



McCall Memorial Hospital District

McCall Memorial Hospital District
Board of Trustees Monthly Meeting
Tuesday, April 21, 2026; 7:30 – 9:00 a.m.
Administrative Conference Room; 1000 State St. McCall, ID 83638
For Microsoft Teams Link: [Click here to join the meeting](#)
Virtual Meeting ID: 252 726 450 726 and Passcode: hS3j9et2
Phone: 208-996-1717 Conference ID: 926 567 70#

AGENDA

1. Call to Order – Andy Laidlaw, Board Chair
2. *ACTION* Approval of the March 17 Board Meeting Minutes – Andy Laidlaw, Board Chair
3. *ACTION* Confirm Budget Hearing Date: Tuesday, August 18, 2026 – Andy Laidlaw, Chair
4. Monthly Budget Review – Marge Krahn, Board Treasurer
* *Yearly Budget Training: Tuesday, May 26, 2026, 1:00 – 4:30 p.m.*
5. FY26 Quarter 2 Asset Review & Audit Action Plan – Marge Krahn, Treasurer
6. FY26 Quarter 2 Board Metrics, Attendance, Admin Hours Report Out – Travis Leonard, Secretary
7. FY27 Funding Options – Amber Green, St. Luke's McCall COO/CNO
8. *ACTION* Board Secretary Position Fulfillment – Andy Laidlaw, Board Chair
9. *ACTION* – Amend District Bylaws to Allow for a 90 Day Period for the Appointment or Replacement of Board Members to be in Alignment with Idaho Code – Amy Holm, MMHD Legal Counsel
10. *ACTION* Discuss and Approve Process for Board Member Vacancy Fulfillment – Andy Laidlaw, Board Chair
11. Housing Workgroup – Andy Laidlaw, Board Chair
 - *ACTION* Approval March 16 Workgroup Meeting Minutes
 - *ACTION* Approval of Monthly Workforce Housing Project Invoices
 - *ACTION* – Review and Approve of Trillium Ridge Tenant Sublease– Amy Holm, MMHD Legal Counsel
12. Public Information Campaign Workgroup – Aana Vannoy, Trustee
 - *ACTION* Approval April 14 Workgroup Meeting Minutes
 - *ACTION* Approval of Website Refresh: [View the Staging Website Here](#)
13. St. Luke's McCall Reports
 - Financial Update - Kim Doman, St. Luke's Finance
 - McCall Operations Report – Amber Green, St. Luke's McCall COO/CNO
 - Population Health Area Report – Dennis Mesaros, St. Luke's Area VP
 - Community Board Report – Aana Vannoy
 - Quality Committee Report – Steve Clements

- Foundation Board Report – Marge Krahn, Board Treasurer

14. *ACTION* Motion to enter Executive Session pursuant to Idaho Code §74-206(1)(f): To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

– Andy Laidlaw, Board Chair

15. *ACTION* Review Options Relative to Give Us a Vote’s Complaint to the Idaho Attorney General

– Amy Holm & Hannah Drabinski, MMHD Legal Counsel

16. Public Comment

17. New Business

18. Adjourn – Andy Laidlaw, Board Chair

Upcoming Meetings:

Auxiliary Membership Meeting with MMHD Presentation – Monday, May 11; 10:00a – 12:00p

Public Information Campaign Workgroup Meeting – Tuesday, May 12; 10:00 – 11:00 a.m.

MMHD Housing Workgroup Meeting – Monday, May 18; 9:00 – 10:00 a.m.

Next Board Meeting – Tuesday, May 19; 7:30 – 9:00 a.m.

SLM Foundation Board – Wednesday, June 17; 2:00 – 4:00 p.m.

**McCALL MEMORIAL HOSPITAL DISTRICT
BOARD OF TRUSTEES MEETING MINUTES
TUESDAY MARCH 17, 2026; 7:30 – 9:28 a.m.
ADMINISTRATION CONFERENCE ROOM & MICROSOFT TEAMS VIRTUAL MEETING**

TRUSTEES: Andy Laidlaw, Chair, Marge Krahn, Treasurer, Steve Clements, Mike Vineyard, Angela Staup, and Aana Vannoy, Trustees

ABSENT: Travis Leonard, Secretary

GUESTS: Mike Birkinbine, St. Luke's Supply Chain Mgr., Laura Crawford, St. Luke's Comm. and PR Bus. Partner., Kim Doman, St. Luke's Finance, Hannah Drabinski, MMHD Legal Counsel, Amber Green, St. Luke's McCall COO/CNO, Jordan Heller, St. Luke's Legal, Counsel, Alexa Hersel, St. Luke's McCall Exec. Asst., Amy Holm, MMHD Legal Counsel, Hayley Johnson, St. Luke's McCall Found. Develop. Mgr., Karl Linzmeyer, St. Luke's Mgr. Pt. Care Srvs. and Interim Asst. CNO., Dennis Mesaros, St. Luke's Area VP, Jenny Ruemmele, St. Luke's Foundation Exec. Dir., Greg Sims, St. Luke's Finance, and Cassie Zattiero, Bailey & Co.

PUBLIC: Tom and Tomi Grote

A quorum was present and Andy Laidlaw, Chair, convened the meeting at 7:30 a.m. The in-person trustee attendance included: Andy Laidlaw, Marge Krahn, Steve Clements, and Aana Vannoy. The in-person guest attendance included: Laura Crawford, Alexa Hersel, Amy Holm, and Karl Linzmeyer. All other participants attended remotely.

FY25 MMHD AUDIT – Andy Laidlaw, Chair, introduced Cassie Zattiero, from Bailey & Company, who presented the FY25 final audit. Findings included the recommendation to conduct an annual asset inventory to ensure assets are being accounted for accurately. A discussion was held on asset disposal management, and it was determined that the group will continue meeting quarterly to review the depreciation schedule. An annual asset inventory will also be scheduled.

ACTION: ON A MOTION BY AANA VANNOY, SECONDED BY STEVE CLEMENTS, THE BOARD UNANIMOUSLY APPROVED THE FY25 AUDIT REPORT AS PRESENTED. NO FURTHER DISCUSSION WAS HELD.

MONTHLY BUDGET REVIEW – Marge Krahn, Treasurer, noted the transfer of funds to maintain FDIC protection.

APPROVAL OF UPDATED STATEMENT OF RENTS – Greg Sims, SLHS Finance, reminded the board of the mistake found in February, and presented the updated Statement of Rents for approval.

ACTION: ON A MOTION BY STEVE CLEMENTS, SECONDED BY MARGE KRAHN, THE BOARD UNANIMOUSLY APPROVED THE UPDATED STATEMENT OF RENTS AS PRESENTED. NO FURTHER DISCUSSION WAS HELD.

APPROVAL OF MINUTES - Andy Laidlaw, Chair, referred to the previous meeting minutes.

ACTION: ON A MOTION BY AANA VANNOY, SECONDED BY MARGE KRAHN, THE BOARD UNANIMOUSLY AGREED TO APPROVE THE FEBRUARY 17 BOARD MEETING

MINUTES. NO FURTHER DISCUSSION WAS HELD.

HOUSING WORKGROUP – Andy Laidlaw, Chair, provided an update on the workforce housing project: the temporary certification of occupancy is expected to be granted this week. There are a few exterior items remaining for completion when the weather permits. The monthly invoices were reviewed for approval.

ACTION: MARGE KRAHN MOVED, AND IT WAS SECONDED BY STEVE CLEMENTS, TO APPROVE THE FEBRUARY 16 HOUSING WORKGROUP MEETING MINUTES. NO FURTHER DISCUSSION WAS HELD, AND IT WAS APPROVED UNANIMOUSLY.

ACTION: MARGE KRAHN MOVED, AND IT WAS SECONDED BY STEVE CLEMENTS, TO APPROVE THE MARCH HOUSING WORKGROUP INVOICES AS PRESENTED. NO FURTHER DISCUSSION WAS HELD, AND IT WAS APPROVED UNANIMOUSLY.

APPROVAL TO FINALIZE AND AUTHORIZE SIGNATURE ON THE PROPERTY MANAGEMENT AGREEMENT, AND DECLARATION OF PROTECTIVE COVENANT, CONDITIONS, AND RESTRICTIONS (CC&R'S) FOR TRILLIUM RIDGE TOWNHOMES PHASES 1 & 2 - Amy Holm, MMHD Legal Counsel, reviewed the Property Management Agreement and Declaration of Protective Covenant, Conditions, and Restrictions (CC&Rs). Discussion was held.

ACTION: AANA VANNOY MOVED, AND IT WAS SECONDED BY STEVE CLEMENTS, TO APPROVE AND AUTHORIZE SIGNATURE ON THE PROPERTY MANAGEMENT AGREEMENT, AND DECLARATION OF PROTECTIVE COVENANT, CONDITIONS, AND RESTRICTIONS (CC&R'S) FOR THE TRILLIUM RIDGE TOWNHOMES, PHASES 1 & 2 AS PRESENTED. NO FURTHER DISCUSSION WAS HELD, AND IT WAS APPROVED UNANIMOUSLY.

PUBLIC INFORMATION CAMPAIGN WORKGROUP – Aana Vannoy, Workgroup Chair, reviewed the last workgroup's meeting and the efforts put forth regarding website updates. Further website updates will be presented at the April board meeting. She noted the civic group presentations are in the planning phases, and the first presentation will be at the St. Luke's McCall Auxiliary Membership May meeting.

ACTION: MARGE KRAHN MOVED, WITH THE CORRECTION IN DATE OF MARCH 10 FROM MARCH 20, AND IT WAS SECONDED BY STEVE CLEMENTS, TO APPROVE THE MARCH 10 PUBLIC INFORMATION WORKGROUP MEETING MINUTES. NO FURTHER DISCUSSION WAS HELD, AND IT WAS APPROVED UNANIMOUSLY.

FUNDING REQUEST OPTIONS – Amber Green, St. Luke's McCall COO/CNO, presented FY27 funding request options for consideration: an evaluation of the Forest Street Center, and capital equipment needs. Amber shared a future funding request, not FY27, which could be for a remodel of the Lake Street Center for future clinical space. A discussion was held on clinical space needs, expansion, and services. It was requested that next month's presentation include an overview of clinic and campus needs and capital equipment needs.

FINANCIAL UPDATE – Kim Doman, SLHS Finance, presented a financial update including census, payor mix, labor, and staffing. There were no questions, and no further discussion was held.

ST. LUKE'S McCALL OPERATIONS – Amber Green, St. Luke's McCall COO/CNO, provided an operational update which focused on staffing, culture activities, provider updates, and workforce housing. She updated the board on the recent McCall Medical Clinic flood due to a water line that broke

after hours, which is MMHD owned, and the tree that fell on a duplex owned by St. Luke's that is located next to the Payette Lakes Medical Clinic. The duplex was unoccupied and is not in use. The tree has since been removed. There were no questions, and no further discussion was held.

ST. LUKE'S POPULATION HEALTH AREA UPDATES – Dennis Mesaros, St. Luke's Area VP, reported on health system operations. Highlights included St. Luke's enhanced partnership with the College of Western Idaho for central sterile technician training, we're seeing a decrease in respiratory illnesses, and due to the increasing cost of construction St. Luke's is exercising a high level of scrutinization of capital building needs and planning. The Boise downtown campus improvement project (DCIP) continues to make progress. It is slated to be completed in 2029 and the first patients to be seen in 2030. Data has shown that Idaho is the 7th lowest in the nation for hospital beds for care. St. Luke's has recently added 75 physicians, two of which are in McCall: Dr. Jason Haslam and Dr. Janae Krahn. He provided an update on the recent legislative session where Medicaid Expansion continues to be a target.

ST. LUKE'S COMMUNITY BOARD – Aana Vannoy, reported on the February board meeting, where the Community Health Needs Assessment (CHNA) topic was discussed. A draft of the CHNA will be presented to the St. Luke's McCall Community Board in April, with final approval to occur in June. She reminded the board that this occurs every three years and the CHNA has a highly collaborated approach throughout the region. The data helps provide direction on needed health care services in each community. The current CHNA high priority health needs are: Behavioral Health, Housing, and Access to Care.

QUALITY COMMITTEE – No report.

FOUNDATION BOARD – Marge Krahn, Treasurer, reported that the Foundation's "Play Harder, Longer" fundraising campaign has a \$1M goal. Another campaign is being developed to focus on mental health support, and the annual golf tournament will take place in the fall.

EXECUTIVE SESSION – Andy Laidlaw, Chair, requested that those wishing to be informed of when the regular session will reconvene, to please convey in the meeting chat.

ACTION: ON A MOTION BY STEVE CLEMENTS, SECONDED BY MARGE KRAHN, THE BOARD UNANIMOUSLY AGREED TO ENTER INTO EXECUTIVE SESSION, PURUSANT TO IDAHO CODE SECTION 74-206(1)(f) AT 8:45 A.M. BY ROLL CALL VOTE: STEVE CLEMENTS: AYE; MARGE KRAHN: AYE; ANDY LAIDLAW: AYE; ANGELA STAUP: AYE; MIKE VINEYARD: AYE; AND AANA VANNOY: AYE.

Hannah Drabinski and Amy Holm, MMHD Legal Counsel, reviewed the Attorney General's letter dated March 16, 2026. The possible options to respond were discussed.

ACTION: ON A MOTION BY MARGE KRAHN, SECONDED BY AANA VANNOY, THE BOARD UNANIMOUSLY AGREED TO EXIT THE EXECUTIVE SESSION PURUSANT TO IDAHO CODE SECTION 74-206(1)(f) AT 9:27 A.M. BY ROLL CALL VOTE: STEVE CLEMENTS: AYE; MARGE KRAHN: AYE; ANDY LAIDLAW: AYE; ANGELA STAUP: AYE; MIKE VINEYARD: AYE; AND AANA VANNOY: AYE.

After exiting the executive session, the board voted to direct legal counsel to respond to the Attorney General's letter.

ACTION: ON A MOTION BY AANA VANNOY, SECONDED BY ANGELA STAUP, THE

BOARD UNANIMOUSLY AGREED TO DIRECT LEGAL COUNSEL TO RESPOND TO THE ATTORNEY GENERAL'S LETTER. NO FURTHER DISCUSSION WAS HELD AND IT WAS APPROVED UNANIMOUSLY.

PUBLIC COMMENT & NEW BUSINESS - None.

ADJOURMENT - Adjourned at 9:28 a.m.

Respectfully submitted,

Travis Leonard, MMHD Board Secretary
:ah

DRAFT

**Valley County Clerk
Gabby Knapp**

P.O. Box 1350 • 219 N. Main Street
Cascade, Idaho 83611-1350

Phone (208) 382-7104
Fax (208) 382-7107



March 12, 2026

To All Taxing Districts:

Enclosed you will find the year-end 2025 December Value Worksheet showing the Taxable Value (Column 6) for each Taxing District. Our office is providing this information pursuant to Idaho Code §63-1312(1). However, the amount of the Taxable Value is subject to change once the final budgets are submitted to the Idaho State Tax Commission for certification.

Included is the schedule for the Budget and Levy Training workshops that will be held this year. Here is the link to register online: <https://apps2-tax.idaho.gov/i-1111.cfm> . If you have questions, please let us know.

I would request that your **Public Hearing Budget Dates** are submitted to the Clerk's Office no later than **April 30, 2026**, via email or letter. If you have any questions concerning this notification, please be sure to contact our office.

Respectfully,

Gabby Knapp
Valley County Clerk

McCall Memorial Hospital District

04/06/26

Balance Sheet

Accrual Basis

As of March 31, 2026

	Mar 31, 26	Feb 28, 26
ASSETS		
Current Assets		
Checking/Savings		
IDF- Cash Sweep	1,303,215.11	1,420,901.45
IDF- Checking-3112	72,861.57	57,232.45
IDF- Money Market-4931	250,537.42	251,174.03
Total Checking/Savings	1,626,614.10	1,729,307.93
Accounts Receivable		
Accounts Receivable	539,434.23	553,298.28
Total Accounts Receivable	539,434.23	553,298.28
Other Current Assets		
Prepaid Items	489,409.13	489,409.13
Sales Tax Receivable	28,812.03	28,812.03
Taxes Receivable, Net	1,614,978.27	1,614,978.27
Total Other Current Assets	2,133,199.43	2,133,199.43
Total Current Assets	4,299,247.76	4,415,805.64
TOTAL ASSETS	4,299,247.76	4,415,805.64
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable	0.00	7,316.78
Total Accounts Payable	0.00	7,316.78
Other Current Liabilities		
A/P (Audit)	509,360.45	509,360.45
Unavailable Property Taxes	1,609,371.81	1,609,371.81
Total Other Current Liabilities	2,118,732.26	2,118,732.26
Total Current Liabilities	2,118,732.26	2,126,049.04
Total Liabilities	2,118,732.26	2,126,049.04
Equity		
Sinking Fund	1,498,172.00	1,498,172.00
Fund Balances	639,639.19	639,639.19
Net Income	42,704.31	151,945.41
Total Equity	2,180,515.50	2,289,756.60
TOTAL LIABILITIES & EQUITY	4,299,247.76	4,415,805.64

McCall Memorial Hospital District
Profit & Loss Budget vs. Actual
October 2025 through March 2026

	Oct '25 - Mar 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Grant Income	80,000.00			
Property Tax Income				
M & O Fund	118,052.00	118,052.00	0.00	100.0%
Sinking Fund	1,389,045.00	1,389,045.00	0.00	100.0%
Forgone Income	60,541.00	60,541.00	0.00	100.0%
Total Property Tax Income	1,567,638.00	1,567,638.00	0.00	100.0%
Personal Property Tax Replace	9,031.20	6,433.00	2,598.20	140.4%
Sales Tax	55,993.97	0.00	55,993.97	100.0%
Interest and Penalties	34,952.84	12,000.00	22,952.84	291.3%
Interest Income	17,890.19	0.00	17,890.19	100.0%
Total Income	1,765,506.20	1,586,071.00	179,435.20	111.3%
Expense				
Remitted to SLHS	0.00	0.00	0.00	0.0%
Legal Notices	1,315.01	750.00	565.01	175.3%
Bank Service Charges	0.00	0.00	0.00	0.0%
Office Supplies	1,750.45	3,200.00	-1,449.55	54.7%
Contract Service Fees				
Accounting	1,860.00	9,220.00	-7,360.00	20.2%
St. Lukes Operating Funds	0.00	0.00	0.00	0.0%
Total Contract Service Fees	1,860.00	9,220.00	-7,360.00	20.2%
General Liability Insurance	0.00	2,402.00	-2,402.00	0.0%
Capital Expenditure				
Workforce Housing Project	1,451,484.33	1,438,499.00	12,985.33	100.9%
Ambulance Shelter & Living Qtrs	211,703.87			
Total Capital Expenditure	1,663,188.20	1,438,499.00	224,689.20	115.6%
Legal Fees	52,048.23	125,000.00	-72,951.77	41.6%
Postage and Delivery	0.00	0.00	0.00	0.0%
Property Tax	2,640.00	7,000.00	-4,360.00	37.7%
Total Expense	1,722,801.89	1,586,071.00	136,730.89	108.6%
Net Ordinary Income	42,704.31	0.00	42,704.31	100.0%
Net Income	42,704.31	0.00	42,704.31	100.0%

CLIENT 6265

MCCALL MEMORIAL HOSPITAL

2/18/26

10:41AM

NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	COST/ BASIS	BUS. PCT.	CUR 179 BONUS	SPECIAL DEPR. ALLOW.	PRIOR 179/ BONUS/ SP. DEPR.	PRIOR DEC. BAL DEPR.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
FORM 1120																
AUTO / TRANSPORT EQUIPMENT																
251	2011 FORD TRANSIT VAN	12/12/14		12,899							12,899	12,899	S/L	4		0
300	AMBULANCE	9/21/20		324,377							324,377	185,360	S/L	7		46,340
TOTAL AUTO / TRANSPORT EQUIP				337,276		0	0	0	0	0	337,276	198,259				46,340
BUILDINGS																
68	HVAC SNOW MELT & CHILLER SYS	6/26/01		5,250							5,250	5,250	S/L	HY	5	0
87	CARRIER 1 TON DUCTLESS SYSTE	9/09/05		7,561							7,561	7,561	S/L	HY	10	0
93	BLDG - 100 FOREST STREET	4/25/06		196,902							196,902	145,379	S/L	25		7,876
132	MOB BUILDING (BESIDE PLMC)	6/01/08		1,548,120							1,548,120	1,011,268	S/L	HY	25 .04000	61,925
147	SERVER RM COOLING PROJECT	2/01/09		20,484							20,484	20,484	S/L	HY	10	0
172	FSC ROOF REPLACEMENT FY20 &	11/26/99		72,459							72,459	72,005	S/L	HY	25 .02000	454
173	FSC ROOF REPLACEMENT FY20 &	11/30/00		1,265							1,265	1,209	S/L	HY	25 .04000	51
175	CHILLER SOUND BARRIER ON ROO	3/01/01		66,995							66,995	52,658	S/L	30		2,233
182	HEATED SIDEWALK	12/18/02		48,164							48,164	48,164	S/L	HY	15	0
297	BLDG IMP - MRI ADDITION	5/12/17		615,255							615,255	456,318	S/L	10		61,526
302	URGENT CARE REMODEL	8/15/23		2,086,371							2,086,371	97,364	S/L	25		83,455
303	ALLEN NOKES PARKING PHASE 1	2/01/25		25,003							25,003		S/L	HY	15 .03330	833
304	MCCALL URGENT CARE REMODEL	9/30/24		70,693							70,693		S/L	15		4,713
305	ALLEN NOKES PARKING PHASE 2	2/01/25		473,492							473,492		S/L	HY	15 .03330	15,767
306	MCCALL ASL AMBULANCE GARAGE	9/30/24		112,424							112,424					0
308	MCCALL ASL AMBULANCE GARAGE	9/30/25		698,167							698,167					0
309	50% - WORKFORCE HOUSING PROJ	9/30/25		1,305,754							1,305,754					0
TOTAL BUILDINGS				7,354,359		0	0	0	0	0	7,354,359	1,917,660				238,833

CLIENT 6265

MCCALL MEMORIAL HOSPITAL

2/18/26

10:41AM

NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	COST/ BASIS	BUS. PCT.	CUR 179 BONUS	SPECIAL DEPR. ALLOW.	PRIOR 179/ BONUS/ SP. DEPR.	PRIOR DEC. BAL DEPR.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
LAND																
1	BRUNDAGE SUB PROPERTY (MENA	9/20/93		30,000							30,000					0
22	LAND-LOT 3 BRUNDAGE SUBDIVISI	7/03/90		12,059							12,059					0
43	BRUNDAGE SUBDIVISION N 1/2 LO	9/22/95		36,174							36,174					0
44	COCHRAN PROPERTY INCREASE B	11/01/96		45,243							45,243					0
71	GENDALL PROPERTY-(PARKING LO	2/25/02		76,546							76,546					0
94	PROP ACQUISITION-LAND (LUTHE	4/25/06		378,098							378,098					0
109	LAND - 204 STATE STREET, MCC	7/10/07		436,206							436,206					0
114	LAND-MED OFF BLDG(NEXT PLMC)	9/27/07		220,000							220,000					0
153	LAND - 1010 STATE STREET, MCC	3/24/04		508,295							508,295					0
170	LAND (MEDICARE CITY SCHEDULE	1/01/56		72,666							72,666					0
171	PROPERTY INCREASE BASIS N110'	10/31/98		67,057							67,057					0
183	PECK'S PROPERTY - LAND	7/21/04		34,000							34,000					0
299	205 HEWITT STREET	7/24/18		107,243							107,243					0
307	LAND - 4.8 ACRES	6/26/25		485,899							485,899					0
	TOTAL LAND			2,509,486				0	0	0	0	0				0
MACHINERY AND EQUIPMENT																
2	ADVANCE BED	10/01/10		23,125							23,125	23,125	S/L	6		0
84	CR - AGFA SINGLE FEED	4/01/05		93,170							93,170	93,170	S/L	HY	5	0
96	CANTEEN FOOD VENDING MACHIN	8/08/06		8,075							8,075	8,075	S/L	HY	10	0
106	2 CF-Q180AL WIDE ANGLE VIEW-CO	12/07/06		41,531							41,531	41,531	S/L	HY	3	0
120	X300 PORTABLE ULTRASOUND UN	10/16/07	2/01/25	52,991							52,991	52,991	S/L	HY	5	0
126	CF-Q180AL VIDEO COLONOSCOPE	3/11/08		15,882							15,882	15,882	S/L	HY	3	0
134	MOB-12 EXAM TABLE/ 13 STOOL	6/01/08	9/16/25	10,281							10,281	10,281	S/L	HY	15	0

CLIENT 6265

MCCALL MEMORIAL HOSPITAL

2/18/26

10:41AM

NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	COST/ BASIS	BUS. PCT.	CUR 179 BONUS	SPECIAL DEPR. ALLOW.	PRIOR 179/ BONUS/ SP. DEPR.	PRIOR DEC. BAL DEPR.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
142	HAAG-STREIT SLIT LAMP	10/02/08		9,125							9,125	9,125	S/L HY	10		0
145	GE CENTRICITY PERINATAL SYSTE	1/01/09		78,301							78,301	78,301	S/L HY	5		0
146	SRVR HARDWRE-PERINATAL SYST	1/01/09		12,939							12,939	12,939	S/L HY	5		0
150	BLADDER SCANNER	9/20/09		8,019							8,019	8,019	S/L HY	5		0
160	LAKE ST CTR-SHELVES STEEL	6/01/10		8,818							8,818	6,319	S/L HY	20	.05000	441
167	CLU180 EVIS EXERIA VIDEO SYST	3/25/10		16,742							16,742	16,742	S/L HY	5		0
184	ANALYZER, URINE, BASIC	1/25/11	9/16/25	6,000							6,000	6,000	S/L	8		0
198	VERSACARE HOSPITAL BED	5/01/13		9,348							9,348	7,120	S/L HY	15	.06670	624
199	VERSACARE HOSPITAL BED	5/01/13		9,348							9,348	7,120	S/L HY	15	.06670	624
200	VERSACARE HOSPITAL BED	5/01/13		9,348							9,348	7,120	S/L HY	15	.06670	624
201	VERSACARE HOSPITAL BED	5/01/13		9,348							9,348	7,120	S/L HY	15	.06670	624
202	VERSACARE HOSPITAL BED	5/01/13		9,348							9,348	7,120	S/L HY	15	.06670	624
203	VERSACARE HOSPITAL BED	5/01/13		9,348							9,348	7,120	S/L HY	15	.06670	624
207	NEOBLUE & JAUND B220289D	1/01/12		15,262							15,262	15,262	S/L HY	3		0
208	ISOLETTE 8000 IBB02270IGB1070	1/01/12		15,309							15,309	15,309	S/L HY	3		0
211	MAMMO UNIT, DIAGNOSTIC DIGITA	1/01/13		432,283							432,283	432,283	S/L HY	10		0
216	MONITOR, FETAL	2/01/14		22,190							22,190	22,190	S/L HY	10		0
217	MONITOR, FETAL	2/01/14		22,190							22,190	22,190	S/L HY	10		0
228	D-600 TRASH COMPA 16192	6/01/14		12,069							12,069	12,069	S/L HY	5		0
230	048 VERSACARE HOSPITAL BEDS	7/31/14		9,056							9,056	9,056	S/L HY	5		0
232	ULTRASONIC CLEANER	9/01/14		26,828							26,828	26,828	S/L HY	5		0
233	048 VERSACARE HOSPITAL BEDS	7/31/14		9,056							9,056	9,056	S/L HY	5		0
235	048 VERSACARE HOSPITAL BEDS	7/31/14		9,056							9,056	9,056	S/L HY	5		0
236	048 VERSACARE HOSPITAL BEDS	7/31/14		9,056							9,056	9,056	S/L HY	5		0
237	048 VERSACARE HOSPITAL BEDS	7/31/14		9,056							9,056	9,056	S/L HY	5		0
238	048 VERSACARE HOSPITAL BEDS	7/31/14		9,056							9,056	9,056	S/L HY	5		0
239	048 VERSACARE HOSPITAL BEDS	7/31/14		9,056							9,056	9,056	S/L HY	5		0

9/30/25

2024 FEDERAL DEPRECIATION SCHEDULE

PAGE 4

CLIENT 6265

MCCALL MEMORIAL HOSPITAL

2/18/26

10:41AM

NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	COST/ BASIS	BUS. PCT.	CUR 179 BONUS	SPECIAL DEPR. ALLOW.	PRIOR 179/ BONUS/ SP. DEPR.	PRIOR DEC. BAL DEPR.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
248	SKYTRON AR24 LIGHT SYSTEM	1/31/15		11,128							11,128	10,759	S/L HY	10	.05000	369
249	SKYTRON AR24 LIGHT SYSTEM	1/31/15		11,128							11,128	10,759	S/L HY	10	.05000	369
250	WINQUEST III EXTRACTION SYS	1/31/15		19,500							19,500	18,850	S/L HY	10	.05000	650
252	LEICA DM1000LED MICROSCOPE	3/18/15		9,227							9,227	9,227	S/L HY	7		0
257	BLOOD CELL WASHER SYSTEM	4/01/15		8,240							8,240	8,240	S/L HY	5		0
258	TROPHON EPR DISINFECTION SYS	3/23/15		11,411							11,411	7,244	S/L HY	15	.06670	761
260	LIFTGATE MODEL 89-25-TP36	5/31/15	2/01/25	8,683							8,683	8,101	S/L HY	10	.05000	217
261	PRIME X ELECTRIC BIG WHEEL	6/30/15		10,988							10,988	10,166	S/L HY	10	.05000	549
262	PRIME X ELECTRIC BIG WHEEL	6/30/15		10,988							10,988	10,166	S/L HY	10	.05000	549
263	ARMSTRONG 15HP PUMP	6/30/15		6,322							6,322	5,846	S/L HY	10	.05000	316
264	EVIS EXERA II COLONOSCOPE	3/31/15		34,139							34,139	34,139	S/L HY	3		0
265	A2 BIOLOGICAL SAFETY CABINET	6/30/15		7,477							7,477	4,616	S/L HY	15	.06670	499
296	TOSHIBA MRI MACHINE	9/30/16		1,004,527							1,004,527	1,004,527	S/L	5		0
298	SIMULATION EQUIPMENT	9/24/18		309,662							309,662	185,796	S/L	10		30,966
301	X-RAY	2/15/22		400,000							400,000	105,000	S/L	10		40,000
310	MOB-12 EXAM TABLE/ 13 STOOL	6/01/08		10,280							10,280	10,280	S/L HY	15		0
TOTAL MACHINERY AND EQUIPME				2,924,310		0	0	0	0	0	2,924,310	2,478,459				79,430
TOTAL DEPRECIATION				<u>13,125,431</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>13,125,431</u>	<u>4,594,378</u>				<u>364,603</u>
GRAND TOTAL DEPRECIATION				<u>13,125,431</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>13,125,431</u>	<u>4,594,378</u>				<u>364,603</u>
DEPRECIATION ASSETS SOLD				77,955		0	0	0	0	0	77,955	77,373				217
DEPR REMAINING ASSETS				<u>13,047,476</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>13,047,476</u>	<u>4,517,005</u>				<u>364,386</u>

CLIENT 6265

MCCALL MEMORIAL HOSPITAL

2/18/26

10:41AM

NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	COST/ BASIS	BUS. PCT.	CUR 179 BONUS	SPECIAL DEPR. ALLOW.	PRIOR 179/ BONUS/ SP. DEPR.	PRIOR DEC. BAL DEPR.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.	
FORM 1120																	
AUTO / TRANSPORT EQUIPMENT																	
251	2011 FORD TRANSIT VAN	12/12/14		12,899							12,899	12,899	S/L	4		0	
300	AMBULANCE	9/21/20		324,377							324,377	231,700	S/L	7		46,340	
TOTAL AUTO / TRANSPORT EQUIP				337,276		0	0	0	0	0	337,276	244,599				46,340	
BUILDINGS																	
68	HVAC SNOW MELT & CHILLER SYS	6/26/01		5,250							5,250	5,250	S/L	HY	5	0	
87	CARRIER 1 TON DUCTLESS SYSTE	9/09/05		7,561							7,561	7,561	S/L	HY	10	0	
93	BLDG - 100 FOREST STREET	4/25/06		196,902							196,902	153,255	S/L	25		7,876	
132	MOB BUILDING (BESIDE PLMC)	6/01/08		1,548,120							1,548,120	1,073,193	S/L	HY	25	.04000	61,925
147	SERVER RM COOLING PROJECT	2/01/09		20,484							20,484	20,484	S/L	HY	10	0	
172	FSC ROOF REPLACEMENT FY20 &	11/26/99		72,459							72,459	72,459	S/L	HY	25	0	
173	FSC ROOF REPLACEMENT FY20 &	11/30/00		1,265							1,265	1,260	S/L	HY	25	.02000	5
175	CHILLER SOUND BARRIER ON ROO	3/01/01		66,995							66,995	54,891	S/L	30		2,233	
182	HEATED SIDEWALK	12/18/02		48,164							48,164	48,164	S/L	HY	15	0	
297	BLDG IMP - MRI ADDITION	5/12/17		615,255							615,255	517,844	S/L	10		61,526	
302	URGENT CARE REMODEL	8/15/23		2,086,371							2,086,371	180,819	S/L	25		83,455	
303	ALLEN NOKES PARKING PHASE 1	2/01/25		25,003							25,003	833	S/L	HY	15	.06670	1,668
304	MCCALL URGENT CARE REMODEL	9/30/24		70,693							70,693	4,713	S/L	15		4,713	
305	ALLEN NOKES PARKING PHASE 2	2/01/25		473,492							473,492	15,767	S/L	HY	15	.06670	31,582
306	MCCALL ASL AMBULANCE GARAGE	9/30/24		112,424							112,424					0	
308	MCCALL ASL AMBULANCE GARAGE	9/30/25		698,167							698,167					0	
309	50% - WORKFORCE HOUSING PROJ	9/30/25		1,305,754							1,305,754					0	
TOTAL BUILDINGS				7,354,359		0	0	0	0	0	7,354,359	2,156,493				254,983	

CLIENT 6265

MCCALL MEMORIAL HOSPITAL

2/18/26

10:41AM

NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	COST/ BASIS	BUS. PCT.	CUR 179 BONUS	SPECIAL DEPR. ALLOW.	PRIOR 179/ BONUS/ SP. DEPR.	PRIOR DEC. BAL DEPR.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
LAND																
1	BRUNDAGE SUB PROPERTY (MENA	9/20/93		30,000							30,000					0
22	LAND-LOT 3 BRUNDAGE SUBDIVISI	7/03/90		12,059							12,059					0
43	BRUNDAGE SUBDIVISION N 1/2 LO	9/22/95		36,174							36,174					0
44	COCHRAN PROPERTY INCREASE B	11/01/96		45,243							45,243					0
71	GENDALL PROPERTY-(PARKING LO	2/25/02		76,546							76,546					0
94	PROP ACQUISITION-LAND (LUTHE	4/25/06		378,098							378,098					0
109	LAND - 204 STATE STREET, MCC	7/10/07		436,206							436,206					0
114	LAND-MED OFF BLDG(NEXT PLMC)	9/27/07		220,000							220,000					0
153	LAND - 1010 STATE STREET, MCC	3/24/04		508,295							508,295					0
170	LAND (MEDICARE CITY SCHEDULE	1/01/56		72,666							72,666					0
171	PROPERTY INCREASE BASIS N110'	10/31/98		67,057							67,057					0
183	PECK'S PROPERTY - LAND	7/21/04		34,000							34,000					0
299	205 HEWITT STREET	7/24/18		107,243							107,243					0
307	LAND - 4.8 ACRES	6/26/25		485,899							485,899					0
TOTAL LAND				2,509,486				0	0	0	0	0				0
MACHINERY AND EQUIPMENT																
2	ADVANCE BED	10/01/10		23,125							23,125	23,125	S/L	6		0
84	CR - AGFA SINGLE FEED	4/01/05		93,170							93,170	93,170	S/L	HY	5	0
96	CANTEEN FOOD VENDING MACHIN	8/08/06		8,075							8,075	8,075	S/L	HY	10	0
106	2 CF-Q180AL WIDE ANGLE VIEW-CO	12/07/06		41,531							41,531	41,531	S/L	HY	3	0
126	CF-Q180AL VIDEO COLONOSCOPE	3/11/08		15,882							15,882	15,882	S/L	HY	3	0
142	HAAG-STREIT SLIT LAMP	10/02/08		9,125							9,125	9,125	S/L	HY	10	0
145	GE CENTRICITY PERINATAL SYSTE	1/01/09		78,301							78,301	78,301	S/L	HY	5	0

CLIENT 6265

MCCALL MEMORIAL HOSPITAL

2/18/26

10:41AM

NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	COST/ BASIS	BUS. PCT.	CUR 179 BONUS	SPECIAL DEPR. ALLOW.	PRIOR 179/ BONUS/ SP. DEPR.	PRIOR DEC. BAL DEPR.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
146	SRVR HARDWRE-PERINATAL SYST	1/01/09		12,939							12,939	12,939	S/L HY	5		0
150	BLADDER SCANNER	9/20/09		8,019							8,019	8,019	S/L HY	5		0
160	LAKE ST CTR-SHELVES STEEL	6/01/10		8,818							8,818	6,760	S/L HY	20	.05000	441
167	CLU180 EVIS EXERIA VIDEO SYST	3/25/10		16,742							16,742	16,742	S/L HY	5		0
198	VERSACARE HOSPITAL BED	5/01/13		9,348							9,348	7,744	S/L HY	15	.06670	624
199	VERSACARE HOSPITAL BED	5/01/13		9,348							9,348	7,744	S/L HY	15	.06670	624
200	VERSACARE HOSPITAL BED	5/01/13		9,348							9,348	7,744	S/L HY	15	.06670	624
201	VERSACARE HOSPITAL BED	5/01/13		9,348							9,348	7,744	S/L HY	15	.06670	624
202	VERSACARE HOSPITAL BED	5/01/13		9,348							9,348	7,744	S/L HY	15	.06670	624
203	VERSACARE HOSPITAL BED	5/01/13		9,348							9,348	7,744	S/L HY	15	.06670	624
207	NEOBLUE & JAUND B220289D	1/01/12		15,262							15,262	15,262	S/L HY	3		0
208	ISOLETTE 8000 IBB02270IGB1070	1/01/12		15,309							15,309	15,309	S/L HY	3		0
211	MAMMO UNIT, DIAGNOSTIC DIGITA	1/01/13		432,283							432,283	432,283	S/L HY	10		0
216	MONITOR, FETAL	2/01/14		22,190							22,190	22,190	S/L HY	10		0
217	MONITOR, FETAL	2/01/14		22,190							22,190	22,190	S/L HY	10		0
228	D-600 TRASH COMPA 16192	6/01/14		12,069							12,069	12,069	S/L HY	5		0
230	048 VERSACARE HOSPITAL BEDS	7/31/14		9,056							9,056	9,056	S/L HY	5		0
232	ULTRASONIC CLEANER	9/01/14		26,828							26,828	26,828	S/L HY	5		0
233	048 VERSACARE HOSPITAL BEDS	7/31/14		9,056							9,056	9,056	S/L HY	5		0
235	048 VERSACARE HOSPITAL BEDS	7/31/14		9,056							9,056	9,056	S/L HY	5		0
236	048 VERSACARE HOSPITAL BEDS	7/31/14		9,056							9,056	9,056	S/L HY	5		0
237	048 VERSACARE HOSPITAL BEDS	7/31/14		9,056							9,056	9,056	S/L HY	5		0
238	048 VERSACARE HOSPITAL BEDS	7/31/14		9,056							9,056	9,056	S/L HY	5		0
239	048 VERSACARE HOSPITAL BEDS	7/31/14		9,056							9,056	9,056	S/L HY	5		0
248	SKYTRON AR24 LIGHT SYSTEM	1/31/15		11,128							11,128	11,128	S/L HY	10		0
249	SKYTRON AR24 LIGHT SYSTEM	1/31/15		11,128							11,128	11,128	S/L HY	10		0
250	WINQUEST III EXTRACTION SYS	1/31/15		19,500							19,500	19,500	S/L HY	10		0

9/30/26

2025 FEDERAL DEPRECIATION SCHEDULE

PAGE 4

CLIENT 6265

MCCALL MEMORIAL HOSPITAL

2/18/26

10:41AM

NO.	DESCRIPTION	DATE ACQUIRED	DATE SOLD	COST/ BASIS	BUS. PCT.	CUR 179 BONUS	SPECIAL DEPR. ALLOW.	PRIOR 179/ BONUS/ SP. DEPR.	PRIOR DEC. BAL DEPR.	SALVAG /BASIS REDUCT	DEPR. BASIS	PRIOR DEPR.	METHOD	LIFE	RATE	CURRENT DEPR.
252	LEICA DM1000LED MICROSCOPE	3/18/15		9,227							9,227	9,227	S/L HY	7		0
257	BLOOD CELL WASHER SYSTEM	4/01/15		8,240							8,240	8,240	S/L HY	5		0
258	TROPHON EPR DISINFECTION SYS	3/23/15		11,411							11,411	8,005	S/L HY	15	.06670	761
261	PRIME X ELECTRIC BIG WHEEL	6/30/15		10,988							10,988	10,715	S/L HY	10		0
262	PRIME X ELECTRIC BIG WHEEL	6/30/15		10,988							10,988	10,715	S/L HY	10		0
263	ARMSTRONG 15HP PUMP	6/30/15		6,322							6,322	6,162	S/L HY	10		0
264	EVIS EXERA II COLONOSCOPE	3/31/15		34,139							34,139	34,139	S/L HY	3		0
265	A2 BIOLOGICAL SAFETY CABINET	6/30/15		7,477							7,477	5,115	S/L HY	15	.06670	499
296	TOSHIBA MRI MACHINE	9/30/16		1,004,527							1,004,527	1,004,527	S/L	5		0
298	SIMULATION EQUIPMENT	9/24/18		309,662							309,662	216,762	S/L	10		30,966
301	X-RAY	2/15/22		400,000							400,000	145,000	S/L	10		40,000
310	MOB-12 EXAM TABLE/ 13 STOOL	6/01/08		10,280							10,280	10,280	S/L HY	15		0
TOTAL MACHINERY AND EQUIPME				2,846,355		0	0	0	0	0	2,846,355	2,480,299				76,411
TOTAL DEPRECIATION				<u>13,047,476</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>13,047,476</u>	<u>4,881,391</u>				<u>377,734</u>
GRAND TOTAL DEPRECIATION				<u>13,047,476</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>13,047,476</u>	<u>4,881,391</u>				<u>377,734</u>

DISTRICT BOARD

HOUSING WORKGROUP ATTENDANCE FY26

FY 2026	Oct 20	Nov 17	Dec 15	Jan 19	Feb 16	Mar 16	Apr 20	May 18	Jun 15	Jul 20	Aug 17	Sept 14	Total
MMHD Trustees:													
Marge Krahn	1	1	1	1	1	1							6
Andy Laidlaw	1	1	0	1	1	1							5
Mike Vineyard	0	0	0	0	0	1							1
Green indicates member joined via conference call													12
Board Total for Year						2nd Quarter Attendance: 66%			Goal = 80%				
Other Attendees													
Kirsten Azoulay	1	1	1	1	1	1							6
Bill Colpo	1	0	1	0	1	0							3
Laura Crawford	0	1	1	1	0	1							4
Hannah Drabinski	0	0	0	0	0	0							0
Dr. Eddie Droge	1	1	1	1	1	0							5
Ron Erskine	1	1	1	0	0	0							3
Amber Green	1	0	1	0	0	0							2
Vernon Grotjohn	1	1	1	1	1	1							6
Jordan Heller	1	1	1	1	1	1							6
Alexa Hersel	1	1	1	0	1	1							5
Amy Holm	0	1	1	0	1	1							4
Hayley Johnson	1	1	1	1	1	1							6
Karl Linzmeyer	0	0	0	1	1	1							3
Steve Millemann	0	0	0	0	0	0							0
Jenny Ruemmele	1	1	1	1	1	1							6
Claire Ryberg	1	1	1	1	0	1							5
Dawn Sanchez	1	1	1	1	1	1							6
Kim Schwisow	1	1	1	1	1	1							6
Rachel Shinn	1	1	1	0	1	0							4
Max Silverson	0	0	0	0	0	0							0
Gregg Tankersley	0	0	0	0	0	0							0
Verna Vanis	1	0	1	1	1	1							5

DISTRICT BOARD

PUBLIC INFORMATION CAMPAIGN WORKGROUP ATTENDANCE FY26

FY 2026	Oct	Nov	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
	7	4	13	10	10	14	12	9	14	11	8	
MMHD Trustees:												
Marge Krahn	1	1	1	1	1							5
Andy Laidlaw*			1									
Angela Staup	1	1	1	1	1							5
Aana Vannoy	1	1	1	1	1							5
Green indicates member joined via conference call						*not a formal workgroup member						15
Board Total for Year				2nd Quarter Attendance: 100%				Goal = 80%				
Other Attendees												
Laura Crawford	1	1	1	1	1							5
Amber Green	1	0	1	0	0							2
Tomi Grote	1	1	1	0	0							3
Tom Grote	0	0	0	0	0							0
Jordan Heller	1	1	1	1	1							5
Alexa Hersel	1	1	0	1	1							4
Jenny Ho	0	0	0	0	0							0
McKenzie Kraemer	0	0	0	1	0							1
Karl Linmeyer	0	0	1	1	1							3
Dennis Mesaros	1	0	0	0	0							1
Steve Millemann	0	0	0	0	0							0
Max Silverson	0	0	0	0	0							0

Met
Not Met
Key Activity Metrics

Dashboard	Deadline	Target	Reference: ID Code, Agreement, County	Responsible Party
Capital Improvement Plan	Included monthly in each board meeting operational report	A mutually acceptable Plan is to be adopted and added as Exhibit A.22 (b) by April 5, 2026	Agreement	SLHS Finance
Provide notification to Valley County on meeting dates for 2026	12/31/25	Provide notification by December 31, 2025	County	Secretary
Post public notice to The Star-News for 2026 meeting dates and post on website.	12/31/25	Publish meeting dates by December 31, 2025	County	Secretary
Statement of Rent	1/20/26	SLM is to provide the Board with a "Statement of Rent" by November 1 annually. This is a quantification of the expenditures made by SLM in the prior year in satisfaction of Section A.3 (a) of the Lease-Option.	Agreement	SLHS Finance
Cause audit to be made and certified by an independent auditor (of all financial affairs of the district) within 120 days following end of fiscal year (approximately the end of January).	2/17/26	Complete audit by January 31, 2026	ID Code	Lamm CPA / Bailey & Co.
Cause financial statement to be published in newspaper one time, no more than 30 days after completion of audit.	Ran in 3/26/25 Star News	Publish certified financial statement within 30 days of completion of audit.	ID Code	Lamm CPA / Bailey & Co.
File notification of the date for the hospital district public budget hearing with Valley County by the end of April.	4/30/26	Per ID Code: 63-802A, notify Valley County of public budget hearing date by 4/30/26.	County	Secretary
By Idaho Code Section 39-1347, the budget compliance restricts the expenditures of the district to the amount of the budget appropriation.	6/1/26	Amend Budget if needed prior to the close of the fiscal year, June 1. If the budget changes, Lamm CPA needs to update the State Registry reporting prior to June 1, 2026.	ID Code: 39-1347	Lamm CPA
SLM Request for Funding	6/16/26	From the HSA, "A request for funding shall be delivered to the District by no later than June 1 annually, or such other date as mutually agreed to by the Parties, for funding to be provided in the subsequent fiscal year."	Agreement	MMHD Legal
SLM Annual Budget	7/21/2026	To be submitted to the District by July 1 annually. Information only. No formal action required.	Agreement	SLHS Finance
Provide public notice with proposed budget information two weeks prior to budget hearing meeting.	August 3 deadline to the Star News	Provide public notice for budget hearing two weeks before the week of meeting.	ID Code: 63-802A	Secretary to Arrange Meeting Date and County notification. Lamm CPA to work with Bailey and Co.
Certify taxing rate to the county board of commissioners by beginning of September at the time and manner designated for purpose of levying such taxes (via L-2 document).	August Budget Hearing to be held 8/18/26.	Deliver the required L-2 forms/taxing rate certification to Valley County before 9/1/26	ID Code	L2 prepared by Lamm CPA
Following Approval of the Sole Source Procurement, within 14 days of the funding request submission, to be publicly noticed in the Star News newspaper.	2 weeks after August Budget Hearing Approval	Scheduled quarterly for:	Agreement	MMHD Legal produces resolution, Secretary to Notice in Paper within 14 days of resolution
Conduct an Annual meeting of the Board, including election of officers, designation of SLM committee member, and determination of regular meeting dates for the fiscal year.	MMHD Board Meeting: 9/15/2026.	Conduct Annual Hospital Dist. Bd. meeting in September; Review current FY26-FY28 officers, vote on committee/workgroup memberships.	Bylaws	Board Action

Per ID Code Section 67-450E, all local governing entities are required to register through the portal and provide administrative and financial information.	Before 12/1/2026	Completed by Lamm CPA	State Reporting	Lamm CPA
Additional Measures pertaining to District Board elections held in odd numbered years				
Cause notification to be provided to the County (early March every other year in odd numbered years) naming trustees whose terms are expiring that year.	11/30/25	Provide Valley County names of Trustees w/expiring terms/filling replacement terms by TBD by County	County	Secretary
Hold election, if appropriate, and seat successful candidates on the hospital district board no later than June meeting.	Valley County Will Hold Election in May 2026	Seat successful candidates/by June meeting of election year.	ID Code	Valley County holds ballots for election.
Key Process Metrics				
Provide for and support process for transfer of levy funds to SLM as outlined in the Health Services Agreement.	The board agreed to hold FY26 in full board meetings.	The board requested that SLM Admin present funding opportunities first to the full board, and if needed will engage the Funding Request Workgroup.		
Utilize opportunities to address public questions/concerns.		Will hold public budget hearing and have address public inquiries in 2025. Have restarted Health Services Agreement workgroup 4/1/25. In 2026 PIC road show at public venues/events.		
Review Asset Disposals Quarterly	Jan & April Mtgs held.	On the April, July, and October agendas. Missed the January opportunity as audit was presented in February 2025.		
Achieve 80% attendance at board and committee meetings. To be reviewed quarterly in the months: January, April, July, and October	Board Mtgs=82% Workgroups: Housing=66% Public Info = 100% HSA= N/A	On the January, April, July, and October agendas		

FY26 Q2 - MMHD Administrative Support - Hours Tracking for Alexa Hersel

Date Worked	Hours	Work Description
10/3/2025	3	Education event prep, notification prep, RSVP tracking and catering confirmation, send PIC workgroup meeting packet out, make draft minutes, etc.
10/7/2025	5	Public Information Campaign meeting, follow up, and minutes. Drafted 10.21.25 Board meeting draft agenda.
10/9/2025	1	Public notice and website work.
10/10/2025	2	October Housing Workgroup meeting prep, packet sent out, and education event prep.
10/14/2025	3	October Board meeting prep, packet sent out, and education event prep
10/20/2025	3	October Housing Workgroup meeting, minutes, and follow up.
10/21/2025	8	October Board meeting, ambulance shelter open house, lunch education event.
10/22/2025	5	Public Education Event at the Library.
10/28/2025	2	November PIC Workgroup meeting packet sent out, and meeting prep.
11/4/2025	3	November PIC Workgroup meeting, minutes, and follow up.
11/6/2025	3	Drafted November Housing Workgroup and Board meeting agendas for review. Email communication with board members.
11/10/2025	3	November Housing Workgroup meeting packet sent out and meeting prep.
11/11/2025	3	November Board meeting packet sent out and meeting prep.
11/17/2025	4	FY25 Audit work with Lamm CPA and Marge Krahn, Board Treasurer
11/17/2025	3	November Housing Workgroup meeting, minutes, and follow up.
11/18/2025	4	November Board meeting, minutes, and follow up.
11/24/2025	2	Term information to the County Clerk's office, and email communication with Travis Leonard, Board Secretary.
11/25/2025	2	Continued Audit support with Lamm CPA and Marge Krahn, Board Treasurer
12/1/2025	1	Continued Audit support with Lamm CPA and Marge Krahn, Board Treasurer
12/2/2025	3	Drafted December Housing Workgroup and Board meeting agendas for review. End of year administrative tasks: public notices for 2026, communication with Travis Leonard, Board Secretary.
12/8/2025	3	December Housing Workgroup meeting, minutes, and follow up.
12/9/2025	4	December Board meeting, minutes, and follow up.
Q2		
1/1/2026	10	Prep before going out on medical leave. *Actually took place in the month of December, but didn't get a chance to record before the first quarter report out.
1/2/2026-1/13/26	0	Alexa on medical leave.
1/13/2026	4	Alexa catch up from medical leave.
1/19/2026	4	Workgroup and board meeting prep.
1/23/2026	5	Review of workgroup and board meeting minutes, prep for February workgroup and board meeting minutes.
1/26/2026	3	Continued meeting preparation coordination.
2/2/2026	2	February PIC Mtg prep and packet sent out.
2/3/2026	4	February 17 Board and February 16 Housing meeting prep.
2/5/2026	2	Continued audit support and document submission to Bailey & Co.
2/9/2026	2	Send Housing Workgroup meeting packet out and final meeting prep.
2/10/2026	2	Send Board meeting packet out and final meeting prep.
2/16/2026	3	February Housing Workgroup meeting, minutes, and follow up.
2/17/2026	4	February Board meeting, minutes, and follow up.
3/4/2026	3	Preparation for March workgroup and board meetings.
3/10/2026	4	March 16 Housing Workgroup and March 17 Board meeting prep and packet sent out.
3/16/2026	3	March 16 Housing Workgroup meeting, minutes, and follow up
3/17/2026	4	March 17 Board meeting, minutes, and follow up
3/20/2026	2	Audit publication
Comparisons:		
Grand Total FY25 Q1:		61
Grand Total FY26 Q1:		70

Monthly Comparison	FY25	FY26
October	24	32
November	24	27
December	13	11

Grand Total FY25 Q2:		57
Grand Total FY26 Q2:		61
Monthly Comparison	FY25	FY26
January	17	26
February	20	19
March	20	16

A collection of decorative geometric shapes in various shades of blue and teal, including semi-circles and quarter-circles, arranged in a pattern on the right side of the slide.

FY27 Funding Request Options

**McCall Memorial Hospital District
Board Meeting**

April 21, 2026

Capital Equipment Needs

Equipment	Department	Estimated Cost
Siemens CT	Radiology	~\$1.1M

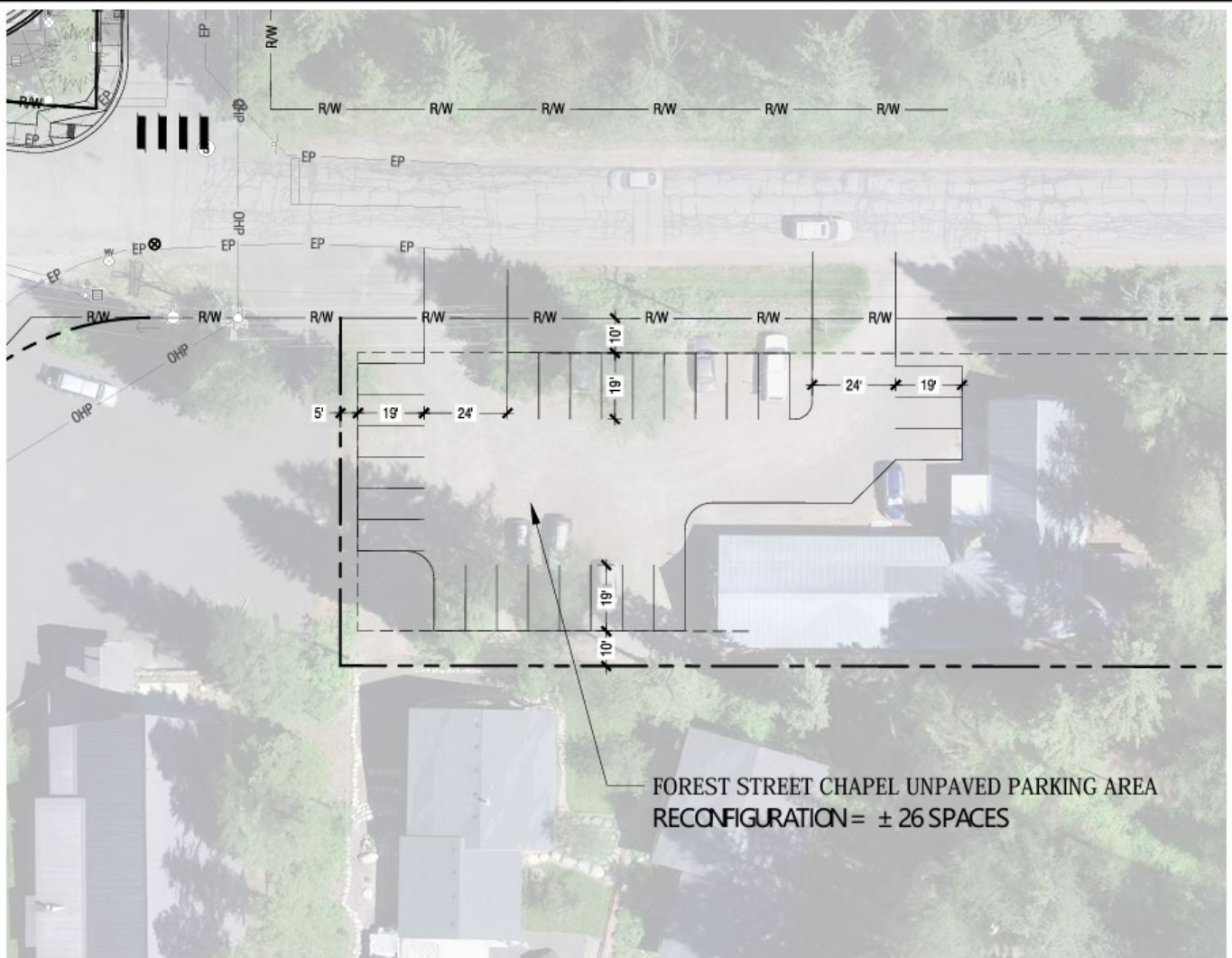


Forest Street Center – Parking Lot Options

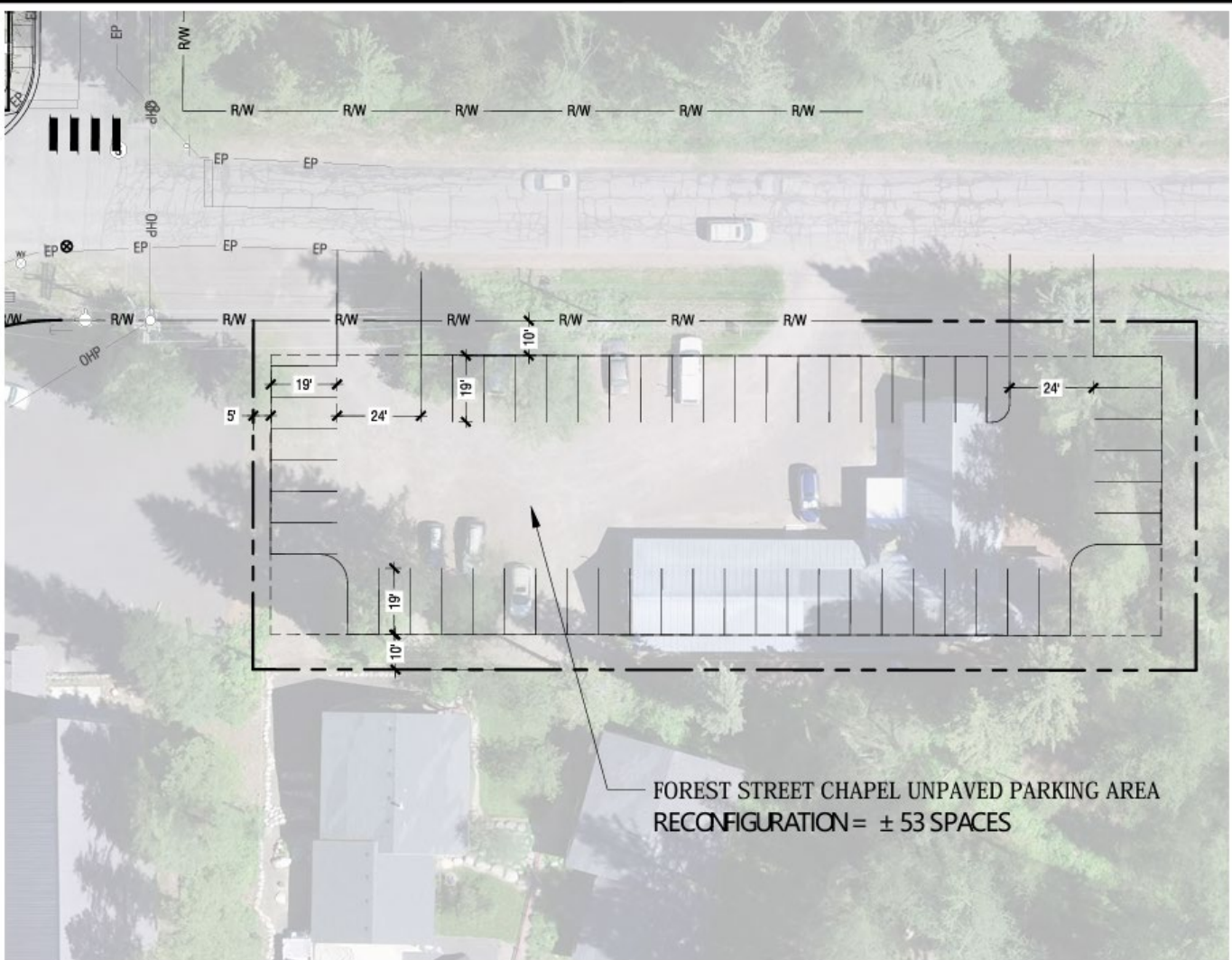


Building remains as is

Finished parking
around building.

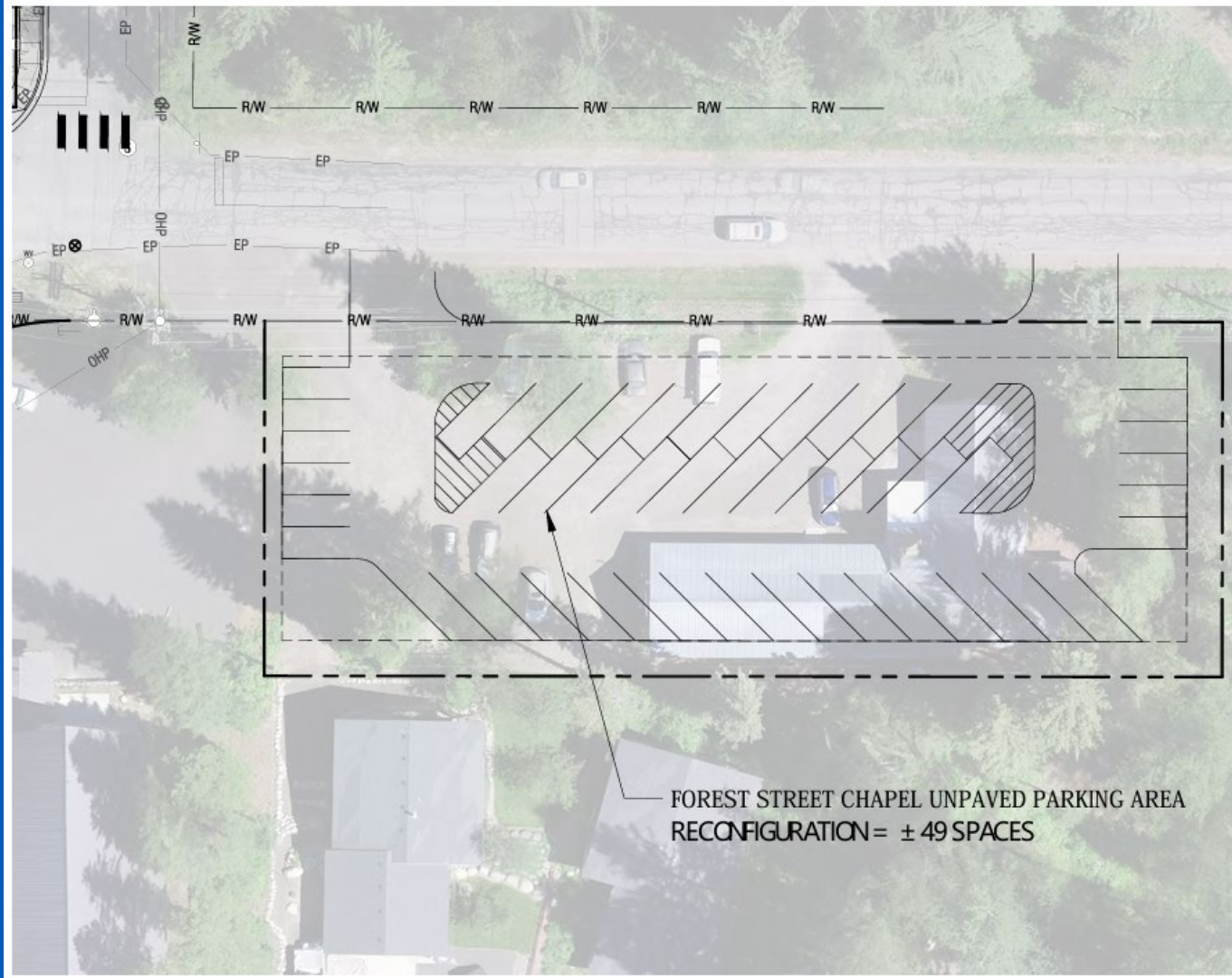


Removal of building.
Entire lot for parking.



Removal of building.

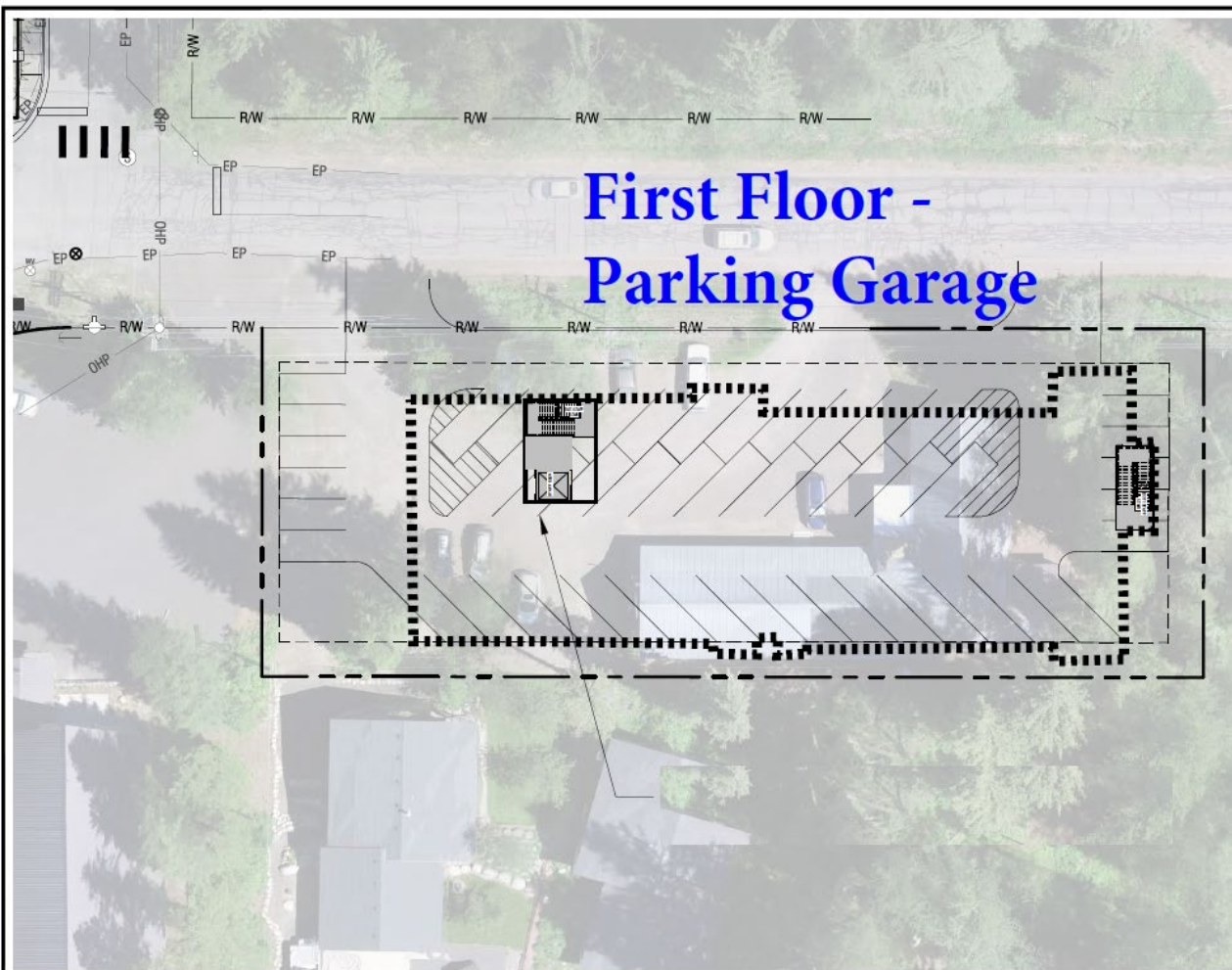
Entire lot for parking,
different layout.



Forest Street Center – Parking Lot & Medical Office Building Options

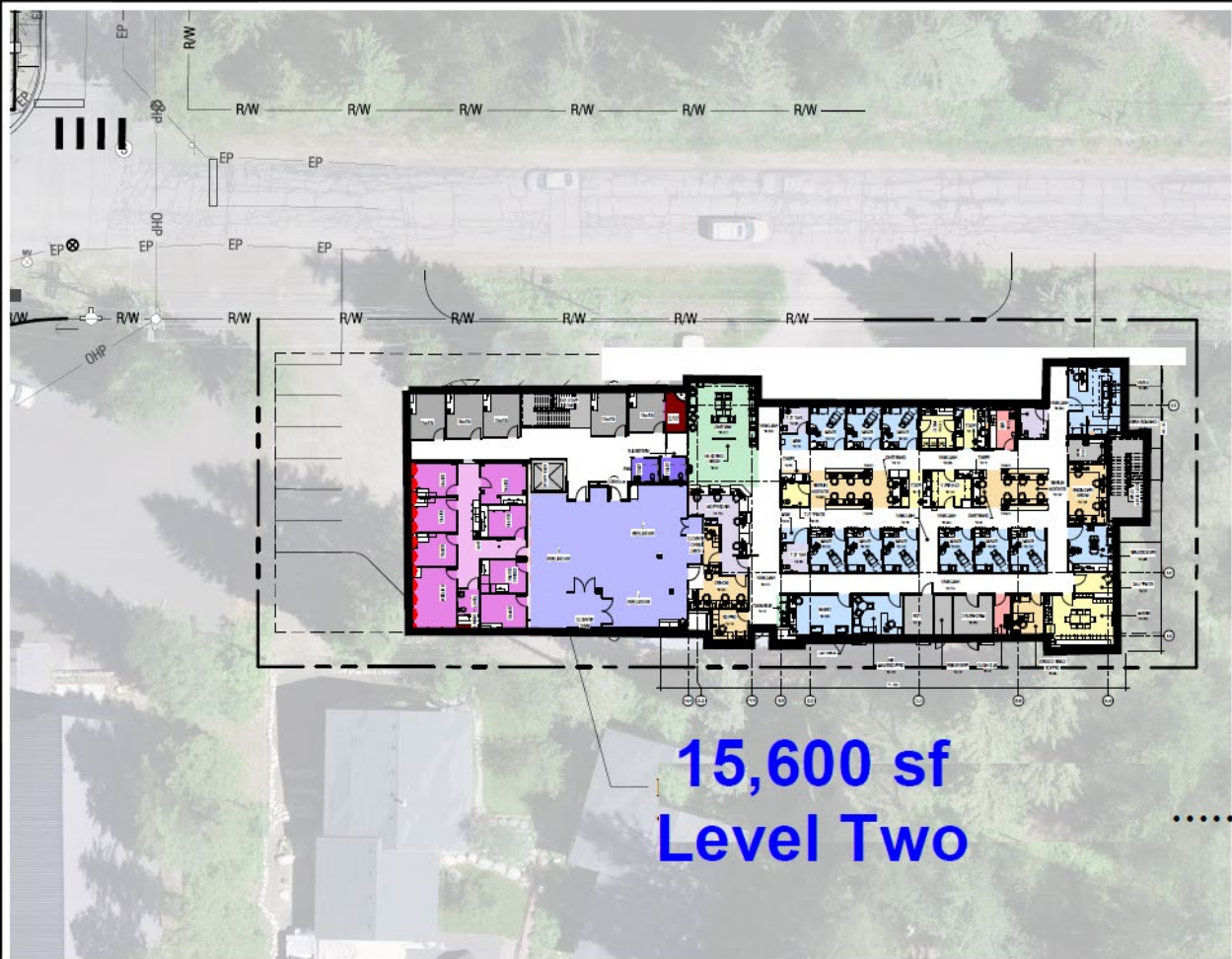


Two Story Option
First floor as parking.



Two Story Option

Second floor as medical office building (clinic).



**15,600 sf
Level Two**



One Story Option – parking to the side and medical office building (clinic).



April 13, 2026


MMHD Trustees,

I am writing to inform you that I will be stepping off the MMHD Board as soon as practical. I have sincerely enjoyed my service on the Board, the friendships I have built, and I am proud of the projects we have accomplished together. I believe strongly in the value the District brings to the health of our community and will continue to support its mission.

At this point, I am at a stage where I need to dedicate more time to my personal and professional responsibilities.

Thank you all for the opportunity to serve alongside you.

Sincerely,

A handwritten signature in black ink that reads "Travis Leonard". The signature is written in a cursive style with a large, stylized initial 'T'.

Travis Leonard

FIRST AMENDMENT TO THE
SECOND AMENDED AND RESTATED BYLAWS
OF McCALL MEMORIAL HOSPITAL DISTRICT

The Second Amended and Restated Bylaws of McCall Memorial Hospital District executed on March 15, 2016 are hereby amended as follows:

ARTICLE IV

BOARD OF TRUSTEES

~~7. Vacancies: Any vacancy on the Board shall be filled by the remaining members or member of the Board, the appointee to act until the next biennial election, when the vacancy shall be filled by election. If the Board shall fail, neglect or refuse to fill any vacancy within thirty (30) days after the same occurs, the board of county commissioners of the county in which the District is situated shall fill such vacancy.~~

Article IV, Section 7 is HEREBY DELETED and REPLACED in its entirety with the following.

7. Vacancies: Any vacancy on the Board shall be filled by the remaining members or member of the Board, the appointee to act until the next biennial election, when the vacancy shall be filled by election. If the Board shall fail, neglect or refuse to fill any vacancy within ninety (90) days after the same occurs, the board of county commissioners of the county in which the District is situated shall fill such vacancy.

Except as modified herein, the Second Amended and Restated Bylaws of McCall Memorial Hospital District dated March 15, 2016 shall remain in full force and effect.

This First Amendment to the Second Restated and Amended Bylaws were approved by the Board of Trustees of the McCall Memorial Hospital District at its _____, 2026 Meeting.

ANDY LAIDLAW,
CHAIRMAN

Dated: April ____, 2026

ATTEST:

TRAVIS LEONARD,
SECRETARY

Dated: April ____, 2026

**McCALL MEMORIAL HOSPITAL DISTRICT
HOUSING WORKGROUP MEETING MINUTES
MONDAY, MARCH 16, 2026; 9:01 – 9:30 a.m.
FOUNDATION CONFERENCE ROOM & MICROSOFT TEAMS VIRTUAL MEETING**

ATTENDANCE: Andy Laidlaw, MMHD Chair and Housing Workgroup Co-Chair, Marge Krahn, MMHD Treasurer, Verna Vanis, SLM Foundation Board Member, Claire Ryberg, Foundation Board Member and Mike Vineyard, MMHD Trustee

GUESTS: Kirsten Azoulay, SLM Foundation Support, Laura Crawford, SLM PR & Comms. BP, Vernon Grotjohn, SLM Mgr. Building Srcs., Jordan Heller, SLHS Legal Counsel, Alexa Hersel, SLM Exec. Asst., Amy Holm, MMHD Legal Counsel, Hayley Johnson, SLM Found. Develop. Mgr., Karl Linzemeyer, SLM Mgr. Pt. Care Svcs. & Interim CNO, Jenny Ruummele, SLM Found. Exec. Dir., Dawn Sanchez, SLHS Real Estate, Kim Schwisow, SLHS Real Estate

ABSENT: Ron Erskine, SLM Foundation President, Dr. Eddie Droge, SLM Foundation Board Member

WELCOME – Verna Vanis, SLM Foundation and Housing Workgroup Co-Chair, convened the meeting at 9:01 a.m. The in-person attendance included Andy Laidlaw, Marge Krahn, Kirsten Azoulay, Hayley Johnson, and Jenny Ruummele. All other participants attended remotely.

PROJECT UPDATE – Andy Laidlaw, District Chair and Workgroup Co-Chair, provided an update on the Trillium Ridge workforce housing project: The first 4-plex interiors are finished with the exception of installation of the handrails, building numbers, and minor missing entryway flooring (needed more product). After the aforesaid is installed, a Temporary Certificate of Occupancy can be issued. The remaining list will be completed when weather permits (asphalt, landscaping, etc.). The next 4-plex is under construction with IronTown. A discussion on property management, a capital improvement fund, a reserve study, and the transition from construction to homeowner's insurance occurred.

APPROVAL OF MONTHLY INVOICES – Andy Laidlaw, District Chair and Workgroup Co-Chair, presented the total amount of invoices received this month: \$277,678.33. Kirsten reported that the City of McCall has been experiencing issues with fake billings.

ACTION: MARGE KRAHN MOVED, SECONDED BY ANDY LAIDLAW, TO APPROVE THE MONTHLY INVOICES AS PRESENTED. THERE WAS NO FURTHER DISCUSSION AND IT WAS UNANIMOUSLY APPROVED.

NEXT STEPS – Andy Laidlaw, District Chair and Workgroup Co-Chair, noted with the construction beginning on the next 4-plex, sitework will begin as soon as weather permits. He reminded the group that the utilities are stubbed in from the first 4-plex build. It is anticipated that the next units will be ready in fall 2026. Regarding upcoming events, there is an all staff open house on Wednesday, March 18, and a donor event will be held early June. A discussion regarding tenant selection was held.

OTHER BUSINESS, PUBLIC COMMENT – None.

ADJOURNMENT – Hearing no other comments, the Housing Workgroup adjourned at 9:30 a.m.

Respectfully submitted, _____ Travis Leonard, MMHD Board Secretary :ah

April 2026 Workforce Housing Invoice Packet

Vendor	Invoice Date	Invoice Number	Tracking Date	Invoice Total	Notes
Water & Sewer District - April-June	3/17/2026	N/A	3/17/2026	\$657.48	\$164.37 x 4 units, water & sewer for April, May, and June (switching account to semi-annual billing)
Auto-Owners Insurance	3/16/2026	N/A	3/17/2026	\$4,970.00	\$2485 for units 125 & 127 (MMHD) and \$2485 for units 129 & 131 (SLMF)
Water & Sewer District - Connection Fees	3/23/2026	N/A	3/3/2026	\$55,136.00	Connection Fees for Next Four-Plex (110, 112, 114, 116 Viking Lane) - \$13,784 x 4 Units
City of McCall - Water (125, 127, 129, 131 Viking Lane)	3/13/2026	N/A	3/23/2026	\$219.04	\$54.76 x 4 units
City of McCall - Water (133 Viking Lane)	3/13/2026	N/A	3/23/2026	\$109.52	
City of McCall - Water Connection Fees	3/30/2026	260013	4/3/2026	\$33,596.00	Water cap, connection & meter fees second four-plex (fire fees already paid)
Crestline Engineers	4/1/2026	5045.00	4/3/2026	\$680.00	
Irontown Modular	4/2/2026	6303	4/3/2026	\$235,735.40	
Jordan-Wilcomb Construction, Inc.	4/2/2026	N/A	4/3/2026	\$67,936.40	

Invoices Total:	\$399,039.84
Invoices Total at 50%	\$199,519.92



PAYETTE LAKES RECREATIONAL WATER AND SEWER DISTRICT

201 Jacob Street • McCall, Idaho 83638 • office 208-634-4111 • fax 208-634-7613

March 11, 2026

St. Luke's Foundation
Attn: Foundation
1000 State St
McCall, ID 83638

Re: 125 Viking Ln
Customer #: STL1604

Hello,

Payette Lakes Recreational Water and Sewer District provides sewer service to the address listed above. This account was set up on a monthly billing cycle at the rate of \$54.79.

The account has been updated to semi-annual billing. Due to the change in billing cycles, the account has a balance of ~~\$219.16~~. I have enclosed an invoice for the months of ~~March~~ through June.

Semi-annual automatic payment will occur the 1st business day of July 2026.

Please contact me if you have any questions.

Sincerely,

Clover Field
Account Specialist
208-634-4111 x1
info@plrwsd.org

164.37

April

(March already paid - updated invoices following pages)

**Payette Lakes Recreational
Water & Sewer District**
201 Jacob Street
McCall, ID 83638
208-634-4111

INVOICE

Customer:
St Luke's
Attn: Foundation
1000 State St
McCall, ID 83638

CUSTOMER #
STL1605

BILLING CYCLE:
Semi-annual

Service Address:
127 Viking Ln
McCall, ID 83638

DUE DATE:
3/20/2026

DATE	INVOICE #	DESCRIPTION OF SERVICE	AMOUNT
3/17/2026		Sewer: Apr 2026 - Jun 2026	\$ 164.37
BALANCE DUE			\$ 164.37
TOTAL			\$ 164.37

**Payette Lakes Recreational
Water & Sewer District**
201 Jacob Street
McCall, ID 83638
208-634-4111

INVOICE

Customer:
St Luke's
Attn: Foundation
1000 State St
McCall, ID 83638

CUSTOMER #
STL1606

BILLING CYCLE:
Semi-annual

Service Address:
129 Viking Ln
McCall, ID 83638

DUE DATE:
3/20/2026

DATE	INVOICE #	DESCRIPTION OF SERVICE	AMOUNT
3/17/2026		Sewer: Apr 2026 - Jun 2026	\$ 164.37
BALANCE DUE			\$ 164.37
TOTAL			\$ 164.37

**Payette Lakes Recreational
Water & Sewer District**
201 Jacob Street
McCall, ID 83638
208-634-4111

INVOICE

Customer:
St Luke's
Attn: Foundation
1000 State St
McCall, ID 83638

CUSTOMER #
STL1607

BILLING CYCLE:
Semi-annual

Service Address:
131 Viking Ln
McCall, ID 83638

DUE DATE:
3/20/2026

DATE	INVOICE #	DESCRIPTION OF SERVICE	AMOUNT
3/17/2026		Sewer: Apr 2026 - Jun 2026	\$ 164.37
BALANCE DUE			\$ 164.37
TOTAL			\$ 164.37

Date: **03/16/2026**

Agency Code: **39-0045-00**

CLIENT:

McCall Memorial Hospital District
PO BOX 1283
MCCALL, ID 83638-1283
Phone: (208) 630-2207

AGENCY:

FIG INSURANCE INC
1005 N 3RD ST
MCCALL, ID 83638-3822
Phone: (208) 634-2000
E-Mail: mccall@fignow.com

Proposed premium is: **\$2,687.00 (Annual Term)**
 Proposed premium if Paid In Full Discount Applies: **\$2,485.00**

The Paid in Full Discount is not Available for Escrow Direct Bill or Agency Bill

Company Bill Option	Required Deposit	Remaining Installments	Installment Amount
Full Pay	\$2,485.00	0	\$0.00
Semi-Annual	\$1,343.50	1	\$1,343.50
Quarterly	\$671.75	3	\$671.75
Monthly	\$223.99	11	\$223.91

Installment amounts do not include billing fees.

Cancellation Invoice Fee:	\$15.00
Returned Payment Fee:	\$25.00
Phone Payment Fee with Representative:	\$6.00
Billing Fee per installment for Monthly, Quarterly or Semi-Annual payment plan:	\$4.00
Billing Fee per installment for Monthly, Quarterly or Semi-Annual payment plan when setup for automatic EFT:	\$2.00
Billing Fee per installment for Full Pay payment plan or Escrow Direct Bill:	None
Billing Fee per installment for Monthly, Quarterly or Semi-Annual payment plan when setup for automatic EFT and paperless delivery for billing and policy documents:	None



<p>Customer Information</p> <p>MCCALL MEMORIAL HOSPITAL DISTRICT</p>	<p>Customer Contact</p> <p>PO BOX 1283, MCCALL, ID 83638-1283</p> <p>mccallmemorialhospitaldistrict@gmail.com</p>
<p>Agency Information</p> <p>FIG INSURANCE INC</p> <p>39-0045-00</p>	<p>Agency Contact</p> <p>1005 N 3RD ST, MCCALL, ID 83638-3822 (208) 634-2000 mccall@fignow.com</p>

<p>Proposal Type</p> <p>TAILORED PROTECTION POLICY</p> <p>Your business is unique and needs flexible options to make sure it has the best coverages including property, liability, crime, inland marine, garagekeepers, and dealer's blanket. With award-winning claim service and value-added resources, Auto-Owners can offer you the customized protection you and your business need.</p> <p>Easily manage your insurance - anytime, anywhere with Customer Center. To sign up, visit auto-owners.com or download the Auto-Owners Mobile app.</p> <p>The paid in full discount is not available for agency bill business.</p>	<p>Proposed Premium</p> <p>\$2,687.00</p> <hr/> <p>Paid in Full Discount</p> <p>\$202.00</p> <hr/> <p>Proposed Premium if on Full Pay Plan</p> <p>\$2,485.00</p>
--	---

Premium Overview

Proposal ID: McCallMemorialHospiTPP-6114625

Company Name: Owners Insurance Company

Entity Type: Nonprofit Organization

Rating Effective Date: 02/26/2026

Proposed Premium

Tailored Protection Policy (TPP)

Commercial Property	\$2,227.00
Commercial General Liability	\$460.00

Total Proposed Premium	\$2,687.00
------------------------	------------

Total Premium if on Full Pay Plan	\$2,485.00
--	-------------------

Premium Adjustments

COMMERCIAL PROPERTY

LOCATION: 1

Address: 125 Viking Ln, MCCALL, ID 83638

County: Valley

Deductible	\$2,500 *
Theft Deductible	\$2,500
Windstorm/Hail Deductible	\$2,500 *

* Property Deductible applies per building

Valid
60 Days

Start Date
03/10/2026

Offer Expires
05/09/2026

Proposal Term
04/01/2026 - 04/01/2027

Page
2 - 12

BUILDING: 1

Address: 125 Viking Ln, MCCALL, ID 83638

Type: Dwellings (Lessors' Risk Only) - One Family

Construction	Frame
Square Footage	1,392
Windstorm/Hail Coverage	Yes

Building

Limit	\$650,000
Cause of Loss	Special With Theft
Valuation	Replacement Cost
Coinsurance	80%
Inflation Guard	Automatic
Building Premium	\$982.00

Building Ordinance or Law

Coverage A (Loss of Value)	Included in Building Limit
Coverage B (Demolition Cost)	\$60,000
Coverage C (Increased Cost of Construction)	\$60,000
Building Ordinance or Law Premium	Included

Equipment Breakdown**Equipment Breakdown****Equipment Breakdown Premium** **\$28.00**

Property Plus Coverage Package

Coverage Package (Standard Option)

Refrigerated Products	No
Business Income Waiting Period	0 Hours

Property Plus Coverage Package Premium **\$83.00**

Terrorism

Terrorism - Certified Acts

Terrorism - Certified Acts Premium **\$11.00**

Total Building 1 Premium **\$1,104.00**

Total Location 1 Commercial Property Premium **\$1,104.00**

LOCATION: 2

Address: 127 Viking Ln, MCCALL, ID 83638

County: Valley

Deductible	\$2,500 *
Theft Deductible	\$2,500
Windstorm/Hail Deductible	\$2,500 *

* Property Deductible applies per building

Valid
60 Days

Start Date
03/10/2026

Offer Expires
05/09/2026

Proposal Term
04/01/2026 - 04/01/2027

Page
4 - 12

BUILDING: 1

Address: 127 Viking Ln, MCCALL, ID 83638

Type: Dwellings (Lessors' Risk Only) - One Family

Construction	Frame
Square Footage	1,392
Windstorm/Hail Coverage	Yes

Building

Limit	\$650,000
Cause of Loss	Special With Theft
Valuation	Replacement Cost
Coinsurance	80%
Inflation Guard	Automatic
Building Premium	\$982.00

Building Ordinance or Law

Coverage A (Loss of Value)	Included in Building Limit
Coverage B (Demolition Cost)	\$60,000
Coverage C (Increased Cost of Construction)	\$60,000
Building Ordinance or Law Premium	Included

Equipment Breakdown**Equipment Breakdown**

Equipment Breakdown Premium	\$28.00
------------------------------------	----------------

Property Plus Coverage Package

Coverage Package (Standard Option)

Refrigerated Products	No
Business Income Waiting Period	0 Hours

Property Plus Coverage Package Premium **\$83.00**

Terrorism

Terrorism - Certified Acts

Terrorism - Certified Acts Premium **\$11.00**

Total Building 1 Premium **\$1,104.00**

Total Location 2 Commercial Property Premium **\$1,104.00**

Balance to Minimum - Property Plus Coverage Package **\$19.00**

Total Commercial Property Premium **\$2,227.00**

Equipment Breakdown

Applies to Locations 1, 2

The Equipment Breakdown endorsement provides coverage for physical loss or damage to a variety of types of electronic and mechanical equipment resulting from mechanical breakdown, electrical or electronic breakdown and electronic equipment deficiency, or rupture, bursting, bulging, implosion or steam explosion.

The Equipment Breakdown endorsement also provides the following additional coverages for covered property as the result of an Equipment Breakdown loss:

Pollutant Clean-Up and Removal	Computer Equipment
Electronic Data Restoration	Business Interruption, Extra Expense, Electronic Data and Service Interruption
Expediting Expenses	Temperature Fluctuation
Refrigerant Contamination	Unauthorized Instruction
Spoilage Coverage	Risk Improvement
CFC Refrigerants	Off Premises Coverage

Property Plus Coverage Package

Standard Applies to Locations 1, 2

Coverage	Standard Option Limit of Insurance	Enhanced Option Limit of Insurance	Premier Option Limit of Insurance
Accounts Receivable	\$100,000	\$150,000	\$200,000
Bailees	\$5,000 Per Occurrence / \$2,500 Per Item	\$10,000 Per Occurrence / \$5,000 Per Item	\$15,000 Per Occurrence / \$10,000 Per Item
Business Income & Extra Expense w/Rental Value, Including Newly Acquired Locations	\$50,000	\$100,000	\$150,000
Debris Removal	\$25,000	\$50,000	\$100,000
Electronic Data Processing Equipment	\$25,000	\$50,000	\$100,000
Employee Dishonesty	\$15,000	\$25,000	\$50,000
Fine Arts, Collectibles and Memorabilia	\$10,000 Per Occurrence / \$2,500 Per Item	\$25,000 Per Occurrence / \$5,000 Per Item	\$50,000 Per Occurrence / \$10,000 Per Item
Fire Department Service Charge	\$5,000	\$10,000	\$25,000
Forgery or Alteration	\$10,000	\$25,000	\$50,000
Money and Securities	\$15,000 Inside Premises / \$15,000 Outside Premises	\$25,000 Inside Premises / \$25,000 Outside Premises	\$50,000 Inside Premises / \$50,000 Outside Premises
Newly Acquired Business Personal Property	\$500,000 for 90 Days	\$500,000 for 90 Days	\$500,000 for 90 Days

Valid
60 Days

Start Date
03/10/2026

Offer Expires
05/09/2026

Proposal Term
04/01/2026 - 04/01/2027

Page
7 - 12

Newly Acquired or Constructed Property	\$1,000,000 for 90 Days	\$1,000,000 for 90 Days	\$1,000,000 for 90 Days
Ordinance or Law	Included in Building Limit - Coverage A	Included in Building Limit - Coverage A	Included in Building Limit - Coverage A
	\$50,000 - Coverage B	\$100,000 - Coverage B	\$150,000 - Coverage B
	\$50,000 - Coverage C	\$100,000 - Coverage C	\$150,000 - Coverage C
	\$50,000 - Coverage D	\$100,000 - Coverage D	\$150,000 - Coverage D
Outdoor Property	\$15,000 for Fences, Trees, Shrubs, Plants	\$20,000 for Fences, Trees, Shrubs, Plants	\$25,000 for Fences, Trees, Shrubs, Plants
	\$1,000 Limitation Trees, Shrubs, Plants Only	\$1,000 Limitation Trees, Shrubs, Plants Only	\$1,000 Limitation Trees, Shrubs, Plants Only
	\$10,000 for Radio or Television Antennas	\$15,000 for Radio or Television Antennas	\$20,000 for Radio or Television Antennas
Personal Effects and Property of Others	\$15,000	\$25,000	\$50,000
Pollutant Clean Up and Removal	\$25,000	\$50,000	\$100,000
Property in Transit	\$25,000	\$50,000	\$100,000
Property Off-Premises	\$25,000	\$50,000	\$100,000
Refrigerated Products	\$10,000	\$15,000	\$25,000
Salesperson's Samples	\$10,000	\$15,000	\$25,000
Utility Services Failure	\$50,000	\$100,000	\$150,000
Valuable Papers and Records	\$50,000 On Premises / \$10,000 Off Premises	\$100,000 On Premises / \$20,000 Off Premises	\$150,000 On Premises / \$25,000 Off Premises
Water Back-Up from Sewers or Drains	\$15,000	\$25,000	\$50,000

Deductible: No deductible applies for the coverage listed above, up to the limit shown in the Property Plus Declarations.

Valuable Papers and Records	\$50,000 On Premises
	\$10,000 Off Premises

COMMERCIAL GENERAL LIABILITY

Limits of Liability - Including CGL Plus Endorsement

General Aggregate (Other than Products-Completed Operations)	\$4,000,000
Products-Completed Operations Aggregate	\$4,000,000
Each Occurrence	\$2,000,000
Personal and Advertising Injury	\$2,000,000
Damage to Premises Rented to You	\$300,000 Any One Premises
Medical Payments	\$10,000 Any One Person

Twice the "General Aggregate Limit" shown above is provided at no additional charge for each 12 month period.

Valid 60 Days	Start Date 03/10/2026	Offer Expires 05/09/2026	Proposal Term 04/01/2026 - 04/01/2027	Page 8 - 12
------------------	--------------------------	-----------------------------	--	----------------

Commercial General Liability - Optional Coverages

Hired Auto and Non-Owned Auto Liability	
Limit	\$2,000,000 Each Occurrence
Hired Auto and Non-Owned Auto Liability Premium	\$101.00
Total CGL Optional Coverages Premium	\$101.00

LOCATION: 1	Address: 125 Viking Ln MCCALL, ID 83638
	County: Valley

Classifications

63010	
Dwellings (Lessors' Risk Only) - One Family	
Premium Basis: Dwelling(s)	
Exposure	1
Premises-Operations	\$91.00
Products-Completed Operations	\$8.00
Total Location 1 Commercial General Liability Premium	\$99.00

LOCATION: 2	Address: 127 Viking Ln MCCALL, ID 83638
	County: Valley

Classifications

63010

Dwellings (Lessors' Risk Only) - One Family

Premium Basis: Dwelling(s)

Exposure

1

Premises-Operations

\$91.00

Products-Completed Operations

\$8.00

Total Location 2 Commercial General Liability Premium

\$99.00

Balance to Minimum - Premises Operations

\$158.00

Terrorism

Terrorism - Certified Acts

Terrorism - Certified Acts Premium

\$3.00

Total Commercial General Liability Premium

\$460.00

Commercial General Liability Plus Endorsement

Applies to All Commercial General Liability Locations

Extended Watercraft less than 50 feet in length

Hired Auto and Non-Owned Auto Liability

Broadened Supplementary Payments

Loss of Earnings

\$400

Additional Products-Completed Operations Aggregate

Personal Injury Extension

Broadened Knowledge of Occurrence

Damage to Premises Rented to You -

(Fire, Lightning, Explosion, Smoke, or Water Damage)

up to \$300,000

Medical Payments Amendment

\$10,000

Blanket Additional Insured – Lessor of Leased Equipment

Blanket Additional Insured – Managers or Lessors of Premises

Newly Formed or Acquired Organizations Extension

Blanket Waiver of Subrogation

Billing Options

POLICY PAYMENT OVERVIEW

Company Bill Option	Required Deposit	Remaining Installments	Installment Amount
Full Pay	\$2,485.00	0	\$0.00
Semi-Annual	\$1,343.50	1	\$1,343.50
Quarterly	\$671.75	3	\$671.75
Monthly	\$223.99	11	\$223.91

Proposed Premium

\$2,687.00

Paid in Full Discount

\$202.00

Proposed Premium if on

Full Pay Plan

\$2,485.00

Installment amounts do not include billing fees.

Valid
60 Days

Start Date
03/10/2026

Offer Expires
05/09/2026

Proposal Term
04/01/2026 - 04/01/2027

Page
11 - 12

Premiums quoted are subject to change based upon the actual coverages requested and completed underwriting information provided. All terms, conditions, coverages and premiums are subject to underwriting acceptance and approval.

The paid in full discount is not available for agency bill business. Delays in issuing policy may result in larger payment amounts spread over fewer installments. Your payment's due date is based on your policy effective date and may be changed at your request. Your total amount per payment may vary due to unique situations affecting your account.

We are required to notify you of the federal Terrorism Risk Insurance Act of 2002 (including ensuing Congressional actions pursuant to the Act). Please refer to form 59345 IMPORTANT INFORMATION REGARDING TERRORISM RISK INSURANCE COVERAGE and REJECTION OF TERRORISM RISK INSURANCE COVERAGE, attached to this proposal. When coverage for certified acts of terrorism is elected, the premium for the coverage is shown in this proposal. If coverage for certified acts of terrorism is rejected, an additional premium charge may be made after 12-31-2020 if the Act is not extended or revised in any way. It will not apply if the Act is simply extended.

ADDITIONAL DISCOUNTS AVAILABLE

Up to an additional 2% discount may apply if the business owner, a partner, a corporate officer or a key employee has one of the following policies with Auto-Owners Life Insurance Company:

Life Insurance Policy - \$100,000 or greater face amount

Disability Income Policy - Any monthly benefit (item 260) or \$1,000 or greater (item 235)

Non-Qualified Annuity - With combined cash value exceeding \$10,000

Simplified Issue Life Policy - With a face amount of \$50,000

This discount is not available in all states. Please ask your agent for details.

Valid 60 Days	Start Date 03/10/2026	Offer Expires 05/09/2026	Proposal Term 04/01/2026 - 04/01/2027	Page 12 - 12
------------------	--------------------------	-----------------------------	--	-----------------



LIFE • HOME • CAR • BUSINESS

Owners Insurance Company

Tailored Protection Policy New Business Proposal

Date: 03/16/2026

Agency Code: 39-0045-00

CLIENT:

ST LUKES MCCALL FOUNDATION INC
PO BOX 1283
MCCALL, ID 83638-1283
Phone: (208) 630-2207

AGENCY:

FIG INSURANCE INC
1005 N 3RD ST
MCCALL, ID 83638-3822
Phone: (208) 634-2000
E-Mail: mccall@fignow.com

Proposed premium is: \$2,687.00 (Annual Term)
Proposed premium if Paid In Full Discount Applies: \$2,485.00

The Paid in Full Discount is not Available for Escrow Direct Bill or Agency Bill

Table with 4 columns: Company Bill Option, Required Deposit, Remaining Installments, Installment Amount. Rows include Full Pay, Semi-Annual, Quarterly, and Monthly options.

Installment amounts do not include billing fees.

Table listing various fees: Cancellation Invoice Fee (\$15.00), Returned Payment Fee (\$25.00), Phone Payment Fee with Representative (\$6.00), Billing Fee per installment for Monthly, Quarterly or Semi-Annual payment plan (\$4.00), Billing Fee per installment for Monthly, Quarterly or Semi-Annual payment plan when setup for automatic EFT (\$2.00), Billing Fee per installment for Full Pay payment plan or Escrow Direct Bill (None), Billing Fee per installment for Monthly, Quarterly or Semi-Annual payment plan when setup for automatic EFT and paperless delivery for billing and policy documents (None).



<p>Customer Information</p> <p>ST LUKES MCCALL FOUNDATION INC</p>	<p>Customer Contact</p> <p>PO BOX 1283, MCCALL, ID 83638-1283</p> <p>mccallmemorialhospitaldistrict@gmail.com</p>
<p>Agency Information</p> <p>FIG INSURANCE INC</p> <p>39-0045-00</p>	<p>Agency Contact</p> <p>1005 N 3RD ST, MCCALL, ID 83638-3822 (208) 634-2000 mccall@fignow.com</p>

<p>Proposal Type</p> <p>TAILORED PROTECTION POLICY</p> <p>Your business is unique and needs flexible options to make sure it has the best coverages including property, liability, crime, inland marine, garagekeepers, and dealer's blanket. With award-winning claim service and value-added resources, Auto-Owners can offer you the customized protection you and your business need.</p> <p>Easily manage your insurance - anytime, anywhere with Customer Center. To sign up, visit auto-owners.com or download the Auto-Owners Mobile app.</p> <p>The paid in full discount is not available for agency bill business.</p>	<p>Proposed Premium</p> <p>\$2,687.00</p> <hr/> <p>Paid in Full Discount</p> <p>\$202.00</p> <hr/> <p>Proposed Premium if on Full Pay Plan</p> <p>\$2,485.00</p>
--	---

Premium Overview

Proposal ID: McCallMemorialHospiTPP-6115892

Company Name: Owners Insurance Company

Entity Type: Nonprofit Organization

Rating Effective Date: 02/26/2026

Proposed Premium

Tailored Protection Policy (TPP)

Commercial Property	\$2,227.00
Commercial General Liability	\$460.00

Total Proposed Premium	\$2,687.00
------------------------	------------

Total Premium if on Full Pay Plan	\$2,485.00
--	-------------------

Premium Adjustments

COMMERCIAL PROPERTY

LOCATION: 1	Address: 129 Viking Ln, MCCALL, ID 83638
	County: Valley

Deductible	\$2,500 *
Theft Deductible	\$2,500
Windstorm/Hail Deductible	\$2,500 *

* Property Deductible applies per building

BUILDING: 1

Address: 129 Viking Ln, MCCALL, ID 83638

Type: Dwellings (Lessors' Risk Only) - One Family

Construction	Frame
Square Footage	1,392
Windstorm/Hail Coverage	Yes

Building

Limit	\$650,000
Cause of Loss	Special With Theft
Valuation	Replacement Cost
Coinsurance	80%
Inflation Guard	Automatic
Building Premium	\$982.00

Building Ordinance or Law

Coverage A (Loss of Value)	Included in Building Limit
Coverage B (Demolition Cost)	\$60,000
Coverage C (Increased Cost of Construction)	\$60,000
Building Ordinance or Law Premium	Included

Equipment Breakdown**Equipment Breakdown****Equipment Breakdown Premium** **\$28.00**

Property Plus Coverage Package

Coverage Package (Standard Option)

Refrigerated Products	No
Business Income Waiting Period	0 Hours

Property Plus Coverage Package Premium **\$83.00**

Terrorism

Terrorism - Certified Acts

Terrorism - Certified Acts Premium **\$11.00**

Total Building 1 Premium **\$1,104.00**

Total Location 1 Commercial Property Premium **\$1,104.00**

LOCATION: 2

Address: 131 Viking Ln, MCCALL, ID 83638

County: Valley

Deductible	\$2,500 *
Theft Deductible	\$2,500
Windstorm/Hail Deductible	\$2,500 *

* Property Deductible applies per building

Valid
60 Days

Start Date
03/11/2026

Offer Expires
05/10/2026

Proposal Term
04/01/2026 - 04/01/2027

Page
4 - 12

BUILDING: 1

Address: 131 Viking Ln, MCCALL, ID 83638

Type: Dwellings (Lessors' Risk Only) - One Family

Construction	Frame
Square Footage	1,392
Windstorm/Hail Coverage	Yes

Building

Limit	\$650,000
Cause of Loss	Special With Theft
Valuation	Replacement Cost
Coinsurance	80%
Inflation Guard	Automatic
Building Premium	\$982.00

Building Ordinance or Law

Coverage A (Loss of Value)	Included in Building Limit
Coverage B (Demolition Cost)	\$60,000
Coverage C (Increased Cost of Construction)	\$60,000
Building Ordinance or Law Premium	Included

Equipment Breakdown**Equipment Breakdown****Equipment Breakdown Premium** **\$28.00**

Property Plus Coverage Package

Coverage Package (Standard Option)

Refrigerated Products	No
Business Income Waiting Period	0 Hours

Property Plus Coverage Package Premium **\$83.00**

Terrorism

Terrorism - Certified Acts

Terrorism - Certified Acts Premium **\$11.00**

Total Building 1 Premium **\$1,104.00**

Total Location 2 Commercial Property Premium **\$1,104.00**

Balance to Minimum - Property Plus Coverage Package **\$19.00**

Total Commercial Property Premium **\$2,227.00**

Equipment Breakdown

Applies to Locations 1, 2

The Equipment Breakdown endorsement provides coverage for physical loss or damage to a variety of types of electronic and mechanical equipment resulting from mechanical breakdown, electrical or electronic breakdown and electronic equipment deficiency, or rupture, bursting, bulging, implosion or steam explosion.

The Equipment Breakdown endorsement also provides the following additional coverages for covered property as the result of an Equipment Breakdown loss:

Pollutant Clean-Up and Removal	Computer Equipment
Electronic Data Restoration	Business Interruption, Extra Expense, Electronic Data and Service Interruption
Expediting Expenses	Temperature Fluctuation
Refrigerant Contamination	Unauthorized Instruction
Spoilage Coverage	Risk Improvement
CFC Refrigerants	Off Premises Coverage

Property Plus Coverage Package

Standard Applies to Locations 1, 2

Coverage	Standard Option Limit of Insurance	Enhanced Option Limit of Insurance	Premier Option Limit of Insurance
Accounts Receivable	\$100,000	\$150,000	\$200,000
Bailees	\$5,000 Per Occurrence / \$2,500 Per Item	\$10,000 Per Occurrence / \$5,000 Per Item	\$15,000 Per Occurrence / \$10,000 Per Item
Business Income & Extra Expense w/Rental Value, Including Newly Acquired Locations	\$50,000	\$100,000	\$150,000
Debris Removal	\$25,000	\$50,000	\$100,000
Electronic Data Processing Equipment	\$25,000	\$50,000	\$100,000
Employee Dishonesty	\$15,000	\$25,000	\$50,000
Fine Arts, Collectibles and Memorabilia	\$10,000 Per Occurrence / \$2,500 Per Item	\$25,000 Per Occurrence / \$5,000 Per Item	\$50,000 Per Occurrence / \$10,000 Per Item
Fire Department Service Charge	\$5,000	\$10,000	\$25,000
Forgery or Alteration	\$10,000	\$25,000	\$50,000
Money and Securities	\$15,000 Inside Premises / \$15,000 Outside Premises	\$25,000 Inside Premises / \$25,000 Outside Premises	\$50,000 Inside Premises / \$50,000 Outside Premises
Newly Acquired Business Personal Property	\$500,000 for 90 Days	\$500,000 for 90 Days	\$500,000 for 90 Days

Valid
60 Days

Start Date
03/11/2026

Offer Expires
05/10/2026

Proposal Term
04/01/2026 - 04/01/2027

Page
7 - 12

Newly Acquired or Constructed Property	\$1,000,000 for 90 Days	\$1,000,000 for 90 Days	\$1,000,000 for 90 Days
Ordinance or Law	Included in Building Limit - Coverage A	Included in Building Limit - Coverage A	Included in Building Limit - Coverage A
	\$50,000 - Coverage B	\$100,000 - Coverage B	\$150,000 - Coverage B
	\$50,000 - Coverage C	\$100,000 - Coverage C	\$150,000 - Coverage C
	\$50,000 - Coverage D	\$100,000 - Coverage D	\$150,000 - Coverage D
Outdoor Property	\$15,000 for Fences, Trees, Shrubs, Plants	\$20,000 for Fences, Trees, Shrubs, Plants	\$25,000 for Fences, Trees, Shrubs, Plants
	\$1,000 Limitation Trees, Shrubs, Plants Only	\$1,000 Limitation Trees, Shrubs, Plants Only	\$1,000 Limitation Trees, Shrubs, Plants Only
	\$10,000 for Radio or Television Antennas	\$15,000 for Radio or Television Antennas	\$20,000 for Radio or Television Antennas
Personal Effects and Property of Others	\$15,000	\$25,000	\$50,000
Pollutant Clean Up and Removal	\$25,000	\$50,000	\$100,000
Property in Transit	\$25,000	\$50,000	\$100,000
Property Off-Premises	\$25,000	\$50,000	\$100,000
Refrigerated Products	\$10,000	\$15,000	\$25,000
Salesperson's Samples	\$10,000	\$15,000	\$25,000
Utility Services Failure	\$50,000	\$100,000	\$150,000
Valuable Papers and Records	\$50,000 On Premises / \$10,000 Off Premises	\$100,000 On Premises / \$20,000 Off Premises	\$150,000 On Premises / \$25,000 Off Premises
Water Back-Up from Sewers or Drains	\$15,000	\$25,000	\$50,000

Deductible: No deductible applies for the coverage listed above, up to the limit shown in the Property Plus Declarations.

Valuable Papers and Records	\$50,000 On Premises
	\$10,000 Off Premises

COMMERCIAL GENERAL LIABILITY

Limits of Liability - Including CGL Plus Endorsement

General Aggregate (Other than Products-Completed Operations)	\$4,000,000
Products-Completed Operations Aggregate	\$4,000,000
Each Occurrence	\$2,000,000
Personal and Advertising Injury	\$2,000,000
Damage to Premises Rented to You	\$300,000 Any One Premises
Medical Payments	\$10,000 Any One Person

Twice the "General Aggregate Limit" shown above is provided at no additional charge for each 12 month period.

Valid 60 Days	Start Date 03/11/2026	Offer Expires 05/10/2026	Proposal Term 04/01/2026 - 04/01/2027	Page 8 - 12
------------------	--------------------------	-----------------------------	--	----------------

Commercial General Liability - Optional Coverages

Hired Auto and Non-Owned Auto Liability	
Limit	\$2,000,000 Each Occurrence
Hired Auto and Non-Owned Auto Liability Premium	\$101.00
Total CGL Optional Coverages Premium	\$101.00

LOCATION: 1	Address: 129 Viking Ln MCCALL, ID 83638
	County: Valley

Classifications

63010	
Dwellings (Lessors' Risk Only) - One Family	
Premium Basis: Dwelling(s)	
Exposure	1
Premises-Operations	\$91.00
Products-Completed Operations	\$8.00
Total Location 1 Commercial General Liability Premium	\$99.00

LOCATION: 2	Address: 131 Viking Ln MCCALL, ID 83638
	County: Valley

Classifications

63010

Dwellings (Lessors' Risk Only) - One Family

Premium Basis: Dwelling(s)

Exposure

1

Premises-Operations

\$91.00

Products-Completed Operations

\$8.00

Total Location 2 Commercial General Liability Premium

\$99.00

Balance to Minimum - Premises Operations

\$158.00

Terrorism

Terrorism - Certified Acts

Terrorism - Certified Acts Premium

\$3.00

Total Commercial General Liability Premium

\$460.00

Commercial General Liability Plus Endorsement

Applies to All Commercial General Liability Locations

Extended Watercraft less than 50 feet in length

Hired Auto and Non-Owned Auto Liability

Broadened Supplementary Payments

Loss of Earnings

\$400

Additional Products-Completed Operations Aggregate

Personal Injury Extension

Broadened Knowledge of Occurrence

Damage to Premises Rented to You -

(Fire, Lightning, Explosion, Smoke, or Water Damage)

up to \$300,000

Medical Payments Amendment

\$10,000

Blanket Additional Insured – Lessor of Leased Equipment

Blanket Additional Insured – Managers or Lessors of Premises

Newly Formed or Acquired Organizations Extension

Blanket Waiver of Subrogation

Billing Options

POLICY PAYMENT OVERVIEW

Company Bill Option	Required Deposit	Remaining Installments	Installment Amount
Full Pay	\$2,485.00	0	\$0.00
Semi-Annual	\$1,343.50	1	\$1,343.50
Quarterly	\$671.75	3	\$671.75
Monthly	\$223.99	11	\$223.91

Proposed Premium

\$2,687.00

Paid in Full Discount

\$202.00

Proposed Premium if on

Full Pay Plan

\$2,485.00

Installment amounts do not include billing fees.

Valid
60 Days

Start Date
03/11/2026

Offer Expires
05/10/2026

Proposal Term
04/01/2026 - 04/01/2027

Page
11 - 12

Premiums quoted are subject to change based upon the actual coverages requested and completed underwriting information provided. All terms, conditions, coverages and premiums are subject to underwriting acceptance and approval.

The paid in full discount is not available for agency bill business. Delays in issuing policy may result in larger payment amounts spread over fewer installments. Your payment's due date is based on your policy effective date and may be changed at your request. Your total amount per payment may vary due to unique situations affecting your account.

We are required to notify you of the federal Terrorism Risk Insurance Act of 2002 (including ensuing Congressional actions pursuant to the Act). Please refer to form 59345 IMPORTANT INFORMATION REGARDING TERRORISM RISK INSURANCE COVERAGE and REJECTION OF TERRORISM RISK INSURANCE COVERAGE, attached to this proposal. When coverage for certified acts of terrorism is elected, the premium for the coverage is shown in this proposal. If coverage for certified acts of terrorism is rejected, an additional premium charge may be made after 12-31-2020 if the Act is not extended or revised in any way. It will not apply if the Act is simply extended.

ADDITIONAL DISCOUNTS AVAILABLE

Up to an additional 2% discount may apply if the business owner, a partner, a corporate officer or a key employee has one of the following policies with Auto-Owners Life Insurance Company:

Life Insurance Policy - \$100,000 or greater face amount

Disability Income Policy - Any monthly benefit (item 260) or \$1,000 or greater (item 235)

Non-Qualified Annuity - With combined cash value exceeding \$10,000

Simplified Issue Life Policy - With a face amount of \$50,000

This discount is not available in all states. Please ask your agent for details.

Valid 60 Days	Start Date 03/11/2026	Offer Expires 05/10/2026	Proposal Term 04/01/2026 - 04/01/2027	Page 12 - 12
------------------	--------------------------	-----------------------------	--	-----------------

PAYETTE LAKES RECREATIONAL WATER AND SEWER DISTRICT

201 Jacob Street, McCall, Idaho 83638

208-634-4111 • info@plrwsd.org

RESIDENTIAL SEWER CONNECTION PERMIT

Owner(s): St. Luke's McCall Foundastion, Inc + McCall Memorial Hospital District ("Owner")

Telephone: (208)315-2617 Alternate Phone: (208)630-3227

Billing Address: Attn: Foundation, 1000 State Street

City: McCall State: ID Zip: 83638

Lot/Block/Subdivision or Legal/common description of property to be connected:
See Exhibit A- Legal Description

Service address of property: 116 Viking, Lane. McCall, Idaho. 83638

Number of Connections: (as allowed to parcel by PLRWSD Design Density)

1 Primary Residential Structure: Finished Living Space: 1400 Square Feet

 Separate Secondary Residential Structure with plumbing: Finished Living Space Sq. Ft.

 Attached Secondary Residential Unit capable of providing independent living space Sq. Ft.

Connection fee per Residential Connection: **\$13,784** Number of Connections:

Fees Paid: \$13,784 Date fee paid: Check Number: 1

PERMIT PURCHASED BY: St. Luke's McCall Foundation

PERMIT ISSUED BY: _____
Signature of PLRWSD Representative Title Date

TERMS OF PERMIT: (please initial to agree)

- As a condition to the issuance of this Permit, Owner must provide to Payette Lakes Recreational Water and Sewer District ("PLRWSD"), in an electronic format acceptable to PLRWSD, the architectural plans for any to be constructed residential structures or improvements on the subject property. Owner acknowledges that this Permit is being issued pursuant to such plans and that any subsequent changes to such plans may result in Owner's noncompliance with the terms hereof. Owner agrees to provide PLRWSD with final plans, to the extent such final plans differ from the plans initially provided, prior to the issuance of the Certificate of Occupancy.
- Residential service connections requiring a tap to the collection system shall be made only **pursuant to inspection** and written approval by PLRWSD personnel **PRIOR TO BACKFILL**. Service taps must meet specifications of the PLRWSD and the Idaho Division of Building Safety Plumbing Bureau.
- Owner agrees to pay the monthly base rate for each connection beginning on the date of purchase of this Permit.
- Satisfactory connection to a PLRWSD sewer line **MUST BE COMPLETED WITHIN TWENTY-FOUR (24) MONTHS FROM THE DATE OF THIS PERMIT. This Permit will expire and become NULL AND VOID if satisfactory connection is not made within such time period. Upon expiration, the permit fee and base rate fees WILL NOT BE REFUNDED.**
- Upon occupancy of the residence, or after a grace period of one year, whichever occurs sooner, full monthly user fees will be assessed according to the PLRWSD Monthly User Fee Rate Structure Policy.
- This Permit is valid only for connection to the property identified above, and is not transferrable to any other property.
- Owner agrees to comply with all rules and regulations of PLRWSD as the same may be amended from time to time.
- Owner agrees to comply with all policies of PLRWSD as the same may be amended from time to time including, without limitation, the: (i) Harmful Substance and Excessive Flow Policy, (ii) Sewer Density Policy, and (iii) Accessory Dwelling Unit Policy.
- Owner grants to PLRWSD the unconditional right to inspect the property and residence subject to this Permit following issuance of the Certificate of Occupancy. Further, Owner grants to PLRWSD the right, upon five (5) days prior notice, to inspect the property and residence subject to this Permit when PLRWSD has reasonable suspicion to believe that Owner is not complying with the rules, regulations or policies of PLRWSD. Failure to allow inspection as granted in this Permit is cause for revocation of this Permit and disconnection of service.
- The terms of this Permit apply to and are binding on Owner and Owner's successors and assigns.

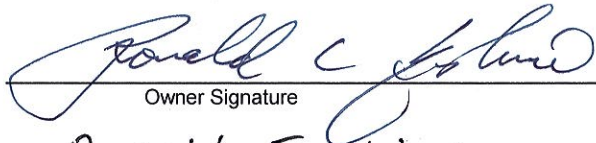
TERMS OF PERMIT CONTINUED: (please initial to agree)

(Handwritten mark)

FAILURE TO COMPLY WITH THE TERMS OF THIS PERMIT IS CAUSE FOR REVOCATION OF THIS PERMIT AND DISCONNECTION OF SERVICE IN THE SOLE DISCRETION OF PLRWSD. Owner agrees to pay all costs, fees and expenses incurred by PLRWSD as a result of Owner's violation of the terms of this Permit, including, but not limited to, the costs of disconnection of service and reasonable attorneys' fees. Owner further agrees that PLRWSD shall not be held liable for damages to Owner or the property by reason of such revocation or disconnection. In the event of revocation of this Permit, paid permit fees, base rate fees, and monthly user fees WILL NOT BE REFUNDED.

Owner Acceptance and Acknowledgment

By payment for and acceptance of this Permit the undersigned Owner expressly agrees to the terms and conditions of this Permit including, but not limited to, the inspection and approval requirements set forth herein, and to adhere to the rules, regulations, and policies of the Payette Lakes Recreational Water and Sewer District, all as further set forth in "Terms of Permit" above. Failure to comply with the terms of this Permit may result in revocation or disconnection of service.

 _____
Owner Signature 3/23/26
Date

Ronald Erskine

Print Name

Owner Signature Date

Print Name

Plans Received Date: _____

Approved By: _____

PLRWSD Representative

Sewer Tap Inspection Date: _____

Approved By: _____

PLRWSD Representative

PAYETTE LAKES RECREATIONAL WATER AND SEWER DISTRICT

201 Jacob Street, McCall, Idaho 83638

208-634-4111 • info@plrwsd.org

RESIDENTIAL SEWER CONNECTION PERMIT

Owner(s): St. Luke's McCall Foundation, Inc + McCall Memorial Hospital District ("Owner")

Telephone: (208)315-2617 Alternate Phone: (208)630-3227

Billing Address: Attn: Foundation, 1000 State Street

City: McCall State: ID Zip: 83638

Lot/Block/Subdivision or Legal/common description of property to be connected:
See Exhibit A- Legal Description

Service address of property: 114 Viking, Lane. McCall, Idaho. 83638

Number of Connections: (as allowed to parcel by PLRWSD Design Density)

1 Primary Residential Structure: Finished Living Space: 1400 Square Feet

___ Separate Secondary Residential Structure with plumbing: Finished Living Space _____ Sq. Ft.

___ Attached Secondary Residential Unit capable of providing independent living space _____ Sq. Ft.

Connection fee per Residential Connection: **\$13,784** Number of Connections: _____

Fees Paid: \$13,784 Date fee paid: _____ Check Number: 1


PERMIT PURCHASED BY: St. Luke's McCall Foundation

PERMIT ISSUED BY: _____
Signature of PLRWSD Representative Title Date

TERMS OF PERMIT: (please initial to agree)


- JS — As a condition to the issuance of this Permit, Owner must provide to Payette Lakes Recreational Water and Sewer District ("PLRWSD"), in an electronic format acceptable to PLRWSD, the architectural plans for any to be constructed residential structures or improvements on the subject property. Owner acknowledges that this Permit is being issued pursuant to such plans and that any subsequent changes to such plans may result in Owner's noncompliance with the terms hereof. Owner agrees to provide PLRWSD with final plans, to the extent such final plans differ from the plans initially provided, prior to the issuance of the Certificate of Occupancy.
- JS — Residential service connections requiring a tap to the collection system shall be made only pursuant to inspection and written approval by PLRWSD personnel PRIOR TO BACKFILL. Service taps must meet specifications of the PLRWSD and the Idaho Division of Building Safety Plumbing Bureau.
- JS — Owner agrees to pay the monthly base rate for each connection beginning on the date of purchase of this Permit.
- JS — Satisfactory connection to a PLRWSD sewer line **MUST BE COMPLETED WITHIN TWENTY-FOUR (24) MONTHS FROM THE DATE OF THIS PERMIT. This Permit will expire and become NULL AND VOID if satisfactory connection is not made within such time period. Upon expiration, the permit fee and base rate fees WILL NOT BE REFUNDED.**
- JS — Upon occupancy of the residence, or after a grace period of one year, whichever occurs sooner, full monthly user fees will be assessed according to the PLRWSD Monthly User Fee Rate Structure Policy.
- JS — This Permit is valid only for connection to the property identified above, and is not transferrable to any other property.
- JS — Owner agrees to comply with all rules and regulations of PLRWSD as the same may be amended from time to time.
- JS — Owner agrees to comply with all policies of PLRWSD as the same may be amended from time to time including, without limitation, the: (i) Harmful Substance and Excessive Flow Policy, (ii) Sewer Density Policy, and (iii) Accessory Dwelling Unit Policy.
- JS — Owner grants to PLRWSD the unconditional right to inspect the property and residence subject to this Permit following issuance of the Certificate of Occupancy. Further, Owner grants to PLRWSD the right, upon five (5) days prior notice, to inspect the property and residence subject to this Permit when PLRWSD has reasonable suspicion to believe that Owner is not complying with the rules, regulations or policies of PLRWSD. Failure to allow inspection as granted in this Permit is cause for revocation of this Permit and disconnection of service.
- JS — The terms of this Permit apply to and are binding on Owner and Owner's successors and assigns.

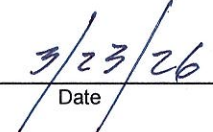
TERMS OF PERMIT CONTINUED: (please initial to agree)

 FAILURE TO COMPLY WITH THE TERMS OF THIS PERMIT IS CAUSE FOR REVOCATION OF THIS PERMIT AND DISCONNECTION OF SERVICE IN THE SOLE DISCRETION OF PLRWSD. Owner agrees to pay all costs, fees and expenses incurred by PLRWSD as a result of Owner's violation of the terms of this Permit, including, but not limited to, the costs of disconnection of service and reasonable attorneys' fees. Owner further agrees that PLRWSD shall not be held liable for damages to Owner or the property by reason of such revocation or disconnection. In the event of revocation of this Permit, paid permit fees, base rate fees, and monthly user fees WILL NOT BE REFUNDED.

Owner Acceptance and Acknowledgment

By payment for and acceptance of this Permit the undersigned Owner expressly agrees to the terms and conditions of this Permit including, but not limited to, the inspection and approval requirements set forth herein, and to adhere to the rules, regulations, and policies of the Payette Lakes Recreational Water and Sewer District, all as further set forth in "Terms of Permit" above. Failure to comply with the terms of this Permit may result in revocation or disconnection of service.



Owner Signature


Date

Ronald Erskine

Print Name

Owner Signature

Date

Print Name

Plans Received Date: _____

Approved By: _____

PLRWSD Representative

Sewer Tap Inspection Date: _____

Approved By: _____

PLRWSD Representative

PAYETTE LAKES RECREATIONAL WATER AND SEWER DISTRICT

201 Jacob Street, McCall, Idaho 83638
208-634-4111 • info@plrwsd.org

RESIDENTIAL SEWER CONNECTION PERMIT

Owner(s): St. Luke's McCall Foundation, Inc + McCall Memorial Hospital District ("Owner")

Telephone: (208)315-2617 Alternate Phone: (208)630-3227

Billing Address: Attn: Foundation, 1000 State Street

City: McCall State: ID Zip: 83638

Lot/Block/Subdivision or Legal/common description of property to be connected:

See Exhibit A- Legal Description

Service address of property: 112 Viking, Lane. McCall, Idaho. 83638

Number of Connections: (as allowed to parcel by PLRWSD Design Density)

1 Primary Residential Structure: Finished Living Space: 1400 Square Feet

 Separate Secondary Residential Structure with plumbing: Finished Living Space Sq. Ft.

 Attached Secondary Residential Unit capable of providing independent living space Sq. Ft.

Connection fee per Residential Connection: **\$13,784** Number of Connections: 1

Fees Paid: \$13,784 Date fee paid: Check Number:

PERMIT PURCHASED BY: St. Luke's McCall Foundation

PERMIT ISSUED BY: _____
Signature of PLRWSD Representative Title Date

TERMS OF PERMIT: (please initial to agree)

JL As a condition to the issuance of this Permit, Owner must provide to Payette Lakes Recreational Water and Sewer District ("PLRWSD"), in an electronic format acceptable to PLRWSD, the architectural plans for any to be constructed residential structures or improvements on the subject property. Owner acknowledges that this Permit is being issued pursuant to such plans and that any subsequent changes to such plans may result in Owner's noncompliance with the terms hereof. Owner agrees to provide PLRWSD with final plans, to the extent such final plans differ from the plans initially provided, prior to the issuance of the Certificate of Occupancy.

JL Residential service connections requiring a tap to the collection system shall be made only **pursuant to inspection** and written approval by PLRWSD personnel **PRIOR TO BACKFILL**. Service taps must meet specifications of the PLRWSD and the Idaho Division of Building Safety Plumbing Bureau.

JL Owner agrees to pay the monthly base rate for each connection beginning on the date of purchase of this Permit.

JL Satisfactory connection to a PLRWSD sewer line **MUST BE COMPLETED WITHIN TWENTY-FOUR (24) MONTHS FROM THE DATE OF THIS PERMIT. This Permit will expire and become NULL AND VOID if satisfactory connection is not made within such time period. Upon expiration, the permit fee and base rate fees WILL NOT BE REFUNDED.**

JL Upon occupancy of the residence, or after a grace period of one year, whichever occurs sooner, full monthly user fees will be assessed according to the PLRWSD Monthly User Fee Rate Structure Policy.

JL This Permit is valid only for connection to the property identified above, and is not transferrable to any other property.

JL Owner agrees to comply with all rules and regulations of PLRWSD as the same may be amended from time to time.

JL Owner agrees to comply with all policies of PLRWSD as the same may be amended from time to time including, without limitation, the: (i) Harmful Substance and Excessive Flow Policy, (ii) Sewer Density Policy, and (iii) Accessory Dwelling Unit Policy.

JL Owner grants to PLRWSD the unconditional right to inspect the property and residence subject to this Permit following issuance of the Certificate of Occupancy. Further, Owner grants to PLRWSD the right, upon five (5) days prior notice, to inspect the property and residence subject to this Permit when PLRWSD has reasonable suspicion to believe that Owner is not complying with the rules, regulations or policies of PLRWSD. Failure to allow inspection as granted in this Permit is cause for revocation of this Permit and disconnection of service.

JL The terms of this Permit apply to and are binding on Owner and Owner's successors and assigns.

TERMS OF PERMIT CONTINUED: (please initial to agree)

— FAILURE TO COMPLY WITH THE TERMS OF THIS PERMIT IS CAUSE FOR REVOCATION OF THIS PERMIT AND DISCONNECTION OF SERVICE IN THE SOLE DISCRETION OF PLRWSD. Owner agrees to pay all costs, fees and expenses incurred by PLRWSD as a result of Owner's violation of the terms of this Permit, including, but not limited to, the costs of disconnection of service and reasonable attorneys' fees. Owner further agrees that PLRWSD shall not be held liable for damages to Owner or the property by reason of such revocation or disconnection. In the event of revocation of this Permit, paid permit fees, base rate fees, and monthly user fees WILL NOT BE REFUNDED.

Owner Acceptance and Acknowledgment

By payment for and acceptance of this Permit the undersigned Owner expressly agrees to the terms and conditions of this Permit including, but not limited to, the inspection and approval requirements set forth herein, and to adhere to the rules, regulations, and policies of the Payette Lakes Recreational Water and Sewer District, all as further set forth in "Terms of Permit" above. Failure to comply with the terms of this Permit may result in revocation or disconnection of service.


Owner Signature
3/23/26
Date
Ronald Erskine
Print Name

Owner Signature
Date

Print Name

Plans Received Date: _____

Approved By: _____

PLRWSD Representative

Sewer Tap Inspection Date: _____

Approved By: _____

PLRWSD Representative

PAYETTE LAKES RECREATIONAL WATER AND SEWER DISTRICT

201 Jacob Street, McCall, Idaho 83638

208-634-4111 • info@plrwsd.org

RESIDENTIAL SEWER CONNECTION PERMIT

Owner(s): St. Luke's McCall Foundastion, Inc + McCall Memorial Hospital District ("Owner")

Telephone: (208)315-2617 Alternate Phone: (208)630-3227

Billing Address: Attn: Foundation, 1000 State Street

City: McCall State: ID Zip: 83638

Lot/Block/Subdivision or Legal/common description of property to be connected:
See Exhibit A- Legal Description

Service address of property: 110 Viking, Lane. McCall, Idaho. 83638

Number of Connections: (as allowed to parcel by PLRWSD Design Density)

1 Primary Residential Structure: Finished Living Space: 1400 Square Feet

 Separate Secondary Residential Structure with plumbing: Finished Living Space Sq. Ft.

 Attached Secondary Residential Unit capable of providing independent living space Sq. Ft.

Connection fee per Residential Connection: \$13,784 Number of Connections:

Fees Paid: \$13,784 Date fee paid: Check Number: 1

PERMIT PURCHASED BY: St. Luke's McCall Foundation

PERMIT ISSUED BY: _____
Signature of PLRWSD Representative Title Date

TERMS OF PERMIT: (please initial to agree)

 As a condition to the issuance of this Permit, Owner must provide to Payette Lakes Recreational Water and Sewer District ("PLRWSD"), in an electronic format acceptable to PLRWSD, the architectural plans for any to be constructed residential structures or improvements on the subject property. Owner acknowledges that this Permit is being issued pursuant to such plans and that any subsequent changes to such plans may result in Owner's noncompliance with the terms hereof. Owner agrees to provide PLRWSD with final plans, to the extent such final plans differ from the plans initially provided, prior to the issuance of the Certificate of Occupancy.

 Residential service connections requiring a tap to the collection system shall be made only **pursuant to inspection** and written approval by PLRWSD personnel **PRIOR TO BACKFILL**. Service taps must meet specifications of the PLRWSD and the Idaho Division of Building Safety Plumbing Bureau.

 Owner agrees to pay the monthly base rate for each connection beginning on the date of purchase of this Permit.

 Satisfactory connection to a PLRWSD sewer line **MUST BE COMPLETED WITHIN TWENTY-FOUR (24) MONTHS FROM THE DATE OF THIS PERMIT. This Permit will expire and become NULL AND VOID if satisfactory connection is not made within such time period. Upon expiration, the permit fee and base rate fees WILL NOT BE REFUNDED.**

 Upon occupancy of the residence, or after a grace period of one year, whichever occurs sooner, full monthly user fees will be assessed according to the PLRWSD Monthly User Fee Rate Structure Policy.

 This Permit is valid only for connection to the property identified above, and is not transferrable to any other property.

 Owner agrees to comply with all rules and regulations of PLRWSD as the same may be amended from time to time.

 Owner agrees to comply with all policies of PLRWSD as the same may be amended from time to time including, without limitation, the: (i) Harmful Substance and Excessive Flow Policy, (ii) Sewer Density Policy, and (iii) Accessory Dwelling Unit Policy.

 Owner grants to PLRWSD the unconditional right to inspect the property and residence subject to this Permit following issuance of the Certificate of Occupancy. Further, Owner grants to PLRWSD the right, upon five (5) days prior notice, to inspect the property and residence subject to this Permit when PLRWSD has reasonable suspicion to believe that Owner is not complying with the rules, regulations or policies of PLRWSD. Failure to allow inspection as granted in this Permit is cause for revocation of this Permit and disconnection of service.


 The terms of this Permit apply to and are binding on Owner and Owner's successors and assigns.

TERMS OF PERMIT CONTINUED: (please initial to agree)

16 — FAILURE TO COMPLY WITH THE TERMS OF THIS PERMIT IS CAUSE FOR REVOCATION OF THIS PERMIT AND DISCONNECTION OF SERVICE IN THE SOLE DISCRETION OF PLRWSD. Owner agrees to pay all costs, fees and expenses incurred by PLRWSD as a result of Owner's violation of the terms of this Permit, including, but not limited to, the costs of disconnection of service and reasonable attorneys' fees. Owner further agrees that PLRWSD shall not be held liable for damages to Owner or the property by reason of such revocation or disconnection. In the event of revocation of this Permit, paid permit fees, base rate fees, and monthly user fees WILL NOT BE REFUNDED.

Owner Acceptance and Acknowledgment

By payment for and acceptance of this Permit the undersigned Owner expressly agrees to the terms and conditions of this Permit including, but not limited to, the inspection and approval requirements set forth herein, and to adhere to the rules, regulations, and policies of the Payette Lakes Recreational Water and Sewer District, all as further set forth in "Terms of Permit" above. Failure to comply with the terms of this Permit may result in revocation or disconnection of service.



Owner Signature 3/23/26

Date

Ronald Erskine

Print Name

Owner Signature _____
Date

Print Name

Plans Received Date: _____

Approved By: _____

PLRWSD Representative

Sewer Tap Inspection Date: _____

Approved By: _____

PLRWSD Representative



City of McCall
FINANCE

216 E. Park Street
McCall, IDAHO 83638

Service Location

125 Viking Ln
Account # : 10.0011.1

McCall St. Lukes Foundation
1000 State St
MCCALL ID 83638

PREVIOUS READING	DATE	SERVICE	USAGE / 1000 GAL	CHARGE
0	01/27/2026	Water		54.76
PRESENT READING	DATE			
0	02/25/2026			
Statement Date:				
03/13/2026				
Previous Balance:				54.76
Payments:				- 54.76
Adj./Applied Deposits				0.00
Current Charges:				54.76
Amount Due By: 03/01/2026				54.76
After This Date : 04/10/2026				61.06

Please disregard if already paid.

A 1.5% monthly service charge (18% annual) shall be added to any utility not paid within 30 days past the due date.

IMPORTANT UPDATE TO ONLINE BILL PAY: Beginning with the January 2026 billing cycle, the City's billing portal will transition to a new system. Additional information and instructions will be provided in the coming weeks.

AUTOMATIC PAYMENT CUSTOMERS: The Amount Due will be deducted around the 1st (or as specified by customer) working day of each month.

RETURNED BANK ITEM FEE: A \$20.00 fee is charged when your bank does not honor your Payment.

If you have any questions or concerns regarding your utility bill, please call 208-634-4803.

When paying your bill by mail or in person write your account number on your check.

Payment made within two days of the billing date may not be reflected on this statement.

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

MAKE CHECKS PAYABLE TO:



City of McCall
FINANCE

216 E. Park Street
McCall, ID 83638

Service Location: 125 Viking Ln
Account No. 10.0011.1
Amount Due By : 03/01/2026 **54.76**
After This Date : 04/10/2026 **61.06**

Amount Enclosed



* 1 0 0 0 1 1 1 *



247 *****AUTO**5-DIGIT 83638 2



MCCALL ST. LUKES FOUNDATION
1000 STATE ST
MCCALL ID 83638

CITY OF MCCALL
216 E. PARK ST.
MCCALL, ID 83638-3832



City of McCall

FINANCE

216 E. Park Street
McCall, IDAHO 83638

Service Location

127 Viking Ln
Account # : 10.0012.1

McCall St. Lukes Foundatiion
1000 State St
MCCALL ID 83638

PREVIOUS READING	DATE	SERVICE	USAGE / 1000 GAL	CHARGE
0	01/27/2026	Water		54.76
PRESENT READING	DATE			
0	02/25/2026			
Statement Date:				
03/13/2026				
Previous Balance:				54.76
Payments:				- 54.76
Adj./Applied Deposits				0.00
Current Charges:				54.76
Amount Due By: 03/01/2026				54.76
After This Date : 04/10/2026				61.06

Please disregard if already paid.

A 1.5% monthly service charge (18% annual) shall be added to any utility not paid within 30 days past the due date.

IMPORTANT UPDATE TO ONLINE BILL PAY: Beginning with the January 2026 billing cycle, the City's billing portal will transition to a new system. Additional information and instructions will be provided in the coming weeks.

AUTOMATIC PAYMENT CUSTOMERS: The Amount Due will be deducted around the 1st (or as specified by customer) working day of each month.

RETURNED BANK ITEM FEE: A \$20.00 fee is charged when your bank does not honor your Payment.

If you have any questions or concerns regarding your utility bill, please call 208-634-4803.

When paying your bill by mail or in person write your account number on your check.

Payment made within two days of the billing date may not be reflected on this statement.

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

MAKE CHECKS PAYABLE TO:



City of McCall

FINANCE

216 E. Park Street
McCall, ID 83638

Service Location: 127 Viking Ln
Account No. 10.0012.1
Amount Due By : 03/01/2026 **54.76**
After This Date : 04/10/2026 **61.06**

Amount Enclosed



* 1 0 0 0 1 2 1 *



MCCALL ST. LUKES FOUNDATIION
1000 STATE ST
MCCALL ID 83638

CITY OF MCCALL
216 E. PARK ST.
MCCALL, ID 83638-3832



City of McCall
FINANCE

216 E. Park Street
McCall, IDAHO 83638

Service Location

131 Viking Ln
Account #: 10.0014.1

McCall St. Lukes Foundation
1000 State St
MCCALL ID 83638

PREVIOUS READING	DATE	SERVICE	USAGE / 1000 GAL	CHARGE
0	01/27/2026	Water		54.76
PRESENT READING	DATE			
0	02/25/2026			
Statement Date:				
03/13/2026				
Previous Balance:				54.76
Payments:				- 54.76
Adj./Applied Deposits				0.00
Current Charges:				54.76
Amount Due By: 03/01/2026				54.76
After This Date : 04/10/2026				61.06

Please disregard if already paid.

A 1.5% monthly service charge (18% annual) shall be added to any utility not paid within 30 days past the due date.

IMPORTANT UPDATE TO ONLINE BILL PAY: Beginning with the January 2026 billing cycle, the City's billing portal will transition to a new system. Additional information and instructions will be provided in the coming weeks.

AUTOMATIC PAYMENT CUSTOMERS: The Amount Due will be deducted around the 1st (or as specified by customer) working day of each month.

RETURNED BANK ITEM FEE: A \$20.00 fee is charged when your bank does not honor your Payment.

If you have any questions or concerns regarding your utility bill, please call 208-634-4803.

When paying your bill by mail or in person write your account number on your check.

Payment made within two days of the billing date may not be reflected on this statement.

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

MAKE CHECKS PAYABLE TO:



City of McCall
FINANCE

216 E. Park Street
McCall, ID 83638

Service Location: 131 Viking Ln
Account No. 10.0014.1
Amount Due By : 03/01/2026 **54.76**
After This Date : 04/10/2026 **61.06**

Amount Enclosed



MCCALL ST. LUKES FOUNDATION
1000 STATE ST
MCCALL ID 83638

CITY OF MCCALL
216 E. PARK ST.
MCCALL, ID 83638-3832



City of McCall
FINANCE

216 E. Park Street
McCall, IDAHO 83638

Service Location

133 Viking Ln
Account # : 10.0002.1

McCall St. Lukes Foundation
1000 State St
MCCALL ID 83638

PREVIOUS READING	DATE	SERVICE	USAGE / 1000 GAL	CHARGE
0	01/27/2026	Water		109.52
PRESENT READING	DATE			
0	02/25/2026			
Statement Date:				
03/13/2026				
Previous Balance:				98.38
Payments:				- 98.38
Adj./Applied Deposits				0.00
Current Charges:				109.52
Amount Due By: 03/01/2026				109.52
After This Date : 04/10/2026				122.11

Please disregard if already paid.

AUTO PAY

A 1.5% monthly service charge (18% annual) shall be added to any utility not paid within 30 days past the due date.

IMPORTANT UPDATE TO ONLINE BILL PAY: Beginning with the January 2026 billing cycle, the City's billing portal will transition to a new system. Additional information and instructions will be provided in the coming weeks.

AUTOMATIC PAYMENT CUSTOMERS: The Amount Due will be deducted around the 1st (or as specified by customer) working day of each month.

RETURNED BANK ITEM FEE: A \$20.00 fee is charged when your bank does not honor your Payment.

If you have any questions or concerns regarding your utility bill, please call 208-634-4803.

When paying your bill by mail or in person write your account number on your check.

Payment made within two days of the billing date may not be reflected on this statement.

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

MAKE CHECKS PAYABLE TO:



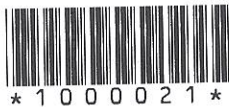
City of McCall
FINANCE

216 E. Park Street
McCall, ID 83638

Service Location: 133 Viking Ln
Account No. 10.0002.1
Amount Due By : 03/01/2026 **109.52**
After This Date : 04/10/2026 **122.11**

Amount Enclosed

AUTO PAY



205 *****AUTO**5-DIGIT 83638 2



MCCALL ST. LUKES FOUNDATION
1000 STATE ST
MCCALL ID 83638

CITY OF MCCALL
216 E. PARK ST.
MCCALL, ID 83638-3832

INVOICE

City of McCall

216 E Park St
 McCall, ID 83638
 208-634-8907



Bill To.:
T.J. Wilcomb 110 112 114 116 Viking Ln

Date Due: 03/30/2026 Invoice Number: 260013 Invoice Date: 03/30/2026
--

Item	Amount
Fire District Impact Fee	\$1,165.00
Permit Fee	\$11,083.75
Fire District Impact Fee	\$1,165.00
Fire District Impact Fee	\$1,165.00
Fire District Impact Fee	\$1,165.00
Water Cap/Buy-in Fee	\$28,528.00
Water Connection Fee (Stubbed)	\$1,360.00
Water Meter Fee	\$3,708.00
Total	\$49,339.75

Date	Paid By	Payment Type	Amount
03/12/2026	St Luke's McCall Foundation	Check	\$15,743.75
Total Paid			\$15,743.75
Amount Due			\$33,596.00

Options & Instructions for payment:

Online: To pay online by check or credit/debit card click [here](#)

Service fees for eChecks may vary, for details please call the front desk at 208-634-8907. Visa, Mastercard & Discover Credit Card payments for a service fee of 3.25% + \$1.00)

By phone: To pay over the phone with an eCheck or credit/debit card please call the front desk at 208-634-8907. Have your permit number & site address available when making a payment over the phone.

(Service fees for eChecks may vary, for details please call the front desk. Visa, Mastercard & Discover Credit Card payments over the phone for a service fee of 3.25% + \$1.00)

In person: To pay in person, visit City Hall at 216 E Park St. We accept cash, check, credit/debit card at the front desk Monday through Friday, 8am to 5pm. Outside of those hours you may drop a check in our secure drop box located at the front door of City Hall.

Via Mail: To pay via mail, please send a Check made to "City of McCall:" to 216 E Park St, McCall, Idaho, 83638.

(Please write your application number, found on this invoice, in the memo field).

*Prompt payment of your Plan Review/Application fee is needed to keep your permit application's place in the queue.

**If you are applying for a building permit and are connecting to City Water and do not see your connection fees invoiced above, you may receive a subsequent invoice for those fees

Crestline Engineers, Inc.
 323 Deinhard Lane, Suite C
 PO Box 2330
 McCall, ID 83638
 (208) 634-4140

St. Luke's McCall Foundation
 1000 State Street
 McCall, ID 83638
 Jenny Ruemmele

Invoice number 5045
 Date 04/01/2026

Project **23034-002 St. Luke's McCall Foundation
 & MMHD Workforce Housing - Final
 Engr. and Const.**

Professional services through 03/29/2026

Invoice Summary

Description	Prior Billed	Total Billed	Current Billed
Task 1 - Project Management, Administration, and Setup	10,948.75	10,948.75	0.00
Task 2 - Final Engineering Design and Permitting	68,821.25	68,821.25	0.00
Task 3 - CE&I, Record Drawings, and Project Closeout	44,508.75	44,508.75	0.00
Additional Services	0.00	0.00	0.00
Out of Scope - Update Plans Per Unanticipated PLRWSD Revisions	8,670.00	8,670.00	0.00
Out of Scope - Plan Revisions Based Upon AHJ Project Review	14,148.75	14,148.75	0.00
Out of Scope - Unanticipated FAA Post Construction Coordination	477.50	477.50	0.00
Out of Scope - Final Plat Support and CDH Subdivision Environmental Report	4,261.25	4,835.00	573.75
Out of Scope - PLRWSD Easement Coordination and Support	460.00	460.00	0.00
Out of Scope - Phase 2 Pathway Coordination and Support	443.75	443.75	0.00
Out of Scope - Post Construction Coordination and Support	0.00	106.25	106.25
Out of Scope	0.00	0.00	0.00
Expenses	417.83	417.83	0.00
Total	153,157.83	153,837.83	680.00

Out of Scope - Final Plat Support and CDH Subdivision Environmental Report

Professional Services

	Date	Hours	Rate	Billed Amount
Principal Engineer				
Gregory T. Tankersley				
Admin - Project Correspondence/Coordination (10:300)	03/02/2026	0.25	170.00	42.50
	03/19/2026	0.25	170.00	42.50
Plan Entitlements - Hearings/Approvals (30:304)	03/03/2026	0.25	170.00	42.50
Associate Engineer I				
Benjamin R. Landers				
Eng Wastewater - Applications/Checklists/Reports (50:301)	03/09/2026	3.00	105.00	315.00
	03/10/2026	1.25	105.00	131.25

Phase subtotal 573.75

Out of Scope - Post Construction Coordination and Support

Professional Services

Engineering Intern/CAD Technician

Trent M. Sayers

Eng General - Review/Coordination
 (50:104)

Date	Hours	Rate	Billed Amount
03/23/2026	0.50	85.00	42.50
03/27/2026	0.75	85.00	63.75
Phase subtotal			106.25

Invoice total **680.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
5045	04/01/2026	680.00	680.00				
	Total	680.00	680.00	0.00	0.00	0.00	0.00

Terms: Total due in 30 days.

*Make all Checks Payable to Crestline Engineers, Inc.
 Overdue accounts subject to a service charge of 1% per month.*

THANK YOU FOR YOUR BUSINESS!

INVOICE

Irontown Modular
1947 N Chappel Dr
Spanish Fork, UT 84660-1318

shanes@irontownhomes.com
+1 (801) 798-9026
www.irontownhomes.com

Andy Laidlaw:ST LUKE'S MCCALL TOWNHOMES:McCall Phase 2

Bill to
McCall Phase 2
1000 State Street
McCall, ID 83638

Invoice details

Invoice no.: 6303
Terms: Due on receipt
Invoice date: 04/02/2026
Due date: 04/02/2026

Sales Rep: John

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Construction - Factory	25% of Factory Price required at completion of mechanical, electrical and plumbing Mods 5-12	8	\$30,149.915	\$241,199.32
2.		Construction - Factory	Change Order Credit for Exterior Siding Paint (\$5,463.92)	1	-\$5,463.92	-\$5,463.92

Total **\$235,735.40**

Ways to pay

BANK

[View and pay](#)

**AIA Type Document
Application and Certification for Payment**

TO (OWNER): ST. LUKE'S MCCALL FOUNDATION
1000 STATE STREET
MCCALL ID 83638

PROJECT: ST. LUKE'S MISSION STREET
WORKFORCE HOUSING
2000 MISSION STREET
MCCALL ID 83638

APPLICATION NO: SUMMARY APPLICATION #11
PERIOD TO: 3/31/2026

DISTRIBUTION
TO:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM (CONTRACTOR): Jordan-Wilcomb Construction, Inc.
600 S 8th Street
Boise, ID 83702

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as show below, in connection with the Contract. Continuation Sheet, AIA Type Document is attached

1. ORIGINAL CONTRACT SUM.....	\$	2,178,187.03
2. Net Change by Change Orders.....	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2).....	\$	2,178,187.03
4. TOTAL COMPLETED AND STORED TO DATE.....	\$	1,850,746.00
5. RETAINAGE:		
a. 4.81% of Completed Work	\$	88,937.30
b. 0.00% of Stored Materials	\$	0.00
Total retainage (Line 5a + 5 b)	\$	88,937.30
6. TOTAL EARNED LESS RETAINAGE.....	\$	
(Line 4 less line 5 Total)		1,761,808.70
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$	
(Line 6 from prior Certificate)		1,693,872.30
8. CURRENT PAYMENT DUE.....	\$	67,936.40
9. BALANCE TO FINISH, INCLUDING RETAINAGE.....	\$	
(Line 3 less Line 6)	\$	416,378.33

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR: Jordan-Wilcomb Construction, Inc.
600 S 8th Street Boise, ID 83702

By: T.J. Wilcomb
T.J. Wilcomb/President

Date: 4/2/26

State of: ID
County of: ADA

Subscribed and Sworn to before me this 2nd Day of April, 2026
Notary Public: Karen A. Wells
My Commission Expires: 9-8-2027



ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ _____

(Attached explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified)

ARCHITECT:

By: _____ Date: _____

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		0.00
Total approved this month		0.00
TOTALS		0.00
NET CHANGSE by Change Order		

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this contract

AIA Type Document

Application and Certification for Payment

TO (OWNER): ST. LUKE'S MCCAL FOUNDATION
 1000 STATE STREET
 MCCALL ID 83638

PROJECT: MISSION STREET WORKFORC HOU
 2000 MISSION ST.
 MCCALL ID 83638

APPLICATION NO: SUMMARY APPLICATION
 PERIOD TO: 3/31/2026

DISTRIBUTION
 TO:
 _OWNER
 _ARCHITECT
 _CONTRACTOR

FROM (CONTRACTOR): Jordan-Wilcomb Construction, Inc.
 600 S 8th Street
 Boise ID 83702

VIA (ARCHITECT):

ARCHITECT'S
 PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

ITEM	DESCRIPTION	SCHEDULED VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIALS	COMPLETED STORED	%	BALANCE	RETAINAGE
PHASE 1									
1	AMENDMENT #2 SITE MOBILIZATION/TREE REMOVAL	\$210,345.03	\$153,831.00	\$0.00	\$0.00	\$153,831.00	73.13%	\$ 56,514.03	\$ 7,691.55
2	AMENDMENT #3 NORTH LOOP INFRASTRUCTURE & ROAD DEVELOPMENT	\$875,038.00	\$806,756.00	\$2,638.00	\$0.00	\$809,394.00	92.50%	\$ 65,644.00	\$ 40,469.70
3	AMENDMENT #5 WORKFORCE TOWNHOMES	\$1,092,804.00	\$818,647.00	\$68,874.00	\$0.00	\$887,521.00	81.22%	\$ 205,283.00	\$ 40,776.05
REPORT TOTALS:		\$2,178,187.03	\$1,779,234.00	\$71,512.00	\$0.00	\$1,850,746.00	84.97%	\$327,441.03	\$88,937.30

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

PROJECT: ST. LUKE'S MISSION STREET WORKFORCE HOUSING

Upon receipt by the undersigned of a check from ST. LUKE'S MCCALL FOUNDATION in the sum of \$67,936.40 to JORDAN-WILCOMB CONST., INC. and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien, stop notice, any state or federal statutory bond right, any private bond right, any claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for persons in the undersigned's position, the undersigned has on the job of ST. LUKE'S MISSION STREET WORKFORCE HOUSING located at 2000 MISSION STREET MCCALL ID 83638 to the following extent.

This release covers a progress payment for labor, services, equipment or material furnished to the jobsite or to ST. LUKE'S MCCALL FOUNDATION through 3/31/2026 only and does not cover any retentions retained before or after the release date; extras furnished before the release date for which payment has not been received; extras or items furnished after the release date or pending modifications and changes. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment or material was not compensated by the progress payment.

The undersigned warrants that he either has already paid or will use the monies he receives from this progress payment to promptly pay in full all of his laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the above-referenced project up to the date of this waiver.

Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

DATE: 4/2/26

JORDAN-WILCOMB CONST., INC.



[Handwritten Signature]
(signature)

President
(title)

RESIDENTIAL SUBLEASE
Trillium Ridge

This Residential Sublease, referred to as “Sublease” is entered into on _____ (“Effective Date”) between Frost Property Management, LLC (“Frost”) and _____ (“Sublessee”) for the premises located at _____ Viking Lane, McCall, Idaho, 83638 (“Subleased Unit”) and further described in Section 6 below. Frost and Sublessee are each a “Party” and collectively the “Parties” to this Sublease.

RECITALS

- A. To help address the housing crisis threatening rural healthcare operations the McCall Memorial Hospital District (“District”) and the St. Luke’s McCall Foundation (“Foundation” collectively with the District, the “Owners”) developed and constructed four (4) workforce housing units consisting of two and three bedrooms located in a fourplex on approximately 4.8 acres addressed as 125, 127, 129, and 131 Viking Lane (each a “Unit” and collectively, the “Units”), McCall, Idaho 83638 (the “Premises”), further described on Exhibit A, attached hereto and incorporated herein by reference;
- B. The District is a hospital district that was organized under Idaho law and operates in Valley County, Idaho;
- C. The Foundation is an Idaho nonprofit whose mission is to assist the hospital in its efforts to enhance the health of the community and advance medical excellence;
- D. The Foundation and the District and are parties to that certain Joint Tenancy Agreement dated June 26, 2025;
- E. The District and the Foundation, each with the consent of the other entered into a lease agreement (each a “Master Lease Agreement” and collectively the “Lease Agreements”) with Idaho Health Facilities Authority, an independent public body politic and corporate constituting a public instrumentality of the State of Idaho (the “Authority”) to (i) secure the assistance and expertise of the Authority in the construction and management of the Premises; (ii) lease the Units, and, potentially, (iii) finance the costs of the construction and improvement of some or all of the Premises;
- F. Frost wishes to offer bridge housing under the terms of this Sublease;
- G. Sublessee wishes to enter into this Sublease for bridge housing to help support rural healthcare operations;

NOW, THEREFORE, in consideration of the promises and mutual covenants contained herein, the sufficiency of which the Parties hereby acknowledge, the Parties agree as follows:

1. **Owner.** This Sublease is subject to the Lease Agreements between the Authority and Owners. If at any time the Lease Agreements are terminated, this Sublease shall immediately terminate. Any rights granted to Frost to enter or access the Premises pursuant to this Sublease are also applicable to Owners, the Authority, and SLM.

2. **Property Management.** Pursuant to that certain Property Management Agreement dated _____, which if left blank at the time of execution of this Sublease shall by this reference reflect the final Property Management Agreement executed by the parties therein (“SLM Property Management Agreement”), Owners have engaged St. Luke’s McCall, Ltd. (“SLM”) to provide property management services for the Units and Premises. Pursuant to that certain Property Management Agreement dated _____ (“Frost Property Management Agreement”) SLM has engaged Frost Property Management, LLC (“Frost”) to provide property management and sublease administration services for the Units and Premises. Frost will comply with all federal, state and local governmental laws, rules, regulations, and ordinances applicable to Frost’s property management and sublease administration related to the Units, Premises, or sublessees.

3. **Term.** One (1) year, commencing on _____, and ending at 11:59 PM on _____ (“Term”). A condition of this Sublease is Sublessee’s employment at any St. Luke’s McCall, Ltd. location and eligibility under the Restrictive Covenant. In the event such employment is terminated, Sublessee shall give Frost prompt written notice. In the event Sublessee otherwise is no longer eligible under the Restrictive Covenant, Sublessee shall give Frost prompt written notice. Frost, with the approval of SLM and Owners, may terminate this Sublease if Sublessee (i) is no longer employed at any St. Luke’s McCall, Ltd. location or (ii) is no longer eligible under the Restrictive Covenant, by giving Sublessee no less than 60 days advance written notice of termination. Sublessee is responsible for Rent until Sublessee surrenders the Subleased Unit and Premises to Frost in accordance with the terms and covenants of this Sublease, including but not limited to Sections 5, 6, 21, and 44 of this Sublease. If Sublessee secures alternative housing during the Term of this Sublease, this Sublease may be terminated with thirty (30) days prior written notice from Sublessee to Frost, unless otherwise agreed to in writing by Sublessee and Frost.

4. **Individuals Occupying the Subleased Unit.** Sublessee identifies the following individuals listed below as members of Sublessee’s household residing within the Subleased Unit and Sublessee acknowledges and agrees that these are the only individuals authorized to reside within the Subleased Unit under this Sublease. By identifying the individuals in this Sublease, Sublessee gives Frost, Owners, the Authority, and SLM permission to grant access to and share information regarding the Subleased Unit, the Premises, and this Sublease with only these individuals. No other individual may reside or occupy the Subleased Unit (including minor children, foster, or stepchildren) without Frost prior written approval. Visitors must be registered with Frost. Anyone visiting over fourteen (14) calendar days in any twelve (12) month period or for twenty (20) cumulative days during any twelve (12) month period shall be considered an unauthorized occupant, if not listed below.

If there is more than one Sublessee, each Sublessee is jointly and severally liable for all obligations under this Sublease. Violation of this Sublease by any Sublessee or occupant is a violation by Sublessee and all occupants. Requests and notices from the Owners, the Authority, SLM or Frost to any Sublessee or occupant constitutes notice to Sublessee and all occupants. A notice from, consent by, or action taken by Sublessee or any occupant constitutes notice to Sublessee and all occupants including termination notices. All demonstrations, explanations, and inspections made by Frost to a Sublessee or occupant shall bind all Sublessee's and occupants with the same full force and effect as if made to each Sublessee or occupants.

5. Keys and Remotes. Sublessee is in receipt of the following: Door Keys: 3 Garage Remotes: 2 Other: None. Sublessee agrees to return all existing keys and remotes to Frost upon vacating the Subleased Unit and agrees that Rent will be charged up to and including the day keys and remotes are returned. A fee of one hundred dollars (\$100.00) will be charged to Sublessee who fails to return all keys at the time of move out (the amount may be increased if the Sublessee fails to return the garage door opener). Keys cannot be duplicated without Frost consent.

6. Subleased Unit. The Subleased Unit is an unfurnished two bedroom three bedroom unit with appliances that include stove, refrigerator, dishwasher, microwave, washer, and dryer. Sublessee shall examine the physical move in condition of the Subleased Unit and shall complete a move in condition checklist, and at move out, a move out condition checklist, attached hereto and incorporated herein by reference as Exhibit B, with Frost. Sublessee will advise Frost in writing of any defects before taking possession of the Subleased Unit. Sublessee's possession of the Subleased Unit shall be conclusive evidence that the Subleased Unit was in clean and satisfactory condition at the time of move in possession and that Sublessee accepted the Subleased Unit including all appliances, landscaping, fixtures, improvements, equipment, and hardware as is with all faults except as noted on the move in condition checklist, and Owners, the Authority, SLM and Frost make no implied warranty regarding the condition of the Subleased Unit or Premises. If there is no move in condition checklist completed before Sublessee takes possession, Frost has the right to charge Sublessee for any and all damages found upon move out. Frost requires Sublessee to schedule a move out inspection upon vacating the Subleased Unit. In the event Sublessee does not schedule the move out inspection, Frost will move forward with said move out inspection, without the presence of Sublessee, and the documented findings within the move out checklist will be binding. Sublessee is responsible for returning the Subleased Unit to Frost in the same condition received at move in, with the exception of normal wear and tear at move out. Sublessee agrees that soilage is not normal wear and tear.

7. Restrictions and Conditions. The Subleased Unit and Premises are subject to that certain Local Housing Covenant, recorded September 26, 2025 in the records of Valley County, Idaho, as Instrument No. 2025-005135 ("Restrictive Covenant") and that certain Declaration of Protective Covenants, Conditions, Restrictions for Trillium Ridge Townhomes Phases 1 and 2, as those are recorded, in the records of Valley County, Idaho ("Declaration"). Sublessee agrees that Sublessee has received and reviewed a copy of the applicable Restrictive Covenant, Declaration, rules, and regulations of the Subleased Unit and Premises. Sublessee further agrees that Sublessee and any occupants shall abide by the Restrictive Covenant, Declaration, rules, and regulations for the Subleased Unit and Premises. Sublessee agrees that should a fine be imposed upon Owners, the

Authority, SLM, or Frost resulting from the action or inaction of Sublessee, Sublessee's occupants, Sublessee's guests, or Sublessee's invitees, that Sublessee shall pay such fine within five (5) days. If Sublessee fails to pay such fine timely, such failure is a material default of this Sublease and all such fines shall be immediately payable to Frost as additional rent and Sublessee and occupants shall be subject to eviction.

8. Rent. Sublessee agrees to pay to Frost as rent for the Subleased Unit the sum of _____ dollars (\$_____) ("Rent") due and payable on the first day of each calendar month during the Term by check, e-transfer, or money order. CASH PAYMENTS CANNOT BE ACCEPTED. Rent shall be paid by delivering the full amount due no later than the date it is due to Frost at _____. Acceptance of Rent paid late does not constitute a waiver of the payment conditions of this Sublease. In addition, any Sublessee who makes more than two (2) late payments over the Term of this Sublease will be in violation of this Sublease. Sublessee acknowledges that failure to pay rent as agreed on or before the first day of the month will result in legal action taken pursuant to Idaho statutes.

9. Non-Sufficient Funds and Stopped Payments. In the event that any payment from Sublessee is returned to Frost unpaid as "Non-Sufficient Funds" or "Stopped Payment" or for any other reason, Sublessee agrees to pay Frost all fees incurred by Frost as additional rent, plus an additional fee for Frost's time and effort for office, banking, staff, and accounting purposes. The additional fee shall be in the amount of \$50.00, which fee shall be additional rent and shall be due and payable immediately upon notice to Sublessee. Should Sublessee present two (2) payments within a twelve-month period which are returned as set forth above, Frost may require, in writing, that Sublessee make the succeeding payments in the form of money order or cashier's check.

10. Payment Instrument & Non-Restrictive Nature. It is agreed that Frost may accept late payments, partial payments, or payments with any restrictive writing in the "memo" section of the financial instrument or on the endorsement backside of the financial instrument without losing any of Frost's rights to evict for a breach of this Sublease. This means that no payment, including those marked with "paid in full," "accord and satisfaction" or with any other restrictive wording, shall operate as an accord and satisfaction without the prior written consent of Frost.

11. Credit and Employment Check. This Sublease is conditioned upon the on-going verification of the application information. Sublessee agrees to provide Frost with copies of their government issued identification and social security card or equivalent tax form. Even if initial verification is achieved, if Frost later learns of information that would have caused Frost not to approve this Sublease had Frost known of such information prior to delivery of keys to Sublessee, Sublessee agrees to vacate the Subleased Unit immediately without recourse. Frost's approval of Sublessee's employment, credit history, eviction history, criminal history is conditional upon Sublessee's warranty of truthfulness and accuracy, and that all information produced in the application is actually true and correct. Sublessee consents to employment, eviction, criminal, and credit checks and agrees to supply additional employment, criminal, and credit information upon demand by Frost. Failure to comply upon demand is a material breach of this Sublease, subjecting this Sublease to termination, at the sole discretion of Frost. The credit history of Sublessee with respect to this Sublease may be reported to any credit bureau or credit reporting agency. Sublessee grants Frost the right to obtain Sublessee's

credit records from Trans Union, Equifax, and Experian (or other credit reporting agencies) at any time during the Term of this Sublease or any renewal thereof. If any information about Sublessee is found to be untrue, false, misleading, inaccurate, or otherwise incorrect, whether during the application process or any subsequent time, even if Sublessee has occupied the Subleased Unit, Sublessee agrees to vacate the Subleased Unit immediately.

12. Inspection. As part of ongoing property maintenance, Frost will schedule a routine inspection (“Inspection”) once every six (6) months of the Subleased Unit to ensure the Subleased Unit is in proper condition and that no maintenance is required. Sublessee understands and agrees that Frost shall have the right to enter and inspect the Subleased Unit to ensure maintenance and safety during reasonable times. The Inspection will be scheduled with Sublessee at least forty-eight (48) hours in advance of such Inspection. Sublessee is required to crate or remove pet(s) from the Subleased Unit, should Sublessee not be present during such Inspection. Frost shall further notify Sublessee if the Inspection deems necessary repairs and/or replacements. Sublessee will have the opportunity to: (a) address the required repairs and/or replacements within 14 days from the date of said Inspection. Sublessee is required to provide Frost with photos evidencing any and all repairs and/or replacements made; or (b) contact Frost, in writing, to schedule a work order in which Sublessee will be responsible for the cost of said required repairs and/or replacement. If the items are not addressed within the given timeframe (as set forth above), Frost will arrange for a service call and bill Sublessee accordingly, which will include a 20% upcharge. Frost shall be entitled to access all areas of the Subleased Unit for the purpose of inspecting, maintaining, and repairing the Subleased Unit or having a contractor or subcontractor perform the work deemed necessary by Frost. Except in the event of emergency, Frost shall give Sublessee at least 24 hours advance notice of entry for repairs and maintenance. Frost has the absolute right to access all parts of the Subleased Unit in the event Frost deems an emergency to exist that is necessary to avert damage or injury to the Subleased Unit or to persons. Frost also has the absolute right to post signs directing potential future sublessees to the Subleased Unit or advertising the Subleased Unit for sale and to show the Subleased Unit to both prospective purchasers or sublessees at all reasonable times.

13. Utilities. Electricity, sewer, water, and trash are provided for the Subleased Unit and paid by Owners. During freezing weather, Sublessee agrees to maintain the Subleased Unit heat at no less than 55 degrees. Sublessee agrees that garage doors are to remain closed, when not in immediate use. Sublessee agrees to bag, tie, and appropriately dispose of trash in appropriate provided receptacles. Sublessee shall contract with the appropriate utility company or provider and pay directly for all other utilities and/or services, such as internet, telephone, and cable television. Sublessee’s failure to make timely payment of all utility services payable by Sublessee when due shall be a breach of this Sublease and shall entitle Frost to terminate this Sublease as provided herein. Sublessee’s use of essential utilities (including but not limited to electricity, gas, water, sewer, trash, heating, cooling and any other services provided by or through Owner, the Authority, SLM, or Frost) shall not be in an amount or manner that exceeds the normal, reasonable, and customary usage for a comparable dwelling of similar size and configuration. If Sublessee’s usage: i) materially exceeds the historical average utility usage for the Subleased Unit or comparable units within the Premises; ii) is disproportionately high compared to other sublessees, Units, or other similarly situated sublessees or Units; iii) is inconsistent with the applicable utility allocation, reimbursement, or submetering methodology for the Units, then Frost, in its reasonable discretion, may determine Sublessee’s utility usage is excessive. If Frost determines that Sublessee’s utility usage is excessive, Sublessee shall be

responsible for, and at Sublessee's expense pay Frost the cost of such excess utility usage exceeding the baseline or proportionate share, as measured by Frost's records, including but not limited to utility bills, meter and submeter readings, or historical averages. Frost may measure usage by reviewing meter readings, historical averages, or other verifiable methods. Any charges for excess utility usage shall be billed to the Sublessee within forty-five (45) days of Frost's determination, and Sublessee shall pay such charges within thirty (30) days of receipt of the invoice. All amounts not paid when due shall constitute additional rent and shall be subject to remedies as provided elsewhere in this Sublease. Sublessee agrees to cooperate with Frost in providing access to meters, records, and other information necessary to verify usage.

14. Use of Premises. The Subleased Unit shall be used only as a single-family private residence by Sublessee and for no other purpose. All appliances shall remain the property of Owners and shall not be removed from the Subleased Unit. Sublessee shall not permit other individuals to reside in the Subleased Unit or to treat the Subleased Unit as a residence. Sublessee shall not misuse, waste, or neglect the Subleased Unit. Sublessee shall not use the Subleased Unit for any home-based business, commercial, immoral, or unlawful use. Sublessee shall not use or store hazardous or extremely flammable materials within the Subleased Unit or on the Premises. The covenants contained in the paragraph herein, once breached cannot afterward be performed, and in that case, this Sublease may be terminated, and unlawful detainer proceedings may be commenced. Sublessee further agrees to follow the rules set forth in Exhibit C, attached hereto and which is fully incorporated into this Sublease by this reference.

15. Rules and Policies. Sublessee and occupants shall comply with all written rules for the Subleased Units and Premises, including instructions for the care of the Subleased Unit and Premises, which shall be considered part of this Sublease. Frost may make reasonable changes to written rules at any time if distributed and applicable to all sublessees and occupants of the Units. It is Sublessee's and Sublessee's occupants, guests, and invitees responsibility to have knowledge of and abide by the rules. The conduct of Sublessee and Sublessee occupants, guests, and invitees shall not be loud, obnoxious, or unlawful and shall not disturb the rights, comforts, health, safety, or conveniences of other persons in or near the Units or Premises. Sublessee is liable to Owner, the Authority, SLM, and Frost for damages caused by Sublessee or Sublessee's occupants, guests, and invitees. Walkways and passageways shall not be obstructed or used for any purpose other than entry or exit. The Subleased Unit and other areas reserved for Sublessee's private use shall be kept clean and sanitary by Sublessee and Sublessee's occupants, guests, and invitees. Frost may regulate use of balconies, porches, and patios, which cannot be used for storage purposes at any time. Frost may regulate the manner, time, and place of all parking throughout the Premises. Frost may regulate, limit, or prohibit from the Premises, the following: motorcycles; bicycles; tricycles; skateboards; recreational vehicles; boats; trailers; furniture movers; delivery men; solicitors; and guests who in Frost's reasonable judgment have been disturbing the peace, disturbing other residents, or violating this Sublease. No trailers, recreation vehicles, all-terrain vehicles, boats, campers, box trucks, non-operational vehicles, or off-road vehicles are allowed to park on the Premises, if parked on the Premises, they will be towed at owner's expense.

16. Kerosene Heaters, Propane and Gas and Appliances. Sublessee agrees not to add or use any form of kerosene, propane, gas, or liquid form space heater or any other device that uses such forms of fuel in the Subleased Unit.

17. Satellite Dish and Antenna. Under rules of the Federal Communications Commission (FCC), Sublessee has a limited right to install a satellite dish or receiving antenna within or on the Subleased Unit. Any such installation requires prior written approval and consent from Frost.

18. Animals and Pets. Service animals as provided pursuant to the Americans with Disabilities Act are allowed within the Subleased Unit and Premises. Pets are only allowed upon the completion and approval of a pet addendum attached hereto and incorporated herein by reference as Exhibit D.

19. Wildlife. Sublessee agrees and understands that the Subleased Unit and Premises are located in a mountain region where wildlife of all types maintain a natural habitat. As part of their natural habitat, and as a matter of practicality in living in a multifamily community of any kind, it is common that various forms of wildlife may be present in, on, at and about the Units and Premises. Sublessee understands that the presence of such wildlife is not the fault of Owners, the Authority, SLM or Frost and that Sublessee is responsible for Sublessee's own safety regarding wildlife in and about the Units and Premises. If Sublessee desires to limit Sublessee's risk regarding wildlife, Sublessee is hereby notified and accepts responsibility to contact the appropriate wildlife and or health agencies for instructions to deal with wildlife of any and all kinds, and Sublessee agrees to take whatever action is necessary to insure against potential loss resulting from wildlife. Sublessee acknowledges that Owners, the Authority, SLM or Frost do not have any control over uninvited wildlife as such wildlife may relate to Sublessee, Sublessee's occupants, and Sublessee's guests and invitees. Sublessee hereby releases Owners, the Authority, SLM and Frost regarding any encounters or incidents with animals, rodents, insects, , or any other wildlife. Sublessee also agrees not to feed any wildlife on or near the Units or Premises.

20. Assignment and Subletting. Sublessee shall not assign or sublet any interest under this Sublease without the prior written consent of Frost. Sublessee agrees not to transfer its interest in and to this Sublease, nor shall Sublessee assign or sublet the Subleased Unit or any part thereof or, in its absence or otherwise, permit others to occupy the Subleased Unit without first having obtained the written consent of Frost. If Sublessee violates the provisions of this Section, Frost may immediately terminate this Sublease and take possession of said Subleased Unit and, in the event of litigation, may sue and evict any Sublessee, Sublessee's occupants, person or persons occupying said Subleased Unit with or without making Sublessee a part to said proceedings.

21. Maintenance and Repair. Frost shall maintain and repair the structural portions of the Units and Premises. Sublessee shall be responsible for keeping the Subleased Unit, including furnishings, appliances, floor coverings, and window coverings in good order and clean and sanitary condition, including but not limited to a thorough regular cleaning of the floors, window coverings, walls, bathrooms, kitchen, appliances, and windows. Sublessee is responsible for changing the heating, ventilation, and air conditioning filter every ninety days (90), and when applicable, is responsible for changing any and all hood vent and water filters. Sublessee shall keep the exterior of the Subleased Unit, including the lawn, parking area, deck area, and vehicles in a neat, clean, and presentable condition. Excessive storage (i.e., furniture, exercise equipment, construction tools, etc.) is not allowed outside the interior of the Subleased Unit, and Frost reserves the right to request removal of items from the exterior of the Subleased Unit. If Sublessee does not maintain the Subleased Unit and Premises as required pursuant to this Section, Frost may, but is not obligated to, cause such

maintenance to be performed, and all costs incurred shall be charged to Sublessee as additional rent, due and payable upon demand, without waiving the Owners', the Authority's, SLM's or Frost's right to pursue any other remedies allowed under this Sublease or law. Sublessee is responsible for snow and ice removal from the entry, entry walkway, driveway, and sidewalks adjacent to the Subleased Unit. Sublessee shall comply with all applicable city, county, state codes, and the Declaration related to exterior property maintenance. Any damage, code violation, infestation, or deterioration resulting from Sublessee's failure to properly maintain such areas shall constitute a Sublease violation. If Sublessee fails to perform required landscaping or yard maintenance after notice, Frost may, but is not obligated to, cause such maintenance to be performed, and all costs incurred shall be charged to Sublessee as additional rent, due and payable upon demand, without waiving the Owners', the Authority's, SLM's, or Frost's right to pursue any other remedies allowed under this Sublease or law. All garbage shall be disposed of weekly and shall not be allowed to accumulate in or around the Subleased Unit or Premises. No large items, hazardous waste, tires, batteries, electronics, and other non-household waste may be included in the trash service and Sublessee shall transport directly and dispose of all such items at Sublessee's sole cost and expense at the local landfill. During the Term, in the event that the Sublessee suspects a malfunction or issue with any appliance, unit, or item within or on the Subleased Unit, or if any such appliance, unit, or item breaks, Sublessee agrees to immediately notify Frost in writing. This includes all leaking faucets, toilets, windows, and/or defects or potential defects in the Subleased Unit or appliances not in good working order. The notice must include a detailed description of the issue, the specific location of the affected appliance, unit, or item, and clear photographs showing the damage or malfunction. Failure to promptly report such issues may result in Sublessee being held responsible for any further damage or deterioration of the appliance, unit, or item. In the event a work order is created by Frost, and it is determined that the reported issues occurred as a result of Sublessee's actions or negligence, Sublessee will be responsible for any repair or replacement costs associated with the appliance, unit, or broken item, and a \$100.00 trip fee will be accessed, plus labor and parts, or replacement (if applicable) and Frost shall have the right to demand reimbursement of the maintenance and repair expense incurred within twenty (20) days of the date the repairs are completed. If the findings determine the Sublessee is not at fault, the trip fee (and associated costs) will not be charged to Sublessee. In the event Sublessee fails or refuses to reimburse the maintenance and repair expense within thirty (30) days of notice from Frost, Sublessee shall be in default of this Sublease and the Owners, the Authority, SLM, and Frost shall be entitled to the remedies set forth herein.

22. Alterations and Improvements. Sublessee shall not make any alterations, additions, or improvements to the Subleased Unit or Premises or paint any part thereof or change any locks without prior written consent from Frost. Sublessee shall not make any contract for construction, repair or improvement to the Subleased Unit or Premises and shall not do anything to cause or permit filing of mechanic's or materialmen's liens against the Subleased Unit or Premises. Sublessee can request permission from Frost for the making of alterations and improvements to the Subleased Unit. Upon signed written approval by Frost, Sublessee shall be entitled to make only those alterations and improvements specifically approved in writing by Frost, and Sublessee shall not make any contract or agreement, either oral or written, for any labor, services, fixtures, materials or supplies without providing in the contract or agreement that the contractor or contractors waive all right to a mechanic's or materialmen's lien.

23. Ownership of Alterations and Improvements. Unless otherwise agreed to by Frost in writing, all Frost approved alterations, changes and improvements built or placed on or within the

Subleased Unit or Premises, with the exception of movable personal property, shall become the property of Owner and remain on or within the Subleased Unit or Premises at the expiration or termination of this Sublease.

24. Abandonment. Abandonment of the Subleased Unit by Sublessee shall be a breach of this Sublease and entitle the Owners, the Authority, SLM, and Frost to remedies as set forth in this Sublease and as provided by law. Frost shall have the right to declare the Subleased Unit abandoned upon Sublessee's absence from the Subleased Unit for more than twenty (20) days without prior notification to Frost; or the removal of Sublessee's household furniture and personal items from the Subleased Unit. Upon the occurrence of one or more of the above or other conduct by Sublessee that indicates abandonment of the Subleased Unit, Frost shall be entitled to declare the Subleased Unit and property abandoned and to regain possession. Frost reserves a right of re-entry to the Subleased Unit three (3) days after posting a notice of intent to retake possession on the door of the Subleased Unit. Frost, at Owners', Authority's, or SLM's discretion and as agent for Sublessee, may relet the Subleased Unit for the whole or any part of the then unexpired term and may receive and collect all rent payable by virtue of such reletting, and, at the Owners', Authority's, or SLM's option, hold Sublessee liable for any difference between the rent that would have been payable under this Sublease during the balance of the unexpired term, if this Sublease had continued in force, and the net rent for such period realized by Frost by means of the reletting. All personal property remaining in or around the Subleased Unit at the time that Sublessee's tenancy ends by either expiration of this Sublease, termination of this Sublease, or abandonment of the Subleased Unit, for more than three (3) days shall be abandoned personal property. Sublessee surrenders all right, title and interest to the abandoned property and agrees that Frost may keep, sell, or otherwise dispose of the abandoned personal property in Frost's discretion. Sublessee further agrees that Frost shall be entitled to charge the expense of handling, storing, or otherwise disposing of abandoned personal property against Sublessee's account or to otherwise recover those expenses from Sublessee.

25. Renters' Insurance. Owners', the Authority's, SLM's, and Frost's insurance DOES NOT cover Sublessee or Sublessee's property, or Sublessee's negligent actions or inactions for any reason, prior to, but not later than the time of occupancy or execution of this Sublease, Sublessee agrees to purchase a comprehensive renter's insurance policy, against all perils, including, but not limited to, insurance on personal property and property of other persons for protection of loss due to, or caused by, negligence, theft, vandalism, bursting or breaking pipes, by or from fire, windstorm, hail, acts of God, malfunction of furniture and equipment and fixtures, flooding, leakage, steam, smoke, snow or ice, by or from running water, backing up of drainage pipes, seepage or the overflow of water or sewage on the Subleased Unit or Premises, or from any other peril. Sublessee understands that no part of Sublessee's monthly rent payment is allocated to Owners', Authority's, SLM's, or Frost's insurance coverage or premiums and therefore, Sublessee has no claim on Owners', Authority's, SLM's, or Frost's insurance coverage for any loss, nor can Sublessee make any claim that Sublessee has any rights whatsoever regarding Owners', Authority's, SLM's or Frost's insurance coverage. Sublessee understands that for any loss to the Subleased Unit or Premises that was a result of Sublessee's actions or inactions that Owners, the Authority, SLM, or Frost will seek payment from Sublessee's insurance policy first, before seeking payment from its own policy. Sublessee must provide a copy of the insurance policy declaration page to Frost. The insurance company must be an "A" rated company licensed to do business in the state of Idaho. Sublessee is required to obtain renter's insurance with liability limits of \$100,000.00 and Owners, the Authority, SLM, and Frost, must be listed on the policy as additional insureds. Sublessee must immediately notify Frost, in

writing, in the event there are changes to said policy (including, but not limited to a change in insurance company, and/or limits of liability). Sublessee agrees that Frost is not, under any circumstances, liable for Sublessee's personal belongings. In the event Sublessee wishes to install a waterbed, Sublessee must submit a written request for approval prior to installing a waterbed and written proof of waterbed insurance must be on file with Frost with such insurance to remain in effect while Sublessee occupies the Subleased Unit.

26. Indemnification and Release from Liability. Owners, the Authority, SLM, or Frost shall not be liable for any damage or injury to Sublessee or to any other person or to any property, occurring on or within the Subleased Unit or Premises, unless such damage or injury is the proximate result of the gross negligence, willful misconduct, or unlawful act of Owners, the Authority, SLM, Frost, or their agents or employees. Sublessee agrees to hold Owners, the Authority, SLM, and Frost harmless and to indemnify them from any claims for damages or injuries caused by Sublessee, occupants, visitors, guests, or pets and for any loss related to the use or occupancy of the Subleased Unit and Premises and from any claims made by Sublessee's occupants, guests, or invitees unless directly caused by the gross negligence or willful misconduct, or unlawful act of Owners, the Authority, SLM, Frost, or their agents or employees. Sublessee and all occupants will be liable for (1) any lost Rent or additional rent, (2) all costs incurred in connection with or reletting of the Subleased Unit, including but not limited to, leasing fees/commissions, advertising fees, utility charges, and any other costs incurred to re-lease the Subleased Unit; (3) repairs needed to the Subleased Unit or Premises that are considered beyond normal wear and tear; (4) all costs associated with the eviction of Sublessee, including but not limited to attorney's fees, court costs, costs of service, witness fees, and pre-judgement interest; (5) all collection costs for the account incurred, including but not limited to, any administrative costs incurred in connection with Sublease enforcement efforts, and (6) any other recovery, civil action, or judgement to which Owners, the Authority, SLM, or Frost may be entitled to under this Sublease and Idaho law. Frost may report all Sublease defaults, including but not limited to, unpaid rent and other amounts due under this Sublease to any national or local credit bureau or similar collection or credit reporting service for permanent recordation in Sublessee's credit record as well as to any national or local tenant reporting. Owners, the Authority, SLM, and Frost do not guarantee or warrant Sublessee's personal security or safety and have no duty to provide security or security devices. To the maximum extent provided by law, Sublessee, and Sublessee occupants, guests, and invitees, release Owners, the Authority, SLM, and Frost and acknowledge and agree that Owners, the Authority, SLM, and Frost shall not be liable for any loss, injury, or damage incurred as result of the following: theft, burglary, rape, assault, battery, arson, mischief or other crime, vandalism, fire, smoke, lightening, rain, flood, water leaks, hail, ice, snow, wind, explosion, sonic boom, interruption of utilities, electrical shock, defect in any of the contents of the Premises, environmental contaminants (e.g. carbon monoxide, asbestos, radon, lead-based paint, mold, fungus, etc.), acts of God, acts of terror, acts of other sublessees, residents, occupants, guests, or invitees, or any other cause unless directly caused by the gross negligence or willful misconduct of Owners, the Authority, SLM, Frost, their employees, or agents acting in the course and scope of their engagement. Sublessee will promptly reimburse Frost within thirty days (30) for any loss, property damage, or costs of repairs or service to the Subleased Unit or Premises caused by Sublessee, or Sublessee's occupants, guests, invitees, or pets.

27. Destruction of the Subleased Unit or Premises. Destruction of the Subleased Unit during the term of this Sublease, not caused by the negligence or wrongdoing of Sublessee, or

Sublessee's occupants, guests, or invitees shall terminate this Sublease as of the date of destruction, and Sublessee shall immediately surrender the Subleased Unit to Frost and pay Rent only up to the time of surrender. If the Subleased Unit is damaged but capable of being repaired within a reasonable time, Owners, the Authority, SLM, and Frost shall have the option to repair the Subleased Unit and shall only collect Rent from Sublessee proportional to the part of the Subleased Unit that has remained of use and service to Sublessee.

28. Drug and Crime Free Premises. In consideration of the execution or renewal of this Sublease, Frost and Sublessee agree as follows:

- a. Sublessee, Sublessee's occupants, guests, invitees, or other person under the Sublessee's control shall not engage in criminal activity, including drug related criminal activity, on or near the Subleased Unit or Premises. "Drug related criminal activity" means the illegal manufacture, sale, or use of a controlled substance (as defined in section 102 of the controlled substances Act (21 U.S.C. 802)).
- b. Sublessee, Sublessee's occupants, guests, invitees, or other person under the Sublessee's control shall not engage in any act intended to facilitate criminal activity, including drug related criminal activity, on or near the Subleased Unit or Premises.
- c. Sublessee and Sublessee's occupants will not permit the Subleased Premises to be used for, or to facilitate criminal activity, including drug related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
- d. Sublessee, Sublessee's occupants, guests, invitees, or other person under the Sublessee's control shall not engage in acts of violence or threats of violence, including, but not limited to, the unlawful discharge of firearms, on or near the Subleased Unit or Premises.
- e. The possession, growing, and or selling, manufacture or distribution of illegal drugs or narcotics in, at, or near the Subleased Unit and Premises is strictly prohibited.
- f. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE SUBLEASE AND GOOD CAUSE FOR TERMINATION OF SUBTENANCY. A single violation of any of these provisions shall be deemed a serious violation and a material non-compliance of the Sublease. It is understood and agreed that a single violation shall be good cause for termination of the Sublease.
- g. Sublessee agrees that Owners, the Authority, SLM, and Frost have the right to report evidence of drug-related activity to local law enforcement, and that the reporting of drug-related activity and the subsequent work of law enforcement shall not constitute interference with Sublessee's quiet use and enjoyment of the Subleased Unit.

29. No Smoking or Vaping. Smoking of any substance, including the use of electronic devises, is prohibited and not allowed within the Subleased Unit or at the Premises.

30. Quiet Enjoyment. Sublessee and Sublessee's occupants agree to maintain the quiet enjoyment of the Premises.

31. Vehicles. All vehicles must be registered, maintained in operating condition, and parked within the Subleased Unit. No vehicle maintenance is allowed by Sublessee, Sublessee's occupants, guests, invitees, or other person under Sublessee's control within the Subleased Unit or Premises. No excessive noise from vehicles, especially during early morning or evening hours, is allowed. No unregistered or inoperable vehicles, trailers, campers, boats, recreational vehicles, all-terrain vehicles, or other types of vehicles may be parked or located on the Premises without Frost's written permission. Vehicles not belonging to Sublessee and belonging to Sublessee's guests, invitees or other person under Sublessee's control may not be parked on the Premises for more than forty eight (48) consecutive hours.

It is agreed that only the vehicles listed herein may be parked within the Subleased Unit:

Year:	Make:	Model:	Color:	License Plate #:
Year:	Make:	Model:	Color:	License Plate #:
Year:	Make:	Model:	Color:	License Plate #:

Any vehicle impeding access within the Premises may be towed at Sublessee's expense without any notice or warning to Sublessee, notwithstanding and superseding any city, state or county ordinance to the contrary, and Sublessee agrees that Sublessee shall have no right of recourse whatsoever against the Owners, the Authority, SLM or Frost thereafter. If a vehicle, in the reasonable discretion of Frost, is inoperable; abandoned; unmaintained; unauthorized; unregistered; unlicensed, impedes the progress of vendors or utility providers; is being, or has been, repaired on or within the Subleased Unit or Premises; is parked on the grass, dirt or sidewalk, then that vehicle may be towed at Sublessee's expense after written notice by Frost, notwithstanding and superseding any city, state or county ordinance to the contrary, and Sublessee agrees that Sublessee shall have no right of recourse whatsoever against the Owners, the Authority, SLM or Frost thereafter. Sublessee's sole recourse shall be against the tow company that towed the vehicle. Should Sublessee violate these rules more than one time, in addition to any other rights of the Owners, the Authority, SLM or Frost, Sublessee shall pay a non-refundable fee to Frost in the amount of \$250.00 for each occurrence and such act shall be deemed a material breach of this Sublease. Sublessee agrees to abide by written parking rules for the Premises. Parking areas are not to be used for storage of any kind.

32. Smoke Alarm(s)/ Carbon Monoxide Detector(s). Sublessee certifies that the smoke alarm(s) and carbon monoxide detector(s) located in the Subleased Unit are functioning properly at the commencement of this Sublease. It is the responsibility of Sublessee to test and check the smoke alarm(s) and carbon monoxide detector(s) frequently and no less than one time each month. If the smoke alarm(s) and/or carbon monoxide detector(s) is battery operated, Sublessee agrees to replace batteries when necessary. Sublessee shall immediately report any malfunctions or failures of the smoke alarm(s) and/or carbon monoxide detector(s) to Frost.

33. Default. In the event of default under any provision of this Sublease, Frost shall serve upon Sublessee, in accordance with Idaho law, a three-day notice identifying the nature of the default unless a notice is not required by law. If the default may be cured by Sublessee, and Sublessee cures the default within the three-day period, then Sublessee shall be entitled to save this Sublease. In the event Sublessee does not or cannot cure the default, Frost, at Frost's option, may declare the termination of this Sublease and obtain possession of the Subleased Unit and Premises as permitted by Idaho law. Sublessee's repeated late payment of rent or other financial obligations under the terms of this Sublease may be grounds for termination of this Sublease and eviction.

34. Unpaid Charges. All charges that became due as a result of Sublessee's occupancy that remain unpaid beyond thirty (30) days after becoming due shall be considered unpaid rent. These unpaid charges, which include, but are not limited to, fines, pet fees, and clean up or repair invoices

35. Lien. Sublessee hereby gives Owners, in addition to the lien given by law, a lien upon all personal property situated upon the Subleased Unit, whether said property is exempt from execution or not, for the Rent agreed to be paid hereunder, for any damage caused by Sublessee or Sublessee's occupants and for court costs and attorney's fees incurred in the enforcement of the terms hereof.

36. Waiver of Rights and Terms. Any failure by the Owners, the Authority, SLM or Frost to enforce the terms of this Sublease shall not constitute a waiver of said terms by the Owners, the Authority, SLM or Frost. Acceptance of any portion of Rent due before or after any default shall not be construed to remedy any default or waive any right of the Owners, the Authority, SLM or Frost to affect any notice or legal action previously given or commenced.

37. Notices. Notices to Sublessee will be deemed served on the day when they are either personally delivered or posted on Sublessee's main entrance and mailed by first class mail. Sublessee agrees that the posting of a notice on Sublessee's door and mailing of a notice by first class mail is the equivalent of personal delivery of the notice. Sublessee agrees that any time period set forth in the notice is not expanded because of service by mail. Notice to Frost will be deemed delivered upon hand delivery to Frost or delivered to Frost by certified mail. Except in the case of an emergency, all communication must be in writing by both Frost and Sublessee to each other.

38. Attorneys' Fees and Costs. In the event of any controversy or claim concerning this Sublease, the prevailing Party therein shall be entitled to recover from the other Party all its costs and expenses, including attorneys' and paralegals' fees, court fees, process server fees. If the Owners, the Authority, SLM or Frost engages an attorney, whether or not a legal action is brought against Sublessee to enforce any covenant of this Sublease, or if the Owners, the Authority, SLM or Frost engages any attorney for responding to or enforcing their rights regarding any breach of, any covenant, or condition herein contained, Sublessee agrees to pay all of the Owners, the Authority, SLM or Frost attorney, investigation fees, paralegal fees, secretarial fees, other charges or fees, including but not limited to, all costs of collection incurred in such actions or suit, at trial and on appeal, and such attorneys' fees shall be deemed to have accrued on the commencement of such action. Sublessee agrees to pay Frost for any collection efforts by or on behalf of the Owners, the Authority, SLM or Frost and agrees that the Owners, the Authority, SLM or Frost may also collect post judgment attorneys' fees and costs for any and all collection purposes, through the courts or otherwise, should Sublessee fail to fulfill all of

Sublessee's obligations under this Sublease. Sublessee also agrees that if the Owners, the Authority, SLM or Frost pays, or agrees to pay a fee to any attorney or collection agency for collecting any amount due to the Owners, the Authority, SLM or Frost by Sublessee regarding Sublessee's obligations hereunder, whether such fee is based on a contingency of the amount due, or on whether the fee is based on an hourly rate, that Sublessee shall be responsible for said fee and the courts shall award the same in all pre-judgment and post-judgment processes and procedures. Furthermore, all amounts due and owing shall accrue interest in the amount of ten percent (10%) per annum from the date incurred. Additionally, should Sublessee fail to abide by the all the terms of this Sublease, the entire amount of this Sublease rent and payments set forth in this Sublease shall be accelerated and immediately become due and payable to Frost without further notice. However, in no event shall Frost have the right to collect double rent from Sublessee. In that regard, it is agreed by the Parties that liquidated damages, or any fee incurred by Sublessee for a breach of this Sublease shall not be construed or interpreted by any court, or anyone else, as (nor) synonymous with "rent". The Owners, the Authority, SLM, and Frost shall mitigate damages, but Sublessee shall be responsible for any leasing commissions paid to re-rent the Subleased Unit, plus advertising and marketing fees, and costs of utilities during the mitigation of damages period.

39. Breach of Sublease. Failure of Sublessee to pay rent, any other charge provided under this Sublease promptly when due, or to comply with any other term or condition of this Sublease shall constitute a breach of this Sublease and shall, at the option of Frost, empower Frost to terminate this Sublease. Such termination does not terminate Sublessee's obligation to pay rent for the balance of the term of this Sublease. Sublessee agrees to vacate the Subleased Unit and Premises within three (3) days after notification in writing for non-payment of Rent, breach of this Sublease or any other reason deemed prudent by Frost if the breach is not cured within the three (3) day period, Sublessee is obligated to move out, or eviction proceedings may commence.

40. Owner, Sublessor, and SLM Contact. All matters having to do with subleasing of the Subleased Unit or this Sublease are to be handled directly with Frost. Any circumventing of this Sublease by going directly to the Owners, the Authority, or SLM, without first communicating with Frost will be considered violation of this Sublease. In addition, it will be grounds for immediate termination of the Sublease.

41. Renewal and Termination. At the end of the Term this Sublease shall expire, and Sublessee shall vacate the Subleased Unit and Premises in accordance with the terms of this Sublease. Sublessee is not allowed to holdover in the Subleased Unit or Premises without the prior written consent of Frost and all terms and conditions herein shall remain in full force and effect.

42. Sublessee's Duties upon Subtenancy Termination. Upon termination of the subtenancy for any reason, Sublessee shall surrender and vacate the Subleased Unit and Premises, including the removal of all Sublessee's property. Upon or before departure, Sublessee shall return all keys and remotes to Frost and shall notify Frost of the Subleased Unit's readiness for inspection. Sublessee shall have replaced any lost or missing items or appliances damaged by Sublessee and provided during the subtenancy with equivalent replacements.

43. Subordination to Mortgage. This Sublease is and shall be subordinate to any mortgage or deed of trust placed at any time on the Units or Premises by the Owners or the Authority and to any and all advances to be made there under and to interest thereon and all modifications, renewals and replacements or extensions thereof ("Owners' Mortgage"), and Sublessee shall attorn to the holder of any Owners' Mortgage or any person or persons purchasing or otherwise acquiring the Units and Premises at any sale or other proceeding under any Owners' Mortgage.

44. Construction Conflict. This Sublease is the result of negotiations between Frost and Sublessee, neither of whom has acted under any duress or compulsion, whether legal, economic, or otherwise. Accordingly, the terms and provisions of this Sublease must be construed in accordance with their usual and customary meanings. Frost and Sublessee hereby waive the application of any rule of law which would otherwise be applicable that ambiguous or conflicting terms or provisions should be construed against the Party who (or whose attorney) prepared the executed Sublease or any earlier draft of the same.

45. Entire Agreement. This Sublease constitutes the entire agreement between the Parties and may not be modified except in writing, signed by both Parties. Any prior understanding or representation of any kind preceding the date of this Sublease shall not be binding on either Party except to the extent incorporated in this Sublease.

46. Severability. If any term or provision of this Sublease shall to any extent be held invalid or unenforceable, the validity or enforceability of the remaining terms and provisions of this Sublease shall not be affected, and each term and provision of this Sublease shall be valid and enforceable to the fullest extent permitted by law.

47. Governing Law. This Sublease shall be construed and enforced in accordance with the laws of the State of Idaho.

[Signature Page Follows]

IN WITNESS of each other, Sublessee acknowledges having read and understood this Sublease, and each Party to this Sublease has caused it to be executed on the date indicated below.

FROST:
Frost Property Management, LLC

By (Print Name): _____
Its (Title): _____
Date: _____

SUBLESSEE:

By (Print Name): _____
Email: _____
Phone: _____

Date:

Exhibit A
PREMISES DESCRIPTION

Four (4) Residential Units and Land
located at 125, 127, 129, and 131 Viking Lane, McCall, Idaho.

Valley County Parcel Number: RPM00000163270

A parcel of land situate in a portion of the Northwest Quarter of the Northwest Quarter of Section 16, Township 18 North, Range 3 East, Boise Meridian, City of McCall, Valley County, Idaho, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 16 (from which the West Quarter Corner of said Section 16 bears South 00°43'56" West, 2643.18 feet distant); Thence on the west section line of said Section 16, South 00°43'56" West, 572.63 feet; Thence leaving said west section line, South 89°20'40" East, 30.53 feet, to a point on the northerly boundary line of Wildwoods Condominiums as shown on the official plat thereof on file in Book 5, on Page 4 of Plats, in the Office of the Recorder of Valley County, Idaho; Thence on said northerly boundary line, South 89°20'40" East, 222.07 feet, to the POINT OF BEGINNING:

Thence leaving said northerly boundary line, South 89°24'33" East, 303.02 feet to a point on a 50-foot Offset Spiral Curve, on the westerly right of way line of the abandoned Oregon Shortline Railroad; Thence on said westerly right of way line the following 2 courses of offset spiral curve to the left, South 00°59'29" East, 23.49 feet; Thence South 01°04'57" East, 23.49 feet; Thence South 01°05'51" East, 601.85 feet, to the northeasterly corner of the platted McCall Cemetery, as shown on that particular Record of Survey on record as Instrument No. 260532, in Book 7, on Page 89 of Records of Survey, in the Office of the Recorder of Valley County; Thence leaving said westerly right of way line, North 89°29'30" West, 553.00 feet, on the north line of said McCall Cemetery to a point on the easterly right of way line of North Mission Street; Thence on said easterly right of way line, North 06°25'23" West, 44.92 feet; Thence North 01°56'50" East, 117.54 feet, to a point on the boundary line of said Wildwoods Condominiums; Thence leaving said westerly right of way, on said boundary line the following 7 courses, South 88°03'10" East, 143.60 feet; Thence North 01°56'50" East, 30.00 feet; Thence South 88°03'10" East, 160.00 feet; Thence North 25°37'47" East, 124.48 feet; Thence North 01°56'50" East, 156.00 feet; Thence North 65°09'40" West, 145.39 feet; Thence North 02°56'20" East, 136.12 feet, to the POINT OF BEGINNING.

Exhibit B
MOVE IN MOVE OUT CHECKLIST
IDAHO RESIDENCE CONDITION CHECKLIST

Frost and Sublessee will complete the move-in portion of the Idaho Residence Condition Checklist prior to Sublessee taking possession of the Subleased Unit. Frost and Sublessee shall complete the move-out portion of the Idaho Residence Condition Checklist after Sublessee has removed all of Sublessee's personal belongings from the Subleased Unit and at the time Sublessee surrenders possession of the Subleased Premises back to Frost.

	Move-In	Move-Out
Living Room		
Door (including locks)	_____	_____
Patio Door	_____	_____
Screen door	_____	_____
Carpet	_____	_____
Walls	_____	_____
Ceiling	_____	_____
Plugs and switches	_____	_____
Dining Room		
Carpet	_____	_____
Walls	_____	_____
Ceiling	_____	_____
Lights and switches	_____	_____
Entry		
Door	_____	_____
Ceiling	_____	_____
Walls	_____	_____
Carpet/floor	_____	_____
Hallway		
Carpet	_____	_____
Walls	_____	_____
Ceiling	_____	_____
Switches and plugs	_____	_____
Hall Closet		
Door	_____	_____
Ceiling	_____	_____
Shelves	_____	_____
Carpet/floor	_____	_____
Kitchen		
Vinyl	_____	_____
Walls	_____	_____
Ceiling	_____	_____
Lights and switches	_____	_____
Stove/oven	_____	_____

Refrigerator	_____	_____
Disposal	_____	_____
Sink	_____	_____
Cabinets	_____	_____
Countertop	_____	_____
Bedroom #1		
Door	_____	_____
Windows	_____	_____
Screens	_____	_____
Carpet	_____	_____
Walls	_____	_____
Ceiling	_____	_____
Lights and switches	_____	_____
Closet	_____	_____
Bedroom #2		
Door	_____	_____
Windows	_____	_____
Screens	_____	_____
Carpet	_____	_____
Walls	_____	_____
Ceiling	_____	_____
Lights and switches	_____	_____
Closet	_____	_____
Bedroom #3		
Door	_____	_____
Windows	_____	_____
Screens	_____	_____
Carpet	_____	_____
Walls	_____	_____
Ceiling	_____	_____
Lights and switches	_____	_____
Closet	_____	_____
Bathroom		
Door	_____	_____
Vinyl	_____	_____
Walls	_____	_____
Ceiling	_____	_____
Sink	_____	_____
Tub and shower	_____	_____
Toilet	_____	_____
Cabinet and shelves	_____	_____
Closet	_____	_____
Towel bars	_____	_____
Lights and switches	_____	_____

Move-In Checklist made on _____
RESIDENTIAL SUBLEASE-19

Move-Out Checklist made on

_____	_____
_____	_____
_____	_____

Sublessee(s)

Frost

Exhibit C
RULES

[As may be reasonably modified by the property manager]

As a Sublessee within Trillium Ridge, we ask that you read and follow the rules outlined below. Where there is a conflict between the Declaration and these Rules, or where the Declaration is more specific than these Rules, the Declaration shall control. Sublessee is responsible for assuring that their guests, visitors, and invitees comply with these Rules and the Declaration. If Sublessee has any questions about any of the governing documents, please contact Frost.

1. Heating should be at least 55 degrees when outside temperatures are less than 32 degrees Fahrenheit and cooling should be set to no less than 65 degrees Fahrenheit.
2. No fire pits, barbeques, charcoal grills, smokers, or other similar device within twelve feet (12') of any Unit during use. These devices must be directly monitored at all times during use. The device must be a commercially constructed device (no home-made/constructed device). The device must be portable and cannot be attached to any Unit.
3. Patio or deck furniture, fire pits, barbeques, charcoal grills, smokers, or other similar device and planters may be kept on patios. Only patio, deck, outdoor, and garden furniture are allowed, no indoor furniture is allowed on the patio. Neither patios, nor the area under patios, shall be used as a storage area. Patio railings are not to be used for drying of clothing, rugs, etc. Sublessee and residents shall take care not to place anything on their patio that unreasonably obstructs their neighbor's view. When using the patio, Sublessee and residents shall use due care, at all times, to eliminate noise and other activities which may be offensive to their neighbors.
4. No spas or hot tubs.
5. Common areas of the Premises are designed for the pleasure and enjoyment of residents and guests. The common area may be used between the hours of 9:00 a.m. and 9:00 p.m. No excessive noise is allowed. Residents and guests who use the area are responsible for cleanup. Toys must not be left in the common area. No glass is allowed in the common area.
6. The use of or sale of fireworks of all kinds is prohibited anywhere within the Premises or Units.
7. Garage sales are limited to one per year per Unit. Any sign(s) temporarily posted for a garage sale shall be posted not more than two (2) days prior to the sale and shall be removed immediately after the sale.
8. Dispose of all trash in the dumpster provided and do not leave trash on or around the dumpster. Dumpster use is only for residents of the Units.
9. Please keep noise levels down, quiet hours are from 10:00 pm to 7:00 am.
10. Frost recognizes that sounds/vibrations do emit from speaker systems (i.e. TV's, stereo systems, etc.) within a Unit. These sound emissions cannot be so loud that they can be heard through a common wall by adjoining neighbors. If a neighbor does hear such sounds, then the other neighbor must reduce the volume of the device emitting the sound. Similarly, some sound equipment can transmit a vibration through a wall or floor regardless of the volume being emitted by the sound system. If a neighbor experiences such vibrations, the sound/vibration initiating neighbor must take appropriate action(s) to eliminate the sources of annoyance to the satisfaction of the neighboring resident. We understand some residents do have hearing problems that result in sound systems being turned up. However, they cannot disturb neighbors

and, if necessary, alternative hearing devices should be used. No Sublessee or resident shall make or permit any guest or invitee to make excessive noise or create any other obnoxious or offensive activity at any time. Excessive noise by any type of vehicle, including car stereos, is prohibited.

11. Lighting and/or decorations may be temporarily attached to the Unit, provided that no damage is done to the Unit. No holes may be made in the exterior surfaces of the Unit. Holiday lighting and decorations are allowed four weeks prior to any given holiday and two weeks after any given holiday. All holiday lighting temporarily attached to the Unit must be removed promptly following the lighting period. Decorations shall not flash or emit sound. All outdoor décor must be suitable for outdoor use.
12. Common areas of the Premises are designed for the pleasure and enjoyment of residents and guests. The common area may be used between the hours of 9:00 a.m. and 9:00 p.m. No excessive noise is allowed. Residents and guests who use the area are responsible for cleanup. Toys must not be left in the common area. No glass is allowed in the common area.
13. The maximum speed limit within the community and on Viking Lane is fifteen miles per hour ("15 MPH"). No stopping is permitted in the entry area of Viking Lane.
14. No vehicle shall be parked within the Premises or on any public streets bordering the Premises except within the garage or driveway and except for visitor parking for short-term guests. Residents should park their vehicles in their garage whenever possible.
15. Visitor parking areas are to be used for short-term parking of guests. Residents may not utilize the visitor parking areas without advance approval by Frost for special circumstances (i.e., those circumstances which render use of driveway and garages impossible or impracticable). No parking is permitted anywhere along Viking Lane. Illegally parked vehicles will be subject to towing and storage at the owner's expense.
16. No oversized commercial vehicle belonging to any resident may be parked in a driveway or guest parking area overnight or on the weekends.
17. Sublessee will first be notified by Frost of any infractions to the above rules. If there is no compliance, fines will then be assessed to Sublessee. Any damage caused to the common areas by a Sublessee, family member, guest, invitee, or pet will be repaired by Frost and charged to the Sublessee. Sublessee will be provided an itemized invoice of the nature and cost of the damage and shall be responsible for paying the invoice within thirty (30) days.
18. If you have question or need assistance you may contact one of these people below: Frost Property Management; Attn: _____; Email: _____; Phone: _____.

Exhibit D
PET ADDENDUM

This Pet Addendum (“Pet Addendum”) to the Sublease is made effective on the last date signed by both Parties (“Pet Addendum Effective Date”) by Sublessee and Frost.

WHEREAS, the Parties entered into the Sublease with an effective date of _____; and

WHEREAS, Sublessee desires to keep a pet(s) on the Subleased Unit during the Term of the Sublease.

NOW, THEREFORE, the Parties agree to amend the Sublease as follows:

1. General Terms
 - a. Pet Information. Sublessee is allowed to keep no more than the following two pets on the Subleased Unit:

Type _____ Breed _____ Color _____ Name _____
Type _____ Breed _____ Color _____ Name _____

- b. **Pet Deposit.** Sublessee shall pay a non-refundable pet deposit of three hundred and fifty dollars (\$350.00). This deposit is due to Frost at the time of execution of this Pet Addendum.
- c. **Pet Care Responsibilities.** Sublessee shall be solely responsible for the pet(s) and any damage or injuries caused by the pet(s) while on the Subleased Unit and Premises. Sublessee will be charged for all damages, including cleanup of waste, caused by their pet(s). This includes, but is not limited to, the cost of reseeding or replacing sod if a pet damages the grass by repeated urination in one area. Sublessee must immediately remove any waste left by their pet(s). During the Term and upon vacating the Subleased Unit, the Subleased Unit must be free of any pet damage and/or pet urine and or waste. During the Term, Frost may require mandatory removal of the pet(s) from the Subleased Unit and Premises due to the damages or urine smell in the Subleased Unit or failure to comply with any provision of this Pet Addendum. Sublessee shall be responsible for any additional cleaning required due to the presence of the pet(s) on the Subleased Unit and Premises as determined in Frost's reasonable discretion.
- i. Failure to pick up after your pet(s) will result in a one hundred and fifty dollar (\$150.00) fine per violation.
 - ii. All pet(s) must be carried or on a leash and under control at all times while on the Premises.
 - iii. Aggressive behavior toward other animals and humans will not be tolerated.
 - iv. Pets may not be tethered or caged outside the Subleased Unit. Pets may not be left unattended on decks or in any common area at any time. No pet(s) shall be tied or chained to any tree, deck or other structure. No pet(s) may be on a leash that is staked into the ground.
 - v. Pet(s) may not interfere with any other resident's quiet enjoyment, barking will not be tolerated and pet owners shall prevent pets from barking, and/or making loud, disturbing noises or behavior annoying to residents at all times
 - vi. Guests and invitees of Sublessee are not permitted to have their pet(s) on the Subleased Unit or Premises and no visiting pets are allowed in the Subleased Unit or on the Premises at any time.

- vii. Sublessee agrees to keep all vaccinations current for each pet and ensure proper treatment with flea and tick repellent, if applicable. Sublessee agrees to comply with all applicable statutes and ordinances applicable to pet(s).

- viii. If Frost receives any complaint concerning the pet(s) and/or Sublessee fails to comply with this Pet Addendum, Frost reserves the right to require Sublessee to remove the pet(s) from the Subleased Unit and Premises following no less than seven (7) days written notice.

- ix. If the pet(s) is destructive, a nuisance, a danger to anyone, or if an unauthorized pet is present, it will be a violation of the Sublease and Sublessee and Sublessee's occupants may be given a notice to vacate the Subleased Premises.

INTENDING TO BE LEGALLY bound as of the Effective Date.

FROST:	SUBLESSEE:
--------	------------

**McCALL MEMORIAL HOSPITAL DISTRICT
PUBLIC INFORMATION CAMPAIGN WORKGROUP MEETING MINUTES
TUESDAY, APRIL 14, 2026; 10:00 – 10:55 a.m.
ADMINISTRATIVE CONFERENCE ROOM & MICROSOFT TEAMS VIRTUAL MEETING**

TRUSTEES PRESENT: Aana Vannoy, Workgroup Chair, Marge Krahn, Treasurer, Angela Staup

STANDING GUESTS: Laura Crawford, St. Luke's McCall PR and Comm. Bus. Partner, Jordan Heller, St. Luke's Legal Counsel, Alexa Hersel, St. Luke's McCall Exec. Asst., Karl Linzmeyer, St. Luke's McCall, Mgr. Pt. Care Svcs. and Interim Asst. CNO

PUBLIC PRESENT: Tom and Tomi Grote

WELCOME – Aana Vannoy, Hospital District Trustee and Workgroup Chair, convened the meeting at 10:00 a.m. The in-person attendees included everyone except Angela Staup, Jordan Heller, and members of the public Tom and Tomi Grote, who attended remotely.

REVIEW OF MEADOWLARK UPDATES TO THE WEBSITE – Aana Vannoy, Hospital District Trustee and Workgroup Chair, shared a draft of the refreshed website, which is in a staging platform. Aana led a discussion on updates. Additional updates were identified and will be shared with Meadowlark to make. The staging website ([here](#)), will be shared with the board at their April board meeting. After the board's input is received and approval is made, the refreshed website will be made public.

MAY 11 AUXILIARY MEMBERSHIP MEETING – Aana Vannoy, Hospital District Trustee and Workgroup Chair, remarked that an inquiry has been submitted to legal counsel about whether or not public notices are required when presentations are being made to civic groups. The workgroup reviewed a revised presentation and talking points were discussed. Aana will confirm that Andy Laidlaw, Board Chair, is available for the presentation.

NEXT STEPS – Aana Vannoy, Hospital District Trustee and Workgroup Chair, led a discussion on what other civic groups could be added to the presentation list. Aana will reach out to the Rotary group to schedule a presentation. The workgroup brainstormed other groups to present to, this includes the Progressive Club, the Mountain Board of Realtors, McCall Chamber of Commerce, City of McCall staff and possibly homeowners' associations.

PUBLIC COMMENT – None.

ADJOURNMENT - The workgroup adjourned at 10:55 a.m.

Respectfully submitted,

Travis Leonard, MMHD Board Secretary
:ah



Finance Report

McCall Memorial Hospital District
Board Meeting

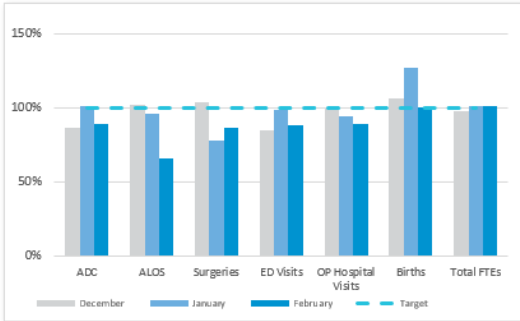
April 21, 2026

St. Luke's McCall Financial Performance Highlights — February 2026

KEY MESSAGE:

February represents the second month of the second quarter of the fiscal year. Entering FY26 assumptions built into the target include continued decreases in traveler usage, inflationary adjustments, as well as anticipated growth.

Our clinical quality, throughput, and access to care all impact our financial performance. In the short term we will continue to monitor our financial performance closely in order to inform an operational response and continuous improvement. McCall is currently forecasted to achieve target for the year.



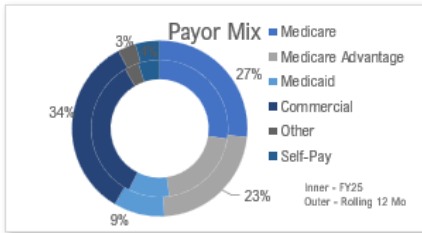
Operating Indicators: Variances to target were inline with typical seasonal activity but were also impacted by unique operational challenges and special community needs. Relative to February:

- Average Daily Census was 4.0, under target for the month.
- Surgical cases of 62, under target. Endo volumes for the month with 69 procedures in February.
- ED visits up to 14 per day, under target for the month.
- OP visits under target for the month.
- Births were 10 for the month, at target.

Capital Purchases: FY26 SLHS funded capital purchases have been prioritized to maintain safety standards, meet regulations, and respond to operational and plant needs.

- Shoulder Positioner
- Lab Freezer
- Kitchen Freezer

Capital	FY26
Routine	200,000
Expansion Project	782,667
Taxing District	713,300
Total Capital	\$ 1,695,967

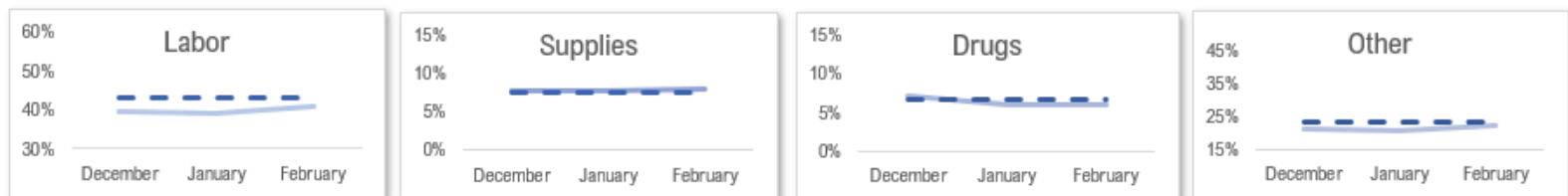


Payor Mix: YTD McCall has experienced a decrease in Governmental and an increase in Commercial payors

- Government payors account for 57.5%, down compared to the Rolling 12 Month.
- Commercial payors at 34.1% of payor mix, up compared to the Rolling 12 Month.
- Other & Self Pay up compared to prior 12 months, making up 8.4% of overall mix.

Trended Financial Performance: Total YTD Adjusted Operating Expenses¹ as a % of YTD Adjusted Operating Revenue¹ stands at 77% vs. a target of 80%. Primarily driven by increases in Revenue and softer Labor & other expenses.

- YTD February labor expense as a percentage of Adjusted Operating Revenue¹ was lower than target. For February the site experienced decreases in the Imaging and Emergency departments. Currently only 1.59 travelers on site for February.
- Supply expense YTD as a percentage of Adjusted Operating Revenue¹ is over target due to an increase in Ortho implants and minor equipment.
- Drug expense YTD as a percentage of Adjusted Operating Revenue¹ is under target. Decreases in cancer drugs and monoclonal antibodies partially offset by IV solutions.
- Other expenses as a percentage of Adjusted Operating Revenue¹ is at 22%. Decrease due to travel & meetings and food service.



¹Adjusted Operating EBIDA reports SLHS normal operations, before out-of-the-ordinary impacts.

SLM COO/CNO Update

McCall Memorial Hospital District
Meeting

April 21, 2026



McCall Updates

Culture/Workforce Innovation

✓ *Staffing*

Construction Projects

Access

✓ *New Services*

✓ *Provider Updates*

Pulse Poll

Safety & Quality

✓ *Quality & Care Experience*





Levi Brinkley of St. Luke's McCall Building Services team assesses the water damage at St. Luke's McCall Medical Clinic. Photo: Courtesy St. Luke's McCall



A pine tree blown over in a March 14 windstorm fell onto a vacant duplex owned by St. Luke's McCall at 215 Forest St. Photo: Drew Dodson/Valley Lookout

MMC Water Break / Duplex Tree Fall

Provider Updates

StLuke's®



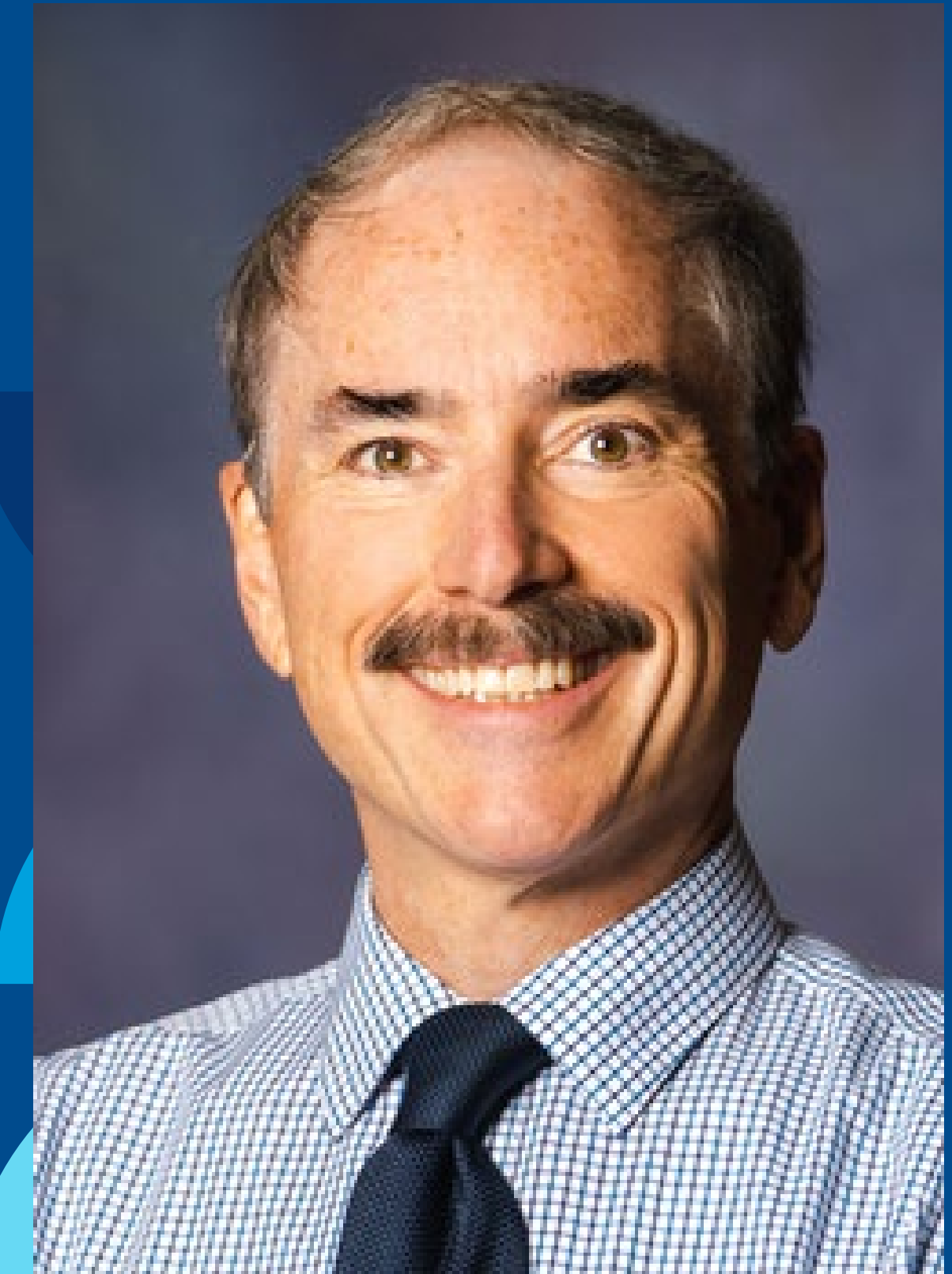
Dr. Janae Krahn,
Family Medicine



Dr. Andy Narver
Family/Sports Medicine
Chief of Staff 2026-2028



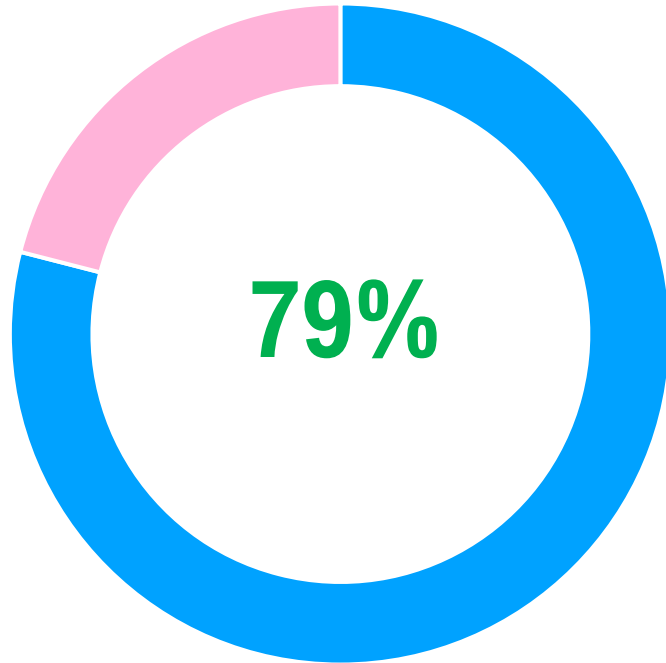
Dr. Jen Lewis
Transferred to
Emergency Department



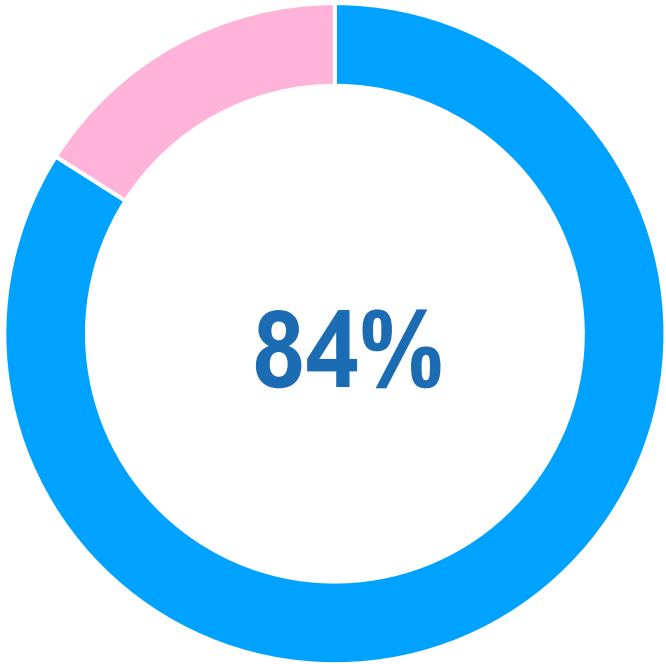
Dr. William Loome
Retiring end of May

Employee engagement pulse poll 2026 - McCall

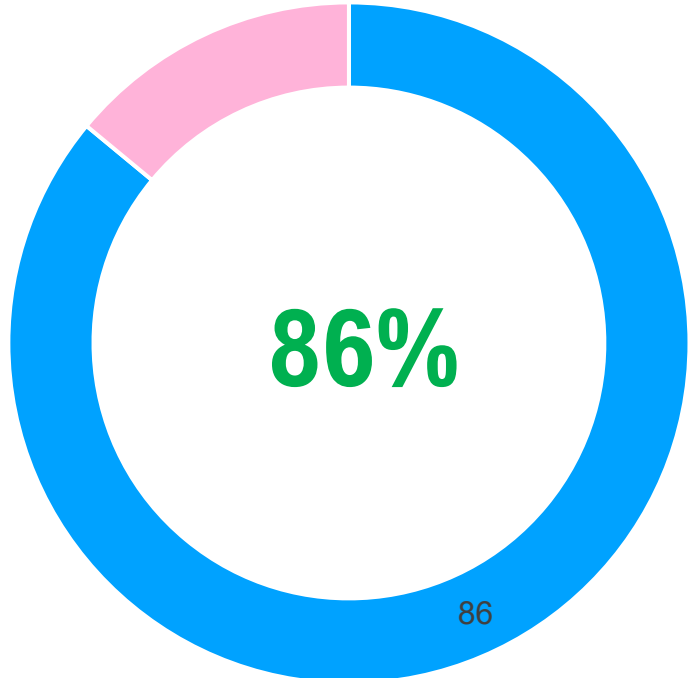
2026 Census 1 Results – Theme Composite Scores



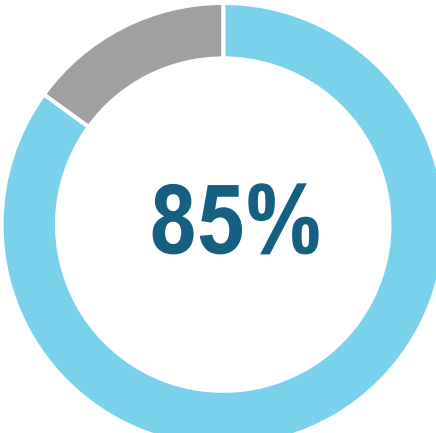
Survey Participation (+20%)
Target: 70%



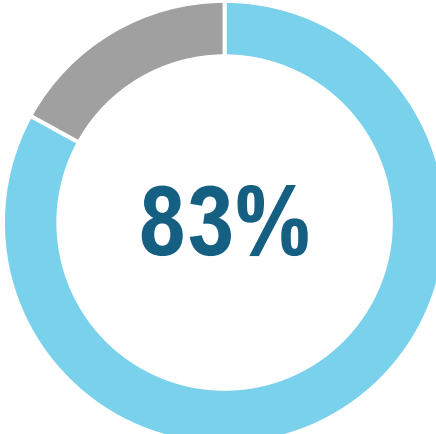
Engagement (+2%)



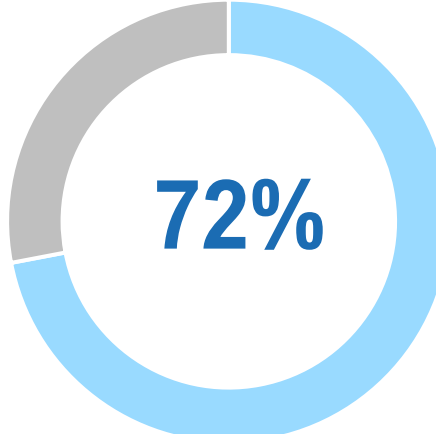
Workplace Experience (+1%)



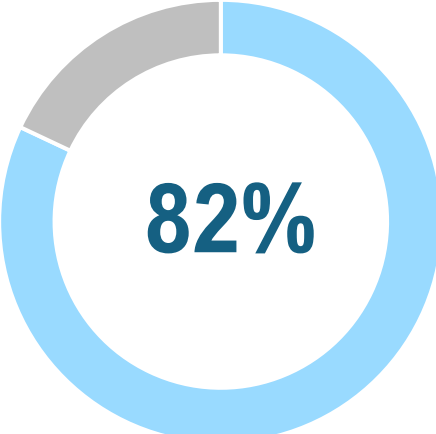
Patient & Consumer Focus (-3%)



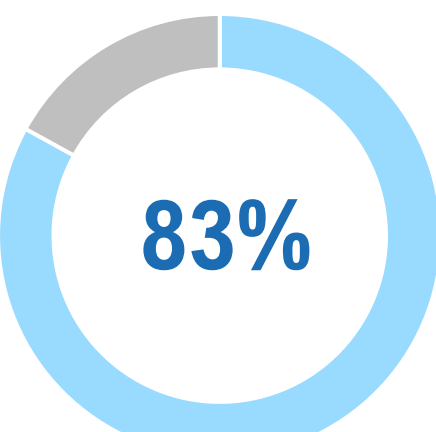
Belonging & Inclusion (-2%)



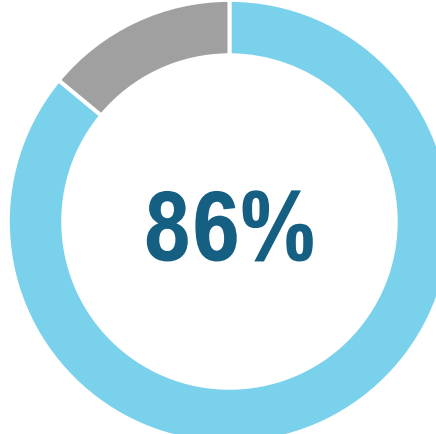
Growth & Development (-5%)



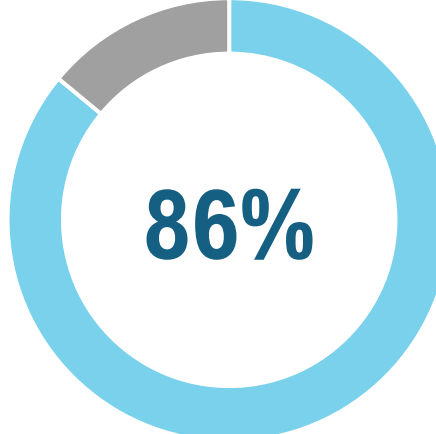
Performance & Recognition (-6%)



Communication (-1%)



Safety (-5%)



Well-Being (-5%)

McCall Quality Metric Overview (Feb 2026 data)

Metric	Assessment	Key Trends
Mortality Index		1 for FY26 (End stage HF to be D/Ced to hospice but passed in hospital) FY26 goal 0.65 FYTD 1.22
PSI-08 Falls with fracture		Sustaining. No falls reaching the level of serious safety event this fiscal year.
Employee Injury: DART		Rolling 12-month DART rate 2.47. 0 Events in FY 26. FY26 goal 3.36
Med Safety: BCMA		Sustaining above goal. FY26 goal 98%
Hand Hygiene		Sustaining above goal. FY26 goal 95%
Care Experience: LTR Patient Care Services		Above goal for Feb, above goal for fiscal year. FY26 goal 91.14
Care Experience: LTR ED		Above goal for Feb, above goal for fiscal year. FY26 goal 87.75

