



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING AGENDA

Monday, July 28, 2025 at 4:30 PM

Town Hall Board Room – 1026 Park Avenue

*The Town of Grand Lake upholds the Six Pillars of Character:
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

Please join my meeting from your computer, tablet or smartphone.

<https://us06web.zoom.us/j/89885752688>

You can also dial in using your phone.

United States: 719-359-4580

Meeting ID: 898 8575 2688

WORK SESSION 4:30 PM

1. Call to Order
2. Roll Call
3. Conflicts of Interest
4. Items of Discussion
 - A. Headwaters Marina Update
 - B. Public Works Update

EVENING MEETING 6:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Announcements
4. Roll Call
5. Conflicts of Interest
6. Manager's Report
 - A. July 28, 2025
7. Public Comments (Limited to 3 Minutes)
- H. Consent Agenda

1. Meeting Minutes: June 9, 2025
2. Meeting Minutes: June 23, 2025
3. Meeting Minutes: July 14, 2025
4. Accounts Payable: July 28, 2025

9. Financial Review

10. Items of Discussion

- A. **QUASI JUDICIAL (PUBLIC HEARING)** Consideration to Approve a Special Event Liquor Permit Application & Resolution 33-2025, a Resolution Setting Certain Fees for a Special Event Liquor Permit for Grand Lake Chamber of Commerce Special Event, "Buffalo Days", on August 16, 2025, From 9:00 AM to 5:00 PM at Town Park, Located at 1026 Park Avenue
- B. **QUASI JUDICIAL (PUBLIC HEARING)** Consideration to Approve a Special Event Liquor Permit Application & Resolution 34-2025, a Resolution Setting Certain Fees for a Special Event Liquor Permit for Grand Lake Chamber of Commerce Special Event, "Buffalo Days", on August 16, 2025, From 10:00 AM to 10:00 PM at Gene Stover Lakefront Park, Located at 1101 Lake Avenue
- C. **QUASI JUDICIAL (PUBLIC HEARING)** Special Use Permit & Special Event Permit approval needed for: Camping, Parking and Noise Ordinances for the Colorado Headwater Festival, July 9-12, 2026.
- D. Space to Create Capital & Operating Financials

11. Future Items for Consideration

12. Mayor's Report

13. Adjourn Meeting



MANAGER UPDATE

Meeting Date: 7/28/2025

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager

Space to Create Grand Lake Fundraising Campaign

With more than 90% funding complete, the Grand Lake Creative District will be hosting several small themed get togethers to raise the final funds required to complete the project. Spread the word and let's get Space to Create over the finish line! We are working hard to schedule additional small group parties, that we are

calling "party with a purpose". The idea is that we identify small groups or clubs that are already connected with each other and see if they would let us come to their party to present and contribute to Space



to Create. For more information on hosting a Party with a Purpose get together, naming rights and other funding opportunities, reach out to DiAnn Butler at: dbutler@co.grand.co.us.



Grand Lake Marquee is getting the Finishing Touches

The Town's Marquee reached a significant milestone with the completion of the sculpture. The actual marquee signage is in final design, and we are hoping for a Labor Day completion. This will include animal sponsor recognition and partner badges. The Cougar is still available for a sponsorship of \$8000.

Wi-Fi upgrades to Town Square Park

Using budgeted park improvement funds, the Town completed upgrades that allow secure Wi-Fi access at the Heckert Pavilion and Town Park Gazebo. These improvements will improve our capacity to work with partners such as KFFR radio live events such as the Wednesday Concert in the Park on July 23rd, fundraisers and special events.



Pirate Ducky Flotilla



On July 18, 2025, the Colorado AeroLab summer camp kids participated in a Pirate Rubber Ducky Flotilla. What started as a fun idea for summer camp turned into a fantastic event at the Town Marina. Several comments were made on what

great energy and fun was created at the Headwaters Marina. The Town's office staff, public works and GLC staff all entered the business quacks contest. The participants were even treated to an unannounced flyover!



Upcoming Event Highlights:

7/30 & 8/6 2025 – Summer Concert Series in Town Square Park
8/1/2025 - Colorado Day at the Kauffman House – Discounted Admission all day
7/29/25 to 8/5/25 – Grand Lake Yacht Club Regatta Week

For all the great events happening in Grand Lake as well as Rocky Mountain Folk School classes, check out the July newsletter on the Town’s website.

Next Board Meeting: August 11, 2025



SPACE TO CREATE GRAND LAKE

Residences + Makerspace

A transformative vision is taking shape in downtown Grand Lake. Space to Create Grand Lake will feature nine workforce rental units with optional storefronts, and a 3,000-square-foot Makerspace for year-round creative programming.

As the new home of the Grand Lake Creative District, the project will host classes in woodworking, leatherworking, metal, fiber arts, and traditional crafts, in partnership with the Rocky Mountain Folk School, Wooden Boat School, and Cowboy Trades Association. Designed for inclusion and accessibility, Space to Create Grand Lake supports intergenerational learning, creative workforce development, and rural revitalization. The project will address the region’s long-standing need for more year-round housing, commercial space, and a dedicated space for GLCD. Grand Lake will be the third Colorado Space to Create community.

Project Details

A Development By ◀

Town of Grand Lake & Grand Lake Creative District

Type of Development ◀

9 Live/Work Units with optional commercial storefronts
+ 3,000 SF Community Makerspace

Total Project Cost ◀

\$7.5 Million. In the Final Phase.

Project Funders To Date: ◀

The Boettcher Foundation, Gates Family Foundation, Colorado Creative Industries (CCI), Colorado Department of Local Affairs (DOLA), Freeport-McMoRan Foundation

Expected Timeline ◀

Groundbreaking September 13, 2025
Opening Spring/Summer 2026



Contact DiAnn Butler
dbutler@co.grand.co.us
970-531-1343



Town of Grand Lake

SPACE TO CREATE GRAND LAKE

BE PART OF THE LASTING LEGACY - DONATE TODAY!

We are grateful for your support of the Town of Grand Lake's and the GLCD's partnership on the Space to Create Grand Lake initiative. Your support will ensure this project has a lasting impact for generations to come.

I pledge the following:

- In 2025 \$ _____
- In 2026 \$ _____

I plan to make my donation by:

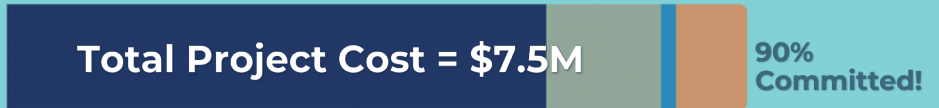
- Credit card payment(s)
- Venmo/PayPal/Apple Pay
- Check (Made out to Grand Lake Creative District)
- Other (please specify below)

DONATE ONLINE TODAY!



PROJECT FUNDING

● Grants ● Public ● Philanthropy ● Goal



Signature of Pledge Agreement:

Name/ Contact Information (Please Print):

I understand that by completing this form, I am submitting my signature to Grand Lake Creative District with the intention of fulfilling the above pledge agreement. The Grand Lake Creative District is a 501(c)(3) nonprofit organization. Contributions are tax-deductible to the extent permitted by law.

Learn more at: www.grandlakecreativedistrict.org/2025/06/creative-hub-2/
Interested in naming opportunities? Please reach out to DiAnn Butler



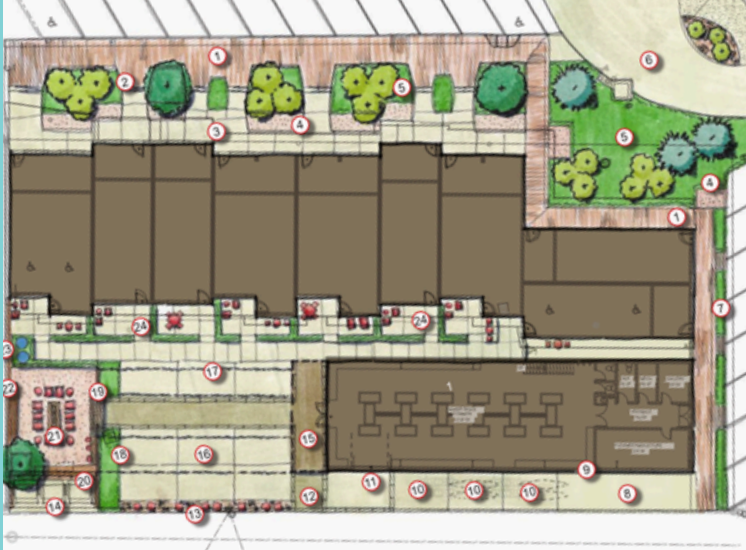
Contact DiAnn Butler
dbutler@co.grand.co.us
970-531-1343



Town of Grand Lake

SPACE TO CREATE GRAND LAKE

MULTIPLE NAMING OPPORTUNITIES AVAILABLE FOR THE FINAL PHASE OF OUR \$7.5 MILLION CAMPAIGN



RESIDENCES

- The [your name here] Residences at Space to Create Grand Lake (\$100,000)

MAKERSPACE

- The [your name here] Makerspace at Space to Create Grand Lake (\$200,000)
- The [your name here] Community Conference Room in the Makerspace (\$75,000)

Workshop areas in the Makerspace

- Cowboy Trades (\$25,000)
- RM Folk School (\$25,000)
- Boat Building (\$25,000)



PATIO/ PLAZA

- The [your name here] Patio/Commons/Plaza (\$75,000)
- The [your name here] Fire Pit (\$25,000)
- Boardwalk (2 available at \$50,000 each)
- Personalized branded horseshoe in the plaza
Optional: Metal workshop to design yours. (\$5,000 each)
Multiple available.

Interested in any of these naming opportunities? Please reach out to DiAnn Butler

The Grand Lake Creative District is a 501(c)(3) nonprofit organization. Contributions are tax-deductible to the extent permitted by law.



Contact DiAnn Butler
dbutler@co.grand.co.us
970-531-1343



Town of Grand Lake



SAVE THE DATE:

**SATURDAY,
SEPTEMBER 13, 2025**

SPACE TO CREATE GRAND LAKE

Groundbreaking

JOIN US FOR A RIBBON CUTTING AND GROUNDBREAKING FOR THE 3RD COLORADO SPACE TO CREATE PROJECT: *SPACE TO CREATE GRAND LAKE*.

THE PROJECT INCLUDES NINE RESIDENCES AND A 3,000 SF COMMUNITY MAKERSPACE.

LOCATION:
CORNER OF PARK AVE
AND HANCOCK STREET

GRAND LAKE, COLORADO



Contact DiAnn Butler
dbutler@co.grand.co.us
970-531-1343



Town of
Grand Lake



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, June 09, 2025, at 6:00 PM

Town Hall Board Room – 1026 Park Avenue

*The Town of Grand Lake upholds the Six Pillars of Character:
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

1. Call to Order

Mayor Bergquist called the Board of Trustees meeting to order at 6:06 P.M. in the Town Hall Board Room.

2. Pledge of Allegiance

Mayor Bergquist led the Pledge of Allegiance.

3. Announcements

Mayor Bergquist requested that all cell phones be turned off during the meeting.

4. Roll Call

Mayor Bergquist, Mayor Pro-Tem Sobon, Trustees Arntson, Causseaux, Miller, Mills, Schoenherr, Town Manager Kudron, and Town Clerk Pro-Tem Weekes were present.

5. Conflicts of Interest

None.

6. Manager's Report

A. June 9, 2025

Town Cleanup/Arbor Day May 17, 2025

The Town held it's Town cleanup on May 17th. The 37th annual gardeners exchange was held in the Community House. The Board of Trustees planted a tree in Town Park to honor Arbor Day. Thanks to Pam for sprouting all these little seedlings for all 37 years!

Space to Create Design Advisory Group

The Space to Create Design Advisory Committee held its first meeting on June 4th. This group of local stakeholders and residents will help to shape the desired outcomes as we inch closer to completing our Space to Create hub.

Memorial Day Remembrance May 26, 2025

The Annual Memorial Day parade and remembrance brought a record number of locals and visitors to town for our early event. Thank you to all who attended.

Bears and Moose and more, Oh my!

Today we start our wildlife reminder talking about moose. These majestic creatures are protecting their young at this time of the year. Be extra vigilant when out on walks and on the trails. Remember that a dog smells to a moose just like their natural predator, the wolf. If you meet up with a moose – drop the leash

and save your pets and yourself from unintended interactions with wildlife. Don't forget – people food kills bears too! Keep your trash locked up!

Board of Trustees Retreat June 4-5, 2025

The Board of Trustees met for two days, June 4th and 5th to tackle the challenges and strategies to plan for the Town's next several years. Topics discussed included workforce housing issues, budget planning, code and land use issues. The yearly retreat helps to provide guidance in meeting the community objectives we all share.

Town Picnic June 5, 2025

The Board of Trustees and Town welcomed our neighbors to the 2nd Annual Town Picnic. Hundreds of locals stopped by for music, fun and neighborly comradery. A special thanks to our Events manager Sarah Weekes for makingg everything come together for a great time at the Grand Lake Center fields. We appreciate all of the local restaurants that donated food – our musical guests and the local non-profit organizations who shared information on all the great opportunities available in our community.

This & That

- The Rocky Mountain Repertory Theater held their opening night June 6th. Be sure to make a show or two this summer.
- The Kaufmann House and Cottage Court History Park exhibitions are open for the summer season
- Rotary Bingo starts June 20th. It runs on Fridays and Saturdays through Labor Day.
- National Park entrance reservations are required from 9am to 2pm daily.
- The Grand Lake Fire Protection District is offering two classes on Household Chemical Safety, June 13th and 14th. More information is available from the fire station.
- Grand Lake Summer Camps start June 9th. Contact Colorado Aerolab for more information

Upcoming Event Highlights

6/10/25: Grand Lake Area Historical Society: Happenings at the House with Michael Geary

6/21/25: 41st Annual Chili Cookoff in Town Park

6/22/25: 8th Annual Spirit Polar Plunge at Lakefront Park

6/27/25: Senior Lunch and Learn – Grand lake Community House

For all the great events happening in Grand Lake as well as Rocky Mountain Folk School classes, check out the May newsletter on the Town's website.

Next Board Meeting June 23, 2025

7. Public Comments (Limited to 3 Minutes)

None.

8. Consent Agenda

A. Accounts Payable- June 9, 2025

B. Meeting Minutes- May 12, 2025

Trustee Miller motioned to approve the consent agenda for June 9, 2025. Mayor Pro-Tem Sobon seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Mills	Aye
Trustee Schoenherr	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

9. Items of Discussion

A. Consideration of an IGA with Grand County for the Grand County Historical Preservation Board

Presented by Town Manager Kudron.

No action was taken on this item.

B. Consideration of Approval for a Special Use Permit & Special Event Permit for the Grand Lake Yacht Club's (GLYC), 30th Colorado Laser Championship

Presented by Town Clerk Pro-Tem Weekes.

Trustee Arntson motioned to approve the special use permit and special event permit for the Grand Lake Yacht Club's (GLYC), 30th Colorado Laser Championship. Trustee Schoenherr seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Mills	Aye
Trustee Schoenherr	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

C. QUASI JUDICIAL (PUBLIC HEARING) Consideration to Approve a Liquor License Transfer of a Hotel & Restaurant Liquor License From La Cucina Italiana Dello Chef Neil, LLC. to Brothers Grand Lake, LLC.

Presented by Town Clerk Pro-Tem Weekes.

Leah Meja and Pedro De-Lossantos owners of Brother's Grand Lake were present.

Mayor Bergquist opened the public hearing.

No public comment was made.

Mayor Bergquist closed the public hearing.

Trustee Causseaux motioned to approve a liquor license transfer of a hotel and restaurant liquor license from La Cucina Italiana Dello Chef Neil, LLC. to Brothers Grand Lake, LLC. Trustee Mills seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Mills	Aye
Trustee Schoenherr	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

D. QUASI JUDICIAL (PUBLIC HEARING) Consideration to Approve a New Hotel & Restaurant Liquor License From Sparky's Snack Shack, LLC. D/B/A Sparky's Snack Shack at 1145 Grand Avenue

Presented by Town Clerk Pro-Tem Weekes.

Baxter Strachan, owner of Sparky’s Snack Shack was present.

Mayor Bergquist opened the public hearing.

No public comment was made.

Mayor Bergquist closed the public hearing.

Trustee Schoenherr motioned to approve a new hotel and restaurant liquor license from Sparky’s Snack Shack, LLC. D/B/A Sparky’s Snack Shack at 1145 Grand Avenue. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Mills	Aye
Trustee Schoenherr	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

E. Consideration to Approve Resolution 27-2025, Approving Updates to the Town of Grand Lake’s Pay/Salary Grades and Job Classifications

Presented by Town Clerk Pro-Tem Weekes.

Trustee Schoenherr motioned to approve Resolution 27-2025, approving updates to the Town of Grand Lake’s pay/salary grades and job classifications. Trustee Miller seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Mills	Aye
Trustee Schoenherr	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

10. Future Items for Consideration

- Space to Create- General Contractor, AWA Consulting, Modular Building Units
- Pontoon Boat Purchase

11. Mayor's Report

Mayor Bergquist apologized for the audio and video issues, explaining that the Town of Grand Lake is installing a new AV system with Michaels Audio and is working through some difficulties. They hope to have everything running smoothly soon.

12. Adjourn Meeting

Mayor Pro-Tem Sobon moved to adjourn the meeting, and Trustee Causseaux seconded. Town Clerk Pro-Tem Weekes called for a vote; all were in favor.

This meeting of the Board of Trustees was adjourned at 7:44 PM.

(Attest)

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, June 23, 2025, at 6:00 PM

Town Hall Board Room – 1026 Park Avenue

*The Town of Grand Lake upholds the Six Pillars of Character:
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

1. Call to Order

Mayor Bergquist called the Board of Trustees meeting to order at 6:00 P.M. in the Town Hall Board Room.

2. Pledge of Allegiance

Mayor Bergquist led the Pledge of Allegiance.

3. Announcements

Mayor Bergquist requested that all cell phones be turned off during the meeting.

4. Roll Call

Mayor Bergquist, Mayor Pro-Tem Sobon, Trustees Arntson, Causseaux, Miller, Mills, Schoenherr, Town Manager Kudron, and Town Clerk Carrell were present.

5. Conflicts of Interest

None.

6. Manager's Report

KFFR Ribbon Cutting June 18, 2025

The Town was represented at the top of Granby Ranch to officially dedicate KFFR 88.3’s new tower which allows for transmission to Grand Lake and other reaches in the county. The station is holding their annual fundraising drive. Here’s a note from the KFFR team:

We’ll Be There for You — Thanks for Being There for Us!
Hello KFFR Community,
We’re kicking off our biggest Membership Drive ever—with a goal of \$50,000—and it’s all about one thing: you.
Last year, we set a bold goal and you helped us smash it. This year, we’re dreaming even bigger as we prepare to expand our signal into Granby, Grand Lake, and Hot Sulphur Springs—bringing local news, music, emergency alerts, and community voices to even more of Grand County.

Space to Create Design Advisory Group

The Space to Create Design Advisory Committee has successfully completed their work on the initial designs. The MA Studio team was great in taking the feedback and incorporating into the initial schematic designs. The team is recommending that the same committee members consider continuing their work as a Project Advisory Committee. This group of local stakeholders and residents

has been extremely valuable with input as we inch closer to completing our Space to Create hub.

Grand Lake Center Security updates

The Grand Lake Center has successfully begun the migration to our new Gym master system. Members are converting to the new Fob/App access system. This will immensely help in monitoring members' access after-hours. Dark Watch Security is performing multiple checks of the building to reduce the incidents we encountered last year after hours as well.

TRADS Services with Transunion

The Town has entered into a subscriber agreement for TransUnion Risk and Alternative Data Solutions, Inc. ("TRADS"). This system allows the Town to identify vehicles which are located in the Town's ROW. The agreement is a use as needed service and the cost per search is less than \$.50.

Marina Updates

Headwaters Marina has successfully transitioned to a new payment processor. The Marina will begin to track all transactions within the point of sale system improving audit controls and ease of use by staff.

National Forest Updates

At the request of the Board, I asked for more information regarding the closures within the National Forest. Eric Freeles, Sulphur District Ranger shared the following:

This is specific to the Stillwater Pass Road Closure:

The southeastern portion of Stillwater Pass Road (Forest System Road 123) on Sulphur Ranger District is closed as a through route while crews replace culverts in areas that have experienced road washouts from the East Troublesome Fire. The closure runs west from the Idleglen Staging Area to the junction with Motorized Trail 117. The construction team will begin work on the main stem of the Stillwater Pass Road, as is shown in the area attached as the "ARP-SRD-2025-04_Stillwaater_20250610" pdf. This closure will be in effect from June 15 – August 18th. Access to the western portion of Stillwater pass will remain open from Hwy 125 to the construction site shown on the attached map. Traffic will not be able to get through this section. This work is a continuation of post-fire recovery work and is being done in partnership with Northern Water to reduce sediment loading in Lake Granby, and to repair damaged stream crossings on the Stillwater Pass Road. This construction will be completed in late August in time for the fall hunting season.

If the public has questions about the open/closed status of a specific road, please feel free to refer them to our roads conditions site:

<https://www.fs.usda.gov/r02/arp/conditions>

We are continuing to open new routes in the broader East Troublesome fire scar area, but many of the trails will remain closed until they can be rebuilt. We are

working with a contractor to identify specific reconstruction needs and next steps. I've included reference maps.

Upcoming Event Highlights:

6/27/25: Senior Lunch and Learn – Grand Lake Community House

For all the great events happening in Grand Lake as well as Rocky Mountain Folk School classes, check out the May newsletter on the Town's website.

Next Board Meeting: July 14, 2025

7. Public Comments (Limited to 3 Minutes)

Alexander Thompson, 508 Cairns Street- The Board and public are invited to Shadow Cliff Mountain Lodge on June 28 for “Fostering Community Resilience.” During their week at Shadowcliff, Queens Legacy Foundation will lead a public dialogue on how grassroots organizing and mutual support can address challenges in Grand County. The discussion will focus on community-driven solutions to food and housing insecurity, public health, and economic issues, aiming to build stronger resilience in both Fort Collins and Grand County. The event is free and open to all, with RSVP strongly encouraged.

8. Consent Agenda

A. Accounts Payable- June 23, 2025

Trustee Miller motioned to approve the consent agenda for June 23, 2025, and add the Grand Lake Creative invoice of \$100,000 to this pay cycle. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Causseaux	Aye
Trustee Arntson	Aye
Trustee Schoenherr	Aye
Trustee Mills	Aye
Trustee Miller	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

9. Financial Review

A. Financial Statements- May 2025

Presented by Town Manger Kudron.

10. Items of Discussion

A. Consideration of Resolution 29-2025, a Resolution Awarding 2025 Cairns Asphalt Paving Project

Presented by Town Manger Kudron and Public Works Director Reed-Tolonen.

Mayor Pro-Tem Sobon motioned to approve Resolution 29-2025, to approve the low bid from New West Paving in the Amount of \$26,550 for the Cairns Avenue paving project with the Town of Grand Lake contributing \$5,000 in the Public Works capital paving and Hodap Homes, contributing the remainder. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Miller	Aye
Trustee Mills	Aye
Trustee Causseaus	Aye
Trustee Arntson	Aye
Trustee Schoenherr	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

B. Consideration of Resolution 28-2025, a Resolution Setting Certain Fees for a Special Event Permit for the Rocky Mountain Folk Schools Special Event, "Flint Knapping Demo and Archaeology Display"

Presented by Town Clerk Carrell.

Alan Walker, 13132 Hwy 34- present on behalf of Rocky Mountain Folk School. This is a brand new class for us. It's called Flint Knapping, the ancient skill of making stone tools and arrowheads, dating back over 100,000 years. Tyson will teach a beginner's class on this survival skill and display many of his artifacts. The event was originally planned for Hector Pavilion so people could watch, but due to a scheduling conflict, the location was changed.

Trustee Causseaux motioned to Resolution 28-2025, setting certain fees for a special event permit for the Rocky Mountain Folk Schools special event, "Flint Knapping Demo and Archaeology Display". Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Arntson	Aye
Trustee Miller	Aye
Trustee Mills	Aye
Trustee Schoenherr	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

C. Consideration to Approve a New Pontoon Boat for Headwaters Marina

Presented by Town Manager Kudron.

Trustee Causseaux motioned to recommend the mayor sign the contract with Elevated Marine for Bennington 20SXSRC Pontoon and Yamaha motor. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Mills	Aye
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Trustee Miller	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

D. Consideration to Approve Vendor Fees for Pay as You Throw Bags

Presented by Town Manager Kudron.

Trustee Causseaux motioned to approve vendor fees for Pay As You Throw (PAYT) bags from \$7.55 to \$7.05 and from \$4.50 to \$4.40. Mayor Pro-Tem Sobon seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Schoenherr	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Mills	Aye
Trustee Miller	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

E. Space to Create Status Update

Presented by Town Manager Kudron.

Town Manager Kudron provided the Trustees with an overview of the Town’s expenditures in Space to Create since being awarded the project in 2018. From grants through the award over \$475,000 has been spent on the project’s progress. Grants that are yet to be spent include \$3 million from the Colorado Creative Industries and \$4 million from the DOLA Strong Communities grant. The grant funds spent have been reimbursed to the Town.

Kudron continued to explain that in late 2024, through competitive RFP processes, the Town has brought together a development team led by MA Studios. Current analysis of the project indicated a gap of nearly \$5 million to bring the project to completion. Referring to the Town’s needs, the development team has brought a revised project scope to the Board of Trustees.

Today we are finalizing the project team with a proposal from AWA Collaborative to develop operating analysis and finalize our funding needs. The final piece of the project management side of the development, through hiring individual contractors has saved the town more than \$27,000 over the previous all in project management bid. This results in a complete team with a lower than 4% services cost.

F. Consideration to Approve the Contract for Space to Create Services with AWA Consulting

Presented by Town Manager Kudron.

Trustee Schoenherr motioned to recommend the mayor sign the contract with AWA Collaborative for consulting services related to the development of the Grand Lake’s Space to Create project. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Arntson	Aye
Trustee Causseaus	Aye
Trustee Miller	Aye
Trustee Mills	Aye
Trustee Schoenherr	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

G. Consideration to Approve the Contract for Space to Create Modular Building Units

Presented by Town Manager Kudron.

The item was discussed, but Mayor Pro-Tem Sobon asked to move it until after the General Contractor interviews to get their input on which building manufacturer to choose.

Mayor Bergquist reopened the vote after the Board interviewed Elk Mountain and MW Golden Construction.

Trustee Causseaux motioned to recommend the mayor sign the contract with Northstar Systembuilt, for modular building units. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Schoenherr	Aye
Trustee Miller	Aye
Trustee Miller	Aye
Trustee Mills	Aye
Trustee Schoenherr	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

H. 7:00 PM Space to Create Interview- Elk Mountain Construction

I. 8:00 PM Space to Create Interview- MW Golden Construction

J. Consideration to Select a General Contractor for Space to Create

Trustee Causseaux motioned to recommend the contract with Elk Mountain Construction for General Contracting Services for the Space to Create mixed use project in Grand Lake, Colorado. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Arntson	Aye
Trustee Miller	Aye
Trustee Mills	Aye
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

11. Future Items for Consideration

- Zoning petition for Space to Create

12. Mayor's Report

Mayor Bergquist didn't write the mayor's report because she expected a late night but is really happy with this board. Since our retreat, even with few meetings, she saw today the Board came prepared, and that's crucial. Knowing your questions and concerns ahead of time helps when you reach out to the manager, me, or others before meetings. Tonight, she was impressed with how well we're working together and considering everything seriously.

Also, it's been a busy time with lots going on, and she's hearing great feedback from the public—the public sees a strong board, a well-run town, and staff doing a good job.

Happy Fourth of July—please stay safe. Let's keep our troops and everyone overseas in our prayers, along with everyone here at home. It's important to keep our communities and country in a good place right now.

13. Adjourn Meeting

Mayor Pro-Tem Sobon moved to adjourn the meeting, and Trustee Causseaux seconded. Town Clerk Carrell called for a vote; all were in favor.

This meeting of the Board of Trustees was adjourned at 9:56 PM.

(Attest)

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, July 14, 2025, at 6:00 PM

Town Hall Board Room – 1026 Park Avenue

*The Town of Grand Lake upholds the Six Pillars of Character:
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

1. Call to Order

Mayor Bergquist called the Board of Trustees meeting to order at 6:12 P.M. in the Town Hall Board Room

2. Pledge of Allegiance

Mayor Bergquist led the Pledge of Allegiance.

3. Announcements

Mayor Bergquist requested that all cell phones be turned off during the meeting.

4. Roll Call

Mayor Bergquist, Mayor Pro-Tem Sobon, Trustees Arntson, Causseaux, Miller, Mills, Schoenherr, Town Manager Kudron, and Town Clerk Carrell were present.

5. Conflicts of Interest

None.

6. Manager's Report

Mountain Avenue Parking Additions

Town’s Public Works completed striping for parking on Mountain Avenue. A total of 32 spaces were added. Public Works will be refreshing all parking spaces in the coming week.

Bennington Rental Boat Delivery

The Town completed the purchase of a 20’ Bennington SLRX pontoon for the Marina Enterprise. Toon it for town staff was taken out for three days during the first week to help with break in hours prior to rental. All departments enjoyed their time on the boat and it provided great use during the 4th holiday weekend

July 4th Activities

The Town’s busiest weekend lived up to the hype in 2025. More than 21,000 visitors have been calculated for the day of the 4th. The number was 68 less than last year, the Town’s all-time record.

Rotary’s 50th annual Pancake was a great success and raised money for community causes. Businesses reported great sales and the crowds seemed to be well managed. The beach area was packed all day, with no one leaving before the fireworks capped the day at 10pm. A big thanks to Public Works, Grand County EMS, Grand County Sheriffs Office and everyone who made the day a wonderful success. Thanks to our Mayor Pro tem for coordinating the Flyover!

Pavement Repair Update

Public Works was asked to provide an updated estimate for repairs on Cairns Ave. To do the additional work will cost an additional \$44,000. Staff doesn't believe the cost is warranted at this time. The Board should give guidance to staff, however.

Veteran's Memorial Cottonwood Tree

On July 6, 2025 an extreme wind gust toppled the healthy tree located in Veteran's Memorial Park. Public Works was quick on the scene to close the road and protect against incident. On Monday, the tree was removed with the Assistance of Grand Lake Fire's wildland team. A real team effort got the tree removed in less than a day. The American Legion has offered to purchase a replacement tree. The Town is discussing the details of the type and size of replacement.

Cemetery Updates

On July 8, 2025, an extreme wind gust toppled a tree located in the East section of the cemetery. Public Works removed the tree with the permission of the National Park the following day to clear the hazard. Fortunately, no trees or memorials were damaged.

Marquee Update

Substantial work has been completed on the new Town Marquee. The last animal, the elk, was placed today. Lunsford Signs in Hot Sulphur is working on the final signage component.

Upcoming Event Highlights

- 7/25/25: Senior Lunch and Learn – Grand Lake Community House
- 7/16 & 7/23, 2025 – Summer Concert Series in Town Square Park
- 7/17/25 – Stories, Songs and S'mores at the Cottage Court History Park
- 7/18/2025 – Pirate Duck Flotilla at Headwaters Marina to benefit Colorado Aerolab school programs
- 7/20/2025 – CDT Gateway Community Designation Day at Town Square Park
- 7/26/25 – Bluegrass Concert at the Grand Lake Center

For all the great events happening in Grand Lake as well as Rocky Mountain Folk School classes, check out the May newsletter on the Town's website.

Next Board Meeting July 28, 2025

7. Public Comments (Limited to 3 Minutes)

None.

8. Consent Agenda

A. Accounts Payable- July 14, 2025

Trustee Arntson motioned to approve the consent agenda for July 14, 2025. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Miller	Aye
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Trustee Mills	Aye
Trustee Arntson	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

9. Items of Discussion

A. Consideration to Approve a Permit Application and Report of Changes Regarding the Modification of Premises Submitted by Firefly Pizzeria

Presented by Town Clerk Carrell.

Trustee Causseaux made a motion to approve the permit application and the report of changes regarding the modification of premises submitted by Firefly Pizzeria. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Arntson	Aye
Trustee Mills	Aye
Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

B. QUASI JUDICIAL (PUBLIC HEARING) Consideration of Resolution 30-2025, Setting Certain Fees for the Grand Lake Area Historical Society's Special Event, "Community Picnic", on August 17, 2025, From 5:00 PM to 9:00 PM

Presented by Town Clerk Carrell.

Elin Capps was present on behalf of the Grand Lake Area Historical Society.

Mayor Bergquist opened the public hearing.

No public comment was made.

Mayor Bergquist closed the public hearing.

Trustee Causseaux made a motion to approve a special event liquor permit application and Resolution 30-2025, setting certain fees for a special event liquor license for Grand Lake Area Historical Society's Special Event, "Community Picnic", on August 17, 2025, from 5:00 PM to 9:00 PM. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Schoenherr	Aye
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Trustee Arntson	Aye
Trustee Miller	Aye
Trustee Causseaux	Aye
Trustee Mills	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

C. QUASI JUDICIAL (PUBLIC HEARING) Special Use Permit & Special Event Permit Approval Needed for: Camping, Parking, and Noise Ordinances for the Colorado Headwater Festival, July 9-12, 2026.

Presented by Town Code Enforcer Kracke.

Mayor Bergquist opened the public hearing.

Greg Engles, 530 Cairns- As longtime residents, Mr. Engles is curious—who is covering the costs for all this? Is it just the promoter and sanitation? Also, he understands there’s one police officer or security person for every 50 people—is that normal or enough? Lastly, he heard the festival might run later than planned.

Kirsten Heckendorf, 846 Lake Avenue- Mrs. Heckendorf inquired about other locations being an option.

Mayor Bergquist closed the public hearing.

No action was taken on this matter. The applicant was directed to work with Code Enforcement and provide a detailed map for camping (measurements of campsites, number of campsites, exact location of campsites, etc.).

D. Consideration to Approve a New Special Event Permit and Resolution 31-2025, a Resolution Setting Certain Fees for Colorado Aerolabs "Pirate Duck Flotilla" Event on July 18, 2025

Presented by Town Clerk Carrell.

Elaine Menardi, 381 County Road 4421- present on behalf of Aerolab.

Mayor Pro-Tem Sobon made a motion to approve a new special event permit and Resolution 31-2025, setting certain fees for Colorado Aerolabs event, “Pirate Duck Flotilla” on July 18, 2025. Trustee Causseaux seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Arntson	Aye
Trustee Mills	Aye
Trustee Schoenherr	Aye
Trustee Miller	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

E. Consideration to Approve a New Special Event Permit and Resolution 32-2025, Setting Certain Fees for Juniper Library's "LA Wildfire Movie Night" Event on July 23, 2025
Presented by Town Clerk Carrell.

Sue Lund was present on behalf of Grand County Library District.

Trustee Causseaux made a motion to approve a new special event permit and Resolution 31-2025, setting certain fees for Juniper Library’s “LA Wildfire Movie Night” event on July 23, 2025. Mayor Pro-Tem Sobon seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Miller	Aye
Trustee Mills	Aye
Trustee Schoenherr	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

F. Administrative Design Review Summary- Informational Item for the Board of Trustees Regarding Staff's Administrative Review of a Commercial Mixed-Use Project Located on Lots 1 through 4, Block 3 Town of Grand Lake, more commonly known as 1128 Park Avenue (Space to Create) for Compliance with the Town of Grand Lake Design Standards

Presented by Josh Olhava from Ayers Associates and Town Manager Kudron.

G. Consideration of Rezoning Petition and Amendment to the Official Zoning Map for the Town-owned Property Located on Lots 1 through 4, Block 3 Town of Grand Lake, more commonly known as 1128 Park Avenue

Presented by Josh Olhava from Ayers Associates and Town Manager Kudron.

Trustee Causseaux made a motion to accept the rezoning petition as presented for Lots 1 through 4, Block 3 Town of Grand Lake, more commonly known as 1128 Park Avenue, and direct staff to complete the appropriate application procedures for an amendment to the official zoning map of the Town of Grand Lake. Trustee Miller seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Arntson	Aye
Trustee Schoenherr	Aye
Trustee Mills	Aye
Trustee Miller	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

H. Mary Drive Parking Use

Presented by Town Manager Kudron.

The Board decided to continue using Mary Drive as parking.

10. Future Items for Consideration

- Space to Create Items
- Financials
- Constitution Week Fireworks

11. Mayor's Report

Since our last meeting, quite a bit has happened. Mayor Bergquist attended CML with Town Clerk Carrell and Town Clerk Pro-Tem Weekes, and it was her first time going. She was impressed by the variety of classes and training sessions available, like those clerk sessions with Alayna and Sarah. Mayor Bergquist encouraged anyone on the board next year to attend because there's a lot to gain.

Mayor Bergquist wanted to give a shout out to our office staff for handling recent transition challenges so well, and thanks to everyone who stepped up during that time. Also, kudos to public works for the smooth preparation and cleanup after the Fourth of July. It's great to see the town bustling and busy. She's been riding my bike more due to limited parking—a good problem to have.

Trustees were encouraged to visit local shops and talk to business owners. She's had some good conversations hearing both what they appreciate and what they'd like to see improved, even if it doesn't directly involve the board.

On a more personal note, let's keep the young man recovering from his motorcycle accident in our thoughts. He's a great kid and hopefully will be back working at the marina soon. Thanks to staff and Skipper James for staying in touch with him.

Also, let's remember the locals we've lost recently. In a small community, these losses affect us all. Keep their families in your thoughts. Finally, be kind to tourists—even if they're not always kind back, a smile and a good wish as they leave goes a long way.

12. Adjourn Meeting

Trustee Causseaux moved to adjourn the meeting, and Trustee Arntson seconded. Town Clerk Carrell called for a vote; all were in favor.

This meeting of the Board of Trustees was adjourned at 8:15 PM.

(Attest)

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor

TOWN OF GRAND LAKE
COMBINED CASH INVESTMENT
JUNE 30, 2025

COMBINED CASH ACCOUNTS

01-104000	2019 UBB MONEY MARKET	171,308.76
01-104500	2019 UBB CHKG - OPERATIONS	224,523.84
01-106500	BANK MIDWEST / CCB	249,379.68
01-107500	UTILITY CASH CLEARING ACCT	(1,030.30)
01-107600	AR CASH CLEARING ACCT	(7,832.82)
	TOTAL COMBINED CASH	636,349.16
01-100000	CASH ALLOCATED TO OTHER FUNDS	(636,349.16)

TOTAL UNALLOCATED CASH .00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	(332,687.25)
20	ALLOCATION TO WATER FUND	360,334.26
40	ALLOCATION TO MARINA FUND	413,709.21
50	ALLOCATION TO PAY-AS-YOU-THROW FUND	149,594.85
90	ALLOCATION TO CAPITAL IMPROVEMENT FUND	45,398.09

TOTAL ALLOCATIONS TO OTHER FUNDS 636,349.16
ALLOCATION FROM COMBINED CASH FUND - 01-100000 (636,349.16)

ZERO PROOF IF ALLOCATIONS BALANCE .00

TOWN OF GRAND LAKE

BALANCE SHEET

JUNE 30, 2025

GENERAL FUND

<u>ASSETS</u>			
10-100000	CASH IN COMBINED CASH FUND	(332,687.25)
10-103000	CSAFE		228,161.58
10-103100	CSAFE - CORE		2,593,065.20
10-109100	COLOTRUST		1,089,040.61
10-116000	PETTY CASH		100.00
10-116500	GLC PETTY CASH		100.00
10-117000	ACCOUNTS RECEIVABLE	(166,043.51)
10-117100	PROPERTY TAXES RECEIVABLE		954,389.85
10-117500	ACCOUNTS RECIVABLE - AR		4,169.33
10-129000	UNLEADED GAS INVENTORY		6,816.44
10-130000	DIESEL INVENTORY		16,419.69
			4,393,531.94
<u>TOTAL ASSETS</u>			4,393,531.94
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
10-200000	ACCOUNTS PAYABLE GENERAL		279,279.70
10-219100	FLEX MEDICAL		12,850.60
10-222000	DEFERRED REVENUE-PROPERTY TAX		530,203.00
10-223100	PREPAID FEES FOR DEPOSITS	(320.00)
10-228100	GLC CUSTOMER DEPOSITS		251.00
10-228200	PREPAID RENTAL FEES & DEPOSITS		250.00
10-228300	GLC PREPAID MEMBERSHIPS	(400.00)
10-228400	DEPOSITS TOWN EVENTS		2,050.00
10-228500	LAND USE/MUNI PROP DEPOSITS		1,500.00
10-228600	ATTORNEY RETAINER	(6,380.00)
10-230000	HEADSTONE DEPOSIT		4,200.00
10-231000	FOLK SCHOOL PAYMENTS		65.80
10-231200	WINTER CARNIVAL		743.69
10-241000	RENTAL DEPOSITS		1,000.00
			825,293.79
<u>TOTAL LIABILITIES</u>			825,293.79
<u>FUND EQUITY</u>			
10-275000	FUND BALANCE		3,525,908.51
10-281000	CEMETERY FUNDS		119,256.89
10-283000	CONSERVATION TRUST FUNDS		46,073.26
10-284000	ATTAINABLE HOUSING FUNDS		282,006.22
10-285000	FUND BAL RESVD - INV & PRE PDS		5,091.51
10-286000	EMERGENCY RESERVES		117,000.00
UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD		(527,098.24)
BALANCE - CURRENT DATE		(527,098.24)
<u>TOTAL FUND EQUITY</u>			3,568,238.15
<u>TOTAL LIABILITIES AND EQUITY</u>			4,393,531.94

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>GENERAL TAXES</u>						
10-311-100	PROPERTY TAXES	135,496.47	703,465.97	740,646.00	37,180.03	95.0
10-311-110	SPECIFIC OWNERSHIP	4,427.09	18,051.20	15,000.00	(3,051.20)	120.3
10-311-120	INTEREST & PENALTY-PROP TAXES	130.45	290.88	300.00	9.12	97.0
10-311-130	MOTOR VEHICLE USE & SALES TAX	.00	29,519.87	40,000.00	10,480.13	73.8
10-311-140	SALES TAX 4%	.00	641,069.74	2,384,727.00	1,743,657.26	26.9
10-311-150	BUILDING USE TAX	14,255.40	22,350.04	70,000.00	47,649.96	31.9
10-311-160	CIGARETTES-SELECT SALES TAX	211.19	892.30	3,000.00	2,107.70	29.7
10-311-161	MARIJUANA TAX	.00	.00	50,000.00	50,000.00	.0
	TOTAL GENERAL TAXES	154,520.60	1,415,640.00	3,303,673.00	1,888,033.00	42.9
<u>UTILITY FRANCHISE TAX</u>						
10-316-170	FRANCHISE CABLE	.00	11,663.01	20,000.00	8,336.99	58.3
10-316-171	FRANCHISE TELEPHONE	48.00	900.52	5,000.00	4,099.48	18.0
10-316-172	FRANCHISE ELECTRIC	.00	11,957.65	35,000.00	23,042.35	34.2
10-316-173	FRANCHISE NATURAL GAS	1,424.65	11,862.63	20,000.00	8,137.37	59.3
	TOTAL UTILITY FRANCHISE TAX	1,472.65	36,383.81	80,000.00	43,616.19	45.5
<u>LICENSES & PERMITS</u>						
10-321-100	LIQUOR LICENSE FEE	1,098.00	4,841.25	4,500.00	(341.25)	107.6
10-321-120	SALES TAX LICENSE \$10	220.00	1,375.00	900.00	(475.00)	152.8
10-321-130	MOTOR VEHICLE LICENSE (RURAL)	.00	459.60	2,000.00	1,540.40	23.0
10-321-140	SIGN PERMIT	.00	150.00	500.00	350.00	30.0
10-321-150	GRADING PERMIT	100.00	300.00	100.00	(200.00)	300.0
10-321-160	ANIMAL LICENSE	.00	25.00	150.00	125.00	16.7
10-321-170	ENCROACHMENT PERMIT/LICENSE	.00	.00	400.00	400.00	.0
10-321-175	BUSINESS LICENSE COMMISSION	14,411.75	17,180.75	30,000.00	12,819.25	57.3
10-321-180	NIGHTLY RENTAL LICENSE FEE	.00	1,066.95	117,000.00	115,933.05	.9
10-321-190	BOARDWALK SALES PERMIT	.00	.00	25.00	25.00	.0
10-321-191	MARIJUANA LICENSE FEES	.00	.00	1,000.00	1,000.00	.0
	TOTAL LICENSES & PERMITS	15,829.75	25,398.55	156,575.00	131,176.45	16.2
<u>INTERGOVERNMENTAL</u>						
10-335-130	GRAND CNTY ROAD & BRIDGE	.00	12,656.00	12,351.00	(305.00)	102.5
10-335-200	HIGHWAY USER TAX FUND	3,269.79	11,997.02	30,716.00	18,718.98	39.1
10-335-800	CONSERVATION TRUST FUND	566.77	1,168.75	3,000.00	1,831.25	39.0
10-335-900	OTHER INTERGOVERNMENTAL	.00	.00	3,000.00	3,000.00	.0
	TOTAL INTERGOVERNMENTAL	3,836.56	25,821.77	49,067.00	23,245.23	52.6

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>CHARGES FOR SERVICES</u>						
10-341-200	CEMETERY REVENUES	750.00	1,200.00	10,000.00	8,800.00	12.0
10-341-300	ZONING & SUBDIVISION REVIEW	.00	1,600.00	3,000.00	1,400.00	53.3
10-341-400	ATTAINABLE HOUSING FEE REVENUE	6,722.00	6,722.00	4,000.00	(2,722.00)	168.1
10-341-500	EV CHARGING STATION REVENUE	.00	3,296.99	12,000.00	8,703.01	27.5
10-341-600	FUEL DEPOT SURCHARGE	.00	55.34	2,000.00	1,944.66	2.8
10-341-850	NIGHTLY RENTAL APP FEE \$165	(165.00)	3,490.85	2,000.00	(1,490.85)	174.5
10-341-900	CEMETERY EXCAVATING FEE	.00	175.00	1,000.00	825.00	17.5
	TOTAL CHARGES FOR SERVICES	7,307.00	16,540.18	34,000.00	17,459.82	48.7
<u>GRAND LAKE CENTER REVENUES</u>						
10-350-101	GLC - RENTAL FEES	.00	4,604.00	18,000.00	13,396.00	25.6
10-350-121	GLC - MEMBERSHIPS	.00	31,280.00	85,000.00	53,720.00	36.8
10-350-131	GLC - REC FEES	.00	6,038.00	15,000.00	8,962.00	40.3
10-350-132	GLC GOLF SIM REVENUE	.00	815.00	.00	(815.00)	.0
	TOTAL GRAND LAKE CENTER REVENUES	.00	42,737.00	118,000.00	75,263.00	36.2
<u>FINES AND FORFEITURES</u>						
10-351-100	ORDINANCE/TRAFFIC FINES	.00	.00	500.00	500.00	.0
	TOTAL FINES AND FORFEITURES	.00	.00	500.00	500.00	.0
<u>FEES AND LEASES</u>						
10-353-180	RENT - VISITORS CENTER	.00	.00	2,500.00	2,500.00	.0
	TOTAL FEES AND LEASES	.00	.00	2,500.00	2,500.00	.0
<u>INVESTMENT INCOME</u>						
10-355-100	INTEREST REVENUE	14,178.44	86,160.05	100,000.00	13,839.95	86.2
	TOTAL INVESTMENT INCOME	14,178.44	86,160.05	100,000.00	13,839.95	86.2
<u>OTHER</u>						
10-360-140	EVENT RENT - LAND, BUILDINGS	.00	2,400.00	6,000.00	3,600.00	40.0
10-360-160	RENT - ENTERPRISE FUND SITES	.00	.00	2.00	2.00	.0
10-360-200	MISC. REVENUES - GENERAL	64.48	9,996.09	6,000.00	(3,996.09)	166.6
	TOTAL OTHER	64.48	12,396.09	12,002.00	(394.09)	103.3

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>CAPITAL SPECIFIC</u>					
10-377-160 SPACE TO CREATE REVENUE	.00	.00	7,174,019.00	7,174,019.00	.0
TOTAL CAPITAL SPECIFIC	.00	.00	7,174,019.00	7,174,019.00	.0
 TOTAL FUND REVENUE	 197,209.48	 1,661,077.45	 11,030,336.00	 9,369,258.55	 15.1

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>CEMETERY COMMITTEE</u>					
10-410-211 CEMETERY SUPPLIES/MISC EXP	.00	.00	3,500.00	3,500.00	.0
10-410-215 GRAVE MARKERS	.00	.00	1,000.00	1,000.00	.0
10-410-242 CEMETERY MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
TOTAL CEMETERY COMMITTEE	.00	.00	9,500.00	9,500.00	.0
<u>PC/BOA</u>					
10-412-211 OFFICE SUPPLIES	.00	.00	400.00	400.00	.0
10-412-311 POSTAGE/ADS/LEGAL NOTICES	.00	.00	750.00	750.00	.0
10-412-314 PURCHASED SERVICES	.00	26,603.80	10,000.00	(16,603.80)	266.0
10-412-319 MISC.-PLANNING COMMISSION/BOA	.00	.00	300.00	300.00	.0
10-412-320 COMPUTER HARDWARE	.00	.00	1,000.00	1,000.00	.0
10-412-351 PLANNING LEGAL SERVICES	.00	.00	15,000.00	15,000.00	.0
10-412-370 TRAINING/TRAVEL	.00	.00	6,000.00	6,000.00	.0
10-412-380 COMP PLAN UPDATE	.00	.00	12,500.00	12,500.00	.0
TOTAL PC/BOA	.00	26,603.80	45,950.00	19,346.20	57.9
<u>BOARD OF TRUSTEES</u>					
10-413-142 WORKERS' COMPENSATION	.00	.00	1,000.00	1,000.00	.0
10-413-143 BOT COMPENSATION	1,193.85	7,163.10	18,400.00	11,236.90	38.9
10-413-211 OFFICE/MEETING SUPPLIES	560.00	3,435.67	5,000.00	1,564.33	68.7
10-413-215 ELECTIONS	.00	.00	3,000.00	3,000.00	.0
10-413-316 DUES/MEMBERSHIPS	1,983.00	21,685.75	25,000.00	3,314.25	86.7
10-413-370 TRAINING/TRAVEL	.00	.00	7,500.00	7,500.00	.0
10-413-460 LONG RANGE/MISC	.00	.00	1,000.00	1,000.00	.0
10-413-461 APPRECIATION PROGRAM	.00	.00	10,000.00	10,000.00	.0
10-413-462 COMPUTER EQUIPMENT	.00	7,871.60	1,000.00	(6,871.60)	787.2
10-413-463 WATER QUALITY ISSUES	.00	.00	250.00	250.00	.0
10-413-465 COMPUTER SOFTWARE	.00	650.00	500.00	(150.00)	130.0
10-413-728 MISCELLANEOUS DONATIONS	.00	.00	10,000.00	10,000.00	.0
10-413-843 ROCKY MTN REP THEATRE	.00	.00	1,500.00	1,500.00	.0
10-413-859 GRAND FOUNDATION	.00	56,650.00	52,000.00	(4,650.00)	108.9
10-413-870 BOARD CONTINGENCY	.00	1,458.67	5,000.00	3,541.33	29.2
TOTAL BOARD OF TRUSTEES	3,736.85	98,914.79	141,150.00	42,235.21	70.1

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>GREENWAYS COMMITTEE</u>						
10-414-238	TREES/SHRUBS/PLANTINGS	.00	567.25	.00	(567.25)	.0
10-414-241	ARBOR DAY SUPPLIES	397.90	675.24	1,500.00	824.76	45.0
10-414-319	CONTRACT LABOR	22,992.34	22,992.34	.00	(22,992.34)	.0
10-414-320	CONTRACT LANDSCAPING SERVICES	932.00	12,894.17	89,777.00	76,882.83	14.4
10-414-870	CONTINGENCY	43,750.00	43,750.00	.00	(43,750.00)	.0
	TOTAL GREENWAYS COMMITTEE	68,072.24	80,879.00	91,277.00	10,398.00	88.6

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>ADMINISTRATION</u>						
10-415-100	GROSS WAGES - ADMINISTRATION	53,774.72	301,829.01	552,515.00	250,685.99	54.6
10-415-103	OT/COMP TIME BUYOUT	49.98	299.88	2,000.00	1,700.12	15.0
10-415-105	BONUS	.00	.00	8,000.00	8,000.00	.0
10-415-110	GROSS WAGES-ADMIN PT/SEASONAL	(1,680.00)	(1,680.00)	.00	1,680.00	.0
10-415-132	ICMA TOWN PAID BENEFIT	2,313.33	13,879.98	44,201.18	30,321.20	31.4
10-415-133	HEALTH/DENTAL-EMPLOYEE	(649.27)	(3,895.62)	73,200.00	77,095.62	(5.3)
10-415-135	DEP HEALTH/DENTAL	(1.26)	(7.56)	78,750.00	78,757.56	.0
10-415-136	MEDICAL BENEFIT ALLOWANCE	.00	32,252.79	10,000.00	(22,252.79)	322.5
10-415-141	UNEMPLOYMENT INSURANCE	293.91	1,763.46	1,109.00	(654.46)	159.0
10-415-142	WORKERS' COMPENSATION	.00	69,700.77	13,000.00	(56,700.77)	536.2
10-415-143	SOCIAL SECURITY MATCH	2,778.45	16,670.70	34,380.00	17,709.30	48.5
10-415-144	MEDICARE MATCH	649.80	3,898.80	8,040.00	4,141.20	48.5
10-415-145	FAMILI BENEFIT ADMIN	139.36	836.16	2,531.00	1,694.84	33.0
10-415-211	OFFICE SUPPLIES	.00	606.06	9,000.00	8,393.94	6.7
10-415-215	COMPUTER SOFTWARE	5,450.61	30,822.92	20,000.00	(10,822.92)	154.1
10-415-220	COMPUTER HARDWARE	.00	973.00	5,000.00	4,027.00	19.5
10-415-226	SMALL EQUIPMENT	.00	.00	3,000.00	3,000.00	.0
10-415-231	GAS/FUEL	.00	.00	1,200.00	1,200.00	.0
10-415-232	VEHICLE MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
10-415-233	OFFICE EQUIPMENT MAINTENANCE	257.45	1,158.76	2,000.00	841.24	57.9
10-415-237	BUILDING MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
10-415-238	TOWN HALL FURNISHINGS	.00	.00	1,000.00	1,000.00	.0
10-415-311	POSTAGE/FREIGHT	219.02	2,000.45	5,000.00	2,999.55	40.0
10-415-312	COMPUTER SERVICES	2,150.95	15,695.13	58,500.00	42,804.87	26.8
10-415-314	ADS & LEGAL NOTICES	5,024.35	7,232.94	3,000.00	(4,232.94)	241.1
10-415-316	DUES & MEMBERSHIPS	.00	.00	2,000.00	2,000.00	.0
10-415-319	MISCELLANEOUS SERVICES	40.00	40.00	3,200.00	3,160.00	1.3
10-415-330	BANK FEES	.00	2.00	500.00	498.00	.4
10-415-341	ELECTRIC UTILITY	.00	391.38	8,400.00	8,008.62	4.7
10-415-342	SEWER UTILITY	.00	222.00	2,100.00	1,878.00	10.6
10-415-343	WATER UTILITY	3,069.00	5,949.00	.00	(5,949.00)	.0
10-415-344	TELEPHONE/INTERNET UTILITY	489.98	3,126.69	14,700.00	11,573.31	21.3
10-415-345	NATURAL GAS UTILITY	.00	44.47	6,510.00	6,465.53	.7
10-415-346	WEBSITE HOSTING SERVICES	6,036.93	9,123.93	18,500.00	9,376.07	49.3
10-415-347	RECYCLING - TOWN HALL	290.00	290.00	500.00	210.00	58.0
10-415-351	LEGAL SERVICES	5,038.00	27,533.50	55,000.00	27,466.50	50.1
10-415-352	AUDIT	.00	.00	10,200.00	10,200.00	.0
10-415-353	JUDGE-MUNICIPAL COURT	.00	.00	500.00	500.00	.0
10-415-355	PROFESSIONAL SERVICES-OTHER	4,509.96	21,871.47	2,000.00	(19,871.47)	1093.6
10-415-370	TRAINING/TRAVEL	150.00	227.00	.00	(227.00)	.0
10-415-393	DOCUMENT RECORDING	.00	.00	250.00	250.00	.0
10-415-513	PROPERTY/CASUALTY INSURANCE	.00	26,773.00	35,000.00	8,227.00	76.5
10-415-514	POSITION BONDS	.00	200.00	400.00	200.00	50.0
10-415-560	TREASURER'S FEES	2,712.54	14,067.01	14,819.00	751.99	94.9
10-415-723	VISITOR CENTER REPAIRS & MAINT	.00	.00	1,500.00	1,500.00	.0
10-415-800	ATTAINABLE HOUSING EXPENSES	.00	4,020.00	18,000.00	13,980.00	22.3
10-415-870	CONTINGENCY - GENERAL ADMIN	9,490.00	9,490.00	.00	(9,490.00)	.0
10-415-885	EVENTS TOWN	1,399.99	4,825.02	43,400.00	38,574.98	11.1
10-415-887	CONTINENTAL DIVIDE TRAIL	.00	.00	2,500.00	2,500.00	.0
10-415-888	CHAMBER CONTRACT	43,750.00	87,500.00	175,000.00	87,500.00	50.0
	TOTAL ADMINISTRATION	147,747.80	709,734.10	1,354,405.18	644,671.08	52.4

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>ECONOMIC DEVELOPMENT GRANTS</u>						
10-416-100	TRAIL GROOMERS	.00	.00	40,000.00	40,000.00	.0
10-416-250	HEADWATERS TRAIL ASSOC- HTA	.00	.00	5,000.00	5,000.00	.0
10-416-261	CREATIVE DISTRICT	.00	100,000.00	100,000.00	.00	100.0
	TOTAL ECONOMIC DEVELOPMENT GRANTS	.00	100,000.00	145,000.00	45,000.00	69.0
<u>PUBLIC SAFETY</u>						
10-421-314	DISPATCH OPERATIONS	.00	.00	27,115.00	27,115.00	.0
10-421-339	SHERIFF'S CONTRACT	128,500.00	182,788.00	342,000.00	159,212.00	53.5
	TOTAL PUBLIC SAFETY	128,500.00	182,788.00	369,115.00	186,327.00	49.5

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PUBLIC WORKS</u>						
10-431-100	GROSS WAGES - PUBLIC WORKS	57,826.38	342,043.08	591,563.00	249,519.92	57.8
10-431-103	OT/COMP TIME BUYOUT	1,193.21	7,159.26	26,500.00	19,340.74	27.0
10-431-105	BONUS	.00	.00	7,000.00	7,000.00	.0
10-431-111	ON CALL PAY	1,750.00	10,500.00	18,250.00	7,750.00	57.5
10-431-132	ICMA TOWN PAID BENEFIT	3,715.89	22,295.34	49,445.00	27,149.66	45.1
10-431-133	HEALTH/DENTAL-EMPLOYEE	(341.84)	12,207.59	132,000.00	119,792.41	9.3
10-431-135	DEP HEALTH/DENTAL	(1.07)	(6.42)	42,000.00	42,006.42	.0
10-431-136	MEDICAL BENEFIT ALLOWANCE	.00	15,445.13	8,400.00	(7,045.13)	183.9
10-431-141	UNEMPLOYMENT INSURANCE	464.54	2,787.24	1,236.00	(1,551.24)	225.5
10-431-142	WORKERS' COMPENSATION	.00	20,990.48	89,575.00	68,584.52	23.4
10-431-143	SOCIAL SECURITY MATCH	3,858.04	23,148.24	38,320.00	15,171.76	60.4
10-431-144	MEDICARE MATCH	902.27	5,413.62	8,962.00	3,548.38	60.4
10-431-145	FAMILI BENEFIT PW	154.18	925.08	2,781.00	1,855.92	33.3
10-431-222	GENERAL SUPPLIES	2,052.08	8,796.11	7,000.00	(1,796.11)	125.7
10-431-224	SAFETY SUPPLIES	.00	7,622.99	7,000.00	(622.99)	108.9
10-431-226	VEHICLE SUPPLIES	.00	44.99	4,000.00	3,955.01	1.1
10-431-227	SMALL TOOLS	.00	129.94	7,500.00	7,370.06	1.7
10-431-231	GAS/FUEL/LIQUIDS	4,398.56	10,489.39	40,000.00	29,510.61	26.2
10-431-232	VEHICLE MAINTENANCE	206.90	606.65	10,000.00	9,393.35	6.1
10-431-233	EQUIPMENT MAINTENANCE	6,583.36	12,042.50	37,500.00	25,457.50	32.1
10-431-235	TIRES/CHAINS	.00	272.34	10,000.00	9,727.66	2.7
10-431-236	MISC. BRIDGE WORK	.00	.00	35,000.00	35,000.00	.0
10-431-237	BUILDING MAINTENANCE	2,412.79	3,868.27	8,000.00	4,131.73	48.4
10-431-238	STREET LIGHT MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
10-431-239	MISCELLANEOUS MAINTENANCE	.00	.00	2,500.00	2,500.00	.0
10-431-242	ROAD MAINTENANCE	28,732.72	38,922.04	75,000.00	36,077.96	51.9
10-431-245	BOARDWALK MAINTENANCE	2,500.00	4,292.00	5,000.00	708.00	85.8
10-431-253	TREE REMOVAL	.00	.00	5,000.00	5,000.00	.0
10-431-254	TREE SPRAYING	.00	.00	3,500.00	3,500.00	.0
10-431-256	EV STATION MAINTENANCE	.00	.00	4,000.00	4,000.00	.0
10-431-257	FIRE MITIGATION	.00	25.05	.00	(25.05)	.0
10-431-312	COMPUTER SERVICES	173.60	1,256.96	9,000.00	7,743.04	14.0
10-431-314	ADS/BID NOTICES	.00	.00	2,000.00	2,000.00	.0
10-431-317	UNIFORM ALLOWANCE	175.00	1,050.00	3,600.00	2,550.00	29.2
10-431-318	TRASH/RECYCLE SERVICES	.00	4,245.84	15,750.00	11,504.16	27.0
10-431-319	MISC. PURCHASED SERVICES	.00	1,075.00	2,500.00	1,425.00	43.0
10-431-341	ELECTRIC UTILITY	.00	1,837.50	15,750.00	13,912.50	11.7
10-431-343	WATER UTILITY	.00	320.00	735.00	415.00	43.5
10-431-344	TELEPHONE/INTERNET UTILITY	186.78	1,302.44	5,250.00	3,947.56	24.8
10-431-345	NATURAL GAS UTILITY	.00	216.98	6,825.00	6,608.02	3.2
10-431-349	STREET LIGHT ELECTRIC UTILITY	.00	.00	11,550.00	11,550.00	.0
10-431-354	ENGINEERING/SURVEYING SERVICES	4,417.50	4,417.50	10,000.00	5,582.50	44.2
10-431-370	TRAINING/TRAVEL	.00	.00	10,000.00	10,000.00	.0
10-431-399	EQUIP RENTAL	.00	1,196.00	15,000.00	13,804.00	8.0
10-431-400	WINTER LIGHTS	.00	.00	59,900.00	59,900.00	.0
10-431-870	CONTINGENCY- PUBLIC WORKS	.00	.00	15,000.00	15,000.00	.0
	TOTAL PUBLIC WORKS	121,360.89	566,939.13	1,461,892.00	894,952.87	38.8

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>GRAND LAKE CENTER EXPENDITURES</u>						
10-450-100	GROSS WAGES - GL CENTER	6,365.95	38,195.70	153,798.00	115,602.30	24.8
10-450-103	OT/COMP TIME BUYOUT	175.45	1,052.70	1,000.00	(52.70)	105.3
10-450-105	BONUS	.00	.00	2,000.00	2,000.00	.0
10-450-132	ICMA TOWN PAID BENEFIT	473.28	2,839.68	13,317.00	10,477.32	21.3
10-450-133	HEALTH/DENTAL-EMPLOYEE	(135.00)	3,892.55	38,000.00	34,107.45	10.2
10-450-135	DEP. HEALTH/DENTAL	.00	.00	16,000.00	16,000.00	.0
10-450-136	MEDICAL BENEFIT ALLOWANCE	.00	5,282.00	3,000.00	(2,282.00)	176.1
10-450-141	UNEMPLOYMENT INSURANCE	55.04	330.24	332.00	1.76	99.5
10-450-142	WORKERS' COMPENSATION	.00	.00	6,000.00	6,000.00	.0
10-450-143	SOCIAL SECURITY MATCH	426.54	2,559.24	10,320.00	7,760.76	24.8
10-450-144	MEDICARE MATCH	99.76	598.56	2,413.00	1,814.44	24.8
10-450-145	FAMILI BENEFIT (GLC)	29.44	176.64	750.00	573.36	23.6
10-450-211	OFFICE SUPPLIES	.00	.00	1,500.00	1,500.00	.0
10-450-220	OPERATING SUPPLIES	.00	391.59	5,000.00	4,608.41	7.8
10-450-234	SIGNAGE	.00	.00	600.00	600.00	.0
10-450-235	FITNESS EQUIP MAINT	.00	.00	2,000.00	2,000.00	.0
10-450-236	MINOR/MISC EQUIPMENT	.00	.00	1,500.00	1,500.00	.0
10-450-237	BUILDING MAINTENANCE	9,602.75	11,900.78	10,000.00	(1,900.78)	119.0
10-450-238	MINOR/MISC FURNISHINGS	.00	.00	2,000.00	2,000.00	.0
10-450-239	MINOR INFRASTRUCTURE MAINT	.00	.00	2,000.00	2,000.00	.0
10-450-250	BACKFLOW MAINTENANCE	1,327.65	1,327.65	600.00	(727.65)	221.3
10-450-312	COMPUTER SERVICES	173.61	4,108.33	9,000.00	4,891.67	45.7
10-450-320	MARKETING	975.00	1,133.34	5,000.00	3,866.66	22.7
10-450-341	ELECTRIC UTILITY	.00	1,219.87	10,500.00	9,280.13	11.6
10-450-342	SEWER UTILITY	.00	1,237.95	4,788.00	3,550.05	25.9
10-450-343	WATER UTILITY	.00	320.00	1,050.00	730.00	30.5
10-450-344	TELEPHONE/INTERNET/TV UTILITY	419.58	2,084.86	5,880.00	3,795.14	35.5
10-450-345	NATURAL GAS UTILITY	.00	1,251.02	7,350.00	6,098.98	17.0
10-450-346	COPIER LEASE & MAIN	52.44	579.73	.00	(579.73)	.0
10-450-350	MAINTENANCE AGREEMENT	.00	.00	5,800.00	5,800.00	.0
10-450-352	AUDIT	.00	.00	1,190.00	1,190.00	.0
10-450-355	PURCHASED PROFESSIONAL SERV.	.00	740.10	1,300.00	559.90	56.9
10-450-370	TRAINING/TRAVEL	.00	58.38	300.00	241.62	19.5
10-450-513	PROPERTY/CASUALTY INSURANCE	.00	2,898.24	12,000.00	9,101.76	24.2
10-450-755	EXERCISE EQUIPMENT	.00	.00	6,000.00	6,000.00	.0
10-450-869	SUMMER CAMP	10,000.00	10,000.00	30,000.00	20,000.00	33.3
10-450-870	CONTINGENCY - GL CENTER	.00	.00	500.00	500.00	.0
	TOTAL GRAND LAKE CENTER EXPENDITUR	30,041.49	94,179.15	372,788.00	278,608.85	25.3

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PARKS</u>						
10-452-220	RESTROOM OPERATING SUPPLIES	.00	2,600.92	27,000.00	24,399.08	9.6
10-452-221	LAWN SUPPLIES	7,851.58	12,655.41	10,000.00	(2,655.41)	126.6
10-452-236	SAND & DREDGE	.00	.00	5,000.00	5,000.00	.0
10-452-237	BUILDING MAINTENANCE	26.98	4,844.74	35,000.00	30,155.26	13.8
10-452-238	DOCK MAINTENANCE	925.00	3,192.60	20,000.00	16,807.40	16.0
10-452-239	MISCELLANEOUS MAINTENANCE	1,441.38	1,441.38	5,000.00	3,558.62	28.8
10-452-243	BENCHES/PLANTERS/FENCES	.00	1,197.68	5,000.00	3,802.32	24.0
10-452-244	THOMASSON PARK MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
10-452-248	IRRIGATION SYSTEM MAINTENANCE	351.45	378.44	5,000.00	4,621.56	7.6
10-452-250	BACKFLOW MAINTENANCE	.00	.00	3,000.00	3,000.00	.0
10-452-319	MISCELLANEOUS SERVICES	.00	2,400.00	3,000.00	600.00	80.0
10-452-341	ELECTRIC UTILITY	.00	1,476.69	10,500.00	9,023.31	14.1
10-452-342	SEWER UTILITY	.00	155.25	630.00	474.75	24.6
10-452-343	WATER UTILITY	.00	5,128.00	10,500.00	5,372.00	48.8
10-452-345	NATURAL GAS UTILITY	.00	386.07	8,400.00	8,013.93	4.6
10-452-450	PARK IMPROVEMENTS	.00	1,334.41	5,000.00	3,665.59	26.7
10-452-870	CONTINGENCY - PARKS	.00	.00	1,000.00	1,000.00	.0
	TOTAL PARKS	10,596.39	37,191.59	155,030.00	117,838.41	24.0
<u>DEPARTMENT 460</u>						
10-460-750	FIREWORKS	.00	.00	30,000.00	30,000.00	.0
10-460-880	ICE RINK	.00	.00	2,000.00	2,000.00	.0
	TOTAL DEPARTMENT 460	.00	.00	32,000.00	32,000.00	.0
<u>ADMIN CERTIFICATE OF PARTICIPA</u>						
10-815-982	LAND ACQUISITION - PRINCIPAL	.00	.00	95,000.00	95,000.00	.0
10-815-983	LAND ACQUISITION-INTEREST	17,241.60	17,241.60	34,485.00	17,243.40	50.0
	TOTAL ADMIN CERTIFICATE OF PARTICIPA	17,241.60	17,241.60	129,485.00	112,243.40	13.3
<u>ADMIN CAPITAL</u>						
10-915-923	TOWN HALL CAPITAL OUTLAY	.00	.00	45,000.00	45,000.00	.0
10-915-950	SPACE TO CREATE EXPENDITURES	.00	223,012.50	7,000,000.00	6,776,987.50	3.2
	TOTAL ADMIN CAPITAL	.00	223,012.50	7,045,000.00	6,821,987.50	3.2

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

		GENERAL FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PUBLIC WORKS CAPITAL</u>						
10-931-910	CAPITAL EQUIPMENT PURCHASE	.00	49,298.00	100,000.00	50,702.00	49.3
10-931-921	PAVING	.00	.00	25,000.00	25,000.00	.0
10-931-922	DRAINAGE	.00	3,194.03	30,000.00	26,805.97	10.7
	TOTAL PUBLIC WORKS CAPITAL	.00	52,492.03	155,000.00	102,507.97	33.9
<u>PARKS CAPITAL</u>						
10-952-971	PARK IMPROVEMENTS	.00	(1,800.00)	.00	1,800.00	.0
	TOTAL PARKS CAPITAL	.00	(1,800.00)	.00	1,800.00	.0
	TOTAL FUND EXPENDITURES	527,297.26	2,188,175.69	11,507,592.18	9,319,416.49	19.0
	NET REVENUE OVER EXPENDITURES	(330,087.78)	(527,098.24)	(477,256.18)	49,842.06	(110.4)

TOWN OF GRAND LAKE
BALANCE SHEET
JUNE 30, 2025

WATER FUND

<u>ASSETS</u>			
20-100000	CASH IN COMBINED CASH FUND	360,334.26	
20-102000	CSAFE	76,220.71	
20-109100	COLOTRUST	1,761,597.76	
20-117000	ACCTS RECEIVABLE/WATER SALES	22,388.03	
20-117500	ACCOUNTS RECIVABLE - AR	934.80	
20-118000	ASSET - LAND	2,270.00	
20-119000	ASSET - DISTRIBUTION SYSTEM	2,831,627.28	
20-122000	ASSET-TREATMENT FACILITY	145,541.60	
20-124000	ASSET - WELLS	109,870.82	
20-125000	ASSET-TANK RESERVOIR	1,466,565.72	
20-126000	ASSET-EQUIPMENT	455,988.36	
20-129000	ACCUM. DEPRECIATION/ALL PRPRTY	(3,130,006.59)	
20-133000	ASSET/BLDG-TOWN HALL	26,934.62	
	TOTAL ASSETS		4,130,267.37
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
20-201001	DWRF PAYABLE-PRINCIPAL	1,187,968.57	
20-217100	SOCIAL SECURITY PAYABLE	(.01)	
20-217400	MEDICARE WITHHOLDING	.01	
20-219100	FLEX MEDICAL	1,650.00	
20-222000	DEFERRED REVENUE-PREPAID FEES	8,390.11	
20-223000	ACCRUED VACATION PAYABLE	44,952.89	
	TOTAL LIABILITIES		1,242,961.57
<u>FUND EQUITY</u>			
20-275000	UNAPPROP. RETAINED EARNINGS	(887,391.52)	
20-281000	CIP RESERVE	1,526,004.00	
20-287000	CONTRIBUTED CAPITAL EQUITY	2,215,142.08	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	33,551.24	
	BALANCE - CURRENT DATE	33,551.24	
	TOTAL FUND EQUITY		2,887,305.80
	TOTAL LIABILITIES AND EQUITY		4,130,267.37

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>WATER REVENUES</u>					
20-344-100 WATER SALES	.00	340,544.94	739,600.00	399,055.06	46.0
20-344-110 TAP FEES - CAPITAL	.00	6,500.00	39,000.00	32,500.00	16.7
20-344-120 RESALE METERS INCOME	.00	.00	5,000.00	5,000.00	.0
20-344-140 INTEREST REVENUE	6,577.79	39,825.72	50,000.00	10,174.28	79.7
20-344-190 BULK WATER PERMITS	100.00	100.00	800.00	700.00	12.5
	6,677.79	386,970.66	834,400.00	447,429.34	46.4
TOTAL WATER REVENUES	6,677.79	386,970.66	834,400.00	447,429.34	46.4
TOTAL FUND REVENUE	6,677.79	386,970.66	834,400.00	447,429.34	46.4

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>WATER OPERATIONS</u>						
20-430-100	GROSS WAGES - WATER	27,713.09	166,278.54	409,760.00	243,481.46	40.6
20-430-103	OT/COMP TIME BUYOUT	760.25	4,561.50	2,000.00	(2,561.50)	228.1
20-430-105	BONUS	.00	.00	3,000.00	3,000.00	.0
20-430-111	ON CALL PAY	1,750.00	10,500.00	18,200.00	7,700.00	57.7
20-430-132	ICMA TOWN PAID BENEFIT	1,939.16	11,634.96	32,941.00	21,306.04	35.3
20-430-133	HEALTH/DENTAL-EMPLOYEE	(136.80)	4,652.43	45,000.00	40,347.57	10.3
20-430-135	DEP HEALTH/DENTAL	.00	.00	18,000.00	18,000.00	.0
20-430-136	MEDICAL BENEFIT ALLOWANCE	.00	5,493.23	4,000.00	(1,493.23)	137.3
20-430-141	UNEMPLOYMENT INSURANCE	206.67	1,240.02	824.00	(416.02)	150.5
20-430-142	WORKERS' COMPENSATION	.00	10,473.38	42,000.00	31,526.62	24.9
20-430-143	SOCIAL SECURITY MATCH	1,974.75	11,848.50	25,529.00	13,680.50	46.4
20-430-144	MEDICARE MATCH	461.83	2,770.98	5,971.00	3,200.02	46.4
20-430-145	FAMILI BENIFIT	42.20	253.20	1,853.00	1,599.80	13.7
20-430-210	OFFICE SUPPLIES	.00	.00	1,500.00	1,500.00	.0
20-430-211	COMPUTER SUPPLIES	.00	.00	2,500.00	2,500.00	.0
20-430-215	COMPUTER SOFTWARE	.00	401.25	9,000.00	8,598.75	4.5
20-430-220	COMPUTER HARDWARE	.00	.00	2,500.00	2,500.00	.0
20-430-221	CHEMICALS	.00	8,867.62	20,000.00	11,132.38	44.3
20-430-222	LAB SUPPLIES/EQUIPMENT	.00	254.81	1,500.00	1,245.19	17.0
20-430-223	WELL/PLANT SUPPLIES	.00	.00	600.00	600.00	.0
20-430-225	METER PARTS	.00	.00	500.00	500.00	.0
20-430-227	SMALL EQUIPMENT/TOOLS	.00	59.98	800.00	740.02	7.5
20-430-228	SAFETY EQUIPMENT	.00	200.00	1,000.00	800.00	20.0
20-430-231	GAS/FUEL/FLUIDS	.00	.00	4,000.00	4,000.00	.0
20-430-232	VEHICLE MAINTENANCE	.00	7,138.79	3,000.00	(4,138.79)	238.0
20-430-233	EQUIPMENT MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
20-430-234	WELL/PLANT MAINTENANCE	.00	.00	3,500.00	3,500.00	.0
20-430-235	TIRES & CHAINS	.00	.00	1,000.00	1,000.00	.0
20-430-237	BUILDING MAINTENANCE	302.68	310.57	1,000.00	689.43	31.1
20-430-238	DISTRIBUTION LINE MAINTENANCE	.00	7,779.00	25,000.00	17,221.00	31.1
20-430-239	MISC. MAINTENANCE	.00	.00	150.00	150.00	.0
20-430-240	ROAD MATERIALS	3,520.00	3,520.00	3,000.00	(520.00)	117.3
20-430-241	MOTORS & PUMPS	.00	.00	4,000.00	4,000.00	.0
20-430-251	RESALE PARTS	.00	.00	150.00	150.00	.0
20-430-253	COGS-METER	.00	.00	10,000.00	10,000.00	.0
20-430-311	POSTAGE/FREIGHT	.00	.00	1,500.00	1,500.00	.0
20-430-314	LEGAL NOTICES/ADS	.00	.00	600.00	600.00	.0
20-430-316	MEMBERSHIPS	.00	.00	700.00	700.00	.0
20-430-317	UNIFORM ALLOWANCE	100.00	600.00	1,800.00	1,200.00	33.3
20-430-318	TESTING SERVICES	.00	25.00	3,000.00	2,975.00	.8
20-430-319	MISCELLANEOUS SERVICES	.00	.00	100.00	100.00	.0
20-430-320	TELEMETRY MAINTENANCE	85.00	10,867.00	4,000.00	(6,867.00)	271.7
20-430-321	COMPUTER SYSTEM SUPPORT	173.60	5,266.71	17,000.00	11,733.29	31.0
20-430-330	BANK FEES	.00	.00	100.00	100.00	.0
20-430-341	ELECTRIC UTILITY	.00	3,187.94	31,000.00	27,812.06	10.3
20-430-344	TELEPHONE UTILITY	.00	278.30	3,100.00	2,821.70	9.0
20-430-345	NATURAL GAS UTILITY	.00	142.43	5,100.00	4,957.57	2.8
20-430-351	LEGAL SERVICES	.00	94.00	600.00	506.00	15.7
20-430-352	AUDIT	.00	.00	3,400.00	3,400.00	.0
20-430-354	SYSTEM ANALYSIS/ENG & SURVEY	.00	10,220.00	5,000.00	(5,220.00)	204.4
20-430-355	STATE FEES	.00	.00	400.00	400.00	.0
20-430-370	TRAINING/TRAVEL	.00	.00	2,000.00	2,000.00	.0

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

		WATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
20-430-513	PROPERTY/CASUALTY INSURANCE	.00	4,432.61	17,000.00	12,567.39	26.1
20-430-514	POSITION BONDS	.00	.00	100.00	100.00	.0
20-430-870	CONTINGENCY-OPERATIONS	.00	.00	6,000.00	6,000.00	.0
TOTAL WATER OPERATIONS		38,892.43	293,352.75	811,278.00	517,925.25	36.2
<u>WATER DEBT SERVICE</u>						
20-830-640	DWRF LOAN - PRINCIPAL	.00	36,228.18	72,819.00	36,590.82	49.8
20-830-645	DWRF LOAN - INTEREST	.00	11,165.85	21,969.00	10,803.15	50.8
TOTAL WATER DEBT SERVICE		.00	47,394.03	94,788.00	47,393.97	50.0
<u>WATER CAPITAL</u>						
20-930-995	CAPITAL CONTINGENCY	.00	12,672.64	.00	(12,672.64)	.0
TOTAL WATER CAPITAL		.00	12,672.64	.00	(12,672.64)	.0
TOTAL FUND EXPENDITURES		38,892.43	353,419.42	906,066.00	552,646.58	39.0
NET REVENUE OVER EXPENDITURES		(32,214.64)	33,551.24	(71,666.00)	(105,217.24)	46.8

TOWN OF GRAND LAKE
BALANCE SHEET
JUNE 30, 2025

MARINA FUND

<u>ASSETS</u>			
40-100000	CASH IN COMBINED CASH FUND	413,709.21	
40-109100	COLOTRUST	480,706.75	
40-116000	PETTY CASH	500.00	
40-117500	ACCOUNTS RECIVABLE - AR	4,600.00	
40-118000	ASSET - BOATS	532,371.71	
40-119000	ASSET - OTHER	32,814.17	
40-129000	ACCUM DEPRECIATION/ALL PROP	(375,739.48)	
	TOTAL ASSETS		<u>1,088,962.36</u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
40-200000	ACCOUNTS PAYABLE GENERAL	814.76	
40-223000	ACCRUED VACATION PAYABLE	3,336.14	
	TOTAL LIABILITIES		4,150.90
<u>FUND EQUITY</u>			
40-275000	UNAPPROP. RETAINED EARNINGS	1,000,461.49	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	<u>84,349.97</u>	
	BALANCE - CURRENT DATE	<u>84,349.97</u>	
	TOTAL FUND EQUITY		<u>1,084,811.46</u>
	TOTAL LIABILITIES AND EQUITY		<u>1,088,962.36</u>

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

MARINA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>MARINA REVENUES</u>					
40-344-113 RENTALS (NON-TAXABLE)	96,399.10	98,199.10	365,000.00	266,800.90	26.9
40-344-115 TOURS	23,462.27	23,462.27	73,000.00	49,537.73	32.1
40-344-120 BUILDING SPACE RENTAL	.00	.00	3,584.00	3,584.00	.0
40-344-145 KAYAK SLIP RENTAL	300.00	750.00	3,600.00	2,850.00	20.8
40-344-155 SUP SLIP RENTAL	.00	.00	4,600.00	4,600.00	.0
40-344-170 INTEREST EARNED	1,721.41	10,421.01	8,000.00	(2,421.01)	130.3
40-344-180 BOAT DAMAGE	.00	.00	1,000.00	1,000.00	.0
40-344-200 SALE OF ASSETS	.00	.00	20,000.00	20,000.00	.0
TOTAL MARINA REVENUES	121,882.78	132,832.38	478,784.00	345,951.62	27.7
TOTAL FUND REVENUE	121,882.78	132,832.38	478,784.00	345,951.62	27.7

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

MARINA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>MARINA OPERATIONS</u>					
40-460-100 GROSS WAGES - MARINA	.00	.00	86,000.00	86,000.00	.0
40-460-103 OT/COMP TIME BUYOUT	.00	.00	8,000.00	8,000.00	.0
40-460-105 BONUS	.00	.00	4,000.00	4,000.00	.0
40-460-110 GROSS WAGES-MARINA PT/SEASONAL	1,680.00	1,680.00	136,000.00	134,320.00	1.2
40-460-132 ICMA TOWN PAID BENEFIT	.00	.00	5,000.00	5,000.00	.0
40-460-133 HEALTH/DENTAL - EMPLOYEE	.00	.00	20,000.00	20,000.00	.0
40-460-136 MEDICAL BENEFIT ALLOWANCE	.00	.00	2,000.00	2,000.00	.0
40-460-141 UNEMPLOYMENT INSURANCE	.00	.00	800.00	800.00	.0
40-460-142 WORKERS' COMPENSATION	.00	.00	37,000.00	37,000.00	.0
40-460-143 SOCIAL SECURITY MATCH	.00	.00	13,839.00	13,839.00	.0
40-460-144 MEDICARE MATCH	.00	.00	3,236.00	3,236.00	.0
40-460-145 FAMILI BENEFIT	.00	.00	200.00	200.00	.0
40-460-211 OFFICE SUPPLIES	.00	.00	1,000.00	1,000.00	.0
40-460-214 SMALL EQUIP/COMP HRDWARE	.00	503.27	500.00	(3.27)	100.7
40-460-222 SHOP SUPPLIES	586.08	628.73	2,000.00	1,371.27	31.4
40-460-223 BOAT SUPPLIES	.00	.00	1,500.00	1,500.00	.0
40-460-227 TOOLS	.00	289.56	750.00	460.44	38.6
40-460-231 FUEL	.00	.00	12,000.00	12,000.00	.0
40-460-233 EQUIPMENT (BOAT) MAINTENANCE	.00	.00	15,000.00	15,000.00	.0
40-460-237 BUILDING/FACILITY MAINTENANCE	586.95	863.72	20,000.00	19,136.28	4.3
40-460-312 COMPUTER SERVICES	173.60	2,514.88	4,000.00	1,485.12	62.9
40-460-314 ADS AND LEGAL NOTICES	.00	.00	2,000.00	2,000.00	.0
40-460-316 DUES/MEMBERSHIPS	.00	.00	350.00	350.00	.0
40-460-317 UNIFORMS	.00	.00	1,000.00	1,000.00	.0
40-460-318 MISCELLANEOUS SERVICES	.00	.00	300.00	300.00	.0
40-460-320 MARKETING	.00	.00	700.00	700.00	.0
40-460-330 BANK/CREDIT CARD FEES	.00	13.00	20,000.00	19,987.00	.1
40-460-341 ELECTRIC UTILITY	.00	131.56	1,100.00	968.44	12.0
40-460-342 SEWER UTILITY	.00	.00	600.00	600.00	.0
40-460-343 WATER UTILITY	.00	320.00	588.00	268.00	54.4
40-460-344 TELEPHONE/INTERNET UTILITY	.00	538.53	1,800.00	1,261.47	29.9
40-460-350 BOAT REGISTRATION	.00	.00	900.00	900.00	.0
40-460-351 LICENSES	.00	.00	100.00	100.00	.0
40-460-355 PURCHASED PROFESSIONAL SERV.	.00	.00	1,000.00	1,000.00	.0
40-460-360 SALES TAX	.00	.00	10,000.00	10,000.00	.0
40-460-370 TRAINING/TRAVEL	.00	.00	500.00	500.00	.0
40-460-512 AUDIT	.00	.00	1,700.00	1,700.00	.0
40-460-513 PROPERTY/CASUALTY INSURANCE	.00	1,022.91	5,200.00	4,177.09	19.7
40-460-514 POSITION BONDS	.00	.00	300.00	300.00	.0
40-460-515 ENGINEERING/SURVEY	.00	.00	5,000.00	5,000.00	.0
40-460-516 SITE LEASE	.00	.00	1.00	1.00	.0
40-460-870 CONTINGENCY	.00	.00	500.00	500.00	.0
TOTAL MARINA OPERATIONS	3,026.63	8,506.16	426,464.00	417,957.84	2.0

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

		MARINA FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
		-----	-----	-----	-----	-----
<u>MARINA CAPITAL</u>						
40-960-610	CAPITAL EQUIPMENT	39,976.25	39,976.25	50,000.00	10,023.75	80.0
	TOTAL MARINA CAPITAL	39,976.25	39,976.25	50,000.00	10,023.75	80.0
	TOTAL FUND EXPENDITURES	43,002.88	48,482.41	476,464.00	427,981.59	10.2
	NET REVENUE OVER EXPENDITURES	78,879.90	84,349.97	2,320.00	(82,029.97)	3635.8

TOWN OF GRAND LAKE
BALANCE SHEET
JUNE 30, 2025

PAY-AS-YOU-THROW FUND

<u>ASSETS</u>			
50-100000	CASH IN COMBINED CASH FUND	149,594.85	
50-116000	PETTY CASH	50.00	
50-117500	ACCOUNTS RECIVABLE - AR	(5,400.00)	
50-127000	ASSET - BAG INVENTORY	7,860.06	
		<u> </u>	
	TOTAL ASSETS		<u>152,104.91</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
50-275000	UNAPPROP. RETAINED EARNINGS	156,924.73	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(4,819.82)	
		<u> </u>	
	BALANCE - CURRENT DATE	(4,819.82)	
		<u> </u>	
	TOTAL FUND EQUITY		<u>152,104.91</u>
	TOTAL LIABILITIES AND EQUITY		<u>152,104.91</u>

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 2025

PAY-AS-YOU-THROW FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%	
<u>PAYT REVENUES</u>						
50-344-110	PAYT BAGS: DIRECT SALES (T)	433.00	2,393.00	4,000.00	1,607.00	59.8
50-344-111	PAYT TAX	.00	.00	368.00	368.00	.0
50-344-115	PAYT BAGS: VENDOR PUR (NT)	.00	.00	75,000.00	75,000.00	.0
	TOTAL PAYT REVENUES	433.00	2,393.00	79,368.00	76,975.00	3.0
	TOTAL FUND REVENUE	433.00	2,393.00	79,368.00	76,975.00	3.0

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

PAY-AS-YOU-THROW FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%	
<u>PAYT OPERATIONS</u>						
50-470-200	PAYT BAGS FOR RESALE	.00	.00	3,000.00	3,000.00	.0
50-470-250	PAYT COGS - BAGS	.00	.00	6,500.00	6,500.00	.0
50-470-300	DUMPSTER SERVICE	.00	6,013.53	35,000.00	28,986.47	17.2
50-470-301	RECYCLING CONTRIBUTION	.00	625.00	1,500.00	875.00	41.7
50-470-310	SITE LEASE	.00	.00	1.00	1.00	.0
50-470-315	SITE MAINTENANCE	.00	.00	35,000.00	35,000.00	.0
50-470-350	SALES TAX	.00	.00	368.00	368.00	.0
50-470-512	AUDIT	.00	.00	510.00	510.00	.0
50-470-870	CONTINGENCY	.00	.00	300.00	300.00	.0
	TOTAL PAYT OPERATIONS	.00	6,638.53	82,179.00	75,540.47	8.1
<u>PAYT CAPITAL</u>						
50-970-751	SITE IMPROVEMENTS	574.29	574.29	20,000.00	19,425.71	2.9
	TOTAL PAYT CAPITAL	574.29	574.29	20,000.00	19,425.71	2.9
	TOTAL FUND EXPENDITURES	574.29	7,212.82	102,179.00	94,966.18	7.1
	NET REVENUE OVER EXPENDITURES	(141.29)	(4,819.82)	(22,811.00)	(17,991.18)	(21.1)

TOWN OF GRAND LAKE
BALANCE SHEET
JUNE 30, 2025

CAPITAL IMPROVEMENT FUND

<u>ASSETS</u>			
90-100000	CASH IN COMBINED CASH FUND	45,398.09	
90-109100	COLOTRUST	824,290.36	
90-117000	ACCOUNTS RECEIVABLE	104,437.14	
		<hr/>	
	TOTAL ASSETS		974,125.59
			<hr/> <hr/>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
90-270000	SURPLUS FUND	280,500.00	
90-275000	RETAINED EARNINGS - PRIOR	631,080.88	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	62,544.71	
		<hr/>	
	BALANCE - CURRENT DATE	62,544.71	
		<hr/>	
	TOTAL FUND EQUITY		974,125.59
			<hr/> <hr/>
	TOTAL LIABILITIES AND EQUITY		974,125.59
			<hr/> <hr/>

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 2025

CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>CIF REVENUES</u>					
90-344-110 SALES & USE TAX 1%	.00	160,267.44	580,000.00	419,732.56	27.6
90-344-140 INTEREST REVENUES	2,951.75	17,869.36	20,000.00	2,130.64	89.4
	2,951.75	178,136.80	600,000.00	421,863.20	29.7
TOTAL CIF REVENUES					
	2,951.75	178,136.80	600,000.00	421,863.20	29.7
TOTAL FUND REVENUE					

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>CAP IMP FUND OPERATIONS</u>						
90-431-870	CONTINGENCY	.00	.00	275.00	275.00	.0
	TOTAL CAP IMP FUND OPERATIONS	.00	.00	275.00	275.00	.0
<u>CAP IMP FUND DEBT SERVICE</u>						
90-831-471	SALES TAX BONDS - PRINCIPAL	.00	.00	130,000.00	130,000.00	.0
90-831-472	SALES TAX BONDS - INTEREST	.00	74,850.00	149,700.00	74,850.00	50.0
	TOTAL CAP IMP FUND DEBT SERVICE	.00	74,850.00	279,700.00	204,850.00	26.8
<u>CAP IMP FUND CAPITAL</u>						
90-931-200	CAPITAL PAVEMENT	.00	34,110.00	400,000.00	365,890.00	8.5
90-931-201	CAPITAL BOARDWALKS	.00	6,632.09	50,000.00	43,367.91	13.3
90-931-202	GREENBELT MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
90-931-203	CAPITAL PROFESSIONAL SERVICES	.00	.00	25,000.00	25,000.00	.0
90-931-204	CAPITAL MAINTANCE	.00	.00	50,000.00	50,000.00	.0
	TOTAL CAP IMP FUND CAPITAL	.00	40,742.09	530,000.00	489,257.91	7.7
	TOTAL FUND EXPENDITURES	.00	115,592.09	809,975.00	694,382.91	14.3
	NET REVENUE OVER EXPENDITURES	2,951.75	62,544.71	(209,975.00)	(272,519.71)	29.8



To: Mayor Bergquist & Town Trustees

From: Alayna Carrell, Town Clerk

RE: **SPECIAL EVENT LIQUOR PERMIT APPLICATION & RESOLUTION 33-2025, A RESOLUTION SETTING CERTAIN FEES FOR A SPECIAL EVENT LIQUOR PERMIT FOR GRAND LAKE CHAMBER OF COMMERCE SPECIAL EVENT, “BUFFALO DAYS”, ON AUGUST 16, 2025, FROM 9:00 AM TO 5:00 PM AT TOWN PARK, LOCATED AT 1026 PARK AVENUE**

BACKGROUND:

Grand Lake Chamber of Commerce continues their annual “Buffalo Days” celebration on Saturday, August 16, 2025, from 9:00 AM to 5:00 PM at Town Park, 1026 Park Avenue.

The request is to waive the \$100.00 special event liquor permit fee as they are non-profit organization.

When reviewing the application, the Board of Trustees is to consider the following for approval:

44-5-102. Qualifications for permit. (1) A special event permit issued under this article 5 may be issued to:

(a) An organization, whether or not presently licensed under articles 3 and 4 of this title 44, that:

(I) Has been incorporated under the laws of this state for purposes of a social, fraternal, patriotic, political, educational, or athletic nature, and not for pecuniary gain;

(II) Is a regularly chartered branch, lodge, or chapter of a national organization or society organized for the purposes specified in subsection (1)(a)(I) of this section and is nonprofit in nature;

(III) Is a regularly established religious or philanthropic institution; or

(IV) Is a state institution of higher education;

(b) A political candidate who has filed the necessary reports and statements with the secretary of state pursuant to article 45 of title 1; or

(c) Any municipality, county, or special district.

(2) Repealed.

(3) Notwithstanding any law to the contrary, and subject to this article 5, the state or local licensing authority may issue a special event permit to a state



agency, the Colorado wine industry development board, created in section 35-29.5-103, or an instrumentality of a municipality or county that promotes:

- (a) Alcohol beverages manufactured in the state; or*
- (b) Tourism in an area of the state where alcohol beverages are manufactured.*

When reviewing the application, the Board of Trustees can deny the application for the following:

44-5-106. Grounds for denial of special permit.

- (1) The state or local licensing authority may deny the issuance of a special event permit upon the grounds that the issuance would be injurious to the public welfare because of the nature of the special event, its location within the community, or the failure of the applicant in a past special event to conduct the event in compliance with applicable laws.**
- (2) Public notice of the proposed permit and of the procedure for protesting issuance of the permit shall be conspicuously posted at the proposed location for at least ten days before approval of the permit by the local licensing authority.**

FISCAL NOTE

To date we have waived no fees for a special event liquor permit for the Grand Lake Chamber of Commerce.

SUGGESTED MOTIONS

I make a motion to approve/(deny) a SPECIAL EVENT LIQUOR PERMIT APPLICATION & RESOLUTION 33-2025, A RESOLUTION SETTING CERTAIN FEES FOR A SPECIAL EVENT LIQUOR PERMIT FOR GRAND LAKE CHAMBER OF COMMERCE SPECIAL EVENT, "BUFFALO DAYS", ON AUGUST 16, 2025, FROM 9:00 AM TO 5:00 PM AT TOWN PARK, LOCATED AT 1026 PARK AVENUE

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 33-2025**

**A RESOLUTION SETTING CERTAIN FEES FOR THE GRAND LAKE CHAMBER OF
COMMERCE SPECIAL EVENT, "BUFFALO DAYS", ON AUGUST 16, 2025,
FROM 9:00 AM TO 5:00 PM AT TOWN PARK, LOCATED AT 1026 PARK AVENUE**

WHEREAS, Grand Lake Chamber of Commerce has scheduled a special event, "Buffalo Days", August 16, 2025; and,

WHEREAS, the fee for a special event liquor permit is set at \$100.00; and,

WHEREAS, the Board of Trustees has the authority pursuant to Colorado State Statute § 31-15-901 (1) (c) and Section 2-3-2 of the Municipal Code to adopt a resolution waiving the Town fee; and,

WHEREAS, upon consideration of staff comments and discussion amongst the Board members themselves, the Board concluded that waiving the special event liquor permit fee is in the best interests of the Town and its citizens;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO:

THAT, the Board hereby waives the \$100.00 special event liquor permit fee for the Grand Lake Chamber of Commerce special event, "Buffalo Days", to be held August 16, 2025, from 9:00 AM to 5:00 PM at Town Park, 1026 Park Avenue.

DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 28th DAY OF JULY 2025.

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor

JUL 10 2025

Section 10, Item A.

DR 8439 (02/27/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Departmental Use Only

Application for a Special Events Permit

Liquor Permit Number (Do Not Fill Out)

In order to qualify for a Special Events Permit, You Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)

- Social Athletic Philanthropic Institution
- Fraternal Chartered Branch, Lodge or Chapter Political Candidate
- Patriotic National Organization or Society Municipality Owned Arts Facilities
- Political Religious Institution

LIAB Type of Special Event Applicant is Applying for:

- 2110 Malt, Vinous And Spirituous Liquor \$25.00 Per Day
- 2170 Fermented Malt Beverage \$10.00 Per Day

Name of Applicant Organization or Political Candidate State Sales Tax Number (Required)

Grand Lake Chamber of Commerce

Mailing Address of Organization or Political Candidate

City	State	ZIP Code
Grand Lake	CO	80447

Address of Place to Have Special Event

1026 Park Ave.

City	State	ZIP Code
Grand Lake	CO	80447

Authorized Representative of Qualifying Organization or Political Candidate

Stephanie Rhone

Date of Birth (MM/DD/YY)	Phone Number
	

Authorized Representative's Mailing Address (if different than address provided in Question 2.)

City	State	ZIP Code
		

Event Manager

Stephanie Rhone

Date of Birth (MM/DD/YY)

Phone Number

Event Manager Home Address

City

State

ZIP Code

Email Address of Event Manager

- 1. Is the place to have the Special Event located on State-owned property?
 Yes No

- 2. Has Applicant Organization or Political Candidate been issued a Special Event Permit this Calendar Year?
 No Yes, How many days?

- 3. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes?
 No Yes, License Number

- 4. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed?
 Yes No

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date		Date	
8/16/2024			

From:	To:	From:	To:
9:00am	5:00pm		

Date		Date	

From:	To:	From:	To:

Date		Date	

From:	To:	From:	To:

Date		Date	

From:	To:	From:	To:

Date		Date	

From:	To:	From:	To:

Date		Date	

From:	To:	From:	To:

Date		Date	

From:	To:	From:	To:

Date		Date	

From:	To:	From:	To:

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Title

BOOKKEEPER

Signature

[Handwritten Signature]

Date (MM/DD/YY)

6/16/25

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

Therefore, this Application is Approved.

Local Licensing Authority (City or County)

[Empty Box]

City County

Telephone Number of City/County Clerk

[Empty Box]

Title

[Empty Box]

Signature

[Empty Box]

Date (MM/DD/YY)

[Empty Box]

Do Not Write in this Space - For Department of Revenue Use Only

Liability Information

License Account Number

[Empty Box]

Liability Date

[Empty Box]

State

[Empty Box]

Total

[Empty Box]

-750 (999) \$.00

Application Information and Checklist

The following supporting documents must be attached to this application for a permit to be issued:

- Appropriate fee.
 - Diagram of the area to be licensed (not larger than 8 1/2" X 11" reflecting bars, walls, partitions, ingress, egress and dimensions. **Note:** If the event is to be held outside, please submit evidence of intended control, i.e., fencing, ropes, barriers, etc.
 - Copy of deed, lease, or written permission of owner for use of the premises.
 - Certificate of good corporate standing (NONPROFIT) issued by Secretary of State within last two years; or
 - If not incorporated, a NONPROFIT charter; or
 - If a political Candidate, attach copies of reports and statements that were filed with the Secretary of State.
-
- Application must first be submitted to the Local Licensing Authority (city or county) at least thirty (30) days prior to the event.
 - Public notice of the proposed event and procedure for protesting issuance of the permit shall be conspicuously posted at the proposed location for at least (10) days before approval of the permit by Local Licensing Authority. (44-5-106 C.R.S.)
 - State Licensing Authority must be notified of approved applications by Local Licensing Authorities within ten (10) days of approval.
 - Check payable to the Colorado Department Of Revenue

Qualifications for Special Events Permit

(44-5-102 C.R.S.)

A Special Event Permit issued under this article may be issued to an organization, whether or not presently licensed under Articles 4 and 3 of this title, which has been incorporated under the laws of this state for the purpose of a social, fraternal, patriotic, political or athletic nature, and not for pecuniary gain or which is a regularly chartered branch, lodge or chapter of a national organization or society organized for such purposes and being non profit in nature, or which is a regularly established religious or philanthropic institution, and to any political candidate who has filed the necessary reports and statements with the Secretary of State pursuant to Article 45 of Title 1, C.R.S. A Special Event permit may be issued to any municipality owning arts facilities at which productions or performances of an artistic or cultural nature are presented for use at such facilities.





To: Mayor Bergquist & Town Trustees

From: Alayna Carrell, Town Clerk

RE: SPECIAL EVENT LIQUOR PERMIT APPLICATION & RESOLUTION 34-2025, A RESOLUTION SETTING CERTAIN FEES FOR A SPECIAL EVENT LIQUOR PERMIT FOR GRAND LAKE CHAMBER OF COMMERCE SPECIAL EVENT, "BUFFALO DAYS", ON AUGUST 16, 2025, FROM 10:00 AM TO 10:00 PM AT GENE STOVER LAKEFRONT PARK, LOCATED AT 1101 LAKE VENUE

BACKGROUND:

Grand Lake Chamber of Commerce continues their annual "Buffalo Days" celebration on Saturday, August 16, 2025, from 10:00 AM to 10:00 PM at Gene Stover Lakefront Park, 1101 Lake Avenue.

The request is to waive the \$100.00 special event liquor permit fee as they are non-profit organization.

When reviewing the application, the Board of Trustees is to consider the following for approval:

44-5-102. Qualifications for permit. (1) A special event permit issued under this article 5 may be issued to:

(a) An organization, whether or not presently licensed under articles 3 and 4 of this title 44, that:

(I) Has been incorporated under the laws of this state for purposes of a social, fraternal, patriotic, political, educational, or athletic nature, and not for pecuniary gain;

(II) Is a regularly chartered branch, lodge, or chapter of a national organization or society organized for the purposes specified in subsection (1)(a)(I) of this section and is nonprofit in nature;

(III) Is a regularly established religious or philanthropic institution; or

(IV) Is a state institution of higher education;

(b) A political candidate who has filed the necessary reports and statements with the secretary of state pursuant to article 45 of title 1; or

(c) Any municipality, county, or special district.

(2) Repealed.

(3) Notwithstanding any law to the contrary, and subject to this article 5, the state or local licensing authority may issue a special event permit to a state



agency, the Colorado wine industry development board, created in section 35-29.5-103, or an instrumentality of a municipality or county that promotes:

- (a) Alcohol beverages manufactured in the state; or*
- (b) Tourism in an area of the state where alcohol beverages are manufactured.*

When reviewing the application, the Board of Trustees can deny the application for the following:

44-5-106. Grounds for denial of special permit.

(1) The state or local licensing authority may deny the issuance of a special event permit upon the grounds that the issuance would be injurious to the public welfare because of the nature of the special event, its location within the community, or the failure of the applicant in a past special event to conduct the event in compliance with applicable laws.

(2) Public notice of the proposed permit and of the procedure for protesting issuance of the permit shall be conspicuously posted at the proposed location for at least ten days before approval of the permit by the local licensing authority.

FISCAL NOTE

To date we have waived no fees for a special event liquor permit for the Grand Lake Chamber of Commerce.

SUGGESTED MOTIONS

I make a motion to approve/(deny) a SPECIAL EVENT LIQUOR PERMIT APPLICATION & RESOLUTION 34-2025, A RESOLUTION SETTING CERTAIN FEES FOR A SPECIAL EVENT LIQUOR PERMIT FOR GRAND LAKE CHAMBER OF COMMERCE SPECIAL EVENT, "BUFFALO DAYS", ON AUGUST 16, 2025, FROM 10:00 AM TO 10:00 PM AT GENE STOVER LAKEFRONT PARK, LOCATED AT 1101 LAKE VENUE

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 34-2025**

**A RESOLUTION SETTING CERTAIN FEES FOR THE GRAND LAKE CHAMBER OF
COMMERCE SPECIAL EVENT, "BUFFALO DAYS", ON AUGUST 16, 2025,
FROM 10:00 AM TO 10:00 PM AT GENE STOVER LAKEFRONT PARK, LOCATED AT
1101 LAKE AVENUE**

WHEREAS, Grand Lake Chamber of Commerce has scheduled a special event, "Buffalo Days", August 16, 2025; and,

WHEREAS, the fee for a special event liquor permit is set at \$100.00; and,

WHEREAS, the Board of Trustees has the authority pursuant to Colorado State Statute § 31-15-901 (1) (c) and Section 2-3-2 of the Municipal Code to adopt a resolution waiving the Town fee; and,

WHEREAS, upon consideration of staff comments and discussion amongst the Board members themselves, the Board concluded that waiving the special event liquor permit fee is in the best interests of the Town and its citizens;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO:

THAT, the Board hereby waives the \$100.00 special event liquor permit fee for the Grand Lake Chamber of Commerce special event, "Buffalo Days", to be held August 16, 2025, from 10:00 AM to 10:00 PM at Gene Stover Lakefront Park, 1101 Lake Avenue.

**DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF
THE TOWN OF GRAND LAKE THIS 28th DAY OF JULY 2025.**

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor

DR 8439 (02/27/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

RECEIVED

JUL 10 2025

Application for a Special Events Permit

Section 10, Item B.

Departmental Use Only

Liquor Permit Number (Do Not Fill Out)

In order to qualify for a Special Events Permit, You Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)

- Social Athletic Philanthropic Institution
 Fraternal Chartered Branch, Lodge or Chapter Political Candidate
 Patriotic National Organization or Society Municipality Owned Arts Facilities
 Political Religious Institution

LIAB Type of Special Event Applicant is Applying for:

- 2110 Malt, Vinous And Spirituous Liquor \$25.00 Per Day
2170 Fermented Malt Beverage \$10.00 Per Day

Name of Applicant Organization or Political Candidate

Grand Lake Chamber of Commerce

State Sales Tax Number (Required)

Mailing Address of Organization or Political Candidate

City

Grand Lake

State ZIP Code

Address of Place to Have Special Event

1101 Lake Ave.

City

Grand Lake

State ZIP Code

CO

80447

Authorized Representative of Qualifying Organization or Political Candidate

Stephanie Rhone

Date of Birth (MM/DD/YY)

Phone Number

Authorized Representative's Mailing Address (if different than address provided in Question 2.)

City

State ZIP Code

Event Manager

Stephanie Rhone

Date of Birth (MM/DD/YY)

Phone Number

Event Manager Home Address

City

State

ZIP Code

Email Address of Event Manager

1. Is the place to have the Special Event located on State-owned property?

Yes No

2. Has Applicant Organization or Political Candidate been issued a Special Event Permit this Calendar Year?

No Yes, How many days?

3. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes?

No Yes, License Number

4. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed?

Yes No

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date		Date	
8/16/2024			
From:	To:	From:	To:
12:00pm	10:00pm		

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:


Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Title
 Bookkeeper

Signature


Date (MM/DD/YY)
 06/16/2025

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

Therefore, this Application is Approved.

Local Licensing Authority (City or County)
 City County

Telephone Number of City/County Clerk

Title

Signature

Date (MM/DD/YY)

Do Not Write in this Space - For Department of Revenue Use Only

Liability Information

License Account Number <input type="text"/>	Liability Date <input type="text"/>
State <input type="text"/>	Total <input type="text"/>
-750 (999) \$.00

Application Information and Checklist

The following supporting documents must be attached to this application for a permit to be issued:

- Appropriate fee.
 - Diagram of the area to be licensed (not larger than 8 1/2" X 11" reflecting bars, walls, partitions, ingress, egress and dimensions. **Note:** If the event is to be held outside, please submit evidence of intended control, i.e., fencing, ropes, barriers, etc.
 - Copy of deed, lease, or written permission of owner for use of the premises.
 - Certificate of good corporate standing (NONPROFIT) issued by Secretary of State within last two years; or
 - If not incorporated, a NONPROFIT charter; or
 - If a political Candidate, attach copies of reports and statements that were filed with the Secretary of State.
-
- Application must first be submitted to the Local Licensing Authority (city or county) at least thirty (30) days prior to the event.
 - Public notice of the proposed event and procedure for protesting issuance of the permit shall be conspicuously posted at the proposed location for at least (10) days before approval of the permit by Local Licensing Authority. (44-5-106 C.R.S.)
 - State Licensing Authority must be notified of approved applications by Local Licensing Authorities within ten (10) days of approval.
 - Check payable to the Colorado Department Of Revenue

Qualifications for Special Events Permit

(44-5-102 C.R.S.)

A Special Event Permit issued under this article may be issued to an organization, whether or not presently licensed under Articles 4 and 3 of this title, which has been incorporated under the laws of this state for the purpose of a social, fraternal, patriotic, political or athletic nature, and not for pecuniary gain or which is a regularly chartered branch, lodge or chapter of a national organization or society organized for such purposes and being non profit in nature, or which is a regularly established religious or philanthropic institution, and to any political candidate who has filed the necessary reports and statements with the Secretary of State pursuant to Article 45 of Title 1, C.R.S. A Special Event permit may be issued to any municipality owning arts facilities at which productions or performances of an artistic or cultural nature are presented for use at such facilities.





MEMORANDUM

TO: Board of Trustees

FROM: Brian Kracke/Code Enforcement Officer & Permit Technician, Administration

DATE: 07/28/2025

Continuance:

This serves as a continuation of the discussion initiated at the July 14, 2025, Board of Trustees meeting concerning the proposed allowance of camping on designated public and private property within the municipal limits of the Town of Grand Lake in conjunction with the Colorado Headwaters Music Festival, scheduled for July 9-12, 2026. At the aforementioned meeting, the Board of Trustees requested detailed information regarding said camping provisions: number of camping spaces and locations, attached.

SUBJECT: Special Use Permit & Special Event Permit approval needed for: Camping, Parking and Noise Ordinances for the Colorado Headwater Festival, July 9-12, 2026.

Purpose:

This memo provides an overview of two key municipal code variances needed to be approved for the Colorado Headwaters Festival to be held on July 9-12, 2026, specifically regarding camping & parking on public property and unnecessary noise variances, for the Board of Trustees' information and consideration.

Background:

The following ordinances were enacted to maintain public order and ensure the well-being of residents and visitors within the Town of Grand Lake.

- Yarmony Music LLC is requesting a variance to the Town of Grand Lake Municipal code (7-6-15), allowing the festival attendees to camp on public & private spaces:
 - The Trinity Church in the Pines, 604 Lake Ave., horse pasture south-east of the church – Approved by Pastor David Heil
 - The Grand Lake Rec Center baseball field/playground, 610 Center Dr., needs BOT approval
- Yarmony Music LLC is requesting a variance to the Town of Grand Lake Municipal code (7-10-2), allowing the festival attendees to park on public & private spaces:
 - On street parking throughout town
 - RV parking - 1128 Park Ave. – Park Ave./Handcock St.
 - Water Tank - County Rd. 663 – North Inlet Trail Head

Summary of Municipal Codes:

7-6-15 - Camping on Public Property Prohibited.



It shall be unlawful for any person to camp or to sleep overnight in a vehicle on any public right-of-way or any property owned or leased by the Town unless such right-of-way or property has been specifically designated and posted by the Town for overnight camping. The Board of Trustees or Mayor may designate property to be used for temporary camping for events that have obtained a Special Use Permit for that event.

- **7-10-2 - Parking on Public Right-of-Way.**

No owner or operator of a vehicle shall permit such vehicle to remain parked on the public right-of-way for a continuous period of greater than seventy-two (72) hours, regardless of whether the vehicle is operable or inoperable, licensed or unlicensed.

Baseball Camping

GA Camping
100 people total
40 vehicles
1.1 acres total area
~470 sq feet per person

3 bathrooms
1 ADA bathroom

No fires
No amplified music
No stakes used on the field
No parking on field

S - Security
W - Water station
B - Bathrooms

 Shuttle pickup & drop off



<p>Meadow Camping</p> <p>Family Camping 100 people total 40 vehicles 2.5 acres total area ~1000 sq feet per person</p> <p>3 bathrooms 1 ADA bathroom</p> <p>No fires No amplified music</p> <p>S - Security W - Water station B - Bathrooms</p> <p> Shuttle pickup & drop off</p>	
--	--

Recommendations for Board Action:


- That a motion be introduced and adopted to approve in their entirety all variance requests as submitted by Yarmony Music in relation to the Colorado Headwaters Festival.
- That a motion be introduced and adopted to approve the variance requests submitted by Yarmony Music in relation to the Colorado Headwaters Festival, contingent upon the fulfillment of the conditions as determined by the Board.

Mary Drive Parking

Section 10, Item C.

1 acre of parking
100-125 cars (10' x 25')

Car Parking Only
~ Shuttle to / from Ball field &
Meadow

 Shuttle pickup &
drop off




East Portal RV Parking

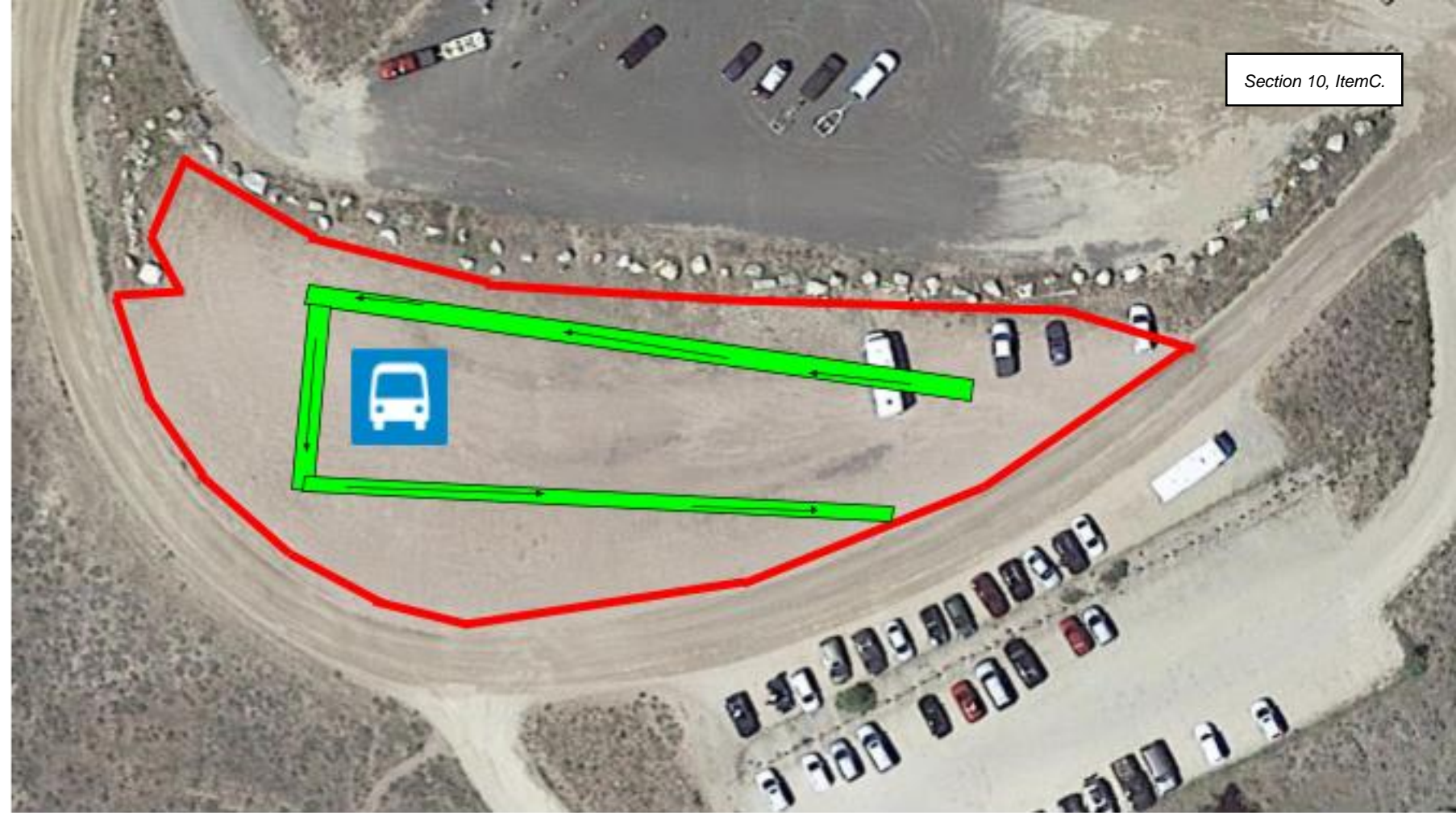
Section 10, Item C.

.76 acre of parking
20-25 RVs

(avg is 1 RV per 30' x 20' pad)

No fires

 Shuttle pickup & drop off





MEMORANDUM

Meeting Date: 7/28/2025

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager

Re: Capital and Operating Financials

Trustees:

The financial health of the Town's Space to Create project is an integral component to the successful operation after completion. The Capital and Operating Analysis gives the Board information to help see both the benefits and the costs of building Space to create Grand Lake. As the project moves closer to completion, the Board will be able to plan for both the revenues and costs of the project in an operating state.

Included is the Space to Create Grand Lake Capital and Operating Financials prepared by AWA Collaborative



SPACE TO CREATE GRAND LAKE: CAPITAL AND OPERATING ANALYSIS

PREPARED FOR: TOWN OF GRAND LAKE

PREPARED BY: NAOMI MARX

7/23/2025





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EXECUTIVE SUMMARY

The Space to Create Grand Lake (S2C Grand Lake) project is a proposed mixed-use development designed to support the local year-round economy through creating space for the Grand Lake Creative District (GLCD) and its partners, and much needed workforce rental housing units and commercial storefront spaces. The project totals 10,398 square feet, including nine residential units (eight with flexible space), 2,978 square feet of space for GLCD and its partners. The conceptual design by MA Studios features eight of the housing units with dedicated workspace areas attached to each residence, providing artists with space that can function as a gallery, office, or studio. This unique configuration offers housing tailored to the needs of artists and creates much needed commercial space downtown.

This report presents a baseline capital and operating budget and evaluates the financial implications of **two** alternative scenarios. The baseline scenario (Scenario 1) assumes the original design with dedicated 9 housing units with attached flexible workspaces rented to residents' income restricted at 120% AMI, while the alternatives test modifications to space use, rental structure, and affordability levels.

The baseline development budget estimates total project costs at \$7.3 million, including \$5.3 million in direct construction costs, \$1.3 million in professional services and contingency fees, and \$87,616 in reserves. Funding commitments include a \$3 million CCI grant, \$2.46 million from DOLA Strong Communities, and \$600,000 in land value contributed by the Town of Grand Lake, along with additional contributions from local sources. A funding gap of \$707,928 remains for Phase 1, with an additional \$220,000 needed in Phase 2 for furniture, fixtures, and equipment (FF&E), bringing the total gap to \$927,928 if both phases are fully included.

The baseline operating scenario (Scenario 1) assumes all residential units are income-qualified at 120% of AMI, but rents are intentionally set at 80% AMI levels to enhance affordability. This results in Year 1 gross residential rent of \$174,720 and a Net Operating Income (NOI) of \$86,135, growing modestly to \$90,916 by Year 5 (see Table 3). Commercial rent is modeled at \$4.55/SF (OPEX only) with no base rent, generating \$13,550 annually, and expense assumptions include a \$300 per-unit replacement reserve and lean staffing costs (see Appendix C).

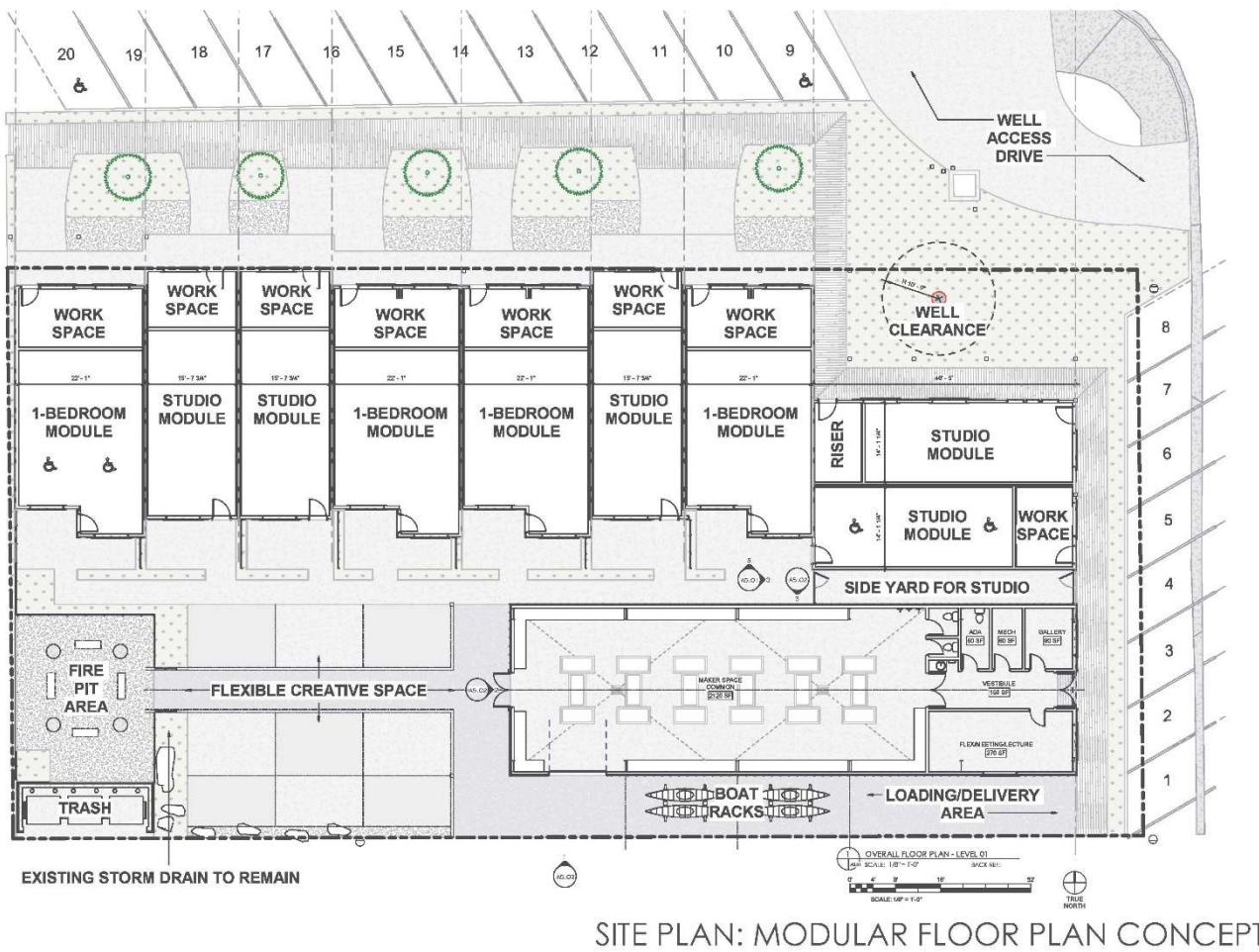
Two alternative scenarios were tested:

- Scenario 2 assumes the commercial space is unleased or GLCD-managed, reducing revenue but also expenses—resulting in a slightly higher NOI of \$88,168 (see Table 4).
- Scenario 3 models rent from 30% to 140% AMI, with NOI ranging from -\$15,421 to \$208,002.

1. FLOORPLANS & SQUARE FOOTAGE

A. FLOORPLANS

The conceptual floor plans and massing studies below from MA Studios for the S2C Grand Lake project present a flexible mixed-use development. The design measures approximately 10,398 square feet across residential and commercial space. These floor plans form the basis for the capital cost estimates and long-term operating budget included in the following sections, allowing for scenario testing based on space allocation and use.



**MA
STUDIOS**

Concept
Design

06/18/2025

SPACE 2 CREATE

Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435



FIGURE 1: FLOOR PLAN CONCEPT

MA
STUDIOS

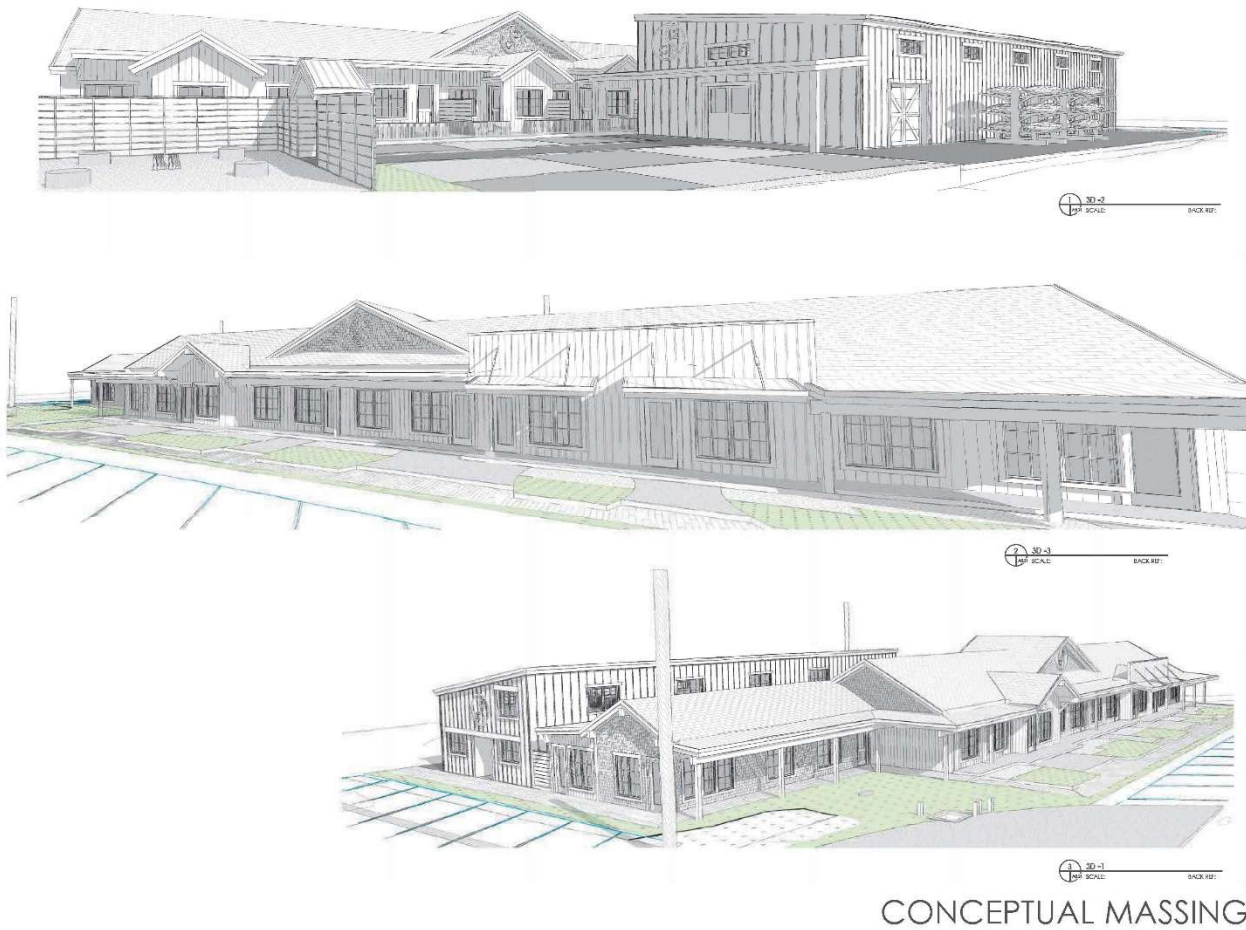
Concept
Design

06/18/2025

SPACE 2 CREATE
Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

MA
8



CONCEPTUAL MASSING

FIGURE 2: CONCEPTUAL MASSING



B. SQUARE FOOTAGE

Based on the current floor plans, the unit mix and square footage are outlined in the table below. The table is organized by unit type, including residential square footage (SF), workspace SF—which is currently assumed to be included in the rent of the residential unit—and commercial SF, which will be leased in full and programmed by the GLCD.

Count	Unit	Residential Unit SF	Residential Flex Space SF	Commercial SF	Total SF
1	1-bedroom + Flex	710	260	0	970
2	1-bedroom + Flex	710	260	0	970
3	1-bedroom + Flex	710	260	0	970
4	1-bedroom + Flex	710	260	0	970
5	Studio + Flex	550	170	0	720
6	Studio+ Flex	550	170	0	720
7	Studio + Flex	550	170	0	720
8	Studio (with riser room)	530		0	530
9	Studio + Flex	530	160	0	690
 					
10	Makerspace SF	0	0	2,978	2,978
 					
11	Riser room SF (Mechanical)	0	0		160
Total Square Footage		5,550	1,710	2,978	10,398
% of Total Building		53%	16%	28%	

TABLE 1: SQUARE FOOTAGE BY SPACE



2. CAPITAL BUDGET

A. TOTAL DEVELOPMENT COST ESTIMATE

The total Phase 1 development cost for the S2C Grand Lake project is estimated at \$7.3 million. Based on the Design Conceptual Bid Summary, hard construction and design-related costs total approximately \$6.6 million, including \$5.3 million in direct construction and \$1.3 million in architectural, professional services, and contingency fees.

The land, valued at \$600,000, will be contributed by the Town of Grand Lake. An additional \$87,616 is allocated for a lease-up and operating reserve.

There is a funding gap of \$707,928, which is expected to be covered through philanthropic efforts.

A Phase 2 component, estimated at \$220,000, will fund furniture, fixtures, and equipment (FF&E) for the makerspace. This is not included in the base Phase 1 analysis. If included, the total funding gap increases to \$927,928. However, the primary focus remains on fully funding Phase 1, which includes the housing and creative space for the Grand Lake Creative District.

SOURCES	\$
First Mortgage	\$0
Commercial First Mortgage	\$0
DOLA Strong Communities	\$2,461,689
CCI Grant- (\$3.0mil)	\$3,000,000
Creative Hub Fund (\$240K)	\$120,000
Town Land to Project	\$600,000
Town Affordable Housing Funds (\$488K)	\$285,000
Town Lease up & Operating Reserve	\$87,616
Philanthropic (Naming Rights \$320K)	\$25,000
Philanthropic (Local Giving Campaign \$100K)	\$10,000
TBD (\$505K from philanthropy)	\$707,928
TOTAL SOURCES	\$7,297,233
USES	\$
Land	\$600,000
Construction	\$5,295,107
Construction Related Professional Fees	\$1,314,511
Reserves (Lease up & 6 months of operating expense)	\$87,616
Total Uses of Funds	\$7,297,233
PROJECT SURPLUS (DEFICIT)	\$0

TABLE 2: DEVELOPMENT SOURCES & USES



3. OPERATING BUDGET

A. TOTAL OPERATING BUDGET

The projected Net Operating Income (NOI) for S2C Grand Lake is estimated at \$86,135 in Year 1, increasing to \$90,916 by Year 5 under the baseline scenario.

Although the project is modeled using 120% AMI income levels per CHFA Guidelines, actual rental income is aligned with 80% AMI rents, providing affordability and potential flexibility. The model assumes rents below the maximum allowable rents, with the ability to raise rents in the future up to 120% AMI limits if needed.

Detailed income projections are provided in Appendix B, and expense projections are outlined in Appendix C. Appendix E includes the CHFA Rent Guidelines used for this analysis.

Income	Year 1	Year 2	Year 3	Year 4	Year 5
Residential Rental Income	\$174,720	\$178,214	\$181,779	\$185,414	\$189,123
Residential Vacancy	-\$12,230	-\$12,475	-\$12,725	-\$12,979	-\$13,239
Commercial Base Rent	\$0	\$0	\$0	\$0	\$0
Commercial Expense Reimbursement	\$13,550	\$13,956	\$14,375	\$14,806	\$15,251
Commercial Vacancy	-\$2,032	-\$2,093	-\$2,156	-\$2,221	-\$2,288
Total Income	\$174,007	\$177,602	\$181,273	\$185,021	\$188,847
Expenses					
Residential Property Management Fee	\$22,500	\$22,950	\$23,409	\$23,877	\$24,355
Residential Expenses	\$49,122	\$50,596	\$52,114	\$53,677	\$55,287
Commercial Management Fee	\$2,234	\$2,301	\$2,370	\$2,441	\$2,514
Commercial Expenses	\$11,316	\$11,656	\$12,006	\$12,366	\$12,737
Residential Reserves	\$2,700	\$2,781	\$2,864	\$2,950	\$3,039
Total Expense	\$87,872	\$90,283	\$92,762	\$95,311	\$97,931
Net Operating Income	\$86,135	\$87,319	\$88,511	\$89,710	\$90,916

TABLE 3: 5-YEAR OPERATING BUDGET



SCENARIO 1: BASELINE ASSUMPTIONS

Residential Income Assumptions

- The residential component includes nine units: four studio units with flex space, one standard studio unit (without flex space), and four one-bedroom units with flex space.
- Income levels are based on 120% AMI guidelines but priced at 80% AMI levels to ensure broader affordability, using CHFA's 2025 Maximum Rents (Appendix E).
- All units are calculated at the same AMI to keep variables at a minimum, however the studio without a flex unit may need to be adjusted to a lower rent to adjust for not having the flex unit.
- Rents escalate by 2% annually, and a 7% vacancy loss is applied each year.
- Year 1 gross residential income is \$174,720, with a vacancy deduction of \$12,230, resulting in net residential income of \$162,490.

Commercial Income Assumptions

- The commercial component consists of 2,978 SF, leased entirely to a single tenant.
- Rent is structured as operating expense (OPEX) only, with Year 1 OPEX estimated at \$4.55/SF.
- Operating expenses escalate at 3% annually, with a 15% vacancy loss included to reflect leasing risk.

Expense Assumptions

- Residential operating expenses, including property management, maintenance, and reserves, total \$74,322 in Year 1 and escalate with inflation over time.
- Commercial operating expenses, including management and allocated expenses, total \$13,550 in Year 1, with similar annual escalation assumptions.
- A replacement reserve contribution of \$300 per unit annually is included, consistent with CHFA requirements, for a total of \$2,700 annually.

Net Operating Income

- Year 1 NOI is \$86,135, reflecting a lean staffing model with part-time support. This structure offers flexibility to either increase staffing capacity or reduce rents if needed.
- NOI grows modestly over five years, reaching \$90,916 by Year 5, driven by inflation-adjusted rent increases and stable expenses.

4. SCENARIO TESTING

The analysis above reflects the baseline scenario, in which the project is modeled at 120% AMI eligibility, but rents are set at 80% AMI levels. The following section presents two alternative scenarios to test different operating assumptions:

Scenario 2: The commercial space is either vacant or leased to the GLCD, with GLCD assuming full responsibility for operating expenses.

Scenario 3: Residential rents are modeled at different AMI tiers (30% to 140%) to assess the financial impact of various affordability levels.

All other assumptions remain consistent with the baseline model, with adjustments noted below for each scenario.

A. SCENARIO 2: COMMERCIAL SPACE VACANT

In this scenario, the commercial space is assumed to be vacant and generates no rental income or expense reimbursements. This models the financial impact of the commercial space remaining unleased during Year 1.

Despite the absence of commercial income, NOI slightly increases in Scenario 2 due to the elimination of commercial-related expenses. This indicates that, in the short term, leaving the commercial space unleased may not adversely affect net operations—particularly if staffing and maintenance costs associated with the space can be deferred during the lease-up period.

If the Grand Lake Creative District (GLCD) assumes responsibility for all operating expenses associated with the commercial space, the Town can focus its resources exclusively on housing operations, simplifying management and potentially enhancing long-term financial sustainability.

Income	Year 1 Scenario 1	Year 1 Scenario 2
Residential Rental Income	\$174,720	\$174,720
Residential Vacancy	-\$12,230	-\$12,230
Commercial Base Rent	\$0	\$0
Commercial Expense Reimbursement	\$13,550	\$0
Commercial Vacancy	-\$2,032	\$0
Total Income	\$174,007	\$162,490
Expenses		
Residential Property Management Fee	\$22,500	\$22,500
Residential Expenses	\$49,122	\$49,122
Commercial Management Fee	\$2,234	\$0
Commercial Expenses	\$11,316	\$0
Residential Reserves	\$2,700	\$2,700
Total Expense	\$87,872	\$74,322
Net Operating Income	\$86,135	\$88,168

TABLE 4: SCENARIO 2 OPERATING BUDGET

B. SCENARIO 3: RENTAL RANGES

This scenario models rents at different AMI tiers and compares them to local income demographics. According to *CensusReporter.org* (2023), The median household income in Grand Lake is approximately \$100,625, with 51% of households earning over \$100,000 and 38% earning less than \$50,000. For comparison, Grand County’s median is \$84,558, with 43% earning over \$100,000. These figures indicate that Grand Lake households have higher incomes. Rents at 80%–120% AMI align more closely with local median incomes.

The analysis shows that at 30% AMI, the project generates a negative NOI of -\$15,421 requiring subsidy or external support. At 140% AMI, NOI reaches \$208,002, demonstrating significantly greater financial strength.

2025 Rent	Bedrooms			Income Limits			
	0	1	2	1 Person	2 Person	3 Person	4 Person
30%	\$588	\$630	\$756	\$23,520	\$26,880	\$30,240	\$33,600
40%	\$784	\$840	\$1,008	\$31,360	\$35,840	\$40,320	\$44,800
60%	\$1,176	\$1,260	\$1,512	\$47,040	\$53,760	\$60,480	\$67,200
80%	\$1,568	\$1,680	\$2,016	\$62,720	\$71,680	\$80,640	\$89,600
100%	\$1,960	\$2,100	\$2,520	\$78,400	\$89,600	\$100,800	\$112,000
120%	\$2,352	\$2,520	\$3,024	\$94,080	\$107,520	\$120,960	\$134,400
140%	\$2,744	\$2,940	\$3,528	\$109,760	\$125,440	\$141,120	\$156,800

TABLE 5: SCENARIO 4 INCOME LIMIT & RENT TABLE BY BEDROOM

AMI	Rental Income	Net Operating Income
30%	\$65,520	-\$15,421
40%	\$87,360	\$4,890
60%	\$131,040	\$45,513
80%	\$174,720	\$86,135
100%	\$218,400	\$126,758
120%	\$262,080	\$167,380
140%	\$305,760	\$208,002

TABLE 6: SCENARIO 4 RENT LEVEL IMPACT ON NOI



5. APPENDICES

APPENDIX A: DETAILED DEVELOPMENT BUDGET

SOURCES	TOTAL
First Mortgage	\$0
Commercial First Mortgage	\$0
DOLA Strong Communities	\$2,461,689
CCI Grant- (\$3.0mil)	\$3,000,000
Creative Hub Fund (\$240K)	\$120,000
Town Land to Project	\$600,000
Town Affordable Housing Funds (\$488K)	\$285,000
Town Lease up & Operating Reserve	\$87,616
Philanthropic (Naming Rights \$320K)	\$25,000
Philanthropic (Local Giving Campaign \$100K)	\$10,000
TBD (\$505K from philanthropy)	\$707,928
TOTAL SOURCES	\$7,297,233
Acquisition	
Land	\$600,000
Construction Costs	
Construction Costs	\$4,887,957
Bond	\$52,427
P&OH	\$178,606
Builders Risk	\$73,319
Construction Contingency	\$102,798
Professional Fees (Construction-Related)	
Architect: Design	\$700,000
Architect: Escalation & Contingency	\$264,755
AWA Fees	\$35,000
Design Contingency & Modular Plant travel	\$50,000
Owner Contingency	\$264,755
Developer Fees	
Fee	\$0
Reserves	
Lease Up	\$43,680
Operating (6 months operating expense)	\$43,936
TOTAL USES	\$7,297,233
PROJECT SURPLUS (DEFICIT)	\$0

TABLE 7: A.1 DETAILED DEVELOPMENT BUDGET

APPENDIX B: DETAILED INCOME

RESIDENTIAL RENT						
Unit Type	Unit SF	AMI %	Unit Count	Gross Rent	Total Rent/Month	Total Rent/Year
Studio A	690	80% AMI Rent	1	\$1,568	\$1,568	\$18,816
Studio B	530	80% AMI Rent	1	\$1,568	\$1,568	\$18,816
Studio C	720	80% AMI Rent	3	\$1,568	\$1,568	\$56,448
1 Bedroom	970	80% AMI Rent	4	\$1,680	\$1,680	\$80,640
Total			9		\$14,560	\$174,720
COMMERCIAL RENT						
Unit Type	Unit SF	Base Rent	OPEX	Gross Rent/SF	Total Rent/Month	Total Rent/Year
Creative Hub	2,978	\$0.00	\$4.55	\$4.55	\$1,129	\$13,550
Total					\$1,451	\$17,416

TABLE 8: A.2 DETAILED RESIDENTIAL & COMMERCIAL INCOME

SCENARIO 1 BASELINE: Revenue Assumptions

The project is structured to serve households earning up to 120% of AMI, but rents are intentionally discounted to 80% AMI to support broader affordability. The residential component includes nine units, all priced at 80% of the 2025 CHFA maximum rents. Monthly rents range from \$1,568 for studio units to \$1,680 for one-bedroom units, generating a total of \$14,560 per month or \$174,720 annually in gross residential rent.

On the commercial side, the 2,978-square-foot Creative Hub is leased at \$4.55 per square foot, which reflects operating expenses only and no base rent. This results in \$1,129 per month or \$13,550 annually in commercial income.



APPENDIX C: DETAILED EXPENSE & COMPARABLE PROJECTS

Expense	Residential		Commercial	
	Total Cost	Cost/Unit	Total Cost	Cost/SF
SALARY AND BENEFITS	\$22,500	\$2,500	\$0	\$0
ADMINISTRATIVE	\$6,300	\$700	\$2,978	\$1.00
MANAGEMENT FEE	\$22,500	\$2,500	\$2,234	\$0.75
UTILITIES	\$8,577	\$953	\$4,467	\$1.50
REPAIRS AND MAINTENANCE	\$7,389	\$821	\$2,085	\$0.70
REAL ESTATE TAXES	\$0	\$0	\$0	\$0
INSURANCE	\$4,356	\$484	\$1,787	\$0.60
ANNUAL OPERATING EXPENSES	\$71,622	\$7,958	\$13,550	\$4.55
REPLACEMENT RESERVE DEPOSITS	\$2,700	\$300	\$0	\$0
TOTAL OPERATING EXPENSES AND RESERVES	\$74,322	\$8,258	\$13,550	\$4.55

TABLE 9: A.3 EXPENSE SUMMARY

SCENARIO 1 BASELINE: Expense Assumptions

The projected annual operating expenses for the S2C Grand Lake project total \$74,322, with \$71,622 allocated toward core operating costs and \$2,700 set aside for replacement reserves. Residential expenses are distributed across nine units, averaging \$8,258 per unit annually. Key residential costs include staffing (\$22,500), property management (\$22,500), and utilities (\$8,577).

Commercial expenses total \$13,350, or \$4.55 per square foot, covering property management, administrative costs, utilities, and insurance. No real estate taxes are assumed based on the anticipated property tax exemption for nonprofit or governmental use. This budget reflects a lean financial model designed for long-term sustainability.



Expense	Residential		Commercial	
	Total Cost	Cost/Unit	Total Cost	Cost/SF
SALARY AND BENEFITS				
On Site Management Salary	\$9,900	\$1,100	\$0	\$0
Maintenance Salary/Contracts	\$3,600	\$400	\$0	\$0
Janitorial Salary/Contracts	\$9,000	\$1,000	\$0	\$0
ADMINISTRATIVE				
Administrative	\$1,170	\$130	\$2,978	\$1.00
Office Supplies	\$450	\$50	\$0	\$0
Administrative Fees	\$270	\$30	\$0	\$0
Telephone/Internet	\$2,160	\$240	\$0	\$0
Legal Fees	\$450	\$50	\$0	\$0
Audit & Tax Prep Fees	\$1,800	\$200	\$0	\$0
MANAGEMENT FEE				
Property Management Fee	\$22,500	\$2,500	\$2,234	\$0.75
UTILITIES				
Electricity	\$2,700	\$300	\$2,978	\$1.00
Water	\$3,600	\$400	\$745	\$0.25
Gas	\$117	\$13	\$0	\$0.00
Trash Removal (\$180/month)	\$2,160	\$240	\$745	\$0.25
REPAIRS AND MAINTENANCE				
Electrical	\$450	\$50	\$149	\$0.05
Exterminating	\$270	\$30	\$149	\$0.05
Appliance Service and Repairs	\$135	\$15	\$0	\$0.00
Locks and Keys	\$117	\$13	\$0	\$0.00
Contracted Repairs and Maintenance	\$810	\$90	\$238	\$0.08
Maintenance Supplies	\$72	\$8	\$149	\$0.05
Janitorial Supplies	\$180	\$20	\$149	\$0.05
Other Service Contracts	\$180	\$20	\$0	\$0.00
HVAC	\$360	\$40	\$298	\$0.10
Grounds and Landscaping	\$900	\$100	\$0	\$0.00
Snow Removal	\$2,250	\$250	\$596	\$0.20
Security	\$450	\$50	\$149	\$0.05
Turnover/Unit Prep	\$225	\$25	\$0	\$0.00
Plumbing	\$360	\$40	\$89	\$0.03
Fire Protection	\$630	\$70	\$119	\$0.04
REAL ESTATE TAXES				
Real Estate Taxes	\$0	\$0	\$0	\$0
INSURANCE				
Property & Liability Insurance	\$4,356	\$484	\$1,787	\$0.60
ANNUAL OPERATING EXPENSES	\$71,622	\$7,958	\$13,550	\$4.55
REPLACEMENT RESERVE DEPOSITS	\$2,700	\$300	\$0	\$0
TOTAL OPERATING EXPENSES AND RESERVES	\$74,322	\$8,258	\$13,550	\$4.55

TABLE 10: A.4 EXPENSE DETAIL



Salary and Benefits

The budget includes \$22,500 in staffing costs, primarily for on-site management, maintenance, and janitorial services. These costs are broken down as follows: On-site management is budgeted at \$9,900 annually, assuming approximately 10–20 hours per month at \$825/month; maintenance services are estimated at 10 hours per month at \$30/hour, or approximately \$300/month; and janitorial services are scheduled twice per week at a cost of \$750/month.

On a per-unit basis (\$2,500/unit) this is higher than Ridgway (\$1,474/unit) and Colorado Springs (\$1,928/unit) due to the small number of units. The total staffing cost reflects actual compensation for part-time contracted positions, which results in a higher per-unit figure when spread across only nine units.

Administrative Expenses

Total \$6,300 (\$700/unit), consistent with comparable projects. Telephone and internet are budgeted at \$180 per month, supporting only property operations (not tenant use). Audit and tax preparation fees total \$1,800, with audit fees assumed at \$0 unless required by project funders, and tax preparation fully allocated.

Property Management Fee

An 8.9% fee produces \$22,500 annually (\$2,500/unit), above the industry standard of 5% but applied conservatively for this model. On a dollar basis, the total property management costs are \$22,500 for S2C Grand Lake, \$20,010 for Ridgway, and \$29,070 for Colorado Springs.

Utilities

Projected at \$8,577 (\$953/unit), aligned with Ridgway benchmarks, with slightly higher trash removal costs (\$180/month). This includes electricity, water, trash removal, and minimal gas usage.

Repairs and Maintenance

Budgeted at \$7,389 (\$821/unit), lower than Colorado Springs (\$1,006/unit) as no elevator maintenance is required.

Real Estate Taxes

Budget assumes exemption under Colorado law for public/nonprofit ownership and use. Future changes in use or lease structure could affect this status.

Insurance

Budgeted at \$4,356 (\$484/unit), consistent with similar projects, covering general property and liability (no flood or specialty insurance).

Replacement Reserves



\$2,700 (\$300/unit) in line with CHFA requirements and comparable properties.

COMPARABLE COLORADO COST/UNIT EXPENSES

S2C Grand Lake Expense Comps/Unit	S2C Grand Lake	Colorado Springs	Ridgway
	9	51	30
Expense	\$/Unit	\$/Unit	\$/Unit
SALARY AND BENEFITS	\$2,500	\$1,928	\$1,474
ADMINISTRATIVE	\$700	\$658	\$685
MANAGEMENT FEE	\$2,500	\$570	\$667
UTILITIES	\$953	\$762	\$813
REPAIRS AND MAINTENANCE	\$821	\$1,006	\$755
REAL ESTATE TAXES	\$0	\$10	\$0
INSURANCE	\$484	\$1,003	\$587
ANNUAL OPERATING EXPENSES	\$7,958	\$5,986	\$5,081
REPLACEMENT RESERVE DEPOSITS	\$300	\$300	\$300
TOTAL OPERATING/UNIT	\$8,258	\$6,286	\$5,381
TOTAL OPERATING EXPENSE	\$74,322	\$320,583	\$161,430

TABLE 11: A.5 COST/UNIT COMPS

APPENDIX D: NOI VARYING RENT RANGES & SCENARIO COMPARISON

The financial model assumes all residential units are eligible for occupancy by households earning up to 120% of Area Median Income (AMI) in accordance with CHFA income guidelines. However, for the baseline scenario, rents are set at 80% AMI levels to enhance affordability while preserving operational sustainability.

To evaluate the financial impact of varying affordability targets, rents were modeled across a range of AMI tiers—from 30% to 140%. The table below summarizes the annual rental income and Net Operating Income (NOI) outcomes for each level:

AMI	30%	40%	60%	80%	100%	120%	140%
RENTAL INCOME	\$65,520	\$87,360	\$131,040	\$174,720	\$218,400	\$262,080	\$305,760
NOI	\$(15,421)	\$4,890	\$45,513	\$86,135	\$126,758	\$167,380	\$208,002

TABLE 12: NOI ON DIFFERENT AMI RENTS

Scenario	Base	Scenario 2	Scenario 3			
TYPE	9 Units at 120% Income Restriction, rents at 80% AMI Max Rent. Commercial at OPEX	Base + Vacant Commercial Space	80% AMI	100% AMI	120% AMI	140% AMI
NOI	\$86,135	\$88,168	\$86,135	\$126,758	\$167,380	\$208,002

TABLE 13: SCENARIO COMPARISON

Grand County 2025 Rent	Bedrooms			Income Limits			
	0	1	2	1 Person	2 Person	3 Person	4 Person
30%	\$588	\$630	\$756	\$23,520	\$26,880	\$30,240	\$33,600
40%	\$784	\$840	\$1,008	\$31,360	\$35,840	\$40,320	\$44,800
60%	\$1,176	\$1,260	\$1,512	\$47,040	\$53,760	\$60,480	\$67,200
80%	\$1,568	\$1,680	\$2,016	\$62,720	\$71,680	\$80,640	\$89,600
100%	\$1,960	\$2,100	\$2,520	\$78,400	\$89,600	\$100,800	\$112,000
120%	\$2,352	\$2,520	\$3,024	\$94,080	\$107,520	\$120,960	\$134,400
140%	\$2,744	\$2,940	\$3,528	\$109,760	\$125,440	\$141,120	\$156,800

TABLE 14: 2025 INCOME & RENT GUIDE



APPENDIX E: 2025 CHFA RENT LIMITS



2025 Income Limit and Maximum Rent Tables for All Colorado Counties

HUD Effective Date: April 1, 2025

20% to 120% of Area Median Income (AMI) [20% to 160% AMI for rural resort counties]

- The IRS allows Housing Tax Credit projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All Housing Tax Credit and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 05.16.2025.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2025 limits and that place in service before 05.16.2025 may continue to apply the same limits used in 2024.

County	HERA	AMI	2025 Maximum Rents					2025 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Gilpin		120%	2,943	3,153	3,783	4,372	4,878	117,720	134,520	151,320	168,120	181,680	195,120	208,560	222,000
Gilpin		110%	2,697	2,890	3,467	4,008	4,471	107,910	123,310	138,710	154,110	166,540	178,860	191,180	203,500
Gilpin		100%	2,452	2,627	3,152	3,643	4,065	98,100	112,100	126,100	140,100	151,400	162,600	173,800	185,000
Gilpin		90%	2,207	2,364	2,837	3,279	3,658	88,290	100,890	113,490	126,090	136,260	146,340	156,420	166,500
Gilpin		80%	1,962	2,102	2,522	2,915	3,252	78,480	89,680	100,880	112,080	121,120	130,080	139,040	148,000
Gilpin		70%	1,716	1,839	2,206	2,550	2,845	68,670	78,470	88,270	98,070	105,980	113,820	121,660	129,500
Gilpin		60%	1,471	1,576	1,891	2,186	2,439	58,860	67,260	75,660	84,060	90,840	97,560	104,280	111,000
Gilpin		55%	1,348	1,445	1,733	2,004	2,235	53,955	61,655	69,355	77,055	83,270	89,430	95,590	101,750
Gilpin		50%	1,226	1,313	1,576	1,821	2,032	49,050	56,050	63,050	70,050	75,700	81,300	86,900	92,500
Gilpin		45%	1,103	1,182	1,418	1,639	1,829	44,145	50,445	56,745	63,045	68,130	73,170	78,210	83,250
Gilpin		40%	981	1,051	1,261	1,457	1,626	39,240	44,840	50,440	56,040	60,560	65,040	69,520	74,000
Gilpin		30%	735	788	945	1,093	1,219	29,430	33,630	37,830	42,030	45,420	48,780	52,140	55,500
Gilpin		20%	490	525	630	728	813	19,620	22,420	25,220	28,020	30,280	32,520	34,760	37,000
Grand		160%	3,136	3,360	4,032	4,660	5,200	125,440	143,360	161,280	179,200	193,600	208,000	222,240	236,640
Grand		150%	2,940	3,150	3,780	4,368	4,875	117,600	134,400	151,200	168,000	181,500	195,000	208,350	221,850
Grand		140%	2,744	2,940	3,528	4,077	4,550	109,760	125,440	141,120	156,800	169,400	182,000	194,460	207,060
Grand		130%	2,548	2,730	3,276	3,786	4,225	101,920	116,480	131,040	145,600	157,300	169,000	180,570	192,270
Grand		120%	2,352	2,520	3,024	3,495	3,900	94,080	107,520	120,960	134,400	145,200	156,000	166,680	177,480
Grand		110%	2,156	2,310	2,772	3,203	3,575	86,240	98,560	110,880	123,200	133,100	143,000	152,790	162,690
Grand		100%	1,960	2,100	2,520	2,912	3,250	78,400	89,600	100,800	112,000	121,000	130,000	138,900	147,900
Grand		90%	1,764	1,890	2,268	2,621	2,925	70,560	80,640	90,720	100,800	108,900	117,000	125,010	133,110
Grand		80%	1,568	1,680	2,016	2,330	2,600	62,720	71,680	80,640	89,600	96,800	104,000	111,120	118,320
Grand		70%	1,372	1,470	1,764	2,038	2,275	54,880	62,720	70,560	78,400	84,700	91,000	97,230	103,530
Grand		60%	1,176	1,260	1,512	1,747	1,950	47,040	53,760	60,480	67,200	72,600	78,000	83,340	88,740
Grand		55%	1,078	1,155	1,386	1,601	1,787	43,120	49,280	55,440	61,600	66,550	71,500	76,395	81,345
Grand		50%	980	1,050	1,260	1,456	1,625	39,200	44,800	50,400	56,000	60,500	65,000	69,450	73,950
Grand		45%	882	945	1,134	1,310	1,462	35,280	40,320	45,360	50,400	54,450	58,500	62,505	66,555
Grand		40%	784	840	1,008	1,165	1,300	31,360	35,840	40,320	44,800	48,400	52,000	55,560	59,160
Grand		30%	588	630	756	873	975	23,520	26,880	30,240	33,600	36,300	39,000	41,670	44,370
Grand		20%	392	420	504	582	650	15,680	17,920	20,160	22,400	24,200	26,000	27,780	29,580

FIGURE 3: 2025 CHFA RENT LIMITS