone whomsoever for death of or injuries to persons or damages to property in any manner caused by or resulting from the operation of the Leased property during the term of this Lease, including such obligation in the event of Lessor's negligence or fault. Lessee further waives any and all claims for liability against Lessor, Lessor's successors, and assigns, and releases any and all suits, claims, causes of actions and demand the Lessee, Lessee's successors and assigns may have against Lessor, Lessor's successors, and assigns that may arise as a result of the operation of the Leased Property during the term of this lease.

Should Lessor prevail in any litigation instituted by either party for enforcement of rights and obligations hereunder Lessor will be entitled to reasonable attorney's fees and legal interest thereon. Any litigation hereunder shall be subject to the laws of the State of Illinois.

Lessee warrants that the Lessee has a valid driver's license and that any operators of the leased property are at least 18 years of age and possesses a valid driver's license. By the signature below, Lessee assumes full responsibility for the leased property. Under no circumstances shall Lessee allow anyone under the age of 18 who does not possess a valid driver's license to operate the leased property.

The Lessee agrees to adhere to the following rules:

1. Lessee and/or driver must be at least 18 years of age and possess a valid driver's license.
2. Leased Property must not be operated by anyone under the influence of drugs and/or alcohol.

3. All riders must be seated at all times. Reckless operation is cause for immediate loss of rental privileges.
4. Carts must be returned in the same condition as rented. You must report any malfunction to the Beaver Creek / Lessor.
5. Excessive dirt will result in a charge for cleaning (rate \$105.00 per hour).
6. Carts operated after sunset must have lights turned on.
7. ALL rental golf carts are not for use on public roads.
8. Anyone found abusing the rules and regulations would forfeit all rental privilege. There will be no refunds made if the cart has to be returned because of Lessee misuse.
9. All cancellations must be notified in writing within 4 business days prior of reservation date for a refund.
10. This contract is valid 30 days from the date the contract was sent. Prices are subject to change without notification.
11. If the rental is not returned on the date stated on the contract, there will be a daily rate fee each day the cart is not returned and any additional pickup/delivery fees that are incurred.
12. If the rental is a customer pickup/drop-off, the cart must be picked up/returned BEFORE 3:00PM. ALL rental transportation's are made between 8am and 5pm, Monday-Friday ONLY.
13. ALL TAPE/STICKERS MUST be removed from rentals or there will be a minimum ½ hour labor charge.
14. There will be a 3% charge for any card payments.

Emma Johnson for Beaver Creek
Lessor

Lessee

Due to emails being lost in space... Please follow-up to make sure the contract was received!!

**Lessee's Credit Card
Payment Authorization & Security Deposit**

M/C _____ Visa _____ Discover _____ Amer. Exp.

Credit Card #:

Expiration Date:

Last three or four digits on the back of the card:

Name as it appears on the card:

Street number & zip code for card billing:

Prepared for:

Braidwood Park District
210 Parkview Lane
Braidwood, IL 60408

Prepared By:

Rick Menzel
Building Sales Consultant
309-467-4847 (office)
815-303-1985 (cell)
rick@blunierbuilders.com

Proposal

Proposed Work:

Building Repair #1:

- 1) Remove 6 old post from existing building. Put in new concrete piers with stainless steel brackets. Mount new 3 ply 2x6 coulumns to brackets and existing truss. \$15,700.00
- 2)
- 3)

Total For Above:

\$15,700.00

Payment Schedule:

- 50 % Down Payment
- 50 % Due Upon Completion

Estimated Start Date:

Conditions:

Includes all applicable sales tax
Building permit is not included

Above proposal expires on: February 15, 2026

Acceptance of Proposal

The undersigned hereby authorizes Blunier Builders to furnish all materials, labor, & equipment required to complete the work mentioned in the above proposal, & agrees to pay the amount mentioned in said proposal, and according to the terms thereof. Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate.


Signature

Joshua Bolatto, Commissioner / Board Secretary
Print Name

2/3/26
Date

Terms & Conditions

Contract Documents: Blunier Builders, Inc. shall execute the entire Work described in the Contract Documents, except to the extent specifically indicated in the Contract Documents to be the responsibility of others. The Contract Documents consist of: Purchase Agreement, Building Specifications, Plans/Prints, Building Color Selections, and Certification of Substantial Completion.

Contract Amount & Payment Terms: The Purchaser shall pay Blunier Builders, Inc., for the performance of the Contract, the Total Project Amount shown on the Purchase Agreement, which may be subject to additions and deletions. Any alteration or deviation from the agreed upon project specifications involving extra costs will become an extra charge over and above the estimate. These changes will be executed only upon a written Change Order. If payment terms on the Purchase Agreement are not met, Blunier Builders, Inc. may charge late fees of 2% per month, on unpaid and overdue balances. The Owner is liable for all expenses related to the collection of past due accounts: including but not exclusive of; bank charges, attorney and collection fees, and court costs.

Commencement & Completion: Blunier Builders, Inc. shall commence construction in a timely manner subsequent to the execution of this Contract. Blunier Builders, Inc. shall thereafter use general expedience in the completion of the Project and all work incidental thereto; subject, however, to any causes beyond the control of Blunier Builders, Inc. which may delay such completion including, but not limited to, delays in issuance of building permits, fire or other casualty, strikes, riots, labor disputes, war, pandemic, shortage of materials, delays caused by Purchaser in selection of materials, allowed items or finishes, acts of God, and litigation or threatened litigation pertaining to this Contract or construction. In the event of a delay caused by any of the foregoing, the period of time within which such construction shall be completed shall be extended for a period equal to the duration of the delay. At such point in time, whereby Blunier Builders, Inc. shall deem the Work to be Substantially Complete or the Owner takes possession and utilizes the Work for it's intended purpose; Certification of Substantial Completion shall be completed and final payment will be due.

Ownership: The Purchaser warrants that they own, or have the legal right to construct building(s) on the property upon which the building is to be constructed or other work to be done.

Site Preparation: The Purchaser shall be responsible for moving all obstructing utilities, both above and below ground, including electric, gas, water, and sewer, prior to Blunier Builders, Inc. mobilization.

Underground Items: The Purchaser represents and warrants that the building site does not contain underground uses or hazards such as: septic systems, electric or gas lines, telephone cables, quicksand, water problems, etc. and Blunier Builders, Inc. shall not be liable to the Purchaser or any other parties for any damages to such properties, nor liable for any expenses incurred as the result of the existence of such uses or hazards. Any unforeseen costs in digging holes due to: rock, sand, water table, etc. or any underground obstructions shall be added to the Contract Amount via a Change Order.

Subcontractors: Blunier Builders, Inc.'s only responsibility is for the products supplied and erected by Blunier Builders, Inc. and its subcontractors covered in this Agreement. Any and all subcontractors not covered in this agreement will be the responsibility of the Purchaser.

Excess Material: All usable material left over on the project remains the property of Blunier Builders, Inc. If trash disposal is not included, the Purchaser must provide a trash containment/dumpster at the project site prior to start of and through the completion of construction.

Agreement to Arbitrate: Purchaser and Blunier Builders, Inc. agree to submit any dispute arising under this Purchase Agreement, with the exception of disputes alleging criminal or statutory violations, to binding arbitration in accordance with the Rules of the Better Business Bureau Binding Arbitration. A volunteer BBB arbitrator will render a decision that the arbitrator considers to be fair. In doing so, the judgement on the decision may be entered in any court having jurisdiction. All administrative fees for the arbitration will be paid by Blunier Builders, Inc. Further information about BBB arbitration may be obtained by calling the BBB of Central Illinois at (309) 688-5124. This Agreement to Arbitrate affects important legal rights. Neither party will be able to go to court for disputes that must be arbitrated. Neither party will be committed by the terms of this Agreement to Arbitrate unless you sign below, in which event we will both be committed.

Purchaser Signature: _____

Date: _____

Termination of Contract: If the Purchaser fails to make payment for a period of 10 days through no fault of Blunier Builders, Inc., Blunier Builders, Inc. may, upon seven days written notice to the Purchaser; stop work or terminate the Contract and recover from the Purchaser payment for Work executed and for proven loss with respect to labor, materials, equipment, tools, and machinery, including reasonable overhead, profit, legal fees, attorney's fees, collection fees, and damages applicable to the Project. The Purchaser may terminate the Contract if Blunier Builders, Inc.; fails to make payments to Subcontractors, persistently disregards laws, ordinances, rules, regulations, order of a public authority having jurisdiction, or otherwise is guilty of substantial breach of a provision of the Contract Documents.