



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING AGENDA

Monday, April 27, 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/82467715157>

You can also dial in using your phone.

United States: 719-359-4580

Access Code: 824 6771 5157



WORK SESSION 4:30 PM

1. Call to Order
2. Roll Call
3. Conflicts of Interest
4. Items of Discussion
 - A. Grand County Library District Update
 - B. Board of Trustees Training and Development

EVENING MEETING 6:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Swearing-in of Mayor & Trustees
4. Announcements
5. Roll Call
6. Conflicts of Interest
7. Mayor's Report
8. Manager's Report
 - A. April 27, 2026
9. Public Comments (Limited to 3 Minutes)

10. Consent Agenda

[A.](#) Accounts Payable- April 27, 2026

[B.](#) Meeting Minutes- April 13, 2026

11. Financial Review

[A.](#) March 2026 Financial Report

12. Items of Discussion

[A.](#) Consideration of Appointment of Mayor Pro-Tem

[B.](#) Consideration of Appointment of Financial Trustee

[C.](#) Consideration of Appointment of Town Officers

[D.](#) Direction to Staff Regarding Process to Fill Board of Trustees Vacancies

[E.](#) Consideration of Special Event Permit and Resolution 34-2026 – KFFR Membership Drive Spring Concert

[F.](#) Consideration of Resolution 35-2026 – Purchase of Pontoon Boats for Headwaters Marina

[G.](#) Consideration of Heckert Pavilion Curtain Replacement

[H.](#) Direction on East Grand School District Impact Fees and Fee-in-Lieu Policy

13. EXECUTIVE SESSION PURSUANT TO SECTION 24-6-402(4)(b), C.R.S. TO CONFER WITH THE TOWN ATTORNEY FOR THE PURPOSE OF RECEIVING LEGAL ADVICE ON SPECIFIC LEGAL QUESTIONS AND PURSUANT TO SECTION 24-6-402(4)(e), C.R.S. TO DETERMINE THE TOWN POSITION REGARDING NEGOTIATIONS, ALL IN CONNECTION WITH A REQUEST FROM THE BAUMANNS FOR A LICENSE TO ALLOW THEIR EXISTING HOUSE AN DOCK TO CONTINUE TO ENCROACH ONTO TOWN PROPERTY

14. Items of Discussion Continued

[I.](#) Discussion and Possible Action on Public Property Encroachment Agreement – Baumann Property

15. Future Items for Consideration

16. Adjourn Meeting

2026 State of the Library

Mary Ann Degginger
GCLD Executive Director

What's happened in the last year...

Facilities Master Plan

Strategic Framework 2021-2025 extended for 2026

- Diverse Collection and Services
- Access
- Community Resource



Digital resources continue to grow



Expanded programming

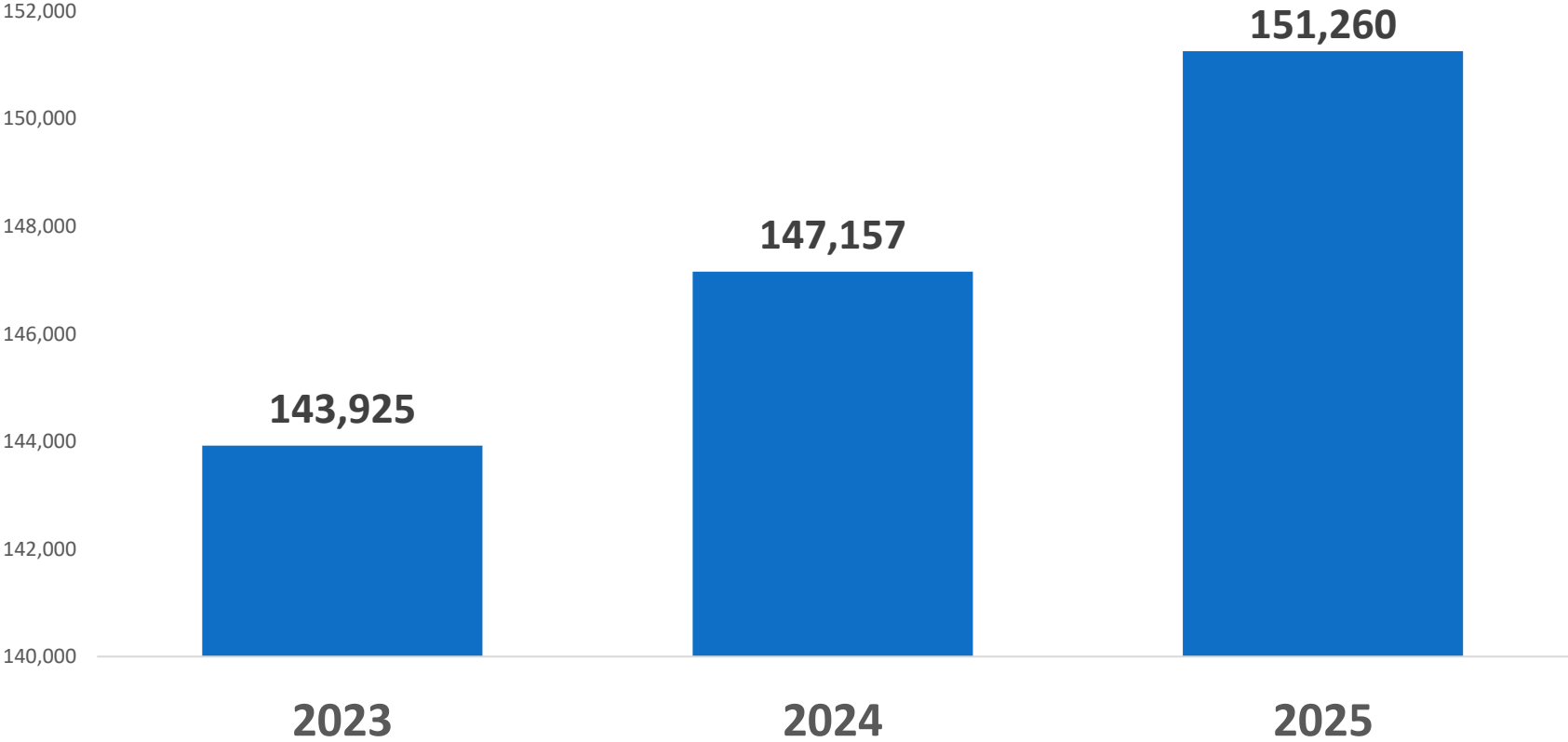


Extended Access at HSS



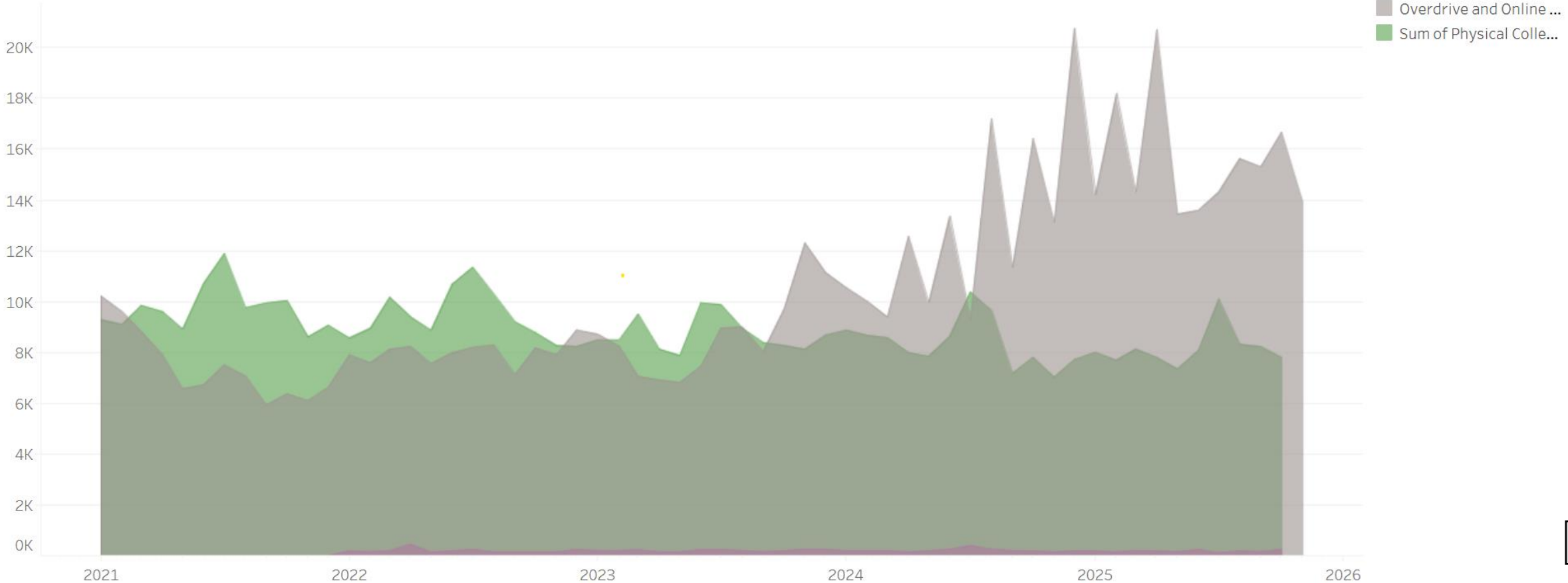
100 Books Before Graduation

Library Visits



Trends we are seeing

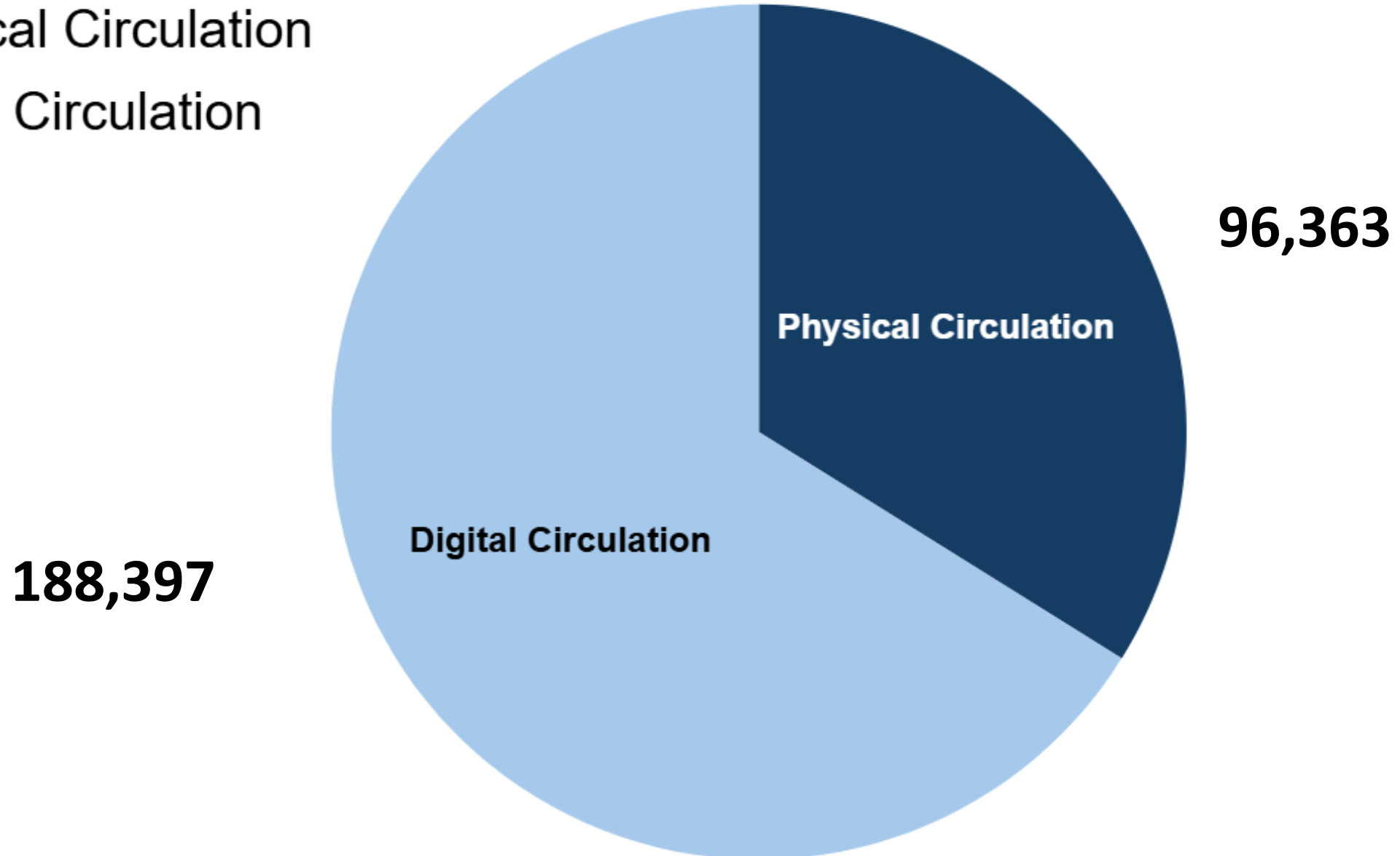
Resource Use by Source



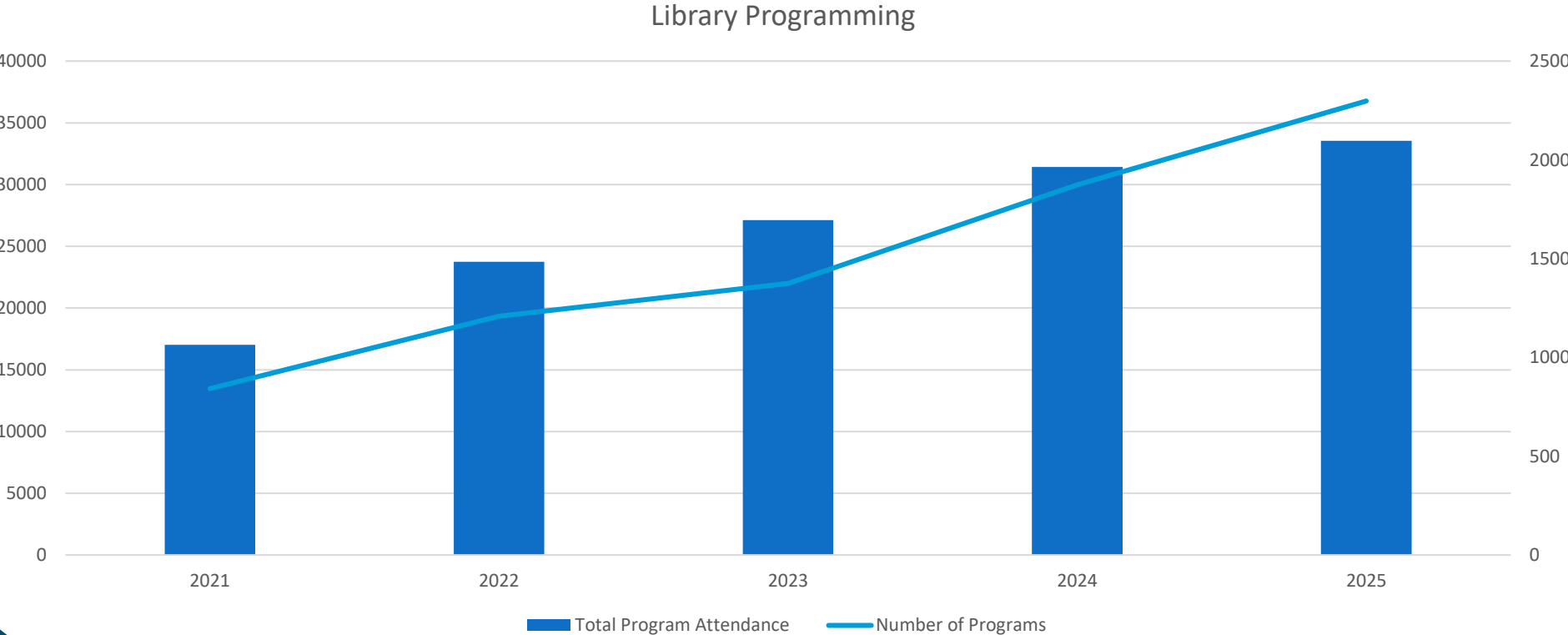
Current Year Physical vs Digital Circulation

Section 4, Item A.

- Physical Circulation
- Digital Circulation



Library Programming



Big things are happening in 2026!



- 2026 Summer Library Theme: Unearth a Story (Dinosaurs)
- 20th Anniversary of Juniper and Granby Libraries
- Development of next Strategic Plan (in process)
- FT Marketing Position (hired)

New Kremmling Library



Facility Improvements

More flexible shelving

Youth and Teen spaces

Safety and Security Upgrades

Furniture and meeting room upgrades

The Library is Grand County.

- Library visits AND use of digital resources are up
- Increased programming in all locations
- Provide educational and workforce support, community resilience and quality of life







MANAGER UPDATE

4/27/2026

To: Town of Grand Lake Board of Trustees

From: Steve Kudron, Town Manager

Department Notes

- **Finance**
 - Our Caselle contract expires at the end of June. Caselle was not willing to extend the contract for anything less than a year. Because of the success the Town and OpenGov team has had, our Go Live date for the financial suite will be June 30th, 75 days ahead of schedule. OpenGov will be on site the week of June 1, 2026, managing final conversion that week.
 - Budget module is scheduled for implementation in July ensuring our entire budget process will be completed on the new system.
 - Water bills have been mailed.
 - The new utility billing module will be ready for Q3 billing.

- **Code Enforcement**
 - The Bear, raccoons and other trash loving critters have woken from their winter slumber. The community has been responsive to incidents. It is expected that with the return of second homeowners and more visitors, an increase in activity is expected.

- **Planning**
 - ***There is an opening on the Grand Lake Planning Commission. A full commission ensures the best representation possible.***
 - The Next scheduled Planning Commission meeting is May 6, 2026
 - Our onsite planner from Ayres, Emily Weber will begin in the office May 5th, 2026

- **Public Works**
 - We have received a quote for the chipping and removal of Town slash located mainly at the Mathews property. This is the result of nearly three years of material being cleaned from around town. The Town would keep usable chippings and the rest would be removed.
 - The weekly running order includes many tasks that would be done in May and June.
 - Access from Foxy Ln and Mad Moose is being restricted by a gate. This is at the request of the HOA during the annexation process and to keep visitors from strolling into that unimproved land.
 - A 'Your Speed' sign has been posted on Portal Rd

- **Grand Lake Center**
 - The new backboards have been installed at the Center. They work great!
 - Lighting upgrades have been completed throughout the public spaces
 - Concrete patch has been completed in front of the clinic

- **Marketing/Events/Visitor Center/Communications**
 - Finalizing 2026 Guidebook
 - Marketing add-ons rollout process has started
 - Received two CTO grants for social media co-ops - one will run week of 4/23 and the other in July
 - Held meetings with GCCTB, GCEM/PIO, Simpleview/Granicus, Hermann Global, Pixel n Pine
 - Small turnout for Dark Sky events but looking forward to gaining momentum on events in the future
 - I've included the updated Headwaters logo for your final input

- **Clerk**
 - Met with BIS Background Services to review our account and services
 - Scheduled a free community TIPS Training for Sunday, May 31 from 12:00–2:00 p.m. (lunch will be provided)
 - Working on UEI renewal
 - Trained Stephanie Rhone on the payroll process as she begins transitioning into this responsibility
 - Preparing for the upcoming Cemetery Committee meeting on May 26
 - Working on Grand Lake Chamber of Commerce trademark transfers and renewals
 - Mailed business license update memos to all license holders; email notifications were also sent on Friday, April 24
 - Met with AIMS Community College to enroll Jack Crawford and Jimmy Cowan in CDL training for this summer
 - Met with Paychex HR to continue building out our platform; first official training is scheduled for Monday, April 27
 - Began processing the Verts marijuana license renewal, which is anticipated to go before the Board for approval at the June 8 meeting

- **Intergovernmental**
 - Our CEO grant intake is going well. Our initial scoping meeting was held April 21, 2026
 - Staff met with the engineer and Three Lakes Watershed on final review of the bid package for phase 1 work of the Stormwater Improvement Plan. This work, being done through a grant from the Windy Gap Environmental Fund will improve stormwater movement from Park Ave into Shadow Mtn Lake.

- **Water Department**
 - Summer water will turn on as normal. No changes to operations.

- **Marina**
 - Based on water conditions, the Marina will try to open for Memorial Day Saturday and Sunday which is a week earlier than usual (May 23 & 24, 2026).

- **Pay as You Throw**
 - Normal Operations

- **Space to Create**
 - The project continues to be well ahead of schedule
 - Water has been charged
 - Meters for water and electricity have been installed

- **Conference Recap**
 - The Main Street USA Conference was both rewarding and inspirational. To be with a group of towns, districts and communities that love their Town's authentic individualities. I attended several meetings that highlighted the ways communities use their story to keep their identity and find ways to pay for it.
 - On Monday, Gayle Langley hosted a reception for the 20 other Colorado Main Streets. It was a great opportunity to meet the Colorado staff as well as many of the other Main Street communities in the state.
 - The sessions I attended were:
 - Harnessing the Art of Storytelling for Community Engagement
 - Falling in Love with Rural Places
 - The Durability of Main Street: Lessons, Momentum and the Road Ahead
 - Turning Assets into Strategic Action
 - Civic Leaders Forum
 - From Chaos to Clarity: Facilitation Tools for Effective Community Engagement
 - From Blurry to Brilliant: Focusing your Lens on Main Street
 - The Magic of Identifying and Understanding your Community Assets
 - Building Strong Economies through Strong Communities
 - I am happy to share any of these presentations that are available at your request

Upcoming Event Highlights:

- May 12, 2026, Historical Happenings – Community House
- May 15, 2026, Upstage Youth Theatre Fundraiser – Community House
- May 16, 2026, Spring Clean Up/Arbor Day – Town Park, Town
- May 23, 2026, Grand Art Council's Comedy Night – Community House
- May 25, 2026, Memorial Day Celebration/Parade – Town Park, Grand Ave
- June 4, 2026, Community Picnic – Grand Lake Center Park

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

Next Board Meeting: May 11, 2026



To: Mayor Bergquist & Trustees
From: Stephanie Rhone, Treasurer
Date: April 27, 2026
RE: Accounts Payable- April 27, 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 April 22, 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 April 27, 2026.



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, April 13, 2026 at 6:30 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*

1. Call to Order

Mayor Bergquist called the Board of Trustees meeting to order at 6:04 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

Present: Mayor Bergquist; Mayor Pro-Tem Sobon; Trustees Arntson, Causseaux, Miller, Mills, and Schoenherr; Town Attorney Krob (via Zoom); Town Manager Kudron (via Zoom); and Town Clerk Carrell.

5. Conflicts of Interest

None.

6. Mayor's Report

No report was given at this time.

7. Manager's Report

A. April 13, 2026

Department Notes

- **Finance**
 - ERP Conversion continues
 - Data conversion takes place this week. Testing is scheduled for 2 weeks.
 - Water billing is running this week
- **Code Enforcement**
 - Ayres is currently working code cleanup. These changes will be brought to Board Meeting in the near future
 - Since March of 2025, the CEO has collected more than \$100,000 in past fees and fines. Staff will be recommending

ways to ensure compliance and enforcement remains reasonable.

- Staff is developing Parking messaging for the permitted parking of trailers at the Mary Drive Lot, Boat Trailer Parking at the Adams Falls parking area and day parking of vehicles towing along Park and Mountain

- **Planning**

- *There is an opening on the Grand Lake Planning Commission. A full commission ensures the best representation possible.*
- The Next scheduled Planning Commission meeting is May 6, 2026
- The Town is working with the owners of 217 Grand for access to conduct soil samples.
- We have received a grading permit for the Leatherwood project. Staff will be working with the developer on a written truck traffic, cleaning and safety plan.

- **Public Works**

- Bathroom renovations on bathroom 2 at Town Square Park is in progress
- Roads are being early spring grading. A full rehab will be done in May before road product is applied.
- Parks have been raked and lightly thatched.
- Cameras have been installed at the Visitor Center

- **Grand Lake Center**

- Cleaning and maintenance is being completed at the Center.
- New Wood Chips have been layed around the playground
- The CDT Camping area is being prepped
- We held a meeting with the Honeywell Engineer to investigate the condition and recommendations of our HVAC units

- **Marketing/Events/Visitor Center/Communications**

- The Guidebook is almost complete
- Dark Sky week is being promoted this week
- We are considering an organic, hand powered craft beach party on May 2nd. More details ahead
- The winter events calendar has some date adjustments. Details are being finalized

- **Clerk**

- **Audit & Financials**
 - Dazzio – gathered requested documentation for the 2025 audit
- **Licensing**

- Processing new/transfer liquor licenses for:
 - Rapids Lodge
 - Durbar Nepalese & Indian Bistro
 - Western Riviera
- **Human Resources**
 - Drafted revised job descriptions:
 - Water Operator I
 - Seasonal Public Works
 - Met with Paychex Account Manager to review system utilization and opportunities for improvement
 - Worked with Paychex HR Representative to implement an electronic “New Hire” onboarding process
 - Scheduled a meeting with an HR Service Support Specialist to strengthen our performance review process
- **Systems & Technology**
 - CivicPlus – began training process to integrate the updated system
- **Grants**
 - Submitted reimbursement requests (pending approval):
 - Strong Communities Grant – \$68,728.56
 - LPC Grant – \$5,618.00
- **Risk Management**
 - Filed CIRSA PC claims:
 - Well Repair
 - Grandview Villas
- **Meetings & Coordination**
 - Scheduled Cemetery Committee meeting for May 26TH at 3:00 PM at Town Hall
 - PC Meeting for April 15th has been cancelled; notice has been posted.
- **Upcoming Trainings/Conferences**
 - IIMC Annual Conference – May 15–22
 - CIRSA Interpersonal Skills Seminar – June 16
 - CIRSA Common HR Questions: A Legal Seminar – June 17
 - CML Annual Conference – June 22–25
 - CIRSA Membership Luncheon – July 28
- **Intergovernmental**
 - The Town received notice of award from the Colorado Energy office for the development of a Transportation plan to include different modalities including ATV and Snowmobiles. The grant will fund planning and implementation of a safe streets program. The Amount of the Award is \$2,13,000.00
 - The Town received a grant from CDOT to advance the Town’s Safe Streets plan described above. The amount of the Award is \$114,000.00

- I have been meeting with the Grand Recycling Coalition regarding Recycling dropoff in Grand Lake. Pending a positive agreement with Waste Management regarding pickup, we have an agreement in principle that will facilitate recycling at Pay as You Throw in June. More details to come.
- I have been working with the County, the County Historic Association and three Grand lake historic preservation experts on activating the County's Historic Preservation Board. The BOCC will be bring up the proposal in the next couple of weeks.
- I am attending the National Main Street convention in Tulsa, OK from the 12-16 of April.

- **Water Department**
 - Summer water will turn on as normal. No changes to operations.

- **Marina**
 - Based on water conditions, the Marina will try to open for Memorial Day Saturday and Sunday which is a week earlier than usual (May 23 & 24, 2026).

- **Pay as You Throw**
 - Normal Operations

- **Space to Create**
 - We conducted an inspection pre TCO for the Maker's Space
 - Boardwalk and Transit stop construction has started
 - Water and Electrical have been installed in the residences

Upcoming Event Highlights:

- April 15, 16, 17, 2026 Upstage Youth Theatre Performances – Community House
- April 22, 2026, Grand Lake Housing Workshop – Community House
- April 24, 2026, Senior Lunch & Learn – Community House
- May 12, 2026, Historical Happenings – Community House
- May 15, 2026, Upstage Youth Theatre Fundraiser – Community House
- May 16, 2026, Spring Clean Up/Arbor Day – Town Park, Town
- May 23, 2026, Grand Art Council's Comedy Night – Community House
- May 25, 2026, Memorial Day Celebration/Parade – Town Park, Grand Ave
- June 4, 2026, Community Picnic – Grand Lake Center Park

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

Next Board Meeting: April 27, 2026

8. Public Comments (Limited to 3 Minutes)

None.

9. Consent Agenda

A. Accounts Payable- April 13, 2026

B. Meeting Minutes- March 23, 2026

Mayor Pro-Tem Sobon motioned to approve the consent agenda for April 13, 2026. Trustee Arntson seconded the motion, and Town Clerk Carrell called for a vote.

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

10. Items of Discussion

A. QUASI-JUDICIAL (PUBLIC HEARING): Consideration of Approval of a Hotel & Restaurant Liquor License Transfer from Tomlynson Inc. d/b/a The Rapids Lodge & Restaurant to CowboynRockstar Holdings, LLC d/b/a Rapids Lodge

Presented by Town Clerk Carrell.

Mayor Bergquist opened the floor for public comment. No public comment was received, and the public comment period was subsequently closed.

Trustee Schoenherr moved to approve a hotel and restaurant liquor license from Tomlynson Inc. d/b/a The Rapids Lodge and Restaurant to CowboynRockstar Holdings, LLC d/b/a Rapids Lodge, located at 210 Rapids Lane. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Arntson	Aye
Trustee Mills	Aye
Trustee Causseaux	Aye
Trustee Arntson	Aye
Mayor Pro-Tem Sobon	Aye

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

E. Consideration of Resolution No. 32-2026 – Imposing Immediate Fire Restrictions within the Town of Grand Lake

The Board discussed the proposed resolution. No motion was made, and no action was taken.

F. QUASI-JUDICIAL (PUBLIC HEARING): Consideration of Resolution No. 33-2026 – Design Review of a Covered Boat Dock Located at 424 Lakeside Drive

Presented by Emily Weber, Ayres Associates.

Mayor Bergquist opened the floor for public comment. No public comment was received, and the public comment period was subsequently closed.

Trustee Schoenherr moved to approve Resolution 33-2026, a resolution to approve the design review of a covered boat dock located at 424 Lakeside Drive. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

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

G. Consideration of Ordinance No. 02-2026 – Amending General Penalty Provisions (Section 1-1-9)

Presented by Town Attorney, Scott Krob.

Trustee Causseaux moved to approve Ordinance 02-2026, amending general penalty provisions section 1-1-9. Mayor Pro-Tem Sobon seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Schoenherr	Aye
Trustee Mills	Aye

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

H. Consideration of Ordinance No. 03-2026 – Amending Fire Ban Penalties (Section 2-2-9)
Presented by Code Enforcement/Permit Tech Brian Kracke.

Trustee Schoenherr moved to approve Ordinance 03-3026, amending fire ban penalties, section 2-2-9, ensuring our fire safety regulations are backed by a penalty structure that’s reflected in case of a wildfire event within the town of Grand Lake limits. Trustee Causseaux seconded the motion, and Town Clerk Carrell called for a vote.

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

I. Dark Sky Week Proclamation

Presented by Marketing & Communications Manager Katie Hearsum.

Trustee Miller moved to adopt the proclamation declaring the month of April as Dark Sky Month in the Town of Grand Lake. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

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

J. Discussion and Direction – July 4th Fireworks Alternatives (Drone/Laser Show Options)

Trustee Causseaux moved to continue traditional fireworks plans. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

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

K. Consideration of Approval of Town of Grand Lake Branding and Direction to Develop Brand Book

Mayor Bergquist made a motion to direct staff to prepare an updated brand book for approval using the following seals, logos and terms with the use by the Town of Grand Lake per discussion on April 13th amongst the board and Katie Hearsom.

Trustee Arntson seconded the motion, and Town Clerk Carrell called for a vote.

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

L. Election Update and Scheduling of Swearing-In of Elected Officials

Presented by Town Clerk Carrell.

11. Future Items for Consideration

- Items to be determined.

12. Adjourn Meeting

Mayor Pro-Tem Sobon moved to adjourn the meeting, seconded by Trustee Causseaux. Town Clerk Carrell called for a vote; the motion passed unanimously.

This meeting of the Board of Trustees was adjourned at 8:58 PM.

(Attest)

Alayna Carrell, Town Clerk

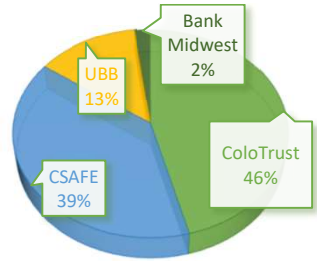
Christina Bergquist, Mayor



Town of Grand Lake
March 2026 Financial Statements

BANK CASH BALANCES

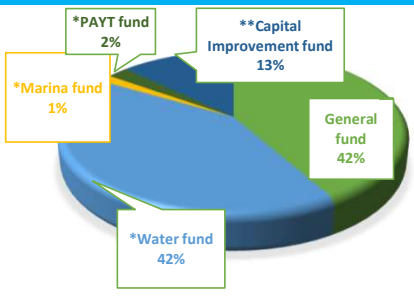
Bank	Amount
ColoTrust	\$3,521,342
CSAFE	\$2,988,532
UBB	\$1,010,358
Bank Midwest	\$157,180
TOTAL CASH *	\$7,677,412



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

FUND BALANCES

General fund	\$ 3,015,194
*Water fund	\$ 3,005,063
*Marina fund	\$ 103,579
*PAYT fund	\$ 165,557
**Capital Improvement fund	\$ 922,653
TOTAL	\$ 7,212,046



*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

Section 11, Item A.

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of March 31, 2026 - Unaudited

GENERAL FUND	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Taxes					
Property Tax	\$ 783,006	\$ 333,750	\$ (449,256)	42.6	
Specific Ownership Tax	15,000	8,995	(6,005)	60.0	
General Sales Tax	2,619,354	239,021	(2,380,333)	9.1	Sales tax revenues run 1 month behind
Building Use Tax	70,000	2,679	(67,321)	3.8	Part of the building application fees
Motor Vehicle Use Tax	40,000	12,850	(27,150)	32.1	
Cigarette Tax	3,000	723	(2,277)	24.1	Tax revenues run 2 months behind
Marijuana Tax/Fees	50,000	7,079	(42,921)	14.2	
Franchise Tax	80,000	19,905	(60,095)	24.9	Quarterly payments
Subtotal Taxes	3,660,360	625,002	(3,035,358)	17.1	
Licenses & Permits					
Business Licenses	57,650	1,492	(56,158)	2.6	Annual event in July
Nightly Rental Licenses	117,000	55,942	(61,058)	47.8	
Liquor License	4,500	789	(3,711)	17.5	
Other Licenses	6,675	1,734	(4,941)	26.0	Sign, grading, animal, boardwalk permits
Subtotal Licenses & Permits	185,825	59,957	(125,868)	32.3	
Intergovernmental					
County Road and Bridge	12,351	-	(12,351)	-	
Grants	70,000	70,000	-	100.0	
Highway Users Tax	30,716	5,369	(25,347)	17.5	Tax revenues run 2 months behind
Conservation Trust Fund	3,000	757	(2,243)	25.2	Quarterly revenue
Other Intergovernmental	3,000	27,310	24,310	910.3	State severance tax and federal mineral funds
Subtotal Intergovernmental	119,067	103,436	(15,631)	86.9	
Charges for Services					
Attainable Housing Fee	4,000	-	(4,000)	-	Part of the building application fees
Zoning and Subdivision Review	3,000	2,000	(1,000)	66.7	
Cemetery	11,000	1,950	(9,050)	17.7	Perpetual fees
Grand Lake Center	118,000	25,927	(92,073)	22.0	Memberships, rec fees, rental income \$35K not reaccuring
Other Charges for Services	16,000	1,946	(14,054)	12.2	EV charging rev and nightly rental app fee and fuel surcharges
Subtotal Charges for Services	152,000	31,823	(120,177)	20.9	
Fines and Forfeitures	500	-	(500)	-	Ordinances and parking fines - fine forgiveness in 2023
Fees and Leases	-	-	-	-	Quarterly payment for Chamber rent
Net Investment Income	100,000	30,928	(69,072)	30.9	Interest income
Other Revenue	21,002	12,387	(8,615)	59.0	event fees and rentals
Capital Specific Revenue	5,193,000	649,382	(4,543,618)	12.5	\$4M Strong Communities, \$3M Community Rev, \$174,019 LPC (\$2M Addtl Housing for 2026)
Total Revenues	\$ 9,431,754	\$ 1,512,915	\$ (7,918,839)	16.0	

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of March 31, 2026 - Unaudited

GENERAL FUND (CONT)

Expenditures	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Boards and Committees					
Board of Trustees	\$ 284,302	76,090	\$ 208,212	26.8	Community grants, donations, BOT compensation office supplies
Cemetery Committee	9,500	-	9,500	-	
Planning Comm & Board of Adj	108,450	34,068	74,382	31.4	Consultant & training
Greenways Committee	104,272	346	103,926	0.3	Town flowers, planters, Arbor day
Subtotal Boards and Committee:	506,524	110,504	396,020	21.8	
Administration					
Personnel	830,386	229,417	600,969	27.6	Wages and benefits
Supplies	37,000	13,025	23,975	35.2	Office supplies
Repairs and Maintenance	8,200	10,189	(1,989)	124.3	
Purchased Services	72,200	28,705	43,495	39.8	Postage, computer services, Gov.os
Utility Services	41,779	12,623	29,156	30.2	Water and Sewer are billed quarterly
Professional Services	90,700	51,919	38,781	57.2	Legal & Other
Marketing	-	-	-	-	Quarterly contribution to Chamber
Other	58,804	10,852	47,952	18.5	Qtrly Prop Ins, Treas Fees, Attainable Housing
Subtotal Administration	1,139,069	356,730	782,339	31.3	
Economic Development Grants	145,000	105,000	40,000	72.4	Headwaters & Creative District - Trail Groomers is in Dec.
Marketing and Communications					
Personnel	354,853	16,884	337,969	4.8	
Repairs and Maintenance	7,850	-	7,850	-	
Marketing	75,000	21,875	53,125	29.2	
Professional Services	36,000	-	36,000	-	
Town Events	43,400	4,144	39,256	9.5	
Other	2,500	35	2,465	1.4	Continental Divide Trail
Subtotal Mktg and Comms	519,603	42,938	476,665	8.3	
Public Safety					
Personnel	-	-	-	-	
Purchased Services	284,115	-	284,115	-	Dispatch & Sheriff's Contract
Subtotal Public Safety	284,115	-	284,115	-	
Public Works					
Personnel	1,062,531	250,464	812,067	23.6	Wages and benefits
Supplies	25,500	10,147	15,353	39.8	
Repairs and Maintenance	212,500	19,816	192,684	9.3	
Purchased Services	13,500	-	13,500	-	Computer, Ads, Fuel Cloud, Background Checks, UI Testing
Utility Services	56,611	25,479	31,132	45.0	Trash, Electric, Water, Telephone, Natural Gas. Street Lights
Professional Services	70,000	-	70,000	-	Winter lights and engineering
Other	40,000	6,673	33,327	16.7	Training, equipment rental, sign repair
Subtotal Public Works	1,480,642	312,579	1,168,063	21.1	

TOWN OF GRAND LAKE

Section 11, ItemA.

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of March 31, 2026 - Unaudited

GENERAL FUND (CONT)

Expenditures	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Grand Lake Center					
Personnel	\$ 156,204	\$ 37,693	\$ 118,511	24.1	Wages and benefits
Supplies	6,500	922	5,578	14.2	
Repairs and Maintenance	20,400	1,910	18,490	9.4	
Utility Services	27,838	11,880	15,958	42.7	
Professional Services	18,990	4,878	14,112	25.7	Computer Service
Other	57,900	-	57,900	-	Marketing, Training, Insurance, Summer Camp
Subtotal Grand Lake Center	287,832	57,283	230,549	19.9	
Parks					
Personnel	-	-	-	-	
Supplies	37,000	1,751	35,249	4.7	Cleaning, bathroom, and lawn supplies
Repairs and Maintenance	82,000	189	81,811	0.2	
Utility Services	37,334	10,778	26,556	28.9	
Other	6,000	551	5,449	9.2	
Parks Capital	-	-	-	-	Marquee
Fireworks	30,000	-	30,000	-	
Ice Rink	2,000	-	2,000	-	
Subtotal Parks	194,334	13,269	181,065	6.8	
Capital Outlay	4,844,000	1,838,571	3,005,429	38.0	Town Hall, Space to Create, PW Equip, Paving, and Drainage
Debt service					
Lease Principal	100,000	-	100,000	-	Certificate of Participation
Lease Interest	31,176	-	31,176	-	Certificate of Participation
Subtotal Debt Service	131,176	-	131,176	-	
Reserves	-	-	-	-	
Total Expenditures	\$ 9,532,295	\$ 2,836,874	\$ 6,695,421	29.8	
Net Revenue Over (Under)					
Expenditures	\$ (100,541)	\$ (1,323,959)	\$ (1,223,418)		

TOWN OF GRAND LAKE

Section 11, Item A.

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of March 31, 2026 - Unaudited

CAPITAL IMPROVEMENT FUND

Revenues	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
General Sales Tax	\$ 580,000	\$ 59,803	\$ (520,197)	10.3	Sales tax revenues run 1 month behind
Subtotal Taxes	580,000	59,803	(520,197)	10.3	
Intergovernmental					
Grants	-	-	-	-	
Other Intergovernmental	-	-	-	-	
Subtotal Intergovernmental	-	-	-	-	
Other Revenue	-	-	-	-	
Net Investment Income	20,000	7,914	(12,086)	39.6	Interest
Total Revenues	\$ 600,000	\$ 67,717	\$ (532,283)	11.3	
Expenditures					
Grant Expenses	-	-	-	-	
Operations	275	175	(100)	63.6	Bond
Capital Outlay	380,000	82,604	(297,396)	21.7	Boardwalk maint & paving
Debt service					
Bond Principal	130,000	-	(130,000)	-	Annual payment
Bond Interest	145,800	-	(145,800)	-	Semi annual payments
Subtotal Debt Service	275,800	-	(275,800)	-	
Reserves	-	-	-	-	
Total Expenditures	\$ 656,075	\$ 82,779	\$ (573,296)	12.6	
Net Revenue Over (Under) Expenditures	\$ (56,075)	\$ (15,062)	\$ 41,013		

TOWN OF GRAND LAKE

Section 11, Item A.

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of March 31, 2026 - Unaudited

WATER FUND

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Water Sales	\$ 757,788	\$ 194,841	\$ (562,947)	25.7	Billed quarterly (Jan, April, July, Oct)
Tap Fees	39,000	-	(39,000)	-	
Resale Meters	5,000	-	(5,000)	-	New meters purchased by owner
Bulk Water Permits	800	-	(800)	-	
Miscellaneous	-	-	-	-	
Sale of Assets	-	-	-	-	
Interest Income	50,000	17,623	(32,377)	35.2	
Reimbursement Income	-	-	-	-	
Capital Lease Proceeds	-	-	-	-	
Total Revenues	\$ 852,588	\$ 212,464	\$ (640,124)	24.9	
Expenditures					
Personnel	496,219	80,768	485,004	16.3	Wages and Benefits
Office Supplies	15,500	1,085	15,099	7.0	
Operations Supplies	24,400	1,334	19,169	5.5	
Repairs and Maintenance	49,650	36,146	35,421	72.8	
Resale Supplies	10,150	928	10,150	9.1	Meters
Purchased Services	27,000	11,964	19,266	44.3	Computer Support and Telemetry
Utilities	39,200	14,245	35,591	36.3	Water and Sewer are billed quarterly
Professional Services	9,400	-	(820)	-	Legal, Engineering, and Audit
Other Expenses	25,100	275	20,667	1.1	Quarterly property insurance
Water Capital	-	-	-	-	
Debt Service-Principal	74,282	-	72,819	-	Semi annual payments
Debt Service-Interest	20,506	-	21,969	-	Semi annual payments
Total Expenditures	\$ 791,407	\$ 146,745	\$ 644,662	18.5	
Net Revenue Over (Under)					
Expenditures	\$ 61,181	\$ 65,719	\$ 4,538		

TOWN OF GRAND LAKE

Section 11, Item A.

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of March 31, 2026 - Unaudited

MARINA FUND

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Marina Rentals	\$ 375,000	\$ -	\$ (375,000)	-	
Tours	75,000	-	(75,000)	-	
Space Rentals	12,550	(1,950)	(14,500)	(15.5)	
Miscellaneous	1,000	-	(1,000)	-	
Interest Income	8,000	4,615	(3,385)	57.7	
Sale of Assets	27,000	-	(27,000)	-	
Total Revenues	\$ 498,550	\$ 2,665	\$ (495,885)	0.5	
Expenditures					
Personnel	314,588	18,397	296,191	5.8	Wages and benefits
Office Supplies	1,500	-	1,500	-	
Operations Supplies	16,250	-	16,250	-	
Fireworks	-	-	-	-	4th of July fireworks
Repairs and Maintenance	35,000	2,417	32,583	6.9	
Permits and Fees	1,000	-	1,000	-	
Purchased Services	16,350	3,697	12,653	22.6	Computer service
Utilities	4,088	3,374	714	82.5	Water and Sewer billed quarterly
Professional Services	2,700	-	2,700	-	Audit and background checks
Other Expenses	16,501	-	16,501	-	Insurance
Capital Outlay	89,250	-	89,250	-	
Total Expenditures	\$ 497,227	\$ 27,885	\$ 469,342	5.6	
Net Revenue Over (Under)					
Expenditures	\$ 1,323	\$ (25,220)	\$ (26,543)		

TOWN OF GRAND LAKE

Section 11, Item A.

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of March 31, 2026 - Unaudited

PAY-AS-YOU-THROW FUND

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Bag Sales	\$ 84,368	\$ 4,426	\$ (79,942)	5.2	
Interest Income	-	-	-	-	
Total Revenues	\$ 84,368	\$ 4,426	\$ (79,942)	5.2	
Expenditures					
Operations Supplies	9,500	-	9,500	-	PAYT bags
Repairs and Maintenance	35,000	-	35,000	-	End of year adjustment
Purchased Services	36,500	7,190	29,310	19.7	Dumpster service
Professional Services	510	-	510	-	
Other Expenses	669	375	294	56.1	
Capital Outlay	-	-	-	-	
Total Expenditures	\$ 82,179	\$ 7,565	\$ 74,614	9.2	
Net Revenue Over (Under)					
Expenditures	\$ 2,189	\$ (3,139)	\$ (5,328)		

TOWN OF GRAND LAKE

Section 11, Item A.

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of March 31, 2026 - Unaudited

SPACE TO CREATE GRAND LAKE FUND

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Rental Income - Residential	\$ 122,000	\$ -	\$ (122,000)	-	
Rental Income - Commercial	8,000	-	(8,000)	-	
Total Revenues	\$ 130,000	\$ -	\$ (130,000)	-	
Expenditures					
Operating	31,000	-	31,000	-	
Professional Services	12,500	-	12,500	-	Property Mgmt
Debt Service - Principal	10,000	-	10,000	-	
Debt Service - Interest	13,000	-	13,000	-	
Reserves	1,350	-	1,350	-	
Total Expenditures	\$ 67,850	\$ -	\$ 67,850	-	
Net Revenue Over (Under)					
Expenditures	\$ 62,150	\$ -	\$ (62,150)		

Section 11, Item A.

TOWN OF GRAND LAKE
 COMBINED CASH INVESTMENT
 MARCH 31, 2026

COMBINED CASH ACCOUNTS		
01-104000	2019 UBB MONEY MARKET	1,070,670.83
01-104500	2019 UBB CHKG - OPERATIONS	(87,924.98)
01-106500	BANK MIDWEST / CCB	157,179.98
01-106700	OLD MIDWEST	(319.70)
01-107500	UTILITY CASH CLEARING ACCT	(3,760.57)
01-107600	AR CASH CLEARING ACCT	32,782.04
	TOTAL COMBINED CASH	1,168,627.60
01-100000	CASH ALLOCATED TO OTHER FUNDS	(1,168,627.60)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION		
10	ALLOCATION TO GENERAL FUND	(1,620.54)
20	ALLOCATION TO WATER FUND	505,805.70
40	ALLOCATION TO MARINA FUND	432,345.00
50	ALLOCATION TO PAY-AS-YOU-THROW FUND	152,573.85
90	ALLOCATION TO CAPITAL IMPROVEMENT FUND	79,523.59
	TOTAL ALLOCATIONS TO OTHER FUNDS	1,168,627.60
	ALLOCATION FROM COMBINED CASH FUND - 01-100000	(1,168,627.60)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

25 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
BALANCE SHEET
MARCH 31, 2026

GENERAL FUND

<u>ASSETS</u>		
10-100000	CASH IN COMBINED CASH FUND	(1,620.54)
10-103000	CSAFE	235,140.43
10-103100	CSAFE - CORE	2,674,216.48
10-109100	COLOTRUST	359,355.02
10-116000	PETTY CASH	100.00
10-116500	GLC PETTY CASH	100.00
10-117000	ACCOUNTS RECEIVABLE	(299,117.34)
10-117100	PROPERTY TAXES RECEIVABLE	1,250,039.28
10-117500	ACCOUNTS RECIVABLE - AR	5,042.83
10-123000	FUEL AR - FUEL PAYMENTS	1,742.46
10-129000	UNLEADED GAS INVENTORY	19,722.28
10-130000	DIESEL INVENTORY	16,824.06
10-143100	PREPAID EXPENSES FOR GENERAL F	156,539.00
		4,418,083.96
<u>TOTAL ASSETS</u>		4,418,083.96
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
10-200000	ACCOUNTS PAYABLE GENERAL	662,457.90
10-201000	ACCOUNTS PAYABLE - OTHER	(151,326.09)
10-205000	RETAINAGE PAYABLE	90,543.06
10-219100	FLEX MEDICAL	22,787.55
10-222000	DEFERRED REVENUE-PROPERTY TAX	739,645.00
10-223100	PREPAID FEES FOR DEPOSITS	(320.00)
10-228100	GLC CUSTOMER DEPOSITS	(249.00)
10-228200	PREPAID RENTAL FEES & DEPOSITS	3,638.10
10-228300	GLC PREPAID MEMBERSHIPS	(400.00)
10-228400	DEPOSITS TOWN EVENTS	9,940.00
10-228500	LAND USE/MUNI PROP DEPOSITS	5,000.00
10-228600	ATTORNEY RETAINER	(6,380.00)
10-230000	HEADSTONE DEPOSIT	3,500.00
10-231000	FOLK SCHOOL PAYMENTS	34,529.50
10-231200	WINTER CARNIVAL	743.69
10-234000	AEROLAB, INC PAYMENTS	(13,970.00)
10-241000	RENTAL DEPOSITS	2,750.00
		1,402,889.71
<u>TOTAL LIABILITIES</u>		1,402,889.71
<u>FUND EQUITY</u>		
10-275000	FUND BALANCE	3,717,229.14
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		(1,323,958.35)
BALANCE - CURRENT DATE		(1,323,958.35)

25 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
BALANCE SHEET
MARCH 31, 2026

GENERAL FUND

TOTAL FUND EQUITY	_____	3,015,194.25
TOTAL LIABILITIES AND EQUITY		<u>4,418,083.96</u>

Section 11, Item A.

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>GENERAL TAXES</u>					
10-311-100	PROPERTY TAXES	99,483.20	333,722.53	782,706.00	448,983.47 42.6
10-311-110	SPECIFIC OWNERSHIP	2,372.42	8,994.96	15,000.00	6,005.04 60.0
10-311-120	INTEREST & PENALTY-PROP TAXES	27.01	27.01	300.00	272.99 9.0
10-311-130	MOTOR VEHICLE USE & SALES TAX	8,111.12	12,849.76	40,000.00	27,150.24 32.1
10-311-140	SALES TAX 4%	.00	239,020.82	2,619,354.00	2,380,333.18 9.1
10-311-150	BUILDING USE TAX	2,678.80	2,678.80	70,000.00	67,321.20 3.8
10-311-160	CIGARETTES-SELECT SALES TAX	274.37	722.73	3,000.00	2,277.27 24.1
10-311-161	MARIJUANA TAX	4,192.43	7,079.44	50,000.00	42,920.56 14.2
	TOTAL GENERAL TAXES	117,139.35	605,096.05	3,580,360.00	2,975,263.95 16.9
<u>UTILITY FRANCHISE TAX</u>					
10-316-170	FRANCHISE CABLE	.00	5,300.52	20,000.00	14,699.48 26.5
10-316-171	FRANCHISE TELEPHONE	177.62	386.16	5,000.00	4,613.84 7.7
10-316-172	FRANCHISE ELECTRIC	.00	9,144.88	35,000.00	25,855.12 26.1
10-316-173	FRANCHISE NATURAL GAS	2,715.38	5,073.81	20,000.00	14,926.19 25.4
	TOTAL UTILITY FRANCHISE TAX	2,893.00	19,905.37	80,000.00	60,094.63 24.9
<u>LICENSES & PERMITS</u>					
10-321-100	LIQUOR LICENSE FEE	350.00	788.75	4,500.00	3,711.25 17.5
10-321-120	SALES TAX LICENSE \$10	50.00	870.00	1,500.00	630.00 58.0
10-321-130	MOTOR VEHICLE LICENSE (RURAL)	142.49	284.01	2,000.00	1,715.99 14.2
10-321-140	SIGN PERMIT	25.00	50.00	500.00	450.00 10.0
10-321-150	GRADING PERMIT	50.00	50.00	100.00	50.00 50.0
10-321-160	ANIMAL LICENSE	10.00	30.00	150.00	120.00 20.0
10-321-170	ENCROACHMENT PERMIT/LICENSE	.00	450.00	400.00	(50.00) 112.5
10-321-175	BUSINESS LICENSE COMMISSION	580.25	1,491.50	57,650.00	56,158.50 2.6
10-321-180	NIGHTLY RENTAL LICENSE FEE	30,876.50	55,941.60	117,000.00	61,058.40 47.8
10-321-190	BOARDWALK SALES PERMIT	.00	.00	25.00	25.00 .0
10-321-191	MARIJUANA LICENSE FEES	.00	.00	2,000.00	2,000.00 .0
	TOTAL LICENSES & PERMITS	32,084.24	59,955.86	185,825.00	125,869.14 32.3
<u>GRANTS</u>					
10-334-900	GRANTS - OTHER	70,000.00	70,000.00	70,000.00	.00 100.0
	TOTAL GRANTS	70,000.00	70,000.00	70,000.00	.00 100.0

25 % OF THE FISCAL YEAR HAS ELAPSED

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Section 11, Item A.

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>INTERGOVERNMENTAL</u>						
10-335-130	GRAND CNTY ROAD & BRIDGE	.00	.00	12,351.00	12,351.00	.0
10-335-200	HIGHWAY USER TAX FUND	5,369.35	5,369.35	30,716.00	25,346.65	17.5
10-335-800	CONSERVATION TRUST FUND	757.19	757.19	3,000.00	2,242.81	25.2
10-335-900	OTHER INTERGOVERNMENTAL	.00	27,310.00	3,000.00	(24,310.00)	910.3
	TOTAL INTERGOVERNMENTAL	6,126.54	33,436.54	49,067.00	15,630.46	68.1
<u>CHARGES FOR SERVICES</u>						
10-341-200	CEMETERY REVENUES	.00	750.00	10,000.00	9,250.00	7.5
10-341-300	ZONING & SUBDIVISION REVIEW	2,000.00	2,000.00	3,000.00	1,000.00	66.7
10-341-400	ATTAINABLE HOUSING FEE REVENUE	.00	.00	4,000.00	4,000.00	.0
10-341-500	EV CHARGING STATION REVENUE	1,486.43	1,486.43	12,000.00	10,513.57	12.4
10-341-600	FUEL DEPOT SURCHARGE	103.89	459.74	2,000.00	1,540.26	23.0
10-341-850	NIGHTLY RENTAL APP FEE \$165	.00	.00	2,000.00	2,000.00	.0
10-341-900	CEMETERY EXCAVATING FEE	.00	1,200.00	1,000.00	(200.00)	120.0
	TOTAL CHARGES FOR SERVICES	3,590.32	5,896.17	34,000.00	28,103.83	17.3
<u>GRAND LAKE CENTER REVENUES</u>						
10-350-101	GLC - RENTAL FEES	1,054.00	1,054.00	18,000.00	16,946.00	5.9
10-350-121	GLC - MEMBERSHIPS	5,084.50	20,374.81	85,000.00	64,625.19	24.0
10-350-131	GLC - REC FEES	1,356.00	3,826.00	15,000.00	11,174.00	25.5
10-350-132	GLC GOLF SIM REVENUE	672.00	672.00	.00	(672.00)	.0
	TOTAL GRAND LAKE CENTER REVENUES	8,166.50	25,926.81	118,000.00	92,073.19	22.0
<u>FINES AND FORFEITURES</u>						
10-351-100	ORDINANCE/TRAFFIC FINES	.00	.00	500.00	500.00	.0
	TOTAL FINES AND FORFEITURES	.00	.00	500.00	500.00	.0
<u>INVESTMENT INCOME</u>						
10-355-100	INTEREST REVENUE	10,171.79	30,928.40	100,000.00	69,071.60	30.9
	TOTAL INVESTMENT INCOME	10,171.79	30,928.40	100,000.00	69,071.60	30.9

25 % OF THE FISCAL YEAR HAS ELAPSED

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Section 11, Item A.

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>OTHER</u>					
10-360-110 SALE OF ASSETS	.00	.00	6,000.00	6,000.00	.0
10-360-140 EVENT RENT - LAND, BUILDINGS	3,600.00	3,650.00	6,000.00	2,350.00	60.8
10-360-160 RENT - ENTERPRISE FUND SITES	.00	.00	2.00	2.00	.0
10-360-200 MISC. REVENUES - GENERAL	.00	8,738.59	15,000.00	6,261.41	58.3
TOTAL OTHER	3,600.00	12,388.59	27,002.00	14,613.41	45.9
<u>CAPITAL SPECIFIC</u>					
10-377-140 GRANTS - CAPITAL	.00	12,000.00	50,000.00	38,000.00	24.0
10-377-160 SPACE TO CREATE REVENUE	.00	637,381.70	5,137,000.00	4,499,618.30	12.4
TOTAL CAPITAL SPECIFIC	.00	649,381.70	5,187,000.00	4,537,618.30	12.5
TOTAL FUND REVENUE	253,771.74	1,512,915.49	9,431,754.00	7,918,838.51	16.0

25 % OF THE FISCAL YEAR HAS ELAPSED

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Section 11, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>CEMETERY COMMITTEE</u>						
10-410-211	CEMETERY SUPPLIES/MISC EXP	.00	.00	3,500.00	3,500.00	.0
10-410-215	GRAVE MARKERS	.00	.00	1,000.00	1,000.00	.0
10-410-242	CEMETERY MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
	TOTAL CEMETERY COMMITTEE	.00	.00	9,500.00	9,500.00	.0
<u>PC/BOA</u>						
10-412-143	PLANNING COMM COMPENSATION	260.28	976.05	10,000.00	9,023.95	9.8
10-412-211	OFFICE SUPPLIES	.00	.00	400.00	400.00	.0
10-412-311	POSTAGE/ADS/LEGAL NOTICES	.00	.00	750.00	750.00	.0
10-412-314	PURCHASED SERVICES	.00	28,916.50	75,000.00	46,083.50	38.6
10-412-319	MISC.-PLANNING COMMISSION/BOA	.00	.00	300.00	300.00	.0
10-412-320	COMPUTER HARDWARE	.00	4,175.00	1,000.00	(3,175.00)	417.5
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
	TOTAL PC/BOA	260.28	34,067.55	108,450.00	74,382.45	31.4
<u>BOARD OF TRUSTEES</u>						
10-413-142	WORKERS' COMPENSATION	.00	.00	1,000.00	1,000.00	.0
10-413-143	BOT COMPENSATION	2,494.35	4,880.25	25,000.00	20,119.75	19.5
10-413-211	OFFICE/MEETING SUPPLIES	1,396.93	2,796.93	5,000.00	2,203.07	55.9
10-413-215	ELECTIONS	.00	.00	3,000.00	3,000.00	.0
10-413-316	DUES/MEMBERSHIPS	.00	2,700.00	25,000.00	22,300.00	10.8
10-413-370	TRAINING/TRAVEL	.00	.00	7,500.00	7,500.00	.0
10-413-460	LONG RANGE/MISC	.00	.00	1,000.00	1,000.00	.0
10-413-461	APPRECIATION PROGRAM	.00	.00	10,000.00	10,000.00	.0
10-413-462	COMPUTER EQUIPMENT	.00	662.40	1,000.00	337.60	66.2
10-413-463	WATER QUALITY ISSUES	.00	.00	250.00	250.00	.0
10-413-465	COMPUTER SOFTWARE	.00	.00	500.00	500.00	.0
10-413-728	MISCELLANEOUS DONATIONS	.00	.00	10,000.00	10,000.00	.0
10-413-843	ROCKY MTN REP THEATRE	.00	.00	1,500.00	1,500.00	.0
10-413-859	GRAND FOUNDATION	51,650.00	51,650.00	52,000.00	350.00	99.3
10-413-870	BOARD CONTINGENCY	.00	13,400.00	5,000.00	(8,400.00)	268.0
10-413-999	TABOR REQ'D EMERGENCY RESERVE	.00	.00	136,552.00	136,552.00	.0
	TOTAL BOARD OF TRUSTEES	55,541.28	76,089.58	284,302.00	208,212.42	26.8
<u>GREENWAYS COMMITTEE</u>						
10-414-241	ARBOR DAY SUPPLIES	.00	345.48	1,500.00	1,154.52	23.0
10-414-320	CONTRACT LANDSCAPING SERVICES	.00	.00	102,772.00	102,772.00	.0
	TOTAL GREENWAYS COMMITTEE	.00	345.48	104,272.00	103,926.52	.3

25 % OF THE FISCAL YEAR HAS ELAPSED

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Section 11, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>ADMINISTRATION</u>					
10-415-100	GROSS WAGES - ADMINISTRATION	49,460.16	157,165.10	519,690.00	362,524.90 30.2
10-415-103	OT/COMP TIME BUYOUT	869.67	2,224.63	2,000.00 (224.63)	111.2
10-415-105	BONUS	.00	.00	7,000.00	7,000.00 .0
10-415-132	ICMA TOWN PAID BENEFIT	3,965.64	12,451.93	42,295.00	29,843.07 29.4
10-415-133	HEALTH/DENTAL-EMPLOYEE	6,835.60	23,737.29	83,082.00	59,344.71 28.6
10-415-135	DEP HEALTH/DENTAL	4,449.35	14,187.65	107,437.00	93,249.35 13.2
10-415-136	MEDICAL BENEFIT ALLOWANCE	1,433.47	2,649.24	10,000.00	7,350.76 26.5
10-415-141	UNEMPLOYMENT INSURANCE	87.08	2,378.69	1,057.00 (1,321.69)	225.0
10-415-142	WORKERS' COMPENSATION	.00	.00	15,000.00	15,000.00 .0
10-415-143	SOCIAL SECURITY MATCH	3,262.45	11,678.53	32,779.00	21,100.47 35.6
10-415-144	MEDICARE MATCH	762.98	2,418.82	7,666.00	5,247.18 31.6
10-415-145	FAMILI BENEFIT ADMIN	162.80	525.34	2,379.00	1,853.66 22.1
10-415-211	OFFICE SUPPLIES	54.98	397.93	9,000.00	8,602.07 4.4
10-415-215	COMPUTER SOFTWARE	2,823.98	5,318.98	20,000.00	14,681.02 26.6
10-415-220	COMPUTER HARDWARE	4,141.80	7,308.50	5,000.00 (2,308.50)	146.2
10-415-226	SMALL EQUIPMENT	.00	44.99	3,000.00	2,955.01 1.5
10-415-231	GAS/FUEL	.00	.00	1,200.00	1,200.00 .0
10-415-232	VEHICLE MAINTENANCE	25.97	25.97	2,000.00	1,974.03 1.3
10-415-233	OFFICE EQUIPMENT MAINTENANCE	184.45	716.78	2,000.00	1,283.22 35.8
10-415-237	BUILDING MAINTENANCE	386.60	9,400.79	2,000.00 (7,400.79)	470.0
10-415-238	TOWN HALL FURNISHINGS	.00	.00	1,000.00	1,000.00 .0
10-415-311	POSTAGE/FREIGHT	184.62	2,584.62	5,000.00	2,415.38 51.7
10-415-312	COMPUTER SERVICES	4,324.96	16,693.72	58,500.00	41,806.28 28.5
10-415-314	ADS & LEGAL NOTICES	241.22	349.36	3,000.00	2,650.64 11.7
10-415-316	DUES & MEMBERSHIPS	.00	3,995.00	2,000.00 (1,995.00)	199.8
10-415-319	MISCELLANEOUS SERVICES	.00	4,394.00	3,200.00 (1,194.00)	137.3
10-415-330	BANK FEES	310.03	688.74	500.00 (188.74)	137.8
10-415-341	ELECTRIC UTILITY	717.11	2,956.41	5,492.00	2,535.59 53.8
10-415-342	SEWER UTILITY	.00	3,704.68	1,409.00 (2,295.68)	262.9
10-415-343	WATER UTILITY	.00	510.00	1,503.00	993.00 33.9
10-415-344	TELEPHONE/INTERNET UTILITY	1,026.09	3,730.04	9,448.00	5,717.96 39.5
10-415-345	NATURAL GAS UTILITY	275.19	1,722.15	4,928.00	3,205.85 35.0
10-415-346	WEBSITE HOSTING SERVICES	.00	.00	18,500.00	18,500.00 .0
10-415-347	RECYCLING - TOWN HALL	.00	.00	500.00	500.00 .0
10-415-351	LEGAL SERVICES	3,549.00	9,744.00	55,000.00	45,256.00 17.7
10-415-352	AUDIT	.00	.00	10,200.00	10,200.00 .0
10-415-353	JUDGE-MUNICIPAL COURT	.00	.00	500.00	500.00 .0
10-415-355	PROFESSIONAL SERVICES-OTHER	4,513.00	42,174.88	25,000.00 (17,174.88)	168.7
10-415-370	TRAINING/TRAVEL	.00	746.34	4,500.00	3,753.66 16.6
10-415-393	DOCUMENT RECORDING	.00	.00	250.00	250.00 .0
10-415-513	PROPERTY/CASUALTY INSURANCE	1,000.00	1,029.76	35,000.00	33,970.24 2.9
10-415-514	POSITION BONDS	.00	.00	400.00	400.00 .0
10-415-560	TREASURER'S FEES	1,990.20	6,674.99	15,654.00	8,979.01 42.6
10-415-800	ATTAINABLE HOUSING EXPENSES	.00	2,400.00	3,000.00	600.00 80.0
10-415-875	MARKETING CONTINGENCY	8,033.34	8,033.34	.00 (8,033.34)	.0
	TOTAL ADMINISTRATION	105,071.74	364,763.19	1,139,069.00	774,305.81 32.0

25 % OF THE FISCAL YEAR HAS ELAPSED

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Section 11, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>ECONOMIC DEVELOPMENT GRANTS</u>						
10-416-100	TRAIL GROOMERS	.00	.00	40,000.00	40,000.00	.0
10-416-250	HEADWATERS TRAIL ASSOC- HTA	.00	5,000.00	5,000.00	.00	100.0
10-416-261	CREATIVE DISTRICT	.00	100,000.00	100,000.00	.00	100.0
	TOTAL ECONOMIC DEVELOPMENT GRANTS	.00	105,000.00	145,000.00	40,000.00	72.4
<u>MARKETING AND COMMUNICATIONS</u>						
10-417-100	GROSS WAGES - MARKETING	8,083.34	8,533.34	175,000.00	166,466.66	4.9
10-417-103	OT/COMP TIME BUYOUT	.00	.00	1,000.00	1,000.00	.0
10-417-105	BONUS	.00	.00	2,000.00	2,000.00	.0
10-417-110	GROSS WAGES - VISITOR CENTER	1,612.62	1,612.62	48,000.00	46,387.38	3.4
10-417-132	ICMA TOWN PAID BENEFIT	646.66	646.66	14,240.00	13,593.34	4.5
10-417-133	HEALTH/DENTAL - EMPLOYEE	1,548.80	4,667.56	64,695.00	60,027.44	7.2
10-417-135	HEALTH/DENTAL - DEPENDENT	.00	.00	18,160.00	18,160.00	.0
10-417-136	MEDICAL BENEFIT ALLOWANCE	312.50	519.50	3,000.00	2,480.50	17.3
10-417-141	UNEMPLOYMENT INSURANCE	30.35	33.95	452.00	418.05	7.5
10-417-142	WORKERS' COMPENSATION	.00	.00	10,000.00	10,000.00	.0
10-417-143	SOCIAL SECURITY MATCH	641.25	669.15	14,012.00	13,342.85	4.8
10-417-144	MEDICARE MATCH	149.97	156.50	3,277.00	3,120.50	4.8
10-417-145	FAMLI BENEFIT	42.67	44.65	1,017.00	972.35	4.4
10-417-237	BUILDING MAINTENANCE	.00	.00	7,850.00	7,850.00	.0
10-417-320	MARKETING	4,696.51	13,841.63	75,000.00	61,158.37	18.5
10-417-344	TELEPHONE/INTERNET/TV UTILITY	35.00	35.00	.00	(35.00)	.0
10-417-355	PROFESSIONAL SERVICES	.00	.00	36,000.00	36,000.00	.0
10-417-885	TOWN EVENTS	860.00	4,143.77	43,400.00	39,256.23	9.6
10-417-887	CONTINENTAL DIVIDE TRAIL	.00	.00	2,500.00	2,500.00	.0
	TOTAL MARKETING AND COMMUNICATIONS	18,659.67	34,904.33	519,603.00	484,698.67	6.7
<u>PUBLIC SAFETY</u>						
10-421-314	DISPATCH OPERATIONS	.00	.00	27,115.00	27,115.00	.0
10-421-339	SHERIFF'S CONTRACT	.00	.00	257,000.00	257,000.00	.0
	TOTAL PUBLIC SAFETY	.00	.00	284,115.00	284,115.00	.0

25 % OF THE FISCAL YEAR HAS ELAPSED

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Section 11, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PUBLIC WORKS</u>						
10-431-100	GROSS WAGES - PUBLIC WORKS	50,263.87	144,850.09	609,310.00	464,459.91	23.8
10-431-103	OT/COMP TIME BUYOUT	6,754.42	13,136.66	21,398.00	8,261.34	61.4
10-431-105	BONUS	.00	5,000.00	7,000.00	2,000.00	71.4
10-431-111	ON CALL PAY	300.00	2,600.00	18,250.00	15,650.00	14.3
10-431-132	ICMA TOWN PAID BENEFIT	3,143.82	8,906.24	52,765.00	43,858.76	16.9
10-431-133	HEALTH/DENTAL-EMPLOYEE	11,353.00	33,631.64	149,820.00	116,188.36	22.5
10-431-135	DEP HEALTH/DENTAL	9,690.53	26,333.84	47,670.00	21,336.16	55.2
10-431-136	MEDICAL BENEFIT ALLOWANCE	1,052.87	2,164.56	8,400.00	6,235.44	25.8
10-431-141	UNEMPLOYMENT INSURANCE	117.36	654.88	1,319.00	664.12	49.7
10-431-142	WORKERS' COMPENSATION	.00	.00	89,575.00	89,575.00	.0
10-431-143	SOCIAL SECURITY MATCH	3,703.04	10,332.01	40,893.00	30,560.99	25.3
10-431-144	MEDICARE MATCH	866.05	2,416.37	9,564.00	7,147.63	25.3
10-431-145	FAMILI BENEFIT PW	153.88	437.33	2,968.00	2,530.67	14.7
10-431-222	GENERAL SUPPLIES	1,338.80	1,456.44	7,000.00	5,543.56	20.8
10-431-224	SAFETY SUPPLIES	.00	2,229.24	7,000.00	4,770.76	31.9
10-431-226	VEHICLE SUPPLIES	.00	.00	4,000.00	4,000.00	.0
10-431-227	SMALL TOOLS	.00	1,315.70	7,500.00	6,184.30	17.5
10-431-231	GAS/FUEL/LIQUIDS	71.98	5,145.50	40,000.00	34,854.50	12.9
10-431-232	VEHICLE MAINTENANCE	(161.23)	571.82	10,000.00	9,428.18	5.7
10-431-233	EQUIPMENT MAINTENANCE	(1,932.05)	325.23	37,500.00	37,174.77	.9
10-431-235	TIRES/CHAINS	.00	.00	10,000.00	10,000.00	.0
10-431-236	MISC. BRIDGE WORK	.00	.00	10,000.00	10,000.00	.0
10-431-237	BUILDING MAINTENANCE	218.59	7,513.67	8,000.00	486.33	93.9
10-431-238	STREET LIGHT MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
10-431-239	MISCELLANEOUS MAINTENANCE	.00	.00	2,500.00	2,500.00	.0
10-431-242	ROAD MAINTENANCE	2,430.00	5,533.46	75,000.00	69,466.54	7.4
10-431-245	BOARDWALK MAINTENANCE	2,009.02	2,792.53	5,000.00	2,207.47	55.9
10-431-253	TREE REMOVAL	.00	800.00	5,000.00	4,200.00	16.0
10-431-254	TREE SPRAYING	.00	.00	3,500.00	3,500.00	.0
10-431-256	EV STATION MAINTENANCE	.00	.00	4,000.00	4,000.00	.0
10-431-312	COMPUTER SERVICES	.00	.00	9,000.00	9,000.00	.0
10-431-314	ADS/BID NOTICES	.00	.00	2,000.00	2,000.00	.0
10-431-317	UNIFORM ALLOWANCE	300.00	975.00	3,600.00	2,625.00	27.1
10-431-318	TRASH/RECYCLE SERVICES	1,946.42	7,251.21	23,137.00	15,885.79	31.3
10-431-319	MISC. PURCHASED SERVICES	97.50	1,305.00	2,500.00	1,195.00	52.2
10-431-341	ELECTRIC UTILITY	582.02	6,880.87	15,185.00	8,304.13	45.3
10-431-343	WATER UTILITY	.00	160.00	617.00	457.00	25.9
10-431-344	TELEPHONE/INTERNET UTILITY	1,167.92	2,997.18	6,245.00	3,247.82	48.0
10-431-345	NATURAL GAS UTILITY	523.77	2,879.87	6,514.00	3,634.13	44.2
10-431-349	STREET LIGHT ELECTRIC UTILITY	1,158.16	5,309.66	4,912.00	(397.66)	108.1
10-431-354	ENGINEERING/SURVEYING SERVICES	.00	.00	10,000.00	10,000.00	.0
10-431-370	TRAINING/TRAVEL	.00	.00	10,000.00	10,000.00	.0
10-431-399	EQUIP RENTAL	.00	6,672.95	15,000.00	8,327.05	44.5
10-431-400	WINTER LIGHTS	.00	.00	60,000.00	60,000.00	.0
10-431-870	CONTINGENCY- PUBLIC WORKS	.00	.00	15,000.00	15,000.00	.0
	TOTAL PUBLIC WORKS	97,149.74	312,578.95	1,480,642.00	1,168,063.05	21.1

25 % OF THE FISCAL YEAR HAS ELAPSED

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Section 11, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>GRAND LAKE CENTER EXPENDITURES</u>					
10-450-100	GROSS WAGES - GL CENTER	9,265.12	23,787.02	101,912.00	78,124.98 23.3
10-450-103	OT/COMP TIME BUYOUT	581.63	1,031.07	500.00 (531.07)	206.2
10-450-105	BONUS	.00	.00	1,250.00	1,250.00 .0
10-450-132	ICMA TOWN PAID BENEFIT	610.53	1,594.00	8,293.00	6,699.00 19.2
10-450-133	HEALTH/DENTAL-EMPLOYEE	1,239.30	3,739.06	21,565.00	17,825.94 17.3
10-450-135	DEP. HEALTH/DENTAL	1,548.95	4,646.85	9,080.00	4,433.15 51.2
10-450-136	MEDICAL BENEFIT ALLOWANCE	400.00	725.00	1,500.00	775.00 48.3
10-450-141	UNEMPLOYMENT INSURANCE	33.59	122.34	207.00	84.66 59.1
10-450-142	WORKERS' COMPENSATION	.00	.00	3,500.00	3,500.00 .0
10-450-143	SOCIAL SECURITY MATCH	629.16	1,579.98	6,427.00	4,847.02 24.6
10-450-144	MEDICARE MATCH	147.15	369.51	1,505.00	1,135.49 24.6
10-450-145	FAMILI BENEFIT (GLC)	39.62	97.69	466.00	368.31 21.0
10-450-211	OFFICE SUPPLIES	.00	.00	1,500.00	1,500.00 .0
10-450-220	OPERATING SUPPLIES	388.33	921.71	5,000.00	4,078.29 18.4
10-450-234	SIGNAGE	.00	.00	600.00	600.00 .0
10-450-235	FITNESS EQUIP MAINT	.00	.00	2,000.00	2,000.00 .0
10-450-236	MINOR/MISC EQUIPMENT	(11.45)	(11.45)	1,500.00	1,511.45 (.8)
10-450-237	BUILDING MAINTENANCE	360.50	1,081.02	10,000.00	8,918.98 10.8
10-450-238	MINOR/MISC FURNISHINGS	.00	790.00	2,000.00	1,210.00 39.5
10-450-239	MINOR INFRASTRUCTURE MAINT	.00	.00	2,000.00	2,000.00 .0
10-450-250	BACKFLOW MAINTENANCE	.00	.00	600.00	600.00 .0
10-450-312	COMPUTER SERVICES	1,531.84	4,508.72	12,000.00	7,491.28 37.6
10-450-320	MARKETING	.00	.00	5,000.00	5,000.00 .0
10-450-341	ELECTRIC UTILITY	1,162.11	4,995.88	9,732.00	4,736.12 51.3
10-450-342	SEWER UTILITY	.00	153.09	4,833.00	4,679.91 3.2
10-450-343	WATER UTILITY	.00	.00	1,120.00	1,120.00 .0
10-450-344	TELEPHONE/INTERNET/TV UTILITY	1,002.17	2,906.70	6,833.00	3,926.30 42.5
10-450-345	NATURAL GAS UTILITY	668.57	3,824.34	5,318.00	1,493.66 71.9
10-450-346	COPIER LEASE & MAIN	44.29	50.24	.00 (50.24)	.0
10-450-350	MAINTENANCE AGREEMENT	.00	.00	5,800.00	5,800.00 .0
10-450-352	AUDIT	.00	.00	1,190.00	1,190.00 .0
10-450-355	PURCHASED PROFESSIONAL SERV.	.00	370.05	5,800.00	5,429.95 6.4
10-450-370	TRAINING/TRAVEL	.00	.00	300.00	300.00 .0
10-450-513	PROPERTY/CASUALTY INSURANCE	.00	.00	12,000.00	12,000.00 .0
10-450-755	EXERCISE EQUIPMENT	.00	.00	6,000.00	6,000.00 .0
10-450-869	SUMMER CAMP	.00	.00	30,000.00	30,000.00 .0
10-450-870	CONTINGENCY - GL CENTER	.00	.00	500.00	500.00 .0
TOTAL GRAND LAKE CENTER EXPENDITUR		19,641.41	57,282.82	287,831.00	230,548.18 19.9

25 % OF THE FISCAL YEAR HAS ELAPSED

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Section 11, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PARKS</u>						
10-452-220	RESTROOM OPERATING SUPPLIES	657.25	1,750.92	27,000.00	25,249.08	6.5
10-452-221	LAWN SUPPLIES	.00	.00	10,000.00	10,000.00	.0
10-452-236	SAND & DREDGE	.00	.00	5,000.00	5,000.00	.0
10-452-237	BUILDING MAINTENANCE	38.56	188.56	35,000.00	34,811.44	.5
10-452-238	DOCK MAINTENANCE	.00	.00	20,000.00	20,000.00	.0
10-452-239	MISCELLANEOUS MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
10-452-243	BENCHES/PLANTERS/FENCES	.00	.00	5,000.00	5,000.00	.0
10-452-244	THOMASSON PARK MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
10-452-248	IRRIGATION SYSTEM MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
10-452-250	BACKFLOW MAINTENANCE	.00	.00	3,000.00	3,000.00	.0
10-452-319	MISCELLANEOUS SERVICES	53.98	553.98	3,000.00	2,446.02	18.5
10-452-341	ELECTRIC UTILITY	799.96	3,660.25	12,369.00	8,708.75	29.6
10-452-342	SEWER UTILITY	.00	446.51	628.00	181.49	71.1
10-452-343	WATER UTILITY	.00	2,240.00	15,594.00	13,354.00	14.4
10-452-345	NATURAL GAS UTILITY	1,124.85	4,431.12	8,744.00	4,312.88	50.7
10-452-450	PARK IMPROVEMENTS	.00	.00	5,000.00	5,000.00	.0
10-452-870	CONTINGENCY - PARKS	.00	.00	1,000.00	1,000.00	.0
	TOTAL PARKS	2,674.60	13,271.34	162,335.00	149,063.66	8.2
<u>DEPARTMENT 460</u>						
10-460-750	FIREWORKS	.00	.00	30,000.00	30,000.00	.0
10-460-880	ICE RINK	.00	.00	2,000.00	2,000.00	.0
	TOTAL DEPARTMENT 460	.00	.00	32,000.00	32,000.00	.0
<u>ADMIN CERTIFICATE OF PARTICIPA</u>						
10-815-982	LAND ACQUISITION - PRINCIPAL	.00	.00	100,000.00	100,000.00	.0
10-815-983	LAND ACQUISITION-INTEREST	.00	.00	31,176.00	31,176.00	.0
	TOTAL ADMIN CERTIFICATE OF PARTICIPA	.00	.00	131,176.00	131,176.00	.0
<u>ADMIN CAPITAL</u>						
10-915-922	ADMIN CAPITAL EXPENDITURES	19,435.24	19,435.24	97,000.00	77,564.76	20.0
10-915-923	TOWN HALL CAPITAL OUTLAY	.00	.00	30,000.00	30,000.00	.0
10-915-950	SPACE TO CREATE EXPENDITURES	643,702.37	1,760,258.75	4,537,000.00	2,776,741.25	38.8
	TOTAL ADMIN CAPITAL	663,137.61	1,779,693.99	4,664,000.00	2,884,306.01	38.2

25 % OF THE FISCAL YEAR HAS ELAPSED

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Section 11, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PUBLIC WORKS CAPITAL</u>					
10-931-910 CAPITAL EQUIPMENT PURCHASE	.00	58,876.61	80,000.00	21,123.39	73.6
10-931-921 PAVING	.00	.00	20,000.00	20,000.00	.0
10-931-922 DRAINAGE	.00	.00	30,000.00	30,000.00	.0
TOTAL PUBLIC WORKS CAPITAL	.00	58,876.61	130,000.00	71,123.39	45.3
<u>PARKS CAPITAL</u>					
10-952-971 PARK IMPROVEMENTS	.00	.00	50,000.00	50,000.00	.0
TOTAL PARKS CAPITAL	.00	.00	50,000.00	50,000.00	.0
TOTAL FUND EXPENDITURES	962,136.33	2,836,873.84	9,532,295.00	6,695,421.16	29.8
NET REVENUE OVER EXPENDITURES	(708,364.59)	(1,323,958.35)	(100,541.00)	1,223,417.35	(1316.

25 % OF THE FISCAL YEAR HAS ELAPSED

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Section 11, Item A.

TOWN OF GRAND LAKE
 BALANCE SHEET
 MARCH 31, 2026

WATER FUND

<u>ASSETS</u>		
20-100000	CASH IN COMBINED CASH FUND	505,805.70
20-102000	CSAFE	78,552.12
20-109100	COLOTRUST	1,816,395.51
20-117000	ACCTS RECEIVABLE/WATER SALES	24,401.79
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	145,465.94
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
		4,207,477.59
	TOTAL ASSETS	4,207,477.59
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
20-200000	ACCOUNTS PAYABLE GENERAL	29,161.40
20-201001	DWRP PAYABLE-PRINCIPAL	1,116,584.74
20-217100	SOCIAL SECURITY PAYABLE	(.01)
20-217400	MEDICARE WITHHOLDING	.01
20-219100	FLEX MEDICAL	4,150.02
20-222000	DEFERRED REVENUE-PREPAID FEES	8,298.33
20-223000	ACCRUED VACATION PAYABLE	44,220.07
		1,202,414.56
	TOTAL LIABILITIES	1,202,414.56
<u>FUND EQUITY</u>		
20-275000	UNAPPROP. RETAINED EARNINGS	(801,802.19)
20-281000	CIP RESERVE	1,526,004.00
20-287000	CONTRIBUTED CAPITAL EQUITY	2,215,142.08
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	65,719.14
	BALANCE - CURRENT DATE	65,719.14
	TOTAL FUND EQUITY	3,005,063.03
	TOTAL LIABILITIES AND EQUITY	4,207,477.59

25 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>WATER REVENUES</u>					
20-344-100 WATER SALES	.00	194,841.31	757,788.00	562,946.69	25.7
20-344-110 TAP FEES - CAPITAL	.00	.00	39,000.00	39,000.00	.0
20-344-120 RESALE METERS INCOME	.00	.00	5,000.00	5,000.00	.0
20-344-140 INTEREST REVENUE	6,024.09	17,622.78	50,000.00	32,377.22	35.3
20-344-190 BULK WATER PERMITS	.00	.00	800.00	800.00	.0
	6,024.09	212,464.09	852,588.00	640,123.91	24.9
TOTAL FUND REVENUE	6,024.09	212,464.09	852,588.00	640,123.91	24.9

Section 11, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>WATER OPERATIONS</u>						
20-430-100	GROSS WAGES - WATER	19,025.54	51,276.10	300,635.00	249,358.90	17.1
20-430-103	OT/COMP TIME BUYOUT	533.00	1,405.48	2,000.00	594.52	70.3
20-430-105	BONUS	.00	.00	3,000.00	3,000.00	.0
20-430-111	ON CALL PAY	1,750.00	4,550.00	18,200.00	13,650.00	25.0
20-430-132	ICMA TOWN PAID BENEFIT	1,515.69	4,257.54	26,051.00	21,793.46	16.3
20-430-133	HEALTH/DENTAL-EMPLOYEE	2,786.98	8,403.26	51,075.00	42,671.74	16.5
20-430-135	DEP HEALTH/DENTAL	1,549.90	4,649.70	20,430.00	15,780.30	22.8
20-430-136	MEDICAL BENEFIT ALLOWANCE	1,217.30	1,311.97	4,000.00	2,688.03	32.8
20-430-141	UNEMPLOYMENT INSURANCE	54.71	214.07	651.00	436.93	32.9
20-430-142	WORKERS' COMPENSATION	.00	.00	42,000.00	42,000.00	.0
20-430-143	SOCIAL SECURITY MATCH	1,382.99	3,719.09	20,189.00	16,469.91	18.4
20-430-144	MEDICARE MATCH	323.45	869.80	4,723.00	3,853.20	18.4
20-430-145	FAMILI BENEFIT	41.74	111.06	1,465.00	1,353.94	7.6
20-430-210	OFFICE SUPPLIES	.00	1,084.65	1,500.00	415.35	72.3
20-430-211	COMPUTER SUPPLIES	.00	.00	2,500.00	2,500.00	.0
20-430-215	COMPUTER SOFTWARE	411.25	1,334.00	9,000.00	7,666.00	14.8
20-430-220	COMPUTER HARDWARE	.00	.00	2,500.00	2,500.00	.0
20-430-221	CHEMICALS	4,704.51	4,804.51	20,000.00	15,195.49	24.0
20-430-222	LAB SUPPLIES/EQUIPMENT	.00	134.36	1,500.00	1,365.64	9.0
20-430-223	WELL/PLANT SUPPLIES	.00	.00	600.00	600.00	.0
20-430-225	METER PARTS	.00	.00	500.00	500.00	.0
20-430-227	SMALL EQUIPMENT/TOOLS	8.79	8.79	800.00	791.21	1.1
20-430-228	SAFETY EQUIPMENT	.00	.00	1,000.00	1,000.00	.0
20-430-231	GAS/FUEL/FLUIDS	.00	.00	4,000.00	4,000.00	.0
20-430-232	VEHICLE MAINTENANCE	.00	.00	3,000.00	3,000.00	.0
20-430-233	EQUIPMENT MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
20-430-234	WELL/PLANT MAINTENANCE	11,997.08	15,217.08	3,500.00	(11,717.08)	434.8
20-430-235	TIRES & CHAINS	.00	.00	1,000.00	1,000.00	.0
20-430-237	BUILDING MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
20-430-238	DISTRIBUTION LINE MAINTENANCE	106.79	15,714.25	25,000.00	9,285.75	62.9
20-430-239	MISC. MAINTENANCE	.00	.00	150.00	150.00	.0
20-430-240	ROAD MATERIALS	.00	.00	3,000.00	3,000.00	.0
20-430-241	MOTORS & PUMPS	.00	266.70	4,000.00	3,733.30	6.7
20-430-251	RESALE PARTS	.00	.00	150.00	150.00	.0
20-430-252	RESALE METERS EXPENSE	.00	928.18	.00	(928.18)	.0
20-430-253	COGS-METER	.00	.00	10,000.00	10,000.00	.0
20-430-311	POSTAGE/FREIGHT	.00	.00	1,500.00	1,500.00	.0
20-430-314	LEGAL NOTICES/ADS	.00	.00	600.00	600.00	.0
20-430-316	MEMBERSHIPS	.00	.00	700.00	700.00	.0
20-430-317	UNIFORM ALLOWANCE	75.00	275.00	1,800.00	1,525.00	15.3
20-430-318	TESTING SERVICES	.00	.00	3,000.00	3,000.00	.0
20-430-319	MISCELLANEOUS SERVICES	.00	.00	100.00	100.00	.0
20-430-320	TELEMETRY MAINTENANCE	85.00	255.00	4,000.00	3,745.00	6.4
20-430-321	COMPUTER SYSTEM SUPPORT	2,170.24	11,709.20	17,000.00	5,290.80	68.9
20-430-330	BANK FEES	.00	.00	100.00	100.00	.0
20-430-341	ELECTRIC UTILITY	3,153.99	12,960.85	31,000.00	18,039.15	41.8
20-430-344	TELEPHONE UTILITY	221.45	790.71	3,100.00	2,309.29	25.5
20-430-345	NATURAL GAS UTILITY	.00	493.60	5,100.00	4,606.40	9.7
20-430-351	LEGAL SERVICES	.00	.00	600.00	600.00	.0
20-430-352	AUDIT	.00	.00	3,400.00	3,400.00	.0
20-430-354	SYSTEM ANALYSIS/ENG & SURVEY	.00	.00	5,000.00	5,000.00	.0
20-430-355	STATE FEES	.00	.00	400.00	400.00	.0

25 % OF THE FISCAL YEAR HAS ELAPSED

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Section 11, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2026

		WATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
20-430-370	TRAINING/TRAVEL	.00	.00	2,000.00	2,000.00	.0
20-430-513	PROPERTY/CASUALTY INSURANCE	.00	.00	17,000.00	17,000.00	.0
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		53,115.40	146,744.95	696,619.00	549,874.05	21.1
<u>WATER DEBT SERVICE</u>						
20-830-640	DWRF LOAN - PRINCIPAL	.00	.00	74,282.00	74,282.00	.0
20-830-645	DWRF LOAN - INTEREST	.00	.00	20,506.00	20,506.00	.0
TOTAL WATER DEBT SERVICE		.00	.00	94,788.00	94,788.00	.0
TOTAL FUND EXPENDITURES		53,115.40	146,744.95	791,407.00	644,662.05	18.5
NET REVENUE OVER EXPENDITURES		(47,091.31)	65,719.14	61,181.00	(4,538.14)	107.4

25 % OF THE FISCAL YEAR HAS ELAPSED

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Section 11, Item A.

TOWN OF GRAND LAKE
 BALANCE SHEET
 MARCH 31, 2026

MARINA FUND

<u>ASSETS</u>			
40-100000	CASH IN COMBINED CASH FUND	432,345.00	
40-109100	COLOTRUST	495,660.01	
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>1,040,791.85</u></u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
40-200000	ACCOUNTS PAYABLE GENERAL	1,494.57	
40-223000	ACCRUED VACATION PAYABLE	1,718.78	
	TOTAL LIABILITIES		3,213.35
<u>FUND EQUITY</u>			
40-275000	UNAPPROP. RETAINED EARNINGS	1,062,797.79	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	(25,219.29)	
	BALANCE - CURRENT DATE	(25,219.29)	
	TOTAL FUND EQUITY		<u><u>1,037,578.50</u></u>
	TOTAL LIABILITIES AND EQUITY		<u><u>1,040,791.85</u></u>

25 % OF THE FISCAL YEAR HAS ELAPSED

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Section 11, Item A.

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2026

MARINA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>MARINA REVENUES</u>					
40-344-113 RENTALS (NON-TAXABLE)	.00	.00	375,000.00	375,000.00	.0
40-344-115 TOURS	.00	.00	75,000.00	75,000.00	.0
40-344-120 BUILDING SPACE RENTAL	.00	.00	4,350.00	4,350.00	.0
40-344-145 KAYAK SLIP RENTAL	.00	.00	3,600.00	3,600.00	.0
40-344-155 SUP SLIP RENTAL	.00	(1,950.00)	4,600.00	6,550.00	(42.4)
40-344-170 INTEREST EARNED	1,580.44	4,615.49	8,000.00	3,384.51	57.7
40-344-180 BOAT DAMAGE	.00	.00	1,000.00	1,000.00	.0
40-344-200 SALE OF ASSETS	.00	.00	27,000.00	27,000.00	.0
TOTAL MARINA REVENUES	1,580.44	2,665.49	498,550.00	495,884.51	.5
TOTAL FUND REVENUE	1,580.44	2,665.49	498,550.00	495,884.51	.5

25 % OF THE FISCAL YEAR HAS ELAPSED

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Section 11, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2026

MARINA FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>MARINA OPERATIONS</u>						
40-460-100	GROSS WAGES - MARINA	.00	.00	75,000.00	75,000.00	.0
40-460-103	OT/COMP TIME BUYOUT	.00	.00	8,000.00	8,000.00	.0
40-460-105	BONUS	.00	.00	4,000.00	4,000.00	.0
40-460-110	GROSS WAGES-MARINA PT/SEASONAL	5,456.77	16,995.97	140,080.00	123,084.03	12.1
40-460-132	ICMA TOWN PAID BENEFIT	.00	.00	6,960.00	6,960.00	.0
40-460-133	HEALTH/DENTAL - EMPLOYEE	.00	.00	22,700.00	22,700.00	.0
40-460-136	MEDICAL BENEFIT ALLOWANCE	.00	.00	2,000.00	2,000.00	.0
40-460-141	UNEMPLOYMENT INSURANCE	11.54	76.62	454.00	377.38	16.9
40-460-142	WORKERS' COMPENSATION	.00	.00	37,000.00	37,000.00	.0
40-460-143	SOCIAL SECURITY MATCH	357.72	1,073.16	14,079.00	13,005.84	7.6
40-460-144	MEDICARE MATCH	83.66	250.98	3,293.00	3,042.02	7.6
40-460-145	FAMILI BENEFIT	.00	.00	1,022.00	1,022.00	.0
40-460-211	OFFICE SUPPLIES	.00	.00	1,000.00	1,000.00	.0
40-460-214	SMALL EQUIP/COMP HRDWARE	.00	.00	500.00	500.00	.0
40-460-222	SHOP SUPPLIES	.00	.00	2,000.00	2,000.00	.0
40-460-223	BOAT SUPPLIES	.00	.00	1,500.00	1,500.00	.0
40-460-227	TOOLS	.00	.00	750.00	750.00	.0
40-460-231	FUEL	.00	.00	12,000.00	12,000.00	.0
40-460-233	EQUIPMENT (BOAT) MAINTENANCE	76.85	2,416.55	15,000.00	12,583.45	16.1
40-460-237	BUILDING/FACILITY MAINTENANCE	.00	.00	20,000.00	20,000.00	.0
40-460-312	COMPUTER SERVICES	1,035.84	3,568.80	4,000.00	431.20	89.2
40-460-314	ADS AND LEGAL NOTICES	.00	.00	2,000.00	2,000.00	.0
40-460-316	DUES/MEMBERSHIPS	.00	.00	350.00	350.00	.0
40-460-317	UNIFORMS	.00	.00	1,000.00	1,000.00	.0
40-460-318	MISCELLANEOUS SERVICES	.00	.00	300.00	300.00	.0
40-460-320	MARKETING	.00	.00	700.00	700.00	.0
40-460-330	BANK/CREDIT CARD FEES	.00	128.05	8,000.00	7,871.95	1.6
40-460-341	ELECTRIC UTILITY	164.97	573.97	1,100.00	526.03	52.2
40-460-342	SEWER UTILITY	.00	1,443.02	600.00	(843.02)	240.5
40-460-343	WATER UTILITY	.00	480.00	588.00	108.00	81.6
40-460-344	TELEPHONE/INTERNET UTILITY	128.08	877.66	1,800.00	922.34	48.8
40-460-350	BOAT REGISTRATION	.00	.00	900.00	900.00	.0
40-460-351	LICENSES	.00	.00	100.00	100.00	.0
40-460-355	PURCHASED PROFESSIONAL SERV.	.00	.00	1,000.00	1,000.00	.0
40-460-360	SALES TAX	.00	.00	10,000.00	10,000.00	.0
40-460-370	TRAINING/TRAVEL	.00	.00	500.00	500.00	.0
40-460-512	AUDIT	.00	.00	1,700.00	1,700.00	.0
40-460-513	PROPERTY/CASUALTY INSURANCE	.00	.00	5,200.00	5,200.00	.0
40-460-514	POSITION BONDS	.00	.00	300.00	300.00	.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	7,315.43	27,884.78	407,977.00	380,092.22	6.8
<u>MARINA CAPITAL</u>						
40-960-610	CAPITAL EQUIPMENT	.00	.00	89,250.00	89,250.00	.0
	TOTAL MARINA CAPITAL	.00	.00	89,250.00	89,250.00	.0

25 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2026

MARINA FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>%</u>
TOTAL FUND EXPENDITURES	<u>7,315.43</u>	<u>27,884.78</u>	<u>497,227.00</u>	<u>469,342.22</u>	<u>5.6</u>
NET REVENUE OVER EXPENDITURES	<u>(5,734.99)</u>	<u>(25,219.29)</u>	<u>1,323.00</u>	<u>26,542.29</u>	<u>(1906.</u>

Section 11, Item A.

TOWN OF GRAND LAKE
 BALANCE SHEET
 MARCH 31, 2026

PAY-AS-YOU-THROW FUND

<u>ASSETS</u>			
50-100000	CASH IN COMBINED CASH FUND	152,573.85	
50-116000	PETTY CASH	50.00	
50-127000	ASSET - BAG INVENTORY	12,933.11	
	TOTAL ASSETS		165,556.96
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
50-275000	UNAPPROP. RETAINED EARNINGS	168,696.23	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(3,139.27)	
	BALANCE - CURRENT DATE	(3,139.27)	
	TOTAL FUND EQUITY		165,556.96
	TOTAL LIABILITIES AND EQUITY		165,556.96

25 % OF THE FISCAL YEAR HAS ELAPSED

22
58

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2026

PAY-AS-YOU-THROW FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%	
<u>PAYT REVENUES</u>						
50-344-110	PAYT BAGS: DIRECT SALES (T)	16.00	196.00	4,000.00	3,804.00	4.9
50-344-111	PAYT TAX	.00	.00	368.00	368.00	.0
50-344-115	PAYT BAGS: VENDOR PUR (NT)	.00	4,230.00	80,000.00	75,770.00	5.3
	TOTAL PAYT REVENUES	16.00	4,426.00	84,368.00	79,942.00	5.3
	TOTAL FUND REVENUE	16.00	4,426.00	84,368.00	79,942.00	5.3

Section 11, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2026

PAY-AS-YOU-THROW FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%	
<u>PAYT OPERATIONS</u>						
50-470-200	PAYT BAGS FOR RESALE	.00	.00	3,000.00	3,000.00	.0
50-470-250	PAYT COGS - BAGS	.00	.00	6,500.00	6,500.00	.0
50-470-300	DUMPSTER SERVICE	2,310.92	7,190.27	35,000.00	27,809.73	20.5
50-470-301	RECYCLING CONTRIBUTION	125.00	375.00	1,500.00	1,125.00	25.0
50-470-310	SITE LEASE	.00	.00	1.00	1.00	.0
50-470-315	SITE MAINTENANCE	.00	.00	35,000.00	35,000.00	.0
50-470-350	SALES TAX	.00	.00	368.00	368.00	.0
50-470-512	AUDIT	.00	.00	510.00	510.00	.0
50-470-870	CONTINGENCY	.00	.00	300.00	300.00	.0
	TOTAL PAYT OPERATIONS	2,435.92	7,565.27	82,179.00	74,613.73	9.2
	TOTAL FUND EXPENDITURES	2,435.92	7,565.27	82,179.00	74,613.73	9.2
	NET REVENUE OVER EXPENDITURES	(2,419.92)	(3,139.27)	2,189.00	5,328.27	(143.4)

25 % OF THE FISCAL YEAR HAS ELAPSED

24
60

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2026

FUND 60

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>SPACE TO CREATE GRAND LK REV</u>					
60-344-185 RENTAL INCOME - RESIDENTIAL	.00	.00	122,000.00	122,000.00	.0
60-344-195 RENTAL INCOME - COMMERCIAL	.00	.00	8,000.00	8,000.00	.0
TOTAL SPACE TO CREATE GRAND LK REV	.00	.00	130,000.00	130,000.00	.0
TOTAL FUND REVENUE	.00	.00	130,000.00	130,000.00	.0

Section 11, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2026

		FUND 60				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>SPACE TO CREATE GRAND LK EXP</u>						
60-480-246	OPERATING - RESIDENTIAL	.00	.00	25,000.00	25,000.00	.0
60-480-248	OPERATING - COMMERCIAL	.00	.00	6,000.00	6,000.00	.0
60-480-356	PROPERTY MGMT - RESIDENTIAL	.00	.00	11,250.00	11,250.00	.0
60-480-358	PROPERTY MGMT - COMMERCIAL	.00	.00	1,250.00	1,250.00	.0
TOTAL SPACE TO CREATE GRAND LK EXP		.00	.00	43,500.00	43,500.00	.0
<u>DEPARTMENT 840</u>						
60-840-640	DEBT SERVICE - PRINCIPAL	.00	.00	10,000.00	10,000.00	.0
60-840-642	DEBT SERVICE - INTEREST	.00	.00	13,000.00	13,000.00	.0
60-840-870	RESERVES	.00	.00	1,350.00	1,350.00	.0
TOTAL DEPARTMENT 840		.00	.00	24,350.00	24,350.00	.0
TOTAL FUND EXPENDITURES		.00	.00	67,850.00	67,850.00	.0
NET REVENUE OVER EXPENDITURES		.00	.00	62,150.00	62,150.00	.0

25 % OF THE FISCAL YEAR HAS ELAPSED

26
62

TOWN OF GRAND LAKE
BALANCE SHEET
MARCH 31, 2026

CAPITAL IMPROVEMENT FUND

<u>ASSETS</u>			
90-100000	CASH IN COMBINED CASH FUND	79,523.59	
90-109100	COLOTRUST	849,931.46	
90-117000	ACCOUNTS RECEIVABLE	30,540.07	
	TOTAL ASSETS		<u>959,995.12</u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
90-201000	RETAINED EARNINGS	37,342.49	
	TOTAL LIABILITIES		37,342.49
<u>FUND EQUITY</u>			
90-270000	SURPLUS FUND	280,500.00	
90-275000	RETAINED EARNINGS - PRIOR	657,214.00	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	(15,061.37)	
	BALANCE - CURRENT DATE	(15,061.37)	
	TOTAL FUND EQUITY		<u>922,652.63</u>
	TOTAL LIABILITIES AND EQUITY		<u>959,995.12</u>

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2026

CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
	<u>CIF REVENUES</u>					
90-344-110	SALES & USE TAX 1%	.00	59,803.20	580,000.00	520,196.80	10.3
90-344-140	INTEREST REVENUES	2,710.04	7,914.43	20,000.00	12,085.57	39.6
	TOTAL CIF REVENUES	2,710.04	67,717.63	600,000.00	532,282.37	11.3
	TOTAL FUND REVENUE	2,710.04	67,717.63	600,000.00	532,282.37	11.3

Section 11, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2026

CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>CAP IMP FUND OPERATIONS</u>						
90-431-870	CONTINGENCY	.00	175.00	275.00	100.00	63.6
	TOTAL CAP IMP FUND OPERATIONS	.00	175.00	275.00	100.00	63.6
<u>CAP IMP FUND DEBT SERVICE</u>						
90-831-471	SALES TAX BONDS - PRINCIPAL	.00	.00	130,000.00	130,000.00	.0
90-831-472	SALES TAX BONDS - INTEREST	.00	.00	145,800.00	145,800.00	.0
	TOTAL CAP IMP FUND DEBT SERVICE	.00	.00	275,800.00	275,800.00	.0
<u>CAP IMP FUND CAPITAL</u>						
90-931-200	CAPITAL PAVEMENT	.00	.00	250,000.00	250,000.00	.0
90-931-201	CAPITAL BOARDWALKS	.00	.00	50,000.00	50,000.00	.0
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
90-931-918	STREETSCAPE- MISC.	.00	82,604.00	.00	(82,604.00)	.0
	TOTAL CAP IMP FUND CAPITAL	.00	82,604.00	380,000.00	297,396.00	21.7
	TOTAL FUND EXPENDITURES	.00	82,779.00	656,075.00	573,296.00	12.6
	NET REVENUE OVER EXPENDITURES	2,710.04	(15,061.37)	(56,075.00)	(41,013.63)	(26.9)

25 % OF THE FISCAL YEAR HAS ELAPSED

20
65

Town of Grand Lake Prepaids, ACH Debits, and Transfers

Prepaids and ACH Debits

<u>Company / Purpose</u>	<u>Date</u>	<u>Amount</u>
CEBT Premiums	03/04/26	\$ 43,566
CEBT Premiums	03/06/26	\$ 43,566
Paychex Payroll	03/12/26	\$ 52,724
Paychex Payroll Taxes	03/13/26	\$ 21,202
ICMA Retirement	03/13/26	\$ 9,921
Paychex Payroll	03/30/26	\$ 57,641
Paychex Payroll Taxes	03/31/26	\$ 23,661
ICMA Retirement	03/31/26	\$ 11,085

Bank Transfers

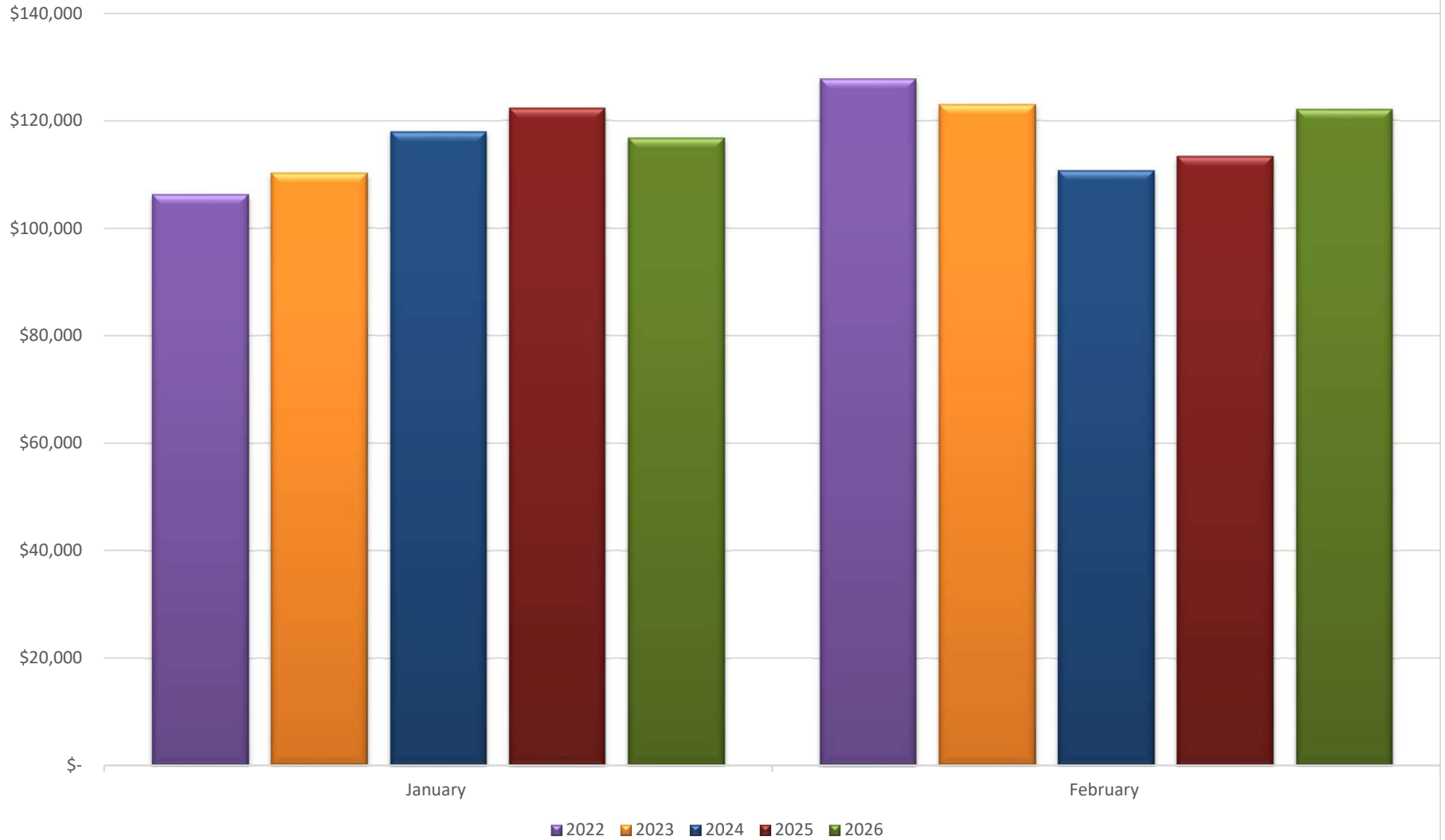
<u>From</u>	<u>To</u>	<u>Date</u>	<u>Amount</u>
UBB Money Market	UBB Operating	03/10/26	\$ 1,100,000
UBB Money Market	Bank Midwest/CCB	03/13/26	\$ 95,845
UBB Money Market	Bank Midwest/CCB	03/31/26	\$ 94,478

4% SALES TAX CASH FLOW REPORT
TOWN OF GRAND LAKE
FISCAL YEAR 2026

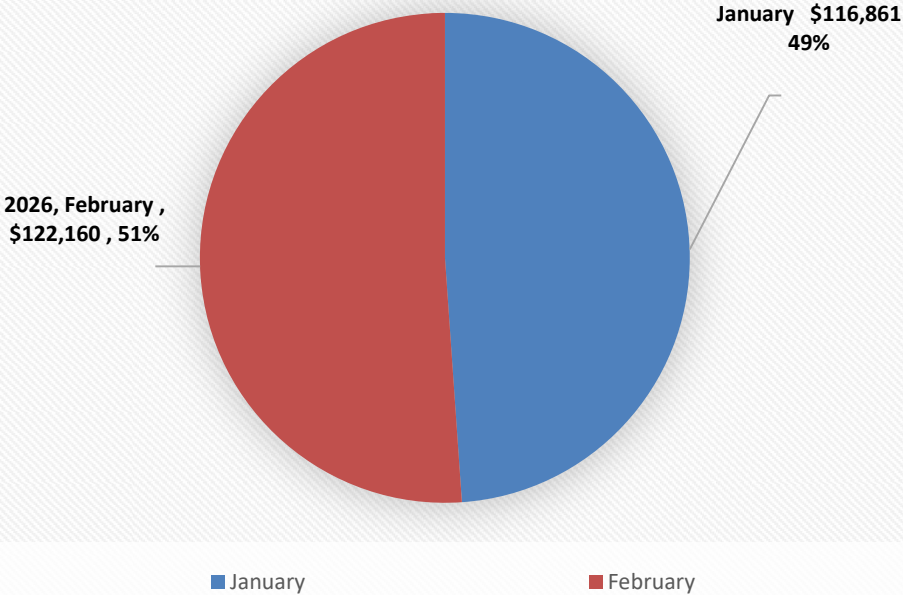
Sales Month	2026	2025	2024	2023	2022
January	\$ 116,861	\$ 122,366	\$ 117,972	\$ 110,248	\$ 106,350
February	\$ 122,160	\$ 113,493	\$ 110,759	\$ 123,072	\$ 127,918
March	\$ -	\$ 131,781	\$ 118,874	\$ 115,936	\$ 151,941
April	\$ -	\$ 90,183	\$ 95,992	\$ 88,692	\$ 104,344
May	\$ -	\$ 183,247	\$ 174,513	\$ 163,725	\$ 172,788
June	\$ -	\$ 376,734	\$ 345,644	\$ 357,780	\$ 360,464
July	\$ -	\$ 492,500	\$ 481,419	\$ 492,768	\$ 472,409
August	\$ -	\$ 372,571	\$ 396,761	\$ 378,782	\$ 369,399
September	\$ -	\$ 341,814	\$ 314,945	\$ 328,788	\$ 324,475
October	\$ -	\$ 164,671	\$ 165,557	\$ 159,985	\$ 181,308
November	\$ -	\$ 103,041	\$ 99,969	\$ 100,490	\$ 100,997
December	\$ -	\$ 148,857	\$ 129,140	\$ 134,012	\$ 129,464
Total	\$ 239,021	\$ 2,641,257	\$ 2,551,546	\$ 2,554,277	\$ 2,601,855

YTD Comparison	2026	2025	2024	2023	2022
Annual Budget	\$ 2,619,354	\$ 2,384,727	\$ 2,337,968	\$ 2,337,968	\$ 2,461,018
YTD Actual	\$ 239,021	\$ 235,860	\$ 228,731	\$ 233,319	\$ 234,268
Year to Date % of Budget	9.13%	9.89%	9.78%	9.98%	9.52%
\$ Change from Prior Year to Date	\$ 3,161	\$ 7,128	\$ (4,588)	\$ (948)	\$ 14,254
% Change from Prior Year to Date	1.34%	3.12%	-1.97%	-0.40%	6.48%

4% SALES TAX REVENUE General Fund YTD as of February 2026



YTD Monthly Sales Tax Revenue as of February 2026 (4% Sales Tax)



1% SALES TAX CASH FLOW REPORT

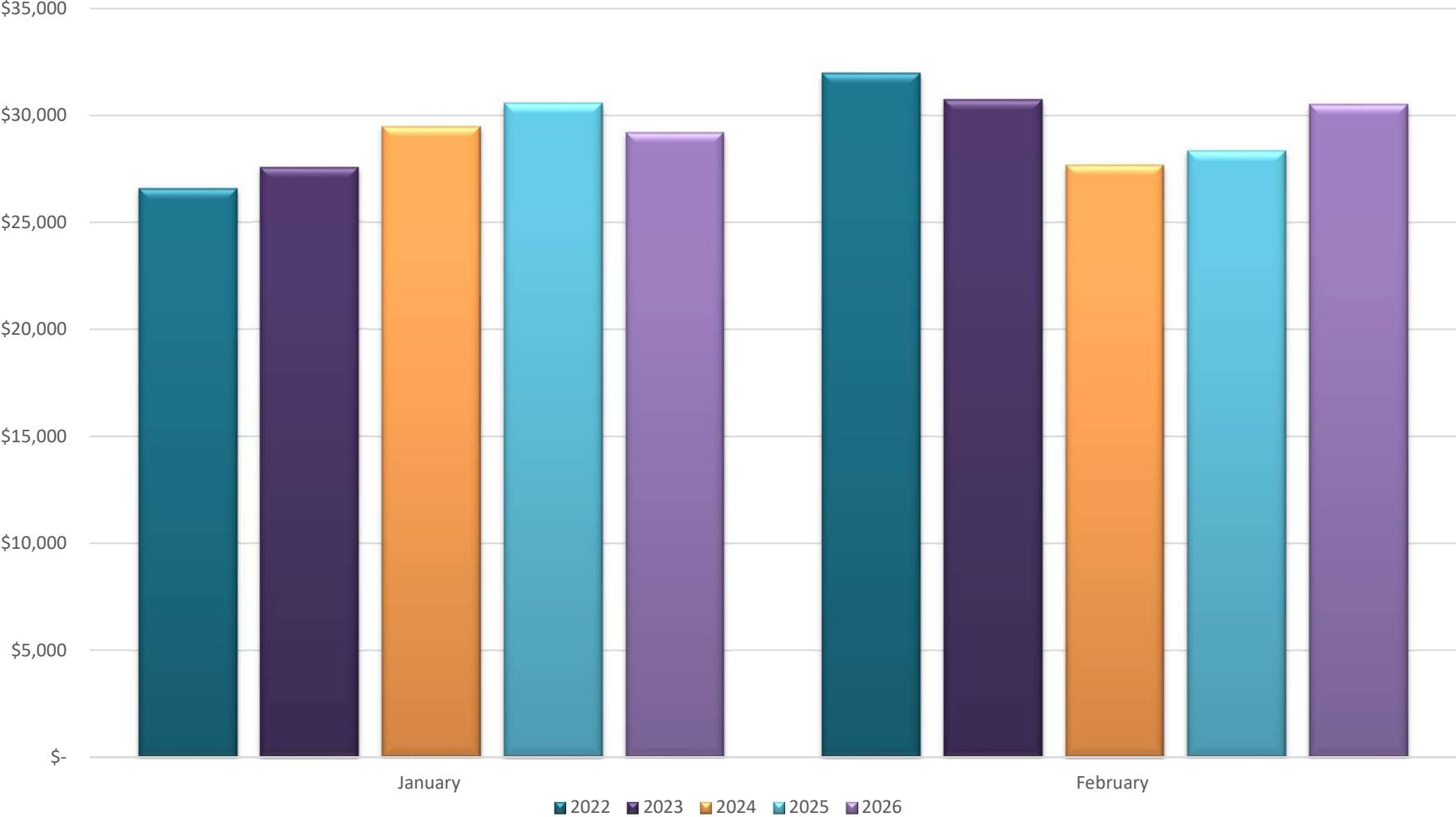
TOWN OF GRAND LAKE

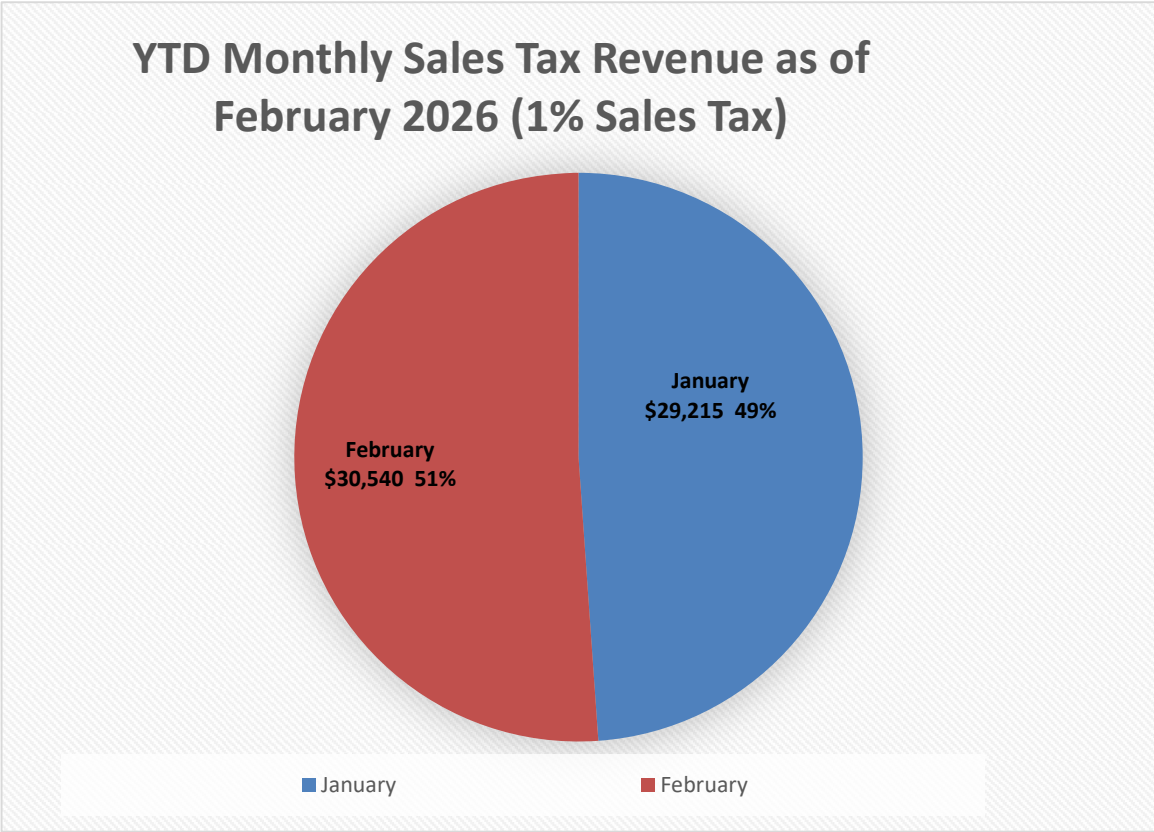
FISCAL YEAR 2026

Sales Month	2026	2025	2024	2023	2022
January	\$ 29,215	\$ 30,592	\$ 29,493	\$ 27,562	\$ 26,587
February	\$ 30,540	\$ 28,373	\$ 27,690	\$ 30,768	\$ 31,979
March	\$ -	\$ 32,945	\$ 29,719	\$ 28,984	\$ 37,985
April	\$ -	\$ 22,546	\$ 23,998	\$ 22,173	\$ 26,086
May	\$ -	\$ 45,812	\$ 43,628	\$ 40,931	\$ 43,197
June	\$ -	\$ 94,183	\$ 86,411	\$ 89,445	\$ 90,116
July	\$ -	\$ 123,125	\$ 120,355	\$ 123,192	\$ 118,102
August	\$ -	\$ 93,143	\$ 99,190	\$ 94,695	\$ 92,350
September	\$ -	\$ 85,453	\$ 78,736	\$ 82,197	\$ 81,119
October	\$ -	\$ 41,168	\$ 41,389	\$ 39,996	\$ 45,327
November	\$ -	\$ 25,760	\$ 24,992	\$ 25,122	\$ 25,249
December	\$ -	\$ 37,214	\$ 32,285	\$ 33,503	\$ 32,366
Total	\$ 59,755	\$ 660,314	\$ 637,886	\$ 638,569	\$ 650,464

YTD Comparison	2026	2025	2024	2023	2022
Annual Budget	\$ 580,000	\$ 580,000	\$ 580,000	\$ 584,250	\$ 615,252
YTD Actual	\$ 59,755	\$ 660,314	\$ 637,886	\$ 638,569	\$ 650,464
Year to Date % of Budget	10.30%	113.85%	109.98%	109.30%	105.72%
\$ Change from Prior Year to Date	\$ 790	\$ 1,782	\$ (1,147)	\$ (237)	\$ 3,563
% Change from Prior Year to Date	1.34%	3.12%	-1.97%	-0.40%	6.48%

1% SALES TAX REVENUE
Capital Improvement Fund
YTD as of February 2026







To: Mayor Bergquist & Board of Trustees
From: Alayna Carrell, Town Clerk
Date: April 27, 2026
Re: Consideration of Appointment of Mayor Pro-Tem

BACKGROUND

Pursuant to Colorado Revised Statutes §31-4-303 and Grand Lake Town Code Chapter 2, Article 1, Section 4, the Board of Trustees is required to designate a member of the Board to serve as Mayor Pro-Tem.

The Mayor Pro-Tem shall perform the duties of the Mayor in the event of the Mayor’s absence from any Board meeting, absence from the Town, or inability to act.

DISCUSSION

The selection of a Mayor Pro-Tem is a standard organizational action of the Board and ensures continuity of leadership and governance when the Mayor is unavailable.

The appointment remains in effect for the current Board term unless otherwise modified by the Board.

RECOMMENDATION

Staff recommends that the Board of Trustees appoint a current trustee to serve Mayor Pro-Tem by approving the following motion.

SUGGESTED MOTION

I move to appoint _____ to serve as Mayor Pro-Tem for the current Board term.



To: Mayor Bergquist & Board of Trustees
From: Alayna Carrell, Town Clerk
Date: April 27, 2026
Re: Consideration of Appointment of Financial Trustee

BACKGROUND

In May 2020, the Board of Trustees established the position of Financial Trustee. The Financial Trustee serves a two-year term and is appointed at the first regular meeting following each municipal election.

The Financial Trustee serves as Chair of the Finance Committee and acts as the Board of Trustees’ liaison on budgetary and financial matters. Additionally, the Financial Trustee serves as a member of the Board of Trustees’ Executive Committee.

RECOMMENDATION

Staff recommends that the Board of Trustees appoint a current Trustee to serve as Financial Trustee for the current Board term.

SUGGESTED MOTION

I move to appoint _____ to serve as Financial Trustee for the current Board term.



To: Mayor Bergquist & Board of Trustees
From: Alayna Carrell, Town Clerk
Date: April 27, 2026
Re: Consideration of Appointment of Town Officers

BACKGROUND

Pursuant to State statute C.R.S. 31-4-304 and Town Code Chapter 2, Articles 8, 9, 10, and 11, the Town is required to appoint several officers after each biennial election. These include the Town Clerk, Town Clerk Pro Tem, Town Treasurer, and Town Attorney.

Currently, we have people serving in all these positions.

RECOMMENDATION / SUGGESTED MOTIONS

Staff recommends that the person identified in each of the following motions be appointed in the specific role identified.

- 1) Consideration of the appointment of the Town Clerk for the Town of Grand Lake Proposed Motion:
I move that Alayna Carrell be appointed Town Clerk for the Town of Grand Lake.
- 2) Consideration of the appointment of the Town Clerk Pro-Tem for the Town of Grand Lake Proposed Motion:
I move that Sarah Weekes be appointed Town Clerk Pro Tem for the Town of Grand Lake.
- 3) Consideration of the appointment of the Town Treasurer for the Town of Grand Lake Proposed Motion:
I move that Stephanie Rhone be appointed Town Treasurer for the Town of Grand Lake.
- 4) Consideration of the appointment of the Town Attorney for the Town of Grand Lake Proposed Motion:
I move that the Krob Law Office, LLC be appointed Town Attorney for the Town of Grand Lake.
- 5) Consideration of the appointment of the Town Judge for the Town of Grand Lake Proposed Motion:
I move that Natascha O'Flaherty be appointed Town Judge for the Town of Grand Lake.



To: Mayor Bergquist & Board of Trustees
From: Alayna Carrell, Town Clerk
Date: April 27, 2026
Re: Direction to Staff Regarding Filling a Vacancy on the Board of Trustees

BACKGROUND

Two (2) vacancies currently exist on the Board of Trustees.

Pursuant to Colorado Revised Statutes §31-4-205 and Grand Lake Municipal Code §2-3-5, the Board of Trustees is required to fill vacancies within sixty (60) days of their occurrence. Based on the vacancy date of April 27, 2026, the Board must take action to fill the vacancies no later than June 26, 2026.

The Board may either:

1. Appoint a qualified individual to fill the vacancy; or
2. Call a special election to fill the vacancy.

Any individuals appointed will serve until successors are elected at the next regular municipal election in April 2028, and such successors are duly qualified.

To be eligible for appointment, candidates must meet the qualifications outlined in Grand Lake Municipal Code §2-4-1, including being a registered elector of the Town and having resided within Town limits for at least twelve (12) consecutive months immediately preceding the date of appointment.

DISCUSSION

Although not required by statute, it has been the Town’s standard practice to publicly notice Board vacancies and solicit applications from interested and qualified individuals. This approach promotes transparency and provides an opportunity for community members to participate in local governance.

Given the cost and administrative burden associated with conducting a special election, staff recommends that the vacancies be filled by appointment.

To ensure compliance with the statutory deadline of June 26, 2026, staff recommends the following process:



- Posting a Notice of Vacancy and Request for Applicants in appropriate locations, including Town Hall, the Grand Lake Post Office, the Town website, and other appropriate outlets;
- Establishing application requirements, including a letter of interest and verification of eligibility;
- Setting an application deadline of Friday, June 12, 2026, to allow sufficient time for the Town Clerk to review applicant eligibility;
- Conducting candidate interviews at the June 22, 2026, Board of Trustees workshop; and
- Making appointments and administering the oath of office at the regular Board of Trustees meeting that same evening.

This proposed timeline ensures a transparent and structured selection process while allowing the Board to meet the statutory requirement.

RECOMMENDATION

Staff recommends that the Board of Trustees proceed with filling the vacancies by appointment and direct staff to initiate the application and notice process consistent with the proposed timeline.

SUGGESTED MOTION

I move to direct staff to post a Notice of Vacancy and Request for Applicants, establish a submission deadline of June 12, 2026, and proceed with interviews at the June 22 workshop, followed by the appointment and swearing-in of two Trustees at that evening's meeting.



To: Mayor Bergquist & Town Trustees

From: Sarah Weekes, Event Manager

Date: April 27, 2026

Re: **Consideration of Approval of a New Special Event Permit Application and Resolution 34-2026 for KFFR’s “KFFR Membership Drive Spring Concert” Event, June 6, 2026**

BACKGROUND:

KFFR prides itself on serving the community through a wide variety of programming. From volunteer DJs and highlighting local musicians to promoting local businesses and community initiatives, KFFR is a vital pillar of Grand County. Fraser Valley Community Media (FVCM) operates the county’s only community radio station, KFFR 88.3 FM, providing a public media outlet that supports nonprofits, municipalities, and businesses by disseminating important information throughout the region. KFFR regularly promotes local leaders through a weekly public affairs program that showcases individuals working in health care, mental health, education, government, and environmental stewardship. The station also partners with the County’s Economic Development department to promote workshops and events that benefit local businesses and currently supports more than 70 local establishments by helping them connect with the community.

KFFR has submitted a Special Event Permit application for its Membership Drive Spring Concert and is requesting the Board of Trustees to waive the following fees in recognition of its nonprofit status and ongoing contributions to the Grand County community:

- Special event permit fee in the amount of **\$250.00**

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

As of 2026, no event fee waivers for KFFR have been approved by the Board of Trustees.

SUGGESTED MOTIONS

I make a motion to approve/(deny) **THE SPECIAL EVENT PERMIT APPLICATION AND approve/(deny) RESOLUTION 34-2026, A RESOLUTION SETTING CERTAIN FEES KFFR'S "KFFR MEMBERSHIP DRIVE SPRING CONCERT" EVENT TO BE HELD JUNE 6, 2026**

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 34-2026**

**A RESOLUTION SETTING CERTAIN FEES FOR KFFR’S “KFFR MEMBERSHIP
DRIVE SPRING CONCERT” EVENT TO BE HELD ON JUNE 6, 2026**

WHEREAS, KFFR has scheduled a special event, KFFR Membership Drive Spring Concert, June 6, 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:

- 1. The Board of Trustees hereby waives the special event permit application fee for KFFR’s *KFFR Membership Drive Spring Concert* event to be held June 6, 2026.

DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 27TH DAY OF APRIL 2026.

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor



MEMORANDUM

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager
Date: April 27, 2026
Re: Marina Boat Purchase

Trustees:

At the November 17, 2025, Board meeting staff provide a bid for the purchase of three Bennington Pontoon Boats, Trade in two pontoons and sell one Crestliner.

At the end of 2025, the Crestliner was successfully auctioned and the trades completed.

Staff has received the invoice for the new Boats and with your approval, will direct the Marina Manager to schedule delivery

Suggested motion: I move to sign resolution 35-2026, a resolution approving the purchase of three Bennington Pontoon Boats for the Town-owned Headwaters Marina.

**TOWN OF GRAND LAKE COLORADO
RESOLUTION 35-2026**

**A RESOLUTION APPROVING THE PURCHASE OF THREE BENNINGTON
PONTOON BOATS FOR THE TOWN-OWNED HEADWATERS MARINA**

WHEREAS, the Board of Trustees of the Town of Grand Lake, Colorado ("the Board"), pursuant to Colorado statute, is vested with the authority to administer the affairs of the Town of Grand Lake ("the Town"); and

WHEREAS, the Town owns and operates the Headwaters Marina as a municipal enterprise, providing rental boats and related services for residents and visitors; and

WHEREAS, the Town's 2026 Marina Enterprise Fund budget includes appropriated funding for acquisition of new rental boats to support operational needs, replace aging vessels, and maintain the marina's service capacity; and

WHEREAS, the Town obtained a Buyers Order from Elevated Marine for the purchase of three new 2026 Bennington 188SLSF pontoon boats, each equipped with Yamaha T50LC motors, with a total purchase amount of \$108,894.39; and

WHEREAS, the Board finds that the purchase of these three boats is necessary to sustain safe, reliable, and adequate fleet capacity for the 2026 rental season and is in the best interests of the Town and the Headwaters Marina Enterprise;

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

1. The Board hereby approves the purchase of three (3) 2026 Bennington 188SLSF pontoon boats with Yamaha T50LC motors from Elevated Marine, in the amount of \$108,894.39, as presented in the Buyers Order dated April 21, 2026.
2. Funding for this purchase shall be expended from the Town of Grand Lake Marina Enterprise Fund, as included and approved in the Town's 2026 budget.
3. The Town Manager is authorized to execute all documents necessary to complete this purchase and to oversee delivery of the vessels to the Headwaters Marina.

**INTRODUCED, READ, AND ADOPTED AT A REGULAR MEETING OF THE BOARD
OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS ____ DAY OF _____,
2026.**

TOWN OF GRAND LAKE, COLORADO

BY: _____

Christina Bergquist, Mayor

ATTEST:

Alayna Carrell, Town Clerk

Elevated Marine

5889 Lamar St
Arvada CO 80003
(303) 390-1390

Section 12, Item F.

Buyer's Order

Town of Grand Lake

1026 Park Avenue
Grand Lake, CO 80447

H

W

C 9709660067

Email skudron@toglco.com

Date 04/29/2026

Deal No. 800127

Salesperson Nick Stiller

Lienholder None

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery.

Unit Information

New/U	Year	Make	Model	Serial No.	Stock No.	Price (Incl factory options)
New	2026	Bennington	188SLSF	ETWS0902A626	WS0902	\$32,740.00
New	2026	Bennington	188SLSF	ETWS0901A626	WS0901	\$32,740.00
New	2026	Bennington	188SLSF	ETWS0009L526	WS0009	\$32,740.00
New	2026	Yamaha	T50LC	6C2L-1036476	WS6476M	\$6,950.00
New	2026	Yamaha	T50LC	6C2L-1036188	WS0009M	\$6,950.00
New	2026	Yamaha	T50LC	6C2L-1036477	WS6477M	\$6,950.00

Options:

Dealer Unit Price	\$119,070.00
Factory Options	\$0.00
Added Accessories	\$0.00
Freight	\$0.00
Dealer Prep	\$0.00

Registration Fees \$70.25

Notes:

Cash Price	\$119,140.25
Trade Allowance	\$20,000.00
Payoff	\$0.00

Net Trade	\$20,000.00
Net Sale (Cash Price - Net Trade)	\$99,140.25
Sales Tax	\$8,364.14
Title/License/Registration Fees	\$0.00
Document or Administration Fees	\$1,390.00
Credit Life Insurance	\$0.00
Accident & Disability	\$0.00

Trade Information

2017	Bennington	188	ETWE4133C717
2017	Bennington	188	ETWE4134C717

Total Other Charges	\$9,754.14
Sub Total (Net Sale + Other Charges)	\$108,894.39
Cash Down Payment	\$0.00

Amount to Pay/Finance \$108,894.39

Monthly Payment of \$0.00 For 0 Months at 0.00% Interest

NOTICE TO BUYER: (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled in copy of this agreement. (3) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement.

TRADE-IN NOTICE: Customer represents that all trade in units described above are free of all liens and encumbrances except as noted.

*With Approved Credit. Interest rates and monthly payment are approximate and may vary from those determined by the lender.

Customer(s) Signature _____

Dealer Signature _____



MEMORANDUM

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager
Date: April 27, 2026
Re: Curtain replacement at Heckert Pavillion

Trustees:

The curtains at the Heckert Pavillion have served the Town well for the past thirty plus years. Due to age and use, these curtains are not only showing severe wear and fading, but the fabric also itself is becoming frayed and unusable. Public Works staff sought a price for updates, a budgeted parks maintenance item, and I am sharing the quote for new curtains. This item has been quoted by the custom manufacturer who made the current curtains.

It is \$304 above my discretionary approval.

Suggested motion: I move to direct the Town Manager to approve the quote and purchase replacement curtains for the Heckert Pavillion.

Quotation

Quote Town of Grand Lake
 To: 1026
 Grand Lake, CO 80447

Quote Number: 11252	Contact: Logan Cross
Quote Date: 03/18/2026	Expires: 04/17/2026
Customer: GRANDLAKE	Terms: 80% Down / 20% Prior to Ship
Salesman: Denver Tent	Phone: 9706273435
Ship Via: Will Call	FAX:

Due to the handmade nature of our products, the finished size of our products may vary +/- 5% from the listed dimensions. If your product requires exact measurements, this must be agreed upon prior to purchase.

80/20 terms - 80% on initiation, 20% due prior to pick up

Please note: A 3% fee is applied to all orders over \$1,000 paid by Credit Card.

<u>Item</u>	<u>Part Number</u> <u>Description</u>	<u>Revision</u>	<u>Quantity</u>	<u>Price</u>
1	9X13.5GRANDLAKECURTAIN 9'X13 ½ with grommets every 18 inches on the top and one in the middle and one on the bottom WeatherMax Color TBD https://weathermax.com/products/weathermax-80/		4	\$1,275.400 /EA
2	9X7.5GRANDLAKECURTAIN 9'X7'7 2 grommets in the middle and the bottom and a 3 ½ inch hem at the bottom WeatherMax Color TBD https://weathermax.com/products/weathermax-80/		14	\$728.800 /EA
3	TAX State of CO tax - Exempt?		1	\$0.000 /EA
			Total:	\$15,304.80

By Harlan Hummer
 Colorado Tent Company



MEMORANDUM

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager
Date: April 27, 2026
Re: East Grand School District Fee in Lieu and Impact Fees

Trustees:

The East Grand School District is coming to each Municipality and the County asking for a revision of the current methods of collecting impact fees for new development to support the district's operations. The current methodology is based on an older County ordinance that is not consistent with current land use types and does not use contemporary metrics to measure school impacts. The existing methodology does not differentiate between the various Grand County communities which produce differing amounts of students given proximity to resorts.

The School District is providing the results of the analysis, recommended fees and sample agreements provided by the Town of Winter Park.

The Board should review the documentation, suggested resolution and intergovernmental agreement to have any questions or concerns before staff moves forward with action in the coming meetings.

Suggested motion: I move for staff to prepare the necessary documentation to update the Town's policy regarding School District impact fees.

East Grand School District – Land Dedication / Fee-in-Lieu Analysis – Draft– 3/14/25



Executive Summary – Western Demographics has conducted a land dedication and fee-in-lieu of land dedication analysis for East Grand School District that can serve as an update to the current fee system and as an adaptation of the system to make it more consistent with standard fee methodology in use in most Colorado districts. The current methodology is based on an older County ordinance that is not consistent with current land use types and does not use contemporary metrics to measure school impacts. The existing methodology does not differentiate between the various Grand County communities which produce differing amounts of students given proximity to resorts. The fees and dedication acreages presented in Figure 1 address this condition and provide a policy framework by which individual values may be assigned to each community and the unincorporated Grand County area.

Fees are proposed for the four dwelling types: Single family detached (SFD), single family attached (SFA), mobile or modular construction (MH) and apartments (APT). The MH category is the districts highest child-producing dwelling type and generally includes both traditional mobile homes and modular housing defined as any dwelling manufactured elsewhere and hauled in for on-site assembly. Mobile homes tend to produce the most school children per unit in most Colorado districts and are generally perceived as an affordable housing option. The EGSD BOE expressed a desire to substitute the lower of the single family and mobile home values for the generally higher mobile home rates, a substitute figure for this strategy is shown.

Figure 1 – ECSD - Summary of Proposed Fee-in-Lieu and Land Dedication Values

Jurisdiction	SFD	SFA	Use Lower of SFD and MH for MH	APT	MH
Fraser	\$ 2,098.97	\$ 929.29	\$ 1,972.58	\$ 495.62	\$ 1,972.58
Granby	\$ 2,773.01	\$ 1,298.53	\$ 2,773.01	\$ 674.05	\$ 4,936.41
Grand Lake	\$ 560.05	\$ 369.24	\$ 560.05	\$ 369.24	\$ 560.05
Hot Sulphur Springs	\$ 2,837.45	\$ 1,538.91	\$ 2,837.45	\$ 738.48	\$ 3,702.31
Tabernash CDP	\$ 1,234.10	\$ 1,234.10	\$ 1,234.10	\$ 674.05	\$ 1,234.10
Winter Park	\$ 1,234.10	\$ 369.24	\$ 738.48	\$ 369.24	\$ 738.48
Unincorporated Grand Co.	\$ 864.86	\$ 369.24	\$ 864.86	\$ 369.24	\$ 2,098.97

Jurisdiction	SFD	SFA	Use Lower of SFD and MH for MH	APT	MH
Fraser	0.0141	0.0063	0.0133	0.0033	0.0133
Granby	0.0187	0.0087	0.0187	0.0045	0.0332
Grand Lake	0.0038	0.0025	0.0038	0.0025	0.0038
Hot Sulphur Springs	0.0191	0.0104	0.0191	0.0051	0.0249
Tabernash CDP	0.0083	0.0083	0.0083	0.0045	0.0083
Winter Park	0.0083	0.0025	0.0050	0.0025	0.0050
Unincorporated Grand Co.	0.0058	0.0025	0.0058	0.0025	0.0141

Introduction - Western Demographics conducts land dedication and fee-in-lieu analyses and updates of fee systems for districts all over Colorado and was hired to explore the fees that would be appropriate for East Grand School District if it were to follow the methodology used elsewhere in the State. The districts' basis for calculation of the fee is based on a Grand County ordinance methodology that is not aligned with fee methodology used elsewhere in the State. The current methodology is at least 30 years old and uses an older framework for quantifying municipal service impact of new development.

The current methodology is consistent among all communities in the district regardless of the number of students produced by local housing. Further, the methodology does not consider site development costs that are always incurred as school sites are developed from raw pasture or forest land.... As municipal infrastructure costs have risen, most Colorado districts have moved to a developed land cost basis instead of raw land cost for their fees to reflect the cost to serve school sites with water, sewer, electric, street infrastructure and other needs. This analysis recommends developed land cost as a parameter and recommends an update to the fee-in-lieu values to reflect this.

The History of School Site Dedication and Land Dedication of School Site Dedication in Colorado – For over fifty years, cities, towns and county governments in the State of Colorado have collected land or fees from developers and builders to assist school districts with the provision of school sites. In general, the land dedication / fee-in-lieu policies have joined other municipal and special district efforts to provide sites and facilities for parks, recreation centers, police, fire and library facilities for communities. Western Demographics has been involved in creating new fee systems or in updating them during the past 40 years and, gradually, Western Demographics has worked to make logical, consistent methodology prevalent throughout the State. The foundation of this methodology is based on municipal service provision calculations presented in early city planning textbooks and these methodologies were found in dedication ordinances in Adams, Arapahoe, Boulder, Denver, Douglas, El Paso, Jefferson and Larimer counties in the early eighties. Western has worked to expand this consistent framework throughout the State.

School Site Dedication and Land Dedication of Land Dedication Calculation - Methodology - The calculation for school site acreage and cost is relatively simple and includes the following elements:

- 1) A land value is collected from comparable sales or appraisal method to establish cost per acre for potential school sites;
- 2) The desired school site size is established to determine the acreage needed for a facility;
- 3) The desired school enrollments are added to establish the number of students that will be housed in a school; and
- 4) The student yield or average number of students from housing completes the formula.

The following diagram illustrates the variables and how the various units cancel out as the formula is completed and cost per housing unit is established. Residential densities are differentiated based upon the acreages assessed for single family homes, townhomes, apartments and mobile homes.

Figure 2 - Simplified School Site Acreage / Fee Formula



EGSD School Size Parameters – Rural and resort school districts tend to construct smaller schools to serve large areas. The EGSD did not appear to have school size parameters in its policy manual and these are only present in less than a third of Colorado school districts. The average sizes of the current schools were used in place of declared school enrollment goals. The site sizes that were included in the fee calculation were derived from site size standards published in the Council of Education Facility Planners International (CEFPI). CEFPI is an international association of school planners that publishes a school planning and design manual which along with a few textbooks published over the years constitutes the only formalized information on the topic of school site size. The formula for elementary schools starts with ten acres and adds one acre per 100 students. The formulas for middle and high schools start with twenty and thirty acres respectively and add one acre per 100 students. Figure 3 displays the final input variables for EGSD.

Figure 3 – School Size and Site Acreage Variables

Metric / Level	Elementary School	Middle School	High School
School Enrollment	300	300	400
Site Acreage	13	23	34

EGSD School Student Yield Data – A large portion of school dedication fee methodology is student yield. The current fees use student yield estimates from Census data. The proposed methodology uses student yield values based on current students that are geolocated by address and compared to housing types in sample neighborhoods to develop “students per unit values”. The original methodology used one set of values for the whole county and the proposed system differentiates by community as there are more students per unit in Granby and Hot Sulphur Springs than there are in Winter Park. Further, mobile and modular homes produce more students in the EGSD than any other dwelling type followed by single family detached. Apartments and condominiums produce very little. These differences in the yield values are shown in Figure 4. Some school districts choose to use single family detached yield values in place of higher mobile and modular home values to avoid any perception of penalty for the more affordable mobile home dwelling type. A substitute set of fees and acreages for the mobile home category is provided by this analysis to address that strategy.

Not all dwelling types were found in all communities (in a quantity that would represent a usable sample size). In those cases, average (district-wide) values for those dwelling types were used. In addition to the yields calculated for the incorporated towns, the “areas” that are represented by Census Designated Places (CDP’s) are also included along with yield for a sample of units in unincorporated Grand County. An average of all of these is also included if the community prefers to remain with a single fee for the entire district. Elementary yield is shaded in rose color, middle school is shaded blue and high school is shaded green.

Figure 4 – Student Yield Samples by Community and Dwelling Type

Housing Density	Fraser	Granby	Grand Lake	Hot Sulphur Springs	Tabernash CDP	Winter Park	Grand County Outside of Muni	Average All Jurisdictions
Single Family Detached								
1, detached	388	825	536	273	345	478	5,616	8461
Student Yield	0.23	0.28	0.06	0.30	0.13	0.13	0.09	0.13
ES	0.10	0.13	0.03	0.14	0.06	0.06	0.04	0.06
MS	0.05	0.07	0.01	0.07	0.03	0.03	0.02	0.03
HS	0.07	0.09	0.02	0.09	0.04	0.04	0.03	0.04
Single Family Attached, Duplex, Triplex, Four-plex	Fraser	Granby	Grand Lake	Hot Sulphur Springs	Tabernash CDP	Winter Park	Grand County Outside of Muni	Average All Jurisdictions
1, attached	434	171	41	7	33	548	651	1885
2	18	44	7	8	0	32	49	158
3 or 4	115	30	105	14	0	100	99	463
Subtotal	567	245	153	29	33	680	799	2506
Student Yield	0.10	0.14	0.04	0.15	0.13	0.04	0.04	0.13
ES	0.05	0.07	0.02	0.07	0.06	0.02	0.02	0.06
MS	0.02	0.03	0.01	0.04	0.03	0.01	0.01	0.03
HS	0.03	0.04	0.01	0.05	0.04	0.01	0.01	0.04
Modular and Mobile Homes	Fraser	Granby	Grand Lake	Hot Sulphur Springs	Tabernash CDP	Winter Park	Grand County Outside of Muni	Average All Jurisdictions
Student Yield	0.21	0.52	0.06	0.38	0.13	0.08	0.22	0.26
ES	0.10	0.24	0.03	0.18	0.06	0.04	0.10	0.12
MS	0.05	0.12	0.01	0.09	0.03	0.02	0.05	0.06
HS	0.06	0.16	0.02	0.12	0.04	0.02	0.07	0.08
Apartment Yield Estimates	Fraser	Granby	Grand Lake	Hot Sulphur Springs	Tabernash CDP	Winter Park	Grand County Outside of Muni	Average All Jurisdictions
Student Yield	0.05	0.07	0.04	0.08	0.07	0.04	0.04	0.07
ES	0.02	0.03	0.02	0.04	0.03	0.02	0.02	0.03
MS	0.01	0.02	0.01	0.02	0.02	0.01	0.01	0.02
HS	0.02	0.02	0.01	0.02	0.02	0.01	0.01	0.02

Raw Land Comparable Sales – Raw land value was calculated by collecting comparable land sale data with the following parcel requirements:

- Vacant - 5 - 41 acres, access to paved roads & utilities or potential for a sewer packet plant
- Broadly distributed throughout the district
- Access to paved roads
- Arm's length sales within the past six years with 5% annual price adjustment
- Sales records include price and acreage data clearly visible in County records

Section 12, Item H.

East Grand School District

Land Dedication / Fee-in-Lieu Analysis

Figure 5 – EGSD Raw Land Comparable Sales

Num	PARCELNB	ACCOUNTNO	SUBNAME	SALEP	SALEDT	YEARS	MULTIPLIER	TIME ADJUST PRICE	ACRES	ADJ_PRC
3	119119201003	R027700	TRAIL CREEK ESTATES 3RD FLG	\$ 295,000	3/20/23	1	1.050	\$ 309,750	6.66	\$46,509.01
4	145135205019	R122211	WINTER PARK HIGHLANDS GREENRIDGE	\$ 312,500	7/28/23	1	1.050	\$ 328,125	5.71	\$57,464.97
5	158903106006	R203640	POLE CREEK MEADOWS	\$ 215,000	5/4/23	1	1.050	\$ 225,750	6.28	\$35,947.45
6	132926309018	R208163	LEGACY PARK RANCH	\$ 290,000	6/27/22	2	1.103	\$ 319,725	11.55	\$27,681.82
7	132927107004	R208190	LEGACY PARK RANCH	\$ 226,000	8/4/22	2	1.103	\$ 249,165	5.38	\$46,313.20
8	132927109004	R208200	LEGACY PARK RANCH	\$ 164,500	7/29/22	2	1.103	\$ 181,361	6.03	\$30,076.49
9	144713300089	R110862	SHADOW MOUNTAIN RANCH SURVEY TRACTS	\$ 500,000	7/29/22	2	1.103	\$ 551,250	41.57	\$6,176.87
10	144718100028	R201280	METES & BOUNDS 77 ALL	\$ 327,000	11/18/22	2	1.103	\$ 360,518	10.00	\$36,051.75
11	145126303001	R306306	GRAND ENCLAVE II MINOR SUBDIVISION	\$ 370,000	10/21/22	2	1.103	\$ 407,925	12.68	\$32,170.74
15	158911204013	R209302	STAGECOACH MEADOWS	\$ 510,000	10/27/22	2	1.103	\$ 562,275	5.13	\$109,605.26
16	118933400096	R098221	SHADOW MOUNTAIN RANCH AND RESORT UNREC	\$ 190,000	7/7/21	3	1.158	\$ 220,020	35.62	\$6,176.87
17	118934300097	R301904	METES & BOUNDS 77 ALL	\$ 210,000	5/5/21	3	1.158	\$ 243,180	37.25	\$6,528.67
18	119111303007	R167870	HIGH PASTORALE FILING 1	\$ 215,000	5/10/21	3	1.158	\$ 248,970	5.30	\$46,948.90
19	119125419016	R205130	MOUNTAIN SHADOWS ESTATES PH1	\$ 412,000	10/13/21	3	1.158	\$ 477,096	6.91	\$69,044.28
20	132927409027	R208252	LEGACY PARK RANCH	\$ 225,000	6/4/21	3	1.158	\$ 260,550	6.90	\$37,760.87
21	132927410009	R208221	LEGACY PARK RANCH	\$ 159,000	3/25/21	3	1.158	\$ 184,122	5.09	\$36,173.28
22	145129300013	R112817	TEN MILE CREEK UNREC M&B 76	\$ 337,500	11/23/21	3	1.158	\$ 390,825	35.86	\$10,898.63
28	119114117001	R177235	NORTH FORK ACRES SUB EXEMPT	\$ 185,000	7/28/20	4	1.220	\$ 225,700	5.44	\$41,488.97
29	132923306002	R208181	LEGACY PARK RANCH	\$ 150,000	9/16/20	4	1.220	\$ 183,000	5.09	\$35,952.85
30	132934102005	R208248	LEGACY PARK RANCH	\$ 125,000	11/24/20	4	1.220	\$ 152,500	5.88	\$25,935.37
31	145135405024	R115931	WINTER PARK HIGHLANDS GREENRIDGE	\$ 220,000	8/5/20	4	1.220	\$ 268,400	6.00	\$44,733.33
32	145333000062	R080880	BATSON TRACTS UNRECORDED	\$ 121,000	9/16/20	4	1.220	\$ 147,620	10.00	\$14,762.00
33	145333000063	R070881	BATSON TRACTS UNRECORDED	\$ 70,000	9/16/20	4	1.220	\$ 85,400	7.00	\$12,200.00
34	119126252001	R183664	SODA SPRINGS SUBDIVISION EXEMPT	\$ 237,000	12/30/19	5	1.280	\$ 303,360	17.39	\$17,440.50
35	132927409024	R208249	LEGACY PARK RANCH	\$ 105,000	12/11/19	5	1.280	\$ 134,400	5.59	\$24,042.93
36	145120300007	R112806	TEN MILE CREEK UNREC M&B 76	\$ 162,000	7/11/19	5	1.280	\$ 207,360	35.13	\$5,902.65
37	145135305041	R086140	EL RANCHO	\$ 150,000	3/20/19	5	1.280	\$ 192,000	5.00	\$38,400.00
38	158902313004	R302784	JUST RANCH TRACT 24 SUB EX	\$ 285,000	8/23/19	5	1.280	\$ 364,800	9.92	\$36,774.19
39	158927227006	R028604	BEAVER MOUNTAIN PRESERVE SUB	\$ 465,000	8/16/19	5	1.280	\$ 595,200	5.00	\$119,040.00
41	132927409030	R208255	LEGACY PARK RANCH	\$ 85,000	3/28/18	6	1.340	\$ 113,908	5.07	\$22,467.09
43	145117300007	R112801	TEN MILE CREEK UNREC M&B 76	\$ 185,000	5/31/18	6	1.340	\$ 247,918	35.34	\$7,015.21
44	158916310011	R081092	POLE CREEK PRESERVE	\$ 475,000	10/25/18	6	1.340	\$ 636,545	35.06	\$18,155.89
45	158923304002	R084463	BOYD SUBDIVISION EXEMPTION	\$ 258,000	8/3/18	6	1.340	\$ 345,745	7.55	\$45,812.20
TOTALS / AVERAGES				\$ 8,236,500				\$ 9,724,463	444.38	\$21,883.12

All comparable sales were vetted by Grand County staff and an average value per acre of raw land of **\$21,883.12** was obtained.

Developed Land Costs – The current methodology uses a raw land value only. Some fee assessments have been based on individual residential lot value. The goal of creating a single developed land cost plus raw land based on larger acreage samples is to create a consistent valuation/cost framework for all areas. Further, the larger samples used for raw land value (over five acres) are more consistent with the size of most school sites than an individual residential house lot (one acre or less).

During the past twenty years, school districts have increasingly begun to be challenged by the costs to provide “shovel ready” school sites for bond-funded school projects. In general, school construction costs have increased by double-digit inflation rates with current school construction costs exceeding \$700 per square foot... School sites that begin as pastures or vacant, undeveloped parcels must have streets, water lines, sewer lines, storm sewers, electrical, gas and broadband before schools can be activated... It is estimated that each acre of land carries a rough infrastructure cost of **\$126,804** to be made viable for an institutional building. Cost data

Western Demographics, Inc.

5

March 14, 2025

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was extracted from RS Means cost estimation manuals for institutional construction and compared to recent experience with local projects including Greeley's Tinton K-8 Academy and Johnstown's Roosevelt High School and ElWell Elementary School. RS Means is the primary cost estimation source used in the construction industry.

Figure 6 – Developed Site Costs Applied to Elem., Middle & High School Acreage

Utility Service Provider	LF / per Price from RS Means inflated to 2022 using ENR Inflation Factors	Elementary School (10 Acres)				Middle School / Pk8 (25 Acres)				High School (50 Acres)							
		.5 mile service	Road / utilities to 2 side of 10 acre site	Total LF of Infrastructure	Cost for Infrastructure	.5 mile service	Road / utilities to 2 side of 25 acre site	Total LF of Infrastructure	Cost for Infrastructure	.5 mile service	Road / utilities to 4 side of 50 acre site	Total LF of Infrastructure	Cost for Infrastructure				
Electrical	\$ 35.00	2,140	1,320	3,460	\$ 51,900	2,140	3,132	5,272	\$ 79,080	2,140	5,904	8,044	\$ 120,660				
Gas	\$ 20.00	2,140	1,320	3,460	\$ 69,200	2,140	3,132	5,272	\$ 105,440	2,140	5,904	8,044	\$ 160,880				
Telephone / Data	\$ 10.00	2,140	1,320	3,460	\$ 34,600	2,140	3,132	5,272	\$ 52,720	2,140	5,904	8,044	\$ 80,440				
Water	\$ 45.00	2,140	1,320	3,460	\$ 155,700	2,140	3,132	5,272	\$ 237,240	2,140	5,904	8,044	\$ 361,980				
Sewer	\$ 40.00	2,140	1,320	3,460	\$ 138,400	2,140	3,132	5,272	\$ 210,880	2,140	5,904	8,044	\$ 321,760				
Stormwater	\$ 50.00	2,140	1,320	3,460	\$ 173,000	2,140	3,132	5,272	\$ 263,600	2,140	5,904	8,044	\$ 402,200				
Roads	\$ 350.00	2,140	1,320	3,460	\$ 1,211,000	2,140	3,132	5,272	\$ 1,845,200	2,140	5,904	8,044	\$ 2,815,600				
Cost per LF for Infrastructure	\$ 530.00	2,140	1,320	3,460	\$ 1,833,800	2,140	3,132	5,272	\$ 2,794,160	2,140	5,904	8,044	\$ 4,263,320				
Average Cost/Acre for \$		126,804				183,380				111,766				85,266			

Developed Land Cost – The raw land cost of \$21,883.12 is added to the Developed land increment of \$126,804 to obtain a combined value of developed land of **\$148,687**.

Sample Fee Values from Colorado Districts – 2022 Data – Figure 7 shows Front Range school fee amounts. The average single-family fee per unit is \$2,129.

Figure 7 - Land Dedication and Land Dedication Values from Sample Colorado Districts

District	ES Size	MS Size	HS Size	ES Acres	MS Acres	HS Acres	ES Yield	MS Yield	HS Yield	Tot Yield	Raw Land Cost	Dev Land Cost	SFD Fee
Adams 12 (Thornton)	650	1250	2000	10.00	20	60						\$130,649	\$1,620
Aurora	644	1000	1800	11.00	25	58	0.340	0.160	0.200	0.700		\$166,366	\$2,720
Eaton RE2	600	675	900	10.00	25	50	0.260	0.120	0.140	0.520	\$48,000	\$136,076	\$2,253
Greeley-Evans 6	700	900	1800	15.50	27.5	46	0.330	0.130	0.180	0.640	\$69,237	\$157,312	\$2,498
Keenesburg RE3J	525	900	1200	10.00	25	55	0.320	0.140	0.160	0.620	\$40,977	\$129,053	\$2,235
Platte Valley RE7	500	750	1200	10.00	20	30	0.250	0.130	0.170	0.550	\$47,433	\$135,509	\$1,723
Poudre	525	750	1800	15.00	30	80	0.350	0.100	0.090	0.540		\$95,000	\$1,710
St. Vrain (Longmont)	525	750	1200	10.00	25	50	Varies by Community					\$100,092	\$1,489
Windsor RE4	600	900	1200	10.00	25	50	0.330	0.160	0.210	0.700		\$156,000	\$2,916
Averages	585	875	1456	11.28	24.7	53.2	0.311	0.134	0.164	0.610	\$51,412	\$134,006	\$2,129

When to Collect Fee-in-Lieu vs. Land Dedication - Most land developments are smaller than the total number of lots needed to justify an entire school site or a meaningful partial site. In those cases, school districts request the fee necessary to assemble resources to purchase an adequately sized site to serve students produced by the development combined with other developments or existing housing in the area.

Land Dedication Calculations – Fee Calculations – The following Figures 8 – 14 show the detailed calculations for fee-in-lieu for each community along with unincorporated Grand County and the average for the entire district. Since most districts the size of EGSD use fees instead of land dedication, the fees are presented first. Dedication acreages will follow the fee tables.

Figure 8 – Fee-in-Lieu Calculations – Town of Frasier

East Grand School District - Fee-In_Lieu of Land Dedication - Calculations Frasier - Western Demographics, Inc. - 3/14/25				
Cost Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.10	0.05	0.07	0.22
A3 - Site Acreage by Level	13.0	23.0	34.0	
A4 - Developed Land Cost	\$148,687	\$148,687	\$148,687	
A5 - Cost Per Unit by Level - SFD	\$ 644.31	\$ 569.97	\$ 884.69	\$ 2,098.97
B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit	0.05	0.02	0.03	0.10
B5 - Cost Per Unit by Level - TH/Duplex	\$ 322.16	\$ 227.99	\$ 379.15	\$ 929.29
C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit	0.10	0.05	0.06	0.21
C5 - Cost Per Unit by Level - Mobile / Modular	\$ 644.31	\$ 569.97	\$ 758.30	\$ 1,972.58
G2 - East Grand SD Student Yield Per Apartment Unit	0.02	0.01	0.02	0.05
G5 - Cost Per Unit by Level - APT	\$ 128.86	\$ 113.99	\$ 252.77	\$ 495.62
Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation				\$21,883
Total Cost - Basic Infrastructure				\$126,804
Developed Land Cost Including Basic Infrastructure				\$148,687

Figure 9 - Fee-in-Lieu Calculations – Town of Granby

East Grand School District - Fee-In_Lieu of Land Dedication - Calculations Granby - Western Demographics, Inc. - 3/14/25				
Cost Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.13	0.07	0.09	0.29
A3 - Site Acreage by Level	13.0	23.0	34.0	
A4 - Developed Land Cost	\$148,687	\$148,687	\$148,687	
A5 - Cost Per Unit by Level - SFD	\$ 837.60	\$ 797.95	\$ 1,137.46	\$ 2,773.01
B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit	0.07	0.03	0.04	0.14
B5 - Cost Per Unit by Level - TH/Duplex	\$ 451.02	\$ 341.98	\$ 505.54	\$ 1,298.53
C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit	0.24	0.12	0.16	0.52
C5 - Cost Per Unit by Level - Mobile / Modular	\$ 1,546.35	\$ 1,367.92	\$ 2,022.14	\$ 4,936.41
G2 - East Grand SD Student Yield Per Apartment Unit	0.03	0.02	0.02	0.07
G5 - Cost Per Unit by Level - APT	\$ 193.29	\$ 227.99	\$ 252.77	\$ 674.05
Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation				\$21,883
Total Cost - Basic Infrastructure				\$126,804
Developed Land Cost Including Basic Infrastructure				\$148,687

Figure 10 - Fee-in-Lieu Calculations – Grand Lake Area

East Grand School District - Fee-In_Lieu of Land Dedication - Calculations Grand Lake - Western Demographics, Inc. - 3/14/25				
Cost Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.03	0.01	0.02	0.06
A3 - Site Acreage by Level	13.0	23.0	34.0	
A4 - Developed Land Cost	\$148,687	\$148,687	\$148,687	
A5 - Cost Per Unit by Level - SFD	\$ 193.29	\$ 113.99	\$ 252.77	\$ 560.05
B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit	0.02	0.01	0.01	0.04
B5 - Cost Per Unit by Level - TH/Duplex	\$ 128.86	\$ 113.99	\$ 126.38	\$ 369.24
C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit	0.03	0.01	0.02	0.06
C5 - Cost Per Unit by Level - Mobile / Modular	\$ 193.29	\$ 113.99	\$ 252.77	\$ 560.05
G2 - East Grand SD Student Yield Per Apartment Unit	0.02	0.01	0.01	0.04
G5 - Cost Per Unit by Level - APT	\$ 128.86	\$ 113.99	\$ 126.38	\$ 369.24
Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation				\$21,883
Total Cost - Basic Infrastructure				\$126,804
Developed Land Cost Including Basic Infrastructure				\$148,687

Figure 11 - Fee-in-Lieu Calculations – Town of Hot Sulphur Springs

East Grand School District - Fee-In_Lieu of Land Dedication - Calculations Hot Sulphur Springs - Western Demographics, Inc. - 3/14/25				
Cost Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.14	0.07	0.09	0.30
A3 - Site Acreage by Level	13.0	23.0	34.0	
A4 - Developed Land Cost	\$148,687	\$148,687	\$148,687	
A5 - Cost Per Unit by Level - SFD	\$ 902.04	\$ 797.95	\$ 1,137.46	\$ 2,837.45
B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit	0.07	0.04	0.05	0.16
B5 - Cost Per Unit by Level - TH/Duplex	\$ 451.02	\$ 455.97	\$ 631.92	\$ 1,538.91
C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit	0.18	0.09	0.12	0.39
C5 - Cost Per Unit by Level - Mobile / Modular	\$ 1,159.76	\$ 1,025.94	\$ 1,516.61	\$ 3,702.31
G2 - East Grand SD Student Yield Per Apartment Unit	0.04	0.02	0.02	0.08
G5 - Cost Per Unit by Level - APT	\$ 257.72	\$ 227.99	\$ 252.77	\$ 738.48
Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation				\$21,883
Total Cost - Basic Infrastructure				\$126,804
Developed Land Cost Including Basic Infrastructure				\$148,687

Figure 12 - Fee-in-Lieu Calculations – Tabernash Area

East Grand School District - Fee-In_Lieu of Land Dedication - Calculations Tabernash - Western Demographics, Inc. - 3/14/25				
Cost Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.06	0.03	0.04	0.13
A3 - Site Acreage by Level	13.0	23.0	34.0	
A4 - Developed Land Cost	\$148,687	\$148,687	\$148,687	
A5 - Cost Per Unit by Level - SFD	\$ 386.59	\$ 341.98	\$ 505.54	\$ 1,234.10
B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit	0.06	0.03	0.04	0.13
B5 - Cost Per Unit by Level - TH/Duplex	\$ 386.59	\$ 341.98	\$ 505.54	\$ 1,234.10
C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit	0.06	0.03	0.04	0.13
C5 - Cost Per Unit by Level - Mobile / Modular	\$ 386.59	\$ 341.98	\$ 505.54	\$ 1,234.10
G2 - East Grand SD Student Yield Per Apartment Unit	0.03	0.02	0.02	0.07
G5 - Cost Per Unit by Level - APT	\$ 193.29	\$ 227.99	\$ 252.77	\$ 674.05
Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation				\$21,883
Total Cost - Basic Infrastructure				\$126,804
Developed Land Cost Including Basic Infrastructure				\$148,687

Figure 13 - Fee-in-Lieu Calculations – Town of Winter Park

East Grand School District - Fee-In_Lieu of Land Dedication - Calculations Winter Park - Western Demographics, Inc. - 3/14/25				
Cost Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.06	0.03	0.04	0.13
A3 - Site Acreage by Level	13.0	23.0	34.0	
A4 - Developed Land Cost	\$148,687	\$148,687	\$148,687	
A5 - Cost Per Unit by Level - SFD	\$ 386.59	\$ 341.98	\$ 505.54	\$ 1,234.10
B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit	0.02	0.01	0.01	0.04
B5 - Cost Per Unit by Level - TH/Duplex	\$ 128.86	\$ 113.99	\$ 126.38	\$ 369.24
C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit	0.04	0.02	0.02	0.08
C5 - Cost Per Unit by Level - Mobile / Modular	\$ 257.72	\$ 227.99	\$ 252.77	\$ 738.48
G2 - East Grand SD Student Yield Per Apartment Unit	0.02	0.01	0.01	0.04
G5 - Cost Per Unit by Level - APT	\$ 128.86	\$ 113.99	\$ 126.38	\$ 369.24
Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation				\$21,883
Total Cost - Basic Infrastructure				\$126,804
Developed Land Cost Including Basic Infrastructure				\$148,687

Figure 14 - Fee-in-Lieu Calculations – Unincorporated Grand County (EGSD Component)

East Grand School District - Fee-In_Lieu of Land Dedication - Calculations Unincorporated Grand County - Western Demographics, Inc. - 3/14/25				
Cost Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.04	0.02	0.03	0.09
A3 - Site Acreage by Level	13.0	23.0	34.0	
A4 - Developed Land Cost	\$148,687	\$148,687	\$148,687	
A5 - Cost Per Unit by Level - SFD	\$ 257.72	\$ 227.99	\$ 379.15	\$ 864.86
B2 - East Grand SD Student Yield Per Townhome/Duplex Dwelling Unit	0.02	0.01	0.01	0.04
B5 - Cost Per Unit by Level - TH/Duplex	\$ 128.86	\$ 113.99	\$ 126.38	\$ 369.24
C2 - East Grand SD Student Yield Per Modular / Mobile Dwelling Unit	0.10	0.05	0.07	0.22
C5 - Cost Per Unit by Level - Mobile / Modular	\$ 644.31	\$ 569.97	\$ 884.69	\$ 2,098.97
G2 - East Grand SD Student Yield Per Apartment Unit	0.02	0.01	0.01	0.04
G5 - Cost Per Unit by Level - APT	\$ 128.86	\$ 113.99	\$ 126.38	\$ 369.24
Raw Land Cost / Acre Based on Recent Sales - With Annual Inflation				\$21,883
Total Cost - Basic Infrastructure				\$126,804
Developed Land Cost Including Basic Infrastructure				\$148,687

Land Dedication Calculations – Acreage Calculations – When developments are large, the district would be able to accept school land instead of fee if that were deemed best. Figures 15 - 21 define the acreage values for each community.

Figure 15 - Land Dedication Calculations – Town of Frasier

East Grand School District - Land Dedication Acreages Per Unit - Frasier
Western Demographics, Inc. - 3/14/25

Calculation Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.10	0.05	0.07	0.22
A3 - Site Acreage by Level	13.0	23.0	34.0	
A6 - Acreage Per Unit by Level - SFD	0.0043	0.0038	0.0060	0.0141
B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit	0.05	0.02	0.03	0.10
B6 - Acreage Per Unit by Level - TH/Duplex	0.0022	0.0015	0.0026	0.0063
C2 - East Grand SD Student Yield Per Modular / Mobile Unit	0.10	0.05	0.06	0.21
C6 - Acreage Per Unit by Level - Modular / Mobile	0.0043	0.0038	0.0051	0.0133
G2 - East Grand SD Student Yield Per Apartment Unit	0.02	0.01	0.02	0.05
G6 - Acreage Per Unit by Level - APT	0.0009	0.0008	0.0017	0.0033

Figure 16 - Land Dedication Calculations – Town of Granby

East Grand School District - Land Dedication Acreages Per Unit - Granby
Western Demographics, Inc. - 3/14/25

Calculation Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.13	0.07	0.09	0.29
A3 - Site Acreage by Level	13.0	23.0	34.0	
A6 - Acreage Per Unit by Level - SFD	0.0056	0.0054	0.0077	0.0187
B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit	0.07	0.03	0.04	0.14
B6 - Acreage Per Unit by Level - TH/Duplex	0.0030	0.0023	0.0034	0.0087
C2 - East Grand SD Student Yield Per Modular / Mobile Unit	0.24	0.12	0.16	0.52
C6 - Acreage Per Unit by Level - Modular / Mobile	0.0104	0.0092	0.0136	0.0332
G2 - East Grand SD Student Yield Per Apartment Unit	0.03	0.02	0.02	0.07
G6 - Acreage Per Unit by Level - APT	0.0013	0.0015	0.0017	0.0045

Figure 17 - Land Dedication Calculations – Grand Lake Area

**East Grand School District - Land Dedication Acreages Per Unit - Grand Lake
Western Demographics, Inc. - 3/14/25**

Calculation Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.03	0.01	0.02	0.06
A3 - Site Acreage by Level	13.0	23.0	34.0	
A6 - Acreage Per Unit by Level - SFD	0.0013	0.0008	0.0017	0.0038
B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit	0.02	0.01	0.01	0.04
B6 - Acreage Per Unit by Level - TH/Duplex	0.0009	0.0008	0.0009	0.0025
C2 - East Grand SD Student Yield Per Modular / Mobile Unit	0.03	0.01	0.02	0.06
C6 - Acreage Per Unit by Level - Modular / Mobile	0.0013	0.0008	0.0017	0.0038
G2 - East Grand SD Student Yield Per Apartment Unit	0.02	0.01	0.01	0.04
G6 - Acreage Per Unit by Level - APT	0.0009	0.0008	0.0009	0.0025

Figure 18 - Land Dedication Calculations – Hot Sulphur Springs

**East Grand School District - Land Dedication Acreages Per Unit - Hot Sulphur Springs
Western Demographics, Inc. - 3/14/25**

Calculation Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.14	0.07	0.09	0.30
A3 - Site Acreage by Level	13.0	23.0	34.0	
A6 - Acreage Per Unit by Level - SFD	0.0061	0.0054	0.0077	0.0191
B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit	0.07	0.04	0.05	0.16
B6 - Acreage Per Unit by Level - TH/Duplex	0.0030	0.0031	0.0043	0.0104
C2 - East Grand SD Student Yield Per Modular / Mobile Unit	0.18	0.09	0.12	0.39
C6 - Acreage Per Unit by Level - Modular / Mobile	0.0078	0.0069	0.0102	0.0249
G2 - East Grand SD Student Yield Per Apartment Unit	0.04	0.02	0.02	0.08
G6 - Acreage Per Unit by Level - APT	0.0016	0.0014	0.0021	0.0051

Figure 19 - Land Dedication Calculations – Tabernash Area

**East Grand School District - Land Dedication Acreages Per Unit - Tabernash
Western Demographics, Inc. - 3/14/25**

Calculation Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.06	0.03	0.04	0.13
A3 - Site Acreage by Level	13.0	23.0	34.0	
A6 - Acreage Per Unit by Level - SFD	0.0026	0.0023	0.0034	0.0083
B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit	0.06	0.03	0.04	0.13
B6 - Acreage Per Unit by Level - TH/Duplex	0.0026	0.0023	0.0034	0.0083
C2 - East Grand SD Student Yield Per Modular / Mobile Unit	0.06	0.03	0.04	0.13
C6 - Acreage Per Unit by Level - Modular / Mobile	0.0026	0.0023	0.0034	0.0083
G2 - East Grand SD Student Yield Per Apartment Unit	0.03	0.02	0.02	0.07
G6 - Acreage Per Unit by Level - APT	0.0013	0.0015	0.0017	0.0045

Figure 20 - Land Dedication Calculations – Town of Winter Park

**East Grand School District - Land Dedication Acreages Per Unit - Winter Park
Western Demographics, Inc. - 3/14/25**

Calculation Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.06	0.03	0.04	0.13
A3 - Site Acreage by Level	13.0	23.0	34.0	
A6 - Acreage Per Unit by Level - SFD	0.0026	0.0023	0.0034	0.0083
B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit	0.02	0.01	0.01	0.04
B6 - Acreage Per Unit by Level - TH/Duplex	0.0009	0.0008	0.0009	0.0025
C2 - East Grand SD Student Yield Per Modular / Mobile Unit	0.04	0.02	0.02	0.08
C6 - Acreage Per Unit by Level - Modular / Mobile	0.0017	0.0015	0.0017	0.0050
G2 - East Grand SD Student Yield Per Apartment Unit	0.02	0.01	0.01	0.04
G6 - Acreage Per Unit by Level - APT	0.0009	0.0008	0.0009	0.0025

Figure 21 - Land Dedication – Unincorporated Grand County (EGSD Component)

**East Grand School District - Land Dedication Acreages - Unincorporated Grand County
Western Demographics, Inc. - 3/14/25**

Calculation Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	300	300	400	
A2 - East Grand SD Student Yield Per SFD Dwelling Unit	0.04	0.02	0.03	0.09
A3 - Site Acreage by Level	13.0	23.0	34.0	
A6 - Acreage Per Unit by Level - SFD	0.0017	0.0015	0.0026	0.0058
B2 - East Grand SD Student Yield Per TH/Duplex Dwelling Unit	0.02	0.01	0.01	0.04
B6 - Acreage Per Unit by Level - TH/Duplex	0.0009	0.0008	0.0009	0.0025
C2 - East Grand SD Student Yield Per Modular / Mobile Unit	0.10	0.05	0.07	0.22
C6 - Acreage Per Unit by Level - Modular / Mobile	0.0043	0.0038	0.0060	0.0141
G2 - East Grand SD Student Yield Per Apartment Unit	0.02	0.01	0.01	0.04
G6 - Acreage Per Unit by Level - APT	0.0009	0.0008	0.0009	0.0025

Summary – The methodology presented in this report would result in the EGSD having a land dedication / fee-in-lieu of dedication system that would be consistent with other Colorado districts. The proposed methodology uses developed land values, localized student yield values and differentiates fees by community and dwelling type based on student yield. The definitions for dwelling types are consistent with current municipal practice. All jurisdictions are represented along with well-known areas that are represented by Census Designated Places along with fees for the EGSD portion of unincorporated Grand County.

Figure 22 – ECSD - Summary of Proposed Land Dedication and Land Dedication Values

Jurisdiction	SFD	SFA	Use Lower of SFD and MH for MH	APT	MH
Fraser	\$ 2,098.97	\$ 929.29	\$ 1,972.58	\$ 495.62	\$ 1,972.58
Granby	\$ 2,773.01	\$ 1,298.53	\$ 2,773.01	\$ 674.05	\$ 4,936.41
Grand Lake	\$ 560.05	\$ 369.24	\$ 560.05	\$ 369.24	\$ 560.05
Hot Sulphur Springs	\$ 2,837.45	\$ 1,538.91	\$ 2,837.45	\$ 738.48	\$ 3,702.31
Tabernash CDP	\$ 1,234.10	\$ 1,234.10	\$ 1,234.10	\$ 674.05	\$ 1,234.10
Winter Park	\$ 1,234.10	\$ 369.24	\$ 738.48	\$ 369.24	\$ 738.48
Unincorporated Grand Co.	\$ 864.86	\$ 369.24	\$ 864.86	\$ 369.24	\$ 2,098.97

Jurisdiction	SFD	SFA	Use Lower of SFD and MH for MH	APT	MH
Fraser	0.0141	0.0063	0.0133	0.0033	0.0133
Granby	0.0187	0.0087	0.0187	0.0045	0.0332
Grand Lake	0.0038	0.0025	0.0038	0.0025	0.0038
Hot Sulphur Springs	0.0191	0.0104	0.0191	0.0051	0.0249
Tabernash CDP	0.0083	0.0083	0.0083	0.0045	0.0083
Winter Park	0.0083	0.0025	0.0050	0.0025	0.0050
Unincorporated Grand Co.	0.0058	0.0025	0.0058	0.0025	0.0141



TOWN OF WINTER PARK

RESOLUTION NO. 2286
SERIES OF 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINTER PARK APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH EAST GRAND SCHOOL DISTRICT REGARDING LAND AND FUNDING FOR SCHOOLS

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Winter Park, Colorado, as follows:

Section 1. The Town Council hereby approves the Intergovernmental Agreement Concerning Land Dedications or Payments In-Lieu for School Purposes in substantially the form attached hereto and authorizes the Mayor to execute the same on behalf of the Town.

PASSED, ADOPTED AND APPROVED this 2nd day of December, 2025.

TOWN OF WINTER PARK



Nick Kutumbos, Mayor

ATTEST:



Danielle Jardee, Town Clerk

**INTERGOVERNMENTAL AGREEMENT
CONCERNING LAND DEDICATIONS OR
PAYMENTS IN-LIEU FOR SCHOOL PURPOSES**

THIS INTERGOVERNMENTAL AGREEMENT CONCERNING LAND DEDICATIONS OR PAYMENTS IN LIEU FOR SCHOOL PURPOSES (“Agreement”) is entered into by and between the Town of Winter Park, Colorado, a home rule municipality (“Town”), and East Grand School District No. 2, a political subdivision of the State of Colorado (“School District”), to be effective as of the 1st day of January 2026 (“Effective Date”).

RECITALS

A. Local governments are encouraged and authorized to cooperate or contract with other units of government, pursuant to C.R.S. § 29-20-105, for the purpose of planning or regulating the development of land within both jurisdictions, including, but not limited to, the joint exercise of planning, zoning, subdivision, building and related regulations.

B. Pursuant to Colorado Constitution, Article XX, Section 6, the Town’s Home Rule Charter, and Sections 31-23-301 and -303, C.R.S., the Town is furthermore authorized to regulate and restrict the density of population of the Town for the purpose of promoting health, safety, morals, and general welfare of the community; and to adopt regulations in accordance with the comprehensive plan to facilitate the adequate provision of schools.

C. Section 22-54-102(4)(a), C.R.S., authorizes local governments to cooperate with school districts through intergovernmental agreements to fund, construct, maintain, or manage capital construction projects, provided that funding is provided by a source of local government revenue that is otherwise authorized by law.

D. Growth in residential land development necessitates the building of additional public school facilities and making improvements to existing school facilities in order to accommodate the corresponding increases in the student population. The dedication and conveyance of land for public school sites or payments in lieu thereof (hereinafter referred to as “in-lieu payments”) (land dedication or in-lieu payments are sometimes hereinafter collectively referred to as “Fair Contribution for Public School Sites”) will help to meet such demand.

E. In order to provide adequate public school facilities to serve new residential land developments, it is appropriate that the School District and Town cooperate in the negotiation process between the Town and developers seeking annexation or subdivision of land that is annexed or developed after the Effective Date regarding Fair Contribution for Public School Sites.

F. Requiring Fair Contribution for Public School Sites implements the Town’s goals and policies to provide for public improvements in a manner appropriate for a modern, efficiently functioning Town, and to ensure that new development does not negatively impact the provision of municipal services.

G. There is an essential nexus between the need for the Fair Contribution for Public School Sites and the legitimate local governmental interest of promoting and preserving the public health, safety, and welfare of the citizens of the Town and the School District.

H. It is a reasonable exercise of the power of the Town to require Fair Contribution for Public School Sites so that new residential developments bear a proportionate share of the cost of public school site acquisitions that are necessary to provide educational opportunities for the estimated new students generated by new residential developments.

I. The Town and School District, upon consideration of the effect of residential land development on the ability of the School District to provide public school facilities in the Town, agree that it is in the best interests of the citizens of the Town to enter into an intergovernmental agreement for the purposes of providing for the Fair Contribution for Public School Sites, as provided for in this Agreement.

J. The Town and School District desire to hereby define the rights and obligations of each entity with respect to the planning, collection, and use of Fair Contribution for Public School Sites.

AGREEMENT

NOW THEREFORE, in consideration of the objectives and policies expressed in the Recitals to this Agreement and the mutual promises contained in this Agreement, the Town and School District agree as follows:

1. Definitions. Capitalized terms used herein and not otherwise defined have the meanings specified below:

1.1 "Apartment" means a multi-family building containing five (5) or more dwelling units, excluding a townhouse, with each unit having an entrance to a hallway, stairway, or balcony in common with a minimum of one (1) other dwelling unit.

1.2 "Developer" means the legal owner or owners of a any land included in a proposed development, or the holder of an option or contract to purchase, or any person having the authority to submit an application for approval of a subdivision under the Town's land use code.

1.2 "Dwelling unit" means one (1) or more rooms in a dwelling designed for occupancy by one (1) family for living purposes and having not more than one (1) kitchen. For purpose of this Agreement, Dwelling Units are categorized as Single Family Detached, Single Family Attached; and Multi-family.

1.3 "Land Development Project" or "Project" means any proposed annexation, subdivision approval or any subsequent amendment to a previously approved development proposal that will result in new or additional Dwelling Units or a population density or population greater than that contemplated by the previously approved development proposal.

1.4 "Methodology" means the formulas, based upon the School Planning Standards (defined in Section 1.8 below), for calculating the Fair Contribution for Public School Sites, as set forth in Exhibit B, attached hereto and incorporated herein.

1.5 “Mobile Home” means any Dwelling Unit prefabricated in a factory and transported to and placed on a site for residential occupancy.

1.6 “Multi-family dwelling” (also referred to as “apartments” in this Agreement) means a building or portion thereof, including condominiums, designed for or occupied by three (3) or more families living independently of each other, with varying arrangements of entrances and party walls. Multi-family dwelling does not include townhouses, boarding houses, dormitories, fraternities, sororities, bed and breakfast establishments, single-family attached dwellings, single-family detached dwellings, or hotels and motels.

1.7 “School Facility” means any building, structure or appurtenant facility, whether combined in a single structure or separate structures, that is required in the judgment of the School District Board of Education for the provision of K-12 educational services within the School District, including, without limitation, any classroom building, administrative office building, transportation center, athletic field and/or structure, stadium, indoor pool, maintenance building, teacherage and other employee housing and/or training facility.

1.8 “School Planning Standards” means the adopted School District planning standards set forth in Exhibit A, which establish school facility enrollment capacities, School Site Acreage Requirements, student yields per category of Dwelling Unit for each of the three school levels (elementary, middle and secondary or high), and the estimated fair market value of real property that is located within the boundaries of both the Town and the School District.

1.9 “School Site” means a tract or parcel of land dedicated by express language in the final plat of a Project for the construction or expansion of School Facilities.

1.10 “School Site Acreage Requirements” means the minimum acreage needed for each School Site for each of the three separate school levels. The School Site Acreage Requirements are set forth in Exhibit A.

1.11 “Single family attached dwelling” means two (2) or more single-family dwelling units, each with its own outside entrance and individual lot, which are joined together by a common or party wall which is shared by two (2) or more individual dwelling units along the lot line and includes townhomes.

1.12 “Single family detached dwelling” means a detached building designed exclusively for occupancy by one (1) family.

1.13 “Town Code” means the Winter Park Town Code, including, without limitation, its Unified Development Code (“UDC”), as amended.

2. School Site Coordination and Development Referrals

2.1 The Town shall refer to the School District all Land Development Project petitions or applications that require a public hearing before the Planning Commission and/or the Town Council for the School District’s review and comment concerning the adequacy of School Sites

and School Facilities to provide adequate educational opportunities for students in response to the Land Development Project. The School District shall make the determination, as further specified hereinbelow in Section 4, concerning the effect a Land Development Project will have on the School District's ability to provide adequate School Sites and School Facilities based on the Methodology in effect at the time the Developer's proposal is submitted by the Town to the School District for its review and, to the extent permitted by law, the Town shall implement said determination consistent with this Agreement and the Town Code and regulations then in effect. Town staff shall invite School District representatives to its Design Review Committee meetings when Developers are proposing residential development with specific densities and types of units.

2.1 If a non-residential Land Development Project application is filed with the Town but that, in the opinion of the Town, may influence or affect property owned by or activities of the School District, the Town shall also refer information pertaining to said application to the School District for review and comment in accordance with the procedures contemplated herein.

2.3 The School District agrees to promptly review the referred Land Development Project petition or application and promptly submit its comments, recommendations, and requests to the Town by the deadline stated in any cover letter or referral letter accompanying the petition or application from the Town to the School District. Failure to timely respond may be deemed by the Town as a response from the School District of "no comment" concerning the referred petition or application if the Town has evidence of notification provided to the School District regarding the Land Development Project petition.

3. Methodology

3.1 The Town agrees to require Fair Contribution for Public School Site as a precondition to final approval of the lawfully authorized Dwelling Units not otherwise exempted under Section 6 below or the Town Code as proposed in the Land Development Project.

3.2 For purposes of this Agreement, the parties have adopted the Methodology to determine Fair Contribution for Public School Sites for each of the three categories of Dwelling Units (Single Family Detached (SFD), Single Family Attached (SFA), mobile or modular construction (MH) and Multi-family or Apartment (APT)) sufficient to provide adequate educational opportunities to new residential developments. The parties agree that the Methodology, attached and incorporated herein as Exhibit B, and as may be amended from time to time and made applicable to the parties by amendment to this Agreement, has been developed in a manner so as to fairly apportion the cost of acquiring School Sites made necessary by a Land Development Project and to ensure that any in-lieu payments will be used as provided in Section 5 below.

3.3 Unless and until modified by the parties, the Methodology and its supplementary background materials shall include, but not be limited to, the following factors:

3.3.1 School Planning Standards adopted by the School District;

3.3.2 The capacity demand of each category of School Facility resulting from each category of Dwelling Unit;

3.3.3 The means for determining the per-acre fair market value of real property that is located within the boundaries of both the Town and the School District; and

3.3.4 The procedure for calculating the Fair Contribution for Public School Site sufficient to provide educational opportunities for students in response to the proposed Land Development Project or the combination of land dedication and conveyance and in-lieu payments, required per Dwelling Unit.

3.4 The Town and School District agree that the Methodology and School Planning Standards shall be reviewed every four (4) years or earlier upon the request of either party due to a change in the standards and conditions within the School District. The Methodology and School Planning Standards may be revised to reflect the current standards and conditions within the School District and may be made applicable to the parties by amendment to this Agreement. The exhibit adopted pursuant to the provisions of this Agreement shall be updated by amendment to this Agreement at such time to reflect changes agreed upon by the parties. The School District shall furnish a copy of any updated School Planning Standards it develops to the Town prior to adoption by the School District.

3.5 It is the intent of the parties that the Methodology and any amendment thereto, and application of the Methodology, shall be in conformity with the requirements of Section 29-20-203, C.R.S.

4. Determination of Land Dedication or In-Lieu Payment Requirements

4.1 As a condition of approval of any Land Development Project, the Developer's Land Development Project application or petition shall dedicate and provide for the conveyance of land for a School Site to the School District or, in the event the proposed dedication of land is inconsistent with the needs of the School District, the Town's comprehensive plan or the School Site Acreage Requirements as determined by the Superintendent or designee or that the parties agree is not otherwise in the best interests of the School District, the School District may require a payment in lieu of land dedication or a combination of land dedication and an in-lieu payment.

4.2 The manner and amount of either type of land dedication or in-lieu payment thereof shall be based on the application of the School Planning Standards and Methodology in effect at the time the Developer applies for any Land Development Project. Nothing provided herein shall preclude the School District and any Developer from mutually agreeing to resolve the issue of Fair Contribution for Public School Sites in a manner other than as stated above.

4.3 If land is to be dedicated to the School District as part of the approval of any Land Development Project, the Town agrees before recording of the final plat for the Land Development Project, or any portion of it, to require proof that the dedication and conveyance or appropriate reservation of land for future dedication to the School District in accordance with Section 4.5, has been made to the School District in accordance with the following requirements:

4.3.1 The Developer has conveyed or agreed to convey to the School District by general warranty deed, title to the land slated for dedication, which title is to be free and clear of all items, encumbrances, and exceptions (except those approved in writing by the School District), including, without limitation, real property taxes, which will be prorated to the date of conveyance

or dedication provided, however, if the Developer holds title to the land to be conveyed as a school site by special warranty deed, then conveyance to the School District shall be by special warranty deed. Dedication and conveyance shall occur no later than, or contemporaneously with, the recording of the final plat for the subdivision. If requested by the School District, the Developer shall also enter into a contract with the School District for the sale of real property, which contract shall require the Developer to provide title insurance for the property; a land survey plat of the property; representations and warranties concerning hazardous materials on the property; and contain any other terms agreed upon between the School District and the Developer dedicating and conveying the property.

4.3.2 At the time of dedication or conveyance, the Developer shall provide a title insurance commitment and policy in an amount equal to the fair market value of the dedicated property.

4.3.3 At the appropriate time, not later than issuance of the first residential building permit for the Land Development Project, the Developer shall either provide or pay the costs associated with ensuring that the School Site has direct access to a publicly dedicated street improved to Town standards, utilities (including water, sewer, storm sewer, electric, natural gas and telecommunications) stubbed to the School Site, and overlot grading of the School Site, which shall include mass grading but not final/fine grading; all of which costs have been considered and included in the determination of the Developed Land Value in accordance with Exhibit A for those Developers who make in-lieu payments.

4.3.4 The School District shall at no expense to the Town maintain all lands dedicated to the School District, including without limitation mowing in conformance with Town ordinances and regulations. Notwithstanding the foregoing, the School District and the Town may by separate joint use agreement mutually agree to allow for the development and use of the dedication land for park or recreational uses by the Town until commencement of construction of improvements on said land.

4.4 If land is to be reserved for future dedication to the School District as part of the approval of any Land Development Project, the Town shall thereafter accept the final plat for the Land Development Project, or any portion of it, for recording only if such plat shows the reservation of such land for such future dedication to the School District. Dedication of the reserved site shall occur no later than the date of final approval of the Land Development Project that includes the reserved site. The School District shall promptly certify to the Town in writing that the dedication has been made. In the event a final plat is approved without dedication of land, any future filings within the Project may be withheld until the dedication is complete. In the event that the School District determines, in its sole discretion, that the dedication of a reserved site is necessary prior to the issuance of any building permit for the Project within which such site is located, the School District shall so notify the person(s) shown by the records of the Grand County Assessor as being the then-current owner(s) of such site. Said notice shall be sent by certified mail, return receipt requested. Within sixty (60) days of the mailing of said notice, the reserved property that is the subject of the mailing shall be dedicated to the School District by the owner(s) thereof, as a condition of the Town's final approval of the Land Development Project.

4.5 Nothing contained in this Agreement shall preclude the School District from commenting to the Town upon the adequacy of School Sites or School Facilities, necessary in its judgment, to serve the Land Development Project.

5. Collection, Deposit and Expenditure of In-Lieu Payments

5.1 If the Fair Contribution for Public School Sites includes payment in lieu of dedication of land, then the Developer shall make in-lieu payments to the School District calculated in accordance with the then current Methodology for each Dwelling Unit prior to approval and recording of the final plat for the Land Development Project or, in the case of condominiums, prior to the issuance of a certificate of occupancy for each unit. Promptly upon receipt and before approval and recording of the final plat, the School District will provide a certificate to the Town Manager or the Town Manager's designee and to the Developer acknowledging receipt of the in-lieu payments from the Developer for the Land Development Project that identifies the subdivision, blocks, and lots for which the in-lieu payments have been made. The School District will similarly provide a certificate acknowledging payment of the in-lieu fee for a condominium unit as a pre-condition of the issuance by the Town of a certificate of occupancy for any condominium unit. If future adjustments or modifications to the Project result in a reduction in the number of Dwelling Units as proposed in the Land Development Project, then the School District shall have no obligation, except as otherwise provided herein, to refund in-lieu payments previously paid by the Developer. Before issuing a building permit for any Dwelling Unit not otherwise exempt pursuant to Section 6, the Town shall require evidence that the Fair Contribution for Public School Sites has been received by the School District. The Superintendent of the School District, or the Superintendent's designee, shall provide such evidence in a timely manner to the Town Manager or the Town Manager's designee. In the event a building permit is inadvertently issued without the payment of any in-lieu fees, any future building permits for Dwelling Units within the Project or future filings of the Developer within the Project may be withheld until the delinquent fee is paid. All in-lieu payments shall be paid to the order of the School District and promptly deposited into an appropriate interest-bearing account authorized by Colorado Revised Statutes sections 24-75-601 to 605, which account is established, held and owned by the School District. Fair Contributions for Public School Sites shall not constitute revenue of the Town under the provisions of Article X, Section 20 of the Colorado Constitution.

5.2 The in-lieu payments deposited into the account and all funds the School District may receive from the sale of land dedicated or conveyed as a School Site within three (3) months of the date of dedication or conveyance shall be earmarked and expended solely for acquisition, development, or expansion of School Sites or for capital facilities planning, site acquisition, or capital outlay purposes for School Facilities within the school feeder or open enrollment attendance boundaries that include the property for which the contribution was paid. Subject to the limitations of this Agreement, the time for, nature, method, and extent of such planning, acquisition, development, or outlay shall be at the discretion of the School District.

5.3 Except as otherwise provided in this IGA, any in-lieu payments the District has not used for acquisition or development of public school sites within twenty (20) years of the date of the Developer's final in-lieu payment for the Land Development Project shall be tendered for refund, with interest earned and credited according to C.R.S. § 29-1-801 to -803, to the person or entity who made the Fair Contribution for Public School Sites. This does not pertain to the dedication of land. The School District shall give notice by first-class mail to the person who made the Fair Contribution

for Public School Sites at their address as reflected in the records maintained by the School District. If the person does not file with the School District a written claim for refund of the funds within ninety (90) days of the mailing of such notice, the Fair Contribution for Public School Sites refund shall be forfeited and revert to the School District to be utilized for capital facilities that will benefit the school feeder attendance area boundaries that include the property for which the Fair Contribution for Public School Sites funds were paid. The School District may request the Town extend the twenty- (20-) year time period. The Town shall consider any such request at a public hearing, following which the Town may, for good cause shown, extend such period of time as the Town deems reasonable and necessary in accordance with the School District’s articulated needs and the Town’s comprehensive plan.

6. Exemptions from Fair Contribution for Public School Sites

6.1 The following uses within the Town’s boundaries shall be exempted from requirements of Fair Contribution for Public School Sites when determined by the Town at the time of application for a Project to be applicable:

6.1.1 Construction of any non-residential building or structure, except as otherwise provided herein;

6.1.2 Alteration, replacement, or expansion of any legally existing building or structure that does not increase the number of Dwelling Units;

6.1.3 Construction of any building or structure for limited term stay or for long-term assisted living, including, but not limited to, bed and breakfast establishments, adult boarding or rooming houses, family-care homes, group-care homes, halfway houses, hotels, motels, nursing homes, or hospices; and

6.1.4 Construction of any residential developments that are subject to recorded covenants acceptable to the Town in consultation with the School District restricting the age of the residents of said Dwelling Units such that said Dwelling Units may be classified as “housing for older persons,” pursuant to the Federal Fair Housing Amendments Act of 1988, as amended.

6.2 Any claim of exemption pursuant to this Section 6 must be made at the time of application for the Project. Any claim not so made may be deemed waived.

7. Annual Report, Accounting and Audit

7.1 The School District shall submit an annual report on or before September 1 of each year to the Town describing the School District’s collection and use of in-lieu payments during the preceding fiscal year. This report shall include:

7.1.1 A review of the assumptions and data upon which the Methodology is based, including student generation ratios and attendance area boundaries;

7.1.2 Statutory changes or changes in the Methodology, including the School Planning Standards, and School District policies related to acquisition or construction of school sites and facilities; and

7.1.3 Any recommended modifications to the land dedication and in-lieu payment schedule.

7.2 After receipt of the report, the Town shall review it, consider those matters listed in the previous subsection, and shall complete its review within sixty (60) days of receipt.

7.3 The School District shall establish and maintain a separate accounting system to ensure that all in-lieu payments are expended in accordance with the Agreement.

7.4 The School District shall cause an audit to be performed annually of the in-lieu payments received, used, or expended under this Agreement. The audit shall be conducted according to the generally accepted accounting principles for government entities. A copy of said audit shall be furnished to the Town upon request. The cost of the audit shall be paid for by the School District.

7.5 At any time the Town deems necessary, the School District shall honor the Town's request for an accounting to be completed by the chief financial officer of the School District concerning the School District's use of the in-lieu payments.

8. Term of Agreement

The term of this Agreement shall commence on the Effective Date and shall continue for a period of ten (10) years thereafter. This Agreement shall automatically renew for additional ten (10) year terms unless either party notifies the other of intent to non-renew at least one hundred eighty (180) days prior to expiration of the term or any extensions thereof. Either party may terminate this Intergovernmental Agreement at any time with or without cause, upon one year's written notice to the other party. At least sixty (60) days before submitting notice of termination to the other party, a party desiring to terminate shall meet and confer in good faith with the other party about its reasons for termination. Any termination or repeal of any authorizing ordinance will apply prospectively to any proposed Land Development Projects and shall not affect the performance of any Projects approved when this Agreement was in effect.

9. Miscellaneous Provisions

9.1 **Faith and Credit.** Neither party shall extend the faith or credit of the other to any third person or entity.

9.2 **Amendments.** This Agreement may be amended only by mutual agreement of the parties and shall be evidenced by a written instrument authorized and executed with the same formality as this Agreement.

9.3 **Notice.** Any notice required by this Agreement shall be in writing. If such notice is hand delivered or personally served, it shall be effective immediately upon such delivery or service.

If given by mail, it shall be certified with return receipt requested and addressed to the following addresses:

Town of Winter Park
Attention: Town Manager
50 Vasquez Road
P.O. Box 3327
Winter Park, Colorado 80482

East Grand School District No. 2
Attention: Superintendent
99 Co Rd 611
Granby, CO 80446

9.4 **Governing Law.** This Agreement and the rights and obligations of the parties hereto shall be interpreted and construed in accordance with the laws of the State of Colorado.

9.5 **Severability.** If this Agreement, or any portion of it, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of the agreement.

9.6 **Indemnification.** The Town and School District agree to cooperate in the defense of any legal action that may be brought contesting the validity of this Agreement or the implementing ordinances. The School District shall be responsible for defending any such claim, whether filed against the Town, the School District, or both. Upon receipt by the Town of any claim, or commencement of a civil action against the Town, the Town shall give prompt written notice thereof following which the parties agree to consult with each other regarding the claim and/or defense of the action and selection of counsel in connection therewith. Nothing contained in this Agreement shall constitute a waiver by the Town or the School District of the provisions of the Colorado Governmental Immunity Act or other applicable immunity defense. This provision shall survive termination of the Agreement, and be enforceable until statutes of limitation preclude all claims.

9.7 **Provisions Construed as to Fair Meaning.** The provisions of this Agreement shall be constructed as to their fair meaning, and not for or against any party based upon any attributes to such party as the source of the language in question.

9.8 **Compliance with Ordinances and Regulations.** This Agreement shall be administered consistent with all current and future Town laws, rules, ordinances, and regulations concerning land dedication or conveyance for public school sites.

9.9 **No Implied Representations.** No representations, warranties, or certifications, express or implied, shall exist as between the parties, except as specifically stated in this Agreement.

9.10 **No Third-Party Beneficiaries.** None of the terms, conditions, or covenants in this Agreement shall give or allow any claim, benefit, or right of action by any third person not a party hereto. Any person other than the Town or School District receiving services or benefits under this Agreement shall be only an incidental beneficiary.

9.11 **Financial Obligations.** This Agreement shall not be deemed a pledge of the credit of the Town or the School District or a collection or payment guarantee by the Town to the School District. Nothing in this Agreement shall be construed to create a multiple fiscal year direct or indirect municipal debt or municipal financial obligation.

9.12 **Integrated Agreement and Amendments.** This Agreement is an integration of the entire understanding of the parties with respect to the matters stated herein. The parties shall only amend this Agreement in writing with the proper official signatures attached hereto.

9.13 **Waiver.** No waiver of any breach or default under this Agreement shall be a waiver of any other or subsequent breach or default.

9.14 **Recording.** This Agreement shall be recorded with the Grand County Clerk and Recorder.

9.15 **Prospective Application.** This Agreement shall apply prospectively to any proposed Land Development Projects approved by the Town on or after the Effective Date of this Agreement.

[Signature Page Is Next Page.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, which shall be in full force and effect the day and year first above set forth.

TOWN OF WINTER PARK, COLORADO

By: Nick K
Nick Kutrumbos, Mayor

Date: 12/02/2025

ATTEST:

Danielle Jardee
Danielle Jardee, Town Clerk

EAST GRAND SCHOOL DISTRICT NO. 2

By: _____
President, Board of Education

Date: _____

ATTEST:

Secretary

EXHIBIT A

I. SCHOOL PLANNING STANDARDS

A. Student Yields Per Dwelling Unit Type

Student Yields Per	Elementary School	Middle School	High School	Totals
SFD Dwelling Unit	0.06	0.03	0.04	<i>0.13</i>
Townhome/Duplex Dwelling Unit	0.02	0.01	0.01	<i>0.04</i>
Modular / Mobile Dwelling Unit	0.04	0.02	0.02	<i>0.08</i>
Apartment Unit	0.02	0.01	0.01	<i>0.04</i>

B. School Facility Size Enrollment Capacities and Site Acreage Variables

	Elementary School	Middle School	High School
School Enrollment	300	300	400
Site Acreage	13	23	34

C. Developed Land Costs Average Districtwide: \$148, 687 Per Acre.

EXHIBIT B
METHODOLOGY
Land Dedication and Fee-in-Lieu Calculations

Land Dedication

School Land Dedication Calculations	
Residential Development Type	Land Calculation Rate (per acre)
Single-Family Detached Housing	0.0083
Single-Family Attached Housing	0.0025
Multi-Family Housing	0.0025
Manufactured Homes and Modular Housing	0.0050

Fee-in-Lieu

School Site Fee-in-Lieu Calculations	
Residential Development Type	Fee-in-Lieu Calculation Rate (per unit)
Single-Family Detached Housing	\$1,234.10
Single-Family Attached Housing	\$369.24
Multi-Family Housing	\$369.24
Manufactured Homes and Modular Housing	\$738.48

4908-0301-6569, v. 2



KROB LAW OFFICE, LLC
Attorneys at Law

MEMORANDUM

To: **Town of Grand Lake Board of Trustees**

From: Scotty P. Krob, Krob Law Office, LLC, Town Attorneys

Date: **April 23, 2026**

Re: **Staff report**

At a recent meeting the Board received and initially discussed a request from the Baumans for an encroachment license for their house and boat dock that encroach onto Town property located adjacent to the channel between Grand Lake and Shadow Mountain Reservoir.

Based on discussions with the Board, attached is a draft Encroachment License Agreement. It is being provided to facilitate discussions between the Board and the Baumans regarding whether the Town is willing to allow the encroachments to remain and if so, under what conditions.

A copy of the draft agreement has been provided to the Baumans' attorney.

I suggest the Board go into executive session to enable me to address any legal questions you may have related to the Town granting an encroachment license, and to discuss the Town's position on this issue which is a matter of negotiation.

After the executive session, the Board can discuss the matter with the Baumans and, if an agreement is reached, the Board may take action on the agreement, if both parties are ready to do so.

I look forward to discussing this matter with you.



BOARD OF TRUSTEES STAFF MEMORANDUM

DATE: April 27, 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 Point Park. There are no formal public improvements on the property, however, informal social trails exist and are used to access the waterfront.

The Board of Trustees reviewed the request at their January 26, 2026 meeting and discussed the application. At that meeting, the Board continued the item to a later date following direction from the Town Attorney in order to hold an executive session pursuant to C.R.S. § 24-6-402(4)(b) and (e). The executive session was intended to allow the Board to determine the Town's position on a matter subject to negotiation and to receive legal advice from the Town Attorney regarding specific legal questions, all related to the parcel of property owned by the Town.

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.

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

- Site Plan
- Draft Encroachment Agreement

CONTACT INFO:

OWNER: ARCHIBECT: SURVEYOR/CIVIL:
 DAVID BAUMANN ZACHARY ZEMIAK WARREN WARD
 11227 FOWLER DR SANDRA ARCHIBECTURE AZIMUTH SURVEY COMPANY
 4000 CEDAR STREET 2500 WOODS DRIVE
 DENVER, CO 80231 DENVER, CO 80207 FORT COLLINS, CO 80521
 303.4786627 720.235.2780 970.531.1120

LEGAL DESCRIPTION

1120 2ND STREET
 GRAND COUNTY, COLORADO
 LOT 14 - 15 (Block 3)
 00120 GCR 0925

CODES & STANDARDS

- GRAND COUNTY BUILDING DEPARTMENT
- COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL FIRE AND GAS CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL PLUMBING CODE
- 2017 NATIONAL ELECTRIC CODE

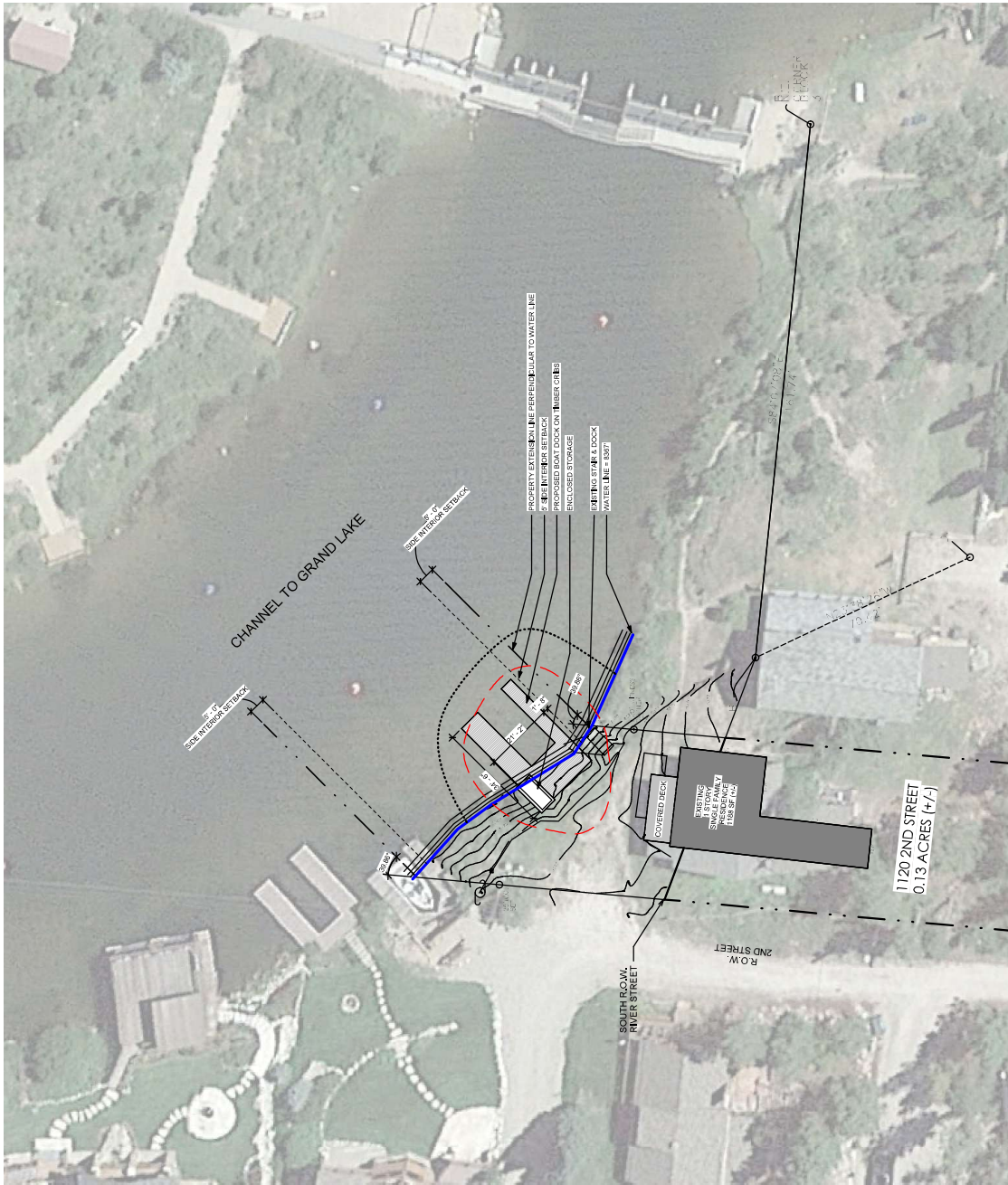
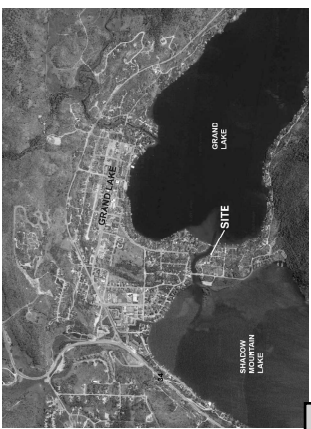
SHEET INDEX

SHEET #	SHEET TITLE	DATE
1120 DOCK	COVER SHEET	10.10.2023
1120 DOCK	DOCK PLAN	
1120 DOCK	DOCK ELEVATION	
1120 DOCK	DOCK DETAILS	

GENERAL NOTES

- THE PROJECT IS GOVERNED BY THE LOCALLY ENFORCED BUILDING CODES AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION. ALL CODES COMPLIANCE IS MANDATORY. THE DRAWINGS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR ALL APPLICABLE CODES AND ORDINANCES. ALL CONFLICTING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER PURPOSES.
- FIELD VERIFICATION: VERIFY ALL DIMENSIONS, CONDITIONS AND UTILITIES LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY CONSTRUCTION. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES IN THE DRAWINGS IMMEDIATELY.
- REVISIONS: ALL DIMENSIONS SHOWN PRIOR TO BEGINNING ANY WORK AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CHANGES TO THE FACE OF THE DRAWING MEMBERS.
4. DUTY OF COOPERATION: RELEASE OF THESE PLANS CONSTITUTES BUREAU COOPERATION BETWEEN THE OWNER AND/OR OWNER'S AGENT AND ARCHITECT. THE ARCHITECT HAS PERFORMED THE SERVICES WITH DUE CARE AND SKILL AND WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DELAYS CAUSED BY THE OWNER'S FAILURE TO NOTIFY THE OWNER, COMPANIES, UNDERSTANDING AND AGREEMENT TO THE CONTRACTOR'S OBLIGATIONS TO THE OWNER SHALL RELIEVE THE OWNER FROM RESPONSIBILITY FOR ALL CONSEQUENCES.
5. CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SAFETY REGULATIONS. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS.
6. SITE DISTURBANCE: THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING TREES TO REMAIN AND ADJACENT AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SAFETY REGULATIONS PRIOR TO ANY CONSTRUCTION.
7. STATE DOCK LOCATION FOR OWNER, DESIGNER, AND ARCHITECTURAL REVIEW SHOULD PRIOR TO ANY WORK.
8. GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBMITTAL CONDITIONS, COPIES OF WHICH SHALL BE PROVIDED TO THE ARCHITECT IMMEDIATELY WITHIN THE CONTRACT DOCUMENTS TO BE SUBMITTED TO WORK ON SPECIFIC AREAS OF PROJECT.

VICINITY MAP



KEY

- WATER EDGE
- TOPOGRAPHY (1')
- WATER SURFACE = 8667.20'
- PROPOSED BOAT DOCK
- SEGMENT FENCE
- PROJECT DISTURBANCE BOUNDARY
- LOT LINE EXTENSION (20')
- SIDE INTERIOR SETBACK
- PROPERTY LINE

PROJECT DATA

- SITE AREA: 0.13 ACRES / 5622.5 SF
- DOCK AREA: 500 SF
- DISTURBANCE (INCLUDING BOAT SLIP): 135 SF
- DOCK AREA ON SHORE: 574 SF
- DOCK AREA IN WATER: 600 SF MAX.

SITE PLAN - CONTEXT

SCALE: 1/8" = 1'-0"

NOTE: A comparison of the proposed site location to the existing site location is shown on the vicinity map. The site location is shown on the vicinity map. The site location is shown on the vicinity map.

Date	Description
10.10.2023	

COVER
 A1.00
 Section 14, Item A.

1120 DOCK
 1120 2ND STREET
 GRAND LAKE CITY
 GRAND COUNTY, CO 80447

SAN DRA
 3740 Eudora Street
 DENVER, CO 80207
 P: 720.235.2780



DATE: 10.10.2023

DRAFT

ENCROACHMENT LICENSE AGREEMENT

THIS ENCROACHMENT LICENSE AGREEMENT (“License”) is entered into this ____ day of _____, 2026, by and between the TOWN OF GRAND LAKE, a Colorado municipal corporation, (“the Town”) and _____ (“Licensees”).

WHEREAS, Licensees are the owners of certain real property described on Exhibit A, attached (“the Licensees’ Property”); and

WHEREAS, the Licensees or their predecessors constructed a building denoted as “House” and a structure denoted as “Dock”, portions of which encroach onto the Town's Property as shown on the Improvement Location Certificate, attached as Exhibit B; and

WHEREAS, the encroaching portions of the House and the Dock are referred to collectively, as the “Encroachments”; and

WHEREAS, the Encroachments have existed for many years and do not interfere with the Town's or the public’s current use of the Town’s Property; and

WHEREAS, the Town does not desire to have the Encroachments removed at this time, but intends to preserve its right to do so in the future if it needs or desires to use the Town’s Property for Town or public purposes; and

WHEREAS, the parties hereto desire to document the Encroachments, as well as the terms and conditions under which the Encroachments will be allowed to remain and to be repaired or replaced, and the circumstances under which the Encroachments will be removed, in accordance with the terms and conditions of this Encroachment License Agreement.

NOW THEREFORE, in consideration of the promises, agreements, rights and obligations set forth herein the parties agree as follows:

1. The Town hereby grants to Licensees, their successors and assigns, a license to encroach onto the Town's Property to the degree and in the manner that the Encroachments exist as of the date hereof.
2. The right to use and occupy a portion of the Town's Property under the provisions of this License is specifically limited to the Encroachments currently located thereon. The Encroachments shall not be enlarged or otherwise expanded and use of the Encroachments, as well as the improvements connected to or associated with the Encroachments, shall be consistent with the zoning district in which they are located as defined by the Town's land use code, as amended from time to time.
3. Licensees, their successors and assigns, shall be permitted to maintain, repair and replace

the Encroachments, so long as such maintenance, repairs, or replacements comply with the Town's then-existing building code and other applicable codes and do not further intrude upon or encumber the Town's Property or otherwise expand the scope or extent of the Encroachments permitted under this License. After requesting and receiving written approval from the Manager of the Town, Licensees shall have the right to access the Town's Property to the extent reasonably necessary in order to perform such maintenance, repairs, or replacements.

4. The License granted herein shall continue so long as the House or Dock exist or until this License is terminated pursuant to its provisions. In the event the existing House is destroyed by more than fifty percent (50%), or the existing encroaching portion of the House is damaged or destroyed or voluntarily replaced, any reconstruction or replacement shall not encroach onto the Town's Property. In the event the existing Dock is destroyed by natural causes, any restoration or reconstruction shall not extend into the Town's Property and the encroachment license granted by this Agreement shall terminate as it relates to the Dock.
5. In the event that any reconstructed or replaced structure or building encroaches onto the Town's Property in violation of Section 4 above and the Licensees do not remove the encroachment within thirty (30) days of notice from the Town, , then and in that event the Town shall be entitled to take all reasonable steps to remove such improvements and Licensees agree to reimburse the Town for all costs and expenses incurred in removing such improvements. In the event the Licensees fail 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 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. In the event the Town incurs any costs or expenses under this Section 5, Licensees waive any objection or defense to any lien the Town may file to recover such costs and expenses.
6. In the event that the Town Board of Trustees, in its sole discretion determines to make further Town or public use of the Town's Property in a manner that requires removal or reduction of the Licensees' encroachment onto the Town's Property, the Town shall provide Licensees six month notice of the need for Licensees to remove the portions of the Encroachments from the Town's Property to the extent the Town determines such removal is needed for the Town or public use. This License shall be terminate upon removal of the Encroachments pursuant to the provisions of this Section. If the encroachment is merely reduced pursuant to the provisions of this Section, then the extent of the License shall be similarly reduced.
7. If it becomes reasonably necessary for the Town to remove or interfere with any part of the Encroachments in order to install, maintain, repair or replace utilities, including but not limited to water and sewer lines, , the Town shall be entitled to do so and shall not be liable for any damage to any portion of the Encroachments that results from such work by or at the direction the Town. The Town shall make reasonable efforts to minimize the

disturbance of or damage to the Encroachments as a result of performing such work.

- 8. This License 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.
- 9. Licensees, for themselves, their heirs, successors and assigns agree to maintain a homeowners or commercial general liability insurance policy with a limit of liability of at least \$1,000,000 at all times during the term of this License. Licensees agree to furnish the Town with proof of such insurance upon request. In addition, Licensees, their 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 property or injury to persons attributable to or related to the use of the Encroachments. Licensees further agree to indemnify the Town against any and all liens asserted or established against the Town's Property related in any manner to the Encroachments or their use.
- 10. 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 License, the Town does not waive and does not intend to waive any of its rights or protections under the Act.
- 11. By entering into this License, Licensees expressly acknowledge that their interest in the Town's Property is limited to a license to encroach thereon with the permission of the Town as provided in this License, and that neither Licensees' occupancy or use of any portions of the Town's Property nor the occupancy or use of portions of such Property by any of Licensees' predecessors or successors shall be used as the basis for any claim to use such Town's Property, whether such claim is based on estoppel or waiver or adverse possession or easement by prescription or any other basis, and that the sole basis for Licensees' right and claim to use portions of the Town's Property shall be this License.

TOWN OF GRAND LAKE

ATTEST:

By _____
Mayor

Town Clerk

STATE OF COLORADO)
) ss
COUNTY OF GRAND)

Acknowledged before me this ____ day of _____, 2026 by _____ as Mayor and _____ as Town Clerk of the Town of Grand Lake, Colorado.

My commission expires: _____

Notary Public

LICENSEES:

By: _____

(address)

STATE OF _____)
)
COUNTY OF _____)

Acknowledged before me this ____ day of _____, 2026

My commission expires: _____

Notary Public