



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING AGENDA

Monday, January 26, 2026 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/81048700115>

You can also dial in using your phone.

United States: 719-359-4580

Access Code: 810 4870 0115



WORK SESSION 4:30 PM

1. Call to Order
2. Roll Call
3. Conflicts of Interest
4. Items of Discussion
 - A. Three Lakes Watershed Update
 - B. Rocky Mountain National Park Update

EVENING MEETING 6:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Announcements
4. Roll Call
5. Conflicts of Interest
6. Mayor's Report
7. Manager's Report
 - A. January 12, 2026
8. Public Comments (Limited to 3 Minutes)

9. Consent Agenda

A. Accounts Payable- January 26, 2026

B. Meeting Minutes- January 12, 2026

10. Financial Review

A. December 2025

11. Items of Discussion

A. Consideration of Approval for Slash Pile Burning at Grand Lake Lodge

B. **Quasi-Judicial Hearing:** Special Event Liquor Permit Application and Resolution No. 06-2026 – Rotary Club of Grand Lake, “Grand Lake Skijoring”

C. Consideration of a New Special Event Permit Application and Resolution No. 07-2026 for Colorado AeroLab’s “Radium Girls” Event

D. Consideration of a New Special Event Permit Application and Resolution No. 08-2026 for the Fraser Valley Hockey Association “Grand Lake Pond Hockey Classic”

E. Consideration of Special Event Permit Application and Resolution No. 09-2026 – Fee Waiver for Juniper Library “Senior Lunch and Learn” Events

F. Consideration of a Special Event Permit Application and Resolution No. 10-2026 – Fee Waiver for the Town of Grand Lake “A Viking Winter Carnival” Event

G. Consideration of a Public Property Encroachment Agreement for an Existing Single-Family Residence and Proposed Dock on Town-Owned Property

H. Consideration of Approval on the Maker’s Space Operations MOU with the Rocky Mountain Folk School

I. Consideration of Approval of the Maker’s Space MOU with the Grand Lake Creative District

J. Consideration of Approval of the 2025 Audit Engagement Agreement with Dazzio & Associates, PC

K. Consideration of Approval of the 2026 Hilly Lawn Contract

L. Consideration to Approve Resolution 01-2026, Approving Updates to the Town of Grand Lake’s Pay/Salary Grades and Job Classifications

12. Future Items for Consideration

13. **EXECUTIVE SESSION PURSUANT TO C.R.S § 24-6-402(4)(e) FOR THE PURPOSES OF DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATION, ANE/OR INSTRUCTING NEGOTIATORS AND ALSO PURSUANT TO C.R.S. Section 24-6-402(4)(a) TO DISCUSS POSSIBLE ACQUISITION OF REAL OR PERSONAL PROPERTY.**

14. Adjourn Meeting



MANAGER UPDATE

1/26/2026

To: Town of Grand Lake Board of Trustees

From: Steve Kudron, Town Manager

Activities & Events Recap

- The Three Lakes Tournament was held this past weekend. While the registration is substantially down, the Town did receive a good number of participants over the weekend.
- The 9th Annual Grand Lake Pond Hockey Tournament is this weekend January 31 and February 1, 2026. I'm certain Trustee attendance will be welcomed throughout the event.
- The Ice rink in Town Square Park has been filled and is frozen. The surface is solid and in use daily. Skaters have begun to skate on the lake as well.
- Winter Carnival is February 7th. The Theme is Viking!
- The Denver Snowmobile Club has confirmed their use of the Community House for the February 14th Flight for Life Poker Run.

Department Notes

- **Admin**
 - Water billing has been completed. Cards should arrive in the mail this week
 - Staff continues to digitize all the Town's historic planning documents. This will help to remove much of the clutter in the planning office in increase accessibility to the important Town documents.

- **Finance**
 - Our ERP integration process is beginning. Timeline meeting is tomorrow 1.27.26.
 - Our new treasurer continues her training on the Towns financials and is working to provide more detailed reports for added transparency and access.

- **Code Enforcement**
 - STR enforcement continues. Staff has been able to successfully collect many past fees and is increasing our compliance significantly.

- **Planning**
 - Ayres met with the Planning Commission regarding 2026 code clarity. As the Commission addresses items of confusion or concern within the code, the Board will hear their recommendations throughout the year.
 - Anterrio Group has successfully submitted a grant to GOCO for trail mapping and wayfinding starting in Grand Lake. I will continue to provide updates as we progress.
 - The Colorado Energy Office has recommended us to resubmit with adjustments our last mile transit opportunities. This is the grant that would provide shuttle planning and implementation.
 - ***There is an opening on the Grand Lake Planning Commission. A full commission ensures the best representation possible.***
 - Grand Lake Transit continues to develop routes and timing. The Board will meet with transit on February 9, 2026 for updates prior to the community engagement process.
 - The Next scheduled Planning Commission meeting is February 4, 2026

- **Public Works**
 - Public Works has received training on the Polecat Snowmaker. Production of snow will continue to ensure Town has the snow needed for our winter events.
 - Public Works staff is doing interior repairs and other interior projects during this slow snow period.

- **Grand Lake Center**
 - Center activity continues to be brisk.
 - Final bids for the flooring are in progress and will be brought to the Board in the future.

- **Marketing/Events/Visitor Center/Communications**
 - Visitor Center staff transition has been quite seamless. Our Town ambassadors are a wealth of information on who visits us daily. Please welcome Brenda, Judy & Brookes to Town Staff!
 - The Town's request for funding from Grand County Tourism. The Board has approved \$70,000 for 2026 marketing spend. This is the full amount we could have qualified for in 2026.
 - Staff will be bringing a resolution for support of establishing Grand Lake as a certified Main Street community. The access to training, resources and grants will be a great value to our business community. Sarah Weekes will be the Town administrator of the project.
 - At the February 23, 2026 Regular meeting, staff will be presenting the complete marketing strategy plan calculating using all committed funding sources.

- **Intergovernmental**
 - I attended the County Stream Management Plan update this past week at the Willow Creek campus of Northern Water. 42 of the county's stream reaches were analyzed and graded. Even with a recent fire, the streams of the headwaters are in great condition, receiving mostly grades of A's and B's.
 - The Town participated in a second-round interview for a Colorado Energy Office Accelerator
 - I will be attending Colorado Preservation Inc.'s Saving Places 2026 February 11-13, 2026 in Denver.

- **Water Department**
 - Q1 Water billing has been completed
 - Water repairs are completed.
 - Normal operations
- **Marina**
 - Quiet Time
- **Pay as You Throw**
 - Normal Operations
- **Space to Create**
 - Makers Space continues to progress. Much of the framing inside the Makers Space has been completed. Wall insulation is complete. Siding continues
 - Modules are in production. Ten of the thirteen modules are currently in production. Delivery is schedule for the week after Skijor.

Upcoming Event Highlights:

- January 23-25, 2026: Three Lakes Fishing Tournament
- January 31, 2026 – Pond Hockey Classic
- January 29-31, 2026: Youth Theater at the Community House.
- February 7, 2026: Winter Carnival. Get your Viking on!
- February 14, 2026: Flight for Life Poker Run
- February 21-22, 2026: Tightline Outdoors Fishing and Education Weekend
- February 28-March 1, 2026 Grand Lake Skijor

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

Next Board Meeting: February 9, 2026



To: Mayor Bergquist & Trustees
From: Stephanie Rhone, Treasurer
Date: January 26, 2026
RE: Accounts Payable- January 26, 2026

BACKGROUND:

Pursuant to standard procedure, the Town Board of Trustees reviews and approves accounts payable at each Board meeting.

FISCAL NOTE

The accounts payable documentation was distributed to the Board via email on January 21, 2026, for review.

STAFF RECOMMENDATION

Staff recommends approval of the accounts payable as presented.

SUGGESTED MOTIONS

I move to approve (or deny) the accounts payable for January 26, 2026.



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, January 12, 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 6:02 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, Town Manager Kudron, and Town Clerk Carrell were present.

Trustee Causseaux moved to excuse the absences of Trustee Mills and Schoenherr from the regular meeting. Trustee Miller seconded the motion, and Town Clerk Carrell called for a vote.

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

5. Conflicts of Interest

None.

6. Mayor's Report

Mayor Bergquist wished everyone a Happy New Year and expressed enthusiasm for the year ahead. She noted several upcoming events and emphasized the importance of continued freezing temperatures and snowfall for their success. She shared that she would be attending the Colorado Mayors Conference in Denver on Thursday and Friday, marking her first time at the conference, and expressed hope that it would provide valuable knowledge to better serve in her role as mayor.

7. Manager's Report

A. January 12, 2026

Activities & Events Recap

- The Christmas Holiday season, while absent much of the snow we are accustomed to drew visitors, locals and our second home population into Town for the spirit of the season and our ever-present hospitality.
- Everyone who I spoke with raved at the annual New Years fireworks celebration. Lake conditions didn't allow for a lake shoot, but the show didn't disappoint. Many revelers enjoyed the fact that it wasn't below zero when they watched.
- The Ice rink in Town Square Park has been filled and is frozen. It has been open since Christmas weekend.
- Holes will be drilled at the lake rink to test thickness on the 12th. We will begin snow removal and flooding, if conditions allow.

Department Notes

Admin

- Water billing is being completed this week. It is a smaller run without summer meters.
- Staff is in the process of digitizing all the Town's historic mylars. This will help to remove much of the clutter in the planning office.

Finance

- Final 2026 budget documents will be filed with the State at the end of January. Our annual audit is scheduled to begin the first week of March with Dazzio & Associates.
- Our ERP integration process is beginning. Town staff was introduced to the Open GOV implementation team in late December. I will keep you up to date on the process as it moves along.

Code Enforcement

- STR enforcement has uncovered many locations that were not compliant either through a lack of system knowledge by the homeowner or not being current in their license payments. Our CEO has been able to get many of these STRs into compliance the past 30 days.

Planning

- Ayres is beginning to plan for workshops with the Planning Commission regarding 2026 code changes. As the Commission addresses items of confusion or concern within the code, the Board will hear their recommendations throughout the year.

- *There is an opening on the Grand Lake Planning Commission. A full commission ensures the best representation possible.*
- Grand Lake Transit continues to develop our routes and times. The next scheduled meeting is January 21, 2026
- The Next scheduled Planning Commission meeting is January 21, 2026

Public Works

- Logan Cross has been promoted to the position of Public Works Director. We received five applications and Logan’s qualifications stood out among all candidates. Congratulations Logan!
- Several Town wayfinding signs were stolen on January 6, 2026. The theft was reported to authorities and replacements are completed.
- The Pitkin House remediation is completed. Town staff will complete the walls and other minor repairs.
- The Town’s new PoleCat snowmaker has arrived. Training has been setup and sessions with nearby users (Winter Park, Granby Ranch) have been initiated.

Grand Lake Center

- Pickleball is in full swing at the Center. Crystal reports every day is a busy day this month!

Marketing/Events/Visitor Center/Communications

- Katie Hearsom has been promoted to the position of Marketing and Communications Manager. She brings a wealth of experience from her career in public relations and advertising as well as her deep knowledge of our community. Katie recently celebrated her six-year anniversary with the Town. Congrats to Katie!
- The Visitor Center continues to operate 5 days a week as scheduled. Some staff members will become cross trained in both Visitor Center and GLC desks to ensure continuity of operations when team members are out.
- Katie continues to meet our marketing partners to ensure an effective transition to the Town’s marketing direction.

Intergovernmental

- I attended the Wildfire Action Plan meeting in Winter Park last month. The County has been working on prioritization of resources should another wildfire event occur in our area. Tactics include recognition of fire/flood/slide potentials and protections to critical infrastructure.
- The 1st bi-monthly Mayor Manager Commissioners meeting was held in Winter Park on January 12, 2026.
- Our next Transit Meeting is scheduled for January 21, 2026

- CO Aerolab has been awarded a grant from the Grand Foundation to investigate ways to make day care and after school viable in our part of the county. The Town is cooperating as much as possible on the endeavor.
- The Three Lakes Watershed Association on behalf of the Town has been awarded a grant of \$1.273m to complete implementing the Town's west side storm water management plan.
- The Town participated in a second-round interview for a Colorado Energy Office Accelerator Grant. Antero has been supporting the efforts of a \$995,000 grant to provide final mile transportation, wayfinding and trail implementation for public access to the many trails, activities and neighborhoods within the community.
- The Town did not receive an award from the Department of Transportation's Safe Streets for All program. While the notification was disappointing, it should be noted that no applications from Colorado were awarded in the \$953m distribution (the only state to receive no funding)
 - I will be attending Colorado Preservation Inc.'s Saving Places 2026 February 11-13, 2026 in Denver.

Water Department

- A service line on Park Ave ruptured on January 9, 2026. Flow-reduction efforts have been implemented, and repairs are expected to begin on the 12th.
- Well 2 pump failed again on January 6, 2026. A replacement was completed on January 6, 2026. Four pumps have failed. All have been warranty coverage.
- Meter reads for Q4 2025 have been completed as of January 7, 2026. Billing is expected to be sent out the 3rd week of this month.

Marina

- We have done repairs for two trailers
- The Crestliner Boat has been sold to the highest bidder. Plans are being made for them to pick it up.
- Our Pontoon trade ins have been successfully transferred to Denver.

Pay as You Throw

- Normal Operations

Space to Create

- Makers Space continues to progress. Much of the framing inside the Makers Space has been completed. Wall insulation is complete. Siding continues

- Modules are in production. Residential siding has been delivered.
- Budget remains solid. The project gap is being discussed in terms of remaining owners contingency.

Upcoming Event Highlights:

- Happenings at the House: January 12, 2026 Grand Lake Community House. Special guest Don Wall. Come hear ‘Turtle’ tell his personal tales of Grand Lake
- January 23-25, 2026: Three Lakes Fishing Tournament
- January 31, 2026 – Pond Hockey Classic
- January 29-31, 2026: Youth Theater at the Community House.
- February 7, 2026: Winter Carnival. Get your Viking on!
- February 14, 2026: Flight for Life Poker Run
- February 21-22, 2026: Tightline Outdoors Fishing and Education Weekend
- February 28-March 1, 2026 Grand Lake Skijor

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

Next Board Meeting: January 26, 2026

8. Public Comments (Limited to 3 Minutes)

None.

9. Consent Agenda

A. Accounts Payable- January 12, 2026

B. Meeting Minutes- December 8, 2025

Mayor Pro-Tem Sobon motioned to approve the consent agenda for January 12, 2026. Trustee seconded the motion, and Town Clerk Carrell called for a vote.

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

10. Financial Review

A. January 12, 2025

Presented by Nichole Kirkpatrick, contracted CPA.

11. Items of Discussion

A. 2026 Town of Grand Lake Municipal Election

Presented by Town Clerk Carrell.

B. Consideration of Designation of Posting Notices of Public Meetings

Presented by Town Clerk Carrell.

Trustee Arntson moved to designate the Grand Lake Post Office and Grand Lake Town Hall as the official public locations for posting notices of public meetings of the Town of Grand Lake, with such notices to be posted at least twenty-four (24) hours prior to all public meetings, in accordance with Colorado Revised Statutes § 24-6-402(2)(c). Mayor Pro-Tem Sobon seconded the motion. Town Clerk Carrell called for the vote.

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

C. Consideration to Approve a Permit Application and Report of Changes Regarding the Modification of Premises Submitted by Sagebrush BBQ & Grill

Presented by Town Clerk Carrell.

Trustee Miller motioned to approve the permit application and the report of changes regarding the modification of premises submitted by Sagebrush BBQ & Grill. Mayor Pro-Tem Sobon seconded the motion, and Town Clerk Carrell called for a vote.

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

D. Grand Lake Trailgroomers Request for Event Funding- Grand Lake Skijoring Event

Prior to discussion of this item, Mayor Pro-Tem Sobon disclosed a conflict of interest due to his service on the Trail Groomers board, which had not been disclosed at the beginning of the meeting, and recused himself from discussion and voting.

Cameron Stone, Grand Lake Trail Grooming- Mr. Stone thanked the Town for its long-standing financial support of Grand Lake Trail Groomers and provided an overview of snowcat grooming services required for the 2026 Skijoring event. He explained the conditions necessary for a successful track, including adequate snowfall, snow transport and processing, and proper formation and grooming of skier and horse track features along Main Street.

Mr. Stone outlined the services to be provided, including track formation, grooming, and maintenance from Wednesday, February 25 through Sunday, March 1, weather permitting. He noted that the 2026 track will be longer than in prior years and include additional features, resulting in increased grooming time.

He presented a request for \$4,800 for approximately 24 hours of snowcat services at \$200 per hour, excluding fuel, and noted that the Town has offered to cover fuel and a required insurance rider, \$1,600. He also explained that snowcat transportation costs may be incurred if access through Rocky Mountain National Park is unavailable, with any unused transportation funds to be returned to the Town.

Mr. Stone highlighted the economic benefits of the Skijoring event to the community, discussed increased operational costs facing the organization, and emphasized that the requested funding would be reinvested locally. He concluded by thanking the Board for its consideration and offering to answer questions.

Trustee Arntson motioned to approve event funding in the amount of \$6,400.00 to the Grand Lake Trailgroomers for track maintenance associated with the Skijoring event. Trustee Causseaux seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Miller	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Sobon	Abstain
Mayor Bergquist	Aye

E. Consideration to Approve Resolution 01-2026, Approving Updates to the Town of Grand Lake’s Pay/Salary Grades and Job Classifications

Presented by Town Manager Kudron.

Mayor Pro-Tem Sobon motioned to table “Item E”, Resolution. 01, 2026, approving updates to the Town of Grand Lake’s salary. Trustee Causseaux seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Miller	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Nay

F. LEGISLATIVE- Ordinance 01-2026 - Board of Trustees Discussion and Decision on the Proposed Town Code Text Amendments Regarding the Central Business District and Applicable Design Standards

Presented by Emily Weber, Ayres Associates. Ms. Weber presented a continuation of the proposed text amendments to the Central Business District and associated design standards, following prior Planning Commission and Board discussions. She explained that the amendments are intended to reinforce the historic Western character of downtown Grand Lake, clarify existing code language, and provide clearer guidance for the development review process.

Ms. Weber summarized revisions made since the December 8, 2025, meeting, including changes to permitted exterior materials, clarification of setback measurements, revisions to pedestrian connectivity and weather-protection standards, exceptions to certain commercial parking requirements, roofline and pitched-roof standards, removal of window mullion requirements, and reduction of subjective language where feasible. She also reviewed related code amendments incorporating the updated design standards into the Central Business District regulations. She noted the item is an ordinance requiring Board action and offered to answer questions.

Ms. Weber clarified the definition of a gable roof element within the proposed design standards and confirmed that shed roofs are not permitted. She referenced prior discussions regarding gable roof treatments at 900 Grand Avenue, including the use of gable wedges to break up rooflines. In response to questions, Ms. Weber confirmed that gable elements may be incorporated in various ways, including over windows or entrances, and clarified that shed roofs are not allowed, whether applied to the full building or limited to boardwalk areas

Mayor Pro-Tem Sobon motioned to approve Ordinance 01-2026, amending Town Code Sections 12-2-26, 12-7-2, 12-7-3, and 12-7-4 regarding the Central Business District and Applicable Design Standards including the amendment with regards to the gable roof. Trustee Miller seconded the motion, and Town Clerk Carrell called for a vote.

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

G. QUASI JUDICIAL (PUBLIC HEARING)- Sketch Review of a Development Application for a 3story Mixed-Used Building Located at 900 Grand Avenue. The Proposal Consists of Ground Floor Commercial and Two Residential Units

Emily Weber, of Ayres Associates, presented a sketch plan review for a proposed three-story mixed-use development at 900 Grand Avenue, consisting of a ground-floor commercial space with two residential units above. The project is proposed by 900,000 LLC and was previously reviewed through a minor development application that was not approved.

Ms. Weber explained that the applicant returned through the sketch plan process to obtain feedback prior to submitting a preliminary and final development application. Revisions to the proposal include shifting the building closer to the front property line to address setback requirements and an existing easement, expanding the commercial space, and reducing the number of residential units. She reviewed preliminary renderings depicting building setbacks, a front gable element at the primary entrance, a partially covered boardwalk extension, covered parking, and proposed exterior materials. Ms. Weber noted that no formal action was requested and that the purpose of the discussion was to provide direction to the applicant.

Mayor Bergquist opened the public hearing. No public comment was received.

Will Wallesen, 2011 County Road 5- The applicant, summarized updates made to the proposal in response to recently adopted and pending Central Business District design standards. He stated that the project has been revised to comply with updated code requirements, including street wall ratios, maximum setbacks, covered commercial entrances, continued boardwalk frontage, and third-story setbacks. Mr. Wallesen noted that the building complies with height and massing standards, incorporates gabled roof elements and Western architectural detailing, includes covered boardwalk areas at commercial entrances, and will add additional windows to meet code requirements. He also stated that parking and garage access from the alley are intended to meet functional standards.

Following Board discussion, Ms. Weber confirmed that no formal recommendation was required and that the applicant’s questions had been addressed.

H. QUASI JUDICIAL (PUBLIC HEARING)- Resolution 02-2026 – Final Plat and Final Development Plan for a New Mixed-Use Commercial and Residential Development Known as the Leatherwood Project, Located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue

Josh Olhava, Ayres Associates, introduced Resolution No. 02-2026 for approval of the final plat and final development plan for the Leatherwood Project, located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue. He explained that the property is currently zoned and used for commercial purposes and is proposed for a multi-story mixed-use redevelopment within the Central Business District.

Mr. Olhava stated that the final development plan includes approximately 2,600 square feet of commercial office space and 22 residential units, an increase from the preliminary plan, with a mix of one-, two-, and three-bedroom units. The project provides on-site parking for residential units accessed from the alley and utilizes on-street parking credits along Grand, Garfield, and Lake Avenues to serve commercial uses.

He explained that revisions were made in response to feedback from the Board of Trustees and Planning Commission, including adjustments to building placement, massing, and site layout. The project provides approximately 32% open space, consisting of landscaped green areas, common open space between buildings, boardwalks, and covered boardwalk areas intended for outdoor seating and display. Mr. Olhava noted that Lake Avenue is intended to remain a pedestrian-oriented cut-through corridor.

Mr. Olhava also provided historical context, noting that the review process began in December 2024, and referenced exhibits illustrating the Grand Avenue and Lake Avenue façades. He concluded by describing the project as part of a phased redevelopment effort designed to balance mixed-use development, architectural variety, and cohesive site design.

Jim Kreutzer, the developer, and Gabe Bellowe, of MA Studios, provided an overview of a six-phase redevelopment project along Lake Avenue, outlining the phased timeline, building locations, heights, and proposed mixed-use components, including commercial space, residential units, a restaurant, parking garages, and outdoor amenities. Design considerations discussed included breaking up building massing, varying architectural materials, and providing distinct character for individual buildings while maintaining a cohesive overall development. Mr. Kreutzer also reviewed construction sequencing, anticipated demolition and remodel phases, and logistical considerations such as worker housing and equipment storage, and indicated an intent to proceed with the project as conditions allow.

Trustee Miller motioned to approve Resolution 02-2026, a resolution approving a final plat and final development plan for a new mixed-use commercial and residential development known as the Leatherwood project, located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue. Trustee Arntson seconded the motion, and Town Clerk Carrell called for a vote.

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

12. Future Items for Consideration

-Pay/Salary Grades & Job Classifications

13. EXECUTIVE SESSION PURSUANT TO C.R.S. § 24-6-402(4)(e) TO DETERMINE POSITIONS RELATIVE TO MATTERS SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND INSTRUCTING NEGOTIATORS REGARDING GRAND LAKE

Trustee Causseaux motioned to move into executive session pursuant to C.R.S. 24-6-402(4)(e) to determine positions relative to matters subject to negotiations, developing strategy for negotiations, and instructing negotiators regarding Grand Lake. Trustee Arntson seconded the motion, and Town Clerk Carrell called for a vote, and the motion passed unanimously.

The Board reconvened in open session following executive session. Town Manager Kudron stated that the discussions held during executive session were in accordance with C.R.S. § 24-6-402(4)(e).

14. Adjourn Meeting

Trustee Miller moved to adjourn the meeting, and Trustee Causseaux seconded. Town Clerk Carrell called for a vote, and the motion passed unanimously.

This meeting of the Board of Trustees was adjourned at 10:00 PM.

(Attest)

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor



Town of Grand Lake
December 2025 Financial Statements

Section 10, Item A.

TOWN OF GRAND LAKE
 COMBINED CASH INVESTMENT
 DECEMBER 31, 2025

<u>COMBINED CASH ACCOUNTS</u>		
01-104000	2019 UBB MONEY MARKET	1,695,164.11
01-104500	2019 UBB CHKG - OPERATIONS	277,587.53
01-106500	BANK MIDWEST / CCB	414,782.01
01-107500	UTILITY CASH CLEARING ACCT	33,308.95
01-107600	AR CASH CLEARING ACCT	32,782.04
		2,453,624.64
	TOTAL COMBINED CASH	2,453,624.64
01-200000	ACCOUNTS PAYABLE GENERAL	(1,440.00)
01-100000	CASH ALLOCATED TO OTHER FUNDS	(2,452,184.64)
		.00
	TOTAL UNALLOCATED CASH	.00

<u>CASH ALLOCATION RECONCILIATION</u>		
10	ALLOCATION TO GENERAL FUND	1,157,322.23
20	ALLOCATION TO WATER FUND	424,431.39
40	ALLOCATION TO MARINA FUND	622,938.40
50	ALLOCATION TO PAY-AS-YOU-THROW FUND	177,221.43
90	ALLOCATION TO CAPITAL IMPROVEMENT FUND	70,271.19
		2,452,184.64
	TOTAL ALLOCATIONS TO OTHER FUNDS	2,452,184.64
	ALLOCATION FROM COMBINED CASH FUND - 01-100000	(2,452,184.64)
		.00
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

100 % OF THE FISCAL YEAR HAS ELAPSED

19

Section 10, Item A.

TOWN OF GRAND LAKE
 BALANCE SHEET
 DECEMBER 31, 2025

GENERAL FUND

<u>ASSETS</u>		
10-100000	CASH IN COMBINED CASH FUND	1,157,322.23
10-103000	CSAFE	233,018.62
10-103100	CSAFE - CORE	2,649,501.28
10-109100	COLOTRUST	356,008.81
10-116000	PETTY CASH	100.00
10-116500	GLC PETTY CASH	100.00
10-117000	ACCOUNTS RECEIVABLE	(286,472.70)
10-117100	PROPERTY TAXES RECEIVABLE	1,166,185.06
10-117500	ACCOUNTS RECIVABLE - AR	9,486.50
10-123000	FUEL AR - FUEL PAYMENTS	.01
10-129000	UNLEADED GAS INVENTORY	16,578.69
10-130000	DIESEL INVENTORY	15,099.40
10-143100	PREPAID EXPENSES FOR GENERAL F	156,539.00
		5,473,466.90
	TOTAL ASSETS	5,473,466.90
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
10-200000	ACCOUNTS PAYABLE GENERAL	203,368.63
10-205000	RETAINAGE PAYABLE	59,971.99
10-219100	FLEX MEDICAL	21,534.00
10-222000	DEFERRED REVENUE-PROPERTY TAX	739,645.00
10-223100	PREPAID FEES FOR DEPOSITS	(320.00)
10-228100	GLC CUSTOMER DEPOSITS	1.00
10-228200	PREPAID RENTAL FEES & DEPOSITS	3,638.10
10-228300	GLC PREPAID MEMBERSHIPS	(400.00)
10-228400	DEPOSITS TOWN EVENTS	7,040.00
10-228500	LAND USE/MUNI PROP DEPOSITS	1,500.00
10-228600	ATTORNEY RETAINER	(6,380.00)
10-230000	HEADSTONE DEPOSIT	3,500.00
10-231000	FOLK SCHOOL PAYMENTS	(28,829.20)
10-231200	WINTER CARNIVAL	743.69
10-234000	AEROLAB, INC PAYMENTS	(14,585.00)
10-241000	RENTAL DEPOSITS	3,250.00
		993,678.21
	TOTAL LIABILITIES	993,678.21
<u>FUND EQUITY</u>		
10-275000	FUND BALANCE	3,406,145.11
10-281000	CEMETERY FUNDS	127,437.92
10-283000	CONSERVATION TRUST FUNDS	50,488.19
10-284000	ATTAINABLE HOUSING FUNDS	321,905.84
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	451,720.12
	BALANCE - CURRENT DATE	451,720.12

100 % OF THE FISCAL YEAR HAS ELAPSED

20

TOWN OF GRAND LAKE
BALANCE SHEET
DECEMBER 31, 2025

GENERAL FUND

TOTAL FUND EQUITY	<hr/>	4,479,788.69
TOTAL LIABILITIES AND EQUITY		<hr/> <hr/>

Section 10, Item A.

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>GENERAL TAXES</u>						
10-311-100	PROPERTY TAXES	.00	740,304.14	740,646.00	341.86	100.0
10-311-110	SPECIFIC OWNERSHIP	2,353.21	36,228.92	15,000.00	(21,228.92)	241.5
10-311-120	INTEREST & PENALTY-PROP TAXES	.00	1,558.96	300.00	(1,258.96)	519.7
10-311-130	MOTOR VEHICLE USE & SALES TAX	6,141.13	40,133.26	40,000.00	(133.26)	100.3
10-311-140	SALES TAX 4%	.00	2,492,400.01	2,384,727.00	(107,673.01)	104.5
10-311-150	BUILDING USE TAX	10,628.00	32,926.15	70,000.00	37,073.85	47.0
10-311-160	CIGARETTES-SELECT SALES TAX	272.92	2,916.08	3,000.00	83.92	97.2
10-311-161	MARIJUANA TAX	15,219.14	17,264.25	50,000.00	32,735.75	34.5
	TOTAL GENERAL TAXES	34,614.40	3,363,731.77	3,303,673.00	(60,058.77)	101.8
<u>UTILITY FRANCHISE TAX</u>						
10-316-170	FRANCHISE CABLE	6,243.68	25,192.72	20,000.00	(5,192.72)	126.0
10-316-171	FRANCHISE TELEPHONE	.00	1,271.38	5,000.00	3,728.62	25.4
10-316-172	FRANCHISE ELECTRIC	.00	33,261.33	35,000.00	1,738.67	95.0
10-316-173	FRANCHISE NATURAL GAS	2,600.07	16,205.37	20,000.00	3,794.63	81.0
	TOTAL UTILITY FRANCHISE TAX	8,843.75	75,930.80	80,000.00	4,069.20	94.9
<u>LICENSES & PERMITS</u>						
10-321-100	LIQUOR LICENSE FEE	.00	5,779.50	4,500.00	(1,279.50)	128.4
10-321-120	SALES TAX LICENSE \$10	300.00	1,875.00	900.00	(975.00)	208.3
10-321-130	MOTOR VEHICLE LICENSE (RURAL)	323.22	1,011.43	2,000.00	988.57	50.6
10-321-140	SIGN PERMIT	.00	600.00	500.00	(100.00)	120.0
10-321-150	GRADING PERMIT	.00	400.00	100.00	(300.00)	400.0
10-321-160	ANIMAL LICENSE	.00	35.00	150.00	115.00	23.3
10-321-170	ENCROACHMENT PERMIT/LICENSE	.00	.00	400.00	400.00	.0
10-321-175	BUSINESS LICENSE COMMISSION	412.50	25,714.75	30,000.00	4,285.25	85.7
10-321-180	NIGHTLY RENTAL LICENSE FEE	9,301.70	156,456.15	117,000.00	(39,456.15)	133.7
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	10,337.42	191,871.83	156,575.00	(35,296.83)	122.5
<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	.00	15,149.21	30,716.00	15,566.79	49.3
10-335-800	CONSERVATION TRUST FUND	696.74	2,399.56	3,000.00	600.44	80.0
10-335-900	OTHER INTERGOVERNMENTAL	.00	1,161.13	3,000.00	1,838.87	38.7
	TOTAL INTERGOVERNMENTAL	696.74	31,365.90	49,067.00	17,701.10	63.9

100 % OF THE FISCAL YEAR HAS ELAPSED

22

Section 10, Item A.

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>CHARGES FOR SERVICES</u>						
10-341-200	CEMETERY REVENUES	.00	6,000.00	10,000.00	4,000.00	60.0
10-341-300	ZONING & SUBDIVISION REVIEW	.00	4,350.00	3,000.00	(1,350.00)	145.0
10-341-400	ATTAINABLE HOUSING FEE REVENUE	.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	.00	3,490.85	2,000.00	(1,490.85)	174.5
10-341-900	CEMETERY EXCAVATING FEE	.00	2,425.00	1,000.00	(1,425.00)	242.5
	TOTAL CHARGES FOR SERVICES	.00	26,340.18	34,000.00	7,659.82	77.5
<u>GRAND LAKE CENTER REVENUES</u>						
10-350-101	GLC - RENTAL FEES	.00	8,804.00	18,000.00	9,196.00	48.9
10-350-121	GLC - MEMBERSHIPS	11,383.50	91,726.50	85,000.00	(6,726.50)	107.9
10-350-131	GLC - REC FEES	1,990.00	16,748.00	15,000.00	(1,748.00)	111.7
10-350-132	GLC GOLF SIM REVENUE	.00	1,260.00	.00	(1,260.00)	.0
	TOTAL GRAND LAKE CENTER REVENUES	13,373.50	118,538.50	118,000.00	(538.50)	100.5
<u>FINES AND FORFEITURES</u>						
10-351-100	ORDINANCE/TRAFFIC FINES	.00	225.00	500.00	275.00	45.0
	TOTAL FINES AND FORFEITURES	.00	225.00	500.00	275.00	45.0
<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	11,308.67	165,255.35	100,000.00	(65,255.35)	165.3
	TOTAL INVESTMENT INCOME	11,308.67	165,255.35	100,000.00	(65,255.35)	165.3
<u>OTHER</u>						
10-360-140	EVENT RENT - LAND, BUILDINGS	.00	2,417.41	6,000.00	3,582.59	40.3
10-360-160	RENT - ENTERPRISE FUND SITES	.00	2,250.00	2.00	(2,248.00)	11250
10-360-190	GIFTS - DONATIONS	.00	8,600.00	.00	(8,600.00)	.0
10-360-200	MISC. REVENUES - GENERAL	610.00	21,961.09	6,000.00	(15,961.09)	366.0
	TOTAL OTHER	610.00	35,228.50	12,002.00	(23,226.50)	293.5

100 % OF THE FISCAL YEAR HAS ELAPSED

23

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

		GENERAL FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
		-----	-----	-----	-----	-----
<u>CAPITAL SPECIFIC</u>						
10-377-160	SPACE TO CREATE REVENUE	.00	3,096,112.90	7,174,019.00	4,077,906.10	43.2
	TOTAL CAPITAL SPECIFIC	.00	3,096,112.90	7,174,019.00	4,077,906.10	43.2
	TOTAL FUND REVENUE	79,784.48	7,104,600.73	11,030,336.00	3,925,735.27	64.4

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>CEMETERY COMMITTEE</u>						
10-410-211	CEMETERY SUPPLIES/MISC EXP	.00	1,500.00	3,500.00	2,000.00	42.9
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	1,500.00	9,500.00	8,000.00	15.8
<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	8,603.00	96,184.56	10,000.00	(86,184.56)	961.9
10-412-319	MISC.-PLANNING COMMISSION/BOA	.00	.00	300.00	300.00	.0
10-412-320	COMPUTER HARDWARE	.00	2,159.00	1,000.00	(1,159.00)	215.9
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	8,603.00	98,343.56	45,950.00	(52,393.56)	214.0
<u>BOARD OF TRUSTEES</u>						
10-413-142	WORKERS' COMPENSATION	.00	821.13	1,000.00	178.87	82.1
10-413-143	BOT COMPENSATION	1,409.85	15,624.00	18,400.00	2,776.00	84.9
10-413-211	OFFICE/MEETING SUPPLIES	280.00	6,235.67	5,000.00	(1,235.67)	124.7
10-413-215	ELECTIONS	.00	.00	3,000.00	3,000.00	.0
10-413-316	DUES/MEMBERSHIPS	3,446.06	40,144.81	25,000.00	(15,144.81)	160.6
10-413-370	TRAINING/TRAVEL	.00	443.70	7,500.00	7,056.30	5.9
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	34,579.98	1,000.00	(33,579.98)	3458.0
10-413-463	WATER QUALITY ISSUES	.00	713.04	250.00	(463.04)	285.2
10-413-465	COMPUTER SOFTWARE	475.00	1,125.00	500.00	(625.00)	225.0
10-413-728	MISCELLANEOUS DONATIONS	.00	.00	10,000.00	10,000.00	.0
10-413-843	ROCKY MTN REP THEATRE	.00	1,500.00	1,500.00	.00	100.0
10-413-859	GRAND FOUNDATION	5,000.00	61,650.00	52,000.00	(9,650.00)	118.6
10-413-870	BOARD CONTINGENCY	.00	1,458.67	5,000.00	3,541.33	29.2
	TOTAL BOARD OF TRUSTEES	10,610.91	164,296.00	141,150.00	(23,146.00)	116.4
<u>GREENWAYS COMMITTEE</u>						
10-414-238	TREES/SHRUBS/PLANTINGS	(4,968.69)	.00	.00	.00	.0
10-414-241	ARBOR DAY SUPPLIES	.00	675.24	1,500.00	824.76	45.0
10-414-320	CONTRACT LANDSCAPING SERVICES	5,205.68	89,668.80	89,777.00	108.20	99.9
	TOTAL GREENWAYS COMMITTEE	236.99	90,344.04	91,277.00	932.96	99.0

100 % OF THE FISCAL YEAR HAS ELAPSED

25

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>ADMINISTRATION</u>						
10-415-100	GROSS WAGES - ADMINISTRATION	49,866.12	580,219.65	552,515.00	(27,704.65)	105.0
10-415-103	OT/COMP TIME BUYOUT	484.00	2,857.08	2,000.00	(857.08)	142.9
10-415-105	BONUS	6,000.00	6,000.00	8,000.00	2,000.00	75.0
10-415-110	GROSS WAGES-ADMIN PT/SEASONAL	.00	(1,680.00)	.00	1,680.00	.0
10-415-132	ICMA TOWN PAID BENEFIT	4,028.00	32,328.87	44,201.18	11,872.31	73.1
10-415-133	HEALTH/DENTAL-EMPLOYEE	(779.31)	(2,031.07)	73,200.00	75,231.07	(2.8)
10-415-135	DEP HEALTH/DENTAL	(.45)	5,110.27	78,750.00	73,639.73	6.5
10-415-136	MEDICAL BENEFIT ALLOWANCE	.00	32,252.79	10,000.00	(22,252.79)	322.5
10-415-141	UNEMPLOYMENT INSURANCE	72.40	2,423.68	1,109.00	(1,314.68)	218.6
10-415-142	WORKERS' COMPENSATION	.00	8,831.52	13,000.00	4,168.48	67.9
10-415-143	SOCIAL SECURITY MATCH	3,652.77	33,855.81	34,380.00	524.19	98.5
10-415-144	MEDICARE MATCH	854.26	7,917.87	8,040.00	122.13	98.5
10-415-145	FAMILI BENEFIT ADMIN	189.09	1,674.93	2,531.00	856.07	66.2
10-415-211	OFFICE SUPPLIES	670.47	1,778.24	9,000.00	7,221.76	19.8
10-415-215	COMPUTER SOFTWARE	900.55	33,473.67	20,000.00	(13,473.67)	167.4
10-415-220	COMPUTER HARDWARE	.00	5,589.68	5,000.00	(589.68)	111.8
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	116.97	2,000.00	1,883.03	5.9
10-415-233	OFFICE EQUIPMENT MAINTENANCE	364.16	4,479.21	2,000.00	(2,479.21)	224.0
10-415-237	BUILDING MAINTENANCE	7,248.07	7,429.84	2,000.00	(5,429.84)	371.5
10-415-238	TOWN HALL FURNISHINGS	.00	.00	1,000.00	1,000.00	.0
10-415-311	POSTAGE/FREIGHT	.00	2,531.69	5,000.00	2,468.31	50.6
10-415-312	COMPUTER SERVICES	4,757.34	50,409.80	58,500.00	8,090.20	86.2
10-415-314	ADS & LEGAL NOTICES	.00	7,232.94	3,000.00	(4,232.94)	241.1
10-415-316	DUES & MEMBERSHIPS	.00	220.00	2,000.00	1,780.00	11.0
10-415-319	MISCELLANEOUS SERVICES	.00	190.00	3,200.00	3,010.00	5.9
10-415-330	BANK FEES	294.56	512.99	500.00	(12.99)	102.6
10-415-341	ELECTRIC UTILITY	.00	3,538.38	8,400.00	4,861.62	42.1
10-415-342	SEWER UTILITY	.00	8,233.75	2,100.00	(6,133.75)	392.1
10-415-343	WATER UTILITY	.00	6,325.00	.00	(6,325.00)	.0
10-415-344	TELEPHONE/INTERNET UTILITY	35.00	4,660.55	14,700.00	10,039.45	31.7
10-415-345	NATURAL GAS UTILITY	779.62	8,221.59	6,510.00	(1,711.59)	126.3
10-415-346	WEBSITE HOSTING SERVICES	.00	11,643.93	18,500.00	6,856.07	62.9
10-415-347	RECYCLING - TOWN HALL	.00	290.00	500.00	210.00	58.0
10-415-351	LEGAL SERVICES	9,912.50	59,448.91	55,000.00	(4,448.91)	108.1
10-415-352	AUDIT	.00	10,200.00	10,200.00	.00	100.0
10-415-353	JUDGE-MUNICIPAL COURT	.00	.00	500.00	500.00	.0
10-415-355	PROFESSIONAL SERVICES-OTHER	12,752.50	118,910.87	2,000.00	(116,910.87)	5945.5
10-415-370	TRAINING/TRAVEL	285.00	848.23	.00	(848.23)	.0
10-415-393	DOCUMENT RECORDING	88.70	88.70	250.00	161.30	35.5
10-415-513	PROPERTY/CASUALTY INSURANCE	.00	35,808.74	35,000.00	(808.74)	102.3
10-415-514	POSITION BONDS	.00	200.00	400.00	200.00	50.0
10-415-560	TREASURER'S FEES	.00	14,829.13	14,819.00	(10.13)	100.1
10-415-723	VISITOR CENTER REPAIRS & MAINT	.00	.00	1,500.00	1,500.00	.0
10-415-800	ATTAINABLE HOUSING EXPENSES	.00	4,560.00	18,000.00	13,440.00	25.3
10-415-870	CONTINGENCY - GENERAL ADMIN	6,332.50	77,322.08	.00	(77,322.08)	.0
10-415-885	EVENTS TOWN	1,043.98	16,028.51	43,400.00	27,371.49	36.9
10-415-887	CONTINENTAL DIVIDE TRAIL	.00	612.00	2,500.00	1,888.00	24.5
10-415-888	CHAMBER CONTRACT	.00	175,000.00	175,000.00	.00	100.0
	TOTAL ADMINISTRATION	109,831.83	1,380,496.80	1,354,405.18	(26,091.62)	101.9

100 % OF THE FISCAL YEAR HAS ELAPSED

26

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>ECONOMIC DEVELOPMENT GRANTS</u>						
10-416-100	TRAIL GROOMERS	40,000.00	40,000.00	40,000.00	.00	100.0
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	40,000.00	140,000.00	145,000.00	5,000.00	96.6
<u>PUBLIC SAFETY</u>						
10-421-314	DISPATCH OPERATIONS	.00	.00	27,115.00	27,115.00	.0
10-421-339	SHERIFF'S CONTRACT	81,179.29	392,467.29	342,000.00	(50,467.29)	114.8
	TOTAL PUBLIC SAFETY	81,179.29	392,467.29	369,115.00	(23,352.29)	106.3

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PUBLIC WORKS</u>						
10-431-100	GROSS WAGES - PUBLIC WORKS	55,511.52	713,219.81	591,563.00	(121,656.81)	120.6
10-431-103	OT/COMP TIME BUYOUT	2,596.26	28,212.24	26,500.00	(1,712.24)	106.5
10-431-105	BONUS	7,000.00	8,500.00	7,000.00	(1,500.00)	121.4
10-431-111	ON CALL PAY	1,750.00	20,300.00	18,250.00	(2,050.00)	111.2
10-431-132	ICMA TOWN PAID BENEFIT	3,400.88	45,445.04	49,445.00	3,999.96	91.9
10-431-133	HEALTH/DENTAL-EMPLOYEE	(546.78)	20,777.87	132,000.00	111,222.13	15.7
10-431-135	DEP HEALTH/DENTAL	(2.14)	7,155.08	42,000.00	34,844.92	17.0
10-431-136	MEDICAL BENEFIT ALLOWANCE	1,458.31	16,903.44	8,400.00	(8,503.44)	201.2
10-431-141	UNEMPLOYMENT INSURANCE	1.94	3,750.07	1,236.00	(2,514.07)	303.4
10-431-142	WORKERS' COMPENSATION	.00	95,034.09	89,575.00	(5,459.09)	106.1
10-431-143	SOCIAL SECURITY MATCH	4,254.86	48,481.31	38,320.00	(10,161.31)	126.5
10-431-144	MEDICARE MATCH	995.09	11,338.30	8,962.00	(2,376.30)	126.5
10-431-145	FAMILI BENEFIT PW	184.63	2,120.52	2,781.00	660.48	76.3
10-431-222	GENERAL SUPPLIES	384.44	19,401.10	7,000.00	(12,401.10)	277.2
10-431-224	SAFETY SUPPLIES	70.69	18,832.15	7,000.00	(11,832.15)	269.0
10-431-226	VEHICLE SUPPLIES	342.00	455.47	4,000.00	3,544.53	11.4
10-431-227	SMALL TOOLS	754.49	2,803.85	7,500.00	4,696.15	37.4
10-431-231	GAS/FUEL/LIQUIDS	80.97	16,629.64	40,000.00	23,370.36	41.6
10-431-232	VEHICLE MAINTENANCE	2,262.91	7,772.36	10,000.00	2,227.64	77.7
10-431-233	EQUIPMENT MAINTENANCE	13,264.26	56,155.16	37,500.00	(18,655.16)	149.8
10-431-235	TIRES/CHAINS	4,617.00	4,889.34	10,000.00	5,110.66	48.9
10-431-236	MISC. BRIDGE WORK	24,300.00	38,864.13	35,000.00	(3,864.13)	111.0
10-431-237	BUILDING MAINTENANCE	258.09	5,826.15	8,000.00	2,173.85	72.8
10-431-238	STREET LIGHT MAINTENANCE	1,021.54	1,182.94	2,000.00	817.06	59.2
10-431-239	MISCELLANEOUS MAINTENANCE	600.00	751.91	2,500.00	1,748.09	30.1
10-431-242	ROAD MAINTENANCE	5,000.00	104,809.29	75,000.00	(29,809.29)	139.8
10-431-245	BOARDWALK MAINTENANCE	.00	4,491.98	5,000.00	508.02	89.8
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
10-431-255	STORMWATER FILTER MAINTENANCE	453.75	453.75	.00	(453.75)	.0
10-431-256	EV STATION MAINTENANCE	.00	.00	4,000.00	4,000.00	.0
10-431-257	FIRE MITIGATION	.00	525.10	.00	(525.10)	.0
10-431-312	COMPUTER SERVICES	6,350.00	12,106.96	9,000.00	(3,106.96)	134.5
10-431-314	ADS/BID NOTICES	.00	.00	2,000.00	2,000.00	.0
10-431-317	UNIFORM ALLOWANCE	350.00	3,225.00	3,600.00	375.00	89.6
10-431-318	TRASH/RECYCLE SERVICES	789.77	6,569.79	15,750.00	9,180.21	41.7
10-431-319	MISC. PURCHASED SERVICES	.00	3,121.00	2,500.00	(621.00)	124.8
10-431-341	ELECTRIC UTILITY	188.97	2,026.47	15,750.00	13,723.53	12.9
10-431-343	WATER UTILITY	.00	64,269.12	735.00	(63,534.12)	8744.1
10-431-344	TELEPHONE/INTERNET UTILITY	.00	1,524.22	5,250.00	3,725.78	29.0
10-431-345	NATURAL GAS UTILITY	5,062.17	5,279.15	6,825.00	1,545.85	77.4
10-431-349	STREET LIGHT ELECTRIC UTILITY	.00	.00	11,550.00	11,550.00	.0
10-431-354	ENGINEERING/SURVEYING SERVICES	.00	9,032.30	10,000.00	967.70	90.3
10-431-370	TRAINING/TRAVEL	450.00	727.91	10,000.00	9,272.09	7.3
10-431-399	EQUIP RENTAL	.00	8,650.00	15,000.00	6,350.00	57.7
10-431-400	WINTER LIGHTS	20,000.00	42,450.00	59,900.00	17,450.00	70.9
10-431-870	CONTINGENCY- PUBLIC WORKS	.00	.00	15,000.00	15,000.00	.0
	TOTAL PUBLIC WORKS	163,205.62	1,464,064.01	1,461,892.00	(2,172.01)	100.2

100 % OF THE FISCAL YEAR HAS ELAPSED

28

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>GRAND LAKE CENTER EXPENDITURES</u>					
10-450-100	GROSS WAGES - GL CENTER	6,972.80	83,961.17	153,798.00	69,836.83 54.6
10-450-103	OT/COMP TIME BUYOUT	.00	1,710.42	1,000.00 (710.42)	171.0
10-450-105	BONUS	1,000.00	1,000.00	2,000.00	1,000.00 50.0
10-450-132	ICMA TOWN PAID BENEFIT	459.64	5,709.79	13,317.00	7,607.21 42.9
10-450-133	HEALTH/DENTAL-EMPLOYEE	(196.50)	5,575.10	38,000.00	32,424.90 14.7
10-450-135	DEP. HEALTH/DENTAL	.00	1,964.00	16,000.00	14,036.00 12.3
10-450-136	MEDICAL BENEFIT ALLOWANCE	.00	5,282.00	3,000.00 (2,282.00)	176.1
10-450-141	UNEMPLOYMENT INSURANCE	5.44	465.95	332.00 (133.95)	140.4
10-450-142	WORKERS' COMPENSATION	.00	7,062.84	6,000.00 (1,062.84)	117.7
10-450-143	SOCIAL SECURITY MATCH	510.63	5,622.83	10,320.00	4,697.17 54.5
10-450-144	MEDICARE MATCH	119.42	1,315.06	2,413.00	1,097.94 54.5
10-450-145	FAMILI BENEFIT (GLC)	32.82	355.18	750.00	394.82 47.4
10-450-211	OFFICE SUPPLIES	.00	17.28	1,500.00	1,482.72 1.2
10-450-220	OPERATING SUPPLIES	.00	810.80	5,000.00	4,189.20 16.2
10-450-234	SIGNAGE	.00	.00	600.00	600.00 .0
10-450-235	FITNESS EQUIP MAINT	.00	1,440.00	2,000.00	560.00 72.0
10-450-236	MINOR/MISC EQUIPMENT	.00	333.63	1,500.00	1,166.37 22.2
10-450-237	BUILDING MAINTENANCE	.00	18,170.22	10,000.00 (8,170.22)	181.7
10-450-238	MINOR/MISC FURNISHINGS	.00	200.39	2,000.00	1,799.61 10.0
10-450-239	MINOR INFRASTRUCTURE MAINT	.00	.00	2,000.00	2,000.00 .0
10-450-250	BACKFLOW MAINTENANCE	.00	1,567.65	600.00 (967.65)	261.3
10-450-312	COMPUTER SERVICES	.00	12,417.56	9,000.00 (3,417.56)	138.0
10-450-317	UNIFORM ALLOWANCE	.00	125.00	.00 (125.00)	.0
10-450-320	MARKETING	798.00	3,845.52	5,000.00	1,154.48 76.9
10-450-341	ELECTRIC UTILITY	.00	1,219.87	10,500.00	9,280.13 11.6
10-450-342	SEWER UTILITY	.00	1,678.27	4,788.00	3,109.73 35.1
10-450-343	WATER UTILITY	.00	320.00	1,050.00	730.00 30.5
10-450-344	TELEPHONE/INTERNET/TV UTILITY	.00	2,574.44	5,880.00	3,305.56 43.8
10-450-345	NATURAL GAS UTILITY	.00	1,251.02	7,350.00	6,098.98 17.0
10-450-346	COPIER LEASE & MAIN	.00	898.25	.00 (898.25)	.0
10-450-350	MAINTENANCE AGREEMENT	6,036.61	6,036.61	5,800.00 (236.61)	104.1
10-450-352	AUDIT	.00	1,190.00	1,190.00	.00 100.0
10-450-355	PURCHASED PROFESSIONAL SERV.	.00	1,110.15	1,300.00	189.85 85.4
10-450-370	TRAINING/TRAVEL	.00	58.38	300.00	241.62 19.5
10-450-513	PROPERTY/CASUALTY INSURANCE	.00	11,592.96	12,000.00	407.04 96.6
10-450-755	EXERCISE EQUIPMENT	.00	.00	6,000.00	6,000.00 .0
10-450-869	SUMMER CAMP	.00	30,000.00	30,000.00	.00 100.0
10-450-870	CONTINGENCY - GL CENTER	.00	.00	500.00	500.00 .0
10-450-871	GLC EVENT EXPENSES	.00	2,211.60	.00 (2,211.60)	.0
	TOTAL GRAND LAKE CENTER EXPENDITUR	15,738.86	219,093.94	372,788.00	153,694.06 58.8

100 % OF THE FISCAL YEAR HAS ELAPSED

11
29

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PARKS</u>					
10-452-220	RESTROOM OPERATING SUPPLIES	570.19	20,955.64	27,000.00	6,044.36 77.6
10-452-221	LAWN SUPPLIES	.00	12,876.71	10,000.00 (2,876.71) 128.8
10-452-234	INFORMATION SIGNS	.00	650.28	.00 (650.28) .0
10-452-236	SAND & DREDGE	.00	.00	5,000.00	5,000.00 .0
10-452-237	BUILDING MAINTENANCE	1,504.44	8,909.54	35,000.00	26,090.46 25.5
10-452-238	DOCK MAINTENANCE	.00	3,346.51	20,000.00	16,653.49 16.7
10-452-239	MISCELLANEOUS MAINTENANCE	.00	2,332.08	5,000.00	2,667.92 46.6
10-452-243	BENCHES/PLANTERS/FENCES	.00	1,317.64	5,000.00	3,682.36 26.4
10-452-244	THOMASSON PARK MAINTENANCE	.00	.00	1,000.00	1,000.00 .0
10-452-248	IRRIGATION SYSTEM MAINTENANCE	.00	2,502.34	5,000.00	2,497.66 50.1
10-452-250	BACKFLOW MAINTENANCE	.00	1,200.00	3,000.00	1,800.00 40.0
10-452-319	MISCELLANEOUS SERVICES	1,200.00	5,700.00	3,000.00 (2,700.00) 190.0
10-452-341	ELECTRIC UTILITY	910.00	3,305.69	10,500.00	7,194.31 31.5
10-452-342	SEWER UTILITY	.00	1,511.26	630.00 (881.26) 239.9
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	5,000.00	31,833.53	5,000.00 (26,833.53) 636.7
10-452-870	CONTINGENCY - PARKS	.00	.00	1,000.00	1,000.00 .0
	TOTAL PARKS	9,184.63	101,955.29	155,030.00	53,074.71 65.8
<u>DEPARTMENT 460</u>					
10-460-750	FIREWORKS	.00	40,000.00	30,000.00 (10,000.00) 133.3
10-460-880	ICE RINK	.00	.00	2,000.00	2,000.00 .0
	TOTAL DEPARTMENT 460	.00	40,000.00	32,000.00 (8,000.00) 125.0
<u>ADMIN CERTIFICATE OF PARTICIPA</u>					
10-815-982	LAND ACQUISITION - PRINCIPAL	95,000.00	95,000.00	95,000.00	.00 100.0
10-815-983	LAND ACQUISITION-INTEREST	17,241.60	34,483.20	34,485.00	1.80 100.0
	TOTAL ADMIN CERTIFICATE OF PARTICIPA	112,241.60	129,483.20	129,485.00	1.80 100.0
<u>ADMIN CAPITAL</u>					
10-915-923	TOWN HALL CAPITAL OUTLAY	.00	620.00	45,000.00	44,380.00 1.4
10-915-950	SPACE TO CREATE EXPENDITURES	197,848.50	2,246,196.75	7,000,000.00	4,753,803.25 32.1
	TOTAL ADMIN CAPITAL	197,848.50	2,246,816.75	7,045,000.00	4,798,183.25 31.9

100 % OF THE FISCAL YEAR HAS ELAPSED

12
30

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PUBLIC WORKS CAPITAL</u>					
10-931-910 CAPITAL EQUIPMENT PURCHASE	.00	49,693.00	100,000.00	50,307.00	49.7
10-931-921 PAVING	.00	20,000.00	25,000.00	5,000.00	80.0
10-931-922 DRAINAGE	.00	13,939.92	30,000.00	16,060.08	46.5
TOTAL PUBLIC WORKS CAPITAL	.00	83,632.92	155,000.00	71,367.08	54.0
<u>PARKS CAPITAL</u>					
10-952-971 PARK IMPROVEMENTS	.00	100,386.81	.00	(100,386.81)	.0
TOTAL PARKS CAPITAL	.00	100,386.81	.00	(100,386.81)	.0
TOTAL FUND EXPENDITURES	748,681.23	6,652,880.61	11,507,592.18	4,854,711.57	57.8
NET REVENUE OVER EXPENDITURES	(668,896.75)	451,720.12	(477,256.18)	(928,976.30)	94.7

100 % OF THE FISCAL YEAR HAS ELAPSED

12
31

Section 10, Item A.

TOWN OF GRAND LAKE
 BALANCE SHEET
 DECEMBER 31, 2025

WATER FUND

<u>ASSETS</u>		
20-100000	CASH IN COMBINED CASH FUND	424,431.39
20-102000	CSAFE	77,843.30
20-109100	COLOTRUST	1,799,481.55
20-117000	ACCTS RECEIVABLE/WATER SALES	59,531.26
20-117500	ACCOUNTS RECIVABLE - AR	1,342.80
20-118000	ASSET - LAND	2,270.00
20-119000	ASSET - DISTRIBUTION SYSTEM	2,831,627.28
20-122000	ASSET-TREATMENT FACILITY	145,541.99
20-124000	ASSET - WELLS	109,870.82
20-125000	ASSET-TANK RESERVOIR	1,466,565.72
20-126000	ASSET-EQUIPMENT	319,912.36
20-129000	ACCUM. DEPRECIATION/ALL PRPRTY	(3,121,667.07)
20-133000	ASSET/BLDG-TOWN HALL	26,934.62
		4,143,686.02
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
20-200000	ACCOUNTS PAYABLE GENERAL	16,307.54
20-201001	DWRP PAYABLE-PRINCIPAL	1,116,584.74
20-217100	SOCIAL SECURITY PAYABLE	(.01)
20-217400	MEDICARE WITHHOLDING	.01
20-219100	FLEX MEDICAL	3,300.00
20-222000	DEFERRED REVENUE-PREPAID FEES	8,298.33
20-223000	ACCRUED VACATION PAYABLE	44,220.07
		1,188,710.68
<u>FUND EQUITY</u>		
20-275000	UNAPPROP. RETAINED EARNINGS	(944,547.23)
20-281000	CIP RESERVE	1,526,004.00
20-287000	CONTRIBUTED CAPITAL EQUITY	2,215,142.08
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	158,376.49
	BALANCE - CURRENT DATE	158,376.49
	TOTAL FUND EQUITY	2,954,975.34
	TOTAL LIABILITIES AND EQUITY	4,143,686.02

100 % OF THE FISCAL YEAR HAS ELAPSED

14
32

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

		WATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
		-----	-----	-----	-----	-----
<u>WATER REVENUES</u>						
20-344-100	WATER SALES	(2,802.44)	747,100.28	739,600.00	(7,500.28)	101.0
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	6,261.47	79,332.10	50,000.00	(29,332.10)	158.7
20-344-190	BULK WATER PERMITS	.00	330.00	800.00	470.00	41.3
	TOTAL WATER REVENUES	3,459.03	833,262.38	834,400.00	1,137.62	99.9
	TOTAL FUND REVENUE	3,459.03	833,262.38	834,400.00	1,137.62	99.9

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>WATER OPERATIONS</u>						
20-430-100	GROSS WAGES - WATER	18,566.02	301,192.25	409,760.00	108,567.75	73.5
20-430-103	OT/COMP TIME BUYOUT	48.40	6,318.83	2,000.00	(4,318.83)	315.9
20-430-105	BONUS	2,000.00	2,000.00	3,000.00	1,000.00	66.7
20-430-111	ON CALL PAY	1,750.00	20,300.00	18,200.00	(2,100.00)	111.5
20-430-132	ICMA TOWN PAID BENEFIT	1,594.88	21,250.27	32,941.00	11,690.73	64.5
20-430-133	HEALTH/DENTAL-EMPLOYEE	(136.80)	7,937.86	45,000.00	37,062.14	17.6
20-430-135	DEP HEALTH/DENTAL	.00	1,367.00	18,000.00	16,633.00	7.6
20-430-136	MEDICAL BENEFIT ALLOWANCE	.00	5,493.23	4,000.00	(1,493.23)	137.3
20-430-141	UNEMPLOYMENT INSURANCE	2.31	1,669.48	824.00	(845.48)	202.6
20-430-142	WORKERS' COMPENSATION	.00	46,925.12	42,000.00	(4,925.12)	111.7
20-430-143	SOCIAL SECURITY MATCH	1,466.14	21,541.62	25,529.00	3,987.38	84.4
20-430-144	MEDICARE MATCH	342.88	5,037.90	5,971.00	933.10	84.4
20-430-145	FAMILI BENIFIT	46.41	496.99	1,853.00	1,356.01	26.8
20-430-210	OFFICE SUPPLIES	.00	2.29	1,500.00	1,497.71	.2
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	50.00	21,876.55	20,000.00	(1,876.55)	109.4
20-430-222	LAB SUPPLIES/EQUIPMENT	.00	652.99	1,500.00	847.01	43.5
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	220.75	800.00	579.25	27.6
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	54.97	7,418.77	3,000.00	(4,418.77)	247.3
20-430-233	EQUIPMENT MAINTENANCE	359.61	359.61	5,000.00	4,640.39	7.2
20-430-234	WELL/PLANT MAINTENANCE	.00	8,604.65	3,500.00	(5,104.65)	245.9
20-430-235	TIRES & CHAINS	.00	.00	1,000.00	1,000.00	.0
20-430-237	BUILDING MAINTENANCE	.00	340.04	1,000.00	659.96	34.0
20-430-238	DISTRIBUTION LINE MAINTENANCE	327.98	11,008.23	25,000.00	13,991.77	44.0
20-430-239	MISC. MAINTENANCE	.00	22.97	150.00	127.03	15.3
20-430-240	ROAD MATERIALS	.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
20-430-252	RESALE METERS EXPENSE	.00	1,673.16	.00	(1,673.16)	.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	751.00	700.00	(51.00)	107.3
20-430-317	UNIFORM ALLOWANCE	100.00	1,325.00	1,800.00	475.00	73.6
20-430-318	TESTING SERVICES	.00	328.00	3,000.00	2,672.00	10.9
20-430-319	MISCELLANEOUS SERVICES	.00	78.00	100.00	22.00	78.0
20-430-320	TELEMETRY MAINTENANCE	85.00	11,672.00	4,000.00	(7,672.00)	291.8
20-430-321	COMPUTER SYSTEM SUPPORT	.00	5,266.71	17,000.00	11,733.29	31.0
20-430-330	BANK FEES	.00	40.07	100.00	59.93	40.1
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	3,400.00	3,400.00	.00	100.0
20-430-354	SYSTEM ANALYSIS/ENG & SURVEY	.00	21,000.00	5,000.00	(16,000.00)	420.0
20-430-355	STATE FEES	.00	350.00	400.00	50.00	87.5

100 % OF THE FISCAL YEAR HAS ELAPSED

16
34

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

		WATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
20-430-370	TRAINING/TRAVEL	.00	50.00	2,000.00	1,950.00	2.5
20-430-513	PROPERTY/CASUALTY INSURANCE	.00	17,730.44	17,000.00	(730.44)	104.3
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	26,657.80	563,525.70	811,278.00	247,752.30	69.5
<u>WATER DEBT SERVICE</u>						
20-830-640	DWRF LOAN - PRINCIPAL	.00	72,818.64	72,819.00	.36	100.0
20-830-645	DWRF LOAN - INTEREST	.00	21,969.42	21,969.00	(.42)	100.0
	TOTAL WATER DEBT SERVICE	.00	94,788.06	94,788.00	(.06)	100.0
<u>WATER CAPITAL</u>						
20-930-994	SYSTEM UPGRADES	(13.59)	3,899.49	.00	(3,899.49)	.0
20-930-995	CAPITAL CONTINGENCY	.00	12,672.64	.00	(12,672.64)	.0
	TOTAL WATER CAPITAL	(13.59)	16,572.13	.00	(16,572.13)	.0
	TOTAL FUND EXPENDITURES	26,644.21	674,885.89	906,066.00	231,180.11	74.5
	NET REVENUE OVER EXPENDITURES	(23,185.18)	158,376.49	(71,666.00)	(230,042.49)	221.0

100 % OF THE FISCAL YEAR HAS ELAPSED

 17
 35

Section 10, Item A.

TOWN OF GRAND LAKE
 BALANCE SHEET
 DECEMBER 31, 2025

MARINA FUND

<u>ASSETS</u>			
40-100000	CASH IN COMBINED CASH FUND	622,938.40	
40-109100	COLOTRUST	491,044.52	
40-116000	PETTY CASH	500.00	
40-117500	ACCOUNTS RECIVABLE - AR	6,400.00	
40-118000	ASSET - BOATS	497,955.71	
40-119000	ASSET - OTHER	32,814.17	
40-129000	ACCUM DEPRECIATION/ALL PROP	(424,883.04)	
	TOTAL ASSETS		<u><u>1,226,769.76</u></u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
40-200000	ACCOUNTS PAYABLE GENERAL	156,297.18	
40-223000	ACCRUED VACATION PAYABLE	1,718.78	
	TOTAL LIABILITIES		158,015.96
<u>FUND EQUITY</u>			
40-275000	UNAPPROP. RETAINED EARNINGS	921,900.61	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	<u>146,853.19</u>	
	BALANCE - CURRENT DATE	<u>146,853.19</u>	
	TOTAL FUND EQUITY		<u><u>1,068,753.80</u></u>
	TOTAL LIABILITIES AND EQUITY		<u><u>1,226,769.76</u></u>

100 % OF THE FISCAL YEAR HAS ELAPSED

18
36

Section 10, Item A.

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

MARINA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>MARINA REVENUES</u>					
40-344-113 RENTALS (NON-TAXABLE)	.00	364,744.81	365,000.00	255.19	99.9
40-344-115 TOURS	.00	90,787.44	73,000.00	(17,787.44)	124.4
40-344-120 BUILDING SPACE RENTAL	.00	1,825.50	3,584.00	1,758.50	50.9
40-344-145 KAYAK SLIP RENTAL	.00	2,225.50	3,600.00	1,374.50	61.8
40-344-155 SUP SLIP RENTAL	.00	1,800.00	4,600.00	2,800.00	39.1
40-344-160 MISC REVENUE	.00	100.00	.00	(100.00)	.0
40-344-170 INTEREST EARNED	1,638.41	20,758.78	8,000.00	(12,758.78)	259.5
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	1,638.41	482,242.03	478,784.00	(3,458.03)	100.7
TOTAL FUND REVENUE	1,638.41	482,242.03	478,784.00	(3,458.03)	100.7

100 % OF THE FISCAL YEAR HAS ELAPSED

10
37

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

MARINA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>MARINA OPERATIONS</u>					
40-460-100	GROSS WAGES - MARINA	.00	53,490.83	86,000.00	32,509.17 62.2
40-460-103	OT/COMP TIME BUYOUT	.00	3,974.73	8,000.00	4,025.27 49.7
40-460-105	BONUS	1,000.00	1,000.00	4,000.00	3,000.00 25.0
40-460-110	GROSS WAGES-MARINA PT/SEASONAL	5,836.08	158,038.15	136,000.00	(22,038.15) 116.2
40-460-132	ICMA TOWN PAID BENEFIT	.00	744.84	5,000.00	4,255.16 14.9
40-460-133	HEALTH/DENTAL - EMPLOYEE	.00	451.70	20,000.00	19,548.30 2.3
40-460-136	MEDICAL BENEFIT ALLOWANCE	.00	.00	2,000.00	2,000.00 .0
40-460-141	UNEMPLOYMENT INSURANCE	.00	514.60	800.00	285.40 64.3
40-460-142	WORKERS' COMPENSATION	.00	33,078.79	37,000.00	3,921.21 89.4
40-460-143	SOCIAL SECURITY MATCH	419.72	12,688.21	13,839.00	1,150.79 91.7
40-460-144	MEDICARE MATCH	98.16	2,967.41	3,236.00	268.59 91.7
40-460-145	FAMILI BENEFIT	.00	16.07	200.00	183.93 8.0
40-460-211	OFFICE SUPPLIES	1,115.69	1,846.94	1,000.00	(846.94) 184.7
40-460-214	SMALL EQUIP/COMP HRDWARE	495.19	998.46	500.00	(498.46) 199.7
40-460-222	SHOP SUPPLIES	.00	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	5,937.78	12,000.00	6,062.22 49.5
40-460-233	EQUIPMENT (BOAT) MAINTENANCE	.00	1,055.19	15,000.00	13,944.81 7.0
40-460-237	BUILDING/FACILITY MAINTENANCE	.00	3,303.52	20,000.00	16,696.48 16.5
40-460-312	COMPUTER SERVICES	.00	2,634.88	4,000.00	1,365.12 65.9
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	400.00	300.00	(100.00) 133.3
40-460-320	MARKETING	.00	395.00	700.00	305.00 56.4
40-460-330	BANK/CREDIT CARD FEES	.00	13.00	20,000.00	19,987.00 .1
40-460-341	ELECTRIC UTILITY	.00	645.14	1,100.00	454.86 58.7
40-460-342	SEWER UTILITY	.00	3,316.89	600.00	(2,716.89) 552.8
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	332.00	1,000.00	668.00 33.2
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	1,700.00	1,700.00	.00 100.0
40-460-513	PROPERTY/CASUALTY INSURANCE	.00	4,091.64	5,200.00	1,108.36 78.7
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		8,964.84	295,412.59	426,464.00	131,051.41 69.3

100 % OF THE FISCAL YEAR HAS ELAPSED

38

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

		MARINA FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
		-----	-----	-----	-----	-----
<u>MARINA CAPITAL</u>						
40-960-610	CAPITAL EQUIPMENT	.00	39,976.25	50,000.00	10,023.75	80.0
	TOTAL MARINA CAPITAL	.00	39,976.25	50,000.00	10,023.75	80.0
	TOTAL FUND EXPENDITURES	8,964.84	335,388.84	476,464.00	141,075.16	70.4
	NET REVENUE OVER EXPENDITURES	(7,326.43)	146,853.19	2,320.00	(144,533.19)	6329.9

TOWN OF GRAND LAKE
BALANCE SHEET
DECEMBER 31, 2025

PAY-AS-YOU-THROW FUND

<u>ASSETS</u>			
50-100000	CASH IN COMBINED CASH FUND	177,221.43	
50-116000	PETTY CASH	50.00	
50-127000	ASSET - BAG INVENTORY	12,933.11	
	TOTAL ASSETS		<u>190,204.54</u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
50-200000	ACCOUNTS PAYABLE GENERAL	3,100.02	
	TOTAL LIABILITIES		3,100.02
<u>FUND EQUITY</u>			
50-275000	UNAPPROP. RETAINED EARNINGS	168,897.78	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	18,206.74	
	BALANCE - CURRENT DATE	18,206.74	
	TOTAL FUND EQUITY		<u>187,104.52</u>
	TOTAL LIABILITIES AND EQUITY		<u>190,204.54</u>

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

PAY-AS-YOU-THROW FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>PAYT REVENUES</u>					
50-344-110	PAYT BAGS: DIRECT SALES (T)	4,720.00	7,426.00	4,000.00	(3,426.00) 185.7
50-344-111	PAYT TAX	.00	.00	368.00	368.00 .0
50-344-115	PAYT BAGS: VENDOR PUR (NT)	9,160.00	32,080.00	75,000.00	42,920.00 42.8
	TOTAL PAYT REVENUES	13,880.00	39,506.00	79,368.00	39,862.00 49.8
	TOTAL FUND REVENUE	13,880.00	39,506.00	79,368.00	39,862.00 49.8

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

PAY-AS-YOU-THROW FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PAYT OPERATIONS</u>					
50-470-200	PAYT BAGS FOR RESALE	.00	5,562.35	3,000.00 (2,562.35) 185.4
50-470-250	PAYT COGS - BAGS	.00	.00	6,500.00	6,500.00 .0
50-470-300	DUMPSTER SERVICE	.00	13,123.26	35,000.00	21,876.74 37.5
50-470-301	RECYCLING CONTRIBUTION	250.00	1,250.00	1,500.00	250.00 83.3
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	510.00	510.00	.00 100.0
50-470-870	CONTINGENCY	.00	.00	300.00	300.00 .0
	TOTAL PAYT OPERATIONS	250.00	20,445.61	82,179.00	61,733.39 24.9
<u>PAYT CAPITAL</u>					
50-970-751	SITE IMPROVEMENTS	.00	853.65	20,000.00	19,146.35 4.3
	TOTAL PAYT CAPITAL	.00	853.65	20,000.00	19,146.35 4.3
	TOTAL FUND EXPENDITURES	250.00	21,299.26	102,179.00	80,879.74 20.9
	NET REVENUE OVER EXPENDITURES	13,630.00	18,206.74	(22,811.00)	(41,017.74) 79.8

100 % OF THE FISCAL YEAR HAS ELAPSED

24
42

TOWN OF GRAND LAKE
BALANCE SHEET
DECEMBER 31, 2025

CAPITAL IMPROVEMENT FUND

<u>ASSETS</u>			
90-100000	CASH IN COMBINED CASH FUND	70,271.19	
90-109100	COLOTRUST	842,017.03	
90-117000	ACCOUNTS RECEIVABLE	25,760.28	
		<hr/>	
	TOTAL ASSETS		938,048.50
			<hr/> <hr/>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
90-201000	RETAINED EARNINGS	37,342.49	
		<hr/>	
	TOTAL LIABILITIES		37,342.49
<u>FUND EQUITY</u>			
90-270000	SURPLUS FUND	280,500.00	
90-275000	RETAINED EARNINGS - PRIOR	712,123.66	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(91,917.65)	
		<hr/>	
	BALANCE - CURRENT DATE	(91,917.65)	
		<hr/>	
	TOTAL FUND EQUITY		900,706.01
			<hr/> <hr/>
	TOTAL LIABILITIES AND EQUITY		938,048.50
			<hr/> <hr/>

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

CAPITAL IMPROVEMENT FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>%</u>
<u>CIF REVENUES</u>					
90-344-110 SALES & USE TAX 1%	.00	623,901.69	580,000.00	(43,901.69)	107.6
90-344-140 INTEREST REVENUES	2,809.49	35,596.03	20,000.00	(15,596.03)	178.0
TOTAL CIF REVENUES	<u>2,809.49</u>	<u>659,497.72</u>	<u>600,000.00</u>	<u>(59,497.72)</u>	<u>109.9</u>
TOTAL FUND REVENUE	<u>2,809.49</u>	<u>659,497.72</u>	<u>600,000.00</u>	<u>(59,497.72)</u>	<u>109.9</u>

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>CAP IMP FUND OPERATIONS</u>						
90-431-870	CONTINGENCY	.00	300.00	275.00	(25.00)	109.1
	TOTAL CAP IMP FUND OPERATIONS	.00	300.00	275.00	(25.00)	109.1
<u>CAP IMP FUND DEBT SERVICE</u>						
90-831-471	SALES TAX BONDS - PRINCIPAL	130,000.00	130,000.00	130,000.00	.00	100.0
90-831-472	SALES TAX BONDS - INTEREST	74,850.00	149,700.00	149,700.00	.00	100.0
	TOTAL CAP IMP FUND DEBT SERVICE	204,850.00	279,700.00	279,700.00	.00	100.0
<u>CAP IMP FUND CAPITAL</u>						
90-931-200	CAPITAL PAVEMENT	42,190.86	456,123.01	400,000.00	(56,123.01)	114.0
90-931-201	CAPITAL BOARDWALKS	.00	15,120.73	50,000.00	34,879.27	30.2
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
90-931-910	STREETSCAPE	(1,441.38)	.00	.00	.00	.0
90-931-919	STREETSCAPE-LANDSCAPING	.00	171.63	.00	(171.63)	.0
	TOTAL CAP IMP FUND CAPITAL	40,749.48	471,415.37	530,000.00	58,584.63	89.0
	TOTAL FUND EXPENDITURES	245,599.48	751,415.37	809,975.00	58,559.63	92.8
	NET REVENUE OVER EXPENDITURES	(242,789.99)	(91,917.65)	(209,975.00)	(118,057.35)	(43.8)

100 % OF THE FISCAL YEAR HAS ELAPSED

27
45

TOWN OF GRAND LAKE

Section 10, Item A.

GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of December 31, 2025 - Unaudited

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Taxes					
Property Tax	\$ 740,946	\$ 741,863	\$ 917	100.1	
Specific Ownership Tax	15,000	36,229	21,229	241.5	
General Sales Tax	2,384,727	2,492,400	107,673	104.5	Sales tax revenues run 1 month behind
Building Use Tax	70,000	32,926	(37,074)	47.0	Part of the building application fees
Motor Vehicle Use Tax	40,000	40,133	133	100.3	
Cigarette Tax	3,000	2,916	(84)	97.2	Tax revenues run 2 months behind
Marijuana Tax/Fees	50,000	17,264	(32,736)	34.5	
Franchise Tax	80,000	75,931	(4,069)	94.9	Quarterly payments
Subtotal Taxes	3,383,673	3,439,662	55,989	101.7	
Licenses & Permits					
Business Licenses	30,000	25,715	(4,285)	85.7	Annual event in July
Nightly Rental Licenses	117,000	156,456	39,456	133.7	
Liquor License	4,500	5,780	1,280	128.4	
Other Licenses	5,075	3,921	(1,154)	77.3	Sign, grading, animal, boardwalk permits
Subtotal Licenses & Permits	156,575	191,872	35,297	122.5	
Intergovernmental					
County Road and Bridge	12,351	12,656	305	102.5	
Grants	-	-	-	-	
Highway Users Tax	30,716	15,149	(15,567)	49.3	Tax revenues run 2 months behind
Conservation Trust Fund	3,000	2,400	(600)	80.0	Quarterly revenue
Other Intergovernmental	3,000	1,161	(1,839)	38.7	State severance tax and federal mineral funds
Subtotal Intergovernmental	49,067	31,366	(17,701)	63.9	
Charges for Services					
Attainable Housing Fee	4,000	6,722	2,722	168.1	Part of the building application fees
Zoning and Subdivision Review	3,000	4,350	1,350	145.0	
Cemetery	11,000	6,000	(5,000)	54.5	Perpetual fees
Grand Lake Center	118,000	118,539	539	100.5	Memberships, rec fees, rental income \$35K not reaccuring
Other Charges for Services	16,000	9,268	(6,732)	57.9	EV charging rev and nightly rental app fee and fuel surcharges
Subtotal Charges for Services	152,000	144,879	(7,121)	95.3	
Fines and Forfeitures	500	225	(275)	45.0	Ordinances and parking fines - fine forgiveness in 2023
Fees and Leases	2,500	-	(2,500)	-	Quarterly payment for Chamber rent
Net Investment Income	100,000	165,255	65,255	165.3	Interest income
Other Revenue	12,002	35,229	23,227	293.5	event fees and rentals
Capital Specific Revenue	7,174,019	3,096,113	(4,077,906)	43.2	\$4M Strong Communities, \$3M Community Rev, \$174,019 LPC (\$2M Addtl Housing for 2026)
Total Revenues	\$ 11,030,336	\$ 7,104,601	\$ (3,925,735)	64.4	

TOWN OF GRAND LAKE

Section 10, Item A.

GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of December 31, 2025 - Unaudited

Expenditures	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Boards and Committees					
Board of Trustees	\$ 249,523	164,296	\$ 85,227	65.8	Community grants, donations, BOT compensation office supplies
Cemetery Committee	9,500	1,500	8,000	15.8	
Planning Comm & Board of Adj	45,950	98,344	(52,394)	214.0	Consultant & training
Greenways Committee	91,277	90,344	933	99.0	Town flowers, planters, Arbor day
Subtotal Boards and Committee:	396,250	354,484	41,766	89.5	
Administration					
Personnel	827,727	709,761	117,966	85.7	Wages and benefits
Supplies	37,000	40,841	(3,841)	110.4	Office supplies
Repairs and Maintenance	8,200	12,026	(3,826)	146.7	
Purchased Services	72,200	61,097	11,103	84.6	Postage, computer services, Gov.os
Utility Services	50,710	30,979	19,731	61.1	Water and Sewer are billed quarterly
Professional Services	67,700	183,855	(116,155)	271.6	Legal & Other
Marketing	222,400	191,641	30,759	86.2	Quarterly contribution to Chamber
Other	68,469	150,297	(81,828)	219.5	Qtrly Prop Ins, Treas Fees, Attainable Housing
Subtotal Administration	1,354,406	1,380,497	(26,091)	101.9	
Economic Development Grants	145,000	140,000	5,000	96.6	Headwaters & Creative District - Trail Groomers is in Dec.
Public Safety					
Personnel	-	-	-	-	
Purchased Services	369,115	392,467	(23,352)	106.3	Dispatch & Sheriff's Contract
Subtotal Public Safety	369,115	392,467	(23,352)	106.3	
Public Works					
Personnel	1,019,632	1,021,238	(1,606)	100.2	Wages and benefits
Supplies	25,500	41,493	(15,993)	162.7	
Repairs and Maintenance	237,500	242,352	(4,852)	102.0	
Purchased Services	13,500	25,023	(11,523)	185.4	Computer, Fuel Cloud, background checks, UI testing
Utility Services	55,860	73,099	(17,239)	130.9	
Professional Services	69,900	51,482	18,418	73.7	Winter lights and engineering
Other	40,000	9,377	30,623	23.4	Training, equipment rental, sign repair
Subtotal Public Works	1,461,892	1,464,064	(2,172)	100.1	

TOWN OF GRAND LAKE

Section 10, Item A.

GENERAL FUND
 STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
 As of December 31, 2025 - Unaudited

Expenditures	Original Budget	Actual Amounts	Positive (Negative)	%	Notes
Grand Lake Center					
Personnel	\$ 246,930	\$ 120,024	\$ 126,906	48.6	Wages and benefits
Supplies	6,500	828	5,672	12.7	
Repairs and Maintenance	20,400	21,712	(1,312)	106.4	
Utility Services	29,568	15,381	14,187	52.0	
Professional Services	11,490	12,417	(927)	108.1	Computer Service
Other	57,900	48,732	9,168	84.2	Marketing, Training, Insurance, Summer Camp
Subtotal Grand Lake Center	372,788	219,094	153,694	58.8	
Parks					
Personnel	-	-	-	-	
Supplies	37,000	34,483	2,517	93.2	Cleaning, bathroom, and lawn supplies
Repairs and Maintenance	82,000	51,442	30,558	62.7	
Utility Services	30,030	13,921	16,109	46.4	
Other	6,000	2,109	3,891	35.2	
Parks Capital	-	100,387	(100,387)	-	Marquee
Fireworks	30,000	40,000	(10,000)	133.3	
Ice Rink	2,000	-	2,000	-	
Subtotal Parks	187,030	242,342	(55,312)	129.6	
Capital Outlay	7,200,000	2,330,450	4,869,550	32.4	Town Hall, Space to Create, PW Equip, Paving, and Drainage
Debt service					
Lease Principal	95,000	95,000	-	100.0	Certificate of Participation
Lease Interest	34,485	34,483	2	100.0	Certificate of Participation
Subtotal Debt Service	129,485	129,483	2	100.0	
Reserves	-	-	-	-	
Total Expenditures	\$ 11,615,966	\$ 6,652,881	\$ 4,963,085	57.3	
Net Revenue Over (Under) Expenditures	\$ (585,630)	\$ 451,720	\$ 1,037,350		

TOWN OF GRAND LAKE

Section 10, Item A.

CAPITAL IMPROVEMENT FUND
 STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
 As of December 31, 2025 - Unaudited

Revenues	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
General Sales Tax	\$ 580,000	\$ 623,902	\$ 43,902	107.6	Sales tax revenues run 1 month behind
Subtotal Taxes	<u>580,000</u>	<u>623,902</u>	<u>43,902</u>	<u>107.6</u>	
Intergovernmental					
Grants	-	-	-	-	
Other Intergovernmental	-	-	-	-	
Subtotal Intergovernmental	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Other Revenue	-	-	-	-	
Net Investment Income	20,000	35,596	15,596	178.0	Interest
Total Revenues	<u>\$ 600,000</u>	<u>\$ 659,498</u>	<u>\$ 59,498</u>	<u>109.9</u>	
Expenditures					
Grant Expenses	-	-	-	-	
Operations	275	300	25	109.1	Bond
Capital Outlay	530,000	471,415	(58,585)	88.9	Boardwalk maint & paving
Debt service					
Bond Principal	130,000	130,000	-	100.0	Annual payment
Bond Interest	149,700	149,700	-	100.0	Semi annual payments
Subtotal Debt Service	<u>279,700</u>	<u>279,700</u>	<u>-</u>	<u>100.0</u>	
Reserves	-	-	-	-	
Total Expenditures	<u>\$ 809,975</u>	<u>\$ 751,415</u>	<u>\$ (58,560)</u>	<u>92.8</u>	
Net Revenue Over (Under) Expenditures	<u>\$ (209,975)</u>	<u>\$ (91,917)</u>	<u>\$ 118,058</u>		

TOWN OF GRAND LAKE

Section 10, Item A.

WATER FUND
 STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
 As of December 31, 2025 - Unaudited

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Water Sales	\$ 739,600	\$ 747,100	\$ 7,500	101.0	Billed quarterly (Jan, April, July, Oct)
Tap Fees	39,000	6,500	(32,500)	16.7	
Resale Meters	5,000	-	(5,000)	-	New meters purchased by owner
Bulk Water Permits	800	330	(470)	41.3	
Miscellaneous	-	-	-	-	
Sale of Assets	-	-	-	-	
Interest Income	50,000	79,332	29,332	158.7	
Reimbursement Income	-	-	-	-	
Capital Lease Proceeds	-	-	-	-	
Total Revenues	\$ 834,400	\$ 833,262	\$ (1,138)	99.9	
Expenditures					
Personnel	610,877	442,906	485,004	72.5	Wages and Benefits
Office Supplies	15,500	404	15,099	2.6	
Operations Supplies	24,400	22,950	19,169	94.1	
Repairs and Maintenance	49,650	31,274	35,421	63.0	
Resale Supplies	10,150	1,673	10,150	16.5	Meters
Purchased Services	27,000	17,385	19,266	64.4	Computer Support and Telemetry
Utilities	39,200	3,609	35,591	9.2	Water and Sewer are billed quarterly
Professional Services	9,400	24,494	(820)	260.6	Legal, Engineering, and Audit
Other Expenses	25,100	18,831	20,667	75.0	Quarterly property insurance
Water Capital	-	16,572	-	-	
Debt Service-Principal	72,819	72,819	72,819	100.0	Semi annual payments
Debt Service-Interest	21,969	21,969	21,969	100.0	Semi annual payments
Total Expenditures	\$ 906,065	\$ 674,886	\$ 231,179	74.5	
Net Revenue Over (Under)					
Expenditures	\$ (71,665)	\$ 158,376	\$ 230,041		

TOWN OF GRAND LAKE

Section 10, Item A.

MARINA FUND
 STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
 As of December 31, 2025 - Unaudited

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Marina Rentals	\$ 365,000	\$ 364,745	\$ (255)	99.9	
Tours	73,000	90,787	17,787	124.4	
Space Rentals	11,784	5,852	(5,932)	49.7	
Miscellaneous	1,000	100	(900)	10.0	
Interest Income	8,000	20,758	12,758	259.5	
Sale of Assets	20,000	-	(20,000)	-	
Total Revenues	\$ 478,784	\$ 482,242	\$ 3,458	100.7	
Expenditures					
Personnel	316,075	266,965	49,110	84.5	Wages and benefits
Office Supplies	1,500	1,847	(347)	123.1	
Operations Supplies	16,250	7,855	8,395	48.3	
Fireworks	-	-	-	-	4th of July fireworks
Repairs and Maintenance	35,000	4,359	30,641	12.5	
Permits and Fees	1,000	-	1,000	-	
Purchased Services	28,350	3,443	24,907	12.1	Computer service
Utilities	4,088	4,821	(733)	117.9	Water and Sewer billed quarterly
Professional Services	7,700	2,032	5,668	26.4	Audit and background checks
Other Expenses	16,501	4,090	12,411	24.8	Insurance
Capital Outlay	50,000	39,976	10,024	80.0	
Total Expenditures	\$ 476,464	\$ 335,388	\$ 141,076	70.4	
Net Revenue Over (Under)					
Expenditures	\$ 2,320	\$ 146,854	\$ 144,534		

TOWN OF GRAND LAKE

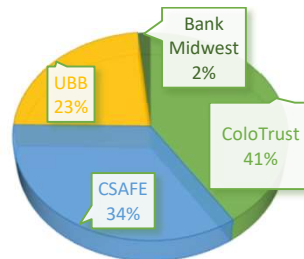
Section 10, Item A.

PAY AS YOU THROW FUND
 STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
 As of December 31, 2025 - Unaudited

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Bag Sales	\$ 79,368	\$ 39,506	\$ (39,862)	49.8	
Interest Income	-	-	-	-	
Total Revenues	\$ 79,368	\$ 39,506	\$ (39,862)	49.8	
Expenditures					
Operations Supplies	9,500	5,562	3,938	58.5	PAYT bags
Repairs and Maintenance	35,000	-	35,000	-	End of year adjustment
Purchased Services	36,500	14,373	22,127	39.4	Dumpster service
Professional Services	510	510	-	100.0	
Other Expenses	669	-	669	-	
Capital Outlay	20,000	854	19,146	4.3	Move facility
Total Expenditures	\$ 102,179	\$ 21,299	\$ 80,880	20.8	
Net Revenue Over (Under) Expenditures	\$ (22,811)	\$ 18,207	\$ 41,018		

BANK CASH BALANCES

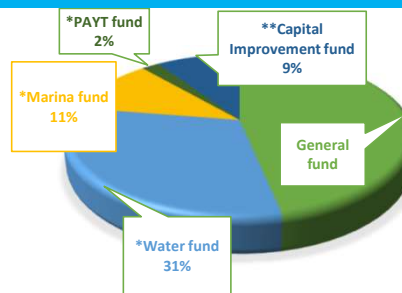
Bank	Amount
ColoTrust	\$3,488,552
CSAFE	\$2,960,363
UBB	\$1,987,938
Bank Midwest	\$138,964
TOTAL CASH *	\$8,575,817



*A portion of the funds are committed or restricted. Cash is allocated to certain funds - see below.

FUND BALANCES

General fund	\$ 4,479,789
*Water fund	\$ 2,954,975
*Marina fund	\$ 1,068,754
*PAYT fund	\$ 187,105
**Capital Improvement fund	\$ 900,706
TOTAL	\$ 9,591,329



*Enterprise Funds

** Restricted for capital road improvements minus bond required reserves as noted below

***Balance may differ due to A/R & AP

COMMITTED FUNDS

Parking Fee-In-Lieu	\$ -	Funds from new development for parking spaces
Cemetery Funds	\$ 127,438	Committed Fund for the Grand Lake Cemetery
Conservation Trust Funds	\$ 50,488	Restricted Funds from State Lottery for Parks & Open Space
Attainable Housing Funds	\$ 321,906	Restricted Funds from building permit fees and nightly rental license for attainable housing
Emergency Reserves	\$ 117,000	TABOR Emergency Reserves Requirement
Sales Tax Bond Required Reserves	\$ 280,500	Streetscape Bond Requirement (CIP Fund)
TOTAL	\$ 897,332	Balances are adjusted at year end during audit

LIABILITIES over \$50K

Certificate of Participation (GF)	\$ 1,114,937	Issued to finance the acquisition of land
Drinking Water Revolving Fund (WF)	\$ 1,043,767	Construction of an underground water storage tank in 2018
Sales Tax Bonds (CIP Fund)	\$ 3,195,000	Construction of streets, sidewalks, drainage and other street-related improvements
TOTAL	\$ 5,353,704	

Town of Grand Lake Prepaids, ACH Debits, and Transfers

Prepaids and ACH Debits

<u>Company / Purpose</u>	<u>Date</u>	<u>Amount</u>
2017 Sales Tax Rev Bonds Loan Payment	12/01/25	\$ 204,850
COP Loan Payment	12/08/25	\$ 112,242
Paychex Payroll	12/12/25	\$ 60,830
ICMA Retirement	12/15/25	\$ 9,149
Paychex Payroll Taxes	12/15/25	\$ 21,867
CEBT (Health, Dental, Vision, and Life Ins)	12/17/25	\$ 47,727
ICMA Retirement	12/30/25	\$ 10,759
Paychex Payroll	12/30/25	\$ 55,409
Paychex Payroll Taxes	12/31/25	\$ 23,148

Bank Transfers

<u>From</u>	<u>To</u>	<u>Date</u>	<u>Amount</u>
UBB Money Market	Bank Midwest/CCB	12/03/25	\$ 150,000
UBB Money Market	UBB Operating	12/05/25	\$ 200,000
UBB Money Market	Bank Midwest/CCB	12/09/25	\$ 250,000
UBB Money Market	UBB Operating	12/22/25	\$ 250,000
UBB Money Market	Bank Midwest/CCB	12/30/25	\$ 102,385



To: Mayor Bergquist & Board of Trustees
From: Alayna Carrell, Town Clerk
Date: January 26, 2026
Re: Consideration of Approval for Slash Pile Burning at Grand Lake Lodge

BACKGROUND

The Town has received correspondence from Grand County Natural Resources expressing support for allowing slash piles at the Grand Lake Lodge property to be burned through the County’s Slash Pile Permitting System. The letter, dated January 2, 2026, confirms that County staff have inspected the piles and determined they are well constructed and appropriately sized for burning.

Grand County Natural Resources further notes that Grand Lake Lodge has historically been permitted by the Town to burn slash piles, having pulled permits in four of the past seven years, with no complaints or issues reported. The correspondence emphasizes the importance of wildfire mitigation as a landowner responsibility and commends Grand Lake Lodge for its continued efforts to create defensible space and reduce wildfire risk on the property.

The full correspondence from Grand County Natural Resources is attached for the Board’s review.

DISCUSSION

Approval to allow slash pile burning within Town limits requires Board of Trustees consideration and authorization. The recommendation from Grand County Natural Resources provides professional confirmation that the piles meet safety and construction standards and that the activity aligns with broader wildfire mitigation goals for the community.

SUGGESTED MOTION

I move to approve/deny the request to allow slash pile burning at the Grand Lake Lodge property through the Grand County Slash Pile Permitting System, based on the recommendation of Grand County Natural Resources.



Grand County

NATURAL RESOURCES

GRAND LAKE LODGE BURN PILES

January 2, 2026

To Whom It May Concern:

Grand County Natural Resources is in support of allowing these piles to be burned through the County Slash Pile permitting system, we have inspected the piles and find them to be well built and good sizes for burning. Grand Lake Lodge has been allowed to burn slash piles by the Town over the years, having pulled permits in four years out of the past seven years and we have had no complaints.

Wildfire mitigation is an important landowner responsibility, for many reasons, and we commend Grand Lake Lodge for continuing to work on the property and create a more defensible space and set an example for others to imitate.

If you have any further questions, please contact our staff at any time.

Sincerely,

Amy Sidener
Natural Resources Foreman
Office/Mobile: 970-887-0745
469 E. Topaz Av., PO Box 9
Granby, CO 80446



Grand County
Colorado

Grand County
2025-26 Application for Open Burning Permit
Permit expires when season closes in Spring 2026

Section 11, Item A.

Permit Number: _____

Please call 970-887-0745 for daily burn conditions and to register your burn

Property Owner Name Cody Perez – Grand Lake Lodge

Property Owner MAILING Address po box 2239 Grand Lake CO 80447

PHYSICAL Address of Burn Site 15500 US-34 Grand Lake Co, 80447

Gate Code Field not completed.

Owner Phone Number 808-209-5092

Email Address CPerez@highwaywest.com

Burn Supervisor John Laake

Burn Supervisor's Phone Number 970-887-2146

Burn Supervisor's Email Address jalaake@gmail.com

Fire Protection District Grand Lake Fire Protection District

Adjacent to Public Lands? National Park

Type of material to be burned Slash & Pallets

Number of piles 6-7

Dimensions of EACH pile in feet 15x15x10 (884 CF each)

Attach pile dimension documentation if necessary Field not completed.

Total cubic feet to be burned 6188 CF w/7 piles

Age of Material in Pile(s) 2 years

Is each pile reasonably free of dirt? Yes

Estimated remaining number of acres to be cut (if any) Field not completed.

Method of ignition Diesel Fuel

Pile Location / Additional Comments Grand Lake Lodge

Burn Supervisor Signature: _____

Rules and Regulations Acknowledgement Yes

Electronic Signature Disclosure and Consent I agree

To Be Completed By Granting Authority Only
Comments:

OK Good piles

Granting Authority Signature _____ Date _____

Payment: Cash _____ Check # & Name _____ Credit card 12/24/25 Cody P.

Receipt issued PP Inspection 12.30 Mapped ✓ Commercial Permit _____

Received 12/24/25 Sent _____



To: Mayor Bergquist & Town Trustees
 From: Alayna Carrell, Town Clerk
 Date: January 26, 2026
 Re: **Quasi-Judicial Hearing: Consideration of Approval of Special Event Liquor Permit Application and Resolution No. 06-2026 for the Rotary Club of Grand Lake “Grand Lake Skijoring”**

BACKGROUND

The Rotary Club of Grand Lake is requesting approval of a Special Event Liquor Permit for its annual Grand Lake Skijoring event. The event is scheduled to take place on Friday, February 27, 2026; Saturday, February 28, 2026; and Sunday, March 1, 2026, from 8:00 a.m. to 4:00 p.m. at Grand Lake Town Park, located at 1026 Park Avenue.

In addition, on February 28, 2026, the Rotary Club of Grand Lake will host the Grand Lake Skijoring Calcutta at the Grand Lake Community House, from 4:00 p.m. to 9:30 p.m., also located at 1026 Park Avenue.

The Rotary Club of Grand Lake has submitted a Special Event Liquor Permit application requesting authorization to sell malt, vinous, and spirituous liquors during the event. As a nonprofit organization, the applicant has also requested that the \$100.00 Special Event Liquor Permit fee be waived.

LEGAL CONSIDERATIONS

Pursuant to C.R.S. 44-5-102, a Special Event Permit may be issued to:

- Organizations that are nonprofit in nature and incorporated for social, fraternal, patriotic, political, educational, or athletic purposes;
- Regularly chartered branches, lodges, or chapters of national nonprofit organizations;
- Established religious or philanthropic institutions; or
- State institutions of higher education.

Under C.R.S. 44-5-106, a permit may be denied if issuance would be injurious to the public welfare due to the nature or location of the event, or based on the applicant’s history of noncompliance. Public notice of the application must be posted at the event location at least ten (10) days prior to approval.

FISCAL NOTE

In 2025, the Board of Trustees waived a total of \$100.00 in Special Event Liquor Permit fees for events hosted by the Rotary Club of Grand Lake.



SUGGESTED MOTION

I move to approve (or deny) the Special Event Liquor Permit application and Resolution No. 06-2026, setting certain fees for the Rotary Club of Grand Lake’s special event, “Grand Lake Skijoring,” to be held on February 27, 2026; February 28, 2026; and March 1, 2026, from 8:00 a.m. to 4:00 p.m. at Grand Lake Town Park, and on February 28, 2026, from 4:00 p.m. to 9:30 p.m. at the Grand Lake Community House, both located at 1026 Park Avenue.

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 06-2026**

**A RESOLUTION SETTING CERTAIN FEES FOR ROTARY CLUB OF GRAND LAKE’S,
SPECIAL EVENT, “GRAND LAKE SKIJORING”**

WHEREAS, the Rotary Club of Grand Lake has scheduled a special event entitled “Grand Lake Skijoring,” to be held February 27, 2026; February 28, 2026; March 1, 2026; 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 Rotary Club of Grand Lake’s special event, “Grand Lake Skijoring,” to be held on February 27, 2026; February 28, 2026; and March 1, 2026, at Grand Lake Town Park and the Grand Lake Community House, located at 1026 Park Avenue, Grand Lake, Colorado.

**DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF
THE TOWN OF GRAND LAKE THIS 26TH DAY OF JANUARY 2026.**

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor

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 Chamber of Commerce

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)

Mailing Address of Organization or Political Candidate

City

State

ZIP Code

Address of Place to Have Special Event

City

State

ZIP Code

Authorized Representative of Qualifying Organization or Political Candidate

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

Scott Walter

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

5. For Chambers of Commerce - Each member who holds a retail establishment permit attests they are not exercising the privileges of the retail establishment permit for the duration of the SEP days.

Yes No

6. For Chambers of Commerce - Please list all members participating in the SEP.

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

Date

02/27/26

From:

8:00 AM

To:

4:00 PM

Date

02/28/26

From:

8:00 AM

To:

4:00 PM

Date

02/28/26

From:

4:00 pm

To:

9:30 pm

Date

03/01/26

From:

8:00 am

To:

4:00 pm

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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

Judy Eberly

Signature

[Signature]

Date (MM/DD/YY)

12-3-25

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)

[Blank]

City County

Telephone Number of City/County Clerk

[Blank]

Title

[Blank]

Signature

[Blank]

Date (MM/DD/YY)

[Blank]

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

Liability Information

License Account Number

[Blank]

Liability Date

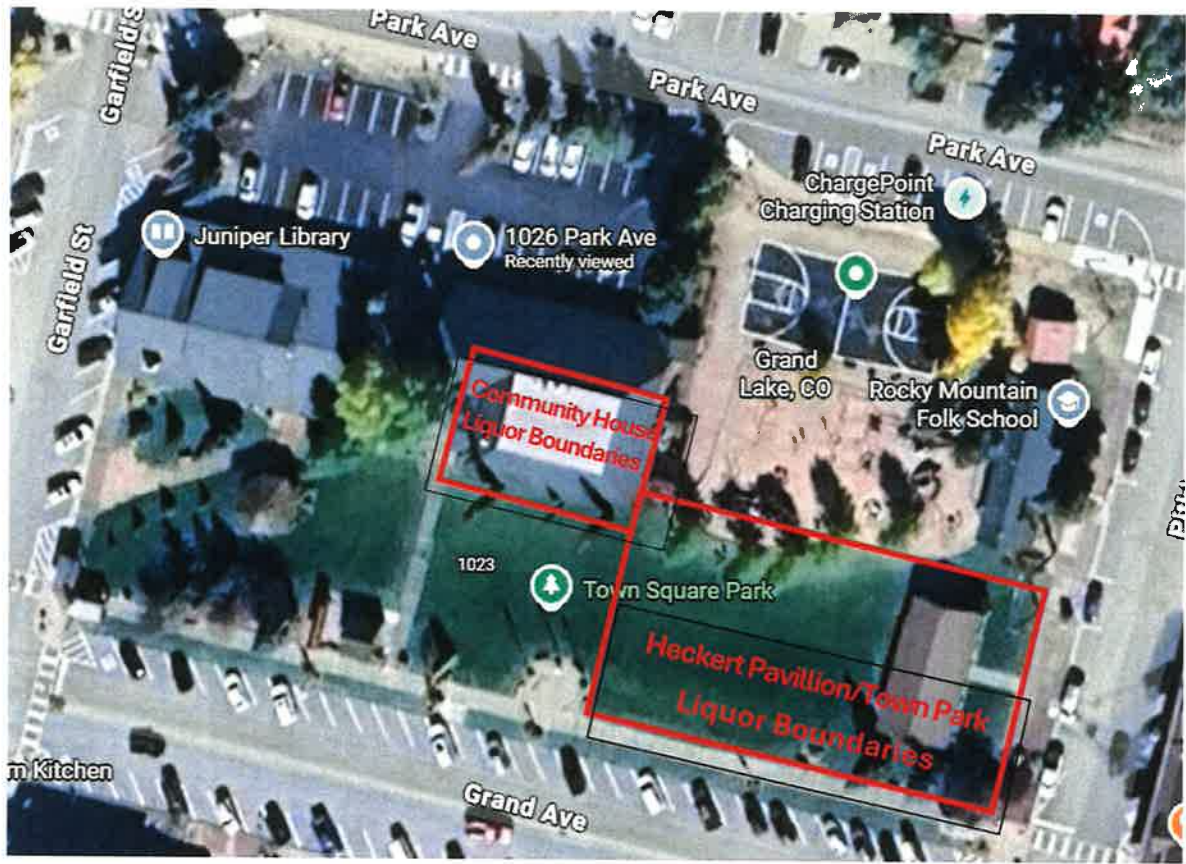
[Blank]

State

[Blank]

Total

-750 (999) \$ [Blank] .00



- Community House- Saturday, February 28th from 4:00 pm – 9:30 pm
- Heckert Pavillion/Town Park:
 - February 27th from 8:00 am – 4:00 pm
 - February 28th from 8:00 am – 4:00 pm
 - March 1st from 8:00 am – 4:00 pm



To: Mayor Bergquist & Town Trustees

From: Sarah Weekes, Event Manager

Date: January 26, 2026

Re: **Consideration of Approval of a New Special Event Permit Application and Resolution 07-2026 for Colorado AeroLab’s “Radium Girls” Event, January 29, 2026, through January 31, 2026, with Rehearsal Dates (Exhibit A)**

BACKGROUND:

Colorado Aerolab along with Upstage Youth Theatre Collective (UYT) plan to hold their second full production, "Radium Girls" a historical drama about young female factory workers in the 1920s who became ill from painting watch dials with luminous radium paint, leading to a fight for justice against the U.S. Radium Corporation.

Colorado AeroLab is a nonprofit educational organization based in Denver that designs and delivers experiential, out-of-school-time learning opportunities for K-12 students, families, and educators across Colorado. As a statewide network of blended education centers in partnership with local school districts, each AeroLab site acts as a hands-on learning lab focused on multidisciplinary engineering design and collaborative problem-solving. Programs prepare students for success in college, career, and community life—particularly within Colorado’s growing aeronautics industry.

Upstage Youth Theatre Collective (UYT) is a newly formed youth theater program built by the students and educators behind years of successful productions at EGSD. After seeing the impact of theater on local kids, they founded UYT in 2025 to create a sustainable, inclusive home for youth performance and technical training.

Colorado AeroLab has submitted a new Special Event Permit application for the *Radium Girls* production and is requesting the Board of Trustees waive the following fees due to its nonprofit status:

- Special event permit fee in the amount of **\$250.00**
- Community House rental fees for the requested dates in the amount of **\$4,800.00**
- Audio/visual equipment rental fees for the requested dates in the amount of **\$3,200.00**
- Kitchen use rental fees for the requested dates in the amount of **\$1,400.00**



REVIEW CONSIDERATIONS

Pursuant to Municipal Code Section 11-6-3(C): Special Event Permit Application Review and Approval, the Board of Trustees shall consider the following factors prior to approval of a Special Event Permit:

Municipal Code 11-6-3(C): Special Event Permit Application Review and Approval.

1. Review Considerations. The following factors shall be considered prior to approval of a SEP:

- (a) The predominant use of the primary facility being used; and*
- (b) The proposed event and the event hours; and*
- (c) Neighborhood compatibility; and*
- (d) Effect of the proposed event on the community; and*
- (e) The Town's anticipated cost in staff time and equipment use; and*
- (f) The benefit to non-profit from the event; and*
- (g) The benefit to local businesses from the event; and*
- (h) Duplication of services or sale items; and*
- (i) Nature of the past event issues or similar past event issues.*

FISCAL NOTE

In 2025, the Board of Trustees approved fee waivers totaling \$500.00 in special event permit fees and \$7,800.00 in Community House and audio/visual equipment rental fees for Colorado AeroLab’s *Flotilla* event and *Seussical* musical production. In 2026, the Board of Trustees has not approved any fee waivers for Colorado AeroLab.

SUGGESTED MOTIONS

I make a motion to approve/(deny) THE NEW SPECIAL EVENT PERMIT APPLICATION AND approve/(deny) RESOLUTION 07-2026, A RESOLUTION SETTING CERTAIN FEES FOR COLORADO AEROLAB’S “RADIUM GIRLS” EVENT TO BE HELD JANUARY 29, 2026, THROUGH JANUARY 31, 2026, INCLUDING APPROVED REHEARSAL DATES AS OUTLINED IN EXHIBIT A

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 07-2026**

**A RESOLUTION SETTING CERTAIN FEES FOR COLORADO AEROLABS
“RADIUM GIRLS” EVENT TO BE HELD ON JANUARY 29, 2026, THROUGH
JANUARY 31, 2026 WITH REHEARSAL DATES (EXHIBIT A)**

WHEREAS, Colorado AeroLab has scheduled a special event, Radium Girls, January 29, 2026, through January 31, 2026; and,

WHEREAS, the fee for a new special event application is set at \$250, the rental fee for the Community House for the scheduled time is set at \$4800 , the rental fee for use of the AV equipment for the scheduled time is set at \$3200, the rental fee for use of the Town Hall Kitchen for the scheduled time is set at \$1400; 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 facility rental fees and the new special event application 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:

1. The Board of Trustees hereby waives the special event permit application fee for Colorado AeroLab’s *Radium Girls* event to be held January 29, 2026, through January 31, 2026.
2. The Board of Trustees further waives the Community House rental fee, audio/visual equipment rental fee, and Town Hall kitchen use fee associated with the event for the scheduled dates.

**DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF
THE TOWN OF GRAND LAKE THIS 26th DAY OF JANUARY 2026.**

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor

Colorado AeroLab / Upstage Youth Theatre
Tech & Dress Rehearsal / Performance / Strike Schedule (for winter and spring shows)
Tentative dates/times requested for GL Community House

WINTER PRODUCTION TENTATIVE CALENDAR

Sun 1/11	Mon 1/12	Tues 1/13	Weds 1/14	Thurs 1/15	Fri 1/16	Sat 1/17
				4:00-7:00p Tech reh	11:00a-1:00p Tech work	11:00a-1:00p Tech work
Sun 1/18	Mon 1/19	Tues 1/20	Weds 1/21	Thurs 1/22	Fri 1/23	Sat 1/24
	4:00-8:00p Tech reh	4:00-8:00p Tech reh	4:00-8:00p Tech reh	4:00-8:00p Tech reh	1:30-5:30p First dress reh	
Sun 1/25	Mon 1/26	Tues 1/27	Weds 1/28	Thurs 1/29	Fri 1/30	Sat 1/31
	4:00-8:00p Tech reh	4:00-8:00p Dress reh	4:00-8:00p Final dress reh	4:00-10:00p Performance	4:00-10:00p Performance	4:00-10:00p Performance
Sun 2/1	Mon 2/2					
11:00-1:00p Pre-cleanup (Christal)	4:00-6:30p Strike & cleanup					

SPRING PRODUCTION TENTATIVE CALENDAR

Sun 4/19	Mon 4/20	Tues 4/21	Weds 4/22	Thurs 4/23	Fri 4/24	Sat 4/25
				4:00-7:00p Tech reh	11:00a-1:00p Tech work	11:00a-1:00p Tech work
Sun 4/26	Mon 4/27	Tues 4/28	Weds 4/29	Thurs 4/30	Fri 5/1	Sat 5/2
	4:00-8:00p Tech reh	4:00-8:00p Tech reh	4:00-8:00p Tech reh	4:00-8:00p Tech reh	11:00a-1:00p Dress reh	11:00a-1:00p Tech work
Sun 5/3	Mon 5/4	Tues 5/5	Weds 5/6	Thurs 5/7	Fri 5/8	Sat 5/9
11:00a-1:00p Tech work	4:00-8:00p Tech reh	4:00-8:00p Tech reh	4:00-8:00p Final dress reh	4:00-10:00p Performance	4:00-10:00p Performance	4:00-10:00p Performance
Sun 5/10	Mon 5/11					
11:00-1:00p Pre-cleanup (Christal)	4:00-6:30p Strike & cleanup					



To: Mayor Bergquist & Town Trustees

From: Sarah Weekes, Event Manager

Date: January 26, 2026

Re: **Consideration of Approval of a New Special Event Permit Application and Resolution 08-2026 for the Fraser Valley Hockey Association “Grand Lake Pond Hockey Classic,” January 31, 2026, through February 1, 2026**

BACKGROUND:

In past years, the Grand Lake Pond Hockey Classic was organized by Stephanie Rhone in her role as accountant for the Grand Lake Area Chamber of Commerce. This year, the event will be organized by Stephanie Rhone in her capacity as Treasurer of the Fraser Valley Hockey Association (FVHA).

The Fraser Valley Hockey Association is an athlete-centered organization that places the needs of children first. FVHA provides opportunities for members to participate and develop as athletes to the best of their abilities in an inclusive, prejudice-free environment. The organization is committed to cultivating the physical and emotional well-being of all members while fostering a strong sense of community. FVHA is guided by the values of good sportsmanship, honesty, leadership, physical fitness, respect for all individuals, and personal integrity. Success is measured by increased youth participation in hockey and by inspiring children to choose an active, healthy lifestyle year after year.

The Grand Lake Pond Hockey Classic brings players and spectators together for two full days of outdoor hockey played on natural ice, surrounded by snow-covered peaks and wide-open sky. Games start early, the energy builds fast, and the lake becomes the center of town for the weekend.

The Fraser Valley Hockey Association has submitted a new Special Event Permit application for the 2026 event and is requesting that the Board of Trustees waive the \$250.00 special event permit fee, as the organization is a nonprofit.

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

Municipal Code 11-6-3(C): Special Event Permit Application Review and Approval.

1. Review Considerations. The following factors shall be considered prior to approval of a SEP:

- (a) The predominant use of the primary facility being used; and*
- (b) The proposed event and the event hours; and*



- (c) Neighborhood compatibility; and*
- (d) Effect of the proposed event on the community; and*
- (e) The Town's anticipated cost in staff time and equipment use; and*
- (f) The benefit to non-profit from the event; and*
- (g) The benefit to local businesses from the event; and*
- (h) Duplication of services or sale items; and*
- (i) Nature of the past event issues or similar past event issues.*

FISCAL NOTE

For the 2026 calendar year, the Board of Trustees has not previously waived special event fees for the Fraser Valley Hockey Association.

SUGGESTED MOTIONS

I make a motion to approve/(deny) **THE NEW SPECIAL EVENT PERMIT APPLICATION AND approve/(deny) RESOLUTION 08-2026, A RESOLUTION SETTING CERTAIN FEES FOR THE FRASER VALLEY HOCKEY ASSOCIATION’S “GRAND LAKE POND HOCKEY CLASSIC” EVENT TO BE HELD JANUARY 31, 2026, THROUGH FEBRUARY 1, 2026**

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 08-2026**

A RESOLUTION SETTING CERTAIN FEES FOR THE FRASER VALLEY HOCKEY ASSOCIATION’S “GRAND LAKE POND HOCKEY CLASSIC” EVENT TO BE HELD ON JANUARY 31, 2026, THROUGH FEBRUARY 1, 2026

WHEREAS, Fraser Valley Hockey Association has scheduled a special event, Grand Lake Pond Hockey Classic, January 31, 2026, through February 1, 2026; and,

WHEREAS, the fee for a new special event application is set at \$250; 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 facility rental fees and the new special event application 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 new special event fee for Fraser Valley Hockey Associations Grand Lake Pond Hockey to be held January 31, 2026, through February 1, 2026.

DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 26TH DAY OF JANUARY 2026.

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor



To: Mayor Bergquist & Town Trustees

From: Sarah Weekes, Event Manager

Date: January 26, 2026

Re: **Consideration of a Special Event Permit Application and Resolution 09-2026, a Resolution Setting Certain Fees for Juniper Library “Senior Lunch and Learn” Events to Be Held on January 23, February 27, March 27, April 24, May 22, June 26, July 24, August 28, September 25, October 23, November 20, and December 18, 2026**

BACKGROUND:

Juniper Library continues to provide our community with gatherings throughout the year. The primary source for Senior Lunch & Learns is the Grand County Library District (GCLD), offering free sessions organized by the staff of the Juniper Library on the fourth Thursday of the month, focusing on topics from health to local issues, often with partner organizations like Mountain Family Center.

Juniper Library has submitted a Special Event Permit application for the 2026 *Senior Lunch and Learn* series and is requesting that the Board of Trustees waive applicable fees due to its nonprofit status. The requested fee waivers include:

- Special event permit fee in the amount of **\$250.00**
- Community House rental fees for the scheduled dates in the amount of **\$3,600.00**
- Audio/visual equipment rental fees for the scheduled dates in the amount of **\$2,400.00**
- Kitchen use rental fees for the scheduled dates in the amount of **\$500.00**

REVIEW CONSIDERATIONS

Pursuant to Municipal Code Section 11-6-3(C): Special Event Permit Application Review and Approval, the Board of Trustees shall consider the following factors prior to approval of a Special Event Permit:

- (a) The predominant use of the primary facility being used; and*
- (b) The proposed event and the event hours; and*
- (c) Neighborhood compatibility; and*
- (d) Effect of the proposed event on the community; and*
- (e) The Town's anticipated cost in staff time and equipment use; and*
- (f) The benefit to non-profit from the event; and*



- (g)The benefit to local businesses from the event; and*
- (h)Duplication of services or sale items; and*
- (i)Nature of the past event issues or similar past event issues.*

FISCAL NOTE

In 2025, the Board of Trustees approved fee waivers totaling \$7,500.00 in special event permit and rental fees for Juniper Library’s *Senior Lunch and Learn* events, as well as the *LA Wildfire Movie Night* held on July 23, 2025. The waived events included the following dates:

January 30 th , 2025,	February 27 th , 2025	July 25, 2025	October 24, 2025
March 28 th , 2025,	April 25 th , 2025	August 22, 2025	November 20, 2025
May 23 rd , 2025,	June 27 th , 2025	September 26, 2025	December 19, 2025

SUGGESTED MOTIONS

I make a motion to approve/(deny) **THE SPECIAL EVENT PERMIT APPLICATION AND RESOLUTION 09-2026, A RESOLUTION SETTING CERTAIN FEES FOR JUNIPER LIBRARY’S “SENIOR LUNCH AND LEARN” EVENTS TO BE HELD ON JANUARY 23, FEBRUARY 27, MARCH 27, APRIL 24, MAY 22, JUNE 26, JULY 24, AUGUST 28, SEPTEMBER 25, OCTOBER 23, NOVEMBER 20, AND DECEMBER 18, 2026**

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 09-2026**

**A RESOLUTION SETTING CERTAIN FEES FOR THE JUNIPER LIBRARY
“SENIOR LUNCH AND LEARN” EVENTS TO BE HELD ON JANUARY 23,
FEBRUARY 27, MARCH 27, APRIL 24, MAY 22, JUNE 26, JULY 24, AUGUST 28,
SEPTEMBER 25, OCTOBER 23, NOVEMBER 20, AND DECEMBER 18, 2026**

WHEREAS, Juniper Library has scheduled a series of special events entitled Senior Lunch and Learn to be held on January 23, February 27, March 27, April 24, May 22, June 26, July 24, August 28, September 25, October 23, November 20, and December 18, 2026; and,

WHEREAS, the rental fee for the Community House for the scheduled time is set at \$3,600, the rental fee for use of the av equipment for the scheduled time is \$2,400, the rental fee for the use of the kitchen for the scheduled time is \$500 and the fee for a new special event application is set at \$250; 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 facility rental fees and the new special event application 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 of Trustees hereby waives the Community House facility rental fees, audiovisual equipment fees, kitchen use fees, and the new special event application fee for the Juniper Library *Senior Lunch and Learn* events to be held on January 23, February 27, March 27, April 24, May 22, June 26, July 24, August 28, September 25, October 23, November 20, and December 18, 2026.

DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 26TH DAY OF JANUARY 2026.

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor Pro-Tem



To: Mayor Bergquist & Town Trustees

From: Sarah Weekes, Event Manager

Date: January 26, 2026

Re: **Consideration of a Special Event Permit Application and Resolution No. 10-2026 – Waiver of Certain Fees for the Town of Grand Lake “A Viking Winter Carnival” Event (February 7, 2026)**

BACKGROUND:

The Viking Winter Carnival was established in 2002 by Suzi Maki and has become a long-standing community tradition in the Town of Grand Lake. Over the years, the event has offered a variety of activities throughout the day, providing recreation, entertainment, and community engagement for residents and visitors alike.

The Town of Grand Lake, as the event organizer, has submitted a Special Event Permit application for the Viking Winter Carnival to be held on February 7, 2026. As a municipal event, staff is requesting that the Board of Trustees waive the \$250 Special Event Permit application fee and the Heckert Pavilion rental fee in the amount of \$160 for the requested date.

REVIEW CONSIDERATIONS

Pursuant to Section 11-6-3(C) of the Town of Grand Lake Municipal Code, the Board of Trustees shall consider the following factors when reviewing a Special Event Permit application:

- (a) The predominant use of the primary facility being used; and*
- (b) The proposed event and the event hours; and*
- (c) Neighborhood compatibility; and*
- (d) Effect of the proposed event on the community; and*
- (e) The Town's anticipated cost in staff time and equipment use; and*
- (f) The benefit to non-profit from the event; and*
- (g) The benefit to local businesses from the event; and*
- (h) Duplication of services or sale items; and*
- (i) Nature of the past event issues or similar past event issues.*



FISCAL NOTE

In 2025, the Board of Trustees waived a total of \$2,050 in rental fees and Special Event Permit application fees for Town of Grand Lake–organized events, including the following:

- Winter Carnival – February 8, 2025
- Town Clean-Up / Arbor Day – May 17, 2025
- Community Picnic – June 5, 2025
- Ghosts & Gourds – October 25, 2025
- Annual Tree Lighting – November 28, 2025

Waiving the fees associated with the 2026 Viking Winter Carnival is consistent with prior Board action for Town-sponsored community events.

SUGGESTED MOTIONS

I make a motion to approve/(deny) **THE SPECIAL EVENT PERMIT APPLICATION AND RESOLUTION 10-2026, A RESOLUTION SETTING CERTAIN FEES FOR THE TOWN OF GRAND LAKE “A VIKING WINTER CARNIVAL” EVENT TO BE HELD ON FEBRUARY 7TH, 2026**

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 10-2026**

**A RESOLUTION SETTING CERTAIN FEES FOR THE TOWN OF GRAND LAKE “A
VIKING WINTER CARNIVAL” EVENT TO BE HELD ON FEBRUARY 7TH, 2026**

WHEREAS, The Town of Grand Lake has scheduled a Town-sponsored special event entitled A Viking Winter Carnival to be held on February 7th, 2026; and,

WHEREAS, the fee for a special event application is set at \$250 and the rental fee for the Heckert Pavilion for the scheduled time is set at \$160; 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 facility rental fees and the new special event application 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, That the Board of Trustees hereby waives the Special Event application fee and the Heckert Pavilion rental fee for the Town of Grand Lake’s A Viking Winter Carnival event to be held on February 7, 2026

DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 26TH DAY OF JANUARY 2026.

- Votes Approving:
- Votes Opposing:
- Votes Abstaining:
- Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor Pro-Tem



BOARD OF TRUSTEES STAFF MEMORANDUM

DATE: January 26, 2026
TO: Mayor and Board of Trustees
FROM: Emily Weber, Contract Staff - Planning Department
SUBJECT: **Action Item:** Request for a Public Property Encroachment Agreement related to Town of Grand Lake property. The request involves an existing single-family residence that is partially encroaching onto Town-owned property, as well as the proposed construction of a dock.

Overview

- **Property Owner and Applicant:** David Baumann
- **Project Location:** 1120 County Road 6952, Grand County
- **Request:** David Baumann, property owner of 1120 County Road 6952, is seeking approval of an Encroachment Agreement for the existing single-family residence constructed partially on Town of Grand Lake property and for the proposed construction of a dock located completely on Town of Grand Lake property adjacent to the Baumann property.



Figure 1: 1120 CR 6952 and Town Property

Background

The applicant is seeking approval of a Public Property Encroachment to be memorialized through an Encroachment Agreement between the applicant and the Town of Grand Lake. The applicant's property is directly adjacent to a parcel owned by the Town of Grand Lake. An existing single-family residence is constructed partially on Town-owned property, and the applicant is also proposing construction of a new, personal recreational dock located entirely on Town of Grand Lake property adjacent to the Baumann property.

The single-family residence has encroached onto municipal property for many years and an existing staircase, located on Town property, provides access to the lake. Through this request, the applicant is



seeking formal authorization for the existing encroachment of the residence as well as approval for a new, proposed 35-foot dock, which would be for private, personal use on Town of Grand Lake property.

The Town property where the encroachment is proposed is accessed from County Road 6952 or via the bridge at Park Point. There are no formal public improvements on the property, however, informal social trails exist and are used to access the waterfront.

Staff Analysis

Per Town Code Section 11-6-1, property owners may seek permission from the Town of Grand Lake to encroach on municipal property. The Town Code identifies two types of encroachments. The proposed encroachment is classified as a Major Encroachment, as it involves structures on Town-owned property.

As part of the review process for a Major Encroachment, notice of the request is sent to all utility companies by certified mail with return receipt requested. Notices were distributed in accordance with the Town Code, and as of the publication of this staff report, no utility companies have provided comments.

The Town Code does not establish specific approval criteria for Major Encroachments, leaving consideration of such requests to the discretion of the Board of Trustees. In this case, the Board is asked to consider two items:

1. The long-standing encroachment of the existing single-family residence; and
2. The proposed encroachment associated with construction of a private, recreational dock.

The purpose of a formal Encroachment Agreement would be to:

- Allow the Town to revoke the encroachment should the property be needed for future municipal purposes.
- Require the applicant to indemnify and hold the Town harmless from any liability associated with the encroachment.
- Require the applicant to provide proof of insurance in the amount specified in the agreement.

Staff Recommendation

In evaluating the proposed Public Property Encroachment, staff recommends the Board consider the following factors:

- Allowing private, personal recreational use of public property
- Consistency with the Comprehensive Plan goals to:
 - Conserve public open lands and their abundant natural resources
 - Improve access to, and interconnectivity with, designated open lands

Board of Trustees Discussion and Determination

The Board of Trustees is asked to review and discuss the proposed Public Property Encroachment request and provide direction on whether to approve, approve with conditions, or deny the encroachment and associated Encroachment Agreement.

Attachments

- Draft Encroachment Agreement
- Site Plan



ENCROACHMENT LICENSE AND AGREEMENT

THIS ENCROACHMENT LICENSE AND AGREEMENT (“the Agreement”) is entered into this 26th day of January, 2026, by and between the Town of Grand Lake, a Colorado municipal corporation, (“the Town”) and David Baumann (collectively the “Licensee”).

WHEREAS, Licensee is the owner of 1120 County Road 6952, Grand County, Colorado, and has proposed to construct certain structures and other improvements on the Town’s property that is adjacent to the Licensee’s property; and

WHEREAS, the Licensee’s existing single-family residence was constructed over the property line and encroaches onto property owned by the Town, and

WHEREAS, the Licensee’s encroachment into the Town’s property does not currently interfere with the Town’s current use of the property, and

NOW THEREFORE, in consideration of the promises and agreements hereinafter set forth it is agreed as follows:

1. 1. The Town hereby grants to Licensee, its successors and assigns, a license to encroach on and in to the Town’s property to the degree and in the manner that the Licensee’s improvements encroach as of the date of this Agreement, as follows:
 - A. Licensee, its successors and assigns shall be entitled to repair the residence and dock for so long as it is permitted to remain on the Town’s property.
 - C. The Town may, upon determining that the Town intends to use the property for Town purposes, give 45 days written notice to Licensee, requiring that the residence and dock, be removed from the Town’s property and that the property be returned to its natural condition.
 - D. Under no circumstances shall the residence or dock be altered or moved in a manner that increases the amount of encroachment onto the Town’s property.
 - E. The right to use and occupy a portion of the Town’s property under the provisions of this Agreement is specifically limited to the improvements currently located thereon.
 - F. The use of the improvements shall be consistent with the zoning district in which it is located as defined by Grand County’s code.
 - G. All repairs to the property shall comply with the County’s building code and all other applicable codes.

3. The Town expressly reserves to itself the right to construct, reconstruct and maintain all municipal utilities and permanent improvements, and further reserves the same right to all utility companies operating under a Town franchise or paying utility occupation tax to the Town.

4. In consideration for the Town granting this license to Licensee, Licensee agrees:
 - A. This Agreement shall remain in full force and effect for the benefit of the Licensee, their heirs, successors and assigns, until such time as the Town, in its sole determination, determines that this Agreement should end. At such time, within 45 days of the Town providing notice to the Licensee, Licensee shall remove improvements shown on Exhibit A, attached hereto. Licensee shall return the area where the improvements are currently located to its natural condition and to clean up and remove all debris associated with the improvements or their removal;

 - B. Within 30 days of the date of this Agreement, to clean up all areas of the Town's property, shown on Exhibit A, attached hereto, as well as the Licensee's adjacent property, and thereafter to keep such areas neat and free from trash, debris or dead growth.

 - C. To maintain public liability insurance in an amount not less than \$300,000 per person and \$900,000 per accident to protect Licensee and the Town from any liability to the public as a result of the encroachment onto the Town's property and to furnish the Town proof of such insurance upon request. Said insurance shall be maintained at all times during the term of this easement. In addition, Licensee, its heirs, successors and assigns, agree to indemnify and hold harmless the Town from any loss or liability whatsoever, including defense costs and attorney's fees arising out of damage to person or property attributable to the encroachment. Licensee further agrees to indemnify the Town against any and all license asserted or established against the Town's property.

5. In the event the Licensee fails to remove all improvements from the Town's property as provided herein, then and in that event, the Town shall be entitled to take all reasonable steps to remove such improvements and Licensee agrees to reimburse the Town for all costs and expenses incurred in removing such improvements. In the event the Licensee fails to pay the Town for all costs and expenses incurred in removing the improvements from the Town's property, then the Town shall be entitled to (1) record such costs and expenses as a lien against the Licensee's property and certify such costs to the Grand County Treasurer to be collected in the same manner as delinquent taxes, and (2) recover all such costs and expenses through all legal and equitable remedies available to the Town.

- 6. Subject to the conditions set forth herein, this Agreement shall run with the land and be binding upon and inure to the benefit of the parties hereto, their heirs, successors in interest, personal representatives, and assigns.
- 7. The Town is a Colorado municipal corporation and is entitled to certain rights and protections under the Colorado Governmental Immunity Act, Sections 24-10-101, et seq., C.R.S. (“the Act”). By entering into this Agreement the Town does not waive and does not intend to waive any of its rights or protections under the Act.
- 8. By entering into this Agreement, Licensee expressly acknowledges that its interest in the Town’s property is limited to a license to encroach thereon with the permission of the Town and that neither Licensee’s use of any portions of the Town’s property or use of portions of such property by any of Licensee’s predecessors or successors shall be used as the basis for any claim to use such property except as provided herein, whether such claim is based on estoppel or waiver or adverse possession or any other basis, and that the sole basis for Licensee’s right and claim to use the portions of the Town’s property shall be this Agreement.

ATTEST:

**BOARD OF TRUSTEES OF THE
TOWN OF GRAND LAKE, COLORADO**

Alayna Carrell, Town Clerk

By: _____
Christina Bergquist, Mayor

LICENSEE:

David Baumann

STATE OF COLORADO)
) SS
COUNTY OF GRAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____.

Witness my hand and official seal.

Notary Public
My Commission Expires: _____

Section 11, Item G.

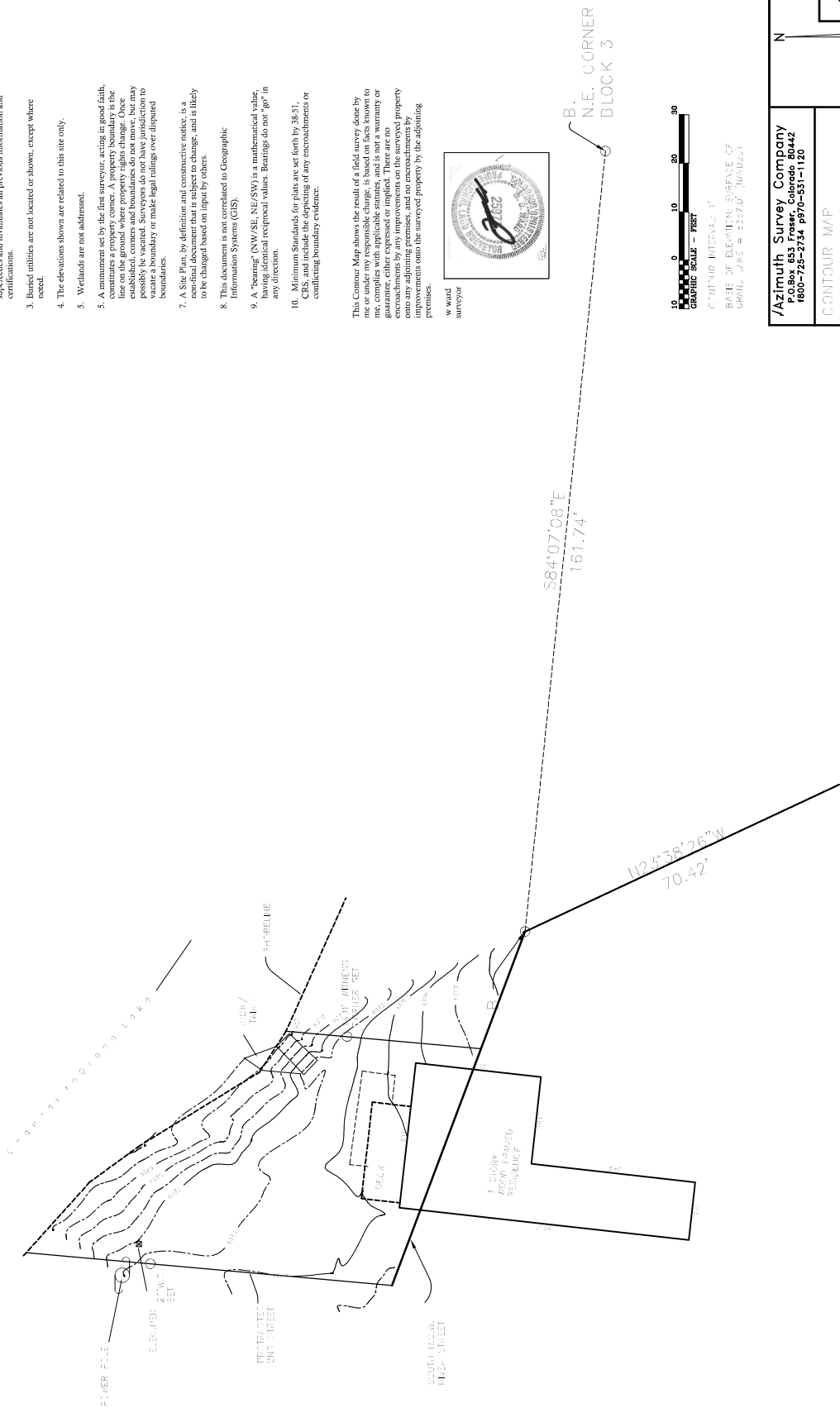
NOTICE:

1. For title, reference to a title insurance policy is recommended.
2. This document is certified as one, complete document. Any addition, change or edit of any part of this document, prior to or after being transferred to another party, supersedes and invalidates all previous information and certifications.
3. Buried utilities are not located or shown, except where noted.
4. The elevations shown are related to this site only.
5. Wetlands are not addressed.
6. A monument set by the first surveyor, acting in good faith, constitutes a property corner. A property boundary is the line on the ground where property rights change. Once established, corners and boundaries do not move, but may be obscured by trees, shrubs, or other vegetation. It is the duty of the surveyor to locate a boundary or make legal findings over disputed boundaries.
7. A Site Plan, by definition and consecutive entries, is a non-final document that is subject to change, and is likely to be changed based on input by others.
8. This document is not considered to be Geographic Information Systems (GIS).
9. A "bearing" (NW/SE, NE/SW) is a mathematical value, having identical reciprocal values. Bearings do not "go" in any direction.
10. Minimum Standards for plats are set forth by 38-51, CRS, and include the depicting of any encroachments or conflicting boundary evidence.

This Corner Map shows the results of field survey done by a licensed surveyor. It is based on facts known to me, complies with applicable statutes, and is not a warranty or guarantee, either expressed or implied. There are no encroachments by any improvements on the surveyed property shown. The surveyor is not responsible for any improvements on the surveyed property by the adjoining premises.



David J. Glavin
Surveyor



CORNER INTERVAL: 1'

BASE OF ELEVATION SURFACE OF
GRAND JUNE = 2557.0' (NAUD25)

Azimuth Survey Company	
1120 Second St. Grand Lake City Grand County, Colorado	
PHONE: 970-531-1120	FAX: 970-531-1120
EMAIL: info@azimuthsurvey.com	WEBSITE: www.azimuthsurvey.com
DATE: 11/11/2011	BY: DAVID J. GLAVIN



MEMORANDUM

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager
Date: January 26, 2026
Re: Consideration of Approval on the Maker’s Space Operations MOU with the Rocky Mountain Folk School

Trustees:

Trustees:

Staff is presenting a draft version of the MOU Agreement between the Rocky Mountain Folk School outlining operations responsibilities and funding for the Makers Space at Space to Create Grand Lake. This MOU reflects time and financial considerations as a result of the substantial fundraising efforts of the Grand Lake Creative District to build the Makers Space. This MOU formally establishes the agreement for costs related to the operations if the Grand Spirit Makers Space building.

Suggested Motion:

I move to recommend _____ the Makers Space Operations MOU with the Rocky Mountain Folk School.

Memorandum of Understanding

between the Town of Grand Lake, Colorado and the Grand Lake Creative District:

Definitions:

Parties: The Town of Grand Lake (TOGL) and the Rocky Mountain Folk School (RMFS).

Building: The structure and exterior defined in the MOU.

Sublease Tenant: Any organization or individual leasing or using space in the Building through an agreement with the RMFS.

Purpose:

The Town of Grand Lake (TOGL) has constructed the Space to Create Grand Spirit Makerspace project consisting of an approximate 3,000 SF building to be used by the Rocky Mountain Folk School. The project is located at the southwest corner of Park Ave. and Hancock Street in Grand Lake. The following is an understanding of the terms between the two parties specific to the operation and tenancy of the Space to Create Maker Space, hereafter referred to as the Building:

Responsibilities of the Town of Grand Lake in the Operation of the Building

- TOGL will own the Building and negotiate a nominal annual lease rate to allow use of the Building by the RMFS, including the exterior concrete slabs.
- TOGL will be responsible for the cost of insuring the Building.
- TOGL will initiate and maintain utility connections for the Building, including, but not limited to: domestic water, sanitary sewer, electrical, and natural gas.
- TOGL will be responsible for performing normal interior and exterior maintenance of the Building, including but not limited to: domestic water heater, heating elements, trash removal, snow removal, landscape and hardscape maintenance, breakage of exterior glass, exterior vandalism by others, etc.
- TOGL will continue to provide annual financial operating assistance of the Building to the RMFS of not less than \$25,000 for 2026 and \$ 50,000.00 per year for the subsequent five years of the term of the MOU.

Responsibilities of the Rocky Mountain Folk School in the Operation and Tenancy of the Building

- RMFS will be responsible for any subleases to the various organizations using the Building and will inform the TOGL prior to execution.

- The RMFS will be responsible for insurance for contents, occupants using the building, and for requiring the sublease tenants to maintain similar insurance policies consistent with statutory requirements.
- RMFS will reimburse the TOGL for all utility costs associated with operation of the Building including, but not limited to, domestic water, sanitary sewer, electrical, and natural gas. The reimbursement will be on an escalating scale of 25% for year one of tenancy, 50% for year two, 75% for year three, and 100% for year four and thereafter.
- RMFS will be responsible for performing normal cleaning and upkeep of the interior of the Building.
- RMFS will assume tenancy of the Building on June 1, 2026, with a term of one year expiring on May 31 of the subsequent years.

Term of the MOU

The MOU will be in force for a period of ten (10) years. Prior to expiration, the TOGL and RMFS will negotiate a new mutually beneficial MOU with the intent of continuing with similar terms.

Legal Protections: (Liability, indemnification, dispute resolution, termination rights.)

Financial Clarity: (what happens post-year 5 funding, reserves, use of sublease revenue).

Governance Mechanisms: (how operating decisions and approvals are made.)

End of Memorandum of Understanding



MEMORANDUM

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager
Date: January 26, 2026
Re: Consideration of Approval of the Maker’s Space MOU with the Grand Lake Creative District

Trustees:

Staff is presenting a draft version of the MOU Agreement between the Grand Lake Creative District and the Town of Grand Lake outlining construction funding for the Maker’s Space located at Space to Create Grand Lake. This MOU formally establishes the agreement for costs related to the building of the Makers Space building.

Suggested Motion:

I move to recommend _____ the Makers Space MOU with the Grand Lake Creative District.

Memorandum of Understanding

between the Town of Grand Lake, Colorado and the Grand Lake Creative District:

Definitions:

Parties: The Town of Grand Lake (TOGL) and the Grand Lake Creative District (GLCD).

Building: The structure and exterior defined in the MOU.

Sublease Tenant: Any organization or individual leasing or using space in the Building through an agreement with the GLCD.

Purpose:

The Town of Grand Lake (TOGL) is constructing and will own the Space to Create-Grand Lake project consisting of nine (9) work force multi-family rental apartments to be referred to as the Space to Create Residences and an approximate 3,000 SF building to be referred to as the Space to Create Grand Spirit Maker Space. The project is located on an existing parking lot at the southwest corner of Park Ave. and Hancock Street in Grand Lake. The project has been funded in part by grants from the Colorado Department of Local Affairs (DOLA), Colorado Creative Industries (CCI), the Town of Grand Lake, and through the solicitation of private and public contributions. The following is an understanding of the terms between the two parties specific to the construction and ownership of the Space to Create Maker Space, hereafter referred to as the Building:

Scope/Responsibilities of Constructing the Building:

TOGL through its General Contractor, Elk Mountain Construction, will construct the Building's foundations, post framed wooden structure of approximately 30 ft x 100 ft, roof system, exterior wall and roof insulation and interior liner, underground extend sanitary sewer, domestic water, natural gas, and electrical utilities stubbed into the Building. The TOGL will construct a concrete courtyard of approximately 65 ft x 50 ft to the west of the Building, a concrete area of approximately 10 ft x 100 ft on south of the building, a wooden boardwalk and street parking to the east of the Building. TOGL will be responsible for maintaining Builder's Risk Insurance during the Construction of the Building.

Responsibilities of the Grand Lake Creative District

GLCD through its General Contractor, Dream Builders LLC, will construct the exterior finish of the Building that will include "zip sheathing" and wood board and batten siding, as approved by the TOGL, over the post framed wooden structure constructed by the TOGL, provide and install exterior windows, exterior egress doors, one exterior

overhead door, rain gutter and downspouts on the south elevation, required signage, a canopy approximately 15 ft x 28 ft wide on the west side, exterior lighting as approved by the TOGL, all necessary interior partitions, stairs to a mezzanine and required railing along the west edge, floor and wall finishes throughout, toilet accessories, trim, HVAC, interior lighting, electrical distribution, and plumbing fixtures necessary to comply with the requirements of the Grand County Building Department consistent with the Construction Drawings prepared by MA Studios.

GLCD will be responsible for payment of construction costs associated with Dream Builder LLC's scope of work not to exceed \$335,000 plus any subsequently approved Change Orders, not exceeding a total cost of \$400,000.

GLCD will be responsible for fundraising its costs to construct the scope of work to be performed by Dream Builder, LLC. and limited above. GLCD will continue to collaborate with the TOGL to fundraise to support the overall Space to Create- Grand Lake construction budget.

Term of the MOU

The MOU will be in force for a period of one (1) year. Prior to expiration, the TOGL and GLCD will negotiate a new mutually beneficial MOU with the intent of continuing with similar terms.

Legal Protections: (Liability, indemnification, dispute resolution, termination rights.)

Financial Clarity: (what happens post-year 5 funding, reserves, use of sublease revenue).

Governance Mechanisms: (how operating decisions and approvals are made.)

End of Memorandum of Understanding



MEMORANDUM

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager
Date: January 26, 2026
Re: Consideration of Approval of the 2025 Audit Engagement Agreement with Dazzio & Associates, PC

Trustees:

Dazzio & Associates, PC has submitted a letter of engagement outlining the terms and objectives as well as the nature and limitation of services to be provided in connection with the 2025 audit. The fee for the December 31, 2025, audit engagement is set not to exceed \$18,000 for the regular audit. This pricing is based on the assumption that no unexpected circumstances will be encountered during the audit that would require significant additional time. Out-of-pocket expenses are included in this not to exceed amount.

Staff recommends the Board of Trustees authorize the Town Manager to sign the Engagement Letter with Dazzio & Associates, PC for the December 31, 2025 audit.



Dazzio & Associates, PC
Certified Public Accountants

January 20, 2026

To the Board of Trustees and Management
 Town of Grand Lake, Colorado
 1026 Park Avenue
 PO Box 99
 Grand Lake, Colorado 80447-0099

We are pleased to confirm our understanding of the services we are to provide Town of Grand Lake, Colorado (the Town) for the year ended December 31, 2025.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities and each major fund and the disclosures, which collectively comprise the basic financial statements of the Town as of and for the year ended December 31, 2025.

Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Town's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Town's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

We have also been engaged to report on supplementary information that accompanies the Town's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial state-

-ments themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a in a report combined with our auditor’s report on the financial statements:

- 1) Schedule of Revenues, Expenditures and Changes in Fund Balance –Budget and Actual – Capital Improvement Fund
- 2) Schedule of Revenues, Expenditures and Changes in Funds Available – Enterprise Funds – Budget and Actual (Budgetary Basis) for the Water, Marina and Pay As You Throw Funds
- 3) Local Highway Finance Report

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor’s report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor’s Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the

appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, confirmation of certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Town's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records,

documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Other Services

We will also prepare the financial statements of the Town in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an

individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Dazzio & Associates, PC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a regulatory agency or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Dazzio & Associates, PC personnel. Furthermore, upon request, we may provide copies of selected audit documentation to a regulatory agency or its designee. The regulatory agency or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Stephen Dazzio is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Our fee for services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed \$18,000. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Reporting

We will issue a written report upon completion of our audit of the Town’s financial statements. Our report will be addressed to the Board of Trustees of the Town. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor’s report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to the Town and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

Dazzio & Associates, P.C.

Dazzio & Associates, PC

RESPONSE:

This letter correctly sets forth the understanding of Town of Grand Lake, Colorado.

Signature: _____

Title: Town Manager _____

Date: _____



MEMORANDUM

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager
Date: January 26, 2026
Re: Consideration of Approval of the 2026 Hilly Lawn Contract

Trustees:

In accordance with the proposal submitted and approved for budget expenditures, the 2026 contract for gardening services and plantings is presented for your approval. The original proposal is included as addendum 'A'.

Staff recommends the Board of Trustees authorize the Mayor to sign the 2026 contract for gardening services and plantings with Hilly Lawn.

Exhibit 'A'
Hillylawn Gardening Services

9921 Highway 34 #3
Grand Lake, CO. 80447
Carla Lawn/Carol Thompson

**Proposal for landscaping contract for
2026 starting
May 1, through October 31**

**Plantings, materials, labor and maintenance , Insurance and
cost of living increases.**

We are requesting 20% increase in wages totaling \$82,772.00.

An increase of \$2000.00 for plantings totaling \$20,000

Due to additional work load and hours.

**Including the added stop signs and metal troughs. We have also been
informed there will be additional planters and projects being planned
for Spring 2026**

**Thank you for your consideration.
We look forward to working together with the Town of Grand Lake
again in 2026.**

AGREEMENT FOR LANDSCAPING AND GARDENING SERVICES

THIS AGREEMENT, dated this 26 day of January 2026, is by and between the Town of Grand Lake (the “Town”) and Carol Ann Thompson and Carla Lawn, d/b/a Hilly Lawn, 9921 Highway 34, #31, Grand Lake, Colorado (the “Landscaper”) for contract gardening and landscaping services as more specifically set forth below:

WITNESSETH:

That in and for consideration of the services to be rendered and the compensation to be received, the Town and Landscaper covenant and agree as follows:

Landscaper is hired by the Town for contract gardening and landscaping. Total compensation for the period of this Contract shall be Eighty-Two Thousand Seven-Hundred Seventy Two Dollars (\$82,772.00), which shall be prorated over six months in equal payments (\$13,795.33) and Reimbursed fuel at Two Thousand Eight Hundred dollars (\$2,800.00), which shall be prorated over six months in equal payments (\$466.66) beginning in June (for month of May) and ending in November (for month of October). It shall be the Landscaper's responsibility to bill the Town in accordance with the Town's normal billing/accounts payable cycles.

1) General supplies, including plants, fertilizer, plant food, etc., whether purchased by the Landscaper and reimbursed by the Town or charged to a Town credit account, shall not exceed Eighteen Thousand Dollars (\$20,000.00). Landscaper shall keep a written record of all supplies purchased. Any reimbursement or expenditures in excess of these amounts must be approved in advance, in writing, by the Town Manager.

2) Landscaper is an independent contractor. Notwithstanding any provision appearing in this Agreement, all personnel assigned by Landscaper to perform services under the terms of this Agreement shall be, and remain at all times, employees or agents of Landscaper for all purposes. Landscaper shall make no representation that it is the employee of the Town for any purposes. **Disclosure: Landscaper is not entitled to workers’ compensation benefits, unemployment insurance benefits unless unemployment compensation coverage is provided by the Landscaper or some other entity, and Landscaper is obligated to pay federal and state income tax on any moneys earned pursuant to this Agreement.**

3) Landscaper shall be responsible for the acts, errors, or omissions of Landscaper and its employees, consultants, agents and any other persons employed or retained on behalf of Landscaper in connection with this Agreement. Landscaper agrees to indemnify, hold harmless and defend the Town and its directors, officers, trustees, employees, agents, and attorneys for the actions, errors and omissions of Landscaper and Landscaper's employees, consultants, agents and any other persons employed or retained on behalf of Landscaper in the performance of this Agreement. The parties recognize that the Town is a governmental entity subject to the provisions of the Colorado Governmental Immunity Act, Section 24-10-101. et seq., C.R.S., and the Town does not waive any of its rights under the Act by entering into this Agreement.

4) At its sole cost, Landscaper agrees to purchase and maintain in effect through the terms of this Agreement, insurance that will protect the Town and Landscaper from claims which may arise out of, result from or be related to the Landscaper’s performance of the work outlined in this

Agreement, whether such performance be by the Landscaper or by someone directly or indirectly retained or employed by Landscaper or by anyone for whose acts, errors, or omissions any of them may be liable. A copy of all policies or signed certificates of insurance shall be on file with the Town at all times, shall be appropriately endorsed to give the Town a minimum of thirty (30) days notice of cancellation or intention of non-renewal or restriction of coverage, and shall be statutory in conformance with the laws of the State of Colorado. Such insurances required herein shall be written for limits as follows:

- A. Commercial General Liability
 - i Bodily Injury and Property Damage
 - \$2,000,000 each occurrence
 - \$4,000,000 aggregate
 - ii Personal Injury
 - \$2,000,000 each occurrence
 - \$4,000,000 aggregate

- B. Commercial Automobile Liability
 - i Bodily Injury & Property Damage (Combined Single Limit)
 - \$1,000,000 any one accident or loss

6) It is specifically agreed that neither Landscaper nor any person working on its behalf on the project shall discriminate against any person because of age, race, sex, national origin, ancestry, disability or religion.

7) Landscaper’s work shall be coordinated with, and overseen by, the Town’s Public Works Director with policy guidance from the Town’s Greenways Committee.

8) Landscaper will comply with all local, State and Federal laws and regulations.

9) This Agreement may be terminated by either party upon ten (30) days written notice.

10) In the event this Agreement is terminated prior to completion of any portion of the Scope of Services as set forth in Exhibit A, the Town shall be entitled to reduce the amount of final payment to Landscaper in an amount proportional to the service to be provided or in the amount of the product not furnished by the Landscaper.

11) Any notice or communication between Landscaper and the Town which may be required, or which may be given, under the terms of this Agreement shall be in writing, and shall be deemed to have been sufficiently given when directly presented or sent pre-paid, first class United States mail, addressed as follows:

The Town: Town of Grand Lake
Attn: Town Manager
1026 Park Avenue
P.O. Box 99
Grand Lake, Colorado 80447

Landscaper: Hilly Lawn
9921 Highway 34, #31
Grand Lake, Colorado 80447
Email: __carlavista1@yahoo.com_____

12) This Agreement and the attached Exhibit A is the entire Agreement between Landscaper and the Town, superseding all prior oral or written communications. None of the provisions of this Agreement may be amended, modified or changed, except as specified herein.

13) This Agreement shall become effective following execution by both Landscaper and Town. This Agreement may be executed in counterparts, including by facsimile or electronically, each of which shall be considered an original, but all of which together shall constitute one instrument.

14) This Agreement shall be in force and effect beginning on May 1, 2026 and shall terminate on or before October 31, 2026 with the understanding that there is a budget amount of \$82,772 for landscaping services, \$20,000 for supplies and \$2,800 for fuel, which may not be exceeded in the fiscal year 2026, unless authorized in advance, in writing, by the Town Manager.

TOWN OF GRAND LAKE

By: _____
Christina Bergquist, Mayor

By: _____
Carol Ann Thompson

By: _____
Carla Lawn



To: Mayor Bergquist & Trustees

From: Steve Kudron

Date: January 12, 2026

RE: **Consideration to Approve Resolution 01-2026, Approving Updates to the Town of Grand Lake's Pay/Salary Grades and Job Classifications**

Overview

This memorandum recommends approval of Resolution 01-2026, updating the Town of Grand Lake's Pay/Salary Grades and Job Classifications to ensure alignment between job titles, assigned duties, and compensation structure.

Background

The Board tabled this item at the January 12, 2026 Regular Meeting. Staff has made the adjustment to the 400 pay rate and corrected calculation inconsistencies. Job descriptions for the two requested job roles, admin billing and org chart are presented to the Board as a table setting. A review of existing classifications identified several positions where job titles no longer accurately reflect current responsibilities. This has created inconsistencies in role expectations and compensation clarity. The proposed updates provide a clearer organizational framework, support transparency, and establish consistency for both current staff and future hiring.

Proposed Updates

- Remove Community Engagement Manager as the role does not exist for 2026
- Add Marketing & Communications Manager (consolidating, Community Engagement and Chamber Executive Director roles); established at Pay Grade 400.
- Move Marina Director from Pay Grade 300 to 350
 - *The exempt/non-exempt status of the Marina Director position is currently under review and will be addressed separately.*
- Add Events Manager/Clerk Pro-Tem; established at Pay Grade 350
- Move Water Operator I from Pay Grade 250 to 300
- Rename Administrative Assistant/Event Manager to Administrative Assistant/Billing Support Specialist. Updated Job description
- Add Visitor Center Ambassador to Pay Grade 100



Purpose and Benefits

These updates are intended to:

- Align job classifications with actual duties performed
- Improve transparency regarding roles and compensation
- Establish a consistent baseline for current employees
- Allow flexibility for future organizational needs

Next Steps

Upon approval, the updated Pay/Salary Grades and Job Classifications document and current job descriptions will be distributed to employees for reference and implementation.

Recommended Motion

I move to approve/deny Resolution 01-2026, approving updates to the Town of Grand Lake’s Pay/Salary Grades and Job Classifications.



Town of Grand Lake Pay/Salary Grades & Job Classifications-January 1, 202

<u>Salary Grade</u>	<u>Job Title</u>	<u>Range Minimum</u>	<u>Range Maximum</u>
500	Town Manager (e)	\$113,105 \$54.38	\$189,024 \$90.88
400	Clerk (e) Public Works Director (e) Treasurer (e) Water Superintendent (e) Marketing & Communications Mgr (e)	\$82,162 \$39.50	\$125,000 \$60.09
350	Marina Manager (e) Grand Lake Center Operations Manager Planner Public Works Superintendent Events Manager/ Clerk Pro-tem	\$64,064 \$30.80	\$99,840 \$48.00
300	Water Operator I	\$60,320 \$29.00	\$114,400 \$55.00
250	Administrative Assistant/Billing Support Bookkeeper Code Enforcement/ Permit Technician Public Works Maintenance Operator Public Works Mechanic Operator	\$50,336 \$24.20	\$84,656 \$40.70
200	Parks Maintenance Technician Water Operator II	\$48,048 \$23.10	\$73,216 \$35.20
100	Grand Lake Center Front Desk Assistant Marina Seasonal Employee Visitor Center Ambassador	\$37,440.00 \$18.00	\$54,080.00 \$26.00