



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING AGENDA

Monday, January 12, 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/89300985265>

You can also dial in using your phone.

United States: 719-359-4580

Access Code: 893 0098 5265

WORK SESSION 4:30 PM

1. Call to Order
2. Roll Call
3. Conflicts of Interest
4. Items of Discussion
 - A. AWA Housing Update
 - B. Rocky Mountain Ramble Discussion
 - C. Grand County Sheriff Update

EVENING MEETING 6:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Announcements
4. Roll Call
5. Conflicts of Interest
6. Mayor's Report
7. Manager's Report

- [A.](#) January 12, 2026
- 8. Public Comments (Limited to 3 Minutes)
- 9. Consent Agenda
 - [A.](#) Accounts Payable- January 12, 2025
 - [B.](#) Meeting Minutes- December 8, 2025
- 10. Financial Review
 - [A.](#) January 12, 2025
- 11. Items of Discussion
 - [A.](#) 2026 Town of Grand Lake Municipal Election
 - [B.](#) Consideration of Designation of Posting Notices of Public Meetings
 - [C.](#) Consideration to Approve a Permit Application and Report of Changes Regarding the Modification of Premises Submitted by Sagebrush BBQ BBQ & Grill
 - [D.](#) Grand Lake Trailgroomers Request for Event Funding – Grand Lake Skijoring Event
 - [E.](#) Consideration to Approve Resolution 01-2026, Approving Updates to the Town of Grand Lake’s Pay/Salary Grades and Job Classifications
 - [F.](#) **LEGISLATIVE** – Ordinance 01-2026 – Board of Trustees discussion and decision on the proposed Town Code text amendments regarding the Central Business District and applicable design standards.
 - [G.](#) **QUASI JUDICIAL (PUBLIC HEARING):** Sketch Review of a Development Application for a 3story Mixed-Used Building Located at 900 Grand Avenue. The Proposal Consists of Ground Floor Commercial and Two Residential Units.
 - [H.](#) **QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 02-2026 – Final Plat and Final Development Plan for a New Mixed-Use Commercial and Residential Development Known as the Leatherwood Project, Located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue.
- 12. Future Items for Consideration
- 13. **EXECUTIVE SESSION PURSUANT TO C.R.S. § 24-6-402(4)(e) TO DETERMINE POSITIONS RELATIVE TO MATTERS SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND INSTRUCTING NEGOTIATORS REGARDING GRAND LAKE**
- 14. Adjourn Meeting



Grand County Sheriff's Office

Law Total Incident Report, by Nature of Incident

| <u>Nature of Incident</u> | <u>Total Incidents</u> |
|------------------------------|------------------------|
| 911 Hang Up/Open Line | 3 |
| Abandoned Vehicle | 3 |
| Hit & Run Vehicle Accident | 3 |
| Accident w/ Vehicle Damage | 14 |
| Accident w/ Injuries | 1 |
| Agency Assistance | 7 |
| Bank Alarm | 1 |
| Business Alarm | 7 |
| Fire / Smoke / CO Alarm | 2 |
| Residential Alarm | 15 |
| General Medical Call | 6 |
| Animal At Large | 18 |
| Animal Bite | 4 |
| Animal Welfare Check | 6 |
| Animal Courtesy Hold | 2 |
| Animal In Custody | 4 |
| Animal Misc | 3 |
| Missing Animal | 2 |
| Custodial Arrest | 1 |
| Assault | 2 |
| Bar Check | 4 |
| Animal Noise Disturbance | 1 |
| Bike Patrol | 1 |
| Traffic Violation Bus Runner | 3 |
| Business Check | 1 |
| Campground Check | 2 |
| Citizen Assist | 6 |
| Citizen Assist | 6 |
| Civil Problem | 11 |
| Civil Process Service | 41 |
| Standby | 6 |
| Illegal Burning | 3 |
| Ordinance Violation | 1 |
| Ordinance Violation | 2 |
| Criminal Mischief | 4 |
| Death Investigation | 1 |
| Directed Patrol | 1161 |
| Physical Disturbance | 4 |
| Verbal Disturbance | 12 |
| Disturbed Person | 2 |
| Domestic Disturbance | 4 |
| Drug Violation | 1 |
| Drunk Subject | 5 |
| DUI Alcohol or Drugs | 1 |

| <u>Nature of Incident</u> | <u>Total Incidents</u> |
|--------------------------------|------------------------|
| Animal Bites/Attacks | 1 |
| General Fire Call | 4 |
| Fireworks | 2 |
| Follow Up | 34 |
| Foot Patrol | 16 |
| Found Property | 11 |
| Fraud | 1 |
| Harassment | 5 |
| Hazard On A Roadway | 3 |
| Illegal Dumping | 1 |
| Information Report | 26 |
| Juvenile Problem | 1 |
| Lockout | 2 |
| Lost Property | 9 |
| Message Delivery | 4 |
| Missing Person | 3 |
| Motorist Assist | 1 |
| Neighbor Problem | 3 |
| Noise Complaint | 7 |
| Parking Problem | 8 |
| Pedestrian Contact | 1 |
| Protection Order Service | 5 |
| Protection Order Violation | 2 |
| Reckless Driver | 4 |
| Drunk Driver | 2 |
| Shots Fired Complaint | 1 |
| Sex Offender Verification | 4 |
| Special Assignment | 6 |
| Special Event | 10 |
| Auto Theft | 2 |
| Suspicious Activity | 9 |
| Suspicious Person | 4 |
| Suspicious Vehicle | 10 |
| Theft | 10 |
| Traffic Complaint | 1 |
| Traffic Enforcement | 2 |
| Traffic Stop | 77 |
| Trespassing | 5 |
| Unwanted Subject | 2 |
| VIN / Serial Number Inspection | 10 |
| Warrant Arrest | 2 |
| Warrant Attempt | 3 |
| Water Hazard | 1 |
| Welfare Check | 11 |
| Wildlife Complaint | 2 |

Total reported: 1715

Report Includes:

All dates between `00:00:00 01/01/25` and `23:59:59 12/31/25`, All agencies matching `GCSO`, All natures, All locations matching `GL`, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



MANAGER UPDATE

1/12/2026

To: Town of Grand Lake Board of Trustees

From: Steve Kudron, Town Manager

Mayor & Trustees: Happy New Year and to a prosperous 2026! We are excited to get the year off to a great start.

Activities & Events Recap

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

Department Notes

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

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

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

- **Planning**
 - Ayres is beginning to plan for workshops with the Planning Commission regarding 2026 code changes. As the Commission addresses items of confusion or concern within the code, the Board will hear their recommendations throughout the year.
 - ***There is an opening on the Grand Lake Planning Commission. A full commission ensures the best representation possible.***
 - Grand Lake Transit continues to develop our routes and times. The next scheduled meeting is January 21, 2026
 - The Next scheduled Planning Commission meeting is January 21, 2026

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

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

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

- **Intergovernmental**
 - I attended the Wildfire Action Plan meeting in Winter Park last month. The County has been working on prioritization of resources should another wildfire event occur in our area.

Tactics include recognition of fire/flood/slide potentials and protections to critical infrastructure.

- The 1st bi-monthly Mayor Manager Commissioners meeting was held in Winter Park on January 12, 2026.
- Our next Transit Meeting is scheduled for January 21, 2026
- CO Aerolab has been awarded a grant from the Grand Foundation to investigate ways to make day care and after school viable in our part of the county. The Town is cooperating as much as possible on the endeavor.
- The Three Lakes Watershed Association on behalf of the Town has been awarded a grand of \$1.273m to complete implementing the Town’s west side storm water management plan.
- The Town participated in a second-round interview for a Colorado Energy Office Accelerator Grant. Antero has been supporting the efforts of a \$995,000 grant to provide final mile transportation, wayfinding and trail implementation for public access to the many trails, activities and neighborhoods within the community.
- The Town did not receive an award from the Department of Transportation’s Safe Streets for All program. While the notification was disappointing, it should be noted that no applications from Colorado were awarded in the \$953m distribution (the only state to receive no funding)
- I will be attending Colorado Preservation Inc.’s Saving Places 2026 February 11-13, 2026 in Denver.

● **Water Department**

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

● **Marina**

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

● **Pay as You Throw**

- Normal Operations

● **Space to Create**

- Makers Space continues to progress. Much of the framing inside the Makers Space has been completed. Wall insulation is complete. Siding continues
- Modules are in production. Residential siding has been delivered.
- Budget remains solid. The project gap is being discussed in terms of remaining owners contingency.

Upcoming Event Highlights:

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

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

Next Board Meeting: January 26, 2026



To: Mayor Bergquist & Trustees
From: Stephanie Rhone, Treasurer
Date: January 12, 2026
RE: Accounts Payable- January 12, 2026

BACKGROUND:

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

FISCAL NOTE

The accounts payable documentation was distributed to the Board via email on January 7, 2026, for review.

STAFF RECOMMENDATION

Staff recommends approval of the accounts payable as presented.

SUGGESTED MOTIONS

I move to approve (or deny) the accounts payable for January 12, 2026.



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, December 08, 2025, at 6:00 PM

Town Hall Board Room – 1026 Park Avenue

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

1. Call to Order

Mayor Bergquist called the Board of Trustees meeting to order at 6:03 P.M. in the Town Hall Board Room.

2. Pledge of Allegiance

Mayor Bergquist led the Pledge of Allegiance.

3. Announcements

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

4. Roll Call

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

Mayor Pro-Tem Sobon motioned to excuse Trustee Schoenherr and Causseaux’s absence from tonight’s regular meeting. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

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

5. Conflicts of Interest

None.

6. Mayor's Report

Mayor Bergquist expressed sincere gratitude as she reflected on her partial first year as mayor, noting that 2025 has been both challenging and highly rewarding and is ending on a positive note. She thanked the Board, Town staff, and the Planning Commission for their tireless efforts, particularly in navigating significant work related to code updates, the budget, and personnel matters.

The Mayor shared her appreciation for the professionalism and dedication demonstrated by all involved and stated that, despite the challenges, she has greatly enjoyed working alongside the team. Looking ahead to 2026, she expressed excitement about several upcoming building projects that

will positively reshape the town, as well as new events expected to increase community engagement, including hockey-related activities.

Mayor Bergquist concluded by thanking the Board for its continued support as she stepped into the role and grew into the position, and she wished everyone a Happy New Year, noting that this was the final meeting of the season.

7. Manager's Report

A. December 8, 2025

Activities & Events Recap

- Grand Lake Tree Lighting was an amazing success. Estimates are that close to two thousand attended our annual event. The snow started falling right as the carolers started singing and lines for cocoa and cookies were long but all were served and happy with the time to share with friends and neighbors. Thanks to those who were able to attend.
- The Pavilion Heaters were installed and worked great for our first winter season event. A special thanks for Rand with Grand Lake Electric and Grand Lake Plumbing & Heating to work through the Holiday to ensure they were ready for the Event!
- The Ice rink in Town Square Park has been filled and is frozen. We expect to open it any day.
- The Town has been invited to participate in a second interview regarding the successfully submitted the Colorado Energy Impact Accelerator grant request for a Complete Streets Activity and Mobility plan.

Department Notes

- **Admin**
 - Holiday Dinner was December 5, 2025 – What a great turnout. I am grateful to all who were able to come and enjoy this wonderful event.
 - An offer for admin/billing has been accepted. Please welcome Bailey Kracke to the Town Team!
- **Finance**
 - Stephanie Rhone has joined our staff and is already at work learning our systems and procedures. Please welcome Stephanie when you see her!
- **Code Enforcement**
 - Several construction projects are continuing through the winter months. They are predominately interior finishing.
 - STR enforcement continues.
- **Planning**
 - Currently several developments are in different stages of process with the Planning department. The Commission will see these and refer as appropriate.

- 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 December 17, 2025
- **Public Works**
 - Plow routes and snow removal plans are in place. This year on snow days work will begin at 4am with primary road accessibility by 7am – prior to school bus arrival.
 - Bathroom one at the Pavilion has been remodeled and sealed. We will be working on Bathroom two as weather allows
 - The Town’s contract for road monitoring services has begun. This contract, signed in September 2025, provides real time monitoring of temperature, snow accumulation and actual conditions. Meters will be placed upon arrival.
 - **Parks**
 - Federal gate closures are now in place. Please respect these seasonal safety closures.
 - Holiday lights are all operating
- **Grand Lake Center**
 - Regular cleaning process is in place and working well between staff and public works
- **Marketing/Events/Community Engagement**
 - The Town has received notice that we have been included into the Colorado Tourism Office’s winter social coop program. This program will highlight the town’s unique place in the state’s marketing strategy that will benefit businesses alike.
 - Staff is engaging in our marketing partners to ensure an effective transition to the Town’s marketing direction.
- **Intergovernmental**
 - The Kawuneeche Valley Cooperative met for our regularly scheduled steering committee and outreach meeting on December 2, 2025. The project continues to grow, with permit applications for a third enclosure on this side of the Park. Please let me know if you would ever like to have a tour of the two exclosures currently along the Colorado River in the Park.
 - The meeting with the Winter Park transit operators was very successful. The County has committed to matching the funds necessary for operations.
- **Water Department**
 - Those using bleeder valves should have turned them on to reduce the chance of frozen pipes.
- **Marina**
 - Marina is winterized. Water and services turned off for the winter
 - The Crestliner Boat has been sold to the highest bidder. Plans are being made for them to pick it up.

- Our Pontoon trade ins have been successfully transferred to Denver.
- **Pay as You Throw**
 - Normal Operations
- **Space to Create**
 - Makers Space continues to progress. Much of the framing inside the Makers Space has been completed. Wall insulation and panels are scheduled for installation this week
 - Northstar Systembuilt has started production of the residences at Space to Create. Members of the design and development team will visit the production plant on January 5-7, 2026.

Upcoming Event Highlights:

- Happenings at the House: Grand Lake Community House. Special guest Bernie McGinn

Town offices will be closed the following for the Holidays:

- December 25, 2025 & December 26, 2025 – CLOSED
- December 31, 2025 - Closed at Noon
- January 1, 2026 - CLOSED

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

Next Board Meeting: December 22, 2025. Traditionally, the Trustees have voted to cancel this meeting. If such a motion is made, the next regular meeting will be held January 12, 2026

8. Public Comments (Limited to 3 Minutes)

Gothard Lane, 1302 Spruce- Mr. Lane requested that the town marquee at the entrance display “Merry Christmas,” as he has done in previous years. He expressed concern about the town entrance lights being nonfunctional for six to seven weeks, noting that this negatively impacts visitors’ first impressions.

He reported that he and his wife had contacted Town staff about the issue and were told repairs were underway, but the lights remain out. Drawing on his facilities management experience, he emphasized the importance of maintaining key town features, ensuring timely repairs, and demonstrating community accountability.

Greg Finch, 2032 Grand Avenue- Mr. Finch requested that the ice rink be moved from the basketball court to the middle of the park.

9. Consent Agenda

A. Accounts Payable- December 8, 2025

B. Meeting Minutes- November 24, 2025

Mayor Pro-Tem Sobon motioned to approve the consent agenda for December 8, 2025. Trustee Arntson seconded the motion, and Town Clerk Carrell called for a vote.

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

10. Items of Discussion

A. Consideration of a Waiver Request Under GLMC 6-5-7(F)(3)(a) for Verts Grand Lake LLC Regarding a Change in Controlling Beneficial Owners

Presented by Town Clerk Carrell.

Daniel Rowland, 505 Grand Avenue was present on behalf of Verts Grand Lake, LLC. Mr. Rowland explained that the purpose of his comment was to inform the Board that his company is expanding its board from three to five members. The two new members, Nick and Matt, have been approved by the state through the conditional Marijuana Operations Application process.

He emphasized that the business structure is not fundamentally changing, as the original three board members, including himself as CEO, remain in place. Nick, the company’s Chief Operating Officer based in Kansas City, already chairs the company, and Matt, the store’s General Manager, will now also become a shareholder. The expansion is intended to strengthen and formalize the company’s leadership team.

Trustee Arntson motioned to approve the waiver request under Grand Lake Municipal Code 6-5-7(F)(3)(a) for Verts Grand Lake LLC regarding a change in controlling beneficial owners. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

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

B. Consideration of Final Payment for the Town's Commitment for Improvements at Portal Crossing

Presented by Town Manager Kudron.

After discussion, the Board decided to table the decision to allow the Town Manager to gather further information before taking final action.

C. Consideration of Resolution 54-2025, Appointing the Town Treasurer

Trustee Arntson motioned to appoint Stephanie Rhone as Town Treasurer. Trustee Miller seconded the motion, and Town Clerk Carrell called for a vote.

Mayor Bergquist administered the oath of office to Stephanie Rhone.

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

D. Consideration of Resolution 55-2025, Approving the Purchase of an SMI Snowmaker

Presented by Town Manager Kudron.

Trustee Miller motioned to recommend the SMI Polecat Purchase Agreement be approved with a down payment to be made with 2025 and final payment completed in 2026. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

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

E. Consideration of Resolution 56-2025, Approving an Agreement with Vertosoft for ERP Services

Presented by Isabel Zarrow, representing OpenGov.

Trustee Miller motioned to direct the mayor to sign Resolution 56-2025 for ERP services with Open Gov as detailed in the statement of work and services agreement. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

| | |
|------------------------|------------|
| Trustee Arntson | Aye |
| Trustee Mills | Aye |
| Trustee Miller | Aye |

Mayor Pro-Tem Sobon Aye
Mayor Bergquist Aye

F. Consideration of Ordinance No. 06-2025 – Board of Trustees Discussion and Decision on Proposed Text Amendments Regarding the Central Business District and Associated Design Standards.

Presented by Emily Weber, Ayres Associates.

Trustee Miller motioned to move forward with the ordinance incorporating the feedback suggested during tonight’s meeting, directing staff to draft the language for inclusion in the Town Code. The ordinance will be brought back to the Board for formal approval at a future meeting. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

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

G. Consideration to Cancel December 22, 2025, Board of Trustees Meeting

An additional item was added to the agenda at the start of the meeting for Board consideration.

Mayor Pro-Tem Sobon motioned to cancel the December 22, 2025, Board of Trustees meeting. Trustee Mills seconded the motion. Town Clerk Carrell called for a vote, and the motion passed unanimously.

11. Future Items for Consideration

To be determined.

12. Adjourn Meeting

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

This meeting of the Board of Trustees was adjourned at 10:27 PM.

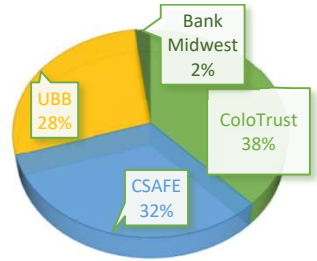
(Attest)

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor

BANK CASH BALANCES

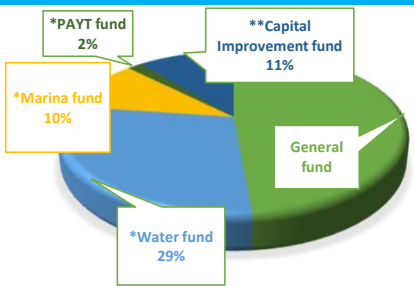
| Bank | Amount |
|---------------------|--------------------|
| ColoTrust | \$3,476,912 |
| CSAFE | \$2,950,343 |
| UBB | \$2,551,491 |
| Bank Midwest | \$185,055 |
| TOTAL CASH * | \$9,163,801 |



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

FUND BALANCES

| | |
|----------------------------|----------------------|
| General fund | \$ 5,046,178 |
| *Water fund | \$ 2,978,161 |
| *Marina fund | \$ 1,076,080 |
| *PAYT fund | \$ 173,475 |
| **Capital Improvement fund | \$ 1,117,736 |
| TOTAL | \$ 10,391,630 |



*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) | \$ 1,209,937 | 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) | \$ 3,325,000 | Construction of streets, sidewalks, drainage and other street-related improvements |
| TOTAL | \$ 5,578,704 | |

TOWN OF GRAND LAKE

Section 10, Item A.

GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of November 30, 2025 - Unaudited

| | Original Budget | Actual Amounts | Variance with Budget - Positive (Negative) | % | Notes |
|--|----------------------|---------------------|---|--------------|--|
| Revenues | | | | | |
| Taxes | | | | | |
| Property Tax | \$ 740,946 | \$ 741,863 | \$ 917 | 100.1 | |
| Specific Ownership Tax | 15,000 | 33,876 | 18,876 | 225.8 | |
| General Sales Tax | 2,384,727 | 2,492,400 | 107,673 | 104.5 | Sales tax revenues run 1 month behind |
| Building Use Tax | 70,000 | 22,298 | (47,702) | 31.9 | Part of the building application fees |
| Motor Vehicle Use Tax | 40,000 | 33,992 | (6,008) | 85.0 | |
| Cigarette Tax | 3,000 | 2,643 | (357) | 88.1 | Tax revenues run 2 months behind |
| Marijuana Tax/Fees | 50,000 | 2,045 | (47,955) | 4.1 | |
| Franchise Tax | 80,000 | 67,087 | (12,913) | 83.9 | Quarterly payments |
| Subtotal Taxes | 3,383,673 | 3,396,204 | 12,531 | 100.4 | |
| Licenses & Permits | | | | | |
| Business Licenses | 30,000 | 25,302 | (4,698) | 84.3 | Annual event in July |
| Nightly Rental Licenses | 117,000 | 147,154 | 30,154 | 125.8 | |
| Liquor License | 4,500 | 5,780 | 1,280 | 128.4 | |
| Other Licenses | 5,075 | 3,298 | (1,777) | 65.0 | Sign, grading, animal, boardwalk permits |
| Subtotal Licenses & Permits | 156,575 | 181,534 | 24,959 | 115.9 | |
| Intergovernmental | | | | | |
| County Road and Bridge | 12,351 | 12,656 | 305 | 102.5 | |
| Grants | - | - | - | - | |
| Highway Users Tax | 30,716 | 15,149 | (15,567) | 49.3 | Tax revenues run 2 months behind |
| Conservation Trust Fund | 3,000 | 2,237 | (763) | 74.6 | Quarterly revenue |
| Other Intergovernmental | 3,000 | 1,161 | (1,839) | 38.7 | State severance tax and federal mineral funds |
| Subtotal Intergovernmental | 49,067 | 31,203 | (17,864) | 63.6 | |
| Charges for Services | | | | | |
| Attainable Housing Fee | 4,000 | 6,722 | 2,722 | 168.1 | Part of the building application fees |
| Zoning and Subdivision Review | 3,000 | 4,350 | 1,350 | 145.0 | |
| Cemetery | 11,000 | 6,000 | (5,000) | 54.5 | Perpetual fees |
| Grand Lake Center | 118,000 | 105,165 | (12,835) | 89.1 | Memberships, rec fees, rental income \$35K not reaccuring |
| Other Charges for Services | 16,000 | 9,268 | (6,732) | 57.9 | EV charging rev and nightly rental app fee and fuel surcharges |
| Subtotal Charges for Services | 152,000 | 131,505 | (20,495) | 86.5 | |
| Fines and Forfeitures | 500 | 225 | (275) | 45.0 | Ordinances and parking fines - fine forgiveness in 2023 |
| Fees and Leases | 2,500 | - | (2,500) | - | Quarterly payment for Chamber rent |
| Net Investment Income | 100,000 | 153,947 | 53,947 | 153.9 | Interest income |
| Other Revenue | 12,002 | 34,619 | 22,617 | 288.4 | event fees and rentals |
| Capital Specific Revenue | 7,174,019 | 3,096,113 | (4,077,906) | 43.2 | \$4M Strong Communities, \$3M Community Rev, \$174,019 LPC (\$2M Addtl Housing for 2026) |
| Total Revenues | \$ 11,030,336 | \$ 7,025,350 | \$ (4,004,986) | 63.7 | |

TOWN OF GRAND LAKE

Section 10, Item A.

GENERAL FUND
 STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
 As of November 30, 2025 - Unaudited

| Expenditures | Original Budget | Actual Amounts | Variance with Budget - Positive (Negative) | % | Notes |
|---------------------------------------|------------------|------------------|--|-------------|---|
| Boards and Committees | | | | | |
| Board of Trustees | \$ 249,523 | 153,685 | \$ 95,838 | 61.6 | Community grants, donations, BOT compensation office supplies |
| Cemetery Committee | 9,500 | 1,500 | 8,000 | 15.8 | |
| Planning Comm & Board of Adj | 45,950 | 89,741 | (43,791) | 195.3 | Consultant & training |
| Greenways Committee | 91,277 | 90,107 | 1,170 | 98.7 | Town flowers, planters, Arbor day |
| Subtotal Boards and Committee: | 396,250 | 335,033 | 61,217 | 84.6 | |
| Administration | | | | | |
| Personnel | 827,727 | 645,395 | 182,332 | 78.0 | Wages and benefits |
| Supplies | 37,000 | 39,271 | (2,271) | 106.1 | Office supplies |
| Repairs and Maintenance | 8,200 | 4,413 | 3,787 | 53.8 | |
| Purchased Services | 72,200 | 56,046 | 16,154 | 77.6 | Postage, computer services, Gov.os |
| Utility Services | 50,710 | 30,165 | 20,545 | 59.5 | Water and Sewer are billed quarterly |
| Professional Services | 67,700 | 177,829 | (110,129) | 262.7 | Legal & Other |
| Marketing | 222,400 | 175,000 | 47,400 | 78.7 | Quarterly contribution to Chamber |
| Other | 68,469 | 142,546 | (74,077) | 208.2 | Qtrly Prop Ins, Treas Fees, Attainable Housing |
| Subtotal Administration | 1,354,406 | 1,270,665 | 83,741 | 93.8 | |
| Economic Development Grants | 145,000 | 100,000 | 45,000 | 69.0 | Headwaters & Creative District - Trail Groomers is in Dec. |
| Public Safety | | | | | |
| Personnel | - | - | - | - | |
| Purchased Services | 369,115 | 311,288 | 57,827 | 84.3 | Dispatch & Sheriff's Contract |
| Subtotal Public Safety | 369,115 | 311,288 | 57,827 | 84.3 | |
| Public Works | | | | | |
| Personnel | 1,019,632 | 944,633 | 74,999 | 92.6 | Wages and benefits |
| Supplies | 25,500 | 37,892 | (12,392) | 148.6 | |
| Repairs and Maintenance | 237,500 | 192,542 | 44,958 | 81.1 | |
| Purchased Services | 13,500 | 17,533 | (4,033) | 129.9 | Computer, Fuel Cloud, background checks, UI testing |
| Utility Services | 55,860 | 67,848 | (11,988) | 121.5 | |
| Professional Services | 69,900 | 31,482 | 38,418 | 45.0 | Winter lights and engineering |
| Other | 40,000 | 8,928 | 31,072 | 22.3 | Training, equipment rental, sign repair |
| Subtotal Public Works | 1,461,892 | 1,300,858 | 161,034 | 89.0 | |

TOWN OF GRAND LAKE

Section 10, Item A.

GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of November 30, 2025 - Unaudited

| Expenditures | Original Budget | Actual Amounts | Positive (Negative) | % | Notes |
|--|----------------------|---------------------|---------------------|--------------|--|
| Grand Lake Center | | | | | |
| Personnel | \$ 246,930 | \$ 111,120 | \$ 135,810 | 45.0 | Wages and benefits |
| Supplies | 6,500 | 828 | 5,672 | 12.7 | |
| Repairs and Maintenance | 20,400 | 21,712 | (1,312) | 106.4 | |
| Utility Services | 29,568 | 7,044 | 22,524 | 23.8 | |
| Professional Services | 11,490 | 14,718 | (3,228) | 128.1 | Computer Service |
| Other | 57,900 | 47,934 | 9,966 | 82.8 | Marketing, Training, Insurance, Summer Camp |
| Subtotal Grand Lake Center | 372,788 | 203,356 | 169,432 | 54.6 | |
| Parks | | | | | |
| Personnel | - | - | - | - | |
| Supplies | 37,000 | 33,912 | 3,088 | 91.7 | Cleaning, bathroom, and lawn supplies |
| Repairs and Maintenance | 82,000 | 38,258 | 43,742 | 46.7 | |
| Utility Services | 30,030 | 13,921 | 16,109 | 46.4 | |
| Other | 6,000 | 6,679 | (679) | 111.3 | |
| Parks Capital | - | 100,387 | (100,387) | - | Marquee |
| Fireworks | 30,000 | 40,000 | (10,000) | 133.3 | |
| Ice Rink | 2,000 | - | 2,000 | - | |
| Subtotal Parks | 187,030 | 233,157 | (46,127) | 124.7 | |
| Capital Outlay | 7,200,000 | 2,132,601 | 5,067,399 | 29.6 | Town Hall, Space to Create, PW Equip, Paving, and Drainage |
| Debt service | | | | | |
| Lease Principal | 95,000 | - | 95,000 | - | Certificate of Participation |
| Lease Interest | 34,485 | 17,242 | 17,243 | 50.0 | Certificate of Participation |
| Subtotal Debt Service | 129,485 | 17,242 | 112,243 | 13.3 | |
| Reserves | - | - | - | - | |
| Total Expenditures | \$ 11,615,966 | \$ 5,904,200 | \$ 5,711,766 | 50.8 | |
| Net Revenue Over (Under) Expenditures | \$ (585,630) | \$ 1,121,150 | \$ 1,706,780 | | |

TOWN OF GRAND LAKE

Section 10, Item A.

CAPITAL IMPROVEMENT FUND
 STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
 As of November 30, 2025 - Unaudited

| Revenues | Original Budget | Actual Amounts | Variance with Budget - Positive (Negative) | % | Notes |
|--|---------------------|-------------------|--|--------------|---------------------------------------|
| General Sales Tax | \$ 580,000 | \$ 623,902 | \$ 43,902 | 107.6 | Sales tax revenues run 1 month behind |
| Subtotal Taxes | 580,000 | 623,902 | 43,902 | 107.6 | |
| Intergovernmental | | | | | |
| Grants | - | - | - | - | |
| Other Intergovernmental | - | - | - | - | |
| Subtotal Intergovernmental | - | - | - | - | |
| Other Revenue | - | - | - | - | |
| Net Investment Income | 20,000 | 32,787 | 12,787 | 163.9 | Interest |
| Total Revenues | \$ 600,000 | \$ 656,689 | \$ 56,689 | 109.4 | |
| Expenditures | | | | | |
| Grant Expenses | - | - | - | - | |
| Operations | 275 | 300 | 25 | 109.1 | Bond |
| Capital Outlay | 530,000 | 430,666 | (99,334) | 81.3 | Boardwalk maint & paving |
| Debt service | | | | | |
| Bond Principal | 130,000 | - | (130,000) | - | Annual payment |
| Bond Interest | 149,700 | 74,850 | (74,850) | 50.0 | Semi annual payments |
| Subtotal Debt Service | 279,700 | 74,850 | (204,850) | 26.8 | |
| Reserves | - | - | - | - | |
| Total Expenditures | \$ 809,975 | \$ 505,816 | \$ (304,159) | 62.4 | |
| Net Revenue Over (Under) Expenditures | \$ (209,975) | \$ 150,873 | \$ 360,848 | | |

TOWN OF GRAND LAKE

Section 10, Item A.

WATER FUND
 STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
 As of November 30, 2025 - Unaudited

| | Original Budget | Actual Amounts | Variance with Budget - Positive (Negative) | % | Notes |
|---------------------------------|--------------------|-------------------|---|-------------|--|
| Revenues | | | | | |
| Water Sales | \$ 739,600 | \$ 749,902 | \$ 10,302 | 101.4 | Billed quarterly (Jan, April, July, Oct) |
| Tap Fees | 39,000 | 6,500 | (32,500) | 16.7 | |
| Resale Meters | 5,000 | - | (5,000) | - | New meters purchased by owner |
| Bulk Water Permits | 800 | 330 | (470) | 41.3 | |
| Miscellaneous | - | - | - | - | |
| Sale of Assets | - | - | - | - | |
| Interest Income | 50,000 | 73,071 | 23,071 | 146.1 | |
| Reimbursement Income | - | - | - | - | |
| Capital Lease Proceeds | - | - | - | - | |
| Total Revenues | \$ 834,400 | \$ 829,803 | \$ (4,597) | 99.4 | |
| Expenditures | | | | | |
| Personnel | 610,877 | 415,850 | 485,004 | 68.1 | Wages and Benefits |
| Office Supplies | 15,500 | 404 | 15,099 | 2.6 | |
| Operations Supplies | 24,400 | 22,900 | 19,169 | 93.9 | |
| Repairs and Maintenance | 49,650 | 30,532 | 35,421 | 61.5 | |
| Resale Supplies | 10,150 | 1,673 | 10,150 | 16.5 | Meters |
| Purchased Services | 27,000 | 17,260 | 19,266 | 63.9 | Computer Support and Telemetry |
| Utilities | 39,200 | 3,609 | 35,591 | 9.2 | Water and Sewer are billed quarterly |
| Professional Services | 9,400 | 24,494 | (820) | 260.6 | Legal, Engineering, and Audit |
| Other Expenses | 25,100 | 20,146 | 20,667 | 80.3 | Quarterly property insurance |
| Water Capital | - | 16,586 | - | - | |
| Debt Service-Principal | 72,819 | 72,819 | 72,819 | 100.0 | Semi annual payments |
| Debt Service-Interest | 21,969 | 21,969 | 21,969 | 100.0 | Semi annual payments |
| Total Expenditures | \$ 906,065 | \$ 648,242 | \$ 257,823 | 71.5 | |
| Net Revenue Over (Under) | | | | | |
| Expenditures | \$ (71,665) | \$ 181,561 | \$ 253,226 | | |

TOWN OF GRAND LAKE

Section 10, Item A.

MARINA FUND
 STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
 As of November 30, 2025 - Unaudited

| | Original Budget | Actual Amounts | Variance with Budget - Positive (Negative) | % | Notes |
|---------------------------------|--------------------|-------------------|---|--------------|----------------------------------|
| Revenues | | | | | |
| Marina Rentals | \$ 365,000 | \$ 364,745 | \$ (255) | 99.9 | |
| Tours | 73,000 | 90,787 | 17,787 | 124.4 | |
| Space Rentals | 11,784 | 5,852 | (5,932) | 49.7 | |
| Miscellaneous | 1,000 | 100 | (900) | 10.0 | |
| Interest Income | 8,000 | 19,120 | 11,120 | 239.0 | |
| Sale of Assets | 20,000 | - | (20,000) | - | |
| Total Revenues | \$ 478,784 | \$ 480,604 | \$ 1,820 | 100.4 | |
| Expenditures | | | | | |
| Personnel | 316,075 | 259,612 | 56,463 | 82.1 | Wages and benefits |
| Office Supplies | 1,500 | 1,235 | 265 | 82.3 | |
| Operations Supplies | 16,250 | 6,856 | 9,394 | 42.2 | |
| Fireworks | - | - | - | - | 4th of July fireworks |
| Repairs and Maintenance | 35,000 | 4,359 | 30,641 | 12.5 | |
| Permits and Fees | 1,000 | - | 1,000 | - | |
| Purchased Services | 28,350 | 3,443 | 24,907 | 12.1 | Computer service |
| Utilities | 4,088 | 4,821 | (733) | 117.9 | Water and Sewer billed quarterly |
| Professional Services | 7,700 | 2,032 | 5,668 | 26.4 | Audit and background checks |
| Other Expenses | 16,501 | 4,090 | 12,411 | 24.8 | Insurance |
| Capital Outlay | 50,000 | 39,976 | 10,024 | 80.0 | |
| Total Expenditures | \$ 476,464 | \$ 326,424 | \$ 150,040 | 68.5 | |
| Net Revenue Over (Under) | | | | | |
| Expenditures | \$ 2,320 | \$ 154,180 | \$ 151,860 | | |

TOWN OF GRAND LAKE

Section 10, Item A.

PAY AS YOU THROW FUND
 STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
 As of November 30, 2025 - Unaudited

| | Original Budget | Actual Amounts | Variance with Budget - Positive (Negative) | % | Notes |
|--|--------------------|-------------------|---|-------------|------------------------|
| Revenues | | | | | |
| Bag Sales | \$ 79,368 | \$ 25,626 | \$ (53,742) | 32.3 | |
| Interest Income | - | - | - | - | |
| Total Revenues | \$ 79,368 | \$ 25,626 | \$ (53,742) | 32.3 | |
| Expenditures | | | | | |
| Operations Supplies | 9,500 | 5,562 | 3,938 | 58.5 | PAYT bags |
| Repairs and Maintenance | 35,000 | - | 35,000 | - | End of year adjustment |
| Purchased Services | 36,500 | 14,123 | 22,377 | 38.7 | Dumpster service |
| Professional Services | 510 | 510 | - | 100.0 | |
| Other Expenses | 669 | - | 669 | - | |
| Capital Outlay | 20,000 | 854 | 19,146 | 4.3 | Move facility |
| Total Expenditures | \$ 102,179 | \$ 21,049 | \$ 81,130 | 20.6 | |
| Net Revenue Over (Under) Expenditures | \$ (22,811) | \$ 4,577 | \$ 27,388 | | |

TOWN OF GRAND LAKE
COMBINED CASH INVESTMENT
NOVEMBER 30, 2025

COMBINED CASH ACCOUNTS

| | | |
|-----------|-------------------------------|-----------------|
| 01-104000 | 2019 UBB MONEY MARKET | 2,314,631.83 |
| 01-104500 | 2019 UBB CHKG - OPERATIONS | 342,141.54 |
| 01-106500 | BANK MIDWEST / CCB | 406,942.37 |
| 01-107500 | UTILITY CASH CLEARING ACCT | 33,626.39 |
| 01-107600 | AR CASH CLEARING ACCT | 12,860.00 |
| | | <hr/> |
| | TOTAL COMBINED CASH | 3,110,202.13 |
| 01-100000 | CASH ALLOCATED TO OTHER FUNDS | (3,110,202.13) |
| | | <hr/> |
| | TOTAL UNALLOCATED CASH | .00 |
| | | <hr/> <hr/> |

CASH ALLOCATION RECONCILIATION

| | | |
|----|--|-----------------|
| 10 | ALLOCATION TO GENERAL FUND | 1,650,325.49 |
| 20 | ALLOCATION TO WATER FUND | 389,010.55 |
| 40 | ALLOCATION TO MARINA FUND | 631,836.76 |
| 50 | ALLOCATION TO PAY-AS-YOU-THROW FUND | 163,591.43 |
| 90 | ALLOCATION TO CAPITAL IMPROVEMENT FUND | 275,437.90 |
| | | <hr/> |
| | TOTAL ALLOCATIONS TO OTHER FUNDS | 3,110,202.13 |
| | ALLOCATION FROM COMBINED CASH FUND - 01-100000 | (3,110,202.13) |
| | | <hr/> |
| | ZERO PROOF IF ALLOCATIONS BALANCE | .00 |
| | | <hr/> <hr/> |

Section 10, Item A.

TOWN OF GRAND LAKE
BALANCE SHEET
NOVEMBER 30, 2025

GENERAL FUND

| <u>ASSETS</u> | | |
|-------------------------------|---------------------------------|---------------|
| 10-100000 | CASH IN COMBINED CASH FUND | 1,650,325.49 |
| 10-103000 | CSAFE | 232,248.35 |
| 10-103100 | CSAFE - CORE | 2,640,508.76 |
| 10-109100 | COLOTRUST | 354,820.95 |
| 10-116000 | PETTY CASH | 100.00 |
| 10-116500 | GLC PETTY CASH | 100.00 |
| 10-117000 | ACCOUNTS RECEIVABLE | (136,802.02) |
| 10-117100 | PROPERTY TAXES RECEIVABLE | 1,169,067.99 |
| 10-117500 | ACCOUNTS RECIVABLE - AR | 9,486.50 |
| 10-123000 | FUEL AR - FUEL PAYMENTS | 8,795.46 |
| 10-129000 | UNLEADED GAS INVENTORY | 14,498.34 |
| 10-130000 | DIESEL INVENTORY | 12,860.68 |
| | | 5,956,010.50 |
| <u>TOTAL ASSETS</u> | | 5,956,010.50 |
| <u>LIABILITIES AND EQUITY</u> | | |
| <u>LIABILITIES</u> | | |
| 10-200000 | ACCOUNTS PAYABLE GENERAL | 25,678.37 |
| 10-205000 | RETAINAGE PAYABLE | 52,006.69 |
| 10-219100 | FLEX MEDICAL | 19,742.34 |
| 10-222000 | DEFERRED REVENUE-PROPERTY TAX | 739,645.00 |
| 10-223100 | PREPAID FEES FOR DEPOSITS | (320.00) |
| 10-228100 | GLC CUSTOMER DEPOSITS | 1.00 |
| 10-228200 | PREPAID RENTAL FEES & DEPOSITS | 3,638.10 |
| 10-228300 | GLC PREPAID MEMBERSHIPS | (400.00) |
| 10-228400 | DEPOSITS TOWN EVENTS | 7,600.00 |
| 10-228500 | LAND USE/MUNI PROP DEPOSITS | 1,500.00 |
| 10-228600 | ATTORNEY RETAINER | (6,380.00) |
| 10-230000 | HEADSTONE DEPOSIT | 3,500.00 |
| 10-231000 | FOLK SCHOOL PAYMENTS | (28,829.20) |
| 10-231200 | WINTER CARNIVAL | 743.69 |
| 10-234000 | AEROLAB, INC PAYMENTS | (14,585.00) |
| 10-241000 | RENTAL DEPOSITS | 3,250.00 |
| | | 806,790.99 |
| <u>TOTAL LIABILITIES</u> | | 806,790.99 |
| <u>FUND EQUITY</u> | | |
| 10-275000 | FUND BALANCE | 3,406,145.11 |
| 10-281000 | CEMETERY FUNDS | 127,437.92 |
| 10-283000 | CONSERVATION TRUST FUNDS | 50,488.19 |
| 10-284000 | ATTAINABLE HOUSING FUNDS | 321,905.84 |
| 10-285000 | FUND BAL RESVD - INV & PRE PDS | 5,091.51 |
| 10-286000 | EMERGENCY RESERVES | 117,000.00 |
| UNAPPROPRIATED FUND BALANCE: | | |
| | REVENUE OVER EXPENDITURES - YTD | 1,121,150.94 |
| BALANCE - CURRENT DATE | | 1,121,150.94 |
| <u>TOTAL FUND EQUITY</u> | | 5,149,219.51 |

92 % OF THE FISCAL YEAR HAS ELAPSED

26

TOWN OF GRAND LAKE
BALANCE SHEET
NOVEMBER 30, 2025

GENERAL FUND

TOTAL LIABILITIES AND EQUITY

5,956,010.50

Section 10, Item A.

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

GENERAL FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | % |
|-------------------------------|-------------------------------------|-------------------|---------------------|---------------------|---------------------|--------------|
| <u>GENERAL TAXES</u> | | | | | | |
| 10-311-100 | PROPERTY TAXES | 2,016.45 | 740,304.14 | 740,646.00 | 341.86 | 100.0 |
| 10-311-110 | SPECIFIC OWNERSHIP | 3,125.56 | 33,875.71 | 15,000.00 | (18,875.71) | 225.8 |
| 10-311-120 | INTEREST & PENALTY-PROP TAXES | 137.20 | 1,558.96 | 300.00 | (1,258.96) | 519.7 |
| 10-311-130 | MOTOR VEHICLE USE & SALES TAX | .00 | 33,992.13 | 40,000.00 | 6,007.87 | 85.0 |
| 10-311-140 | SALES TAX 4% | 103,041.11 | 2,492,400.01 | 2,384,727.00 | (107,673.01) | 104.5 |
| 10-311-150 | BUILDING USE TAX | .00 | 22,298.15 | 70,000.00 | 47,701.85 | 31.9 |
| 10-311-160 | CIGARETTES-SELECT SALES TAX | 275.82 | 2,643.16 | 3,000.00 | 356.84 | 88.1 |
| 10-311-161 | MARIJUANA TAX | 317.90 | 2,045.11 | 50,000.00 | 47,954.89 | 4.1 |
| | TOTAL GENERAL TAXES | 108,914.04 | 3,329,117.37 | 3,303,673.00 | (25,444.37) | 100.8 |
| <u>UTILITY FRANCHISE TAX</u> | | | | | | |
| 10-316-170 | FRANCHISE CABLE | 60.00 | 18,949.04 | 20,000.00 | 1,050.96 | 94.8 |
| 10-316-171 | FRANCHISE TELEPHONE | 185.50 | 1,271.38 | 5,000.00 | 3,728.62 | 25.4 |
| 10-316-172 | FRANCHISE ELECTRIC | .00 | 33,261.33 | 35,000.00 | 1,738.67 | 95.0 |
| 10-316-173 | FRANCHISE NATURAL GAS | .00 | 13,605.30 | 20,000.00 | 6,394.70 | 68.0 |
| | TOTAL UTILITY FRANCHISE TAX | 245.50 | 67,087.05 | 80,000.00 | 12,912.95 | 83.9 |
| <u>LICENSES & PERMITS</u> | | | | | | |
| 10-321-100 | LIQUOR LICENSE FEE | .00 | 5,779.50 | 4,500.00 | (1,279.50) | 128.4 |
| 10-321-120 | SALES TAX LICENSE \$10 | 10.00 | 1,575.00 | 900.00 | (675.00) | 175.0 |
| 10-321-130 | MOTOR VEHICLE LICENSE (RURAL) | .00 | 688.21 | 2,000.00 | 1,311.79 | 34.4 |
| 10-321-140 | SIGN PERMIT | .00 | 600.00 | 500.00 | (100.00) | 120.0 |
| 10-321-150 | GRADING PERMIT | .00 | 400.00 | 100.00 | (300.00) | 400.0 |
| 10-321-160 | ANIMAL LICENSE | .00 | 35.00 | 150.00 | 115.00 | 23.3 |
| 10-321-170 | ENCROACHMENT PERMIT/LICENSE | .00 | .00 | 400.00 | 400.00 | .0 |
| 10-321-175 | BUSINESS LICENSE COMMISSION | .00 | 25,302.25 | 30,000.00 | 4,697.75 | 84.3 |
| 10-321-180 | NIGHTLY RENTAL LICENSE FEE | 6,335.85 | 147,154.45 | 117,000.00 | (30,154.45) | 125.8 |
| 10-321-190 | BOARDWALK SALES PERMIT | .00 | .00 | 25.00 | 25.00 | .0 |
| 10-321-191 | MARIJUANA LICENSE FEES | .00 | .00 | 1,000.00 | 1,000.00 | .0 |
| | TOTAL LICENSES & PERMITS | 6,345.85 | 181,534.41 | 156,575.00 | (24,959.41) | 115.9 |
| <u>INTERGOVERNMENTAL</u> | | | | | | |
| 10-335-130 | GRAND CNTY ROAD & BRIDGE | .00 | 12,656.00 | 12,351.00 | (305.00) | 102.5 |
| 10-335-200 | HIGHWAY USER TAX FUND | .00 | 15,149.21 | 30,716.00 | 15,566.79 | 49.3 |
| 10-335-800 | CONSERVATION TRUST FUND | .00 | 2,236.89 | 3,000.00 | 763.11 | 74.6 |
| 10-335-900 | OTHER INTERGOVERNMENTAL | .00 | 1,161.13 | 3,000.00 | 1,838.87 | 38.7 |
| | TOTAL INTERGOVERNMENTAL | .00 | 31,203.23 | 49,067.00 | 17,863.77 | 63.6 |

92 % OF THE FISCAL YEAR HAS ELAPSED

28

Section 10, Item A.

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

GENERAL FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | % |
|-----------------------------------|---|------------------|-------------------|-------------------|---------------------|--------------|
| <u>CHARGES FOR SERVICES</u> | | | | | | |
| 10-341-200 | CEMETERY REVENUES | .00 | 6,000.00 | 10,000.00 | 4,000.00 | 60.0 |
| 10-341-300 | ZONING & SUBDIVISION REVIEW | .00 | 4,350.00 | 3,000.00 | (1,350.00) | 145.0 |
| 10-341-400 | ATTAINABLE HOUSING FEE REVENUE | .00 | 6,722.00 | 4,000.00 | (2,722.00) | 168.1 |
| 10-341-500 | EV CHARGING STATION REVENUE | .00 | 3,296.99 | 12,000.00 | 8,703.01 | 27.5 |
| 10-341-600 | FUEL DEPOT SURCHARGE | .00 | 55.34 | 2,000.00 | 1,944.66 | 2.8 |
| 10-341-850 | NIGHTLY RENTAL APP FEE \$165 | .00 | 3,490.85 | 2,000.00 | (1,490.85) | 174.5 |
| 10-341-900 | CEMETERY EXCAVATING FEE | .00 | 2,425.00 | 1,000.00 | (1,425.00) | 242.5 |
| | TOTAL CHARGES FOR SERVICES | .00 | 26,340.18 | 34,000.00 | 7,659.82 | 77.5 |
| <u>GRAND LAKE CENTER REVENUES</u> | | | | | | |
| 10-350-101 | GLC - RENTAL FEES | .00 | 8,804.00 | 18,000.00 | 9,196.00 | 48.9 |
| 10-350-121 | GLC - MEMBERSHIPS | 7,760.50 | 80,343.00 | 85,000.00 | 4,657.00 | 94.5 |
| 10-350-131 | GLC - REC FEES | 1,120.00 | 14,758.00 | 15,000.00 | 242.00 | 98.4 |
| 10-350-132 | GLC GOLF SIM REVENUE | .00 | 1,260.00 | .00 | (1,260.00) | .0 |
| | TOTAL GRAND LAKE CENTER REVENUES | 8,880.50 | 105,165.00 | 118,000.00 | 12,835.00 | 89.1 |
| <u>FINES AND FORFEITURES</u> | | | | | | |
| 10-351-100 | ORDINANCE/TRAFFIC FINES | .00 | 225.00 | 500.00 | 275.00 | 45.0 |
| | TOTAL FINES AND FORFEITURES | .00 | 225.00 | 500.00 | 275.00 | 45.0 |
| <u>FEES AND LEASES</u> | | | | | | |
| 10-353-180 | RENT - VISITORS CENTER | .00 | .00 | 2,500.00 | 2,500.00 | .0 |
| | TOTAL FEES AND LEASES | .00 | .00 | 2,500.00 | 2,500.00 | .0 |
| <u>INVESTMENT INCOME</u> | | | | | | |
| 10-355-100 | INTEREST REVENUE | 11,090.54 | 153,946.68 | 100,000.00 | (53,946.68) | 154.0 |
| | TOTAL INVESTMENT INCOME | 11,090.54 | 153,946.68 | 100,000.00 | (53,946.68) | 154.0 |
| <u>OTHER</u> | | | | | | |
| 10-360-140 | EVENT RENT - LAND, BUILDINGS | .00 | 2,417.41 | 6,000.00 | 3,582.59 | 40.3 |
| 10-360-160 | RENT - ENTERPRISE FUND SITES | 750.00 | 2,250.00 | 2.00 | (2,248.00) | 11250 |
| 10-360-190 | GIFTS - DONATIONS | .00 | 8,600.00 | .00 | (8,600.00) | .0 |
| 10-360-200 | MISC. REVENUES - GENERAL | 1,000.00 | 21,351.09 | 6,000.00 | (15,351.09) | 355.9 |
| | TOTAL OTHER | 1,750.00 | 34,618.50 | 12,002.00 | (22,616.50) | 288.4 |

92 % OF THE FISCAL YEAR HAS ELAPSED

29

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

GENERAL FUND

| | <u>PERIOD ACTUAL</u> | <u>YTD ACTUAL</u> | <u>BUDGET</u> | <u>UNEARNED</u> | <u>%</u> |
|------------------------------------|----------------------|---------------------|----------------------|---------------------|-------------|
| <u>CAPITAL SPECIFIC</u> | | | | | |
| 10-377-160 SPACE TO CREATE REVENUE | 3,055,995.90 | 3,096,112.90 | 7,174,019.00 | 4,077,906.10 | 43.2 |
| TOTAL CAPITAL SPECIFIC | <u>3,055,995.90</u> | <u>3,096,112.90</u> | <u>7,174,019.00</u> | <u>4,077,906.10</u> | <u>43.2</u> |
| TOTAL FUND REVENUE | <u>3,193,222.33</u> | <u>7,025,350.32</u> | <u>11,030,336.00</u> | <u>4,004,985.68</u> | <u>63.7</u> |

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

GENERAL FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | % |
|--|------------------|-------------------|-------------------|---------------------|--------------|
| <u>CEMETERY COMMITTEE</u> | | | | | |
| 10-410-211 CEMETERY SUPPLIES/MISC EXP | .00 | 1,500.00 | 3,500.00 | 2,000.00 | 42.9 |
| 10-410-215 GRAVE MARKERS | .00 | .00 | 1,000.00 | 1,000.00 | .0 |
| 10-410-242 CEMETERY MAINTENANCE | .00 | .00 | 5,000.00 | 5,000.00 | .0 |
| TOTAL CEMETERY COMMITTEE | .00 | 1,500.00 | 9,500.00 | 8,000.00 | 15.8 |
| <u>PC/BOA</u> | | | | | |
| 10-412-211 OFFICE SUPPLIES | .00 | .00 | 400.00 | 400.00 | .0 |
| 10-412-311 POSTAGE/ADS/LEGAL NOTICES | .00 | .00 | 750.00 | 750.00 | .0 |
| 10-412-314 PURCHASED SERVICES | .00 | 87,581.56 | 10,000.00 | (77,581.56) | 875.8 |
| 10-412-319 MISC.-PLANNING COMMISSION/BOA | .00 | .00 | 300.00 | 300.00 | .0 |
| 10-412-320 COMPUTER HARDWARE | .00 | 2,159.00 | 1,000.00 | (1,159.00) | 215.9 |
| 10-412-351 PLANNING LEGAL SERVICES | .00 | .00 | 15,000.00 | 15,000.00 | .0 |
| 10-412-370 TRAINING/TRAVEL | .00 | .00 | 6,000.00 | 6,000.00 | .0 |
| 10-412-380 COMP PLAN UPDATE | .00 | .00 | 12,500.00 | 12,500.00 | .0 |
| TOTAL PC/BOA | .00 | 89,740.56 | 45,950.00 | (43,790.56) | 195.3 |
| <u>BOARD OF TRUSTEES</u> | | | | | |
| 10-413-142 WORKERS' COMPENSATION | .00 | 821.13 | 1,000.00 | 178.87 | 82.1 |
| 10-413-143 BOT COMPENSATION | 1,409.85 | 14,214.15 | 18,400.00 | 4,185.85 | 77.3 |
| 10-413-211 OFFICE/MEETING SUPPLIES | 280.00 | 5,955.67 | 5,000.00 | (955.67) | 119.1 |
| 10-413-215 ELECTIONS | .00 | .00 | 3,000.00 | 3,000.00 | .0 |
| 10-413-316 DUES/MEMBERSHIPS | 1,908.00 | 36,698.75 | 25,000.00 | (11,698.75) | 146.8 |
| 10-413-370 TRAINING/TRAVEL | .00 | 443.70 | 7,500.00 | 7,056.30 | 5.9 |
| 10-413-460 LONG RANGE/MISC | .00 | .00 | 1,000.00 | 1,000.00 | .0 |
| 10-413-461 APPRECIATION PROGRAM | .00 | .00 | 10,000.00 | 10,000.00 | .0 |
| 10-413-462 COMPUTER EQUIPMENT | .00 | 34,579.98 | 1,000.00 | (33,579.98) | 3458.0 |
| 10-413-463 WATER QUALITY ISSUES | .00 | 713.04 | 250.00 | (463.04) | 285.2 |
| 10-413-465 COMPUTER SOFTWARE | .00 | 650.00 | 500.00 | (150.00) | 130.0 |
| 10-413-728 MISCELLANEOUS DONATIONS | .00 | .00 | 10,000.00 | 10,000.00 | .0 |
| 10-413-843 ROCKY MTN REP THEATRE | .00 | 1,500.00 | 1,500.00 | .00 | 100.0 |
| 10-413-859 GRAND FOUNDATION | .00 | 56,650.00 | 52,000.00 | (4,650.00) | 108.9 |
| 10-413-870 BOARD CONTINGENCY | .00 | 1,458.67 | 5,000.00 | 3,541.33 | 29.2 |
| TOTAL BOARD OF TRUSTEES | 3,597.85 | 153,685.09 | 141,150.00 | (12,535.09) | 108.9 |
| <u>GREENWAYS COMMITTEE</u> | | | | | |
| 10-414-238 TREES/SHRUBS/PLANTINGS | .00 | 4,968.69 | .00 | (4,968.69) | .0 |
| 10-414-241 ARBOR DAY SUPPLIES | .00 | 675.24 | 1,500.00 | 824.76 | 45.0 |
| 10-414-320 CONTRACT LANDSCAPING SERVICES | 11,962.17 | 84,463.12 | 89,777.00 | 5,313.88 | 94.1 |
| TOTAL GREENWAYS COMMITTEE | 11,962.17 | 90,107.05 | 91,277.00 | 1,169.95 | 98.7 |

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

GENERAL FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | % |
|-----------------------|--------------------------------|---------------|--------------|--------------|---------------|--------|
| <u>ADMINISTRATION</u> | | | | | | |
| 10-415-100 | GROSS WAGES - ADMINISTRATION | 38,703.76 | 530,353.53 | 552,515.00 | 22,161.47 | 96.0 |
| 10-415-103 | OT/COMP TIME BUYOUT | 803.19 | 2,373.08 | 2,000.00 | (373.08) | 118.7 |
| 10-415-105 | BONUS | .00 | .00 | 8,000.00 | 8,000.00 | .0 |
| 10-415-110 | GROSS WAGES-ADMIN PT/SEASONAL | .00 | (1,680.00) | .00 | 1,680.00 | .0 |
| 10-415-132 | ICMA TOWN PAID BENEFIT | 3,160.54 | 28,300.87 | 44,201.18 | 15,900.31 | 64.0 |
| 10-415-133 | HEALTH/DENTAL-EMPLOYEE | (512.20) | (1,251.76) | 73,200.00 | 74,451.76 | (1.7) |
| 10-415-135 | DEP HEALTH/DENTAL | (.40) | 5,110.72 | 78,750.00 | 73,639.28 | 6.5 |
| 10-415-136 | MEDICAL BENEFIT ALLOWANCE | .00 | 32,252.79 | 10,000.00 | (22,252.79) | 322.5 |
| 10-415-141 | UNEMPLOYMENT INSURANCE | .00 | 2,351.28 | 1,109.00 | (1,242.28) | 212.0 |
| 10-415-142 | WORKERS' COMPENSATION | .00 | 8,831.52 | 13,000.00 | 4,168.48 | 67.9 |
| 10-415-143 | SOCIAL SECURITY MATCH | 2,571.25 | 30,203.04 | 34,380.00 | 4,176.96 | 87.9 |
| 10-415-144 | MEDICARE MATCH | 601.34 | 7,063.61 | 8,040.00 | 976.39 | 87.9 |
| 10-415-145 | FAMILI BENEFIT ADMIN | 117.79 | 1,485.84 | 2,531.00 | 1,045.16 | 58.7 |
| 10-415-211 | OFFICE SUPPLIES | .00 | 1,107.77 | 9,000.00 | 7,892.23 | 12.3 |
| 10-415-215 | COMPUTER SOFTWARE | 803.45 | 32,573.12 | 20,000.00 | (12,573.12) | 162.9 |
| 10-415-220 | COMPUTER HARDWARE | .00 | 5,589.68 | 5,000.00 | (589.68) | 111.8 |
| 10-415-226 | SMALL EQUIPMENT | .00 | .00 | 3,000.00 | 3,000.00 | .0 |
| 10-415-231 | GAS/FUEL | .00 | .00 | 1,200.00 | 1,200.00 | .0 |
| 10-415-232 | VEHICLE MAINTENANCE | .00 | 116.97 | 2,000.00 | 1,883.03 | 5.9 |
| 10-415-233 | OFFICE EQUIPMENT MAINTENANCE | .00 | 4,115.05 | 2,000.00 | (2,115.05) | 205.8 |
| 10-415-237 | BUILDING MAINTENANCE | 181.77 | 181.77 | 2,000.00 | 1,818.23 | 9.1 |
| 10-415-238 | TOWN HALL FURNISHINGS | .00 | .00 | 1,000.00 | 1,000.00 | .0 |
| 10-415-311 | POSTAGE/FREIGHT | .00 | 2,531.69 | 5,000.00 | 2,468.31 | 50.6 |
| 10-415-312 | COMPUTER SERVICES | 4,775.08 | 45,652.46 | 58,500.00 | 12,847.54 | 78.0 |
| 10-415-314 | ADS & LEGAL NOTICES | .00 | 7,232.94 | 3,000.00 | (4,232.94) | 241.1 |
| 10-415-316 | DUES & MEMBERSHIPS | .00 | 220.00 | 2,000.00 | 1,780.00 | 11.0 |
| 10-415-319 | MISCELLANEOUS SERVICES | .00 | 190.00 | 3,200.00 | 3,010.00 | 5.9 |
| 10-415-330 | BANK FEES | 216.43 | 218.43 | 500.00 | 281.57 | 43.7 |
| 10-415-341 | ELECTRIC UTILITY | .00 | 3,538.38 | 8,400.00 | 4,861.62 | 42.1 |
| 10-415-342 | SEWER UTILITY | 4,740.96 | 8,233.75 | 2,100.00 | (6,133.75) | 392.1 |
| 10-415-343 | WATER UTILITY | .00 | 6,325.00 | .00 | (6,325.00) | .0 |
| 10-415-344 | TELEPHONE/INTERNET UTILITY | 35.00 | 4,625.55 | 14,700.00 | 10,074.45 | 31.5 |
| 10-415-345 | NATURAL GAS UTILITY | 7,397.50 | 7,441.97 | 6,510.00 | (931.97) | 114.3 |
| 10-415-346 | WEBSITE HOSTING SERVICES | .00 | 11,643.93 | 18,500.00 | 6,856.07 | 62.9 |
| 10-415-347 | RECYCLING - TOWN HALL | .00 | 290.00 | 500.00 | 210.00 | 58.0 |
| 10-415-351 | LEGAL SERVICES | .00 | 49,536.41 | 55,000.00 | 5,463.59 | 90.1 |
| 10-415-352 | AUDIT | .00 | 10,200.00 | 10,200.00 | .00 | 100.0 |
| 10-415-353 | JUDGE-MUNICIPAL COURT | .00 | .00 | 500.00 | 500.00 | .0 |
| 10-415-355 | PROFESSIONAL SERVICES-OTHER | 16,719.96 | 106,158.37 | 2,000.00 | (104,158.37) | 5307.9 |
| 10-415-370 | TRAINING/TRAVEL | .00 | 563.23 | .00 | (563.23) | .0 |
| 10-415-393 | DOCUMENT RECORDING | .00 | .00 | 250.00 | 250.00 | .0 |
| 10-415-513 | PROPERTY/CASUALTY INSURANCE | .00 | 35,808.74 | 35,000.00 | (808.74) | 102.3 |
| 10-415-514 | POSITION BONDS | .00 | 200.00 | 400.00 | 200.00 | 50.0 |
| 10-415-560 | TREASURER'S FEES | 43.07 | 14,829.13 | 14,819.00 | (10.13) | 100.1 |
| 10-415-723 | VISITOR CENTER REPAIRS & MAINT | .00 | .00 | 1,500.00 | 1,500.00 | .0 |
| 10-415-800 | ATTAINABLE HOUSING EXPENSES | .00 | 4,560.00 | 18,000.00 | 13,440.00 | 25.3 |
| 10-415-870 | CONTINGENCY - GENERAL ADMIN | 14,075.00 | 70,989.58 | .00 | (70,989.58) | .0 |
| 10-415-885 | EVENTS TOWN | 10,109.51 | 14,984.53 | 43,400.00 | 28,415.47 | 34.5 |
| 10-415-887 | CONTINENTAL DIVIDE TRAIL | .00 | 612.00 | 2,500.00 | 1,888.00 | 24.5 |
| 10-415-888 | CHAMBER CONTRACT | .00 | 175,000.00 | 175,000.00 | .00 | 100.0 |
| TOTAL ADMINISTRATION | | 104,543.00 | 1,270,664.97 | 1,354,405.18 | 83,740.21 | 93.8 |

92 % OF THE FISCAL YEAR HAS ELAPSED

32

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

GENERAL FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | % |
|------------------------------------|--|---------------|-------------------|-------------------|------------------|-------------|
| <u>ECONOMIC DEVELOPMENT GRANTS</u> | | | | | | |
| 10-416-100 | TRAIL GROOMERS | .00 | .00 | 40,000.00 | 40,000.00 | .0 |
| 10-416-250 | HEADWATERS TRAIL ASSOC- HTA | .00 | .00 | 5,000.00 | 5,000.00 | .0 |
| 10-416-261 | CREATIVE DISTRICT | .00 | 100,000.00 | 100,000.00 | .00 | 100.0 |
| | TOTAL ECONOMIC DEVELOPMENT GRANTS | .00 | 100,000.00 | 145,000.00 | 45,000.00 | 69.0 |
| <u>PUBLIC SAFETY</u> | | | | | | |
| 10-421-314 | DISPATCH OPERATIONS | .00 | .00 | 27,115.00 | 27,115.00 | .0 |
| 10-421-339 | SHERIFF'S CONTRACT | .00 | 311,288.00 | 342,000.00 | 30,712.00 | 91.0 |
| | TOTAL PUBLIC SAFETY | .00 | 311,288.00 | 369,115.00 | 57,827.00 | 84.3 |

92 % OF THE FISCAL YEAR HAS ELAPSED

33

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

GENERAL FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | % |
|---------------------|--------------------------------|---------------|--------------|--------------|--------------|--------|
| <u>PUBLIC WORKS</u> | | | | | | |
| 10-431-100 | GROSS WAGES - PUBLIC WORKS | 55,701.78 | 657,708.29 | 591,563.00 | (66,145.29) | 111.2 |
| 10-431-103 | OT/COMP TIME BUYOUT | 7,856.66 | 25,615.98 | 26,500.00 | 884.02 | 96.7 |
| 10-431-105 | BONUS | 1,500.00 | 1,500.00 | 7,000.00 | 5,500.00 | 21.4 |
| 10-431-111 | ON CALL PAY | 950.00 | 18,550.00 | 18,250.00 | (300.00) | 101.6 |
| 10-431-132 | ICMA TOWN PAID BENEFIT | 3,571.38 | 42,044.16 | 49,445.00 | 7,400.84 | 85.0 |
| 10-431-133 | HEALTH/DENTAL-EMPLOYEE | (871.78) | 21,324.65 | 132,000.00 | 110,675.35 | 16.2 |
| 10-431-135 | DEP HEALTH/DENTAL | (2.14) | 7,157.22 | 42,000.00 | 34,842.78 | 17.0 |
| 10-431-136 | MEDICAL BENEFIT ALLOWANCE | .00 | 15,445.13 | 8,400.00 | (7,045.13) | 183.9 |
| 10-431-141 | UNEMPLOYMENT INSURANCE | 9.47 | 3,748.13 | 1,236.00 | (2,512.13) | 303.3 |
| 10-431-142 | WORKERS' COMPENSATION | .00 | 95,034.09 | 89,575.00 | (5,459.09) | 106.1 |
| 10-431-143 | SOCIAL SECURITY MATCH | 4,222.07 | 44,226.45 | 38,320.00 | (5,906.45) | 115.4 |
| 10-431-144 | MEDICARE MATCH | 987.43 | 10,343.21 | 8,962.00 | (1,381.21) | 115.4 |
| 10-431-145 | FAMILI BENEFIT PW | 213.43 | 1,935.89 | 2,781.00 | 845.11 | 69.6 |
| 10-431-222 | GENERAL SUPPLIES | 2,506.07 | 19,016.66 | 7,000.00 | (12,016.66) | 271.7 |
| 10-431-224 | SAFETY SUPPLIES | 131.90 | 18,761.46 | 7,000.00 | (11,761.46) | 268.0 |
| 10-431-226 | VEHICLE SUPPLIES | .00 | 113.47 | 4,000.00 | 3,886.53 | 2.8 |
| 10-431-227 | SMALL TOOLS | 7.97 | 2,049.36 | 7,500.00 | 5,450.64 | 27.3 |
| 10-431-231 | GAS/FUEL/LIQUIDS | 1,743.06 | 16,548.67 | 40,000.00 | 23,451.33 | 41.4 |
| 10-431-232 | VEHICLE MAINTENANCE | 1,326.20 | 5,509.45 | 10,000.00 | 4,490.55 | 55.1 |
| 10-431-233 | EQUIPMENT MAINTENANCE | 3,505.89 | 42,890.90 | 37,500.00 | (5,390.90) | 114.4 |
| 10-431-235 | TIRES/CHAINS | .00 | 272.34 | 10,000.00 | 9,727.66 | 2.7 |
| 10-431-236 | MISC. BRIDGE WORK | 4,684.56 | 14,564.13 | 35,000.00 | 20,435.87 | 41.6 |
| 10-431-237 | BUILDING MAINTENANCE | 52.65 | 5,568.06 | 8,000.00 | 2,431.94 | 69.6 |
| 10-431-238 | STREET LIGHT MAINTENANCE | .00 | 161.40 | 2,000.00 | 1,838.60 | 8.1 |
| 10-431-239 | MISCELLANEOUS MAINTENANCE | 151.91 | 151.91 | 2,500.00 | 2,348.09 | 6.1 |
| 10-431-242 | ROAD MAINTENANCE | 4,628.56 | 99,809.29 | 75,000.00 | (24,809.29) | 133.1 |
| 10-431-245 | BOARDWALK MAINTENANCE | .00 | 4,491.98 | 5,000.00 | 508.02 | 89.8 |
| 10-431-253 | TREE REMOVAL | .00 | .00 | 5,000.00 | 5,000.00 | .0 |
| 10-431-254 | TREE SPRAYING | .00 | .00 | 3,500.00 | 3,500.00 | .0 |
| 10-431-256 | EV STATION MAINTENANCE | .00 | .00 | 4,000.00 | 4,000.00 | .0 |
| 10-431-257 | FIRE MITIGATION | .00 | 525.10 | .00 | (525.10) | .0 |
| 10-431-312 | COMPUTER SERVICES | .00 | 5,756.96 | 9,000.00 | 3,243.04 | 64.0 |
| 10-431-314 | ADS/BID NOTICES | .00 | .00 | 2,000.00 | 2,000.00 | .0 |
| 10-431-317 | UNIFORM ALLOWANCE | 500.00 | 2,875.00 | 3,600.00 | 725.00 | 79.9 |
| 10-431-318 | TRASH/RECYCLE SERVICES | 778.43 | 5,780.02 | 15,750.00 | 9,969.98 | 36.7 |
| 10-431-319 | MISC. PURCHASED SERVICES | .00 | 3,121.00 | 2,500.00 | (621.00) | 124.8 |
| 10-431-341 | ELECTRIC UTILITY | .00 | 1,837.50 | 15,750.00 | 13,912.50 | 11.7 |
| 10-431-343 | WATER UTILITY | 63,893.12 | 64,269.12 | 735.00 | (63,534.12) | 8744.1 |
| 10-431-344 | TELEPHONE/INTERNET UTILITY | .00 | 1,524.22 | 5,250.00 | 3,725.78 | 29.0 |
| 10-431-345 | NATURAL GAS UTILITY | .00 | 216.98 | 6,825.00 | 6,608.02 | 3.2 |
| 10-431-349 | STREET LIGHT ELECTRIC UTILITY | .00 | .00 | 11,550.00 | 11,550.00 | .0 |
| 10-431-354 | ENGINEERING/SURVEYING SERVICES | 4,614.80 | 9,032.30 | 10,000.00 | 967.70 | 90.3 |
| 10-431-370 | TRAINING/TRAVEL | .00 | 277.91 | 10,000.00 | 9,722.09 | 2.8 |
| 10-431-399 | EQUIP RENTAL | .00 | 8,650.00 | 15,000.00 | 6,350.00 | 57.7 |
| 10-431-400 | WINTER LIGHTS | 12,550.00 | 22,450.00 | 59,900.00 | 37,450.00 | 37.5 |
| 10-431-870 | CONTINGENCY- PUBLIC WORKS | .00 | .00 | 15,000.00 | 15,000.00 | .0 |
| TOTAL PUBLIC WORKS | | 175,213.42 | 1,300,858.39 | 1,461,892.00 | 161,033.61 | 89.0 |

92 % OF THE FISCAL YEAR HAS ELAPSED

34

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

GENERAL FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | % |
|---------------------------------------|-------------------------------|-------------|------------|-------------|-----------------|
| <u>GRAND LAKE CENTER EXPENDITURES</u> | | | | | |
| 10-450-100 | GROSS WAGES - GL CENTER | 8,159.50 | 76,988.37 | 153,798.00 | 76,809.63 50.1 |
| 10-450-103 | OT/COMP TIME BUYOUT | 63.15 | 1,710.42 | 1,000.00 (| 710.42) 171.0 |
| 10-450-105 | BONUS | .00 | .00 | 2,000.00 | 2,000.00 .0 |
| 10-450-132 | ICMA TOWN PAID BENEFIT | 529.25 | 5,250.15 | 13,317.00 | 8,066.85 39.4 |
| 10-450-133 | HEALTH/DENTAL-EMPLOYEE | (196.50) | 5,771.60 | 38,000.00 | 32,228.40 15.2 |
| 10-450-135 | DEP. HEALTH/DENTAL | .00 | 1,964.00 | 16,000.00 | 14,036.00 12.3 |
| 10-450-136 | MEDICAL BENEFIT ALLOWANCE | .00 | 5,282.00 | 3,000.00 (| 2,282.00) 176.1 |
| 10-450-141 | UNEMPLOYMENT INSURANCE | 2.95 | 460.51 | 332.00 (| 128.51) 138.7 |
| 10-450-142 | WORKERS' COMPENSATION | .00 | 7,062.84 | 6,000.00 (| 1,062.84) 117.7 |
| 10-450-143 | SOCIAL SECURITY MATCH | 531.99 | 5,112.20 | 10,320.00 | 5,207.80 49.5 |
| 10-450-144 | MEDICARE MATCH | 124.41 | 1,195.64 | 2,413.00 | 1,217.36 49.6 |
| 10-450-145 | FAMILI BENEFIT (GLC) | 24.81 | 322.36 | 750.00 | 427.64 43.0 |
| 10-450-211 | OFFICE SUPPLIES | .00 | 17.28 | 1,500.00 | 1,482.72 1.2 |
| 10-450-220 | OPERATING SUPPLIES | .00 | 810.80 | 5,000.00 | 4,189.20 16.2 |
| 10-450-234 | SIGNAGE | .00 | .00 | 600.00 | 600.00 .0 |
| 10-450-235 | FITNESS EQUIP MAINT | .00 | 1,440.00 | 2,000.00 | 560.00 72.0 |
| 10-450-236 | MINOR/MISC EQUIPMENT | 140.66 | 333.63 | 1,500.00 | 1,166.37 22.2 |
| 10-450-237 | BUILDING MAINTENANCE | .00 | 18,170.22 | 10,000.00 (| 8,170.22) 181.7 |
| 10-450-238 | MINOR/MISC FURNISHINGS | .00 | 200.39 | 2,000.00 | 1,799.61 10.0 |
| 10-450-239 | MINOR INFRASTRUCTURE MAINT | .00 | .00 | 2,000.00 | 2,000.00 .0 |
| 10-450-250 | BACKFLOW MAINTENANCE | .00 | 1,567.65 | 600.00 (| 967.65) 261.3 |
| 10-450-312 | COMPUTER SERVICES | (1,000.00) | 12,417.56 | 9,000.00 (| 3,417.56) 138.0 |
| 10-450-317 | UNIFORM ALLOWANCE | 25.00 | 125.00 | .00 (| 125.00) .0 |
| 10-450-320 | MARKETING | .00 | 3,047.52 | 5,000.00 | 1,952.48 61.0 |
| 10-450-341 | ELECTRIC UTILITY | .00 | 1,219.87 | 10,500.00 | 9,280.13 11.6 |
| 10-450-342 | SEWER UTILITY | 147.26 | 1,678.27 | 4,788.00 | 3,109.73 35.1 |
| 10-450-343 | WATER UTILITY | .00 | 320.00 | 1,050.00 | 730.00 30.5 |
| 10-450-344 | TELEPHONE/INTERNET/TV UTILITY | .00 | 2,574.44 | 5,880.00 | 3,305.56 43.8 |
| 10-450-345 | NATURAL GAS UTILITY | .00 | 1,251.02 | 7,350.00 | 6,098.98 17.0 |
| 10-450-346 | COPIER LEASE & MAIN | 190.33 | 898.25 | .00 (| 898.25) .0 |
| 10-450-350 | MAINTENANCE AGREEMENT | .00 | .00 | 5,800.00 | 5,800.00 .0 |
| 10-450-352 | AUDIT | .00 | 1,190.00 | 1,190.00 | .00 100.0 |
| 10-450-355 | PURCHASED PROFESSIONAL SERV. | .00 | 1,110.15 | 1,300.00 | 189.85 85.4 |
| 10-450-370 | TRAINING/TRAVEL | .00 | 58.38 | 300.00 | 241.62 19.5 |
| 10-450-513 | PROPERTY/CASUALTY INSURANCE | .00 | 11,592.96 | 12,000.00 | 407.04 96.6 |
| 10-450-755 | EXERCISE EQUIPMENT | .00 | .00 | 6,000.00 | 6,000.00 .0 |
| 10-450-869 | SUMMER CAMP | .00 | 30,000.00 | 30,000.00 | .00 100.0 |
| 10-450-870 | CONTINGENCY - GL CENTER | .00 | .00 | 500.00 | 500.00 .0 |
| 10-450-871 | GLC EVENT EXPENSES | .00 | 2,211.60 | .00 (| 2,211.60) .0 |
| TOTAL GRAND LAKE CENTER EXPENDITUR | | 8,742.81 | 203,355.08 | 372,788.00 | 169,432.92 54.6 |

92 % OF THE FISCAL YEAR HAS ELAPSED

11
35

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

GENERAL FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | % |
|---------------------------------------|---|-------------------|---------------------|------------------------------|--------------------------|
| <u>PARKS</u> | | | | | |
| 10-452-220 | RESTROOM OPERATING SUPPLIES | 43.97 | 20,385.45 | 27,000.00 | 6,614.55 75.5 |
| 10-452-221 | LAWN SUPPLIES | 221.30 | 12,876.71 | 10,000.00 (2,876.71) | 128.8 |
| 10-452-234 | INFORMATION SIGNS | .00 | 650.28 | .00 (650.28) | .0 |
| 10-452-236 | SAND & DREDGE | .00 | .00 | 5,000.00 | 5,000.00 .0 |
| 10-452-237 | BUILDING MAINTENANCE | 419.73 | 7,405.10 | 35,000.00 | 27,594.90 21.2 |
| 10-452-238 | DOCK MAINTENANCE | .00 | 3,346.51 | 20,000.00 | 16,653.49 16.7 |
| 10-452-239 | MISCELLANEOUS MAINTENANCE | 801.34 | 2,332.08 | 5,000.00 | 2,667.92 46.6 |
| 10-452-243 | BENCHES/PLANTERS/FENCES | 119.96 | 1,317.64 | 5,000.00 | 3,682.36 26.4 |
| 10-452-244 | THOMASSON PARK MAINTENANCE | .00 | .00 | 1,000.00 | 1,000.00 .0 |
| 10-452-248 | IRRIGATION SYSTEM MAINTENANCE | .00 | 2,502.34 | 5,000.00 | 2,497.66 50.1 |
| 10-452-250 | BACKFLOW MAINTENANCE | .00 | 1,200.00 | 3,000.00 | 1,800.00 40.0 |
| 10-452-319 | MISCELLANEOUS SERVICES | 1,050.00 | 4,500.00 | 3,000.00 (1,500.00) | 150.0 |
| 10-452-341 | ELECTRIC UTILITY | 145.00 | 2,395.69 | 10,500.00 | 8,104.31 22.8 |
| 10-452-342 | SEWER UTILITY | 505.51 | 1,511.26 | 630.00 (881.26) | 239.9 |
| 10-452-343 | WATER UTILITY | .00 | 5,128.00 | 10,500.00 | 5,372.00 48.8 |
| 10-452-345 | NATURAL GAS UTILITY | .00 | 386.07 | 8,400.00 | 8,013.93 4.6 |
| 10-452-450 | PARK IMPROVEMENTS | 15,854.85 | 26,833.53 | 5,000.00 (21,833.53) | 536.7 |
| 10-452-870 | CONTINGENCY - PARKS | .00 | .00 | 1,000.00 | 1,000.00 .0 |
| | TOTAL PARKS | 19,161.66 | 92,770.66 | 155,030.00 | 62,259.34 59.8 |
| <u>DEPARTMENT 460</u> | | | | | |
| 10-460-750 | FIREWORKS | .00 | 40,000.00 | 30,000.00 (10,000.00) | 133.3 |
| 10-460-880 | ICE RINK | .00 | .00 | 2,000.00 | 2,000.00 .0 |
| | TOTAL DEPARTMENT 460 | .00 | 40,000.00 | 32,000.00 (8,000.00) | 125.0 |
| <u>ADMIN CERTIFICATE OF PARTICIPA</u> | | | | | |
| 10-815-982 | LAND ACQUISITION - PRINCIPAL | .00 | .00 | 95,000.00 | 95,000.00 .0 |
| 10-815-983 | LAND ACQUISITION-INTEREST | .00 | 17,241.60 | 34,485.00 | 17,243.40 50.0 |
| | TOTAL ADMIN CERTIFICATE OF PARTICIPA | .00 | 17,241.60 | 129,485.00 | 112,243.40 13.3 |
| <u>ADMIN CAPITAL</u> | | | | | |
| 10-915-923 | TOWN HALL CAPITAL OUTLAY | .00 | 620.00 | 45,000.00 | 44,380.00 1.4 |
| 10-915-950 | SPACE TO CREATE EXPENDITURES | 594,012.75 | 2,048,348.25 | 7,000,000.00 | 4,951,651.75 29.3 |
| | TOTAL ADMIN CAPITAL | 594,012.75 | 2,048,968.25 | 7,045,000.00 | 4,996,031.75 29.1 |

92 % OF THE FISCAL YEAR HAS ELAPSED

12
36

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

GENERAL FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | % |
|---------------------------------------|---------------|--------------|---------------|-----------------|-------|
| <u>PUBLIC WORKS CAPITAL</u> | | | | | |
| 10-931-910 CAPITAL EQUIPMENT PURCHASE | .00 | 49,693.00 | 100,000.00 | 50,307.00 | 49.7 |
| 10-931-921 PAVING | .00 | 20,000.00 | 25,000.00 | 5,000.00 | 80.0 |
| 10-931-922 DRAINAGE | .00 | 13,939.92 | 30,000.00 | 16,060.08 | 46.5 |
| | | | | | |
| TOTAL PUBLIC WORKS CAPITAL | .00 | 83,632.92 | 155,000.00 | 71,367.08 | 54.0 |
| | | | | | |
| <u>PARKS CAPITAL</u> | | | | | |
| 10-952-971 PARK IMPROVEMENTS | .00 | 100,386.81 | .00 | (100,386.81) | .0 |
| | | | | | |
| TOTAL PARKS CAPITAL | .00 | 100,386.81 | .00 | (100,386.81) | .0 |
| | | | | | |
| TOTAL FUND EXPENDITURES | 917,233.66 | 5,904,199.38 | 11,507,592.18 | 5,603,392.80 | 51.3 |
| | | | | | |
| NET REVENUE OVER EXPENDITURES | 2,275,988.67 | 1,121,150.94 | (477,256.18) | (1,598,407.12) | 234.9 |

92 % OF THE FISCAL YEAR HAS ELAPSED

12
37

Section 10, Item A.

TOWN OF GRAND LAKE
 BALANCE SHEET
 NOVEMBER 30, 2025

WATER FUND

| <u>ASSETS</u> | | |
|-------------------------------|---|-----------------|
| 20-100000 | CASH IN COMBINED CASH FUND | 389,010.55 |
| 20-102000 | CSAFE | 77,585.98 |
| 20-109100 | COLOTRUST | 1,793,477.40 |
| 20-117000 | ACCTS RECEIVABLE/WATER SALES | 124,593.72 |
| 20-117500 | ACCOUNTS RECIVABLE - AR | 934.80 |
| 20-118000 | ASSET - LAND | 2,270.00 |
| 20-119000 | ASSET - DISTRIBUTION SYSTEM | 2,831,627.28 |
| 20-122000 | ASSET-TREATMENT FACILITY | 145,541.99 |
| 20-124000 | ASSET - WELLS | 109,870.82 |
| 20-125000 | ASSET-TANK RESERVOIR | 1,466,565.72 |
| 20-126000 | ASSET-EQUIPMENT | 319,912.36 |
| 20-129000 | ACCUM. DEPRECIATION/ALL PRPRTY | (3,121,667.07) |
| 20-133000 | ASSET/BLDG-TOWN HALL | 26,934.62 |
| | | 4,166,658.17 |
| | TOTAL ASSETS | 4,166,658.17 |
| <u>LIABILITIES AND EQUITY</u> | | |
| <u>LIABILITIES</u> | | |
| 20-200000 | ACCOUNTS PAYABLE GENERAL | 16,369.51 |
| 20-201001 | DWRP PAYABLE-PRINCIPAL | 1,116,584.74 |
| 20-217100 | SOCIAL SECURITY PAYABLE | (.01) |
| 20-217400 | MEDICARE WITHHOLDING | .01 |
| 20-219100 | FLEX MEDICAL | 3,025.00 |
| 20-222000 | DEFERRED REVENUE-PREPAID FEES | 8,298.33 |
| 20-223000 | ACCRUED VACATION PAYABLE | 44,220.07 |
| | | 1,188,497.65 |
| | TOTAL LIABILITIES | 1,188,497.65 |
| <u>FUND EQUITY</u> | | |
| 20-275000 | UNAPPROP. RETAINED EARNINGS | (944,547.23) |
| 20-281000 | CIP RESERVE | 1,526,004.00 |
| 20-287000 | CONTRIBUTED CAPITAL EQUITY | 2,215,142.08 |
| | UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD | 181,561.67 |
| | BALANCE - CURRENT DATE | 181,561.67 |
| | TOTAL FUND EQUITY | 2,978,160.52 |
| | TOTAL LIABILITIES AND EQUITY | 4,166,658.17 |

92 % OF THE FISCAL YEAR HAS ELAPSED

14
38

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

WATER FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | % |
|---------------------------------|---------------|------------|------------|--------------|-------|
| <u>WATER REVENUES</u> | | | | | |
| 20-344-100 WATER SALES | (480.00) | 749,902.72 | 739,600.00 | (10,302.72) | 101.4 |
| 20-344-110 TAP FEES - CAPITAL | .00 | 6,500.00 | 39,000.00 | 32,500.00 | 16.7 |
| 20-344-120 RESALE METERS INCOME | .00 | .00 | 5,000.00 | 5,000.00 | .0 |
| 20-344-140 INTEREST REVENUE | 6,268.56 | 73,070.63 | 50,000.00 | (23,070.63) | 146.1 |
| 20-344-190 BULK WATER PERMITS | .00 | 330.00 | 800.00 | 470.00 | 41.3 |
| | | | | | |
| TOTAL WATER REVENUES | 5,788.56 | 829,803.35 | 834,400.00 | 4,596.65 | 99.5 |
| | | | | | |
| TOTAL FUND REVENUE | 5,788.56 | 829,803.35 | 834,400.00 | 4,596.65 | 99.5 |

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

WATER FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | % |
|-------------------------|-------------------------------|---------------|------------|------------|--------------|-------|
| <u>WATER OPERATIONS</u> | | | | | | |
| 20-430-100 | GROSS WAGES - WATER | 18,634.60 | 282,626.23 | 409,760.00 | 127,133.77 | 69.0 |
| 20-430-103 | OT/COMP TIME BUYOUT | 64.53 | 6,270.43 | 2,000.00 | (4,270.43) | 313.5 |
| 20-430-105 | BONUS | .00 | .00 | 3,000.00 | 3,000.00 | .0 |
| 20-430-111 | ON CALL PAY | 1,400.00 | 18,550.00 | 18,200.00 | (350.00) | 101.9 |
| 20-430-132 | ICMA TOWN PAID BENEFIT | 1,329.62 | 19,655.39 | 32,941.00 | 13,285.61 | 59.7 |
| 20-430-133 | HEALTH/DENTAL-EMPLOYEE | (136.80) | 8,074.66 | 45,000.00 | 36,925.34 | 17.9 |
| 20-430-135 | DEP HEALTH/DENTAL | .00 | 1,367.00 | 18,000.00 | 16,633.00 | 7.6 |
| 20-430-136 | MEDICAL BENEFIT ALLOWANCE | .00 | 5,493.23 | 4,000.00 | (1,493.23) | 137.3 |
| 20-430-141 | UNEMPLOYMENT INSURANCE | 4.23 | 1,667.17 | 824.00 | (843.17) | 202.3 |
| 20-430-142 | WORKERS' COMPENSATION | .00 | 46,925.12 | 42,000.00 | (4,925.12) | 111.7 |
| 20-430-143 | SOCIAL SECURITY MATCH | 1,310.81 | 20,075.48 | 25,529.00 | 5,453.52 | 78.6 |
| 20-430-144 | MEDICARE MATCH | 306.56 | 4,695.02 | 5,971.00 | 1,275.98 | 78.6 |
| 20-430-145 | FAMILI BENIFIT | 34.19 | 450.58 | 1,853.00 | 1,402.42 | 24.3 |
| 20-430-210 | OFFICE SUPPLIES | 2.29 | 2.29 | 1,500.00 | 1,497.71 | .2 |
| 20-430-211 | COMPUTER SUPPLIES | .00 | .00 | 2,500.00 | 2,500.00 | .0 |
| 20-430-215 | COMPUTER SOFTWARE | .00 | 401.25 | 9,000.00 | 8,598.75 | 4.5 |
| 20-430-220 | COMPUTER HARDWARE | .00 | .00 | 2,500.00 | 2,500.00 | .0 |
| 20-430-221 | CHEMICALS | 2,075.66 | 21,826.55 | 20,000.00 | (1,826.55) | 109.1 |
| 20-430-222 | LAB SUPPLIES/EQUIPMENT | .00 | 652.99 | 1,500.00 | 847.01 | 43.5 |
| 20-430-223 | WELL/PLANT SUPPLIES | .00 | .00 | 600.00 | 600.00 | .0 |
| 20-430-225 | METER PARTS | .00 | .00 | 500.00 | 500.00 | .0 |
| 20-430-227 | SMALL EQUIPMENT/TOOLS | .00 | 220.75 | 800.00 | 579.25 | 27.6 |
| 20-430-228 | SAFETY EQUIPMENT | .00 | 200.00 | 1,000.00 | 800.00 | 20.0 |
| 20-430-231 | GAS/FUEL/FLUIDS | .00 | .00 | 4,000.00 | 4,000.00 | .0 |
| 20-430-232 | VEHICLE MAINTENANCE | .00 | 7,363.80 | 3,000.00 | (4,363.80) | 245.5 |
| 20-430-233 | EQUIPMENT MAINTENANCE | .00 | .00 | 5,000.00 | 5,000.00 | .0 |
| 20-430-234 | WELL/PLANT MAINTENANCE | .00 | 8,604.65 | 3,500.00 | (5,104.65) | 245.9 |
| 20-430-235 | TIRES & CHAINS | .00 | .00 | 1,000.00 | 1,000.00 | .0 |
| 20-430-237 | BUILDING MAINTENANCE | 12.99 | 340.04 | 1,000.00 | 659.96 | 34.0 |
| 20-430-238 | DISTRIBUTION LINE MAINTENANCE | 302.52 | 10,680.25 | 25,000.00 | 14,319.75 | 42.7 |
| 20-430-239 | MISC. MAINTENANCE | .00 | 22.97 | 150.00 | 127.03 | 15.3 |
| 20-430-240 | ROAD MATERIALS | .00 | 3,520.00 | 3,000.00 | (520.00) | 117.3 |
| 20-430-241 | MOTORS & PUMPS | .00 | .00 | 4,000.00 | 4,000.00 | .0 |
| 20-430-251 | RESALE PARTS | .00 | .00 | 150.00 | 150.00 | .0 |
| 20-430-252 | RESALE METERS EXPENSE | .00 | 1,673.16 | .00 | (1,673.16) | .0 |
| 20-430-253 | COGS-METER | .00 | .00 | 10,000.00 | 10,000.00 | .0 |
| 20-430-311 | POSTAGE/FREIGHT | .00 | .00 | 1,500.00 | 1,500.00 | .0 |
| 20-430-314 | LEGAL NOTICES/ADS | .00 | .00 | 600.00 | 600.00 | .0 |
| 20-430-316 | MEMBERSHIPS | 320.00 | 751.00 | 700.00 | (51.00) | 107.3 |
| 20-430-317 | UNIFORM ALLOWANCE | 125.00 | 1,225.00 | 1,800.00 | 575.00 | 68.1 |
| 20-430-318 | TESTING SERVICES | .00 | 328.00 | 3,000.00 | 2,672.00 | 10.9 |
| 20-430-319 | MISCELLANEOUS SERVICES | 78.00 | 78.00 | 100.00 | 22.00 | 78.0 |
| 20-430-320 | TELEMETRY MAINTENANCE | 170.00 | 11,587.00 | 4,000.00 | (7,587.00) | 289.7 |
| 20-430-321 | COMPUTER SYSTEM SUPPORT | .00 | 5,266.71 | 17,000.00 | 11,733.29 | 31.0 |
| 20-430-330 | BANK FEES | .00 | 40.07 | 100.00 | 59.93 | 40.1 |
| 20-430-341 | ELECTRIC UTILITY | .00 | 3,187.94 | 31,000.00 | 27,812.06 | 10.3 |
| 20-430-344 | TELEPHONE UTILITY | .00 | 278.30 | 3,100.00 | 2,821.70 | 9.0 |
| 20-430-345 | NATURAL GAS UTILITY | .00 | 142.43 | 5,100.00 | 4,957.57 | 2.8 |
| 20-430-351 | LEGAL SERVICES | .00 | 94.00 | 600.00 | 506.00 | 15.7 |
| 20-430-352 | AUDIT | .00 | 3,400.00 | 3,400.00 | .00 | 100.0 |
| 20-430-354 | SYSTEM ANALYSIS/ENG & SURVEY | .00 | 21,000.00 | 5,000.00 | (16,000.00) | 420.0 |
| 20-430-355 | STATE FEES | .00 | 350.00 | 400.00 | 50.00 | 87.5 |

92 % OF THE FISCAL YEAR HAS ELAPSED

40

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

| | | WATER FUND | | | | |
|-------------------------------|-----------------------------|---------------|------------|--------------|---------------|-------|
| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | % |
| 20-430-370 | TRAINING/TRAVEL | .00 | 50.00 | 2,000.00 | 1,950.00 | 2.5 |
| 20-430-513 | PROPERTY/CASUALTY INSURANCE | .00 | 17,730.44 | 17,000.00 | (730.44) | 104.3 |
| 20-430-514 | POSITION BONDS | .00 | .00 | 100.00 | 100.00 | .0 |
| 20-430-870 | CONTINGENCY-OPERATIONS | .00 | .00 | 6,000.00 | 6,000.00 | .0 |
| TOTAL WATER OPERATIONS | | 26,034.20 | 536,867.90 | 811,278.00 | 274,410.10 | 66.2 |
| <u>WATER DEBT SERVICE</u> | | | | | | |
| 20-830-640 | DWRF LOAN - PRINCIPAL | 36,590.46 | 72,818.64 | 72,819.00 | .36 | 100.0 |
| 20-830-645 | DWRF LOAN - INTEREST | 10,803.57 | 21,969.42 | 21,969.00 | (.42) | 100.0 |
| TOTAL WATER DEBT SERVICE | | 47,394.03 | 94,788.06 | 94,788.00 | (.06) | 100.0 |
| <u>WATER CAPITAL</u> | | | | | | |
| 20-930-994 | SYSTEM UPGRADES | .00 | 3,913.08 | .00 | (3,913.08) | .0 |
| 20-930-995 | CAPITAL CONTINGENCY | .00 | 12,672.64 | .00 | (12,672.64) | .0 |
| TOTAL WATER CAPITAL | | .00 | 16,585.72 | .00 | (16,585.72) | .0 |
| TOTAL FUND EXPENDITURES | | 73,428.23 | 648,241.68 | 906,066.00 | 257,824.32 | 71.5 |
| NET REVENUE OVER EXPENDITURES | | (67,639.67) | 181,561.67 | (71,666.00) | (253,227.67) | 253.3 |

92 % OF THE FISCAL YEAR HAS ELAPSED

17

41

Section 10, Item A.

TOWN OF GRAND LAKE
 BALANCE SHEET
 NOVEMBER 30, 2025

MARINA FUND

| <u>ASSETS</u> | | | |
|-------------------------------|---|-------------------|----------------------------|
| 40-100000 | CASH IN COMBINED CASH FUND | 631,836.76 | |
| 40-109100 | COLOTRUST | 489,406.11 | |
| 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>1,234,029.71</u></u> |
| <u>LIABILITIES AND EQUITY</u> | | | |
| <u>LIABILITIES</u> | | | |
| 40-200000 | ACCOUNTS PAYABLE GENERAL | 156,230.70 | |
| 40-223000 | ACCRUED VACATION PAYABLE | 1,718.78 | |
| | TOTAL LIABILITIES | | 157,949.48 |
| <u>FUND EQUITY</u> | | | |
| 40-275000 | UNAPPROP. RETAINED EARNINGS | 921,900.61 | |
| | UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD | <u>154,179.62</u> | |
| | BALANCE - CURRENT DATE | | <u>154,179.62</u> |
| | TOTAL FUND EQUITY | | <u>1,076,080.23</u> |
| | TOTAL LIABILITIES AND EQUITY | | <u><u>1,234,029.71</u></u> |

92 % OF THE FISCAL YEAR HAS ELAPSED

18
42

Section 10, Item A.

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

MARINA FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | % |
|----------------------------------|---------------|------------|------------|--------------|-------|
| <u>MARINA REVENUES</u> | | | | | |
| 40-344-113 RENTALS (NON-TAXABLE) | .00 | 364,744.81 | 365,000.00 | 255.19 | 99.9 |
| 40-344-115 TOURS | .00 | 90,787.44 | 73,000.00 | (17,787.44) | 124.4 |
| 40-344-120 BUILDING SPACE RENTAL | .00 | 1,825.50 | 3,584.00 | 1,758.50 | 50.9 |
| 40-344-145 KAYAK SLIP RENTAL | .00 | 2,225.50 | 3,600.00 | 1,374.50 | 61.8 |
| 40-344-155 SUP SLIP RENTAL | .00 | 1,800.00 | 4,600.00 | 2,800.00 | 39.1 |
| 40-344-160 MISC REVENUE | .00 | 100.00 | .00 | (100.00) | .0 |
| 40-344-170 INTEREST EARNED | 1,640.48 | 19,120.37 | 8,000.00 | (11,120.37) | 239.0 |
| 40-344-180 BOAT DAMAGE | .00 | .00 | 1,000.00 | 1,000.00 | .0 |
| 40-344-200 SALE OF ASSETS | .00 | .00 | 20,000.00 | 20,000.00 | .0 |
| | | | | | |
| TOTAL MARINA REVENUES | 1,640.48 | 480,603.62 | 478,784.00 | (1,819.62) | 100.4 |
| | | | | | |
| TOTAL FUND REVENUE | 1,640.48 | 480,603.62 | 478,784.00 | (1,819.62) | 100.4 |

92 % OF THE FISCAL YEAR HAS ELAPSED

10
43

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

MARINA FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | % |
|--------------------------------|--------------------------------|-----------------|-------------------|-------------------|------------------------|
| <u>MARINA OPERATIONS</u> | | | | | |
| 40-460-100 | GROSS WAGES - MARINA | .00 | 53,490.83 | 86,000.00 | 32,509.17 62.2 |
| 40-460-103 | OT/COMP TIME BUYOUT | .00 | 3,974.73 | 8,000.00 | 4,025.27 49.7 |
| 40-460-105 | BONUS | .00 | .00 | 4,000.00 | 4,000.00 .0 |
| 40-460-110 | GROSS WAGES-MARINA PT/SEASONAL | 5,969.60 | 152,202.07 | 136,000.00 (| 16,202.07) 111.9 |
| 40-460-132 | ICMA TOWN PAID BENEFIT | 11.15 | 744.84 | 5,000.00 | 4,255.16 14.9 |
| 40-460-133 | HEALTH/DENTAL - EMPLOYEE | .00 | 451.70 | 20,000.00 | 19,548.30 2.3 |
| 40-460-136 | MEDICAL BENEFIT ALLOWANCE | .00 | .00 | 2,000.00 | 2,000.00 .0 |
| 40-460-141 | UNEMPLOYMENT INSURANCE | .00 | 514.60 | 800.00 | 285.40 64.3 |
| 40-460-142 | WORKERS' COMPENSATION | .00 | 33,078.79 | 37,000.00 | 3,921.21 89.4 |
| 40-460-143 | SOCIAL SECURITY MATCH | 370.81 | 12,268.49 | 13,839.00 | 1,570.51 88.7 |
| 40-460-144 | MEDICARE MATCH | 86.72 | 2,869.25 | 3,236.00 | 366.75 88.7 |
| 40-460-145 | FAMILI BENEFIT | .00 | 16.07 | 200.00 | 183.93 8.0 |
| 40-460-211 | OFFICE SUPPLIES | .00 | 731.25 | 1,000.00 | 268.75 73.1 |
| 40-460-214 | SMALL EQUIP/COMP HRDWARE | .00 | 503.27 | 500.00 (| 3.27) 100.7 |
| 40-460-222 | SHOP SUPPLIES | .00 | 628.73 | 2,000.00 | 1,371.27 31.4 |
| 40-460-223 | BOAT SUPPLIES | .00 | .00 | 1,500.00 | 1,500.00 .0 |
| 40-460-227 | TOOLS | .00 | 289.56 | 750.00 | 460.44 38.6 |
| 40-460-231 | FUEL | 651.62 | 5,937.78 | 12,000.00 | 6,062.22 49.5 |
| 40-460-233 | EQUIPMENT (BOAT) MAINTENANCE | .00 | 1,055.19 | 15,000.00 | 13,944.81 7.0 |
| 40-460-237 | BUILDING/FACILITY MAINTENANCE | .00 | 3,303.52 | 20,000.00 | 16,696.48 16.5 |
| 40-460-312 | COMPUTER SERVICES | .00 | 2,634.88 | 4,000.00 | 1,365.12 65.9 |
| 40-460-314 | ADS AND LEGAL NOTICES | .00 | .00 | 2,000.00 | 2,000.00 .0 |
| 40-460-316 | DUES/MEMBERSHIPS | .00 | .00 | 350.00 | 350.00 .0 |
| 40-460-317 | UNIFORMS | .00 | .00 | 1,000.00 | 1,000.00 .0 |
| 40-460-318 | MISCELLANEOUS SERVICES | .00 | 400.00 | 300.00 (| 100.00) 133.3 |
| 40-460-320 | MARKETING | .00 | 395.00 | 700.00 | 305.00 56.4 |
| 40-460-330 | BANK/CREDIT CARD FEES | .00 | 13.00 | 20,000.00 | 19,987.00 .1 |
| 40-460-341 | ELECTRIC UTILITY | .00 | 645.14 | 1,100.00 | 454.86 58.7 |
| 40-460-342 | SEWER UTILITY | .00 | 3,316.89 | 600.00 (| 2,716.89) 552.8 |
| 40-460-343 | WATER UTILITY | .00 | 320.00 | 588.00 | 268.00 54.4 |
| 40-460-344 | TELEPHONE/INTERNET UTILITY | .00 | 538.53 | 1,800.00 | 1,261.47 29.9 |
| 40-460-350 | BOAT REGISTRATION | .00 | .00 | 900.00 | 900.00 .0 |
| 40-460-351 | LICENSES | .00 | .00 | 100.00 | 100.00 .0 |
| 40-460-355 | PURCHASED PROFESSIONAL SERV. | .00 | 332.00 | 1,000.00 | 668.00 33.2 |
| 40-460-360 | SALES TAX | .00 | .00 | 10,000.00 | 10,000.00 .0 |
| 40-460-370 | TRAINING/TRAVEL | .00 | .00 | 500.00 | 500.00 .0 |
| 40-460-512 | AUDIT | .00 | 1,700.00 | 1,700.00 | .00 100.0 |
| 40-460-513 | PROPERTY/CASUALTY INSURANCE | .00 | 4,091.64 | 5,200.00 | 1,108.36 78.7 |
| 40-460-514 | POSITION BONDS | .00 | .00 | 300.00 | 300.00 .0 |
| 40-460-515 | ENGINEERING/SURVEY | .00 | .00 | 5,000.00 | 5,000.00 .0 |
| 40-460-516 | SITE LEASE | .00 | .00 | 1.00 | 1.00 .0 |
| 40-460-870 | CONTINGENCY | .00 | .00 | 500.00 | 500.00 .0 |
| TOTAL MARINA OPERATIONS | | 7,089.90 | 286,447.75 | 426,464.00 | 140,016.25 67.2 |

92 % OF THE FISCAL YEAR HAS ELAPSED

 20
 44

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

| | | MARINA FUND | | | | |
|-----------------------|-------------------------------|---------------|------------|------------|---------------|--------|
| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | % |
| | | _____ | _____ | _____ | _____ | _____ |
| <u>MARINA CAPITAL</u> | | | | | | |
| 40-960-610 | CAPITAL EQUIPMENT | .00 | 39,976.25 | 50,000.00 | 10,023.75 | 80.0 |
| | TOTAL MARINA CAPITAL | .00 | 39,976.25 | 50,000.00 | 10,023.75 | 80.0 |
| | TOTAL FUND EXPENDITURES | 7,089.90 | 326,424.00 | 476,464.00 | 150,040.00 | 68.5 |
| | NET REVENUE OVER EXPENDITURES | (5,449.42) | 154,179.62 | 2,320.00 | (151,859.62) | 6645.7 |

Section 10, Item A.

TOWN OF GRAND LAKE
 BALANCE SHEET
 NOVEMBER 30, 2025

PAY-AS-YOU-THROW FUND

| <u>ASSETS</u> | | | |
|-------------------------------|---|------------|------------|
| 50-100000 | CASH IN COMBINED CASH FUND | 163,591.43 | |
| 50-116000 | PETTY CASH | 50.00 | |
| 50-127000 | ASSET - BAG INVENTORY | 12,933.11 | |
| | | | |
| | TOTAL ASSETS | | 176,574.54 |
| <u>LIABILITIES AND EQUITY</u> | | | |
| <u>LIABILITIES</u> | | | |
| 50-200000 | ACCOUNTS PAYABLE GENERAL | 3,100.02 | |
| | | | |
| | TOTAL LIABILITIES | | 3,100.02 |
| <u>FUND EQUITY</u> | | | |
| 50-275000 | UNAPPROP. RETAINED EARNINGS | 168,897.78 | |
| | UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD | 4,576.74 | |
| | BALANCE - CURRENT DATE | 4,576.74 | |
| | TOTAL FUND EQUITY | | 173,474.52 |
| | TOTAL LIABILITIES AND EQUITY | | 176,574.54 |

92 % OF THE FISCAL YEAR HAS ELAPSED

22
46

Section 10, Item A.

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

PAY-AS-YOU-THROW FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | % |
|--|---------------|------------|-----------|-----------|------|
| <u>PAYT REVENUES</u> | | | | | |
| 50-344-110 PAYT BAGS: DIRECT SALES (T) | .00 | 2,706.00 | 4,000.00 | 1,294.00 | 67.7 |
| 50-344-111 PAYT TAX | .00 | .00 | 368.00 | 368.00 | .0 |
| 50-344-115 PAYT BAGS: VENDOR PUR (NT) | .00 | 22,920.00 | 75,000.00 | 52,080.00 | 30.6 |
| | .00 | 25,626.00 | 79,368.00 | 53,742.00 | 32.3 |
| TOTAL PAYT REVENUES | | | | | |
| | .00 | 25,626.00 | 79,368.00 | 53,742.00 | 32.3 |
| TOTAL FUND REVENUE | | | | | |

92 % OF THE FISCAL YEAR HAS ELAPSED

22
47

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

PAY-AS-YOU-THROW FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | % |
|------------------------|-------------------------------|------------|-----------|--------------|-------------------|
| <u>PAYT OPERATIONS</u> | | | | | |
| 50-470-200 | PAYT BAGS FOR RESALE | .00 | 5,562.35 | 3,000.00 (| 2,562.35) 185.4 |
| 50-470-250 | PAYT COGS - BAGS | .00 | .00 | 6,500.00 | 6,500.00 .0 |
| 50-470-300 | DUMPSTER SERVICE | .00 | 13,123.26 | 35,000.00 | 21,876.74 37.5 |
| 50-470-301 | RECYCLING CONTRIBUTION | .00 | 1,000.00 | 1,500.00 | 500.00 66.7 |
| 50-470-310 | SITE LEASE | .00 | .00 | 1.00 | 1.00 .0 |
| 50-470-315 | SITE MAINTENANCE | .00 | .00 | 35,000.00 | 35,000.00 .0 |
| 50-470-350 | SALES TAX | .00 | .00 | 368.00 | 368.00 .0 |
| 50-470-512 | AUDIT | .00 | 510.00 | 510.00 | .00 100.0 |
| 50-470-870 | CONTINGENCY | .00 | .00 | 300.00 | 300.00 .0 |
| | TOTAL PAYT OPERATIONS | .00 | 20,195.61 | 82,179.00 | 61,983.39 24.6 |
| <u>PAYT CAPITAL</u> | | | | | |
| 50-970-751 | SITE IMPROVEMENTS | .00 | 853.65 | 20,000.00 | 19,146.35 4.3 |
| | TOTAL PAYT CAPITAL | .00 | 853.65 | 20,000.00 | 19,146.35 4.3 |
| | TOTAL FUND EXPENDITURES | .00 | 21,049.26 | 102,179.00 | 81,129.74 20.6 |
| | NET REVENUE OVER EXPENDITURES | .00 | 4,576.74 | (22,811.00) | (27,387.74) 20.1 |

92 % OF THE FISCAL YEAR HAS ELAPSED

24
48

TOWN OF GRAND LAKE
BALANCE SHEET
NOVEMBER 30, 2025

CAPITAL IMPROVEMENT FUND

| <u>ASSETS</u> | | | |
|-------------------------------|---|-------------------|---------------------|
| 90-100000 | CASH IN COMBINED CASH FUND | 275,437.90 | |
| 90-109100 | COLOTRUST | 839,207.54 | |
| 90-117000 | ACCOUNTS RECEIVABLE | 66,927.95 | |
| | | <hr/> | |
| | TOTAL ASSETS | | <u>1,181,573.39</u> |
| <u>LIABILITIES AND EQUITY</u> | | | |
| <u>LIABILITIES</u> | | | |
| 90-200000 | ACCOUNTS PAYABLE GENERAL | 3,823.32 | |
| 90-201000 | RETAINED EARNINGS | 34,254.07 | |
| | | <hr/> | |
| | TOTAL LIABILITIES | | 38,077.39 |
| <u>FUND EQUITY</u> | | | |
| 90-270000 | SURPLUS FUND | 280,500.00 | |
| 90-275000 | RETAINED EARNINGS - PRIOR | 712,123.66 | |
| | | | |
| | UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD | <u>150,872.34</u> | |
| | | | |
| | BALANCE - CURRENT DATE | <hr/> | 150,872.34 |
| | | | |
| | TOTAL FUND EQUITY | | <u>1,143,496.00</u> |
| | | | |
| | TOTAL LIABILITIES AND EQUITY | | <u>1,181,573.39</u> |

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

CAPITAL IMPROVEMENT FUND

| | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED | % |
|-------------------------------|---------------|------------|------------|--------------|-------|
| <u>CIF REVENUES</u> | | | | | |
| 90-344-110 SALES & USE TAX 1% | 25,760.28 | 623,901.69 | 580,000.00 | (43,901.69) | 107.6 |
| 90-344-140 INTEREST REVENUES | 2,812.99 | 32,786.54 | 20,000.00 | (12,786.54) | 163.9 |
| | 28,573.27 | 656,688.23 | 600,000.00 | (56,688.23) | 109.5 |
| TOTAL CIF REVENUES | | | | | |
| | 28,573.27 | 656,688.23 | 600,000.00 | (56,688.23) | 109.5 |
| TOTAL FUND REVENUE | | | | | |

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

CAPITAL IMPROVEMENT FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | % |
|----------------------------------|---------------------------------|---------------|------------|---------------|---------------|-------|
| <u>CAP IMP FUND OPERATIONS</u> | | | | | | |
| 90-431-870 | CONTINGENCY | .00 | 300.00 | 275.00 | (25.00) | 109.1 |
| | TOTAL CAP IMP FUND OPERATIONS | .00 | 300.00 | 275.00 | (25.00) | 109.1 |
| <u>CAP IMP FUND DEBT SERVICE</u> | | | | | | |
| 90-831-471 | SALES TAX BONDS - PRINCIPAL | .00 | .00 | 130,000.00 | 130,000.00 | .0 |
| 90-831-472 | SALES TAX BONDS - INTEREST | .00 | 74,850.00 | 149,700.00 | 74,850.00 | 50.0 |
| | TOTAL CAP IMP FUND DEBT SERVICE | .00 | 74,850.00 | 279,700.00 | 204,850.00 | 26.8 |
| <u>CAP IMP FUND CAPITAL</u> | | | | | | |
| 90-931-200 | CAPITAL PAVEMENT | .00 | 413,932.15 | 400,000.00 | (13,932.15) | 103.5 |
| 90-931-201 | CAPITAL BOARDWALKS | .00 | 15,120.73 | 50,000.00 | 34,879.27 | 30.2 |
| 90-931-202 | GREENBELT MAINTENANCE | .00 | .00 | 5,000.00 | 5,000.00 | .0 |
| 90-931-203 | CAPITAL PROFESSIONAL SERVICES | .00 | .00 | 25,000.00 | 25,000.00 | .0 |
| 90-931-204 | CAPITAL MAINTANCE | .00 | .00 | 50,000.00 | 50,000.00 | .0 |
| 90-931-910 | STREETSCAPE | .00 | 1,441.38 | .00 | (1,441.38) | .0 |
| 90-931-919 | STREETSCAPE-LANDSCAPING | .00 | 171.63 | .00 | (171.63) | .0 |
| | TOTAL CAP IMP FUND CAPITAL | .00 | 430,665.89 | 530,000.00 | 99,334.11 | 81.3 |
| | TOTAL FUND EXPENDITURES | .00 | 505,815.89 | 809,975.00 | 304,159.11 | 62.5 |
| | NET REVENUE OVER EXPENDITURES | 28,573.27 | 150,872.34 | (209,975.00) | (360,847.34) | 71.9 |

92 % OF THE FISCAL YEAR HAS ELAPSED

27
51



Town of Grand Lake
November 2025 Financial Statements

Town of Grand Lake Prepaids, ACH Debits, and Transfers

Prepaids and ACH Debits

| <u>Company / Purpose</u> | <u>Date</u> | <u>Amount</u> |
|---|-------------|---------------|
| DWRF Loan Payment | 11/06/25 | \$ 47,394 |
| ICMA Retirement | 11/07/25 | \$ 12,518 |
| Paychex Payroll | 11/13/25 | \$ 46,133 |
| Paychex Payroll Taxes | 11/14/25 | \$ 19,274 |
| CEBT (Health, Dental, Vision, and Life Ins) | 11/19/25 | \$ 35,589 |
| ICMA Retirement | 11/25/25 | \$ 9,973 |
| Paychex Payroll | 11/26/25 | \$ 52,321 |
| ICMA Retirement | 11/28/25 | \$ 9,702 |
| Paychex Payroll Taxes | 11/28/25 | \$ 20,417 |

Bank Transfers

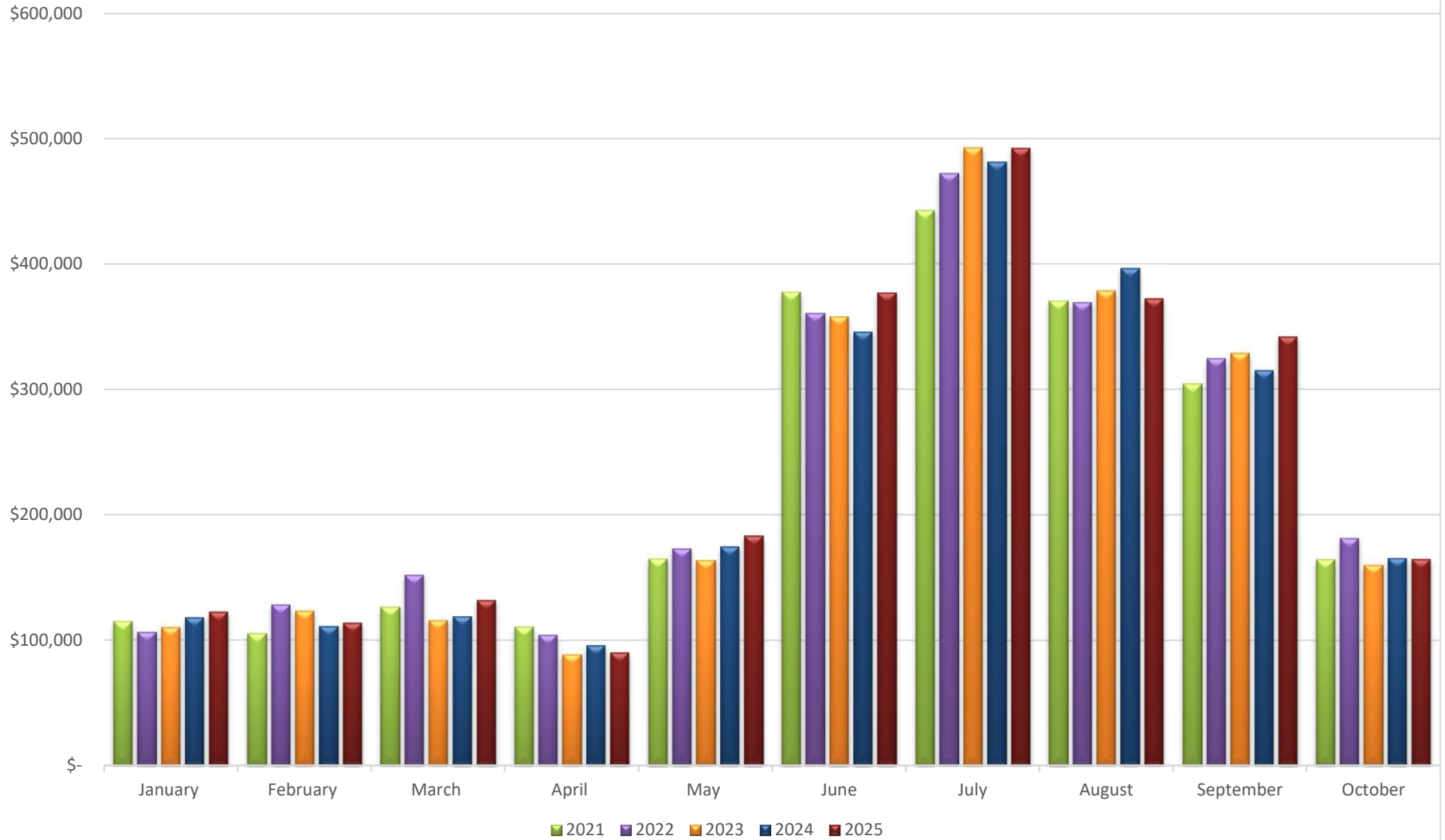
| <u>From</u> | <u>To</u> | <u>Date</u> | <u>Amount</u> |
|------------------|------------------|-------------|---------------|
| UBB Money Market | UBB Operating | 11/06/25 | \$ 70,000 |
| UBB Money Market | UBB Operating | 11/12/25 | \$ 300,000 |
| UBB Money Market | Bank Midwest/CCB | 11/13/25 | \$ 120,000 |
| UBB Money Market | UBB Operating | 11/17/25 | \$ 85,000 |
| UBB Money Market | UBB Operating | 11/18/25 | \$ 40,000 |
| UBB Money Market | UBB Operating | 11/20/25 | \$ 120,000 |
| UBB Money Market | UBB Operating | 11/25/25 | \$ 120,000 |
| UBB Money Market | Bank Midwest/CCB | 11/25/25 | \$ 200,000 |
| UBB Money Market | UBB Operating | 11/26/25 | \$ 200,000 |

4% SALES TAX CASH FLOW REPORT
TOWN OF GRAND LAKE
FISCAL YEAR 2025

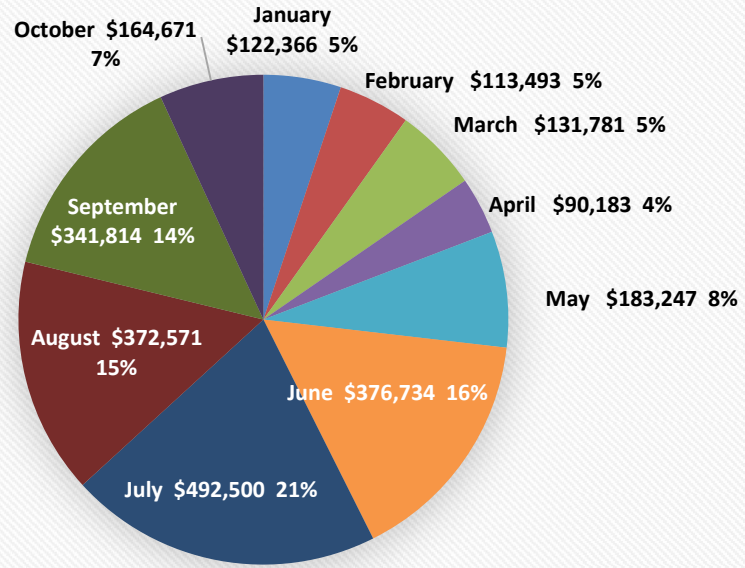
| Sales Month | 2025 | 2024 | 2023 | 2022 | 2021 |
|--------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| January | \$ 122,366 | \$ 117,972 | \$ 110,248 | \$ 106,350 | \$ 114,888 |
| February | \$ 113,493 | \$ 110,759 | \$ 123,072 | \$ 127,918 | \$ 105,125 |
| March | \$ 131,781 | \$ 118,874 | \$ 115,936 | \$ 151,941 | \$ 126,469 |
| April | \$ 90,183 | \$ 95,992 | \$ 88,692 | \$ 104,344 | \$ 110,867 |
| May | \$ 183,247 | \$ 174,513 | \$ 163,725 | \$ 172,788 | \$ 164,901 |
| June | \$ 376,734 | \$ 345,644 | \$ 357,780 | \$ 360,464 | \$ 377,346 |
| July | \$ 492,500 | \$ 481,419 | \$ 492,768 | \$ 472,409 | \$ 442,768 |
| August | \$ 372,571 | \$ 396,761 | \$ 378,782 | \$ 369,399 | \$ 370,626 |
| September | \$ 341,814 | \$ 314,945 | \$ 328,788 | \$ 324,475 | \$ 304,337 |
| October | \$ 164,671 | \$ 165,557 | \$ 159,985 | \$ 181,308 | \$ 164,428 |
| November | \$ - | \$ 99,969 | \$ 100,490 | \$ 100,997 | \$ 109,224 |
| December | \$ - | \$ 129,140 | \$ 134,012 | \$ 129,464 | \$ 132,476 |
| Total | \$ 2,389,359 | \$ 2,553,570 | \$ 2,556,300 | \$ 2,603,877 | \$ 2,525,476 |

| YTD Comparison | 2025 | 2024 | 2023 | 2022 | 2021 |
|-----------------------------------|--------------|--------------|--------------|--------------|--------------|
| Annual Budget | \$ 2,384,727 | \$ 2,337,968 | \$ 2,337,968 | \$ 2,461,018 | \$ 1,741,825 |
| YTD Actual | \$ 2,389,359 | \$ 2,322,437 | \$ 2,319,775 | \$ 2,371,395 | \$ 2,281,755 |
| Year to Date % of Budget | 100.19% | 99.34% | 99.22% | 96.36% | 131.00% |
| \$ Change from Prior Year to Date | \$ 66,922 | \$ 2,661 | \$ (51,620) | \$ 89,640 | \$ 2,281,755 |
| % Change from Prior Year to Date | 2.88% | 0.11% | -2.18% | 3.93% | 129.05% |

4% SALES TAX CASH FLOW 2025 General Fund YTD through October



% of Sales Tax revenues per month for YTD 2025 (4% Sales Tax)



■ January ■ February ■ March ■ April ■ May ■ June ■ July ■ August ■ September ■ October

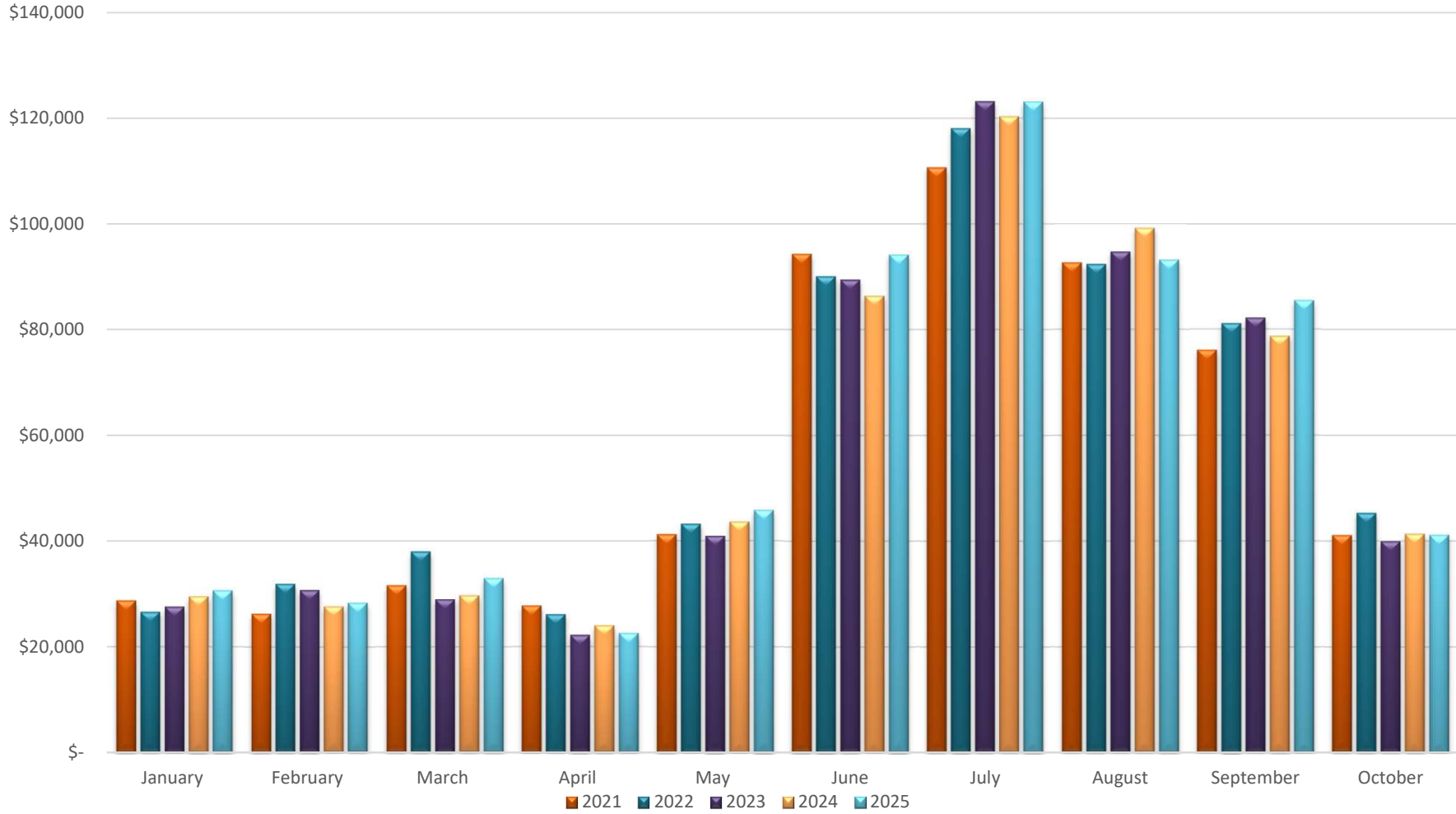
1% SALES TAX CASH FLOW REPORT

TOWN OF GRAND LAKE
FISCAL YEAR 2025

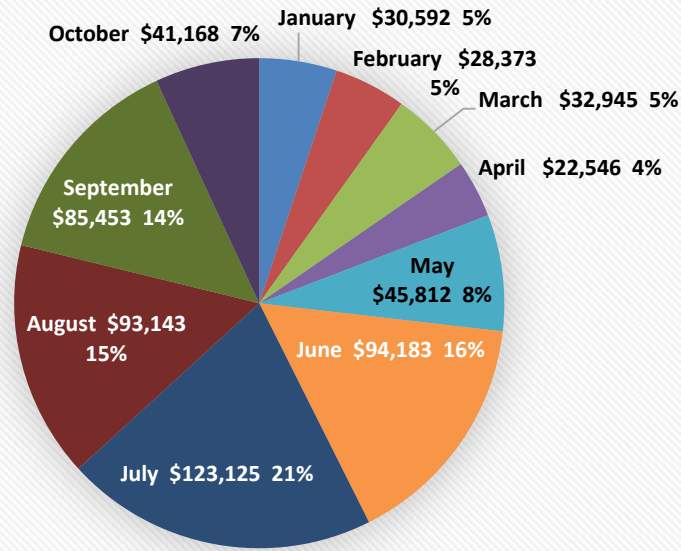
| Sales Month | 2025 | 2024 | 2023 | 2022 | 2021 |
|--------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| January | \$ 30,592 | \$ 29,493 | \$ 27,562 | \$ 26,587 | \$ 28,722 |
| February | \$ 28,373 | \$ 27,690 | \$ 30,768 | \$ 31,979 | \$ 26,281 |
| March | \$ 32,945 | \$ 29,719 | \$ 28,984 | \$ 37,985 | \$ 31,617 |
| April | \$ 22,546 | \$ 23,998 | \$ 22,173 | \$ 26,086 | \$ 27,717 |
| May | \$ 45,812 | \$ 43,628 | \$ 40,931 | \$ 43,197 | \$ 41,225 |
| June | \$ 94,183 | \$ 86,411 | \$ 89,445 | \$ 90,116 | \$ 94,336 |
| July | \$ 123,125 | \$ 120,355 | \$ 123,192 | \$ 118,102 | \$ 110,692 |
| August | \$ 93,143 | \$ 99,190 | \$ 94,695 | \$ 92,350 | \$ 92,656 |
| September | \$ 85,453 | \$ 78,736 | \$ 82,197 | \$ 81,119 | \$ 76,084 |
| October | \$ 41,168 | \$ 41,389 | \$ 39,996 | \$ 45,327 | \$ 41,107 |
| November | \$ - | \$ 24,992 | \$ 25,122 | \$ 25,249 | \$ 27,306 |
| December | \$ - | \$ 32,285 | \$ 33,503 | \$ 32,366 | \$ 33,119 |
| Total | \$ 597,340 | \$ 637,886 | \$ 638,569 | \$ 650,464 | \$ 630,864 |

| YTD Comparison | 2025 | 2024 | 2023 | 2022 | 2021 |
|-----------------------------------|------------|------------|-------------|------------|------------|
| Annual Budget | \$ 580,000 | \$ 580,000 | \$ 584,250 | \$ 615,252 | \$ 435,000 |
| YTD Actual | \$ 597,340 | \$ 580,609 | \$ 579,944 | \$ 592,849 | \$ 570,439 |
| Year to Date % of Budget | 102.99% | 100.11% | 99.26% | 96.36% | 131.14% |
| \$ Change from Prior Year to Date | \$ 16,730 | \$ 665 | \$ (12,905) | \$ 22,410 | \$ 570,439 |
| % Change from Prior Year to Date | 2.88% | 0.11% | -2.18% | 3.93% | 129.05% |

1% SALES TAX CASH FLOW 2025 Capital Improvement Fund YTD through October



% of Sales Tax revenues per month for YTD 2025 (1% Sales Tax)



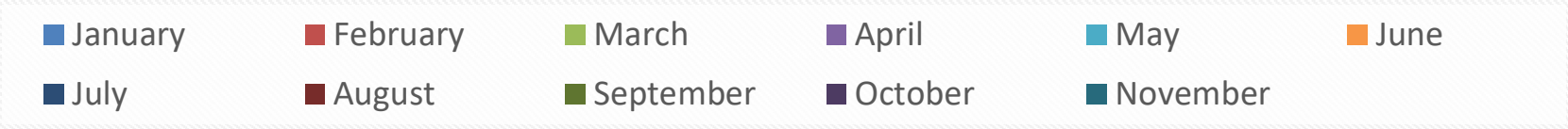
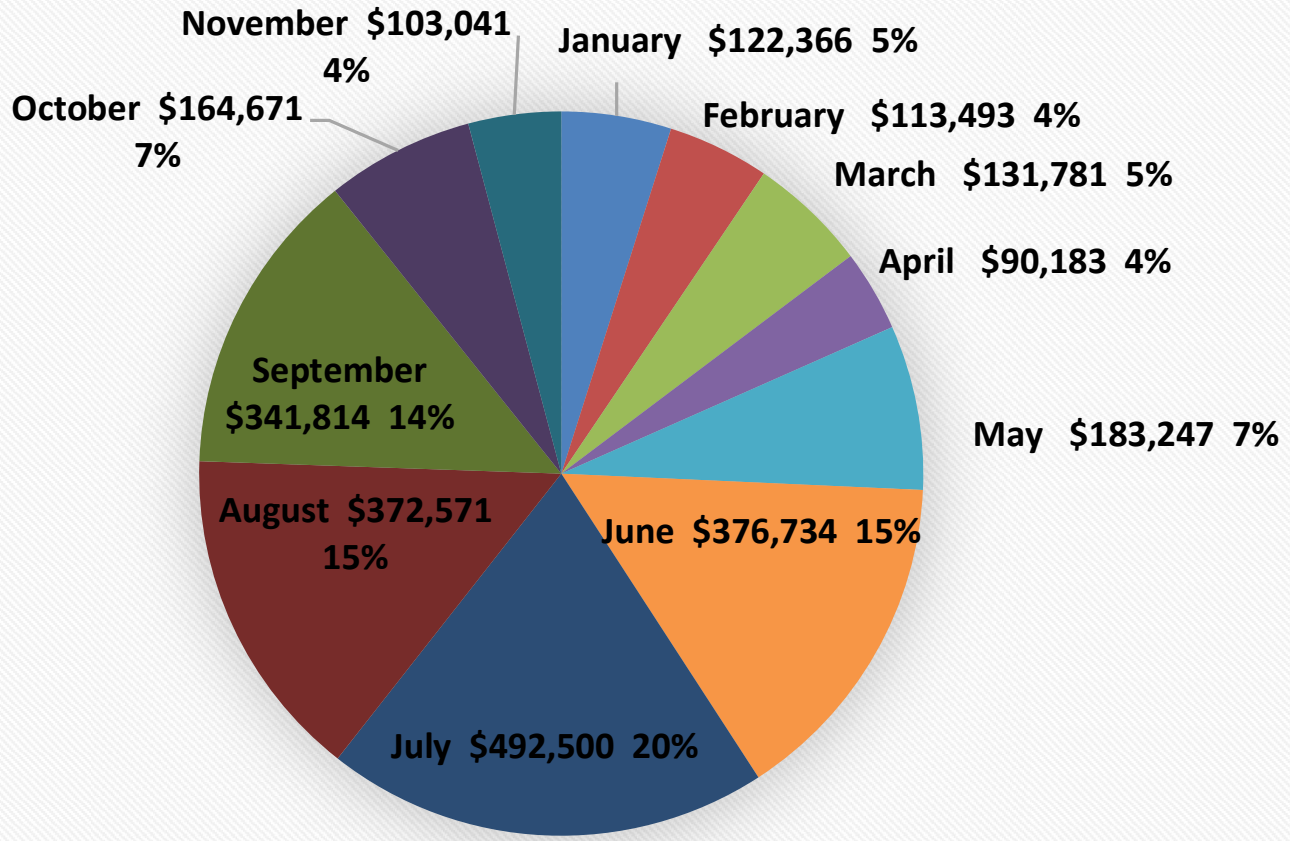
■ January ■ February ■ March ■ April ■ May ■ June ■ July ■ August ■ September ■ October

4% SALES TAX CASH FLOW REPORT
TOWN OF GRAND LAKE
FISCAL YEAR 2025

| Sales Month | 2025 | 2024 | 2023 | 2022 | 2021 |
|--------------|--------------|--------------|--------------|--------------|--------------|
| January | \$ 122,366 | \$ 117,972 | \$ 110,248 | \$ 106,350 | \$ 114,888 |
| February | \$ 113,493 | \$ 110,759 | \$ 123,072 | \$ 127,918 | \$ 105,125 |
| March | \$ 131,781 | \$ 118,874 | \$ 115,936 | \$ 151,941 | \$ 126,469 |
| April | \$ 90,183 | \$ 95,992 | \$ 88,692 | \$ 104,344 | \$ 110,867 |
| May | \$ 183,247 | \$ 174,513 | \$ 163,725 | \$ 172,788 | \$ 164,901 |
| June | \$ 376,734 | \$ 345,644 | \$ 357,780 | \$ 360,464 | \$ 377,346 |
| July | \$ 492,500 | \$ 481,419 | \$ 492,768 | \$ 472,409 | \$ 442,768 |
| August | \$ 372,571 | \$ 396,761 | \$ 378,782 | \$ 369,399 | \$ 370,626 |
| September | \$ 341,814 | \$ 314,945 | \$ 328,788 | \$ 324,475 | \$ 304,337 |
| October | \$ 164,671 | \$ 165,557 | \$ 159,985 | \$ 181,308 | \$ 164,428 |
| November | \$ 103,041 | \$ 99,969 | \$ 100,490 | \$ 100,997 | \$ 109,224 |
| December | \$ - | \$ 129,140 | \$ 134,012 | \$ 129,464 | \$ 132,476 |
| Total | \$ 2,492,400 | \$ 2,553,570 | \$ 2,556,300 | \$ 2,603,877 | \$ 2,525,476 |

| YTD Comparison | 2025 | 2024 | 2023 | 2022 | 2021 |
|-----------------------------------|--------------|--------------|--------------|--------------|--------------|
| Annual Budget | \$ 2,384,727 | \$ 2,337,968 | \$ 2,337,968 | \$ 2,461,018 | \$ 1,741,825 |
| YTD Actual | \$ 2,492,400 | \$ 2,422,406 | \$ 2,420,265 | \$ 2,472,392 | \$ 2,390,979 |
| Year to Date % of Budget | 104.52% | 103.61% | 103.52% | 100.46% | 137.27% |
| \$ Change from Prior Year to Date | \$ 69,994 | \$ 2,141 | \$ (52,127) | \$ 81,413 | \$ 2,390,979 |
| % Change from Prior Year to Date | 2.89% | 0.09% | -2.11% | 3.41% | 128.96% |

% of Sales Tax revenues per month for YTD 2025 (4% Sales Tax)



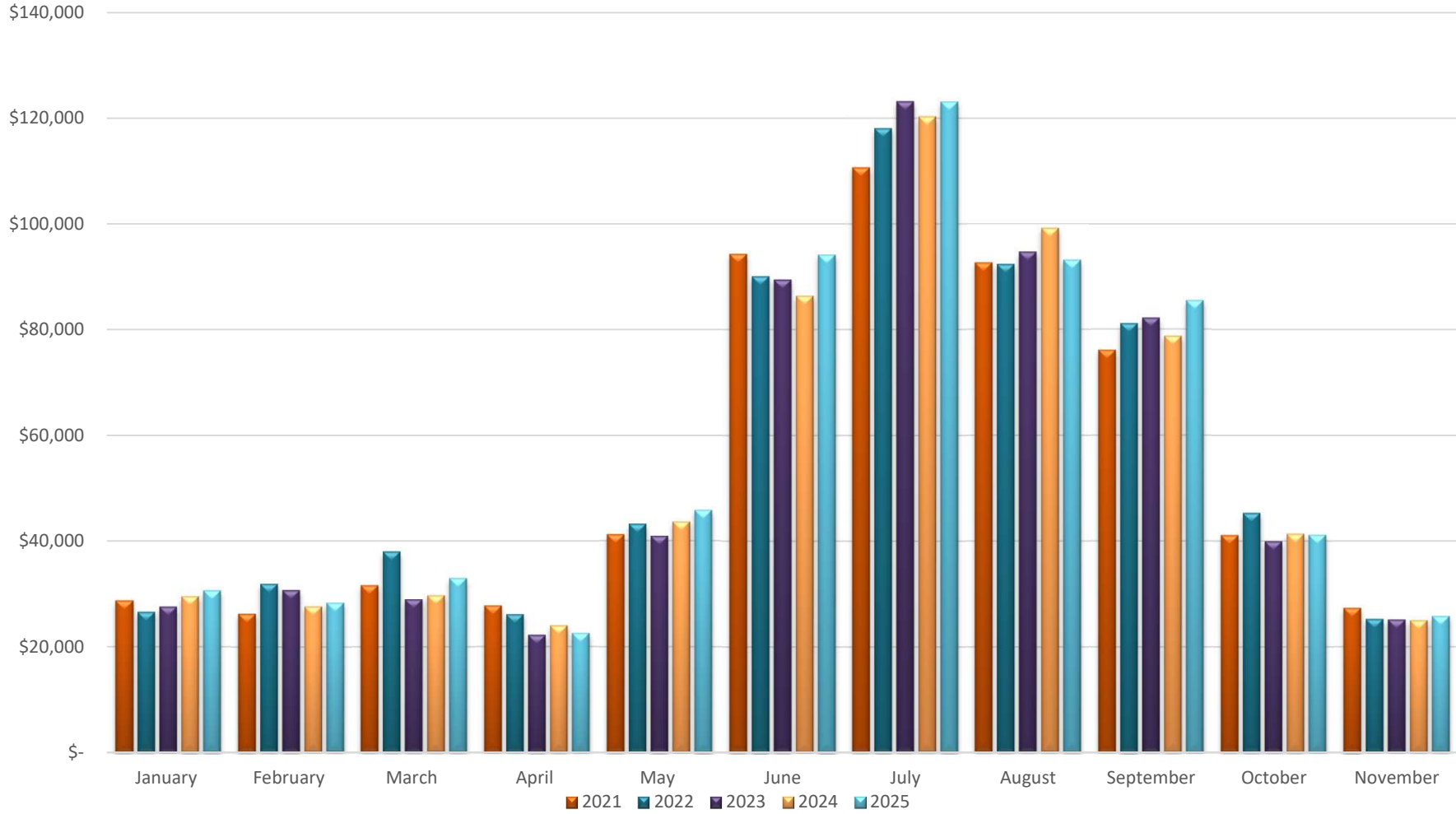
1% SALES TAX CASH FLOW REPORT

TOWN OF GRAND LAKE
FISCAL YEAR 2025

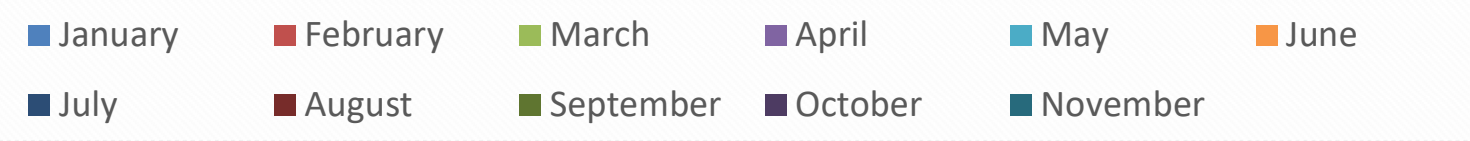
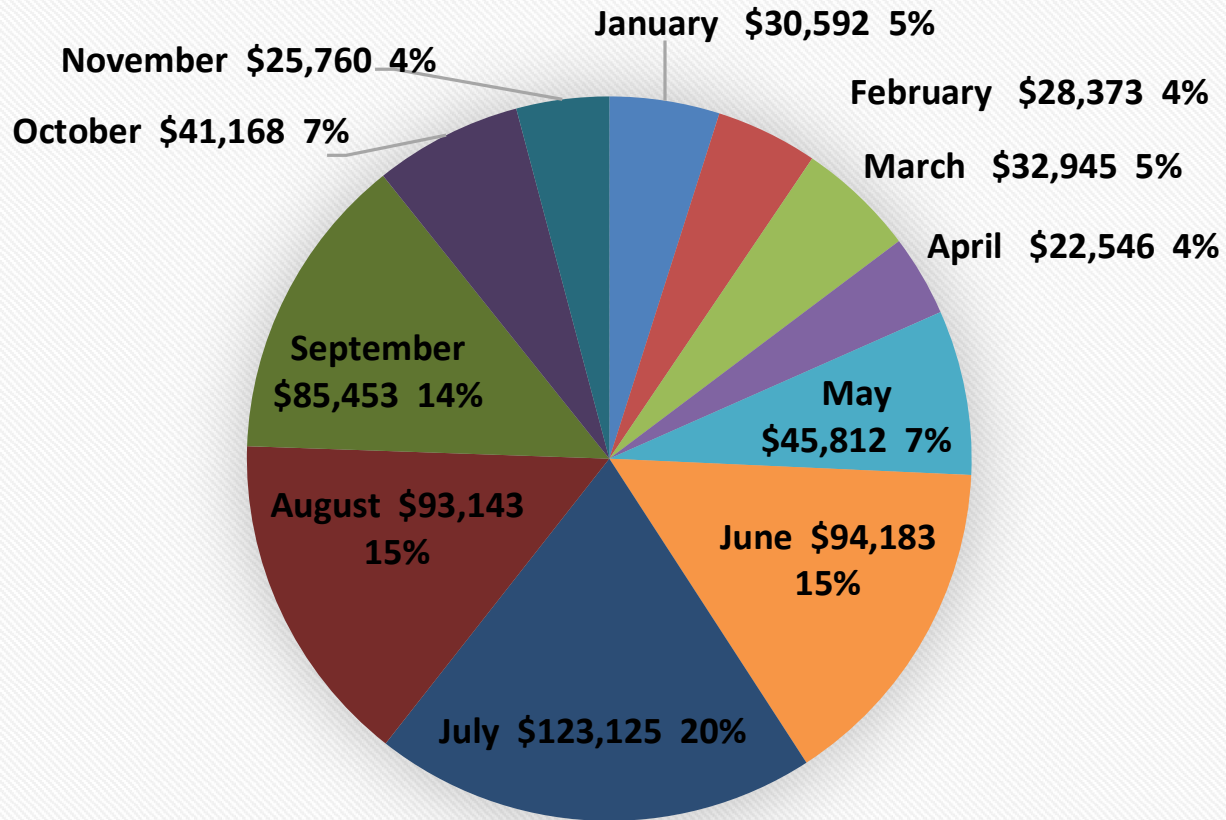
| Sales Month | 2025 | 2024 | 2023 | 2022 | 2021 |
|--------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| January | \$ 30,592 | \$ 29,493 | \$ 27,562 | \$ 26,587 | \$ 28,722 |
| February | \$ 28,373 | \$ 27,690 | \$ 30,768 | \$ 31,979 | \$ 26,281 |
| March | \$ 32,945 | \$ 29,719 | \$ 28,984 | \$ 37,985 | \$ 31,617 |
| April | \$ 22,546 | \$ 23,998 | \$ 22,173 | \$ 26,086 | \$ 27,717 |
| May | \$ 45,812 | \$ 43,628 | \$ 40,931 | \$ 43,197 | \$ 41,225 |
| June | \$ 94,183 | \$ 86,411 | \$ 89,445 | \$ 90,116 | \$ 94,336 |
| July | \$ 123,125 | \$ 120,355 | \$ 123,192 | \$ 118,102 | \$ 110,692 |
| August | \$ 93,143 | \$ 99,190 | \$ 94,695 | \$ 92,350 | \$ 92,656 |
| September | \$ 85,453 | \$ 78,736 | \$ 82,197 | \$ 81,119 | \$ 76,084 |
| October | \$ 41,168 | \$ 41,389 | \$ 39,996 | \$ 45,327 | \$ 41,107 |
| November | \$ 25,760 | \$ 24,992 | \$ 25,122 | \$ 25,249 | \$ 27,306 |
| December | \$ - | \$ 32,285 | \$ 33,503 | \$ 32,366 | \$ 33,119 |
| Total | \$ 623,100 | \$ 637,886 | \$ 638,569 | \$ 650,464 | \$ 630,864 |

| YTD Comparison | 2025 | 2024 | 2023 | 2022 | 2021 |
|-----------------------------------|------------|------------|-------------|------------|------------|
| Annual Budget | \$ 580,000 | \$ 580,000 | \$ 584,250 | \$ 615,252 | \$ 435,000 |
| YTD Actual | \$ 623,100 | \$ 605,601 | \$ 605,066 | \$ 618,098 | \$ 597,745 |
| Year to Date % of Budget | 107.43% | 104.41% | 103.56% | 100.46% | 137.41% |
| \$ Change from Prior Year to Date | \$ 17,498 | \$ 535 | \$ (13,032) | \$ 20,353 | \$ 597,745 |
| % Change from Prior Year to Date | 2.89% | 0.09% | -2.11% | 3.41% | 128.96% |

1% SALES TAX CASH FLOW 2025 Capital Improvement Fund YTD through November



% of Sales Tax revenues per month for YTD 2025 (1% Sales Tax)





To: Mayor Christina Bergquist and Board of Trustees
From: Alayna Carrell, Town Clerk
Date: January 12, 2026
Re: 2026 Town of Grand Lake Regular Municipal Election

Summary

This memorandum is provided to formally notify the Mayor and Board of Trustees of the upcoming 2026 Town of Grand Lake Regular Municipal Election and to outline key information regarding the election format, offices to be filled, candidate qualifications, and voter participation.

Election Date and Format

The Town of Grand Lake will conduct a Regular Municipal Election on Tuesday, April 7, 2026. The election will be administered as a mail ballot election in accordance with Colorado law. The Designated Election Official’s Office will be located at Grand Lake Town Hall, 1026 Park Avenue, Grand Lake, Colorado, and will be open from 7:00 a.m. to 7:00 p.m. on Election Day.

Offices to Be Filled

The following municipal offices will be on the April 7, 2026, ballot:

- Mayor – One (1) four-year term
- Trustee – Three (3) four-year terms
- Trustee – One (1) two-year term

The Trustee candidate receiving the fewest number of votes shall be elected to the two-year term.

Current Officeholders

The following offices are currently held by:

- **Mayor:** Christina Bergquist
- **Trustees:**
 - Jim Schoenherr
 - Michael Sobon
 - Robert Miller
 - Dennis Mills



Candidate Qualifications

Pursuant to the Town of Grand Lake Municipal Code and applicable Colorado Revised Statutes, candidates for municipal office must:

- Be a registered elector of the Town of Grand Lake at the time of filing a nomination petition;
- Have been a resident of the Town of Grand Lake for at least twelve (12) consecutive months immediately preceding the election;
- Be eighteen (18) years of age or older on the date of the election; and
- Meet all other qualifications as required by law.

Candidate Packets

Candidate packets are available for individuals interested in running for office and may be obtained at **Grand Lake Town Hall, 1026 Park Avenue**, during regular business hours.

Voter Eligibility and Absentee Ballots

All United States citizens eighteen (18) years of age or older who are registered electors of the Town of Grand Lake are eligible to vote in the election.

Qualified electors desiring an absentee ballot may request an application from the Town Clerk **through 4:30 p.m. on April 3, 2026**, by contacting:

Alayna Carrell, Town Clerk
Phone: (970) 627-3435
Email: acarrell@toglco.com
Mailing Address: P.O. Box 99, Grand Lake, CO 80447

Please feel free to contact me with any questions regarding the election process or upcoming deadlines.



January 12, 2025

To: Mayor Bergquist and Town Trustees

From: Alayna Carrell, Town Clerk

RE: Consideration of Designation of Posting Locations for Notices of Public Meetings

Background

Colorado Revised Statutes § 24-6-402(2)(c) requires that the public place or places for posting notice of public meetings of a local public body be designated annually at the first regular meeting of the year.

Under the Colorado Open Meetings Law, public meetings are those at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs, or at which a quorum or three or more members of a local public body (whichever is fewer) are present or expected to be present and public business is discussed or formal action may be taken. Meetings may only be held after full and timely notice to the public.

Discussion

Historically, the Town of Grand Lake has posted notices of public meetings at two physical locations within Town limits:

- The Grand Lake Post Office
- Grand Lake Town Hall

Notices have been posted at least twenty-four (24) hours prior to all public meetings, consistent with statutory requirements. This posting practice has been followed by the Town for at least the past thirty years and has proven effective in providing adequate public notice.

Sample Motion

“I move to designate the Grand Lake Post Office and Grand Lake Town Hall as the official public locations for posting notices of public meetings of the Town of Grand Lake, with such notices to be posted at least twenty-four (24) hours prior to all public meetings, in accordance with Colorado Revised Statutes § 24-6-402(2)(c).”

1026 Park Avenue
P.O. Box 99
Grand Lake, CO 80447
Office: 970-627-3435 Cell: 970-909-4574



January 12, 2026

Applicant: Burnt Bone Inc. d/b/a Sagebrush BBQ & Grill

Presented By: Alayna Carrell, Town Clerk

RE: Permit Application & Report of Changes- Modification of Premises

Introduction: An application for Modification of Premises was received from Burnt Bone Inc. d/b/a Sagebrush BBQ & Grill, with supporting documentation.

The request is to expand their liquor license boundaries to include additional space.

Legal Requirements:

In making its decision with respect to any proposed changes, alterations or modifications, the licensing authority must consider whether the premises, as changed, altered or modified, will meet all the pertinent requirements of the Colorado Liquor or Beer Codes and related regulations. Factors to be considered by the licensing authority shall include, but not be limited to, the following:

1. The reasonable requirement of the neighborhood and the desires of the adult inhabitants.
2. The possession, by the licenses, of the changed premises by ownership, lease, rental, or other arrangement
3. Compliance with the applicable zoning laws of the municipality, city and county or county.
4. Compliance with the distance prohibition in regard to any public or parochial school or the principal campus of any college, university, or seminary
5. The legislative declaration that the Colorado Liquor and Beer Codes are an exercise of the police powers of the state for the protection of the economic and social welfare and the health, peace, and morals of the people of this state.

If permission to change, alter or modify the licensed premises is denied, the licensing authority shall give notice in writing and shall state grounds upon which the application was denied. The licensee shall be entitled to a hearing on the denial if a request in writing is made to the licensing authority within fifteen (15) days after the date of notice.

Motion:

I move to approve/deny the permit application and the report of changes regarding the modification of premises submitted by Sagebrush BBQ & Grill.

Town of Grand Lake
 1026 Park Avenue
 P.O. Box 99
 Grand Lake, CO 80447

RECEIVED

JAN 03

Permit Application and Report of Changes

All Answers Must Be Printed in Black Ink or Typewritten

Applicant is a Corporation Individual Partnership Limited Liability Company

License Number

12-45846-0000

Name of Licensee

Burnt Bone Inc

Trade Name of Establishment (DBA)

Sagebrush bbq & Grill

Address of Premises (specify exact location of premises)

1101 Grand Ave

City

Grand Lake

County

Grand

State

CO

ZIP Code

80447

Business Email Address

Business Phone Number

Select the Appropriate Section Below and Reference the Instructions on Page 1.

Section A – Manager

- Manager's Registration (Hotel & Restaurant)..... \$30.00
- Manager's Registration (Tavern)..... \$30.00
- Manager's Registration (Lodging Facility)..... \$30.00
- Manager's Registration (Entertainment Facility)..... \$30.00
- Change of Manager (Other Licenses pursuant to section 44-3-301(8), C.R.S.)..... No Fee

Please note that Manager's Registration for Hotel & Restaurant, Lodging Facility, Entertainment Facility, and Tavern licenses requires a local fee with submission to the local licensing authority as well. Please reach out to local licensing authorities directly regarding local processing and fees.

Section B – Duplicate License

- Duplicate License \$50.00

Section C

Section 11, Item C.

- Retail Warehouse Storage Permit (each)..... \$100.00
- Wholesale Branch House Permit (each)..... \$100.00
- Change Corporation or Trade Name Permit (each)..... \$50.00
- Change Location Permit (each)..... \$150.00
- Noncontiguous or Primary Manufacturing Location Change..... \$150.00
- Change, Alter or Modify Premises.....\$150.00 x Total Fee:
- Addition of Optional Premises to Existing Hotel/Restaurant.....\$100.00 x Total Fee:
- Addition of Related Facility to an Existing Resort or Campus Liquor Complex.....\$160.00 x Total Fee:
- Campus Liquor Complex Designation..... No Fee
- Sidewalk Service Area..... \$75.00

Do Not Write in This Space – For Department of Revenue Use Only

| Date License Issued | License Account Number | Period |
|---|---|---|
| <input style="width: 100%; height: 100%;" type="text"/> | <input style="width: 100%; height: 100%;" type="text"/> | <input style="width: 100%; height: 100%;" type="text"/> |

The State may convert your check to a one time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment amount directly from your bank account electronically.

Total Amount Due..... \$. 00

Retail Warehouse Storage Permit or a Wholesalers Branch House Permit

- Retail Warehouse Permit for:**
 - On-Premises Licensee (Taverns, Restaurants etc.)
 - Off-Premises Licensee (Liquor stores)
- Wholesalers Branch House Permit**

Address of Storage Premises

City

County

ZIP Code

Attach a deed/lease or rental agreement for the storage premises.

Attach a detailed diagram of the storage premises.

Change Trade Name or Corporate Name

- Change of Trade Name/DBA only
- Corporate Name Change (Attach the following supporting documents)
 1. Certificate of Amendment filed with the Secretary of State, or
 2. Statement of Change filed with the Secretary of State, and
 3. Minutes of Corporate meeting, Limited Liability Members meeting, Partnership agreement.

Old Trade Name

New Trade Name

Old Corporate Name

New Corporate Name

Change of Location

Note to Retail Licensees: An application to change location has a local application fee of \$750 payable to your local licensing authority. You may only change location within the same jurisdiction as the original license that was issued. Pursuant to 44-3-311(1) C.R.S. Your application must be on file with the local authority thirty (30) days before a public hearing can be held.

Date filed with Local Authority

Date of Hearing

Address of current premises.

Address

City

County

ZIP Code

Address of proposed New Premises

(Attach copy of the deed or lease that establishes possession of the premises by the licensee)

Address

City

County

ZIP Code

New mailing address if applicable.

Address

City

County

State

ZIP Code

Attach detailed diagram of the premises showing where the alcohol beverages will be stored, served, possessed or consumed. Include kitchen area(s) for hotel and restaurants.

Noncontiguous or Primary Manufacturing Location Change

Section 11, Item C.

Select the option that applies to your situation:

- Make a current Primary Manufacturing Location (Location 1) into a Noncontiguous Location (Location 2); **or**
- Make a current Noncontiguous Manufacturing Location (Location 1) into a Primary Manufacturing Location (Location 2).

Address of Location 1:

Address

City

County

ZIP Code

Address of Location 2:

Address

City

County

ZIP Code

Change of Manager

Change of Manager or to **Register the Manager** of a Tavern, Hotel and Restaurant, Lodging Facility and Entertainment Facility liquor license or licenses pursuant to section 44-3-301(8), C.R.S.

Change of Manager

Former Manager's Name

New Manager's Name

Date of Employment

Has manager ever managed a liquor licensed establishment?..... Yes No

Does manager have a financial interest in any other liquor licensed establishment?..... Yes No

If yes, give name and location of establishment

Modify Premises or Addition of Optional Premises, Related Facility, or Sidewalk Se

Note: Licensees may not modify or add to their licensed premises until approved by state and local authorities.

(a) Describe change proposed

Adding additional space.

(b) If the modification is temporary, when will the proposed change:

Start (month/day/year)

[Empty box for start date]

End (month/day/year)

[Empty box for end date]

Note: The total state fee for temporary modification is \$300.00

(c) Will the proposed change result in the licensed premises now being located within 500 feet of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?.....

Yes No

(If yes, explain in detail and describe any exemptions that apply)

[Large empty box for explanation]

(d) Is the proposed change in compliance with local building and zoning laws?..... Yes No

(e) If this modification is for an additional Hotel and Restaurant Optional Premises has the local authority authorized by resolution or ordinance the issuance of optional premises?..... Yes No

(f) Attach a diagram of the current licensed premises and a diagram of the proposed changes for the licensed premises.

(g) Attach any existing lease that is revised due to the modification.

(h) For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), 1 C.C.R. 203-2, include documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.

Campus Liquor Complex Designation

Section 11, Item C.

An institution of higher education or a person who contracts with the institution to provide food services I wish to designate my existing:

Liquor License Type

Liquor License Number

to a Campus Liquor Complex..... Yes No

Additional Related Facility

To add a Related Facility to an existing Resort or Campus Liquor Complex, include the name of the Related Facility and include the address and an outlined drawing of the Related Facility Premises.

Address of Related Facility

Address

City

State

ZIP Code

Outlined diagram provided..... Yes No

Oath of Applicant

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

Print Name

Title

Electronic signature is not accepted, physical signature is required.

Date (MM/DD/YY)

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

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the applicable provisions of Title 44, Articles 4 and 3, C.R.S., as amended. Therefore, This Application is Approved.

Local Licensing Authority (City or County)

Date filed with Local Authority

Signature

Title

Date (MM/DD/YY)

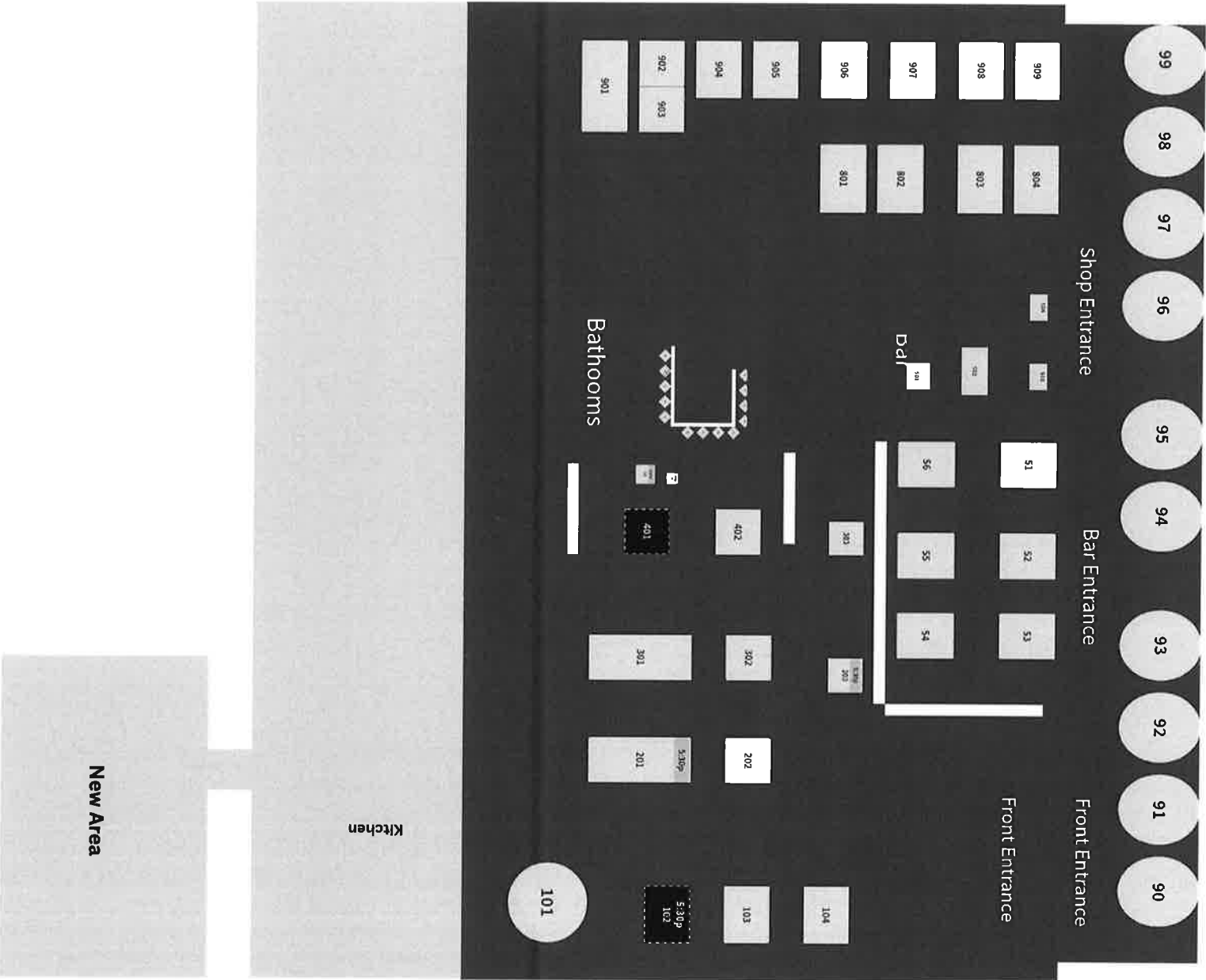
Report of State Licensing Authority

The foregoing has been examined and complies with the filing requirements of Title 44, Article 3, C.R.S., as amended.

Electronic signature is not accepted, physical signature is required.

Title

Date (MM/DD/YY)





To: Mayor Christina Bergquist and Board of Trustees
From: Alayna Carrell, Town Clerk
Date: January 12, 2026
Re: Request for Event Funding – Grand Lake Skijoring

Background

Grand Lake Skijoring has become a highly anticipated winter attraction for the Town of Grand Lake, drawing residents, visitors, and participants from across the region. The event not only showcases Grand Lake’s winter recreation culture but also provides a meaningful economic benefit to local businesses during the winter season.

During the December Skijoring meeting, the Grand Lake Trailgroomers outlined the operational needs required to successfully host their part of the event. A significant focus of the discussion centered on track preparation and ongoing maintenance, which is critical to ensuring participant safety, event quality, and overall success.

Funding Request

The Grand Lake Trailgroomers have identified a funding need of \$5,000.00 to adequately groom, maintain, and preserve the skijoring track throughout the duration of the event. This funding would directly support equipment use, labor, and ongoing maintenance necessary to meet event standards and expectations.

Community Impact

Providing funding assistance for this event supports the Town’s continued investment in community-driven events that enhance Grand Lake’s reputation as a premier winter destination. Grand Lake Skijoring contributes to tourism, promotes community engagement, and reinforces partnerships between the Town and local organizations such as the Grand Lake Trailgroomers.

Suggested Motion

- *I move to approve/deny event funding in the amount of \$5,000.00 to the Grand Lake Trailgroomers for track maintenance associated with the Skijoring event.*



To: Mayor Bergquist & Trustees

From: Alayna Carrell, Town Clerk

Date: January 12, 2026

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

Overview

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

Background

A review of existing classifications identified several positions where job titles no longer accurately reflect current responsibilities. This has created inconsistencies in role expectations and compensation clarity. The proposed updates provide a clearer organizational framework, support transparency, and establish consistency for both current staff and future hiring.

Proposed Updates

- Rename Community Engagement Manager to Marketing & Communications Manager
- Move Marina Director from Pay Grade 300 to 350
 - *The exempt/non-exempt status of the Marina Director position is currently under review and will be addressed separately.*
- Rename Administrative Assistant/Events Manager to Events Manager/Clerk Pro-Tem; move from Pay Grade 250 to 350
- Move Water Operator I from Pay Grade 250 to 300
- Rename Administrative Assistant/Event Manager to Administrative Assistant/Billing Support Specialist
- Add Visitor Center Ambassador to Pay Grade 100



Purpose and Benefits

These updates are intended to:

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

Next Steps

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

Recommended Motion

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

TOWN OF GRAND LAKE

RESOLUTION 01-2026

APPROVING TOWN OF GRAND LAKE EMPLOYEE PAY GRADES AND JOB CLASSIFICATIONS

WHEREAS, the Town of Grand Lake employs many workers across a wide range of positions; and,

WHEREAS, the publication of pay grades and job classifications promotes government transparency in the community; and,

WHEREAS, the publication of pay grades and classifications encourages fair and non-discriminatory treatment of all employees; and,

WHEREAS, the publication of pay grades and classifications allows for more efficiency in the hiring of new employees and the promotion of current employees; and,

WHEREAS, it is important to the provision of good government that the Town of Grand Lake’s pay grades and classifications be easily accessible to all employees and citizens; and,

NOW THEREFORE BE IT RESOLVED BY THE GRAND LAKE BOARD OF TRUSTEES AS FOLLOWS:

The Town of Grand Lake Employee Pay/Salary Grades and Job Classifications attached to this resolution are hereby adopted.

DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO, THIS 12th DAY OF JANUARY 2026.

(SEAL)

Votes Approving:

Votes Opposed:

Absent:

Abstained:

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

Christina Bergquist
Mayor



Town of Grand Lake Pay/Salary Grades & Job Classifications- June 9, 2025

| <u>Salary Grade</u> | <u>Job Title</u> | <u>Range Minimum</u> | <u>Range Maximum</u> |
|---------------------|--|----------------------|----------------------|
| 500 | | \$113,105 | \$189,024 |
| | Town Manager (e) | \$54.38 | \$90.88 |
| 400 | | \$82,162 | \$148,280 |
| | Clerk (e) | \$39.50 | \$71.29 |
| | Public Works Director (e) | | |
| | Treasurer (e) | | |
| | Water Superintendent (e) | | |
| 350 | | \$64,064 | \$96,096 |
| | Community Engagement Manager (e) | \$30.80 | \$46.20 |
| | Grand Lake Center Operations Manager (e) | | |
| | Planner | | |
| | Public Works Superintendent | | |
| 300 | | \$41,100 | \$72,800 |
| | Marina Director | \$26.00 | \$35.00 |
| 250 | | \$50,336 | \$84,656 |
| | Administrative Assistant/Events Manager | \$24.20 | \$40.70 |
| | Bookkeeper | | |
| | Code Enforcement-Permit Technician | | |
| | Public Works Maintenance Operator | | |
| | Public Works Mechanic Operator | | |
| | Water Operator I | | |
| 200 | | \$48,048 | \$73,216 |
| | Parks Maintenance Technician | \$23.10 | \$35.20 |
| | Water Operator II | | |
| 100 | | \$14.42 | \$25.00 |
| | Grand Lake Center Front Desk Assistant | | |
| | Marina Seasonal Employee | | |



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

| <u>Salary Grade</u> | <u>Job Title</u> | <u>Range Minimum</u> | <u>Range Maximum</u> |
|---------------------|--|-------------------------------|-------------------------------|
| 500 | Town Manager (e) | \$113,105 \$54.38 | \$189,024 \$90.88 |
| 400 | Clerk (e) Marketing & Communications Mgr (e) Public Works Director (e) Treasurer (e) Water Superintendent (e) | \$82,162 \$39.50 | \$148,280 \$71.29 |
| 350 | Events Manager/ Clerk Pro-tem Grand Lake Center Operations Manager Marina Director (e) Planner Public Works Superintendent | \$64,064 \$30.80 | \$99,840 \$48.00 |
| 300 | Water Operator I | \$60,320 \$29.00 | \$114,400 \$55.00 |
| 250 | Administrative Assistant/Billing Support Bookkeeper Code Enforcement/ Permit Technician Public Works Maintenance Operator Public Works Mechanic Operator | \$50,336 \$24.20 | \$84,656 \$40.70 |
| 200 | Parks Maintenance Technician Water Operator II | \$48,048 \$23.10 | \$73,216 \$35.20 |
| 100 | Grand Lake Center Front Desk Assistant Marina Seasonal Employee Visitor Center Ambassador | \$37,440.00 \$18.00 | \$54,080.00 \$26.00 |



BOARD OF TRUSTEES STAFF MEMORANDUM

DATE: January 12, 2026
TO: Mayor and Board of Trustees
FROM: Emily Weber, Contract Staff - Planning Department
SUBJECT: LEGISLATIVE – Ordinance 01-2026 – Board of Trustees discussion and decision on the proposed Town Code text amendments regarding the Central Business District and applicable design standards.

Overview and Analysis

At the direction of the Board of Trustees, staff prepared language for the Central Business District (CBD) Design Standards guidebook. The guidebook is intended to be a supplemental resource to reinforce the language in the Town Code related to the historic western character of Grand Lake. To support the guidebook, staff proposes text amendments to the Town Code that modify the boundary of the CBD and reference the design standards.



Proposed Central Business District Boundary

The proposed text amendments and guidebook establish clear, actionable design standards that ensure new development and redevelopment are compatible with Grand Lake’s unique identity while supporting development feasibility. The guidebook enhances existing code language and further emphasizes the desired character. Additionally, the guidebook provides a more precise definition of “historic western” character in the context of Grand Lake by identifying common architectural elements that contribute to this identity.



Background

The proposed text amendments and guidebook have been discussed in multiple forums over the past several months. Feedback was gathered during regular public hearings, a Board workshop in September, and through general Planning Commission and Board of Trustees discussions at public meetings. The proposed design standards reflect a compilation of all input received throughout this process.

On October 22, 2025, the Planning Commission and Board of Trustees held a joint work session to review the intent and details of the proposed design standards language. Based on feedback from that discussion, staff revised the language and presented it to the Planning Commission for consideration on December 3, 2025. The Board of Trustees then reviewed the Planning Commission’s recommendations and discussed changes to the proposed design standards at their December 8, 2025 meeting. Key discussion points from that meeting included:

- The Board discussed removing metal, stone, and stucco as primary exterior building materials and prohibiting corrugated metal in all forms. They also discussed adding a definition for corrugated metal. Other metal types are to remain as acceptable accent materials, provided they meet existing Town Code criteria.
- Clarification that the maximum setback should be measured from the property line to the building wall, excluding covered overhangs or structures.
- The Board supported changing a connectivity design standard to allow one of three options: a structured cover over the boardwalk, a covered entrance, or a recessed entrance. This provides design flexibility while maintaining pedestrian amenities and protection from the elements.
- Ensuring an exemption from constructing commercial parking spaces or paying a fee in lieu when the Town does not permit parking within the adjacent right-of-way.
- The Board supported removing “excessive variation” per the Planning Commission’s recommendation and discussed requiring pitched roof elements, either as part of the overall roof design or as an accent feature.
- The Board discussed removing the mullion requirement for windows.
- A general request was made to remove subjective language throughout the standards.

Summary of Guidebook

The proposed Central Business District Design Standards guidebook is intended to supplement the Town Code by providing clear guidance on key design elements that define Grand Lake’s unique character. These standards draw inspiration from the Town’s historical and existing structures and are organized into six main categories: color and material selections, ground level interest, connectivity, parking, rooflines, and windows.

The guidebook’s purpose is to clarify and reinforce elements already addressed in the Town Code. In some cases, the standards build upon existing provisions. For example, the street wall standard. Where the Town Code allows for discretion, the guidebook introduces a maximum setback to maintain a consistent street wall along Grand Avenue. Additionally, for areas where the Code is suggestive or subjective, the guidebook expands on architectural elements and includes supporting visuals to aid interpretation. In situations where prescriptive standards may not be appropriate, the intent is to guide design decisions in a way that preserves and enhances the character of Grand Lake. The full guidebook is provided as an attachment to this staff report.



Proposed Town Code Text Amendments

1. Section 12-2-26 (A) of the Municipal Code of the Town of Grand Lake with the addition of the **bold underlined** language as follows:

(A) *Mixed-Use Regulations for the CT, C and RST Districts.*

1. Mixed-use developments in the above listed districts will be subject to the following supplementary regulations. These regulations are minimum requirements and will also apply to Planned Developments within these districts.
2. Multiple family dwellings may be constructed above commercial uses provided:
 - (a) Access to dwelling units is not through commercial establishments.
 - (b) Trash, service and loading areas shall be screened from view from the dwelling units and from street entrances to dwelling units.
 - (c) Outdoor lighting associated with commercial uses within the structure, including lighting for parking, service and loading areas, shall be designed and located such that the direct source is not visible from any dwelling unit within nor shall there be any glare.
 - (d) At least two (2) means of ingress and egress from each floor of dwelling units shall be provided and that all other regulations as may pertain to fire protection be met.
3. Mixed-Use projects shall conform to the following schedule of (Private) Open Space Land Area Requirements:

| Group | Gross Square Footage of Floor Area Of Structure or Land Use Area | Land Use or Floor Area | Minimum Open Space Land Area Required |
|-------|--|------------------------------|---------------------------------------|
| I. | 75%—99% | Commercial (C.)/ Office (O.) | 20% |
| | 25%—1% | Residential (R.) | |
| II. | 50%—75% | C. & O. | 25% |
| | 50%—25% | R. | |
| III. | 25%—50% | C. & O. | 35% |
| | 75%—50% | R. | |
| IV. | 10%—25% | C. & O. | 45% |
| | 90%—75% | R. | |
| V. | 1%—9% | C. & O. | 50% |
| | 99%—91% | R. | |

4. In all applicable districts, the developer shall submit a proposal for the Open Space Land Area Required for Mixed-Use projects. The Open Space Land Area Requirement is to be provided on-site, in accordance with the Section 12-2-6 Definitions.
5. **When a mixed-use development is located within the Central Business District, it must comply with all applicable design standards outlined in the Central Business District Design Standards guidebook.**

2. Section 12-7-2 - Purpose of the Municipal Code of the Town of Grand Lake with the addition of the **bold underlined** language as follows:

An historical perspective is extremely important to the Town, therefore it is the intent that new materials and innovations will strengthen and be harmonious with the "historic western" feel of the



Town. A creative and rigorous approach to the best selection and application of building materials will generate a more inviting, vibrant and harmonious appearance to the Town.

As Grand Lake becomes more densely built, there is a need to create a symbiotic relationship between buildings and public and open spaces. The Town of Grand Lake seeks to preserve the historical, rustic, and unique western small-town character of Grand Lake while also integrating its preservation with new and pioneering creative designs. Intending to help enhance quality and strengthen visual continuity while preserving historically significant properties, allowing innovation and encouraging creativity, the purpose of these standards is to stimulate creative design solutions for individual properties while promoting and preserving a sense of cohesiveness among the entire Town of Grand Lake.

A successful project will combine the design elements of composition, scale, proportion and rhythm in proposed materials, surfaces and massing, designing buildings, open and public spaces that are timeless and in character with our Town and harmonious to the human eye. In addition, materials, surfaces and massing create a sense of entry and a desirable sense of place.

The provisions of this Article shall apply to any structure, including temporary facilities, within the Town limits on or after the effective date of the Ordinance for the following:

- (A) New construction of any building.
- (B) Exterior remodeling or painting of any existing building, even if a Town of Grand Lake Building Permit is not required.
- (C) Re-roofing, enlargements, expansions of or additions to any existing building.

Where a property is located within the Central Business District and meets the above criteria, both the design standards in this Article and those in the Central Business District Design Standards guidebook shall apply. If a conflict arises between the provisions of this Article and the Central Business District Design Standards, the more stringent shall apply. Where the Central Business District Design Standards guidebook is silent, the provisions of this Article shall apply.

- 3. Section 12-7-3 - Definitions of the Municipal Code of the Town of Grand Lake with the removal of the ~~striketrough~~ language and the addition of the **bold underlined** language as follows:

Central Business District— Commercially zoned, or commercial transitionally zoned lots **generally located Hancock Street on the east to Broadway Street on the west, and from Park Avenue on the north to the shoreline of Grand Lake on the south. The boundary also includes properties along Lake Avenue and curves around the Grand Lake Yacht Club before returning to Hancock Street. Properties within the CBD are subject to the Central Business District Design Standards, a supplemental guidebook that establishes specific design requirements and development goals for this district. The guidebook also provides a map identifying the exact boundaries of the Central Business District.** ~~on or between Hancock Street and Haskell Street, on Grand Avenue, and between Hancock Street and Vine Street on Park Avenue, and between Hancock Street and Ellsworth Street on Lake Avenue.~~

- 4. Section 12-7-3 (C) (3) (e) of the Municipal Code of the Town of Grand Lake with the removal of the ~~striketrough~~ language and the addition of the **bold underlined** language as follows:

(e) *Infill/building additions in the central business district.*

- 1. When a new use (infill)/addition is proposed to an existing commercial development the newly constructed portion of the building should appear as an originally conceived part of the design.



The new additions should match the scale and reflect the proportions of the original structure where they adjoin or are adjacent. New construction of a different height and bulk, than that of the original structure, should not occur abruptly.

2. New additions should match the existing approved architecture of the existing central business district. See for example, Figures 1 and 2 below. Such matching approval shall be in the sole discretion of the Town. The extension of canopy elements, lighting, boardwalks, planting areas, fenestration (window) patterns, structural rhythms, and use of materials should exhibit a seamless transition between existing and new construction.
3. Large setbacks from the street rights-of-way should be discouraged for new building construction.
4. New construction should not incorporate precise replication of town center architecture but utilize similar colors, materials, textures, pattern, repetition, rhythm, and proportions to achieve architectural unity.
5. **All properties within the Central Business District shall meet the standards established in the Central Business District Design Standards guidebook.**

Board of Trustees Consideration

The Board of Trustees of the Town of Grand Lake, Colorado, pursuant to Colorado statute and the provisions of the Grand Lake Municipal Code, is vested with the authority to make amendments to the Town Code. Board members are encouraged to review and evaluate the proposed text amendments and supplemental design guidelines, taking into account the Planning Commission’s recommendations and public comments received during the public hearing. In doing so, the Board should consider the implications of these amendments and guidelines and proceed to make an appropriate motion.

Sample Board of Trustees Motions

Approval with or without conditions

I move to approve Ordinance 01-2026, amending Town Code Sections 12-2-26, 12-7-2, 12-7-3, and 12-7-4 regarding the Central Business District and Applicable Design Standards.

OR... with the following conditions:

-

Denial

I move to deny Ordinance 01-2026, amending Town Code Sections 12-2-26, 12-7-2, 12-7-3, and 12-7-4 regarding the Central Business District and Applicable Design Standards, based on the following factors:

-

Attachments

- Draft Central Business District Design Standards Guidebook
- Ordinance

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
ORDINANCE NO. 01-2026**

**AN ORDINANCE AMENDING TOWN CODE SECTIONS 12-2-26, 12-7-2, 12-7-3, AND
12-7-4 REGARDING THE CENTRAL BUSINESS DISTRICT AND APPLICABLE
DESIGN STANDARDS**

WHEREAS, the Board of Trustees of the Town of Grand Lake, Colorado, pursuant to Colorado statute and the provisions of the Grand Lake Municipal code, is vested with the authority of administering the affairs of the Town of Grand Lake, Colorado (“The Town”); and

WHEREAS, the Town of Grand Lake Municipal Code Chapter 12, Article 2, Section 26 governs the regulations for mixed-use development; and

WHEREAS, the Town of Grand Lake Municipal Code Chapter 12, Article 7 governs the Design Review Standards for development within the Town; and

WHEREAS, the Town of Grand Lake Municipal Code Chapter 12, Article 7 defines the Central Business District within the limits of the Town of Grand Lake; and

WHEREAS, the Planning Commission, at its regular meeting on December 5, 2025, discussed amending the definition of the “Central Business District” to modify its boundaries and incorporate the supplemental Central Business District Design Standards guidebook; and

WHEREAS, the Planning Commission reviewed and recommended conditional approval of the amendments to Town Code Sections 12-2-26, 12-7-2, 12-7-3, and 12-7-4 to revise the definition of “Central Business District” and update applicable design guidelines; and

WHEREAS, the Board of Trustees, at its regular meeting on December 8, 2025, reviewed and discussed the Planning Commission’s recommendation and made changes to the proposed text; and

WHEREAS, the Board of Trustees, at its regular meeting on January 12, 2026 reviewed the proposed text; and

WHEREAS, the Board of Trustees finds that amending the “Central Business District” boundary and definition, and adopting supplemental design guidelines, will further the intent of the Design Review Standards outlined in the Town Code.

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

1. Section 12-2-26 (A) of the Municipal Code of the Town of Grand Lake is hereby amended with the addition of the **bold underlined** language as follows:

(A) *Mixed-Use Regulations for the CT, C and RST Districts.*

1. Mixed-use developments in the above listed districts will be subject to the following supplementary regulations. These regulations are minimum requirements and will also apply to Planned Developments within these districts.
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3. Mixed-Use projects shall conform to the following schedule of (Private) Open Space Land Area Requirements:

| Group | Gross Square Footage of Floor Area Of Structure or Land Use Area | Land Use or Floor Area | Minimum Open Space Land Area Required |
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| | 25%—1% | Residential (R.) | |
| II. | 50%—75% | C. & O. | 25% |
| | 50%—25% | R. | |
| III. | 25%—50% | C. & O. | 35% |
| | 75%—50% | R. | |
| IV. | 10%—25% | C. & O. | 45% |
| | 90%—75% | R. | |
| V. | 1%—9% | C. & O. | 50% |
| | 99%—91% | R. | |

4. In all applicable districts, the developer shall submit a proposal for the Open Space Land Area Required for Mixed-Use projects. The Open Space Land Area

Requirement is to be provided on-site, in accordance with the Section 12-2-6 Definitions.

5. When a mixed-use development is located within the Central Business District, it must comply with all applicable design standards outlined in the Central Business District Design Standards guidebook.

2. Section 12-7-2 of the Municipal Code of the Town of Grand Lake is hereby amended with the addition of the **bold underlined** language as follows:

An historical perspective is extremely important to the Town, therefore it is the intent that new materials and innovations will strengthen and be harmonious with the "historic western" feel of the Town. A creative and rigorous approach to the best selection and application of building materials will generate a more inviting, vibrant and harmonious appearance to the Town.

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A successful project will combine the design elements of composition, scale, proportion and rhythm in proposed materials, surfaces and massing, designing buildings, open and public spaces that are timeless and in character with our Town and harmonious to the human eye. In addition, materials, surfaces and massing create a sense of entry and a desirable sense of place.

The provisions of this Article shall apply to any structure, including temporary facilities, within the Town limits on or after the effective date of the Ordinance for the following:

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Where a property is located within the Central Business District and meets the above criteria, both the design standards in this Article and those in the Central Business District Design Standards guidebook shall apply. If a conflict arises between the provisions of this Article and the Central Business District Design Standards, the more stringent shall apply. Where the Central Business District Design Standards guidebook is silent, the provisions of this Article shall apply.

3. Section 12-7-3 of the Municipal Code of the Town of Grand Lake is hereby amended with the removal of the ~~strickethrough~~ language and the addition of the **bold underlined**

language as follows:

Central Business District — Commercially zoned, or commercial transitionally zoned lots generally located Hancock Street on the east to Broadway Street on the west, and from Park Avenue on the north to the shoreline of Grand Lake on the south. The boundary also includes properties along Lake Avenue and curves around the Grand Lake Yacht Club before returning to Hancock Street. Properties within the CBD are subject to the Central Business District Design Standards, a supplemental guidebook that establishes specific design requirements and development goals for this district. The guidebook provides a map identifying the exact boundaries of the Central Business District. ~~on or between Hancock Street and Haskell Street, on Grand Avenue, and between Hancock Street and Vine Street on Park Avenue, and between Hancock Street and Ellsworth Street on Lake Avenue.~~

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(e) *Infill/building additions in the central business district.*

- 1. When a new use (infill)/addition is proposed to an existing commercial development the newly constructed portion of the building should appear as an originally conceived part of the design. The new additions should match the scale and reflect the proportions of the original structure where they adjoin or are adjacent. New construction of a different height and bulk, than that of the original structure, should not occur abruptly.
- 2. New additions should match the existing approved architecture of the existing central business district. See for example, Figures 1 and 2 below. Such matching approval shall be in the sole discretion of the Town. The extension of canopy elements, lighting, boardwalks, planting areas, fenestration (window) patterns, structural rhythms, and use of materials should exhibit a seamless transition between existing and new construction.
- 3. Large setbacks from the street rights-of-way should be discouraged for new building construction.
- 4. New construction should not incorporate precise replication of town center architecture but utilize similar colors, materials, textures, pattern, repetition, rhythm, and proportions to achieve architectural unity.

5. All properties within the Central Business District shall meet the standards established in the Central Business District Design Standards guidebook.

- 5. Severability: If any section, paragraph, sentence, clause, or phrase of this Ordinance is held to

be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Trustees declares that it would have passed this Ordinance and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

- 6. Repeal: Existing ordinances or parts of ordinances covering the same matters as embraced in this Ordinance are hereby repealed and all resolutions or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed.

DULY MOVED, SECONDED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 12TH DAY OF JANUARY 2026.

(S E A L)

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

Christina Bergquist,
Mayor

Votes Approving: 0
Votes Opposed: 0
Absent: 0
Abstained: 0

Central Business District (CBD) Design Standards



TOWN OF GRAND LAKE
COLORADO

2026

INTRODUCTION

This document supplements the design guidelines that appear in the Town of Grand Lake Municipal Code and applies specifically to the Central Business District (CBD) that is defined in the Town Code Section 12-7-3. The intent of the CBD is to establish standards that protect and enhance the downtown area as a viable commercial district while preserving the historic aesthetic and architectural character of the Town of Grand Lake. The following shall apply:

- A. The CBD Design Standards shall apply to all development on parcels within the CBD, regardless of the proposed use (e.g., commercial, mixed-use, and residential).
- B. Wherever there is a conflict or inconsistency between the CBD Design Standards and other regulations of the land development code, the regulations set forth in these standards shall control and govern the development and redevelopment within the CBD.
- C. Where the CBD Design Standards are silent, the underlying zone district regulations come into effect.

THE CENTRAL BUSINESS DISTRICT



The CBD Boundaries

Photos of historic buildings from Grand Lake and the surrounding area:



Spider House (Grand County)



Engel's Ski Shop (Grand County)



Cozens Ranch (Grand County)



Nowata Cottage

DEFINING WESTERN CHARACTER

This document provides design standards that further define the concept of historic western character to guide the design of new infill buildings, additions, and other improvements within the Central Business District (CBD). These standards build upon the language in the Town Code Design Standards and aim to clarify how historic western character should be interpreted in the context of Grand Lake's unique identity.

Historic western character is not a specific architectural style, but rather an approach to design rooted in the community's historical and cultural traditions. It encompasses building forms, materials, and details commonly found in historic structures throughout Grand Lake and the surrounding area. The intent is to promote authentic design that reflects the town's heritage, distinguishing genuine historical influences from imitations.

HISTORICAL CONTEXT (FROM THE COMPREHENSIVE PLAN)

- Prior to settlement in the late 1860s, the area was used by Native American tribes—including the Ute, Northern Cheyenne, and Arapaho—for hunting.
- The mining boom of the 1870s brought outfitters to supply nearby mining towns.
- The Grand Lake Townsite was officially platted in 1881.
- By 1900, Grand Lake had become a popular summer destination, attracting over 1,000 seasonal visitors annually.
- The Grand Lake Yacht Club was established in 1902.
- Rocky Mountain National Park was designated in 1915.
- Trail Ridge Road was completed in 1939, solidifying Grand Lake's role as a gateway community.

Photos of historic buildings from Grand Lake and the surrounding area:



Grand Lake Community House



Grand Lake Lodge



Kauffman House



Smith Eslick Cottage Court

BUILDINGS LISTED ON THE COLORADO HISTORIC REGISTER

- **Grand Lake Community House (1922):** Located in the historic town square, hosts a variety of public and private events.
- **Grand Lake Lodge (1920):** Continues to serve visitors to Rocky Mountain National Park and Grand Lake.
- **Kauffman House (1892):** Originally a hotel for summer tourists, now operates as a museum.
- **Smith Eslick Cottage Court (1915):** An early example of a motor court.

COMMON ARCHITECTURAL ELEMENTS DEFINING THE CHARACTER OF GRAND LAKE

The following architectural elements are encouraged and should be incorporated into developments proposed in the CBD.

- **Building Forms**
Simple and functional structures with gabled or pitched roofs. Many feature false fronts with stepped parapets to create a more prominent street presence. Dormers are often used to break up rooflines.
- **Covered Walkways and Porches**
Commercial buildings commonly include covered walkways and overhanging roofs that slope toward the right-of-way, enhancing pedestrian comfort and supporting a walkable downtown. Covered porches are a recurring feature in historic buildings.
- **Materials**
Natural materials such as wood and log construction dominate, typically in muted tones. Accent colors and occasional white-painted buildings are acceptable if provided in a historical context.

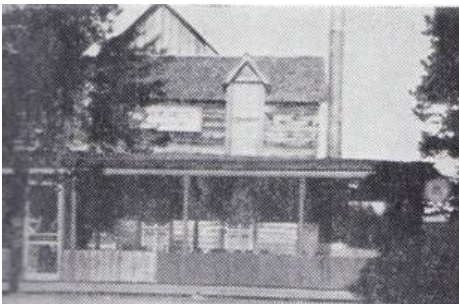
Photos of historic buildings from Grand Lake and the surrounding area:



Pine Cone Inn



Rapids Lodge



Rustic Hotel



Zick's Grocery and Café

- **Street Orientation**
Buildings are oriented toward the street, maintaining a consistent street wall and contributing to the Town's cohesive visual identity.
- **Signage**
Overhanging signs are prevalent, often featuring western-style fonts that reinforce the Town's character.
- **Second-Floor Railings**
Found on buildings like the Spider House, Grand Lake Lodge, and Nowata Cottage, these add vertical interest and support multi-level design.
- **False Parapets**
Used to conceal pitched roofs, as seen in Zick's Grocery and Café, contributing to the traditional western storefront aesthetic.
- **Gabled Roofs with Dormers**
A defining roof form across historic structures, adding depth and character.
- **Boardwalk Precedents**
Covered boardwalks are inspired by buildings such as Pine Cone Inn, Rapids Lodge, Grand Lake Lodge, Kauffman House, and Rustic Hotel.

APPLICABLE DESIGN STANDARDS

1. Color and Material Selections

DESIGN INTENT:

Cultivate a cohesive visual identity throughout the CBD that reflects the historical and rustic character of Grand Lake as a mountain town. Primary building materials should be authentic, be durable, and evoke a western aesthetic. Colors and finishes should be muted and convey high-quality design and detailing.



Tonal monochromatic primary and accent color.

DESIGN STANDARD:

- 1.1 The primary color of a building shall be a neutral earth tone. Muted and warm shades of neutral colors are appropriate. Bright, pastel, or true primary hues are not permitted. Reference Chart 1 – Exterior Color Comparison for acceptable primary building colors.
- 1.2 Trim, fascia, window panes, and doors are considered accent elements. Accent colors for accent elements shall be limited to the following:
 - a. Monochromatic (same as the primary color).
 - b. Tonal monochromatic (a lighter or darker shade of the primary color).
 - c. A contrasting color that complements the primary color. Intense colors are discouraged.
- 1.3 Limited accent materials, such as natural stone, may be permitted to enhance the visual interest and reflect the rustic character of Grand Lake.
 - a. Corrugated metal shall not be used as a primary or accent exterior building material.



Too colorful: more than just a single primary and accent color, non-earth tones.



Corrugated metal as accent material.

Corrugated metal is defined as a building material made from flat sheets of steel or aluminum that are passed through rollers to create a wavy, ridged pattern. Other metal materials, as defined in Town Code Section 12-7-4, are permitted for use as accent materials.

- b. Accent materials are limited to the amount defined in Town Code Section 12-7-3.
- c. When proposed, accent materials shall be provided around the base of the structure and architectural features, such as a chimney.
- d. Excessive change in accent materials is discouraged to avoid an overly busy appearance.



Bright, high-contrast accent color.

- 1.4 Metal, stucco, and stone shall not be used as primary exterior building materials.
- 1.5 A material sample board must be presented to the Planning Commission and Board of Trustees for review prior to approval of a development application. Paint colors must be applied to desired materials (rather than a color swatch) to accurately show what the final color and material combination will look like.
- 1.6 If a variance is requested for building color or material, documentation demonstrating historical use of the proposed color or material within Grand Lake is required.

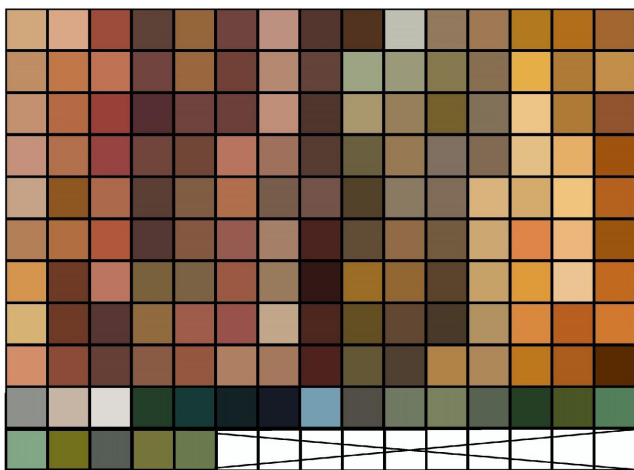


Chart 1 – Exterior Color Comparison

2. Ground Level Interest

DESIGN INTENT:

The CBD serves as the Town’s central commercial and visitor destination. As such, building design at the street and ground level should prioritize the pedestrian experience by offering visual interest, weather protection, and a welcoming environment that encourages foot traffic. The goal is to create a comfortable and engaging streetscape through a consistent street wall and clean, visually appealing commercial façades.

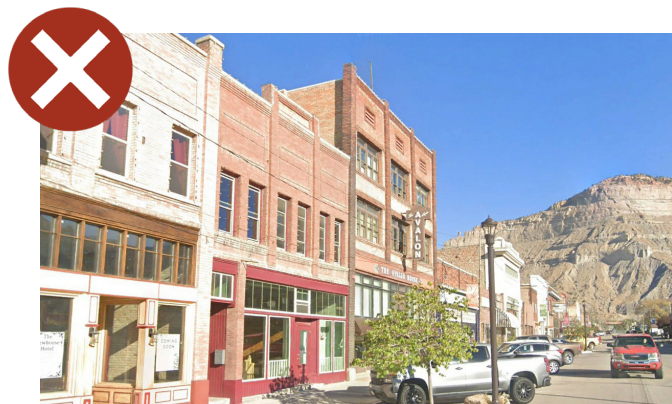
Buildings should be perceived as two stories in height, supported by a required stepback above the second story. This stepback helps reduce the visual bulk and mass of buildings and ensures new development remains compatible with the traditional scale and character of the area.



Commercial use on ground floor. Consistent streetwall.



0' setback with building footprint touching the public right-of-way.



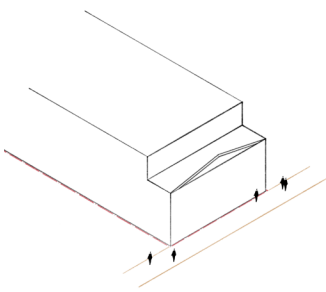
Three-story building without a third-story stepback.

DESIGN STANDARD:

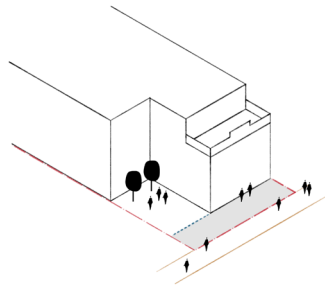
- 2.1 Commercial uses are required on the ground floor for the first 50 feet of depth from the property line along all street-facing frontages (does not apply to alleys).
 - a. Residential uses may be permitted on the ground floor beyond the initial 50 feet.
 - b. Mixed-use developments where residential use occupies more than 50% of the total building square footage are exempt from the Conditional Use requirements outlined in Town Code Section 12-2-18 – Regulations for Commercial District-C.

- 2.2 All development within the CBD Overlay Zone shall maintain a maximum front setback of 10 feet from Grand Avenue, measured from the property line to the building wall.
 - a. Structured overhangs or covered patios are not considered part of the building wall for setback measurement.

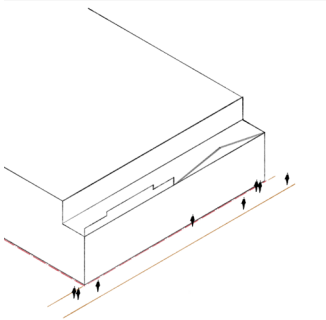
Allowed Setback Scenarios:



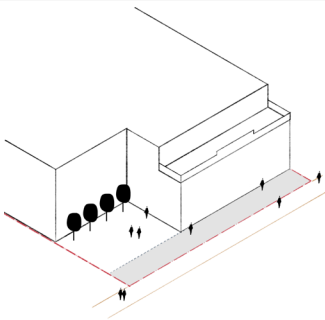
50' building width: 100% of the street-facing façade set at the 0' minimum setback.



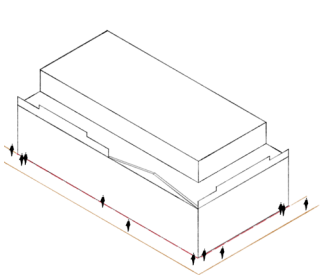
50' building width: 60% of the street-facing façade set at the 10' maximum setback, 40% devoted to outdoor pedestrian space.



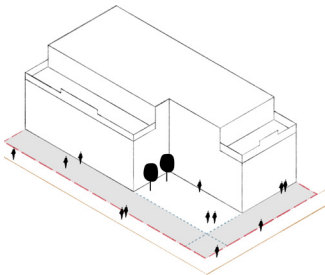
100' building width: 100% of the street-facing façade set at the 0' minimum setback.



100' building width: 60% of the street-facing façade set at the 10' maximum setback, 40% devoted to outdoor pedestrian space.



Corner Lot: 100% of both street-facing façades set at a 0' setback.



Corner Lot: The 60-40 ratio applies specifically to Grand Avenue. Developments can exercise flexibility on other street-facing frontages to add open space, if desired. This image shows 60% of both street-facing façades set at a 10' setback with 40% receded for outdoor pedestrian space.

- b. The maximum setback applies to 60% of the lot frontage. The remaining 40% of the lot frontage does not have a maximum setback requirement.

2.3 A third-story stepback is required on all street frontages after the first two stories.

- a. On corner lots, the stepback is required on both street-facing frontages (excluding alleys).
- b. The stepback shall be a minimum of 12 feet, measured from the building wall.

2.4 The street wall, as defined in the Town Code, shall be maintained.

- a. The maximum setback reinforces the street wall edge.
- b. Where open space is used, development shall incorporate creative public seating or amenities.

3. Connectivity

DESIGN INTENT:

The CBD is intended to prioritize pedestrian experience. As such, developments shall ensure safe, year-round pedestrian access and connectivity for all users, including the elderly and those requiring ADA accessibility. Pedestrian connectivity refers to the movement of people from the public realm to and through a site, as well as connections to adjacent sites. Internal pedestrian access should enhance walkability and provide clear, intuitive links to the public realm.



Development incorporates structured cover over the boardwalk.

DESIGN STANDARD:

- 3.1 Developments shall construct the boardwalk in the adjacent right-of-way. This requirement applies to all street-facing façades, excluding alleys.
- 3.2 Developments must incorporate at least one of the following design features:
 - a. A structured cover over the boardwalk.
 - b. A covered entrance.
 - c. A recessed entrance.



Maximum building setback of 10' allows for outdoor landscaping and pedestrian elements.

3.3 Open space requirements are waived for mixed-use buildings.

- a. Where open space is proposed, it is encouraged to be along frontages other than Grand Avenue.
- b. For buildings set back to the maximum allowable distance along Grand Avenue, public seating, art installations, or landscaping elements shall be incorporated to enhance the pedestrian experience.



Maximum setback allows for outdoor landscaping and pedestrian elements. Up to 40% of the building façade may be set back further than 10' for street-facing open space.

4. Parking

DESIGN INTENT:

The CBD is intended to foster a compact, pedestrian-oriented environment where development is not centered around vehicle access. The emphasis is on creating a high-quality pedestrian experience, with the expectation that visitors and residents will park once and access multiple destinations on foot. Much of the CBD includes existing or potential right-of-way (ROW) parking. Parking requirement reductions are intended to support this walkable downtown character.



Parking spaces constructed within the ROW directly adjacent to the subject property.

DESIGN STANDARD:

- 4.1 Development within the CBD is exempt from the commercial parking requirements outlined in the Town Code when the subject property is adjacent to existing and constructed public parking spaces located within the ROW.
 - a. If public parking spaces are not currently constructed within the ROW directly adjacent to the subject property, the applicant shall be responsible for constructing the necessary parking spaces or pay a fee in lieu to meet the commercial parking requirement.
 - b. If the Town does not permit parking within the ROW adjacent to the subject property, the developer is not required to construct the commercial parking spaces or pay the fee in lieu. Residential parking requirements shall apply.

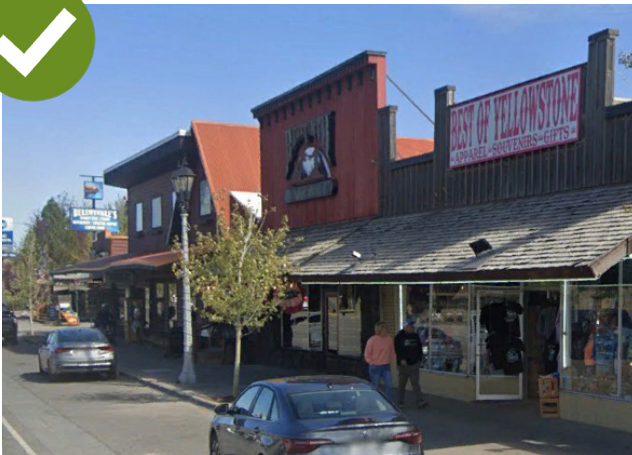


Parking constructed within the ROW allows pedestrians to park once and access multiple destinations on foot.

5. Roofline

DESIGN INTENT:

Buildings should reflect the simple forms and traditional character of Grand Lake's historic architecture. Roof forms should be either flat with stepped parapets (commonly referred to as "false fronts") or sloped in gable or hipped configurations. New buildings should maintain the scale of traditional structures, which includes not only overall height and width, but also the proportions and relationships of architectural features. These features should use simple vertical and horizontal articulation to establish human scale, add visual interest, and avoid monotonous façades.



Flat and sloped roofs are appropriate.

DESIGN STANDARD:

- 5.1 Roof forms shall be simple in design.
 - a. Flat roofs are appropriate, especially on larger buildings, and should include variation in the cornice line.
 - b. Sloped roofs are appropriate and should reflect the pitch and proportions of traditional buildings.
 - c. A combination of flat and sloped roofs is acceptable but should remain visually simple and not overly complex.

- 5.2 The second story roofline shall be pitched or flat with a false parapet.
 - a. For buildings with three stories that include a setback, the second-story roofline should keep a traditional stepped or sawtooth profile, since this is the roofline most prominent to pedestrians.

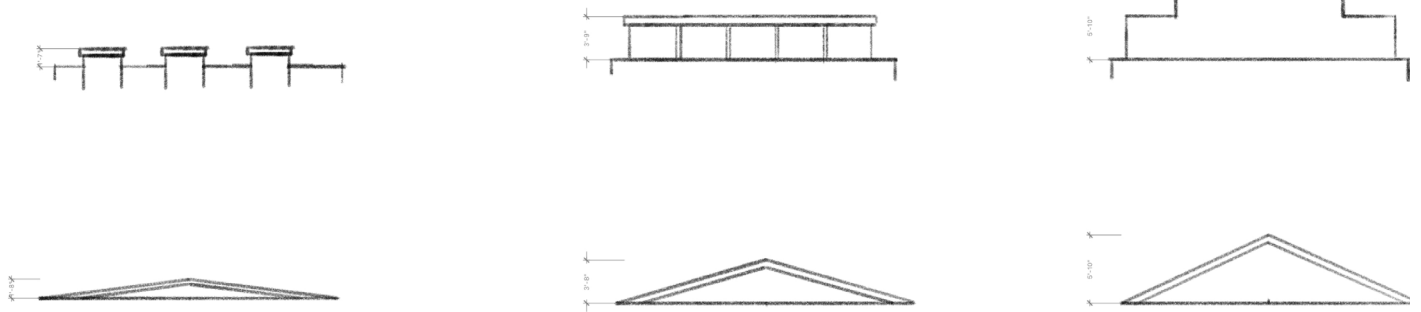


Flat roofs feature a false parapet.



Larger buildings should be divided into smaller modules that reflect the scale and lot widths of traditional Town structures.

- 5.3 Building designs shall incorporate pitched roof elements, either as part of the overall roof design, as an accent feature, or as a covering for doors and windows.
- 5.4 A basic building form is preferred. Any variation should be subordinate to the overall massing and contribute to a cohesive design.
 - a. Varying building heights may be used to reflect different modules.
 - b. Larger buildings shall be divided into smaller modules that reflect the scale and lot widths of traditional Town structures.
 - c. Moderate wall plane offsets, such as notches or projections, may be used to add interest.



Examples of parapet designs.

6. Windows

DESIGN INTENT:

The arrangement, rhythm, and proportions of windows and doors play a key role in shaping the character of the CBD. Building façades should maintain a transparency-to-wall ratio that supports the commercial vibrancy and pedestrian engagement typical of traditional downtown environments.



Windows occupy at least 50% of the first story façade.

DESIGN STANDARD:

- 6.1 Windows shall occupy at least 50% of the first-story façade to support pedestrian interaction and commercial visibility.
 - a. Upper stories are not required to meet the 50% transparency standard.
 - b. On corner lots, this requirement shall apply to both street-facing frontages (excluding alleys).

- 6.2 Storefront windows shall be designed with sills at least 10 inches but no more than 36 inches above the boardwalk to maintain building base treatments.



No defined material base at the bottom of the first-story windows.

CENTRAL BUSINESS DISTRICT (CBD) DESIGN STANDARDS, 2026





BOARD OF TRUSTEES STAFF MEMORANDUM

DATE: January 12, 2026
TO: Mayor and Board of Trustees
FROM: Emily Weber, Contract Staff - Planning Department
SUBJECT: **QUASI JUDICIAL (PUBLIC HEARING):** Sketch Review of a Development Application for a 3-story mixed-used building located at 900 Grand Avenue. The proposal consists of ground floor commercial and two residential units.

Overview

- **Property Owner and Applicant:** 900 THOUSAND LLC
- **Applicant Representatives:** Kaylee and Will Wallesen
- **Project Location:** 900 Grand Avenue
- **Project Zoning:** Commercial Zone District (C)
- **Request:** The applicant is proposing to construct a new, mixed-use development consisting of one commercial space (approx. 3,740 SF) on the ground floor, one residential unit on the second floor (approx. 2,195 SF), and one residential unit on the third floor (approx. 1,980 SF). The commercial space is intended to be a bar/taproom use.



Background

The applicant previously applied for a Preliminary Development Application and went through the application process. The application went through various iterations and ultimately, the Planning Commission failed to make a recommendation due to a tie vote at their meeting on October 8, 2025. The applicant then went to the Board of Trustees where the application did not receive approval.



The applicant has since re-applied at a sketch level to receive informal comments on the changes that have been made to the site plan. Overall, the design of the building has been moved closer to the property line along Grand Avenue, while still incorporating some outdoor seating accommodations. This is a new application, and therefore the applicant will proceed to Preliminary and subsequently Final after receiving feedback from both the Planning Commission and the Board of Trustees.

The Planning Commission reviewed the sketch plan at their December 17, 2025 meeting and provided feedback to the applicant.

Staff Analysis

Staff analysis is based on the materials submitted. Due to the informal nature of a sketch plan, a complete review and analysis will be conducted at the time of Preliminary Development Application.

Town Code Section 12-2-18 – Regulations for Commercial District

The site plan meets the required setbacks, however, building height has not been provided and will need to be confirmed at the Preliminary Development Application stage. The proposed commercial and residential units are uses permitted by right in the Commercial District. Mixed-use developments in this district where more than 50% of the total building square footage is residential require a conditional use permit. The applicant is proposing 3,740 square feet of commercial space and 4,175 square feet of residential space, which triggers this requirement. The applicant is aware of the requirement and intends to apply for the conditional use permit if it remains applicable at the time of Preliminary Development Application.

Town Code Section 12-2-26 – Regulations for Mixed Use Developments

Multiple-family dwellings may be constructed above commercial uses provided all requirements outlined in Section 12-2-26 are met. One of these requirements is that trash and service areas must be screened from view of the dwelling units. No trash enclosure is proposed at this time and will need to be included with the Preliminary Development Application. Residential trash receptacles may be accommodated within enclosed garages, however, the commercial trash component must be addressed in the next submittal.

Additionally, the minimum open space requirement for mixed-use developments is 35%. The current proposal does not meet this requirement and, under the existing code, the applicant would need to apply for a variance to proceed as designed.

Town Code Section 12-2-28 – Parking Regulations and Design Standards

The commercial component of the site plan requires 15 regular parking spaces, which may be accommodated in the adjacent public right-of-way on a one-for-one basis in existing constructed spaces. However, the applicant has not clearly depicted the proposed parking layout, and therefore a determination of compliance cannot be made. In addition, the site plan does not indicate the bedroom count for the residential units, preventing a complete parking analysis. All residential parking must be accommodated on-site, and a full review will occur at the time of Preliminary Development Application submittal. The sketch plan shows enclosed covered parking spaces and additional covered parking near the rear of the building, but dimensions have not been provided and will need to be clarified in future submissions.



Town Code Section 12-7-4 – Design Standards for structures

Materials:

The proposed building utilizes cedar wood lap siding as the primary exterior material, with accent materials including standing seam siding and stone wrapping around the base. All materials are proposed in muted, earth-tone colors consistent with the Town’s design standards. An analysis demonstrating that each façade is limited to no more than 30% accent material will be required at the time of Preliminary Development Application submittal.

Street Wall:

Street walls are intended to create a continuous, comfortable, and inviting pedestrian environment by defining the transition between the street and adjacent buildings. This is achieved when buildings are constructed to or near the front and side property lines, minimizing gaps and enhancing the pedestrian experience. The proposed development generally supports this goal by minimizing voids in the street wall and incorporating design elements that create useful pedestrian spaces where gaps occur. The site plan shows the front building wall positioned near the front property line. However, no scale is provided, so the exact distance cannot be confirmed at this time. The front gable over the entrance aligns with the property line, reinforcing the street wall concept.

Covered Walkways:

The applicant proposes to construct a boardwalk along both street-facing façades and provide a portion of covered walkway within the public right-of-way along Elsworth Street.

Roofs:

Although the building is three stories, the parapet and roofline incorporate a “false front” design that reflects the historic western character of the Town. The front entrance features a gable element that defines and shelters the commercial entry, while additional gabled elements are integrated throughout the design to provide variation and visual interest.

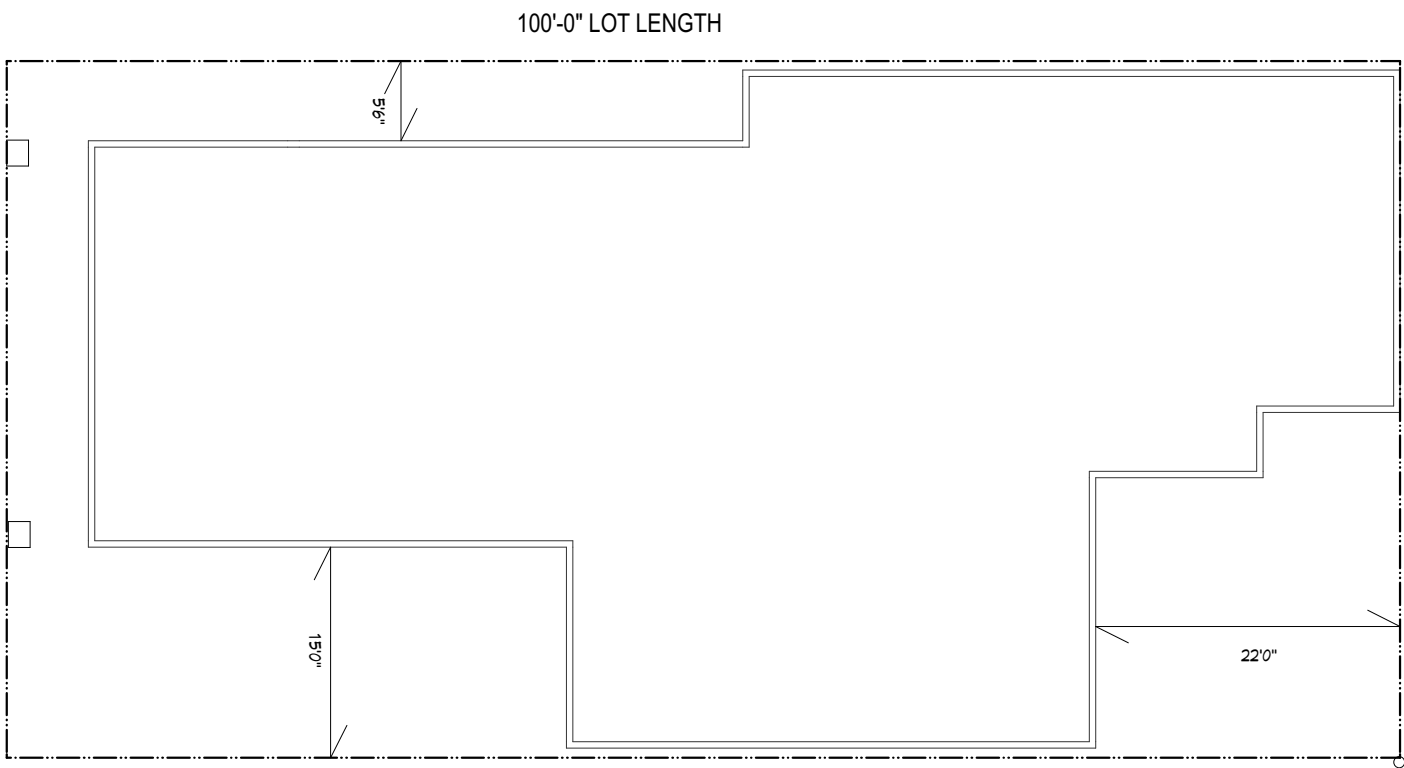
Board of Trustees Discussion and Determination

The Board is asked to conduct an informal review of the proposed site plan. No formal recommendation will be made at this stage. The discussion will help identify potential conditions or concerns that may influence the Preliminary and Final Development Application submittals.

Attachments

- Site Plan
- Renderings

GRAND AVE



ELLSWORTH ST

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11/24/2025

SCALE:

SHEET:

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| Shingles in "driftwood" | Telluride Gold Collection Stone in Desert Tortois | Cedar wood lap siding | Standing seam siding in "dark bronze" |

Back Alley View



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Shingles in "driftwood"



Telluride Gold Collection Stone in Desert Tortois



Cedar wood lap siding



Standing seam siding in "dark bronze"

East/Bank Side View



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TELL



BOARD OF TRUSTEES STAFF MEMORANDUM

DATE: January 12, 2026
TO: Mayor and Board of Trustees
FROM: Josh Olhava, AICP, Contract Staff - Planning Department
SUBJECT: **QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 02-2026 – Final Plat and Final Development Plan for a new mixed-use commercial and residential development known as the Leatherwood Project, located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue.

Overview

- **Property Owner and Applicant:** Spirit Lake Condos, LLC
- **Applicant's Representative:** Jim Kreutzer
- **Consultant:** Gabe Bellow, MA Studios
- **Location:** 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue
- **Zoning:** Commercial Zone District (C)
- **Attachments:**
 - Final Plat
 - Final Development Plan



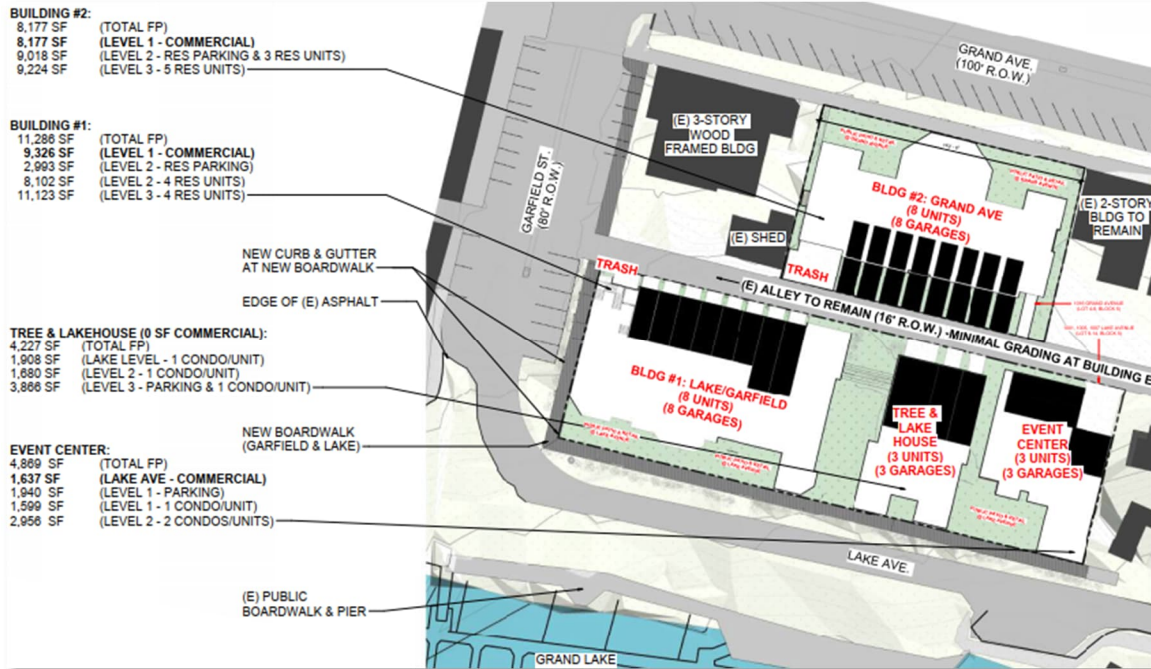


Request

The applicant proposes a multistory mixed-use development featuring three new buildings along Grand and Lake Avenues and renovation to three existing structures on Lake Avenue. Key features include the following.

- 19,140 square feet of new ground-floor commercial/office space (up from 16,482 square in the Preliminary Plan).
- 22 residential units (up from 19 in the Preliminary Plan), with a mix of 1-, 2-, and 3-bedroom layouts.
- 31.9 percent open space is achieved through building placement and public areas such as landscaping along Lake Avenue, outdoor seating, and covered boardwalks along all frontages.
- 40 off-street parking spaces for residential uses.
- 46 on-street parking spaces calculated for existing along Grand and new pull in parking along Garfield. Lake Avenue frontage is calculated in alignment with code and existing striping.

Excerpt from the Final Development Plan (attached)



Comparison of the Grand Avenue Rendering from Preliminary (left) to Final (right)





Final Lake Avenue Rendering – Fewer Visual Changes from Preliminary to Final



Background

Over the past 18+/- months, the Planning Commission and Board of Trustees have held numerous meetings with the applicant to review and refine this proposal. Throughout this process, the applicant has revised plans to address comments and meet code requirements as well as new design standards. This collaborative effort has resulted in significant changes from the initial concept. Documented meetings include the following.

- Summer 2024 – Board and Commission concept plan review
- December 4, 2024 – Commission sketch plan review
- January 8, 2025, and February 2, 2025 – Commission recommendations on early variance requests.
- February 10, 2025 – Board approved the initial height and use variances for the existing structures along Lake Avenue.
- August 20, 2025 – Commission recommendation on a variance request for first floor residential along Lake Avenue.
- August 25, 2025 – Board denied the variance request for first floor residential along Lake Avenue.
- October 08, 2025 – Commission recommended approval of the Preliminary Plat and Development Plan to the Board.
- October 13, 2025 – Board approved the Preliminary Plat and Preliminary Development Plan, acknowledging the applicant would make minor modifications to the layout along Grand Avenue and finalize the design incorporating updated requirements of the pending Central Business District (CBD) Design Standards.
- January 07, 2026 – Planning Commission reviewed and recommended approval of the Final Plat and Final Development Plan with two conditions (*see Planning Commission Recommendations below*).

Following the final submittal by the applicant, staff routed the plans to referral agencies that provided comments through the formal referral review process on the preliminary plans. There were no comments related to the entitlement processes with the Plat and Development Plan. The applicant will work with the Town and utility providers through the formal permitting process.

Staff Analysis

Public notices were issued in accordance with Municipal Code requirements for Final Plat and Development Plan applications. Notices included meeting details for both the Planning Commission and Board.



Over the past 18 months, the Commission and Board have provided extensive feedback on this proposal through multiple meetings and variance reviews. The applicant has consistently revised plans to address these comments and align with updated code requirements and the new pending CBD Design Standards. Primarily, these revisions include the following areas.

- Grand Avenue frontage adjustments to meet design standards and intent.
- Building massing and architectural refinements for pedestrian scale and visual interest aligned with the western characteristics desired.
- Open space improvements, including landscaping and public seating areas.
- Material selections that reflect the western character of downtown.

Final Plat

The Final Plat creates two new lots, one for the property on Grand Avenue and another for properties along Lake Avenue. The plat includes building envelopes and condominium platting details for individual units, consistent with County requirements and the direction of the applicant’s team. Staff collaborated with the applicants’ team to ensure proper addressing aligned with best practices and for utilities and emergency response.

Final Development Plan

- Building Height: Meets the maximum allowed height of 40 feet (35 feet plus five feet for topography).
 - Sec. 12-2-6 – Definitions for Height, Building
 - Sec. 12-2-18(C) – Commercial District Zoning Standards
- Parking: The plans accurately calculate on-site parking for residential units and off-street credits for commercial with the applicant providing more than required by code for the site as a whole.
 - Sec. 12-2-28(B) – Parking Requirements
 - Sec. 12-2-28(B)3. – On-Street Parking Credits
- Open Space: The applicant revised their plans to align with the new, pending CBD Design Standards which allowed additional building frontage along Grand Avenue. Additionally, the project provides over 30 percent open space capturing landscaping and building separation along Lake Avenue and common public areas such as outdoor seating and the covered boardwalks along Grand, Garfield, and Lake.
 - Sec. 12-2-26 – Mixed Use Developments
 - CBD Design Standards
- Architecture Massing and Materials: The final renderings and elevations in the final packet are detailed and show a combination of roof forms matching existing buildings in the downtown area and alignment with Code and the CBD Design Standards.
 - Roof Design: Roof pitches are low-profile and integrated into the overall design. They complement flat roof profiles that use parapet walls and detailed cornices, reflecting the desired western architectural character.
 - Building Articulation: Vertical and horizontal articulation creates visual interest and maintains a pedestrian scale. Upper floors are stepped back from the street frontage for added depth. The covered boardwalk design, a hallmark of Grand Lake, is incorporated along all frontages.
 - Ground-Floor Windows: Windows are raised above ground level with a low-profile



wainscotting to avoid floor-to-ceiling glass common in modern designs, as requested by the Town. Select areas along Grand Avenue include full-height windows and doors that can open seasonally to connect indoor and outdoor spaces.

- o Outdoor Spaces: Covered patios and open spaces are integrated to encourage year-round use and enhanced public interaction.
- o Materials and Colors: Exterior finishes align with the downtown character and the CBD Design Standards, using timeless western materials such as wood and stone. Corten steel is used as an accent element.

Staff Recommendation

Based on the final plans as presented, and discussions and feedback received from the Commission and Board during prior meetings, staff recommends approval of the final plat and development plan. The applicant did incorporate and address the comments and requests of the Planning Commission, including their recommended conditions of approval noted below.

Planning Commission Recommendation

On January 07, 2026, the Planning Commission held a public meeting on the Final Plat and Final Development Plan. The Commission asked clarifying questions of staff and the applicant’s team related to parking calculations, window design and size, building setback and setback dimensions, confirmation on building heights, phasing of the project and individual buildings, materials for confirmation and clarification, and use of patio spaces. The Commission asked for the applicant to provide a more refined landscape plan for the Board’s review, which the applicant provided in the attached packet.

Following the discussion, the Commission voted unanimously to recommend approval of the Final Plat and Final Plans as presented with the following conditions.

- 1) That outside hot tubs be fully screened or not allowed on balconies along Grand Avenue to preserve the visibility from public spaces along Grand.
- 2) That the roof materials and railing materials be added to the materials board as discussed with the Commission.

Sample Motions

Approval with or without conditions

I move to approve Resolution 02-2025, a resolution approving a final plat and final development plan for a new mixed-use commercial and residential development known as the Leatherwood project, located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue.

- OR... with the following conditions:
 - o

Denial

I move to approve Resolution 01-2025, a resolution denying a final plat and final development plan for a new mixed-use commercial and residential development known as the Leatherwood project, located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue, based on the following findings of fact from code:

-

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 02 – 2026**

A RESOLUTION APPROVING A FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR A NEW MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT KNOWN AS THE LEATHERWOOD PROJECT, LOCATED AT 1016 GRAND AVENUE AND 1001, 1005, AND 1007 LAKE AVENUE.

WHEREAS, Spirit Lake Condos, LLC (the “Owner”) is the owner of certain real property located within the Town of Grand Lake, described as 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue; and

WHEREAS, the Owner is requesting consideration of a final plat and final development plan application (the “Application”) to develop a new multi-phased, mixed-use development; and

WHEREAS, on January 07, 2026, following proper notice, the Planning Commission reviewed the Owners’ request during a public meeting; and

WHEREAS, based on the Application, the representations of the Owner’s representatives to the Planning Commission, and compliance with requirements of the Code, the Planning Commission adopted Resolution 01-2026, a resolution recommending approval to the Board of Trustees of the final plat and final development plan with conditions by an unanimous vote; and

WHEREAS, the Board of Trustees reviewed the Application, the presentation by the Owner, the recommendation of the Planning Commission, and the public testimony presented at the regularly scheduled meeting on January 12, 2026; and

WHEREAS, based on those considerations, the Board of Trustees approves the Owner’s Application for a final plat and final development plan, as presented.

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

1. The Board of Trustees approves the Application. Unless specified otherwise, the Owner shall satisfy any outstanding items that may include:
 - a. Payment by the Owner of all legal, engineering, and administrative fees incurred by the Town in connection with the review, processing, consideration, and action on the Application.
 - b. Compliance by the Owner with all representations made to the Planning Commission and Board of Trustees during all public hearings or meetings related

to the Application.

- c. The Owner complies with all other federal, state, and local regulations, including but not limited to, obtaining building permits, business regulations, and right of way permits; and,
- d. In granting this Request the Board is not obligated to grant similar requests in the future nor does granting this Request set a precedent for any future requests.
- e. This authorization shall run with the transfer of the Property from the Owner to their successors, heirs, or grantees.
- f. ANY ADDITIONAL CONDITIONS, IF APPLICABLE

2. Severability: If any section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution. The Board of Trustees declares that it would have passed this Resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

3. Repeal: Existing resolutions or parts of resolutions covering the same matters as embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

DULY MOVED, SECONDED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 12th DAY OF JANUARY 2026.

(S E A L)

ATTEST:

TOWN OF GRAND LAKE

 Alayna Carrell
 Town Clerk

 Christina Bergquist,
 Mayor

Votes Approving: 0
 Votes Opposed: 0
 Absent: 0
 Abstained: 0

Leatherwood Grand Lake

Block 5, Grand Lake, CO 80447

Spirit Lake Condos, LLC

Final Development Application

01/12/2026





GRAND AVE.

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

LAKE AVE: RENDERINGS



PO Box 21
 Granby, CO 80446
 970-887-9366

November 25, 2025
 Spirit Lake Condos, LLC
 PO Box 11
 Grand Lake, CO 80447-0011

Final Development Application Leatherwood Grand Lake

RE: *Final Development Application - Narrative*

Parcel Numbers: 119305223003, 119305223005, 119305223006, 119305223009

Site Address: Varies (Existing Addresses to be modified during re-plat): 1016 Grand Avenue, 1001 & 1005 & 1007 Lake Avenue

Legal Summary: **Lots 4-6 & 9-14, Block 5 (Grand Avenue & Lake Avenue Parcels). Town of Grand Lake, Grand County, CO. Sec.5 T3N R75W 6TH PM.**

Project/Property Owner:
Spirit Lake Condos, LLC
 (720) 546-7390
 glservicesllc@yahoo.com

Architect/Planner:
MA Studios, LLC (Scott Munn, AIA & Gabe Bellowe, AIA)
 (970) 887-9366
 gabe@maarchitectural.com
 scott@maarchitectural.com

Consultant Engineers:
CORE Engineering – Civil Engineering and Design (Justin Simpson & Chase Justice)
 (303) 703-4444
 jsimpson@liveyourcore.com
Ascent Engineering – Structural Engineering and Design (Jared Veenstra & John Cevaal)
 (970) 363-6100
 j.veenstra@ascentgrp.com
Azimuth Surveying – Survey & Topographical Analyses (Warren Ward, PLS)
 (970) 531-1120
ward8100@gmail.com

Dear Residents, Stakeholders, and Community Members,

Spirit Lake Condos (LLC) & MA Studios (AIA) are pleased to submit this Final Development Application for the mixed-use development on Grand & Lake Avenues entitled “Leatherwood”. Per the Town of Grand Lake Municipal Code of Ordinances (March 28th, 2024) Chapter 12 (Land Use Regulations), Article 9 (Land Development Regulations), the following narrative is intended to be paired with the attached drawings illustrating the design intent for the sites described in the above legal description. The following narrative is organized based on the submittal requirements outlined in Section 12-9-2-E.

- 1) No development shall be approved until such data, surveys, analyses, studies, plans, and designs have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the Town of Grand Lake and the conditions contained in these regulations and all other applicable Sections of the Code of the Town.
- 2) Final Development Application Submission Requirements. The Final Development Plan shall include all of the drawn and graphic information required in the Preliminary Development Application in its finalized, detailed form. In addition:
 - a) Any new items not submitted with the Preliminary Development Application; and
 - b) Any required dedication documentation and/or bonds; and
 - c) Final engineering plans for public roads: **See Civil Engineering Addendum, provided ASAP (prior to Final review)**
 - d) Final engineering plans for utility systems: **See Civil Engineering Addendum, provided ASAP (prior to Final review)**
 - e) Final engineering plans for storm drainage control systems: **See Civil Addendum, provided ASAP (prior to Final review)**
 - f) Where a portion of an existing easement is contiguous to a proposed easement or right-of-way of a new development, proof of the dedication of the existing easement or right-of-way; and: **N/A**
 - g) An exact copy of a certificate of a title insurance company or abstract of title suitably certified or certificate of title or title opinion submitted by an attorney which shall set forth the names of all owners of property included in the Plat and shall include a list of all mortgages, judgments, liens, easements, contracts and agreements of record, which shall affect the property covered by such plats; and **Provided with preliminary development plans – attached.**
 - h) Master Declarations for each Local Employee Residence; and: **N/A**
 - i) A draft Improvement Agreement; and: **Provided with preliminary development plans – attached.**
 - j) Where a Home Owners Association or other entity is to be used for the administration and maintenance of private roads or open space and recreational facilities a binding and perpetual agreement in regard to maintenance and access control shall be submitted with the Final Development Application. Such agreement shall include provisions for: **Provided with preliminary development plans – attached.**
 - k) Any additional information as may be required by the Planning Commission or Board of Trustees necessary to evaluate the character and impact of the proposed Development.
 - 1) **As discussed during the preliminary review, MA has included detailed information concerning the exterior materials for reference during the final review.**

Project Basics:

- Total acres and square feet to be developed: **1.029 Acres (44,877 SF) @ combined property line.**
- Total number of proposed dwelling units. **22 Residential Units (1,2 & 3-bed units, see plans)**
- Total number of square feet of non-residential floor space. **Of our total 73,459 proposed square feet (Gross SF), we have 19,140 SF of commercial tenant space.**
- Parking: **the total 86.7 parking spaces provided in our calculations, 40 parking spaces are provided off-street for residential use. Commercial parking is provided via our on-street parking credits, calculated using the prescribed .085sp/ft on all lot frontages available across our project scope. (Per GL code sec 12-2-28(b).3.B)**
- **UNIT COUNT (Residential)**
 - **Event Center – 3 Units**
 - **Lake House – 3 Units**
 - **Building #1 – 8 Units**
 - **Building #2 – 8 Units**
- **PHASE BREAKDOWN: at this conceptual stage, our phases are inter-related & may be completed concurrently:**
 - **EVENT CENTER LAKE AVENUE RESTAURANT AND PLAZA (restoration)**
 - **EVENT CENTER MAIN FLOOR CONDO (1) (restoration/addition)**
 - **EVENT CENTER UPPER-LEVEL CONDOS (2) (restoration/addition)**
 - **(3) CONDOS IN LAKE HOUSE (restoration/addition)**
 - **B1 (mixed-use, new construction)**
 - **B2 (mixed-use, new construction)**

PROJECT NARRATIVE



Final
 Development
 Plans

01/12/2026

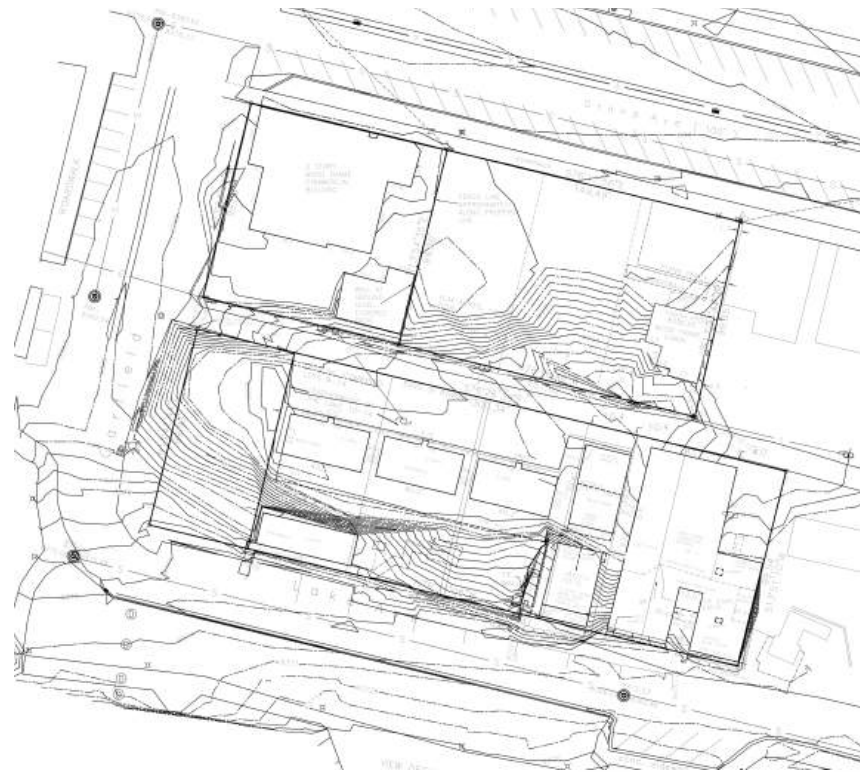
LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
 PROJECT #2402

SITE LEGEND:

| | |
|--|--|
| | EXISTING BUILDING (TO REMAIN) |
| | COMMERCIAL @ GRADE (RESIDENTIAL ABOVE, TYP) |
| | PARKING @ GRADE (RESIDENTIAL ABOVE, TYP) |
| | RESIDENTIAL UNIT (W/ RESIDENTIAL ABOVE, TYP) |
| | NEW ASPHALT PAVING (RE. CIVIL) |
| | NEW BOARDWALK |
| | EXISTING BOARDWALK |
| | LANDSCAPED OPEN SPACE |
| | SNOW STORAGE |
| | PHASE SEPARATION (APPROX) |



- (E) 2-STORY BLDG TO REMAIN
- (E) OVHD ELEC
- (E) POWER POLE
- (E) TIMBER CURB
- (E) DROP INLET
- (E) LOT LINE
- (E) 2-STORY BLDG TO REMAIN
- (E) HYDRANT

(E) WOOD FRAMED BUILDINGS, DECK AND STAIRS TO BE REMOVED

(E) WOOD FRAMED RESIDENTIAL BUILDINGS TO REMAIN



SITE PLAN: EXISTING

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

TOGL COMMERCIAL REGULATIONS:

MAX LOT COVERAGE: THE FIRST FLOOR OF MULTISTORY BUILDINGS MAY COVER ONE HUNDRED (100%) PERCENT OF THE LOT OR PARCEL, BUT ALL ITEMS CALLED FOR IN THE ON-SITE UTILITY USE AREA DESCRIBED BELOW SHALL STILL BE PROVIDED ON THE LOT OR PARCEL. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-18(D) 9)

ON-SITE UTILITY USE AREA: EACH LOT OR PARCEL SHALL PROVIDE TWO (2) OFF-STREET PARKING SPACES AND A TRASH STORAGE AREA ON THE LOT. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-18(D) 10)

SNOW STORAGE: CONVENIENT AND ACCESSIBLE SNOW STORAGE AREAS SHALL BE PROVIDED FOR PARKING AREAS EQUIVALENT TO ONE-THIRD (1/3) OF THE TOTAL DRIVE AND PARKING AREAS. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-18(D) 9)

SNOW
TOTAL EXTERIOR DRIVE/PARKING SF: 2,400 SF
SNOW STORAGE (REQUIRED) = 800 SF
SNOW STORAGE (PROVIDED) = 2,000 SF

LIGHTING (EXTERIOR): LIGHTING SHALL BE CONSISTENT WITH THE DARK-SKY CONCEPT THROUGH THE UTILIZATION OF APPROVED NIGHTSCAPING FIXTURES, WHICH PREVENT ADVERSE EFFECTS OF ARTIFICIAL NIGHT LIGHTING. THIS SHALL INCLUDE COMPONENTS TO REDUCE SKY GLOW, LIGHT TRESPASSING AND CLUTTER, DECREASED NIGHT VISIBILITY, AND ENERGY WASTE. (TOGL ARTICLE 7: DESIGN REVIEW STANDARDS 12-7-4)

LOADING/UNLOADING AREAS: CHANGES IN STRUCTURE (ENLARGED SO AS TO INCREASE THE FLOOR AREA BY MORE THAN TEN PERCENT (10%) IN ANY GIVEN TWO-YEAR PERIOD) SHALL NECESSITATE ALLEY-ACCESS LOADING/UNLOADING AREAS.

BUSINESS SIGNAGE: NO SIGN SHALL BE ERECTED, PLACED, OR MODIFIED EXCEPT AS PERMITTED BY THIS SIGN CODE. (TOGL ARTICLE 2: SIGN CODE 6-2-3)
ASSUMPTION: SIGNAGE REVISIONS / NEEDS ARE YET TO BE DETERMINED AND WILL BE SUBMITTED SEPARATELY AS REQUIRED.

DRAINAGE REQUIREMENTS: THE SITE PLAN MUST INDICATE FACILITIES FOR ADEQUATE DRAINAGE REQUIRED THAT ARE PROPOSED TO CONNECT TO THE TOWN'S DRAINAGE SYSTEM. NATURAL EROSION CONTROL OR RETENTION PROVISIONS MUST BE LOCATED ON THE LANDSCAPE PLAN. (TOGL ARTICLE 1: BUILDING REGULATIONS 9-1-1(B) 7)

EXTERIOR MATERIALS: ALL PAINT COLORS SHALL BE APPROVED BY TOWN STAFF PRIOR TO PAINTING. (TOGL ARTICLE 1: BUILDING REGULATIONS 12-7-4(A))
ALL NEW METAL PANEL SIDING SHALL COMPLY W/ ZONING CODE 12-7-4(B) 4.D.

PARKING DESIGN REQUIREMENTS 12-2-28(B) 2.A:
STANDARD PARKING SPACE, UNCOVERED: 10' - 0" (WIDTH) x 20' - 0" (LENGTH)
STANDARD PARKING SPACE, COVERED/INDOOR: 10' - 0" (WIDTH) x 18' - 0" (LENGTH)
ACCESSIBLE PARKING SPACE: 8' - 0" (WIDTH) x 18' - 0" (LENGTH) W/ 5' - 0" MIN ACCESS AISLE

| | |
|---|-----------------------------------|
| STUDIO/1 BEDROOM | 1 SPACE |
| 2 BEDROOM | 1.5 SPACES |
| 3 BEDROOM | 2 SPACES |
| GENERAL RETAIL/BANK/OFFICE/PUBLIC/PERSONAL SERVICES | 1 SPACE/350 S.F. TOTAL FLOOR AREA |

ACCESSIBLE PARKING REQUIREMENT 12-2-28(B) 6: ONE DESIGNATED ACCESSIBLE (HANDICAPPED) PARKING SPACE SHALL BE REQUIRED AS A PART OF THE OVERALL OFF-STREET PARKING REQUIREMENTS MANDATED UNDER THIS SECTION FOR EACH TWENTY-FIVE (25) OFF-STREET PARKING OR FRACTION THEREOF. IN ALL CASES THE ACCESSIBLE SPACE SHALL BE LOCATED IN A MANNER CLOSE AND CONVENIENT TO THE MAIN PEDESTRIAN INGRESS/EGRESS.

PARKING CALCULATIONS:
COMMERCIAL (1SP/350 SF FLOOR AREA) = 18,140 SF/350 SF = **51.7 SPACES REQUIRED**
1-BEDROOM UNITS: BUILDING #1 - (2) 1-BED UNITS **(2) REQUIRED SPACES**
2-BEDROOM UNITS: LAKEHOUSE - (3) 2-BED UNITS **(4.5) REQUIRED SPACES**
EV. CENTER - (2) 2-BED UNITS **(3) REQUIRED SPACES**
BUILDING #1 - (4) 2-BED UNITS **(6) REQUIRED SPACES**
BUILDING #2 - (17) 2-BED UNITS **(25.5) REQUIRED SPACES**
3-BEDROOM UNITS: EV. CENTER - (1) 3-BED UNIT **(2) REQUIRED SPACES**
BUILDING #1 - (2) 3-BED UNITS **(4) REQUIRED SPACES**
BUILDING #2 - (1) 3-BED UNITS **(2) REQUIRED SPACES**
TOTAL RESIDENTIAL PARKING REQUIRED: **(34) SPACES REQUIRED**
ALL RESIDENTIAL UNITS ARE PARKED WITHIN THEIR RESPECTIVE BUILDING
OFF STREET PARKING REQUIRED/PROVIDED: **34 SPACES REQUIRED/46 SPACES PROVIDED** (OFF ALLEY) FOR RESIDENTIAL UNITS.
ON STREET PARKING PROVIDED: **54.7 SPACES REQUIRED/47 SPACES PROVIDED** (ON-STREET TOTAL INCL ADA)
BASED ON ON-STREET PARKING CREDIT CALCULATED AT 0.085 SPACES'1' OF FRONTAGE FOR GRAND AVE, LAKE AVE & GARFIELD ST. - 12-2-28(B) 3.B - ROUNDED UP - 2+ PROVIDED SPACES TO BE ACCESSIBLE (ACCESSIBLE ON-STREET - 1 PER 25 SPACES)
88.7 TOTAL SPACES REQUIRED - 86.7 TOTAL SPACES PROVIDED

PARKING

PROJECT ZONING SUMMARY

LEGAL DESCRIPTION: BLOCK 5, LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
TOWN OF GRAND LAKE
COUNTY OF GRAND,
STATE OF COLORADO

CONSTRUCTION TYPE: EXISTING CONSTRUCTION: VARIES, VS. TYPICAL
NEW CONSTRUCTION: VS. WOOD FRAMED (NON-FIRE RATED) W/ AUTOMATIC SPRINKLERING

ZONING CLASSIFICATION: C - COMMERCIAL

FRONT YARD SETBACK: 0' - 0"
SIDE YARD SETBACK: 0' - 0"
REAR YARD SETBACK: 0' - 0"

MAX BUILDING HEIGHT: 35' - 00" TYP. (40' - 00" WHERE GRADE CHANGE IS GREATER THAN 5')

EXISTING BUILDING HEIGHT: 51'-6", 30'-8", 29'-2"

HEIGHT (STORIES): 2/3 STORIES EXISTING, ALL NEW CONSTRUCTION TO COMPLY WITH GRAND LAKE CODES

GROSS SITE AREA: 1.029 ACRES (44,877 SF) @ COMBINED PROPERTY LINE

SITE NOTES

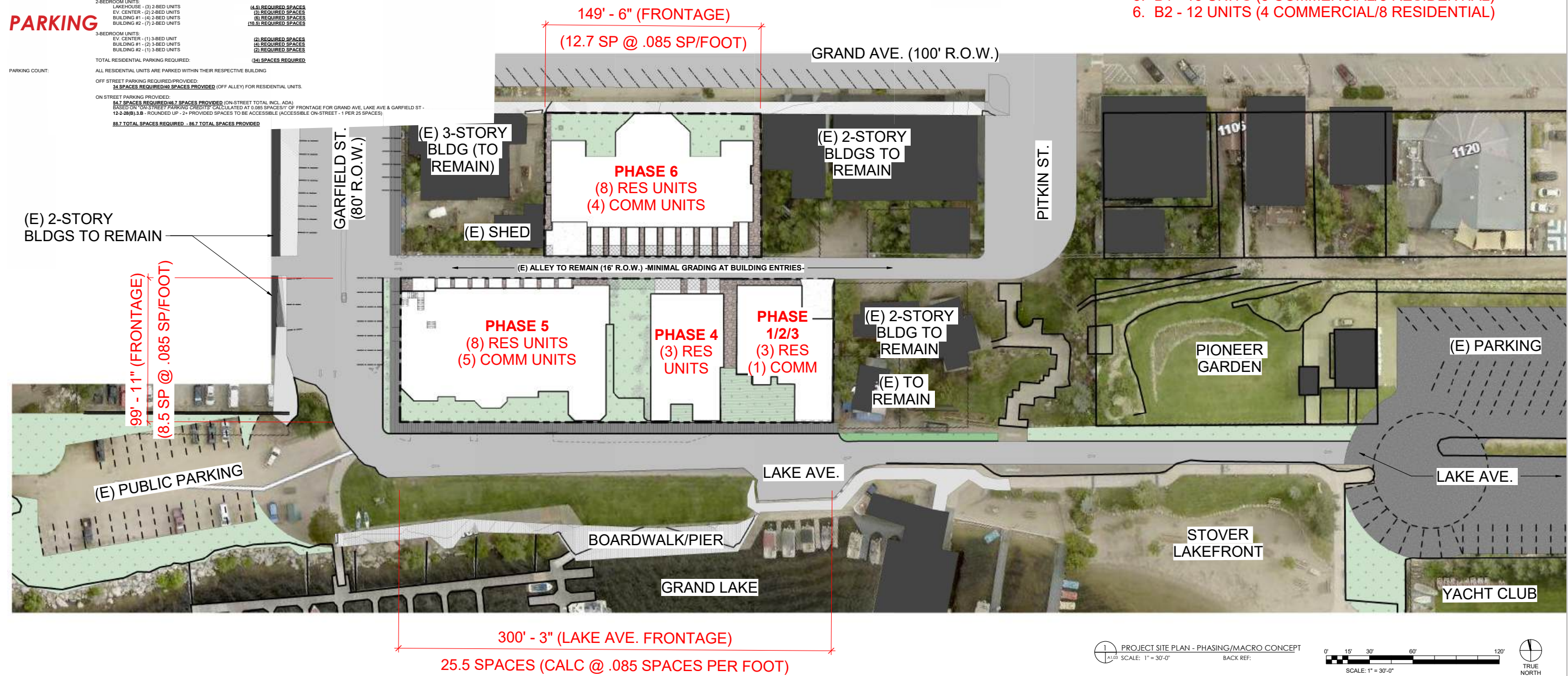
- ELECTRICAL, CABLE T.V. AND TELEPHONE TO BE UNDERGROUND IN COMMON TRENCH. VERIFY ALL UTILITY LOCATES PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE COMPANY - ALL UTILITIES TO BE UNDERGROUND.
- PROVIDE POSITIVE DRAINAGE AT ALL BUILDING PERIMETERS. (SLOPE AWAY FROM BUILDING AT 1:12 MIN.)
- REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE CONNECTED TO STORM SEWER AT STREET.
- PROVIDE 4-6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS.
- STAKE BUILDING LOCATIONS FOR OWNER, ARCHITECT, AND CONSULTANT ENGINEER REVIEW PRIOR TO ANY WORK.
- GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL TOWN OF GRAND LAKE REGULATIONS AND REQUIREMENTS.

SITE LEGEND:

- EXISTING BUILDING (TO REMAIN)
- COMMERCIAL @ GRADE (RESIDENTIAL ABOVE, TYP)
- PARKING @ GRADE (RESIDENTIAL ABOVE, TYP)
- RESIDENTIAL UNIT (W/ RESIDENTIAL ABOVE, TYP)
- NEW ASPHALT/PAVING (RE: CIVIL)
- NEW BOARDWALK
- EXISTING BOARDWALK
- LANDSCAPED OPEN SPACE
- SNOW STORAGE
- PHASE SEPARATION (APPROX)

PHASE/PARCEL BREAKDOWN:

- EVENT CENTER LAKE RESTAURANT/PLAZA
- EVENT CENTER ALLEY LEVEL - 1 UNIT
- EVENT CENTER PENTHOUSE - 2 UNITS
- LAKE HOUSE - 3 UNITS
- B1 - 13 UNITS (5 COMMERCIAL/8 RESIDENTIAL)
- B2 - 12 UNITS (4 COMMERCIAL/8 RESIDENTIAL)



SITE PLAN: CONTEXT

OPEN SPACE CALCS:











TOTAL AREA WITHIN PROPERTY LINE: 1.03 ACRES = 44,877 SF
 TOTAL BUILDING FOOTPRINTS: 28,379 SF
 ON-SITE OPEN SPACE: (44,877-28,379-2,140 APRON) = 14,358 SF

PERCENTAGE (OPEN SP/LOT AREA): (14,358/44,877) = **31.99%**

TOTAL COMMERCIAL/OFFICE: 19,140 SF
 TOTAL RESIDENTIAL: 54,409 SF
 TOTAL GROSS SF/FLOOR AREA 73,459 SF

PERCENTAGE (COMMERCIAL/TOTAL): 19,140/73,459 = **26.02%**
 PER GL CODE (TABLE 12-2-26-3): **GROUP III**
 REQUIRED OPEN SPACE: **(NO REQUIREMENT)**

SITE LEGEND:

-  EXISTING BUILDING (TO REMAIN)
-  COMMERCIAL @ GRADE (RESIDENTIAL ABOVE, TYP)
-  PARKING @ GRADE (RESIDENTIAL ABOVE, TYP)
-  RESIDENTIAL UNIT (w/ RESIDENTIAL ABOVE, TYP)
-  NEW ASPHALT/PAVING (RE: CIVIL)
-  NEW BOARDWALK
-  EXISTING BOARDWALK
-  LANDSCAPED OPEN SPACE
-  SNOW STORAGE
-  PHASE SEPARATION (APPROX)

BUILDING #2:

8,177 SF (TOTAL FP)
8,177 SF (LEVEL 1 - COMMERCIAL)
 9,018 SF (LEVEL 2 - RES PARKING & 3 RES UNITS)
 9,224 SF (LEVEL 3 - 5 RES UNITS)

BUILDING #1:

11,286 SF (TOTAL FP)
9,326 SF (LEVEL 1 - COMMERCIAL)
 2,993 SF (LEVEL 2 - RES PARKING)
 8,102 SF (LEVEL 2 - 4 RES UNITS)
 11,123 SF (LEVEL 3 - 4 RES UNITS)

TREE & LAKEHOUSE (0 SF COMMERCIAL):

4,227 SF (TOTAL FP)
 1,908 SF (LAKE LEVEL - 1 CONDO/UNIT)
 1,680 SF (LEVEL 2 - 1 CONDO/UNIT)
 3,866 SF (LEVEL 3 - PARKING & 1 CONDO/UNIT)

EVENT CENTER:

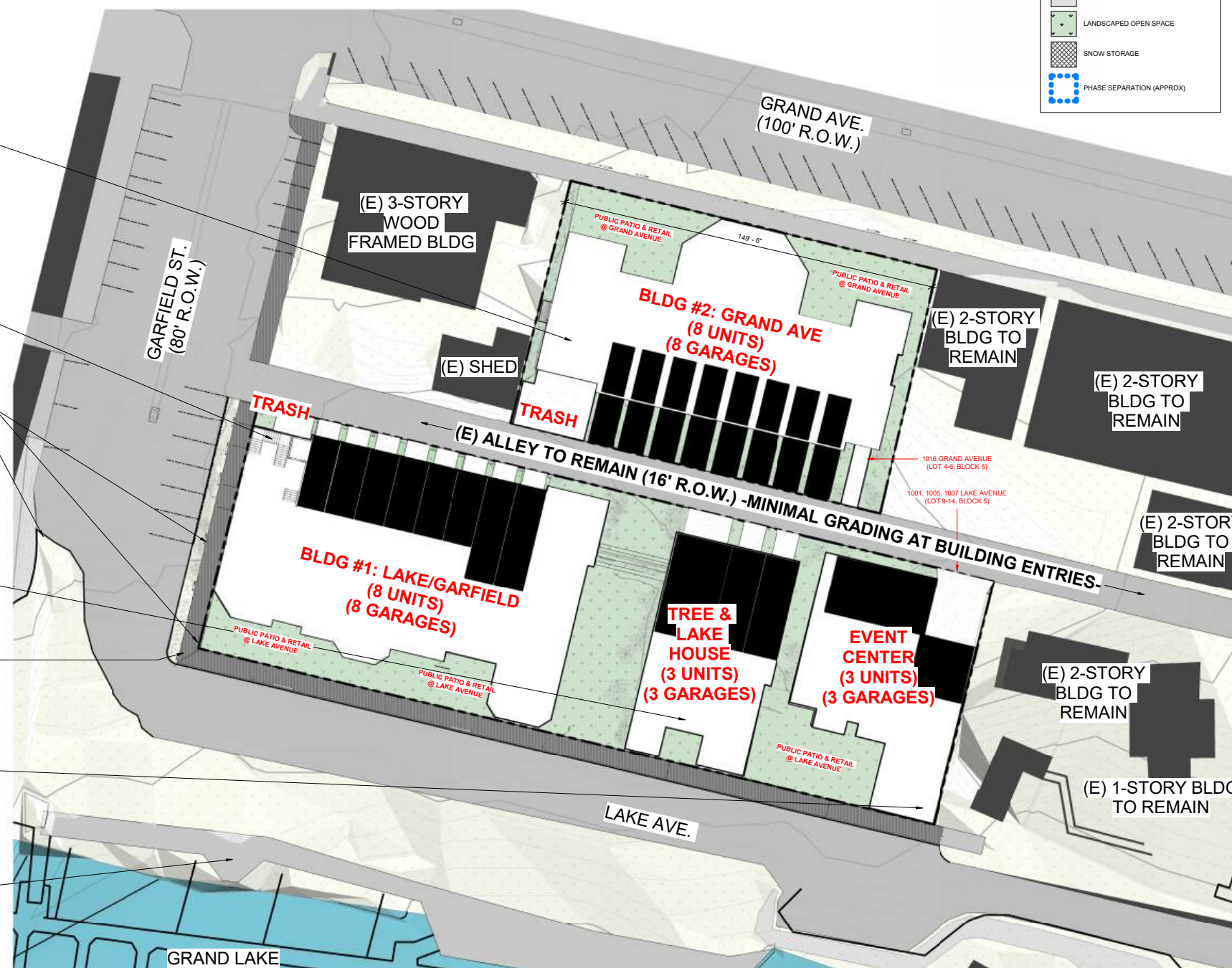
4,869 SF (TOTAL FP)
1,637 SF (LAKE AVE - COMMERCIAL)
 1,940 SF (LEVEL 1 - PARKING)
 1,599 SF (LEVEL 1 - 1 CONDO/UNIT)
 2,956 SF (LEVEL 2 - 2 CONDOS/UNITS)

NEW CURB & GUTTER
AT NEW BOARDWALK

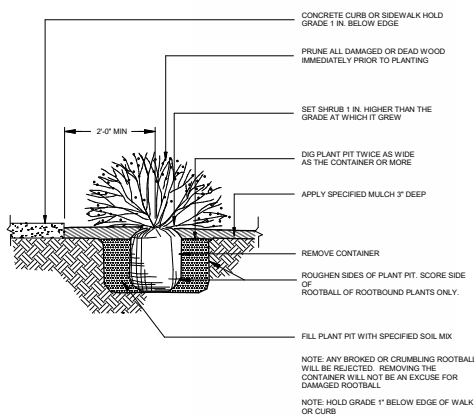
EDGE OF (E) ASPHALT

NEW BOARDWALK
(GARFIELD & LAKE)

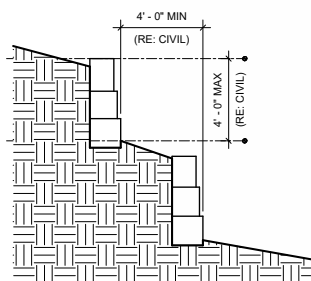
(E) PUBLIC
BOARDWALK & PIER



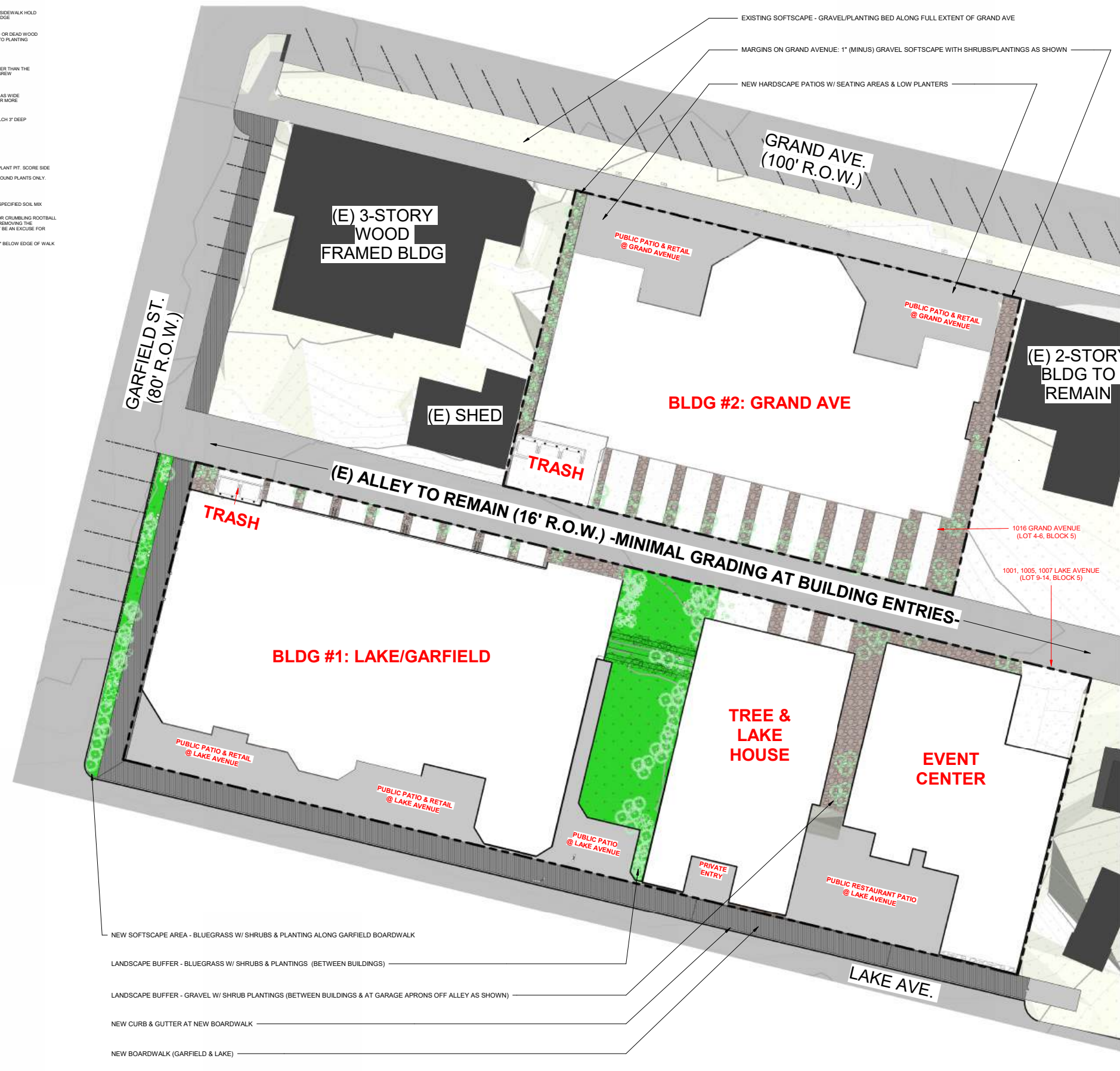
SITE PLAN: OPEN SPACE



3 SHRUB PLANTING DETAIL
SCALE: 1/8" = 1'-0" BACK REF:



2 STACKED BOULDER RETAINING WALL TYP.
SCALE: 1/4" = 1'-0" BACK REF:



PLANTING SPECIFICATIONS:

- THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, TOOLS, & MACHINERY NECESSARY TO INSTALL THE PLANT MATERIALS AS INDICATED ON THE PLANTING PLAN.
- THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL CODES, ORDINANCES, & REGULATIONS HAVING JURISDICTION OVER THIS PROJECT. THE CONTRACTOR TO CALL FOR UTILITY LOCATES FOR ALL PROPOSED TREE LOCATIONS.
- ALL PLANT MATERIAL SHALL BE HEALTHY, WELL ESTABLISHED, VIGOROUS, OF NORMAL GROWTH FORM, & BE FREE OF DISEASE & INSECT INFESTATION.
- ALL PLANTS SHALL HAVE NORMAL, HEALTHY ROOT SYSTEMS FILLING THEIR CONTAINERS, BUT WITHOUT ROOTBOUND.
- ALL PLANTS WHICH DO NOT COMPLY WITH THE ABOVE CRITERIA SHALL BE REJECTED & REMOVED FROM THE SITE IMMEDIATELY. PLANTS SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- SOIL PREPARATION FOR SHRUB & TREE BACKFILL MIX SHALL CONSIST OF:
 - A) 33% WELL ROTTED BARNYARD MANURE, COARSE SPHAGNUM PEAT MOSS, OR APPROVED EQUAL
 - B) 67% NATIVE SOIL OF SITE.
- MIX THE ABOVE MATERIALS THOROUGHLY OUTSIDE THE PLANTING PIT. AFTER SETTING THE PLANTS IN THE PLANTING PIT, THE BACKFILL MATERIALS SHALL BE SOAKED TO SETTLE. AFTER THE PLANT HAS SETTLED, THE TOP OF THE ROOTBALL SHALL BE APPROXIMATELY 1" ABOVE THE SURROUNDING FINISH GRADE. CONSTRUCT A 4" TAMPERED BERM WATERING BASIN AROUND THE PLANT AND ADD 2" - 3" LAYER OF MULCH OVER THE ROOT ZONE.
- THE CONTRACTOR SHALL REMOVE EXCESS WASTE MATERIAL DAILY WHEN PLANTING IN AN AREA IS COMPLETE. CLEAR THE AREA OF DEBRIS, SPOIL PILES, & CONTAINERS.
- PROJECT ACCEPTANCE: WITHIN 10 DAYS OF CONTRACTORS NOTIFICATION THAT THE ENTIRE PROJECT IS COMPLETE, OWNER WILL INSPECT THE INSTALLATION & IF FINAL ACCEPTANCE IS NOT GIVEN, WILL PREPARE A "PUNCH LIST" WHICH, UPON COMPLETION BY CONTRACTOR, WILL SIGNIFY FINAL ACCEPTANCE BY THE OWNER. THE "PUNCH LIST" MUST BE COMPLETED WITHIN 20 CALENDAR DAYS FROM THE DATE ISSUED. ACCEPTANCE IS BASED ON FURNISHING BY THE CONTRACTOR, A COMPLETE AS-BUILT PLAN WHICH REFLECTS ALL APPROVED CHANGES MADE DURING INSTALLATION.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR 1 FULL YEAR AFTER PROJECT ACCEPTANCE, UNLESS OTHERWISE AGREED PRIOR TO COMMENCEMENT OF WORK.
- ALL NEW NATIVE TREES & SHRUBS SHALL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM UNTIL THEY HAVE BECOME ESTABLISHED & CAN SURVIVE ON THEIR OWN WITH NATURAL PRECIPITATION. ALL DRIP IRRIGATION COMPONENTS SHALL BE DRAINED & BLOWN DRY BY OCTOBER 1st EACH FALL.
- OR
- ALL NEW NATIVE TREES & SHRUBS SHALL BE HAND WATERED ACCORDING TO THE FOLLOWING SCHEDULE AS A MINIMUM. IF DRY CONDITIONS PERSIST, MORE FREQUENT WATERING MAY BE REQUIRED.
 - YEAR ONE: ONCE PER WEEK
 - YEAR TWO: ONCE EVERY 2 WEEKS
 - YEAR THREE: ONCE EVERY 3 WEEKS
 - YEAR FOUR: ONCE EVERY 4 WEEKS

LANDSCAPING NOTES:

- ALL SOIL AREAS DISTURBED DURING CONSTRUCTION MUST CONFORM TO THE GRAND COUNTY NOXIOUS WEED CONTROL PLAN, & MUST BE REVEGETATED TO BLEND WITH EXISTING LANDSCAPE AS RECOMMENDED BY THE NATURAL RESOURCE CONSERVATION SERVICE. (MIDDLE PARK SOIL CONSERVATION DISTRICT)
- ALL DISTURBED SOIL AREAS TO BE REVEGETATED BY SEEDING WITH 10 lbs. / ACRE OF SHEEP FESCUE BUNCH GRASS AND MULCHING WITH 1/2" OF SHREDDED BARK MULCH, NATURAL FOREST DUFF, OR CHOPPED WEED HAY. APPLY SEED WITHIN 14 DAYS OF FINAL FINISHED GRADE. IF REQUIRED FOR COMPLETE GERMINATION, HAND BROADCAST ADDITIONAL SEED AS REQUIRED IN FALL AFTER OCTOBER 15th. OR IN SPRING BEFORE MAY 15th.
- NATURAL FOREST DUFF MULCH TO BE STOCKPILED FROM WITHIN THE PROPOSED CONSTRUCTION ZONE FOR USE AS LANDSCAPE MATERIAL.
- TOPSOIL FROM WITHIN THE PROPOSED CONSTRUCTION ZONE SHALL BE STOCKPILED FOR LANDSCAPE PURPOSES.
- ALL TREES NOT IN THE CONSTRUCTION ZONE SHALL BE SAVED & PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DEAD TREES & PINES WITH PINE BEETLE INFESTATION SHALL BE REMOVED. ALL PINES WITH EXTENSIVE MISTLETOE SHALL BE REMOVED. ALL PINES WITH MINOR MISTLETOE SHALL BE PRUNED.
- WILDFIRE MITIGATION: ALL FLAMMABLE VEGETATION TO BE REMOVED WITHIN 15' OF STRUCTURE. ALL DEAD VEGETATION WITHIN 75' - 125' OF STRUCTURE TO BE REMOVED AND ALL DEAD LIMBS PRUNED TO A HEIGHT OF 10' MINIMUM.
- ALL EXISTING LODGEPOLE PINE, SPRUCE PINE, ASPEN, SHRUBS, AND GROUND COVERS NOT IN THE CONSTRUCTION ZONE SHALL BE SAVED & PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS.

PLANTING LEGEND (SIZES & QUANTITIES TBD)

| | COMMON NAME | BOTANICAL NAME |
|------------|---------------------------|-------------------------|
| SHRUBS | -COLORADO REDTWIG DOGWOOD | -CORNUS SERICA |
| | -NATIVE CHOKECHERRY | -PRUNUS VIRGINIANA |
| | -RED LAKE CURRRANT | -RHUS SILVESTRE |
| | -TWIMBERRY HONEYSUCKLE | -LONICERA INVOLUCRATA |
| PERENNIALS | -ARCTIC BLUE DWARF WILLOW | -SALIX PURPUREA |
| | -ROCKY MOUNTAIN COLUMBINE | -AQUILEGIA HYBRIDS |
| | -OX-EYE DAISY | -LEUCANTHEMUM VULGARE |
| | -SWEET WILLIAM DIANTHUS | -DIANTHUS BARBATUS |
| | -RUSSELL HYBRIDS LUPINE | -LUPINUS |
| | -ROCKY MOUNTAIN PENSTEMON | -PENSTEMON STRICTUS |
| | -ALPINE POPPY | -PAPAVER BURSERI |
| | -HEN & CHICKS | -SEMPERVIVUM HYBRIDS |
| | -BLUE FESCUE | -FESTUCA GLAUCA |
| | | -BOULDER RETAINING WALL |

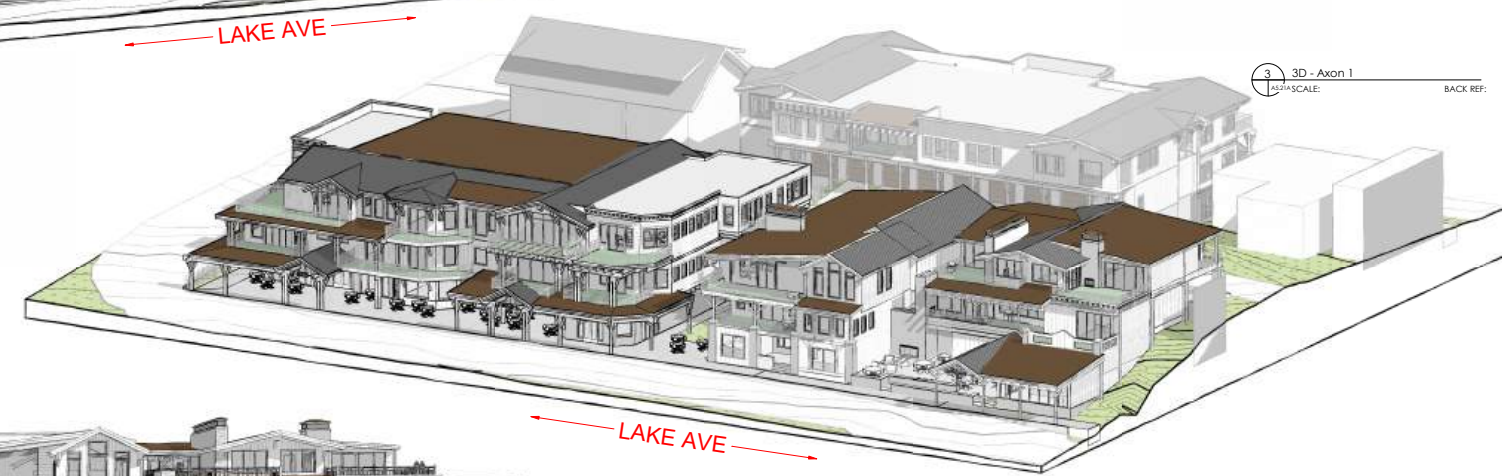
SITE PLAN: LANDSCAPE

LEATHERWOOD GRAND LAKE

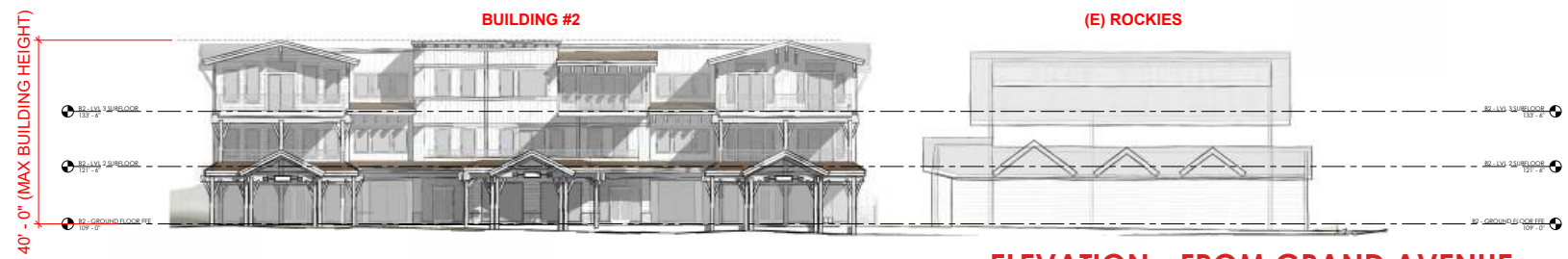
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BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

NOTE:
3D PERSPECTIVES ARE FOR REFERENCE ONLY. SEE
ARCH DRAWINGS FOR MORE DETAILED INFORMATION.



CONCEPTUAL MASSING - OVERALL SITE



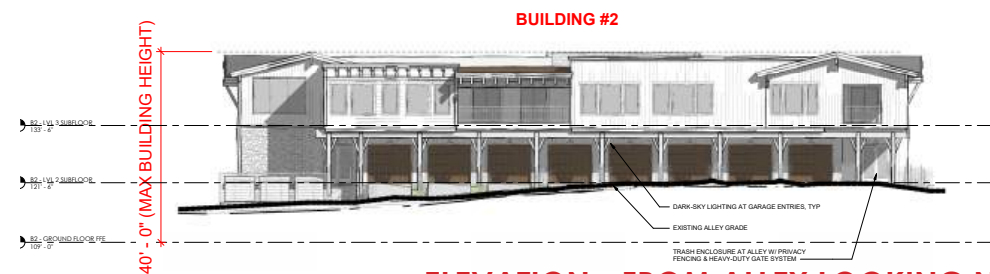
ELEVATION - FROM GRAND AVENUE



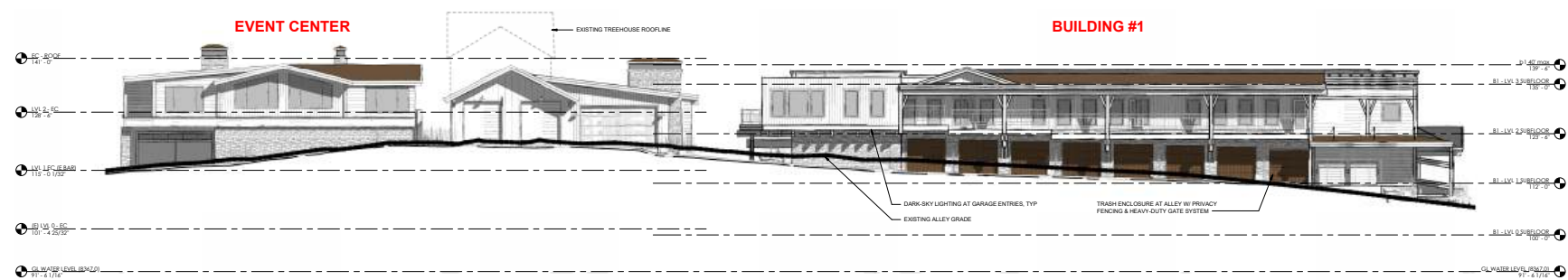
ELEVATION - FROM GARFIELD



ELEVATION - FROM LAKE AVENUE



ELEVATION - FROM ALLEY LOOKING NORTH



ELEVATION - FROM ALLEY LOOKING SOUTH

CONCEPTUAL FACADES - OVERALL SITE

BOARD & BATTEN (NATURAL WOOD)

- Species: Hemlock or Cedar, TBD
- Finish: Woodsource Matte Oil & Seal
- Pattern: Vertical Board & Batten, 18" Boards

CORTEN (RAW STEEL)

- Finish: Raw Corten Steel
- Pattern: Vertical Standing Seam Wall Panels

NICKEL-GAP (NATURAL WOOD)

- Species: Woodsource Wisewood
- Finish: Wisewood Berthoud
- Pattern: Vertical Nickel-Gap, 7 1/4" boards

CLASSIC LAP (NATURAL WOOD)

- Species: Aquafir Doug Fir
- Finish: Battleship - (Semi-transparent stain)
- Pattern: Horizontal Lap Siding, 9 1/4" boards

STANDING SEAM (ROOFING)

- Finish: Dark Bronze
- Pattern: 1" Standing Seam Roofing Panels

SHINGLE (ROOFING)

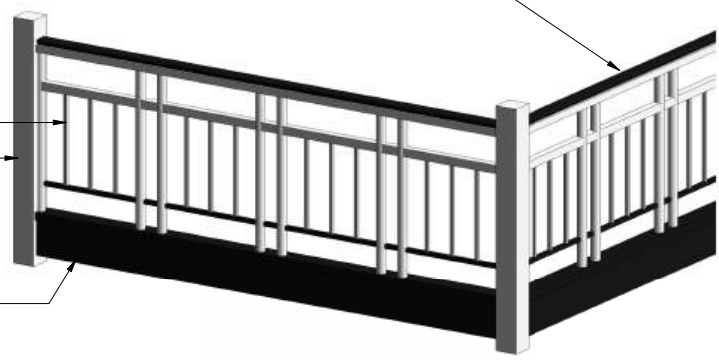
- Finish: Black Carbon
- Pattern: Asphalt Storm Rated Shingle Roofing

HARDWOOD TOP RAIL (OAK, STAINED)

1X1 BALUSTERS/INFILL (STEEL, TO MATCH FASCIA)

6X6 POSTS (STEEL, TO MATCH FASCIA)

4X10 HARDWOOD BOTTOM RAIL (OAK, STAINED)

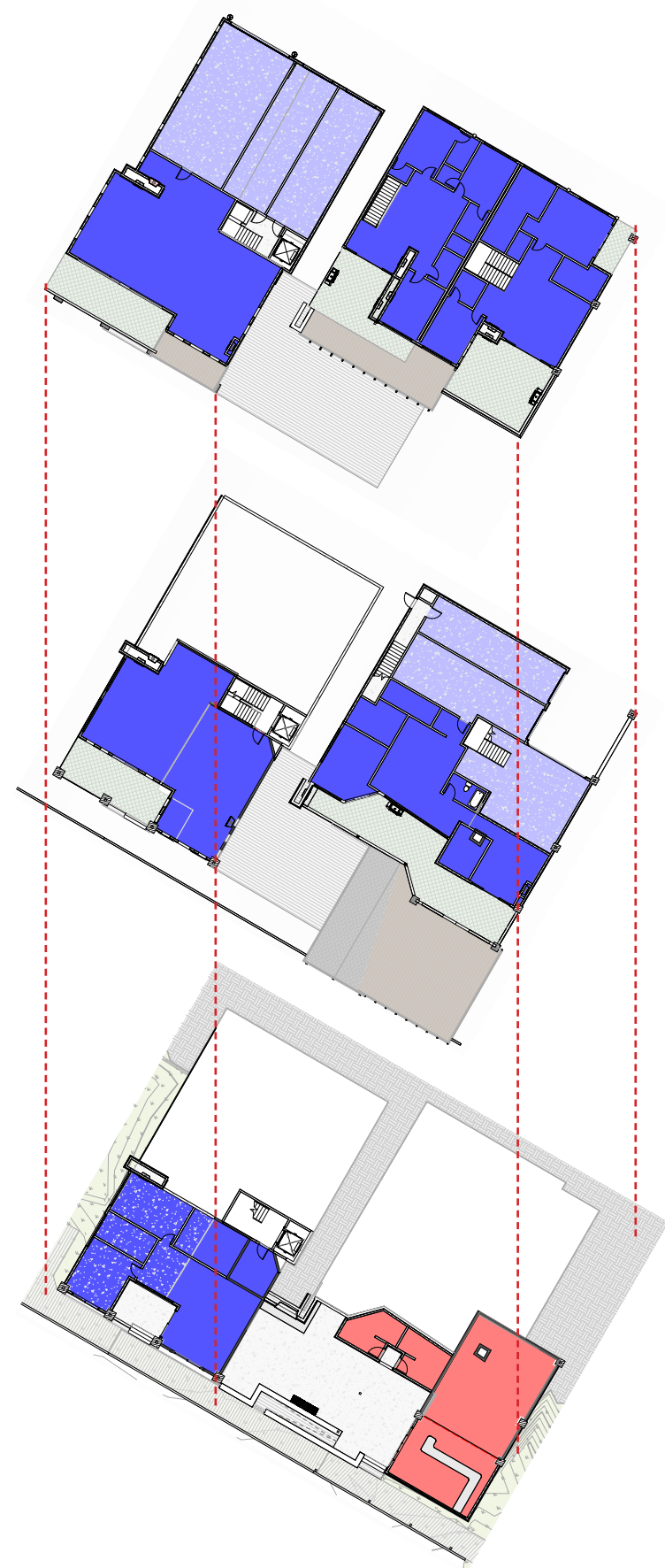


GRAND LAKE STANDARD BOARDWALK

NATURAL STONE

- Telluride Stone Company
- Finish: "Greystone" mix to match GL Marquee
- Pattern: coursing to match GL Marquee

ARCHITECTURAL PALETTE



- HORIZONTAL WOOD
- BOARD & BATTEN WOOD
- STANDING SEAM METAL
- VERTICAL WOOD
- NATURAL STONE



ELEVATION - FROM EAST



ELEVATION - FROM NORTH



ELEVATION - FROM WEST



ELEVATION - FROM SOUTH

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

CONCEPTUAL PLANS & MASSING - EVENT CENTER/TREEHOUSE/LAKEHOUSE

HORIZONTAL WOOD



BOARD & BATTEN WOOD



STANDING SEAM METAL



VERTICAL WOOD



NATURAL STONE



ELEVATION - FROM EAST



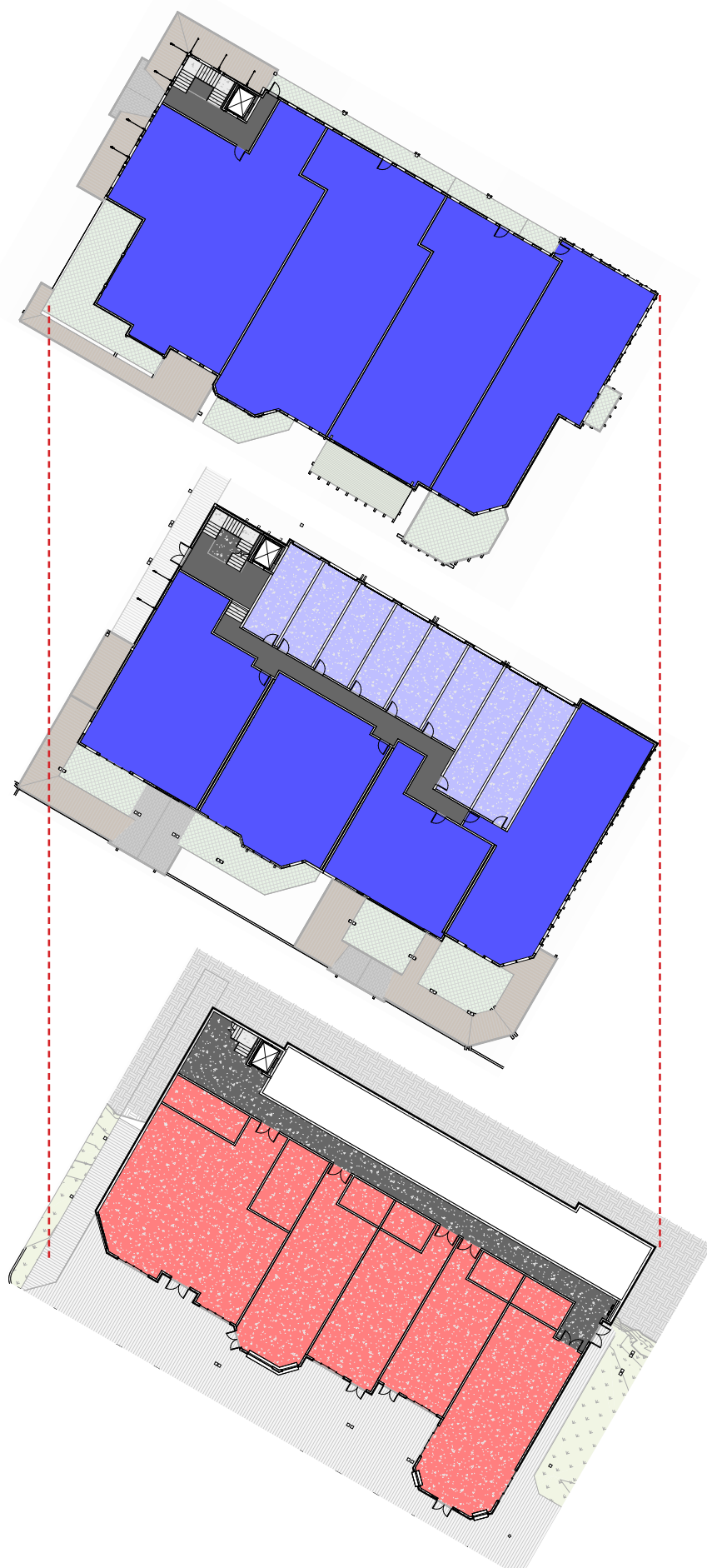
ELEVATION - FROM NORTH



ELEVATION - FROM WEST



ELEVATION - FROM SOUTH



COMMERCIAL SPACE



RESIDENTIAL SPACE



RESIDENTIAL GARAGE

CONCEPTUAL PLANS & MASSING - BUILDING #1

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447

PROJECT #2402

HORIZONTAL WOOD



BOARD & BATTEN WOOD



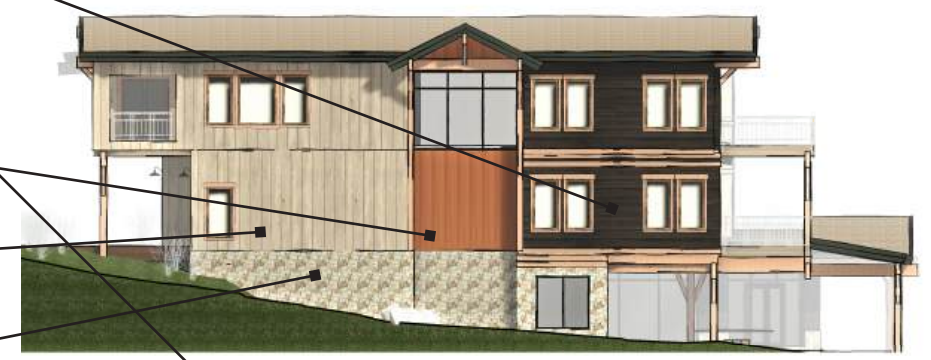
STANDING SEAM METAL



VERTICAL WOOD



NATURAL STONE



ELEVATION - FROM EAST



ELEVATION - FROM SOUTH

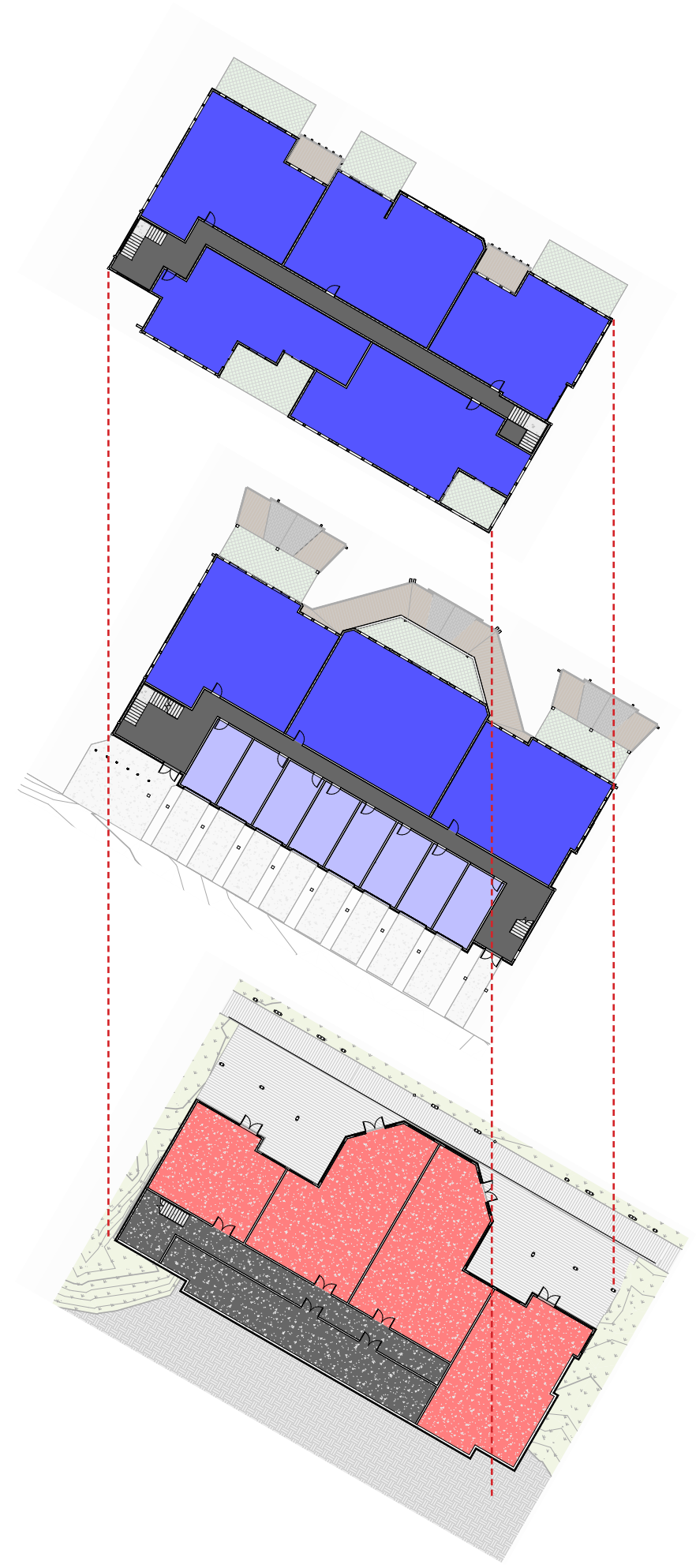


ELEVATION - FROM WEST



ELEVATION - FROM NORTH

- COMMERCIAL SPACE**
- RESIDENTIAL SPACE**
- RESIDENTIAL GARAGE**



CONCEPTUAL PLANS & MASSING - BUILDING #2

LEATHERWOOD GRAND LAKE

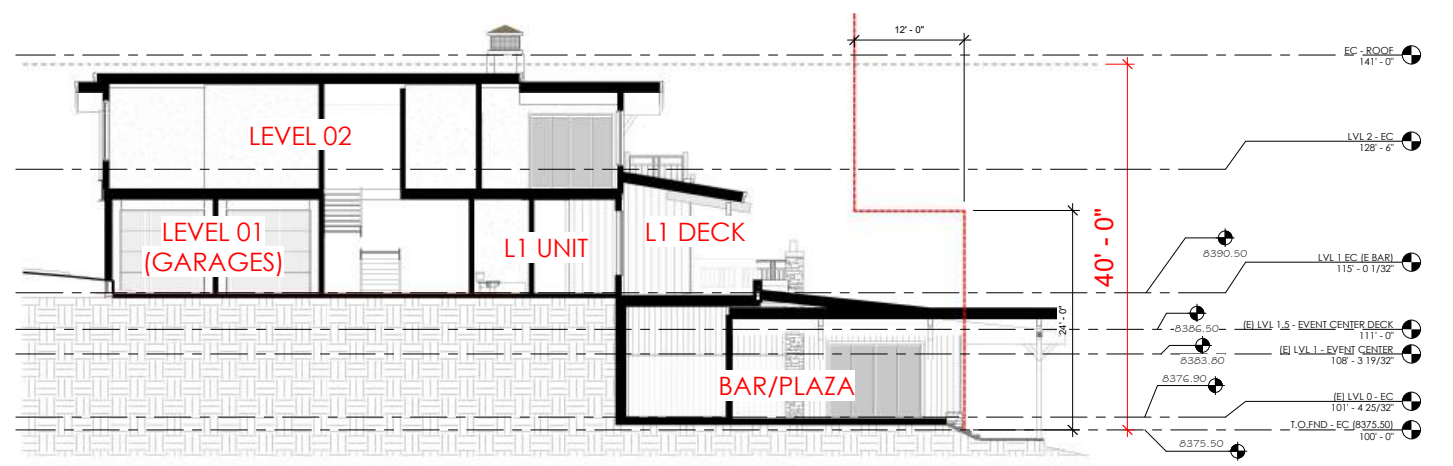
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 PROJECT #2402

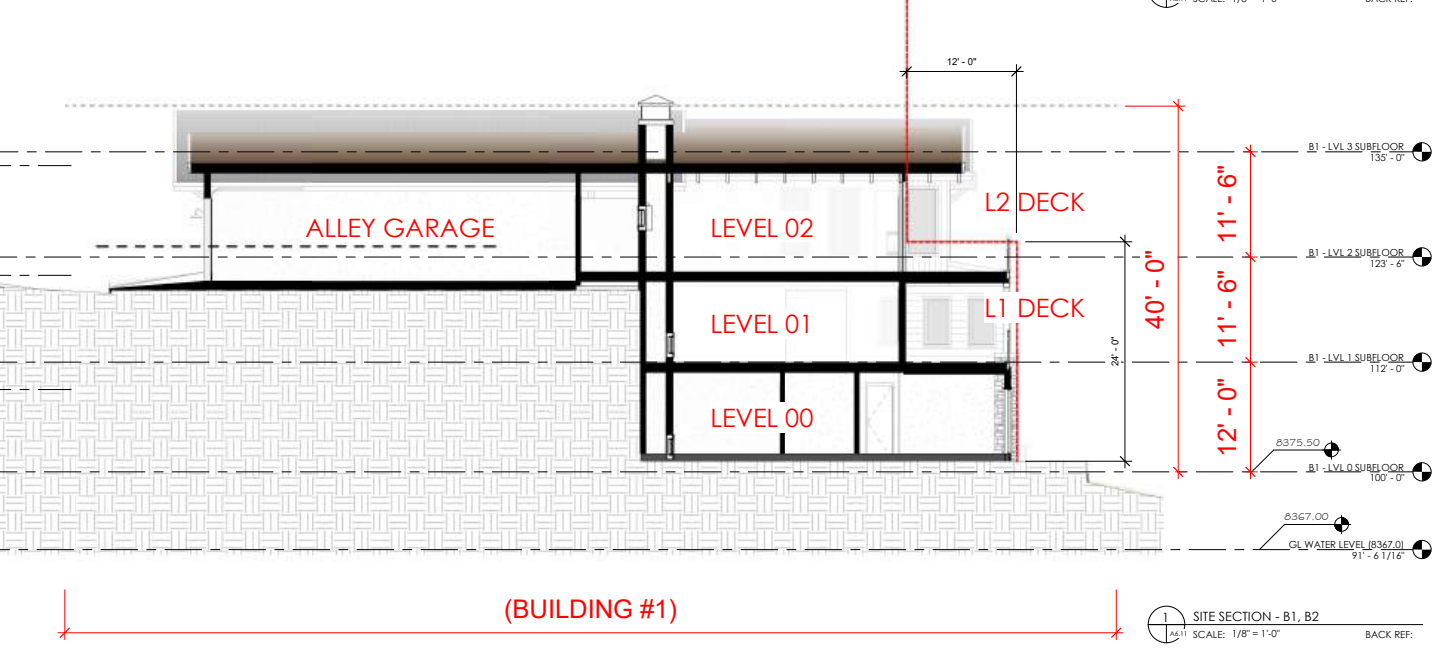
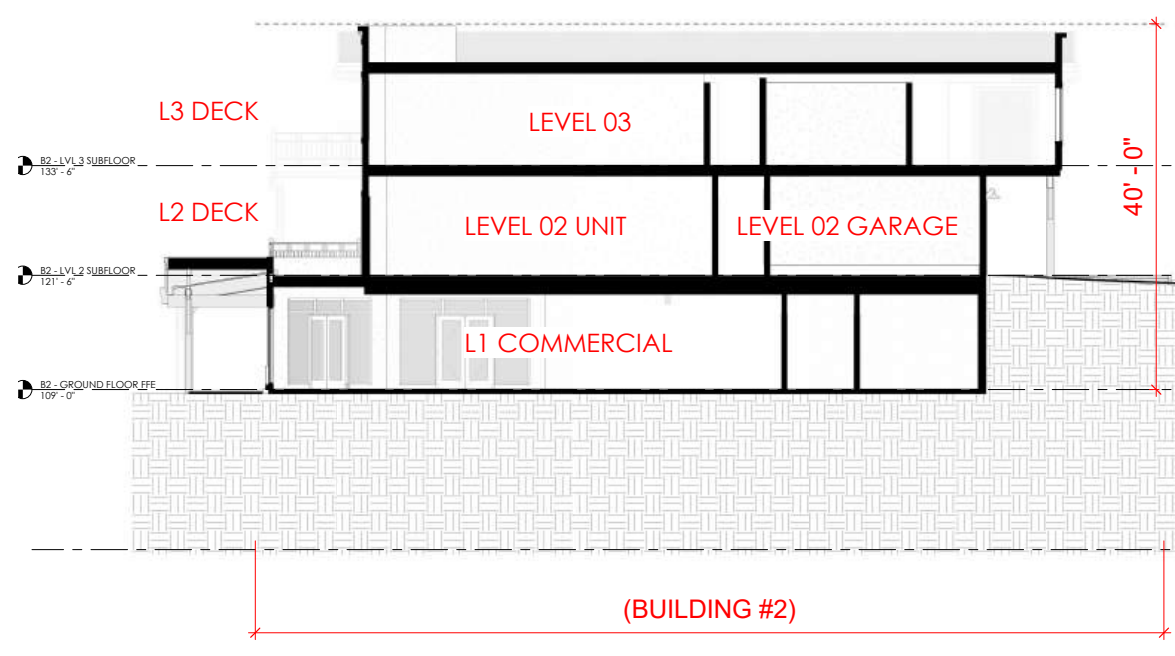
LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

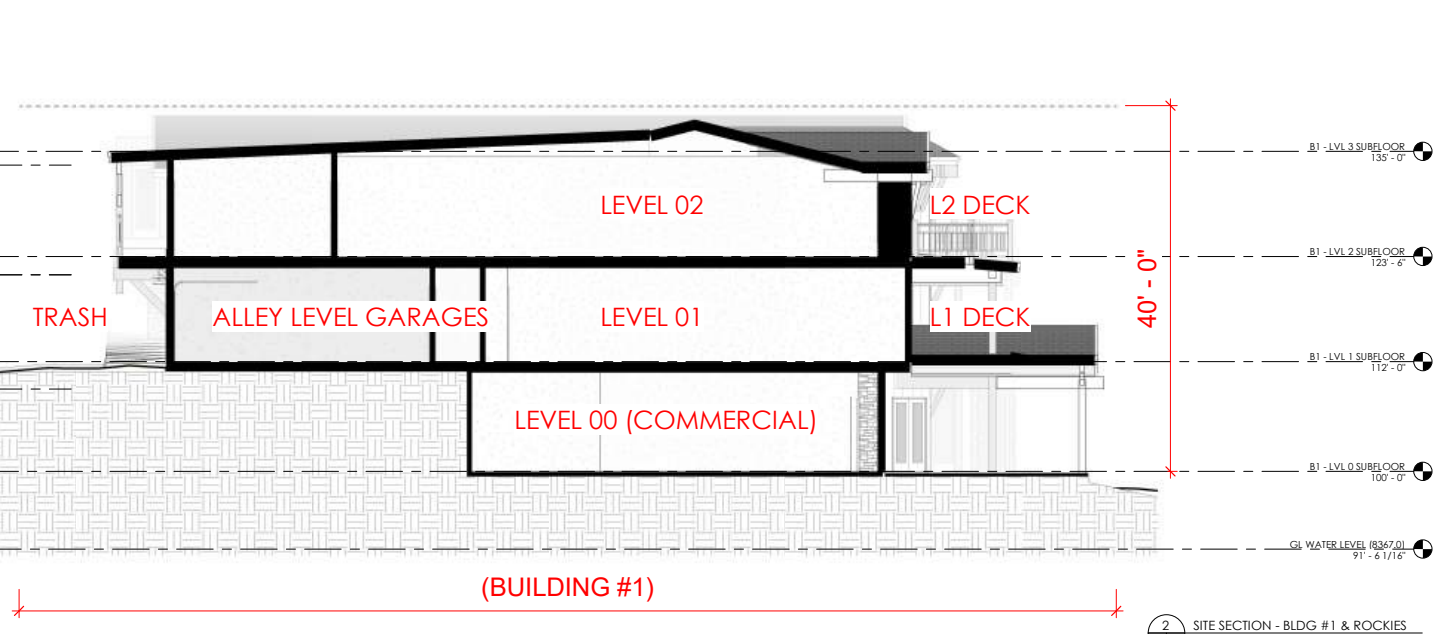
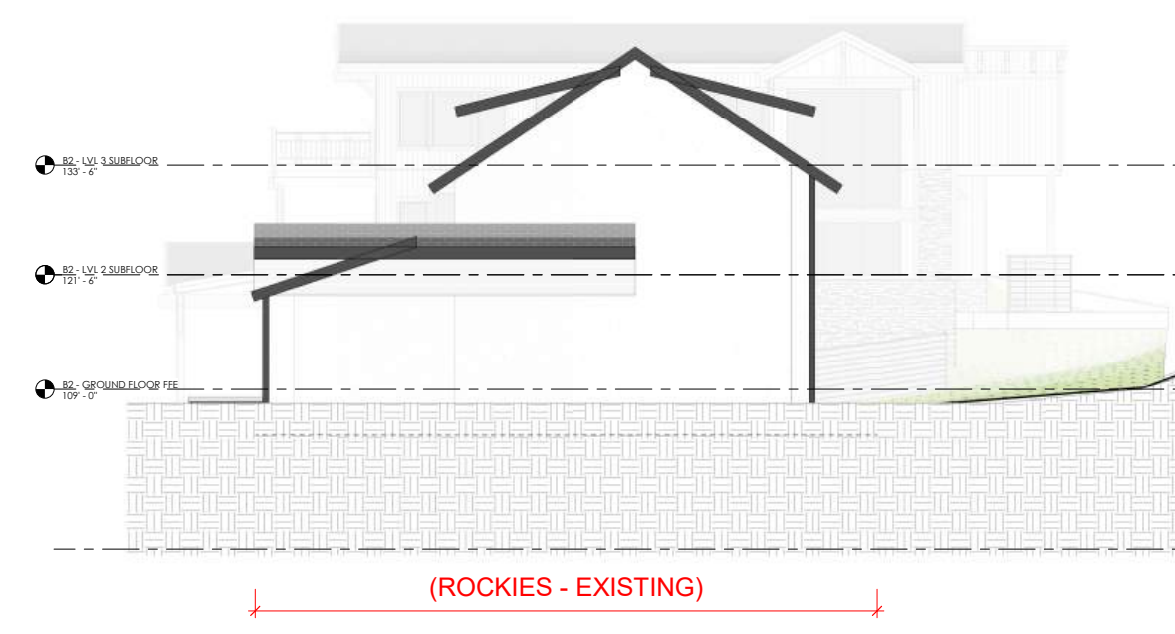
BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



3 SITE SECTION - EVENT CENTER
SCALE: 1/8" = 1'-0" BACK REF:



1 SITE SECTION - B1, B2
SCALE: 1/8" = 1'-0" BACK REF:



2 SITE SECTION - BLDG #1 & ROCKIES
SCALE: 1/8" = 1'-0" BACK REF:

SITE SECTIONS



LEATHERWOOD GRAND LAKE

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BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

CONCEPTUAL RENDERINGS



LEATHERWOOD GRAND LAKE

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BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

CONCEPTUAL RENDERINGS



Final Development Plans

01/12/2026

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
300 S. WASHINGTON
ENGLEWOOD, CO 80113
303.703.4444
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| # | REVISION DESCRIPTION | DATE | BY |
|---|----------------------|----------|-----|
| 1 | FINAL PLAN | 12/11/25 | JRS |

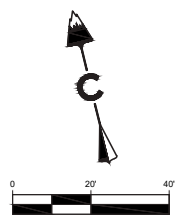
LEATHERWOOD GRAND LAKE
BLOCK 5, GRAND LAKE, COLORADO
CIVIL CONSTRUCTION DOCUMENTS
DEMO PLAN



DESIGNED BY: JRS
DRAWN BY: TED
CHECKED BY: JRS

JOB NO.
24-015

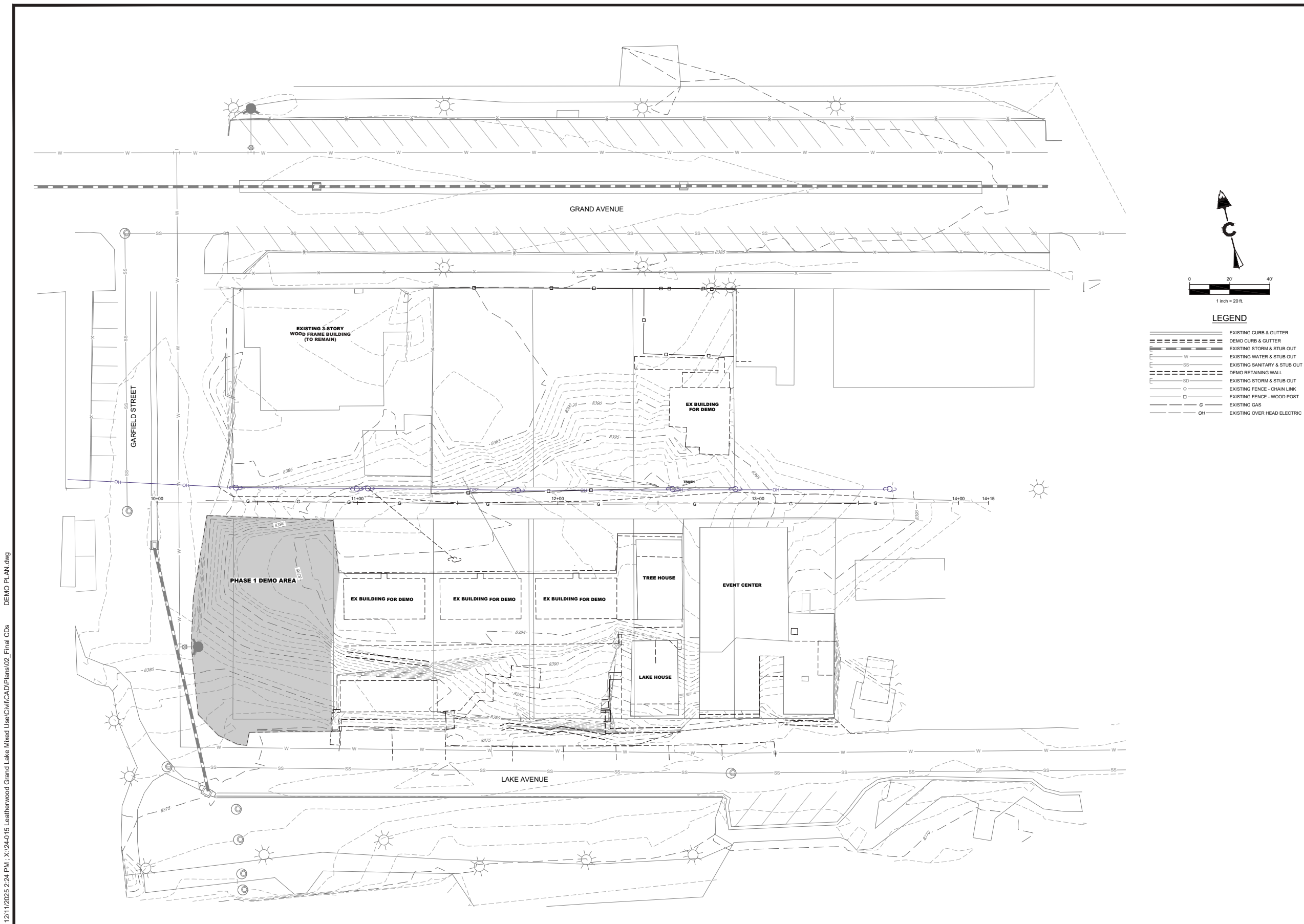
C1.2 OF C1.8



LEGEND

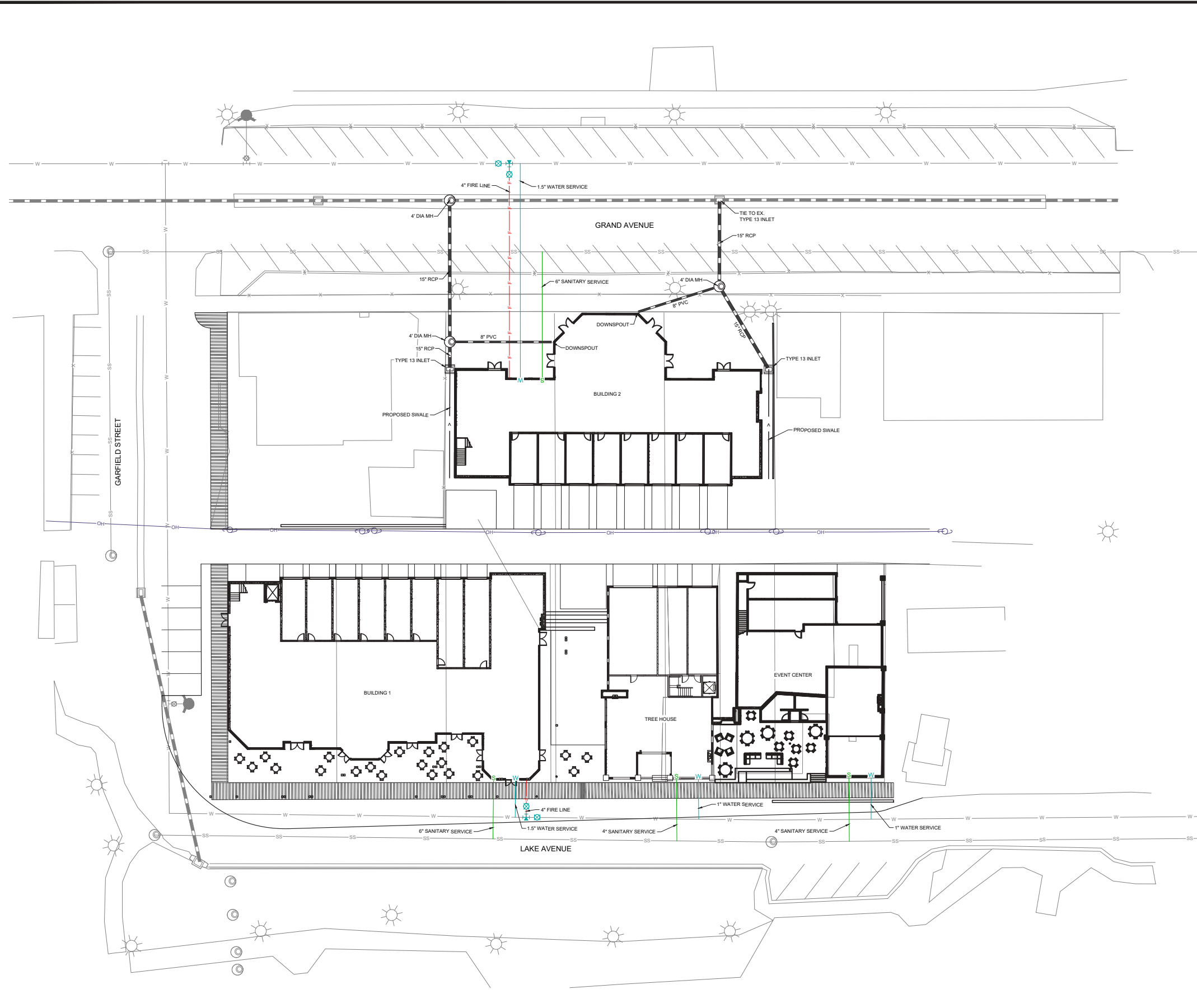
- EXISTING CURB & GUTTER
- DEMO CURB & GUTTER
- EXISTING STORM & STUB OUT
- EXISTING WATER & STUB OUT
- EXISTING SANITARY & STUB OUT
- DEMO RETAINING WALL
- EXISTING STORM & STUB OUT
- EXISTING FENCE - CHAINLINK
- EXISTING FENCE - WOOD POST
- EXISTING GAS
- EXISTING OVER HEAD ELECTRIC

12/11/2025 2:24 PM : X:\24-015 Leatherwood Grand Lake Mixed Use\Civil\CAD\Plans\02_Final CDs DEMO PLAN.dwg



EXISTING SITE - DEMOLITION/LAYOUT PLANS

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LEGEND

| | |
|--|------------------------------|
| | EASEMENT |
| | RIGHT OF WAY (R.O.W.) |
| | CENTERLINE |
| | PROJECT BOUNDARY |
| | PROPOSED CURB & GUTTER |
| | PROPOSED SANITARY & STUB OUT |
| | PROPOSED WATER & STUB OUT |
| | EXISTING SANITARY & STUB OUT |
| | EXISTING WATER & STUB OUT |
| | SANITARY SERVICE |
| | WATER SERVICE |
| | STREET LIGHT POLES |
| | POWER POLES |
| | SANITARY MANHOLES |
| | SANITARY CLEAN OUT |
| | WATER VALVES |
| | FIRE HYDRANTS |
| | STORM MANHOLES |
| | STORM INLETS |
| | EXISTING OVER HEAD ELECTRIC |

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| 1 | FINAL PLAN | 12/11/25 | JRS |

LEATHERWOOD GRAND LAKE
 BLOCK 5, GRAND LAKE, COLORADO
 CIVIL CONSTRUCTION DOCUMENTS
 OVERALL UTILITY PLAN

DESIGNED BY: JRS
 DRAWN BY: TED
 CHECKED BY: JRS

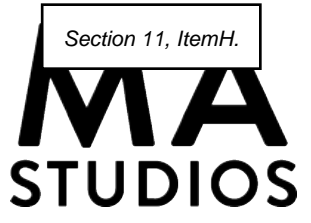
JOB NO.
 24-015

C1.3 OF C1.8

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



Final
Development
Plans

01/12/2026

SITE - UTILITY PLAN



Final Development Plans

01/12/2026

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

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| # | REVISION DESCRIPTION | DATE | BY |
|---|----------------------|------------|-----|
| 1 | FINAL PLAN | 12/11/2025 | JRS |

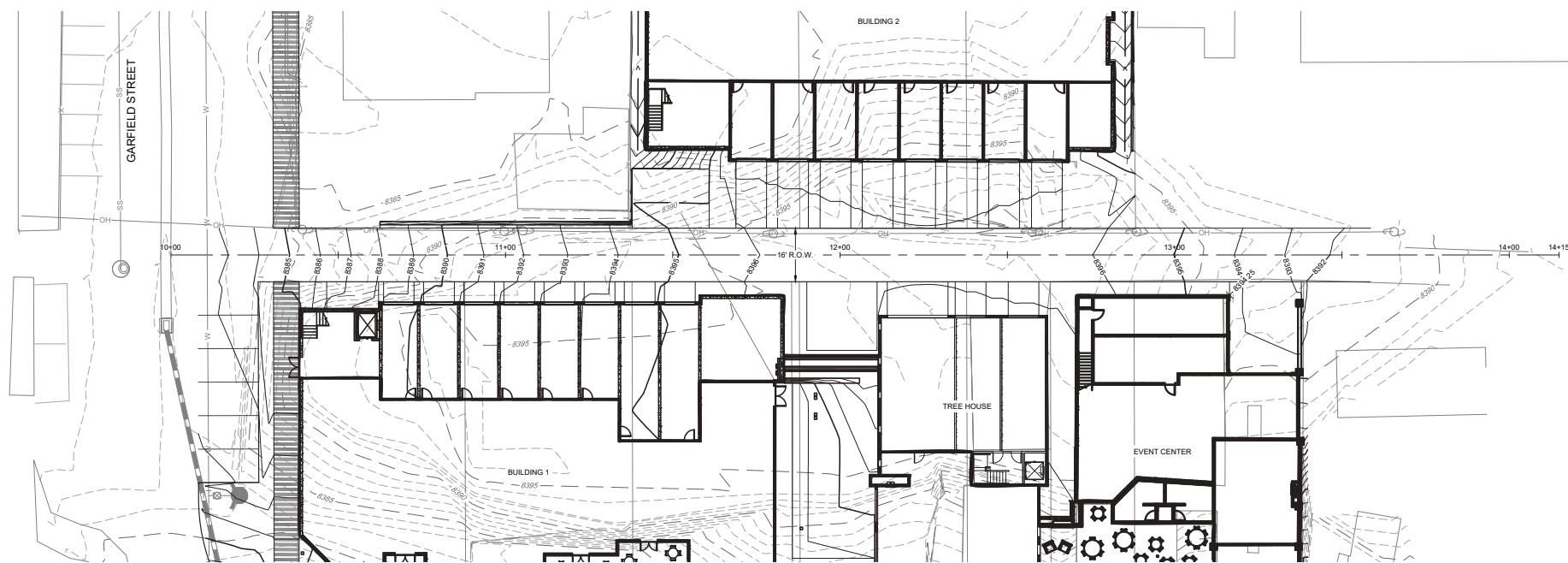
LEATHERWOOD GRAND LAKE
BLOCK 5, GRAND LAKE, COLORADO
CIVIL CONSTRUCTION DOCUMENTS
ROAD PLAN & PROFILE



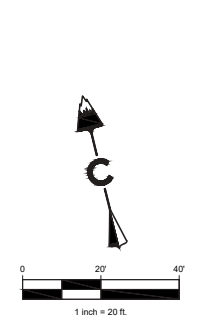
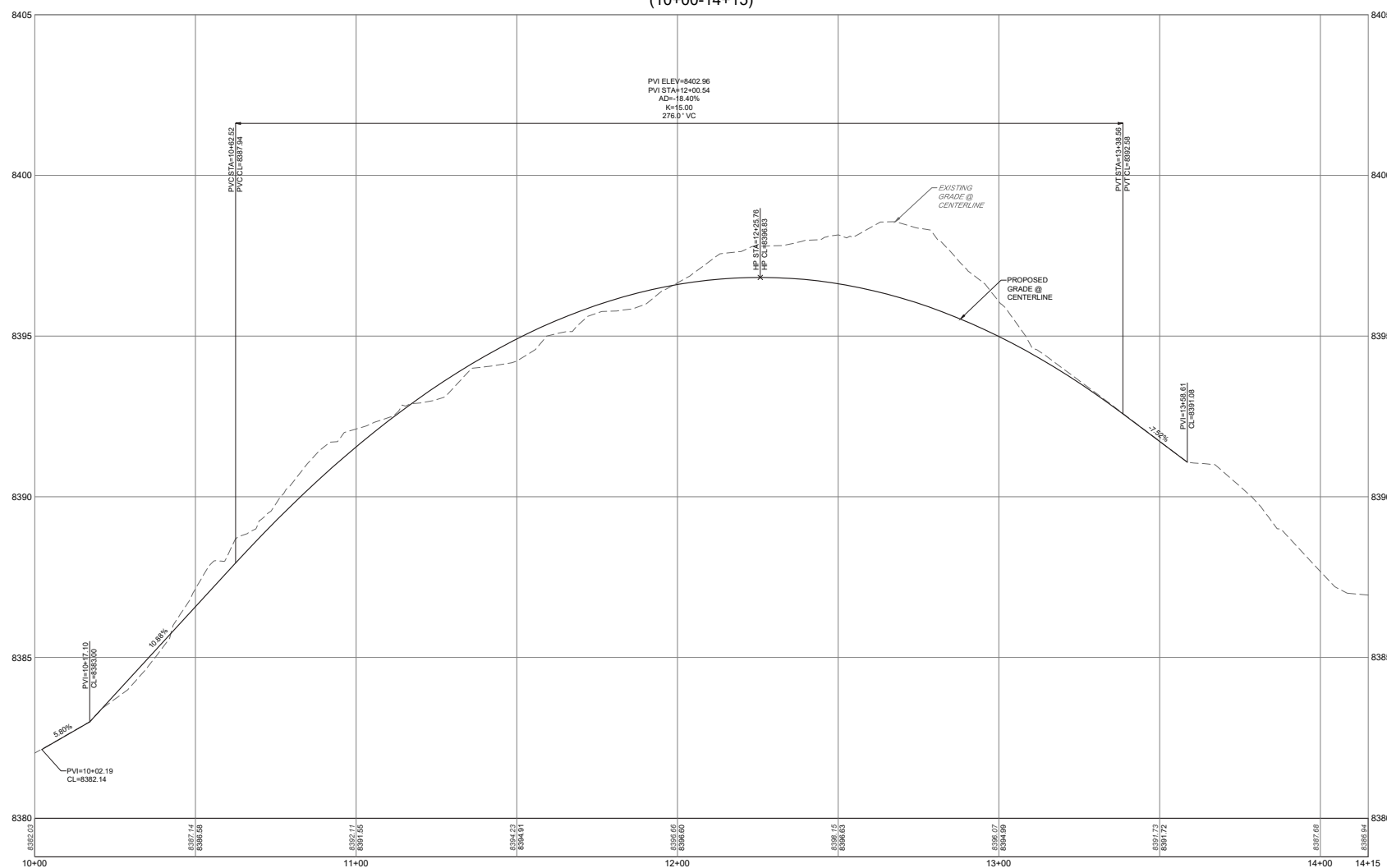
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CHECKED BY: JRS

JOB NO.
24-015

C1.4 OF C1.8



ALLEY ALIGNMENT
(10+00-14+15)



PROFILE
HORIZ. 1" = 50'
VERT. 1" = 5'

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- RETAINING WALL
- EXISTING
- PROPOSED
- STREET LIGHT POLES
- STREET SIGNS
- RAMPS
- POWER POLES
- GUY WIRE
- SANITARY MANHOLES
- WATER VALVES
- FIRE HYDRANTS
- AIR RELEASE VALVE MH & VENT PIPE
- STORM MANHOLES
- STORM INLETS
- BLOCK NUMBER
- CRUSHER FINES
- MAINTENANCE ACCESS
- CONCRETE
- RIPRAP
- EXISTING GRAVEL ROAD
- EXISTING ASPHALT PAVEMENT
- APPROXIMATE SAWCUT LIMITS

- ABBREVIATIONS:**
- TBC TOP BACK OF CURB
 - ELEV ELEVATION
 - FL FLOWLINE
 - CL CENTERLINE
 - UE UTILITY EASEMENT
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - PVT POINT OF VERTICAL CURVE
 - PVC POINT OF VERTICAL TANGENCY
 - PCC POINT OF COMPOUND CURVATURE
 - PCR POINT OF CURVE RETURN
 - PRC POINT OF REVERSE CURVE

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

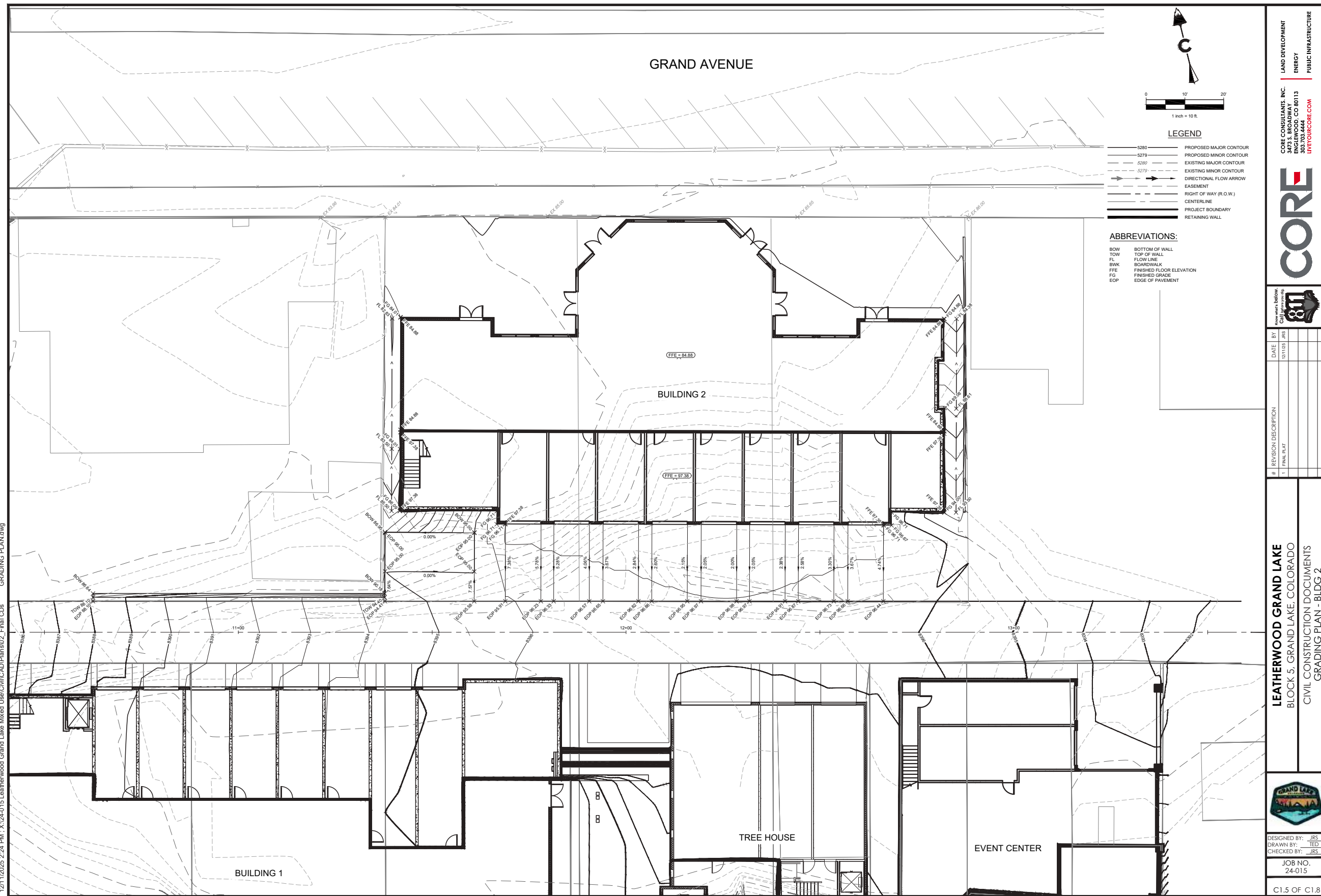
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Justin Simpson

2024-09-11 (4:25 PM)

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LEGEND

- 5280 --- PROPOSED MAJOR CONTOUR
- 5279 --- PROPOSED MINOR CONTOUR
- 5280 --- EXISTING MAJOR CONTOUR
- 5279 --- EXISTING MINOR CONTOUR
- DIRECTIONAL FLOW ARROW
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- RETAINING WALL

ABBREVIATIONS:

- BOW BOTTOM OF WALL
- TOW TOP OF WALL
- FL FLOW LINE
- B/WK BOARDWALK
- FFE FINISHED FLOOR ELEVATION
- FG FINISHED GRADE
- EOP EDGE OF PAVEMENT

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|---|----------------------|--------------|
| 1 | FINAL PLAN | 12/11/25 JRS |

LEATHERWOOD GRAND LAKE
BLOCK 5, GRAND LAKE, COLORADO
CIVIL CONSTRUCTION DOCUMENTS
GRADING PLAN - BLDG 2

DESIGNED BY: JRS
DRAWN BY: TED
CHECKED BY: JRS

JOB NO.
24-015

C1.5 OF C1.8



Final Development Plans

01/12/2026

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

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|---|----------------------|------------|-----|
| 1 | FINAL PLAN | 12/11/2025 | JRS |

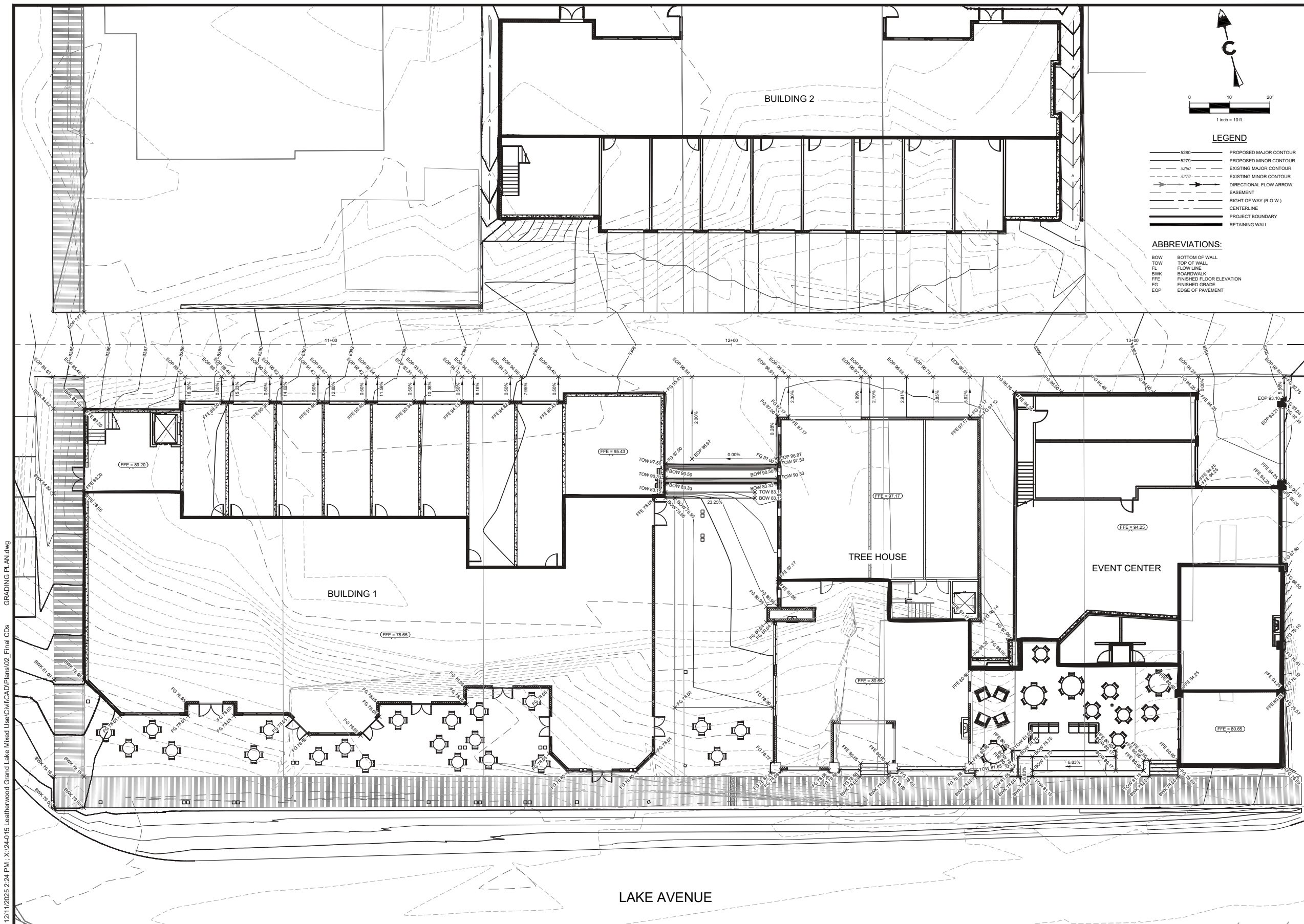
LEATHERWOOD GRAND LAKE
BLOCK 5, GRAND LAKE, COLORADO
CIVIL CONSTRUCTION DOCUMENTS
GRADING PLAN - BLDG 1, TREE HOUSE & EVENT CENTER



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DRAWN BY: TED
CHECKED BY: JRS

JOB NO.
24-015

C1.6 OF C1.8



LEGEND

- 5280— PROPOSED MAJOR CONTOUR
- 5278— PROPOSED MINOR CONTOUR
- 5280— EXISTING MAJOR CONTOUR
- 5278— EXISTING MINOR CONTOUR
- DIRECTIONAL FLOW ARROW
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- RETAINING WALL

ABBREVIATIONS:

- BOW BOTTOM OF WALL
- TOW TOP OF WALL
- FL FLOW LINE
- BWK BOARDWALK
- FFE FINISHED FLOOR ELEVATION
- FG FINISHED GRADE
- EOP EDGE OF PAVEMENT

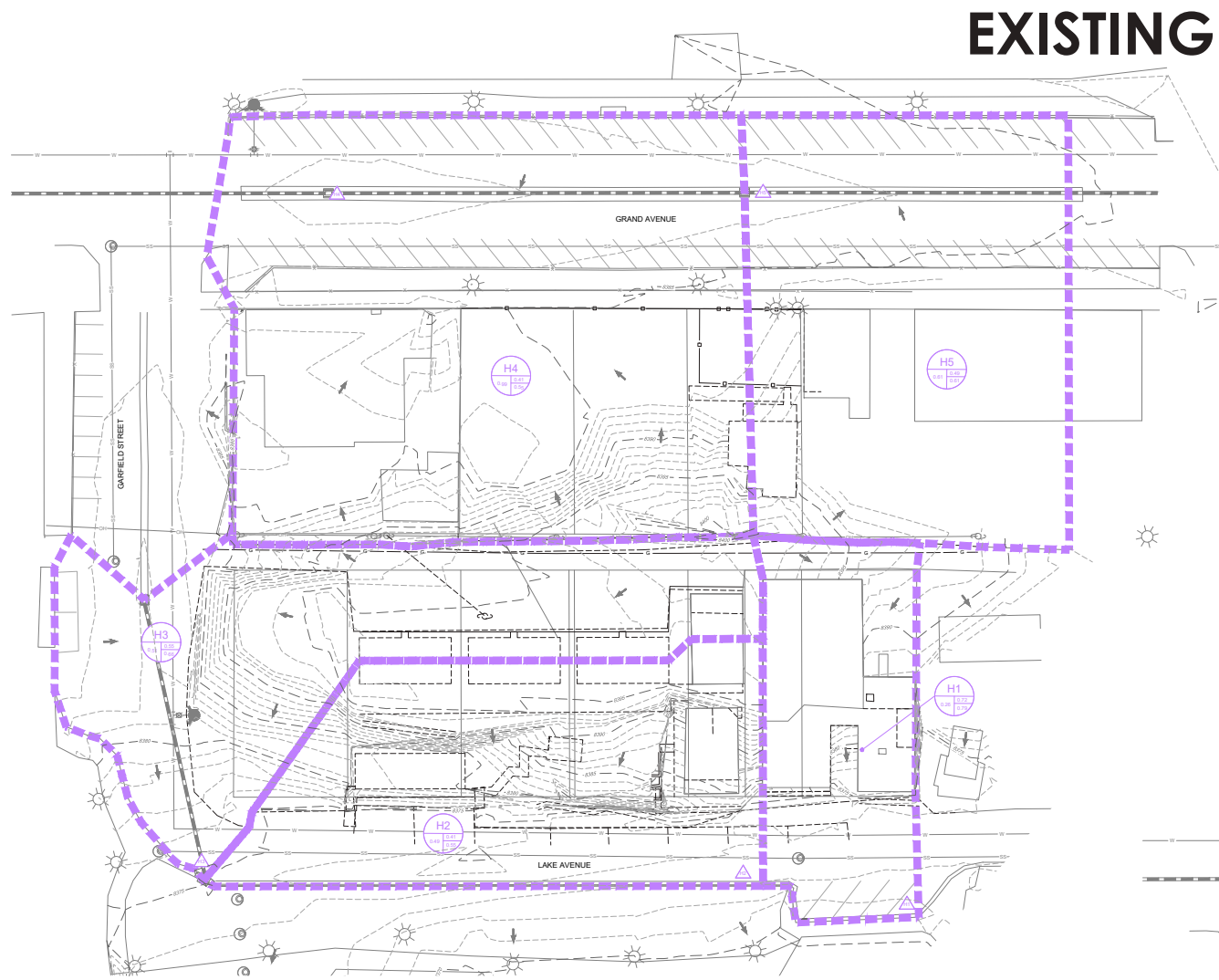
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SITE GRADING - LAKE AVE

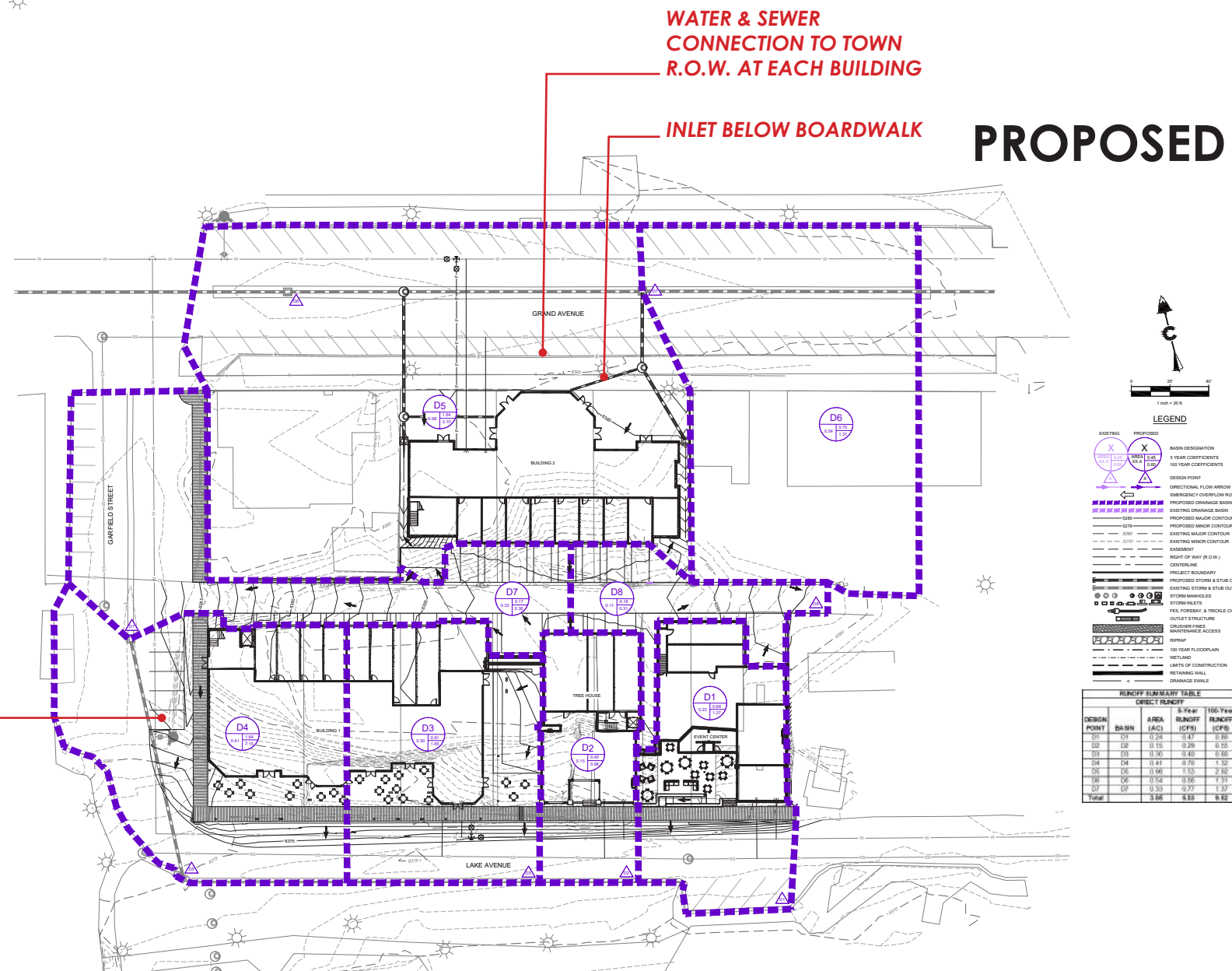
LEATHERWOOD GRAND LAKE

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BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



**WATER & SEWER
CONNECTION TO TOWN
R.O.W. AT EACH BUILDING**



PROPOSED

LEGEND

- EXISTING: BAIN DESIGNATION, 5 YEAR COEFFICIENTS, 100 YEAR COEFFICIENTS
- PROPOSED: BAIN DESIGNATION, 5 YEAR COEFFICIENTS, 100 YEAR COEFFICIENTS
- DESIGN POINT: DESIGN POINT
- DIRECTIONAL FLOW ARROW: DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE: EMERGENCY OVERFLOW ROUTE
- PROPOSED DRAINAGE BASIN: PROPOSED DRAINAGE BASIN
- EXISTING DRAINAGE BASIN: EXISTING DRAINAGE BASIN
- PROPOSED MINOR CONTOUR: PROPOSED MINOR CONTOUR
- EXISTING MINOR CONTOUR: EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR: PROPOSED MAJOR CONTOUR
- EXISTING MAJOR CONTOUR: EXISTING MAJOR CONTOUR
- EXISTING: EXISTING
- RIGHT OF WAY (R.O.W.): RIGHT OF WAY (R.O.W.)
- CENTERLINE: CENTERLINE
- PROJECT BOUNDARY: PROJECT BOUNDARY
- PROPOSED STORM & SEWER: PROPOSED STORM & SEWER
- EXISTING STORM & SEWER: EXISTING STORM & SEWER
- STORM MANHOLE: STORM MANHOLE
- STORM INLET: STORM INLET
- PILE DRIVEWAY & TRUCKLE CHANNEL: PILE DRIVEWAY & TRUCKLE CHANNEL
- OUTLET STRUCTURE: OUTLET STRUCTURE
- CONCRETE FENCE: CONCRETE FENCE
- MAINTENANCE ACCESS: MAINTENANCE ACCESS
- PPHWP: PPHWP
- 100 YEAR FLOODPLAIN: 100 YEAR FLOODPLAIN
- WETLAND: WETLAND
- LANDS UNDER CONSTRUCTION: LANDS UNDER CONSTRUCTION
- RETAINING WALL: RETAINING WALL
- DRAINAGE SWALE: DRAINAGE SWALE

RUNOFF SUMMARY TABLE

| DESIGN POINT | AREA (AC) | 3-Year Runoff (CFS) | 100-Year Runoff (CFS) |
|--------------|-------------|---------------------|-----------------------|
| D1 | 0.25 | 0.47 | 0.86 |
| D2 | 0.15 | 0.29 | 0.55 |
| D3 | 1.96 | 3.67 | 6.96 |
| D4 | 0.41 | 0.79 | 1.50 |
| D5 | 0.96 | 1.83 | 3.42 |
| D6 | 1.54 | 2.90 | 5.43 |
| D7 | 0.33 | 0.62 | 1.17 |
| Total | 5.60 | 10.62 | 20.09 |

SITE DRAINAGE & UTILITIES: EXISTING VS. PROPOSED