

CLOSING STATEMENT			
Closing Date:	8/11/2021		
Sellers:	LRD Properties, LLC		
Buyers:	Flores Construction Mgt, LLC		
Address:	103 E. High Street, Milton, NY 12020		
PURCHASE PRICE			\$205,000.00
CREDITS TO SELLER			
County Tax (1/1-12/31)	2552.94/365*142	\$993.20	
Village Tax (6/1-5/31)	901.83/365*293	\$723.93	
Propane/Fuel Adjustment			
TOTAL CREDITS TO SELLER			\$1,717.13
DUE SELLER			\$206,717.13
CREDITS TO BUYER			
Deposit		* \$5,000.00	
School Taxes	3372.43/365*42	\$388.18	
Seller Held Financing		\$164,000.00	
TOTAL CREDITS TO BUYER			\$169,388.18
BALANCE DUE SELLER			\$37,328.95
CHECK DISBURSEMENT LIST			
Bank Checks			
LRD Properties, LLC	\$37,328.95		
Elizabeth A. Byrne LLC - legal fee	\$900.00		
Elizabeth A. Byrne LLC - County Cl	\$2,115.00		
Elizabeth A. Byrne - Title fees	\$2,275.00		
Elizabeth A. Byrne LLC - School Tax	\$4,048.00		
LRD Properties, LLC - Bank attorne	\$650.00		
Total Checks Cut:	\$47,316.95		
Total Buyer Funds Needed for Closing		\$47,316.95	
Funds wired from Buyer for Closing		\$0.00	
Funds due back to Buyer if excess		-\$47,316.95	
Disbursement Detail			
<u>Payee</u>		<u>Buyer's Expenses</u>	<u>Seller Expenses</u>
Elizabeth A. Byrne LLC - legal fee		\$750.00	
Elizabeth A. Byrne LLC - Note and Mortgage Review		\$150.00	
Title Insurance		\$1,302.00	
Title search		\$883.00	
Escrow Fee		\$90.00	
Elizabeth A. Byrne LLC - School Tax Escrow 21/22		\$4,048.00	
LRD Properties, LLC - Bank attorney fee		\$650.00	
Keller Williams Capital Distrcit - Broker			
Recording Fees			Paid outside closing

2024 VILLAGE OF BALLSTON SPA TAX BILL

Bill No. 001424
Sequence No. 001424
Page No. 01 of 01

Fiscal Year: 06/01/23 to 05/31/24

Warrant Date: 05/05/23

MAKE CHECKS PAYABLE TO:
VILLAGE OF BALLSTON SPA
66 FRONT ST.
BALLSTON SPA, NY 12020

TO PAY IN PERSON:
Hours of Office: 8:30-4:00PM
or use our dropbox
PENALTY NOTICE:
5% will be added after July 3
1% to accrue each month after

SWIS Tax Map# Check Digit
414201 216.33-2-28
Property Location: 103 EAST HIGH ST
Town/Village Name: BALLSTON SPA
School Name: Ballston Central

FLORES CONSTRUCTION MANAGEMENT
C/O LRD PROPERTIES, LLC
443 BROADWAY
SARATOGA SPRINGS, NY 12866

Property Class: 411 Apartment
Roll Sect: 1
Parcel Dimensions: 100.00 x 150.00
0.34 acres
Account No.: 1 A00432
Bank Code:
Mortgage No.:

Estimated State Aid:

PROPERTY TAXPAYER'S BILL OF RIGHTS:

The assessor estimates the Full Market Value of this property as of 12/31/22 was: 222,222
The Total Assessed value of this property is: 170,000
The Uniform Percentage of Value used to establish assessments in your municipality was: 76.50
A publication entitled 'Contesting Your Assessment in New York State' is available at the Assessor's office or online at www.tax.ny.gov.
Please note that the period for filing complaints on this assessment has passed. Apply for 3rd Party notification by contacting the Tax Collector, Town Assessor, or County Real Property Tax Office. If you are over 65, you may be eligible for a senior citizen exemption. For information, contact your Assessor's office. You MUST apply by January 1st of 2024 for the next year's tax cycle.

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate
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Property Taxes	Total Tax Levy	% Chg From Prior Yr	Taxable Value	Tax Rate per \$1000	Tax Amount
Taxing Purpose GENERAL VILLAGE	1,537,046	5.0	170,000.00	5.425819	922.39

Penalty Schedule	Penalty/Int	Amount	Total Due	TOTAL TAXES DUE BY 07/03/23:	922.39
Due By: 07/01/23	0.00	922.39	922.39		
07/02/23	46.12	922.39	968.51		
08/01/23	55.34	922.39	977.73		
09/01/23	64.57	922.39	986.96		
10/01/23	73.79	922.39	996.18		

RETURN THE ENTIRE BILL WITH PAYMENT AND PLACE A CHECK MARK IN THIS BOX [] IF YOU WANT A RECEIPT OF PAYMENT. THE RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT.

VILLAGE OF BALLSTON SPA

Bill No. 001424

Tax Map: 414201 216.33-2-28
Location: 103 EAST HIGH ST

TOTAL TAXES DUE BY 07/03/23:	922.39
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Owner: FLORES CONSTRUCTION MANAGEMENT
C/O LRD PROPERTIES, LLC
443 BROADWAY
SARATOGA SPRINGS, NY 12866



BALLSTON SPA CSD

Bill No. 007485

2023 - 2024 School Tax



For Fiscal Year Ending 06/30/24 * Warrant Date 09/05/23

MAKE CHECKS PAYABLE TO

BSCSD Tax Collector
MAIL TO:
70 Malta Avenue
Ballston Spa, NY 12020
(518) 884-7195 x 1360

PAYMENT INFORMATION

Payments are being accepted
by mail, drop box or online at
<https://www.infotaxonline.com>
See school tax bill enclosure
for detailed information.

PROPERTY ADDRESS & LEGAL DESCRIPTION

S/B/L 414201 216.33-2-28
Address: 103 East High St
Town of: INSIDE VILLAGE:MILTON
School: 414201 - BALLSTON SPA CSD
Class: Apartments
Bank: **Acres:** 0.34 **Roll:** 1

Flores Construction Management
c/o LRD Properties, LLC
443 Broadway
Saratoga Springs, NY 12866

Total School Budget: \$104,232,811
Total District Tax Levy: \$58,016,479
Estimated State Aid: \$38,151,332

Property Taxpayer's Bill of Rights

Full Market Value as of July 1, 2022: \$243,205
Total Assessed Value as of July 1, 2023: \$170,000
The Uniform Percentage of Value used to establish assessments was: 69.90%

If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please ask your assessor for the booklet "How to File a Complaint on Your Assessment". Please note that the period for filing complaints on the above assessment has passed. NYS Taxation and Finance School District Code 034

Exemption	Value	Tax Purpose	Full Value Est.
SCHOOL TAX INFORMATION IS AVAILABLE ON LINE AT https://www.infotaxonline.com School Tax payments received after 10/4/2023 POSTMARK require a 2% penalty. New York State Law stipulates a municipality cannot waive penalties on School Taxes received after the due date for any reason. (SEE BACK FOR DEFINITION OF TERMS)			

PROPERTY TAXES

Taxing Purpose	Total Tax Levy	% Change from Prior Year	Taxable Value or Units	Rate per \$1000 or Per Unit	Tax Amount
Ballston Spa CSD	58,016,479	3.1%	170,000.00	19.961197	3,393.40
Library Tax	62,102	2.0%	170,000.00	0.021381	3.63

Payment Schedule

Payment Period	Penalty	Fee Amt	Total Due
09/05/23 - 10/04/23			3,397.03
10/05/23 - 11/03/23	2.00%	67.94	3,464.97

TOTAL TAXES DUE \$3,397.03

**2023 - 2024 School Tax
RECEIVERS STUB**

**Bill No. 007485
414201 216.33-2-28**



Flores Construction Management
c/o LRD Properties, LLC
443 Broadway
Saratoga Springs, NY 12866

Payment Schedule

Payment Period	Penalty	Fee Amt	Total Due
09/05/23 - 10/04/23			3,397.03
10/05/23 - 11/03/23	2.00%	67.94	3,464.97

**-RETURN RECEIVER'S STUB WITH PAYMENT ~ IF YOU WISH TO RECEIVE A RECEIPT BY MAIL, RETURN ENTIRE BILL.
THE DROP BOX IS LOCATED AT THE BSCSD DISTRICT OFFICE, 70 MALTA AVE, BALLSTON SPA, NY 12020
ONLINE PAYMENTS CAN BE MADE ON THE [infotaxonline.com](https://www.infotaxonline.com) WEBSITE.**

Collection: Town & County 2023

Fiscal Year Start: 1/1/2023

Fiscal Year End: 12/31/2023

Warrant Date: 12/31/2022

Total Tax Due (minus penalties & interest) \$2,670.53

\$2,670.53

Pay Full

Tax Bill #	SWIS	Tax Map #	Status
001424	414201	216.33-2-28	Unpaid
Address		Municipality	School
103 East High St		Town of Milton	Ballston Central

Owners

Flores Construction
Management
c/o LRD Properties, LLC
443 Broadway
Saratoga Springs, NY 12866

Property Information

Roll Section: 1
Property Class: Apartment
Lot Size: 0.34

Assessment Information

Full Market Value: 222222.00
Total Assessed Value: 170000.00
Uniform %: 76.50

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
GENERAL COUNTY	2159897	7.8000	170000.000	0.04153500	\$7.06
NYS MANDATES	69585420	3.7000	170000.000	2.78984000	\$474.27
GENERAL TOWN	831704	0.0000	170000.000	0.60214200	\$102.36
Bal/spa ambulance	885000	2.1000	170000.000	0.48729600	\$82.84
County sewer	0	0.0000	8.000 Units	250.50000000	\$2,004.00

Total Taxes: \$2,670.53

FULL PAYMENT OPTION

From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Jan 01	Jan 31, 2023	\$2,670.53	\$0.00	\$0.00	\$2,670.53
Feb 01	Feb 28, 2023	\$2,670.53	\$26.71	\$0.00	\$2,697.24
Mar 01	Mar 31, 2023	\$2,670.53	\$53.41	\$2.00	\$2,725.94

Estimated State Aid - Type	Amount
County	43943296.00
Town	830795.00

Mail Payments To:

Lisa Wanits
Receiver of Taxes
503 Geyser Road Ballston Spa, New York 12020



space planning consultants
healthcare interiors
commercial interiors

62 milton avenue | ballston spa, ny 12020 | office 518.884.8450

rovetto design group.com

PO-
buy JB

Invoice

Date	Invoice #
12/27/2022	4457

PROJECT
East High Street

Bill To
JNF Construction

P.O. No.	Terms
----------	-------

Net 10

Description	Qty	Rate	Contract Amount	Prev. Billed	Amount
Site Survey, Existing Conditions Drawing, Zoning Application Drawings. Construction Drawings. East High Street	1	15,000.00			15,000.00

Sales Tax (0.0%)

\$0.00

Total

\$15,000.00

PURCHASE MONEY BALLOON NOTE

Principal Amount: \$164,000.00

Date: August 12, 2021

IN CONSIDERATION of the amount advanced hereunder, Flores Construction Management, LLC, a New York State limited liability company with an address of 62 Milton Ave., Ballston Spa, NY 12020 ("Borrower"), promises to pay to the order of LRD Properties, LLC, a New York State limited liability company with an address of 443 Broadway, Saratoga Springs, NY 12866 ("Note Holder") the principal sum of ONE HUNDRED SIXTY-FOUR THOUSAND AND NO/100 DOLLARS (\$164,000.00) together with accrued interest, fees and unpaid balances as hereinafter set forth, and agrees to the following terms, conditions and covenants:

1. **PROMISE TO PAY.** Borrower promise to pay U.S. \$164,000.00 (this amount is called "principal"), plus interest, to the order of the Note Holder. The Note Holder may transfer this Note. Anyone who takes this Note by transfer and who is entitled to receive payments under this Note is also called a "Note Holder."
2. **INTEREST.** Interest at the rate of five (5%) per annum will accrue and be charged on unpaid principal until the full amount of principal has been paid. Interest shall be calculated on the basis of a thirty (30) day month and a three hundred and sixty (360) day year.
3. **PAYMENTS**
 - A. Time and Place of Payments

Borrower will make payments of principal and interest every month commencing on September 12, 2021 and continuing on the 12th day of each successive month thereafter until August 12, 2026 (the "Maturity Date"), when the entire unpaid principal balance, accrued interest, late fees, and other charges, if any, must be paid in full ("Balloon Payment"). These payments will be applied to interest before principal. Payments will be made at 443 Broadway, Saratoga Springs, New York 12866 or at a different place if required by the Note Holder.
 - B. Amount of Payments

Each of the monthly payments will be in the amount of U.S. One Thousand Two Hundred Ninety-Six and 90/100 Dollars (\$1,296.90).
4. **PREPAYMENT**

Principal and interest may not be pre-paid prior to one (1) year from the date of this Note. It may be prepaid without a pre-payment penalty after one year from the date of this Note. If Borrower makes a prepayment, Borrower will tell the Note Holder in writing that it is doing so. If Borrower makes a partial prepayment, there will be no changes in the due dates or in the amount of the monthly payments due hereunder. All partial prepayments will be used to reduce the amount of principal that Borrower owes under this Note.
5. **LOAN CHARGES**

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (i) any such loan charge shall be reduced by the

**Marshall & Sterling Upstate Inc
300 Route 23B
Leeds, NY 12451-1637
(518) 587-1342**

Date: 08/26/2021

Insured: Flores Construction Management LLC
62 Milton Ave
Ballston Spa, NY 12020

Indication #: APP19892175
Policy Effective: 08/26/2021
Policy Expires: 08/26/2022
Minimum Earned: 25.00%
Minimum & Deposit: 100.00%
Rating Basis: 400,000 Cost ; 5,688 Area

Carrier: Evanston Insurance Company

This quote may be subject to audit and a favorable inspection.

INDICATION

Coverage	Cost
General Liability Premium	\$ 1,674.00
Service Fee (fully earned)	\$ 200.00
Stamping Fee	\$ 2.85
Surplus Lines Tax	\$ 60.26
Total Cost	\$ 1,937.11

* If applicant requests Terrorism Coverage, please include an additional premium of \$250.00 plus applicable taxes to the Total Cost shown in the Indication.

BINDING CONDITIONS

Prior to binding, Marshall & Sterling Upstate Inc must receive the following via email or fax:

1. \$1,937.11 (Check)
2. Completed 'Terrorism Form', signed and dated by the insured.
3. ACORD 125 Application - All questions fully answered and sent including the signature page as one document.
4. Name and phone number of the inspection contact.
5. ACORD 126 Application - All questions fully answered and sent including the signature page as one document.
6. 3 years currently valued Loss Runs unless already submitted. Statement of No Loss for new ventures is acceptable. Currently valued means loss runs dated within 90 days.
7. Completed 'Total Cost Form', signed and dated by the insured.
8. Completed, Supplemental Application Form, signed and dated by the producer and insured.

GENERAL LIABILITY

Coverage	Limit
General Aggregate	2,000,000
Products/Completed Operations Aggregate	Excluded
Personal & Advertising Injury	1,000,000
Each Occurrence	1,000,000
Damage to Premise Rented to You	100,000
Medical Expense	5,000
Additional Insured (fully earned)	

SCHEDULE OF FORMS AND ENDORSEMENTS

CG0001	Commercial General Liability Coverage Form
CG2018	Additional Insured - Mortgagee, Assignee or Receiver
CG2104	Exclusion - Products-Completed Operations Hazard
CG2136	Exclusion - New Entities
CG2139	Contractual Liability Limitation
CG2144	Limitation of Coverage to Designated Premises, Project or Operation
CG2147	Employment - Related Practices Exclusion
CG2149	Total Pollution Exclusion Endorsement
CG2173	Exclusion of Certified Acts of Terrorism
CG2186	Exclusion - Exterior Insulation and Finish Systems



Invoice

313 Ushers Rd. Ballston Lake NY 12019
518-598-4397
josue@jnfconstructiondesign.com

DATE:
12/31/22

TO Flores Construction Management
62 Milton Ave. Ballston Spa NY

ITEM	DESCRIPTION	UNIT PRICE	LINE TOTAL
Lawncare	Mowing and trimming of all areas around building 2022		\$3,000.00
SUBTOTAL			\$3,000.00
SALES TAX			
TOTAL			\$3,000.00

Quotation prepared by: Josue Flores

This is a quotation on the goods named, subject to the conditions noted below: Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!



Invoice

313 Ushers Rd. Ballston Lake NY 12019
 518-598-4397
 josue@jnfconstructiondesign.com

DATE:

~~12/31/22~~
 9/15/23

TO Flores Construction Management
 62 Milton Ave. Ballston Spa NY

ITEM	DESCRIPTION	UNIT PRICE	LINE TOTAL
Lawncare	Mowing and trimming of all areas around building 2023		\$3,000.00
		SUBTOTAL	\$3,000.00
		SALES TAX	
		TOTAL	\$3,000.00

Quotation prepared by: Josue Flores

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 518-598-4397
 josue@jnfconstructiondesign.com

DATE:
 12/31/21

TO Flores Construction Management
 62 Milton Ave. Ballston Spa NY

ITEM	DESCRIPTION	UNIT PRICE	LINE TOTAL
Maintenance and Management	All management of permitting, maintenance, and coordination of all related to building year 2022.		\$5,000.00
SUBTOTAL			\$5,000.00
SALES TAX			
TOTAL			\$5,000.00

Quotation prepared by: Josue Flores

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SALES TAX			
TOTAL			\$5,000.00

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CAPITAL DISTRICT INSPECTIONS

P.O. Box 2581 – Glenville, NY 12325-0581 – Phone (518) 688-9517

DATE: 1/4/2022

INVOICE # 2201

Owner: Josue Flores

Address: 103 East High Street
Ballston Spa, NY 12020

Project: Asbestos Survey

Amount: \$2253 00

Due: Upon Receipt

THANK YOU FOR YOUR BUSINESS

Collar City Container Corp.

13 Cypress Street
 NY 12180

Invoice

Date	Invoice #
09/11/2021	62

Bill To
JNF Construction & Design, LLC 62 Milton Avenue Ballston Spa, New York 12020

Ship To
103 East High Street Ballston Spa, NY

P.O. No.	Terms
	Due on receipt

Quantity	Description	U/M	Rate	Amount
1 0.74	15 Yard Container including 1.5 tons Delivery and removal. Tons over allotted amount for container. Rensselaer County	ea ton	405.00 142.00 8.00%	405.00T 105.08T 40.81
			Total	\$550.89

Phone #	E-mail
518-274-6478	collarcitycontainers@gmail.com

Collar City Container Corp.

13 Cypress Street
 NY 12180

Invoice

Date	Invoice #
09/11/2021	63

Bill To
JNF Construction & Design, LLC 62 Milton Avenue Ballston Spa, New York 12020

Ship To
103 East High Street Ballston Spa, NY

P.O. No.	Terms
	Due on receipt

Quantity	Description	U/M	Rate	Amount
1 0.58	15 Yard Container including 1.5 tons Delivery and removal. Tons over allotted amount for container. Rensselaer County	ea ton	405.00 142.00 8.00%	405.00T 82.36T 38.99
			Total	\$526.35

Phone #	E-mail
518-274-6478	collarcitycontainers@gmail.com

Collar City Container Corp.

13 Cypress Street
 NY 12180

Invoice

Date	Invoice #
09/11/2021	64

Bill To
JNF Construction & Design, LLC 62 Milton Avenue Ballston Spa, New York 12020

Ship To
103 East High Street Ballston Spa, New York

Quantity	Description	U/M	P.O. No.	Terms
			Due on receipt	
			Rate	Amount
1	12 Yard container, Including 1 Ton. Delivery and removal.	ea	340.00	340.00T
1.37	Tons over allotted amount for container. Rensselaer County	ton	142.00	194.54T
			8.00%	42.76
			Total	\$577.30
Phone #	E-mail			
518-274-6478	collarcitycontainers@gmail.com			

Collar City Container Corp.

13 Cypress Street
 NY 12180

INVOICE

Date	Invoice #
09/15/2021	67

Bill To
JNF Construction & Design, LLC 62 Milton Avenue Ballston Spa, New York 12020

Ship To
103 East High Street Ballston Spa

Quantity	Description	U/M	P.O. No.	Terms
			Due on receipt	
			Rate	Amount
1	12 Yard container, Including 1 Ton. Delivery and removal.	ea	340.00	340.00T
1.74	Tons over allotted amount for container. Rensselaer County	ton	142.00	247.08T
			8.00%	46.97
			Total	\$634.05
Phone #	E-mail			

Collar City Container Corp.

13 Cypress Street
 NY 12180

Invoice

Date	Invoice #
09/15/2021	68

Bill To
JNF Construction & Design, LLC 62 Milton Avenue Ballston Spa, New York 12020

Ship To
103 East High Street Ballston Spa, NY

P.O. No.	Terms
	Due on receipt

Quantity	Description	U/M	Rate	Amount
1 0.19	15 Yard Container including 1.5 tons Delivery and removal. Tons over allotted amount for container. Rensselaer County	ea ton	405.00 142.00 8.00%	405.00T 26.98T 34.56
			Total	\$466.54

Phone #	E-mail
518-274-6478	collarcitycontainers@gmail.com

Collar City Container Corp.

13 Cypress Street
NY 12180

INVOICE

Date	Invoice #
12/16/2021	118

Bill To

JNF Construction & Design, LLC 62 Milton Avenue Ballston Spa, New York 12020
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Ship To
103 East High Street Ballston Spa, NY

Quantity	Description	U/M	P.O. No.	Terms
			Rate	Amount
1	12 Yard container, Including 1 Ton. Delivery and removal.	ea	365.00	365.00T
1.07	Tons over allotted amount for container.	ton	149.00	159.43T
	Saratoga County		7.00%	36.71
			Total	\$561.14
Phone #	E-mail			

Collar City Container Corp.

13 Cypress Street
NY 12180

INVOICE

Date	Invoice #
01/02/2022	124

Bill To

JNF Construction & Design, LLC
62 Milton Avenue
Ballston Spa, New York 12020

Ship To
103 East High Street
Ballston Spa

Quantity	Description	U/M	P.O. No.	Terms
			Rate	Amount
1	15 Yard Container including 1.5 tons Delivery and removal. Saratoga County	ea	450.00 7.00%	450.00T 31.50
			Total	\$481.50
Phone #	E-mail			

313 Ushers Rd. Ballston Lake NY 12019
 518-598-4397
 josue@jnfconstructiondesign.com

DATE: 9/10/23

TO Flores Construction Management
 62 Milton Ave. Ballston Spa NY

ITEM	DESCRIPTION	UNIT PRICE	LINE TOTAL
Building demolition	Complete demolition of 9,000 square feet building, includes equipment, utilities work, debris dumpsters and transportation. All labor and subcontractors fees included in price.		\$81,000.00
SUBTOTAL			\$81,000.00
SALES TAX			
TOTAL			\$81,000.00

Quotation prepared by: Josue Flores

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THANK YOU FOR YOUR BUSINESS!