450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

# Town Council Regular Meeting

**450 S. Parish, Johnstown, CO**

**Monday, December 1, 2025 at 7:00 PM**

Mission Statement: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.

## Agenda

**Call to Order**

**Pledge of Allegiance**

**Agenda Approval**

**Executive Session**

**1.** An Executive Session to Receive Legal Advice From the Town Attorney Pursuant to C.R.S. Section 24-6-402(4)(b) Regarding the Inventory at the YMCA

**Special Presentations**

**2.** New Employee Introductions

**Public Comment**

Members of the audience are invited to speak at the Council meeting. Public Comment is reserved for citizen comments on items not contained in the Public Hearing portion of the agenda. Citizen comments are limited to five (5) minutes per speaker. When several people wish to speak in the same position on a given item, they are requested to select a spokesperson to state that position.

**Consent Agenda**

The Consent Agenda is a group of routine matters to be acted on with a single motion and vote. Council or staff may request an item be removed from the Consent Agenda and placed on the Regular Agenda for discussion.

**3.** November 2025 List of Bills

**4.** Ordinance 2025-279: Land Use and Development Code Amendments - Second Reading

**5.** Ordinance 2025-277: Larson Zoning - Second Reading

**6.** Ordinance 2025-278: Amendment to the Granary Outline Development Plan - Second Reading

**7.** November 17, 2025 Town Council Meeting Minutes

**8.** Second Amendment to Subdivision Development and Improvement Agreement

(Thompson River Ranch Filing No. 15) Between the Town of Johnstown and Clayton Properties Group II, Inc.

**9.** Resolution 2025-41: Appointing the Town Manager, Deputy Town Manager, Utility Director or Engineering Director to Sit on Water Boards of Directors on Behalf of the Town of Johnstown

**Town Manager's Report**

**10.** Town Manager's Report

**Old Business**

**New Business**

**11.** Resolution 2025-36: Adopting and Appropriating the Budget for the Calendar Year 2026

**12.** Resolution No. 2025-39: Levying General Property Taxes for the Year 2025, to Help Defray the Cost of Government for the Town of Johnstown, Colorado for the 2026 Budget Year.

**13.** Resolution 2025-40: Approving Funding Proposal Submission to DOLA for a Housing Planning Grant

**14.** Discussion: YMCA Forensic Audit

**Public Hearing**

**15.** Ordinance 2025-281: Amending Chapter 10, Article X of the Johnstown Municipal Code Concerning Weapons Regulations and Adding Section 10-77 into the Johnstown Municipal Code Concerning Throwing Missiles

**16.** Resolution 2025-37: Major Subdivision Case - Timberline Gymnastics

**17.** Ordinance 2025-280: Adoption of the 2024 International Building and Fire Codes with Amendments

**18.** Resolution 2025-38: Accepting the Findings of Fact for J Farms Annexation

**19.** Ordinance 2025-282: Annexation of J Farms

**20.** Ordinance 2025-283: J Farms Annexation Zoning

**Informational Items**

**21.** Informational Items

**Council Reports and Comments**

**Mayor's Comments**

**Adjournment**

**Americans with Disabilities Act Notice**

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance. De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.

THE COMMUNITY THAT CARES

**Town of Johnstown**
**List of Bills - October 18, 2025 - November 17, 2025**

| Vendor | Description | Dept | Amount |
|---|---|---|---|
| 4990 Ronald Reagan LLC | Police substation lease | PD | $ 1,519.75 |
| A Concrete Inc | WCR 19 trail segment | PW | 86,430.67 |
| AC/DC Electric | Building maintenance | PW | 752.49 |
| Ad Light Group | Lighting | PW | 4,759.00 |
| Adamson Police Products | Uniforms | PD | 119.51 |
| All Copy Products | Copier supplies | Various | 193.78 |
| Aqua Engineering | Central Waste Water Treatment Plant | UTIL | 94,311.85 |
| Asphalt Specialties Co., Inc. | Pavement maintenance | PW | 28,539.09 |
| Benesch | Colorado & Roosevelt roundabout | PW | 158,449.75 |
| BHA Design Incorporated | Alley project | PW | 6,420.00 |
| Bludot Technologies Inc. | Software | ADM | 195.00 |
| Border States Industries, Inc. | Colorado & Roosevelt roundabout | PW | 893.18 |
| Utility Refund | Utility refunds | ADM | 48,040.82 |
| Burns & McDonnell Engineering Co Inc. | Water Treatment Plant expansion | UTIL | 58,500.48 |
| Business Equipment Service | Printer maintenance | ADM | 409.99 |
| C.G.R.S, Inc. | Fleet maintenance | ADM | 887.71 |
| UMB Card Services | P-card training / travel / supplies | Various | 21,111.84 |
| Caselle, Inc | Training | ADM | 800.00 |
| CDLE | Boiler inspection | ADM | 80.00 |
| CDPHE | Dues | UTIL | 1.30 |
| Central Weld County Water District | Interconnect | UTIL | 703.20 |
| CenturyLink | Phone / internet | PW/UTIL | 1,115.40 |
| Chemung Supply Corp | Supplies - snow plow blades | PW | 5,016.80 |
| Cintas | Mat service / supplies | PW | 395.23 |
| Cirsa | 2025 Insurance | ADM | 64.50 |
| City of Loveland | Facility rental | PD | 300.00 |
| CivicPlus | Annual dues | ADM | 16,242.35 |
| CMC Tire | Vehicle maintenance | PD/UTIL | 1,721.08 |
| Colorado Analytical Labs | Lab testing | UTIL | 1,785.00 |
| Colorado State Treasury | Great Colorado payback | ADM | 15,113.75 |
| Colorado Technology Company | Council chambers AV upgrades | ADM | 50.00 |
| Communicating Strengths LLC | Training | PD | 5,399.92 |
| Connell Resources, Inc. | Alley sewer project / paving supplies | PW | 810,906.20 |
| Consolidated Hillsborough Ditch Co | Sandra Drive project | UTIL | 5,000.00 |
| Consolidated Home Supply Ditch | Legal services | UTIL | 750.00 |
| Costar Realty | Software | ADM | 449.35 |
| Cummins Sales and Service | Generator maintenance | PW/UTIL | 722.66 |
| D&S Hydroseeding | Park maintenance | PW | 1,200.00 |
| D2C Architects | Development Services Building | ADM | 15,509.83 |
| DataShield Corporation | Shred services | PD/ADM | 213.58 |
| DBC Irrigation Supply | Irrigation supplies | PW | 40.00 |
| Denali Water Solutions LLC | Sludge removal | UTIL | 4,529.52 |
| DES Pipeline Maintenance, LLC | Line cleaning | UTIL | 4,162.50 |
| Dietze and Davis P.C. | Billback - Legal services | ADM | 572.50 |
| Dog Waste Depot | Dog waste bags | ADM | 3,607.20 |
| Dream Builders Inc | Maestas drainage project | PW | 111,955.64 |
| E-470 Public Highway Authority | Tolls | PD | 49.00 |
| Earth Engineering Consultants, LLC | Little Thompson Trail project | PW | 1,837.75 |
| Elevate Massage Co | Benefits fair | ADM | 490.00 |
| Elevated Cloud Services | Annual dues | Various | 6,450.00 |
| Envirotech Services, Inc | Chemicals | PW | 4,400.00 |
| Ergomed | Employment screening | PD | 1,085.00 |
| Felsburg Holt & Ullevig Inc | Billback - Engineering services | ADM | 2,635.00 |
| Felsburg Holt & Ullevig Inc | Engineering services | ADM | 1,572.50 |
| Ferguson Waterworks | Supplies | PW | 371.88 |
| First Class Security Systems | Fire system monitoring | PW | 51.90 |
| First National Bank | Custodial services | ADM | 821.27 |
| FleetPride, Inc. | Vehicle maintenance | PW | 893.01 |
| Fortress Development Solutions LLC | Bridge maintenance | PW | 7,047.00 |
| Front Range Community College | Training academy | PD | 10,976.53 |
| Front Range Compliance Services LLC | DOT consulting services | ADM | 75.00 |
| Frontier Self Storage | Storage | PW | 280.00 |
| Galloway & Company, Inc. | Survey services | PW | 10,325.00 |

**Town of Johnstown**
**List of Bills - October 18, 2025 - November 17, 2025**

| Vendor | Description | Dept | Amount |
|---|---|---|---|
| Glenn A. Jones Library | Monthly support | ADM | 168,593.68 |
| Greeley Lock and Key | Building maintenance | ADM | 2,090.42 |
| Ground Engineering Consultants, Inc. | Development Services Bldg / WTP expansion | ADM/UTIL | 16,996.00 |
| Hach Company | Lab equipment | UTIL | 1,935.71 |
| Hays Market Inc | Supplies | Various | 236.45 |
| Helton & Williamsen, P.C. | Water legal | UTIL | 5,288.95 |
| Helton & Williamsen, P.C. | Billback - Water Engineering | ADM | 1,332.00 |
| Hill & Robbins, PC | Billback - Legal services | ADM | 364.50 |
| Hill & Robbins, PC | Water legal | UTIL | 506.00 |
| Hired Gun Weed & Pest Control, LLC | Weed abatement | PW | 637.50 |
| IMEG Corp | Billback - Engineering services | ADM | 10,505.00 |
| Insight North America LLC | Investment services | ADM | 2,536.62 |
| Iron Mountain Collision | Vehicle Maintenance | UTIL | 5,375.24 |
| Johnson Water Solutions, LLC | Tank inspections | UTIL | 1,400.00 |
| Kimball Midwest | Supplies | PW | 361.29 |
| Kings III Emergency Communications, LLC | Elevator maintenance | ADM | 49.91 |
| Kinsco, LLC | Uniforms | PD | 1,590.00 |
| Land Title | Home Supply shares purchase | UTIL | 922,500.00 |
| Language Line Services Inc. | Translation services | PD | 107.30 |
| Larimer County Sales Tax Administrator | Use Tax - reimbursement | ADM | 22,543.66 |
| Law Office of Avi Rocklin LLC | Billback - Legal services | ADM | 5,382.00 |
| Law Office of Avi Rocklin LLC | Legal services | ADM | 28,835.00 |
| Life Stories Child & Family Advocacy | Quarterly fees | PD | 188.00 |
| Lightfield Enterprises Inc | Concrete maintenance | PW | 50,369.63 |
| Loveland Barricade LLC | Street striping | PW | 1,972.50 |
| Lowe's | Supplies | ADM | 738.08 |
| L-Tron Corporation | Software | PD | 1,827.01 |
| Mac Equipment, Inc | Supplies | PW | 174.94 |
| Matrix Design Group, Inc. | Maestes Street drainage project | UTIL | 3,165.00 |
| Medicine for Business and Industry | Lab testing | PW | 154.00 |
| Michael Lazar | Municipal Court Judge | ADM | 5,505.00 |
| Milliken Johnstown Electric | Building maintenance | UTIL | 112.50 |
| Minuteman Press | Printing services | ADM | 318.24 |
| Employee reimbursement | Supplies / training | Various | 3,633.80 |
| Moltz Construction Inc. | Central Wastewater Treatment Plant | UTIL | 663,954.67 |
| Napa Auto Parts, Inc | Supplies | Various | 1,383.71 |
| NoCo Foundation | Annual dues | UTIL | 1,750.00 |
| Oakwood Homes | Building permit refund | ADM | 120,086.86 |
| OmniTRAX Inc | Sandra Drive project | UTIL | 3,500.00 |
| Parkland USA Corp | Fuel | Various | 9,277.58 |
| Peak Media, Inc | Council chambers AV upgrades | ADM | 58,533.25 |
| Pioneer Press of Greeley Inc | Printing services | Various | 403.00 |
| Pitney Bowes | Postage | ADM | 310.38 |
| Pitney Bowes Bank Inc Purchase Power | Postage | ADM | 510.19 |
| Poudre Valley REA | Utilities | PW | 22,717.83 |
| ProFirst Training and Consulti, LLC | Pre-employment screening | PD | 975.00 |
| Progressive Urban Management Assoc Inc | Johnstown Downtown Districts project | ADM | 10,516.68 |
| Psychological Dimensions | Pre-employment screening | PD | 2,125.00 |
| PVS DX, INC | Chemicals - water / wastewater | UTIL | 11,127.57 |
| RC Special Events | Equipment rental | ADM | 471.59 |
| Redi Services, LLC | Portolet | PW | 2,840.00 |
| RHS Cheer | Sponsorship | ADM | 250.00 |
| Rise Broadband | Phone / internet | UTIL | 235.34 |
| Sam's Club | General supplies | Various | 595.70 |
| Security Equipment Corp | Supplies | PD | 739.74 |
| Shield Screen, LLC | Pre-employment screening | ADM | 85.87 |
| SiteOne Landscape Supply | Landscaping supplies | PW | 2,127.36 |
| Skaggs Companies, Inc. | Uniforms | PD | 166.00 |
| Specialized Elevator Corp | Elevator maintenance | ADM | 254.69 |
| Striglos | Software | ADM | 918.00 |
| Sunbelt Rentals | Equipment rental | PW | 567.80 |
| TDS | Phone / internet | Various | 7,235.81 |
| Terracon Consultants, Inc. | Maestas drainage project | PW | 4,855.00 |

**Town of Johnstown**
**List of Bills - October 18, 2025 - November 17, 2025**

| Vendor | Description | Dept | Amount |
|---|---|---|---|
| The Home Depot | Supplies | PW/UTIL | 424.20 |
| ThereSquared LLC | Public Art Master Plan | ADM | 8,463.73 |
| Thermoelectric | Building maintenance | ADM | 172.50 |
| Tier One Networking, LLC | Computer equipment | ADM | 2,807.00 |
| TimberLAN | IT services | Various | 2,916.00 |
| Treatment Technology Holding | Chemicals - water / wastewater | UTIL | 7,804.60 |
| TruGreen Chemlawn | Chemicals | PW | 2,995.69 |
| ULINE | Safety supplies | UTIL | 2,877.93 |
| United Power, Inc | Utilities | PW | 1,161.10 |
| Upper Case Printing Ink | Newsletter / utility bill printing | ADM/UTIL | 9,240.89 |
| Verizon Wireless | Phone / internet | Various | 6,113.47 |
| Waste Connections of Colorado Inc. | Trash service | PW | 104,412.44 |
| Water Technology Resources | Supplies | UTIL | 108.76 |
| Weld County Garage | Vehicle maintenance | UTIL | 78.91 |
| Weld County Information Technology | Supplies | PD | 256.48 |
| Weld County Public Works Dept | Via Mobility | ADM | 19,735.19 |
| Weld County Sheriff | Jail fees | PD | 115.74 |
| Wickham Tractor Company | Supplies | PW | 442.48 |
| Xcel Energy | Utilities | Various | 78,800.23 |
| YMCA of Northern Colorado | Monthly support | ADM | 41,666.67 |
| | | | $ 4,055,737.82 |

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# Town Council Consent Agenda Communication

**Agenda Date:** December 1, 2025

**Subject:** Ordinance 2025-279: Land Use and Development Code Amendments - Second Reading

**Attachments:**
1. Ordinance 2025-279

**Presented by:** Jeremy Gleim, Planning and Development Director

**Agenda Item Description:**

This item constitutes the second reading of Ordinance 2025-279 for several amendments to the Land Use and Development Code. The item was introduced on first reading during a public hearing at the Town Council's regular meeting of November 17, 2025. After due consideration of the staff report, presentation, and public testimony, a motion was made to approve Ordinance 2025-279. Upon receiving a second, the motion passed unanimously.

**Strategic Plan Alignment:**

*Healthy & Resilient Economy*

- Drive projects and initiatives that promote Johnstown as a premier destination for business

*Natural & Built Environment*

- Guide growth in the community through appropriate annexation, zoning, planning, and land use development

**Legal Advice:**

Ordinance 2025-279 was prepared by the Town Attorney.

**Financial Advice:**

N/A

**Recommended Action:**

Approve Ordinance 2025-279 on Second Reading.

**Reviewed and Approved for Presentation**

Town Manager

**TOWN OF JOHNSTOWN, COLORADO**
**ORDINANCE NO. 2025-279**

**AN ORDINANCE AMENDING THE TOWN OF JOHNSTOWN LAND USE AND DEVELOPMENT CODE CONCERNING DESIGNATION OF THE PLANNING AND ZONING COMMISSION AS THE BOARD OF ADJUSTMENT AND, AMONG OTHER MINOR AMENDMENTS, REGULATIONS REGARDING ACCESSORY DWELLING UNITS, ELECTRIC VEHICLE CHARGING PROJECTS, FAST TRACK PERMITTING FOR AFFORDABLE HOUSING PROJECTS, MINOR AMENDMENTS TO APPROVED PROJECTS, OUTDOOR LIGHTING AND DARK SKY PROTECTION, VAPE AND PARAPHERNALIA STORES, STORAGE STANDARDS, TEMPORARY USES, GUEST PARKING STANDARDS AND TURF INSTALLATION**

**WHEREAS,** the Town of Johnstown, Colorado (the "Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

**WHEREAS**, the Town Council is vested with the authority to administer the affairs of the Town; and

**WHEREAS**, on or about May 11, 2023, the Town Council adopted the Town of Johnstown Land Use and Development Code ("LUDC"), referenced in Chapter 17 of the Johnstown Municipal Code; and

**WHEREAS**, on May 12, 2025, the Planning and Development Director presented various proposed LUDC amendments to the Town Council during a work session; and

**WHEREAS**, the Town Council thereafter directed the Planning and Development Director to propose finalized amendments to the LUDC; and

**WHEREAS**, on October 8, 2025, the Planning and Development Director presented the Planning and Zoning Commission with proposed finalized amendments to LUDC, as set forth and described on Exhibit A; and

**WHEREAS**, after hearing from the Planning and Development Director and reviewing the LUDC as well as the proposed revisions, the Planning and Zoning Commission voted to recommend approval of the amendments to LUDC; and

**WHEREAS**, on ___, 2025, the Town Council conducted a public hearing to determine whether to adopt amendments to the LUDC; and

**WHEREAS**, the Town Council, after conducting the public hearing and considering the recommendation of the Planning and Zoning Commission and the Planning and Development Director, desires to amend the LUDC to, among other minor revisions, designate the Planning and Zoning Commission as the Board of Adjustment and adopt regulations regarding accessory

dwelling units, electric vehicle charging projects, fast track permitting for affordable housing projects, minor amendments to approved projects, outdoor lighting and dark sky protection, vape and paraphernalia stores, storage standards, temporary uses, guest parking standards and turf installation, as more fully described on Exhibit A; and

**WHEREAS,** Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the preservation of the public health, safety and welfare and that this Ordinance is in the best interests of the citizens of the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

**Section 1.** Recitals. The recitals set forth above are affirmed and incorporated herein.

**Section 2.** Land Use Development Code Amendments. The amendments to the Land Use Development Code set forth on Exhibit A, attached hereto and incorporated herein by reference, are hereby adopted. The Town Clerk or the Planning and Development Director, or their authorized designee, is hereby directed to make the revisions to the Land Use Development Code and post the amended Land Use Development Code on the Town's website.

**Section 3.** Land Use Development Code Minor Revisions. Minor changes to the Land Use Development Code, such as formatting, grammatical revisions or other non-substantive changes, to unify or clarify the Land Use Development Code may be necessary. The Town Clerk or the Planning and Development Director is hereby authorized to make such changes, provided that neither the intent nor substantive content will be altered by such changes.

**Section 4.** Repeal. Existing or parts of ordinances covering the same matters as embraced in this Ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Ordinance.

**Section 5.** Severability. If any part or provision of this Ordinance, or its application to any person or circumstance, is adjudged to be invalid or unenforceable, the invalidity or unenforceability of such part, provision, or application shall not affect any of the remaining parts, provisions or applications of this Ordinance that can be given effect without the invalid provision, part or application, and, to this end, the provisions and parts of this Ordinance are declared to be severable.

**Section 6.** Publication; Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado ("Charter") and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk. This Ordinance shall become

effective upon final passage as provided by the Charter. Copies of the entire Ordinance are available at the office of the Town Clerk.

**INTRODUCED, AND APPROVED** on first reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2025.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By:_____ By:_____
Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

**PASSED UPON FINAL APPROVAL AND ADOPTED** on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2025.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By:_____ By:_____
Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

**EXHIBIT A**
**Land Use Development Code Amendments**

**Section 1.** Section 17-1-5.C. Section 17-1-5.C. of the Land Use Development Code is hereby repealed and reenacted to read as follows:

**17-1-5 Administration**

. . .

C. **Board of Adjustment.** The Board of Adjustment is created under the authority of § 31-23-307, C.R.S. The Planning and Zoning Commission shall act as the Board of Adjustment. The Board of Adjustment is empowered to hear and decide the following appeals as specified in Article 2:

1. Grant variances to the strict application of the standards in this code; and
2. Hear and decide appeals when an error is alleged in any order or determination made by the Director in the interpretation or enforcement of this code.

**Section 2.** Table 2-1. Table 2-1 of the Land Use Development Code is hereby amended to add the that Final Plats may be considered as a consent item by the Town Council and to add a procedure for "Minor Amendments" and "Temporary Use Permits," as shown below, with the remainder of Table 2-1 unchanged:

| **Table 2-1: Procedures Summary** | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Eligible Applicants** | | | **Pre-App** | **Neighbor Meeting** | **Notice** | | | **Review Body** | | | |
| | Owner | PC | TC | | | Post | Publish | Mail | Staff | PC | TC | BOA |
| **Final Plat** | ■ | | | | | □ | □ | □ | **R** | | **D/C** | |
| **Minor Amendments** | ■ | | | | | | | | **D** | | | **A** |
| **Temporary Use Permit** | ■ | | | | | | | | **D** | | | **A** |

. . .

**C = Consent Item**

**Section 3.** Section 17-2-13. Section 17-2-13 is hereby added to the Land Use Development Code and shall read as follows:

**Section 17-2-13. Minor Amendments to Approved Projects**

**A. Purpose**

To allow for minor adjustments to previously approved development applications or permits without requiring full re-review, provided the changes do not significantly alter the project's character, impacts, or compliance with applicable standards.

**B. Applicability**

1. Minor amendments may be requested for:
   a. Approved Site Plans;
   b. Use by Special Review permits;
   c. Final Development Plans;
   d. Design or Architectural approvals, including civil construction drawings; and
   e. Other discretionary/ministerial land use approvals as deemed appropriate by the Director.

2. Minor amendments may not be requested for:
   a. Amendments to previously executed agreements;
   b. Amendments to conditions of approval, if any, unless the same is merely to provide clarity or is administrative in nature;
   c. Major amendments that do not meet the applicability criteria set forth in Section C.

**C. Minor Amendment Criteria**

An amendment may be considered minor and approved administratively if it meets all of the following eligibility requirements:

1. *No increase in intensity/density*. There is no increase in intensity/density of the previously approved residential dwelling units.

2. *No reduction in required setbacks, open space, or buffers*. There shall be no reduction in required setbacks, open space, or buffers unless the change is clearly de minimis and maintains compliance with all applicable codes.

3. *No increase in building height*. There shall be no increase in building height beyond that permitted in the underlying zone or by prior Town approval.

4. *No new significant environmental or infrastructure impacts*. There shall be no new significant environmental or infrastructure impacts, including to drainage, traffic, parking, noise, or lighting.

5. *No adverse off-site impacts or public safety concerns*. There shall be no adverse off-site impacts or safety concerns.

**D. Approval Process**

1. *Application*. The applicant shall submit a minor amendment application including a description of proposed changes, updated plans (if applicable), and a justification for the amendment.

2. *Administrative Review*. Upon receipt of a completed application, the following may occur:

   a. The Director or designee may approve the application, approve the application with conditions, or deny the application;

   b. The application may be referred to other internal/external review agencies, pursuant to the nature of the request; and/or

   c. The application may be referred to the Planning and Zoning Commission, consistent with public hearing polices.

3. *Appeals*. Subsequent to a final decision, the decision may be appealed as provided in Table 2-1 and Section 17-2-9.

**Section 4.** Section 17-2-14. Section 17-2-14 is hereby added to the Land Use Development Code and shall read as follows:

**Section 17-2-14. Fast Track Permitting for Affordable Housing Projects**

A. *Purpose and Intent*. The purpose of this section is to create an expedited permitting process for qualifying affordable housing developments.

B. *Definitions*. The following definitions apply to this section:

1. *Affordable Housing Unit* means:
   a. A rental unit affordable to households earning at or below sixty percent (60%) of Area Median Income ("AMI"); or
   b. An ownership unit affordable to households earning at or below one hundred percent (100%) of AMI.
2. *Qualifying Affordable Housing Development* means a development in which at least fifty percent (50%) of all dwelling units meet the definition of Affordable Housing Units.
3. *Development-Ready Site* means a lot, parcel, or property where all necessary utilities (including water, sewer, electric, and gas where applicable) and required public infrastructure (including streets, sidewalks, and drainage improvements) are available at the property boundary and ready for connection at the time of application.

C. *Eligibility*. Any Qualifying Affordable Housing Development is entitled to expedited permitting under this section, provided that:

   a. At least fifty percent (50%) of the total dwelling units qualify as Affordable Housing Units;
   b. The development is proposed on a Development-Ready Site; and
   c. Prior to issuance of any building permits, the applicant dedicates raw water to the Town in a sufficient amount, as provided in the Johnstown Municipal Code, to satisfy the demands of the project.

D. *Review Timeline*. The Planning and Development Department shall review, process, and issue all necessary land use and building permits for Qualifying Affordable Housing Developments within ninety (90) days of receipt of a complete application.

E. *Administrative Approval*. When the foregoing standards are met, review and approval shall be conducted administratively without requiring public hearings, provided the project complies with adopted zoning, development standards, and applicable development agreements.

**Section 5.** Table 3-8. Table 3-8 of the Land Use Development Code is hereby amended to omit the reference to "Applicable Fire District: Loveland Fire and Rescue Authority Fee and Front Range Fire Rescue Fire Protection District" impact fees.

**Section 6.** Section 17-3-5.C.4. Section 17-3-5.C.4. of the Land Use Development Code is hereby repealed and reenacted to read as follows:

**2.** *Fire and Emergency Services Providers.* The applicant shall confer with the appropriate fire and emergency service provider to determine whether an impact fee is owed and the amount of the impact fee. The Town may withhold the issuance of Certificates of Occupancy (CO) until a receipt has been provided to the Town indicating that such impact fees have been paid.

**Section 7.** Section 17-3-5.D.4.d. Section 17-3-5.C.4. of the Land Use Development Code is hereby repealed and reenacted to read as follows:

d. *Fire and Emergency Service Providers*. Any requests for refunds of the fire and emergency service provider impact fee shall be made to the service provider, who shall be solely responsible for deciding and providing refunds.

**Section 8.** Section 17-3-5.G. Section 17-3-5.G. is hereby added to the Land Use Development Code and shall read as follows:

G. **School District Site Dedication of Cash-In-Lieu Payments.** Pursuant to intergovernmental agreements that may be executed between the Town and a school district, applicants shall be required to dedicate land for school district purposes or pay cash-in-lieu of the land dedication.

**Section 9.** Section 17-3-6. Section 17-3-6 is hereby added to the Land Use Development Code and shall read as follows:

**Section 17-3-6. Outdoor Lighting and Dark Sky Protection**

**A. Purpose and Intent**
To protect the rural and suburban character of the community by minimizing light pollution, preserving views of the night sky, reducing glare and unnecessary light trespass, and promoting energy-efficient lighting practices, while ensuring adequate lighting for safety and functionality.

**B. Applicability**
These standards apply to all new outdoor lighting installations and significant upgrades to existing lighting for residential, agricultural, commercial, and institutional properties in all zoning districts.

**C. General Requirements**

1. **Fixture Orientation**

   a. All lighting fixtures must be installed in a downward-facing (horizontal) orientation to direct light toward the ground and prevent light trespass and skyglow.

2. **Shielding**

a. Fixtures must be fully shielded so that no light is emitted above the horizontal plane of the light source.
b. Cutoff fixtures or hoods are required for wall-mounted and pole-mounted lighting.

**3. Lumens Limits**

a. Residential properties: Fixtures shall not exceed 1,500 lumens per fixture.

b. Non-residential properties (e.g., farms, small businesses, community facilities): Fixtures shall not exceed 3,000 lumens per fixture, unless a higher output is demonstrated to be necessary for safety or operational needs.

**4. Color Temperature**

a. All outdoor lighting must have a correlated color temperature (CCT) of 3,000K or less to reduce blue-light emissions and protect nocturnal wildlife.

**5. Operational Controls – Parking Lot Lighting**

a. Parking lot lights, including poles lights and building mounted lights, shall be:

i. Equipped with auto dimmers that reduce the normal operating lumen output by half between the hours of 11:00 p.m. to sunrise; and/or

ii. Equipped with motion sensors or timers to reduce continuous nighttime illumination.

**6. Lighting Placement and Height**

a. Pole-mounted fixtures shall not exceed:

i. 14 feet in height on residential properties; and

ii. 20 feet in height on non-residential or public-use properties.

b. Exceptions:

i. Street lights in the public right-of-way.

**7. Light Trespass**

a. Definition: The projection of artificial light from one property onto another, or onto a public right-of-way, in excess of permitted levels. For the purposes of this Section 17-3-6, light trespass shall be defined as any illumination measured at the property line that exceeds 0.2 footcandles as measured with a calibrated light meter on the receiving property line.

b. Lighting shall not trespass property lines. Footcandles shall measure zero (0) at property lines.

c. Exceptions:

i. Lighting in commercial, industrial, or mixed-use centers that have shared parking lots and multiple lots; and

ii. Lighting installed in public rights-of-way.

**8. Prohibited Lighting**

a. Uplighting (except for low-output, fully shielded landscape lighting under 300 lumens).

b. Searchlights, laser lights, or aerial beacons.

c. Unshielded floodlights or barn lights that emit light in all directions.

**D. Exemptions**

The following lighting types are exempt but must still minimize glare and light trespass to the greatest extent feasible:

1. Emergency lighting used by law enforcement, fire, or rescue.
2. Temporary lighting for special events, agriculture, or construction (limited to 14 consecutive days).
3. Low-lumen (less than 500 lumens) decorative lighting (e.g., string lights, holiday lights) used seasonally or intermittently.
4. Flagpole lighting, provided it uses a narrow beam fully directed at the flag and does not exceed 1,300 lumens.

**E. Compliance and Review**

1. All new developments or site plan approvals must include a photometric Lighting Plan showing:

   a. Fixture types and specifications, including lumen output;

   b. Location and height of all exterior light fixtures;

   c. Shielding or cutoff details;

   d. Operational control details (where applicable); and

   e. Footcandle readings across the entire site.

2. Planning staff may approve alternatives that demonstrate equal or better compliance with the purpose of this section.

**Section 10.** Section 17-4-3.F. Section 17-4-3.F. of the Land Use Development Code is hereby repealed and reenacted to read as follows:

**Section 17-4-3 Specific Use Standards**

**. . .**

**F. Marijuana Facilities**

1. *Definitions*. The following definitions apply to this Section:

a. "Marijuana" means all parts of the plant of the genus cannabis, whether growing or not, the seeds thereof, the resin extracted from any part of the plant and every compound, manufacture, salt, derivative, mixture or preparation of the plant, its seeds or its resin, including marijuana concentrate. Marijuana includes marijuana products as defined herein. Marijuana does not include industrial hemp, nor does it include fiber produced from the stalks, oil or cake made from the seeds of the plant, sterilized seed of the plant which is incapable of germination or the weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink or other product.

b. "Colorado Marijuana Code" means Article 10 of Title 44, C.R.S., as amended.

2. *Prohibited uses*. The following marijuana facilities are prohibited:

a. Retail Marijuana. Retail marijuana stores, retail marijuana cultivation facilities, retail marijuana product manufacturing facilities and retail marijuana testing facilities are prohibited in the Town. For purposes of this subsection, the terms used herein shall have the meanings set forth in Section 16 of Article XVIII of the Colorado Constitution and the Colorado Marijuana Code.

b. Medical Marijuana. Medical marijuana stores, medical marijuana cultivation facilities and medical marijuana products manufacturing facilities are prohibited in the Town. For purposes of this subsection, the terms used herein shall have the meanings set forth in the Colorado Marijuana Code.

c. Marijuana Clubs. Marijuana clubs are prohibited in the Town. For purposes of this subsection, "marijuana club" means a place not used for residential purposes wherein persons assemble to consume marijuana, regardless of whether such place is referred to as a private or public club or charges an admission or membership fee and regardless of whether the consumption of marijuana is the primary or incidental reason for the assembly.

3. *Patients and Primary Caregivers*. Nothing in this section shall be construed to prohibit, regulate or otherwise impair the use of medical marijuana by patients or the provision of medical marijuana by primary caregivers to patients as provided in Section 14 of Article XVIII of the Colorado Constitution, state statutes and rules and regulations promulgated thereunder.

**Section 11.** Section 17-4-3.L.2. Section 17-4-3.L.2. of the Land Use Development Code is hereby repealed and reenacted to read as follows:

**Section 17-4-3 Specific Use Standards**

**. . .**

**L. Storage**

**. . .**

2. Uses shall be separated from any other indoor or outdoor storage area in the growth management area by at least 3 miles. Industrial supply storage yards, where storage is ancillary to, or supportive of, principal uses that are not storage (i.e. manufacturing, wholesale/distribution, etc.) shall not be subject to this restriction. See Section 17-4-4.E. concerning accessory outdoor storage.

**Section 12.** Section 17-4-3.M. Section 17-4-3.M. is hereby added to the Land Use Development Code and shall read as follows:

**Section 17-4-3 Specific Use Standards**

**. . .**

**M. Vape and Paraphernalia Stores**

1. *Purpose*. The purpose of this Section is to protect the public health, safety, and welfare by restricting certain commercial land uses that are inconsistent with the character, values, and long-term planning goals of the Town.

2. *Definitions*. The following definitions apply to this Section:

   a. "Primary land use" means the main or predominant use of a building, structure, or lot, as determined by gross floor area, sales volume, marketing, or inventory proportion.

   b. "Paraphernalia" means any equipment, product, or material of any kind that is primarily intended or designed for use in ingesting, inhaling, or otherwise introducing marijuana, tobacco or similar substances into the human body.

3. *Prohibited Uses*. The following uses are prohibited as primary land uses in all zoning districts, including PUD zoned districts, except for I-1 (Industrial Light) and I-2 (Industrial Heavy) districts:
   a. Vape or electronic cigarette stores, which include any retail business where the primary merchandise consists of vape devices, e-liquids, nicotine delivery products, or related components; and

   b. Head shops or paraphernalia stores, which include businesses primarily engaged in the sale of drug-related paraphernalia, including but not limited to pipes, bongs, rolling papers, grinders, and similar items intended for use with marijuana or controlled substances.

4. *Exceptions*. The following are not prohibited under this Section, provided the delineated products sold at such stores are incidental to a broader, legally permitted business:
   a. General retail stores (e.g., convenience stores, pharmacies) that sell tobacco, vape, or related products as ancillary or secondary merchandise; and

   b. Specialty cigar retail stores primarily engaged in the sale of premium cigars and related tobacco products that maintain a curated inventory of hand-rolled or artisan cigars, provide a dedicated humidor or climate-controlled storage area, and may offer on-site consumption within a designated lounge area. Such establishments may require memberships and may

restrict entry to patrons under a certain age. A use by special review (USR) shall be required for establishments that propose on-site consumption in designated lounge areas,

5. *Interpretation*. The Director shall determine whether a use is primary or incidental to a business operation, based, among any other factors deemed relevant to the Director, the use of floor area, inventory, signage and marketing.

**Section 13.** Section 17-4-3.N. Section 17-4-3.N. is hereby added to the Land Use Development Code and shall read as follows:

**Section 17-4-3 Specific Use Standards**

**. . .**

**N. Electric Vehicle Charging Projects**

1. *Purpose and Intent*. The purpose of this section is to implement state requirements for Electric Vehicle Charging Projects ("EVCP") review and permitting.

2. *Definitions*. For purposes of this section, the following definitions shall apply:
   a. Electric Motor Vehicle Charging System (EVCS) or Electric Vehicle ("EV") Charger: The equipment, conductors, and associated infrastructure used to provide electric energy to recharge electric motor vehicles.
   b. EV Charger Permit: The final administrative approval authorizing installation of an EVCS, including required electrical permits from the State Electrical Board, issued based solely on objective standards.
   c. Objective Standards: Uniform, measurable criteria that can be verified without subjective judgment and are known to applicants prior to submittal.
   d. Accessory Use EV Charging Project: Installation of EVCS as an accessory use serving an existing or approved principal use on the same lot (e.g., workplace, multifamily, retail, fleet, or public accessory charging).
   e. Primary Use EV Charging Project: A facility where the principal land use of the site is the provision of public EV charging services (e.g., a charging plaza or forecourt) and not accessory to another principal use.
   f. Administrative Review: Staff-level approval, conditional approval, or denial based solely on objective standards, without public hearing, as required by state law.

3. *Applicability*.
   a. Accessory Use EV Charging Projects are reviewed administratively through the EV Charger Permit process set forth in subsections 4-6 below.
   b. Primary Use EV Charging Projects require land-use approval by use by special review ("USR") pursuant to subsection 7 below before issuance of an EV Charger Permit. While the land use review addresses use, location, and site impacts, the EV Charger Permit for the physical equipment remains administrative per state law once land-use approval is granted.

4. *Submittal Checklist (EV Charger Permit – Accessory Projects)*. The Planning and Development Department shall publish and maintain a submittal checklist for EV Charger Permit applications that include, at minimum: site plan, equipment cut sheets, one-line electrical diagram, load

calculations, mounting and protection details, ADA accessibility plan, lighting plan, striping/queuing plan (if applicable), and utility service verification. The checklist must be publicly available.

5. *Completeness & Processing (EV Charger Permit – Accessory Projects)*.
   a. Completeness Review & Notice. Upon receipt, the Planning and Development Department shall review against the checklist and issue a written notice if the application incomplete. The incompleteness notice shall identify the specific deficiencies and the additional information required.
   b. Administrative Decision. Complete applications shall be approved, conditionally approved, or denied solely based on the objective standards set forth in subsection 6. No public hearing is required.
   c. Written Determination. The Planning and Development Department shall transmit a written determination to the applicant within three (3) business days after making the decision, stating approval, conditional approvals, or denial based on specific delineated reasons.
   d. Appeals. An applicant may appeal a denial pursuant to Section 17-2-9.

6. *Objective Standards (EV Charger Permit – Accessory Projects)*. Approvals, conditional approvals, or denials shall be based only on the following criteria:
   a. Compliance with Codes. Compliance with the Town-adopted Electrical Code, Building Code, Fire Code, and state electrical permitting requirements.
   b. Siting & Setbacks. Equipment located outside required sight triangles and in compliance with front/side/rear setbacks for equipment in the zone district.
   c. Vehicle Circulation & Queuing. Demonstrated safe ingress/egress; no blockage of fire lanes, ADA routes, or drive aisles; provision of a striped charging space for each dispenser.
   d. Accessibility. Provision of the minimum number of accessible EV charging spaces and access aisles per applicable accessibility standards.
   e. Equipment Protection. Bollards or curbing protecting cabinets and dispensers from vehicle impact.
   f. Lighting & Glare. Lighting that meets the required illumination limits with no light trespass over lot lines pursuant to adopted standards.
   g. Noise. Equipment (e.g., cabinets, switchgear, cooling) meets the objective decibel limits of the adopted noise regulations at the property line.
   h. Screening. Ground equipment screened to the minimum height specified for mechanicals in the zone district (e.g., solid fence, wall, or landscaping).
   i. Signage. Regulatory and wayfinding signs limited to standard sizes and locations per Article 9 of this code; no additional advertising on dispensers beyond brand/logos permitted by code.
   j. Utilities. Written confirmation from the serving utility that adequate service capacity is available or will be made available prior to meter set; trenching and restoration details provided.
   k. Public Health & Safety. Any conditional approval or denial must be necessary to protect public health or safety and tied to a specific, objective standard above.

7. *Primary Use EV Charging Projects – USR Required*.
   a. USR Trigger. Establishment of a Primary Use EV Charging Project is permitted only upon approval of a USR pursuant to Section 17-2-7 of this Code.
   b. USR Review Scope. In addition to the requirements contained in Section 17-2-7, the USR shall evaluate site location and compatibility, traffic generation and access management, shared-use circulation with adjacent properties, 24-hour operations and on-site staffing/security, restrooms/amenities, stormwater and utility extensions, and any conditional design measures to mitigate external impacts.
   c. State-Required Administrative Permit. After USR approval, the EV Charger Permit for the physical EVCS equipment remains an administrative decision pursuant to subsections 4–6 above. The USR may not substitute for or impede the state-required administrative EV Charger Permit process.

**Section 14.** Section 17-4-4.B. Section 17-4-4.B. of the Land Use Development Code is hereby repealed and reenacted to read as follows:

B. **Accessory Dwelling Units.** The Town shall permit a maximum of one accessory dwelling unit on each residential lot with an existing or permitted single-family detached dwelling unit. Accessory dwelling units shall be allowed in planned unit developments (PUDs) where single family detached dwellings are permitted and shall follow the requirements of this Section.

1. *Definition.* For purposes of this Section, an *Accessory Dwelling Unit* ("ADU") means a permanent detached, attached or internal residential unit providing independent living, sleeping, cooking, sanitation, and eating facilities on the same lot as a primary detached single-family dwelling unit.

2. *Administrative process and permitting.*

   a. The applicant for a building permit for an ADU shall participate in the Town's ADU administrative application process prior to submission of a building permit application. The application may be referred to appropriate referral agencies for review and comment.
   b. The applicant shall provide proof of owner-residency when the application is filed.
   c. If the application meets the requirements of this Section, the applicant may apply for and, upon payment of the requisite fees, obtain a building permit for an ADU. If the application does not meet the requirements of this Section, Town staff shall provide a written notice denying the application along with the reason for the denial.

3. *Dimensional and design standards*.

   a. ADUs must be permanent, habitable structures. Temporary structures, such as mobile homes, recreational vehicles or travel-trailers, shall not be used or permitted as an ADU.
   b. The ADU shall be no less than 500 square feet. If the residential lot upon which the ADU will be constructed is less than or equal to 1.5 acres, the ADU shall be no greater than 750 square feet. If the residential lot upon which the ADU will be constructed is larger than 1.5 acres, the ADU shall be no greater than 1,000 square feet. Notwithstanding the

foregoing, in no case shall the ADU exceed the square footage of the primary dwelling unit.

c. An ADU is accessory to or an extension of the primary dwelling unit, whether the ADU is attached or detached. An ADU shall not be counted as a separate primary dwelling unit for density calculations.
d. An ADU shall comply with the setback and maximum building coverage requirements for residential dwelling units in the applicable zoning district.
e. The maximum height of an attached or detached ADU shall comply with the requirements in the applicable zoning district.
f. If there is no existing off-street parking and on-street parking is prohibited, one new parking space shall be required for the ADU.
g. Unless otherwise agreed by Town staff for good cause, an ADU shall be designed in a manner that is consistent with the primary dwelling unit in at least three of the following elements:
   (i) Roof pitch and form;
   (ii) Soffit and fascia style;
   (iii) Exterior wall cladding color, style or material;
   (iv) Window style, trim, and orientation;
   (v) Exterior door style;
   (vi) Architectural features such as but not exclusive of, building recessions or projections, dormers, balconies, porches, columns, and prominent entry features; or
   (vii) Color palette.
h. ADUs shall have a separate entrance, which may be accessed at a separate external location or from inside the entrance to the primary dwelling unit (e.g., through a shared foyer or mud room).

4. *Regulations*.
   a. ADUs are subject to applicable provisions of the Johnstown Municipal Code, including, but not limited to, building codes and utility requirements.
   b. Prior to issuance of a building permit for an ADU, an applicant shall pay applicable Town fees. In addition to other Town fees, the applicant shall pay the required impact fees. For purposes of calculation of impact fees, unless the Town's impact fee ordinance is hereinafter amended, the ADU shall be considered "attached housing."
   c. ADUs shall be served by facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply and fire protection meeting the requirements of applicable building codes and the standards of the utility service provider.
   d. Unless otherwise required by Town staff for good cause, separate water and sewer taps shall not be required to serve the ADU and the Town will not install a separate water meter to serve the ADU.
   e. The Town may, at its discretion, upon a determination that raw water previously dedicated for the primary dwelling unit is not sufficient to satisfy the water requirements associated with the ADU, require the dedication of raw water, or payment of cash-in-lieu of such dedication, to serve the ADU.

f. Lots containing both a primary dwelling unit and an ADU may not be subdivided so that the ADU occupies a different platted lot than the primary dwelling unit.
g. An ADU may not be sold independently of the primary dwelling unit on the lot.
h. Unless otherwise agreed by Town staff for good cause, the ADU shall share trash and recycling service with the primary dwelling unit.
i. An ADU may only be rented, if at all, to tenants for rental terms of thirty (30) days or longer. An ADU may not be used as a short-term rental for rental terms of less than thirty (30) days.
j. If the ADU is in a homeowner association or metropolitan district with recorded covenants, conditions and restrictions (CC&Rs), the property owner shall ensure compliance with the CC&Rs. The Town shall not verify or be responsible for such compliance.

**Section 15.** Section 17-4-4.E. Section 17-4-4.E. of the Land Use Development Code is hereby repealed and reenacted to read as follows:

**17-4-4.E. Outdoor Storage, Nonresidential**

E. **Outdoor Storage, Non-residential**. Accessory outdoor storage may be permitted in the non-residential districts subject to the following standards:

1. In the MU-NC, MU-DT, and MU-RC districts, any storage area shall be located behind the front building line of the principal building.
2. Storage areas shall be fully screened from adjacent properties and public spaces according to the standards and design requirement of Section 17-8-3 and Section 17-8-5, and no materials, products, or equipment shall be stacked or stored higher than the screening in the MU-NC, MU-DT, and MU-RC districts.
    a. Storage areas in the I-1 district shall be fully screened to a height of six (6) feet. Materials, products, or equipment may be stacked or stored higher than the six (6) foot screen wall, to a maximum height of 20 feet.
    b. Storage that exceeds six (6) feet in height shall be subject to the setbacks listed in Table 6-1.
    c. Where I-1 zoning districts abut residential districts (R-E, R-1, R-2, R-3, and MU), outdoor storage shall be screened pursuant to the design requirements of Section 17-8-3 and Section 17-8-5.
3. The storage area shall be located in the most remote section of the site or building possible, but no closer than 20 feet to any street or right-of-way in all cases.
4. Storage areas shall be limited to:
    a. No more than 200 square feet in the MU-NC district.
    b. No more than 500 square feet in the MU-DT districts.
    c. No more than 25% of the building footprint in the MU-RC district.
    d. Maximum lot coverage in the I-1 district.
5. The storage area shall be paved per the requirements for parking lots, except a stabilized dust-free and all-weather surface may be used in the I-1 district.

6. Any outdoor storage use that is determined to be the principal use, shall only be considered through a Use by Special Review process subject to Section 17-2-7, or where outdoor storage is permitted as a principal use.

**Section 16.** Section 17-4-7. Section 17-4-7. is hereby added to the Land Use Development Code and shall read as follows:

**17-4-7 TEMPORARY USES**

A. **Purpose.** The purpose of this Section is to authorize the establishment of certain temporary uses and structures. This Section is intended to ensure that such uses or structures do not negatively impact adjacent land, are discontinued upon the expiration of a set period of time, and do not involve the construction or alteration of any permanent building or structure.

**B. Applicability.**

1. *Activities that require a temporary use permit.* The following temporary uses shall require a temporary use permit:
    a. Temporary events;
    b. Temporary seasonal and holiday booths, stands, trailers and tents;
    c. Real estate sales office and model homes; and
    d. Other temporary uses described in subsection D.4 of this section.
2. *Exempt activities.* The following events or activities are exempt from the requirements of this Section, but remain subject to this code and to the Johnstown Municipal Code:
    a. Temporary events or activities occurring within, or upon the grounds of, a private residence or upon the common areas of a multifamily residential development and
    b. Temporary uses and structures needed as the result of a natural disaster or other health and safety emergencies during the period of the emergency.

**C. General standards applicable all temporary uses.**

1. *Traffic.* The use shall be served by streets or drives with improvements adequate to accommodate the anticipated type and quantity of traffic that such temporary use will or could reasonably generate in addition to existing traffic.
2. *Parking.* The use shall provide adequate public parking, either on-site or at alternate locations, adequate to accommodate the anticipated vehicular traffic reasonably expected to be generated by such temporary use in addition to existing traffic.
3. *Signs.* Any signs permitted under the permit shall comply with Article 9 of this code.
4. *On-site lighting.* All on-site lighting shall conform to the outdoor lighting provisions set forth in Section 17-4-5(A), Table 4-5, and shall be removed when the permit expires, unless authorized by other provisions of this code.
5. *Waste material.* The temporary use permittee is responsible for storage and removal of all waste material on the site. All waste storage areas shall be screened from view from adjacent rights-of-way and residential areas, and the site shall be maintained in a clean and safe manner.

6. *Noise.* All temporary uses shall comply with noise standards set forth in Section 17-4-5(A), Table 4-5, unless exempted by other provisions of this code.
7. *Hours of operation.* The Director may restrict the hours of operation to mitigate impacts of the use on surrounding properties and uses.

**D. Specific temporary use standards.**

1. *Temporary events.*
   a. *Referral authorized.* The Director may refer a completed temporary use application for a temporary event permit to other appropriate Town departments or agencies for approval, as needed.
   b. *Grounds for denial of permit.* The Director may deny a temporary use application for a temporary event permit upon the Director's written determination that one or more of the following exists:
      (1) The application contains intentionally false or materially misleading information;
      (2) The proposed event creates an unreasonable risk of:
         a) Damage to public or private property beyond normal wear and tear;
         b) Injury to persons;
         c) Public or private disturbances or nuisances;
         d) Unsafe impediments or distractions to, or congestion of, vehicular or pedestrian travel;
         e) Additional police, fire, waste removal, maintenance, or other public services demands; or
         f) Other adverse effects upon the public health, safety or welfare.
      (3) The proposed event is of a nature, size, or duration that the particular location requested cannot reasonably accommodate the use; or
      (4) The time and location requested for the proposed event has already been permitted or reserved for other activities.
   c. *Term of permit.* An event authorized under this Section shall be limited to a maximum duration of fourteen (14 days), which may, at the Director's discretion, be nonconsecutive.
2. *Temporary seasonal and holiday sales.*
   a. *Locations permitted.* Seasonal and holiday sales activities may be permitted in all nonresidential zoning districts, but shall not be permitted in residential zones.
   b. *Term of permit.* The term of the temporary use permit shall not exceed sixty (60) days, which may, at the Director's discretion, be nonconsecutive, unless restricted by another provision of this Code.
   c. *Standards.* Permitted sales activities may occur within required zoning district setbacks provided the following conditions are satisfied:
      (1) No activity or display shall encroach more than fifty percent (50%) into a required setback;
      (2) No activity or display shall be located within twenty-five (25) feet of an abutting residential lot or use;

(3) No activity, display or related equipment shall be located within a required intersection or driveway sight triangle; and

(4) No activity shall be within a required landscape buffer, nor occupy more than ten percent (10%) of required off-street parking area.

3. *Real estate sales office and model homes.*

a. *Locations permitted.* Temporary real estate sales offices, which may include model homes, may be permitted in all zoning districts when incidental to a new residential development.

b. *Term of permit.* The temporary use permit shall automatically expire thirty (30) days after completion of construction of the last housing unit in the subject development or one year after issuance, whichever occurs first. Permits may be renewed in one year increments upon written request and a finding by the Director that the use is in compliance with the original permit.

c. *Commencement of use.* A real estate sales office or model home shall not be moved onto or erected on the development site until a notice of construction acceptance for the subject development has been granted, unless the subdivision development and improvement agreement stipulates another date.

d. *Activities allowed.*

(1) Temporary real estate sales offices and model homes shall be used only as temporary field offices for new home sales or leasing and for storage of incidental supplies and shall not be used as any type of dwelling.

(2) Use of the temporary real estate sales office or model home for sales of residential sites or projects located off-site is prohibited.

(3) A model home shall not be open for public viewing or business before 8:00 a.m. or later than 8:00 p.m.

e. *Building setbacks.* All temporary real estate sales offices and model homes shall comply with the building setbacks in the zoning district in which the building is located.

f. *Off-street parking.* An accessible paved parking area for visitors shall be provided if the Director determines on-street parking is not sufficient.

g. *Restroom facilities.* Americans with Disabilities Act (ADA) compliant restroom facilities shall be provided for all temporary real estate sales offices and model homes.

h. *Completion of use.* Upon expiration of the permit, all temporary real estate sales offices shall be removed, all model homes shall be closed for viewing and the site of the temporary office use shall be returned to its original condition, except that the model home may be sold to a residential end-user.

4. *Other temporary uses.* Subject to this Section and the temporary use procedures and criteria set forth in Section 15.02.080.C, the Director may approve other temporary uses and activities if it is determined that such uses do not adversely impact surrounding properties.

**Section 17.** Table 6-1. Table 6-1 of the Land Use Development Code is hereby amended and shall read as follows:

**Table 6-1: Non-residential Lot & Building Standards**

| Zoning District | Minimum Lot Standards | | | Minimum Setbacks [5] | | | | Building Height (max) |
|---|---|---|---|---|---|---|---|---|
| | Area | | Lot Coverage | Front [1] | Interior Side [2] | Corner Side | Rear [3] | |
| MU-NC | 2K - 40K sf | | 80% | 10'-25' | 5' | 20' | 10' | 40' / 3 stories |
| MU-DT | 2K - 30K sf | | 100% | 0'-10' | 5' | 10' [4] | 10' | 40' / 3 stories |
| MU-RC | 2.5K sf | | 20% | 25' | 5' | 10' [4] | 10' | 60' / 5 stories |
| I-1 & I-2 | 10K sf min. | | ~~10%~~ 85% | 25' | 10' | 25' | 10' | 40' / 3 stories |

**Section 18.** Section 17-7-3.A. Section 17-7-3.A. of the Land Use Development Code is hereby repealed and reenacted to read as follows:

A. **Vehicle Parking Rates**. Except as otherwise provided in this section, Table 7-3: Required Parking provides minimum parking requirements and general categories apply to all similar uses not specifically listed.

**Section 19.** Section 17-7-3.H. Section 17-7-3.H. is hereby added to the Land Use Development Code and shall read as follows:

H. **Guest Parking Rates**. Table 7-9: Guest Parking Rates provides the minimum parking requirements for guest parking.

**Section 20.** Table 7-9. Table 7-9 is hereby added to the Land Use Development Code and shall read as follows:

**Table 7-9: Guest Parking Rates**

| | |
|---|---|
| Single-family Detached | 0.15 spaces per dwelling unit* |
| Attached and Multi-family | 0.25 spaces per dwelling unit* |

*Any combination of on- and off-street parking will count toward this requirement

**Section 21.** Section 17-8-2.E. and Section 17-8-2.F. Section 17-8-2.E. of the Land Use Development Code is hereby renumbered to be Section 17-8-2.F. and, in its place, a new Section 17-8-2.E. is hereby added to the Land Use Development Code and shall read as follows:

**17-8-2 Planting Requirements**

. . .

E. **Nonfunctional Turf, Nonfunctional Artificial Turf and Invasive Plant Species.** Nonfunctional turf, nonfunctional artificial turf and invasive plant species are prohibited as provided herein.

1. *Definitions*. For purposes of this section:

a. The terms *nonfunctional turf*, *nonfunctional artificial turf*, *invasive plant species*, *multifamily residential housing premises property*, *new development project and redevelopment project* shall have the meanings set forth in § 37-99-102, C.R.S., as may be amended from time to time;

b. The term *applicable property* shall mean, and shall be amended from time to time as amended by state law to mean:

(1) A street right-of-way, parking lot, median, or transportation corridor;
(2) Commercial, institutional and industrial property;
(3) Common interest community property; and
(4) Multifamily residential housing premises property with more than 12 dwelling units.

2. *Prohibition*.

(1) Commencing on and after January 1, 2026, no person shall install, plant or place any nonfunctional turf, nonfunctional artificial turf, or invasive plant species, as part of a new development project or redevelopment project, on any portion of applicable property; and

(2) Commencing on and after January 1, 2028, the prohibition set forth in subsection (1) above shall apply to any portion of applicable properties that include multifamily residential housing premises property.

**Section 22.** Section 17-11-1.D.6. Section 17-11-1.D.6 of the Land Use Development Code is hereby amended to omit the definition of "Marijuana Uses" and to renumber the subsequent paragraphs accordingly.

**Section 23.** Section 17-11-2. Section 17-11-2. of the Land Use Development Code is hereby amended to omit the definition of "Marijuana or Recreational Marijuana."

450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

# Town Council Consent Agenda Communication

**Agenda Date:** December 1, 2025

**Subject:** Ordinance 2025-277: Larson Zoning - Second Reading

**Attachments:**
1. Ordinance 2025-277

**Presented by:** Jeremy Gleim, Planning and Development Director

**Agenda Item Description:**

Ordinance 2025-277 was introduced on first reading during a public hearing at the Town Council's regular meeting on November 3, 2025. After due consideration of the staff report, presentation, and public testimony, a motion was made to approve Ordinance 2025-277. Upon receiving a second, the motion passed.

**Strategic Plan Alignment:**

*Natural & Built Environment*

- Guide growth in the community through appropriate annexation, zoning, planning, and land use development

**Legal Advice:**

The Town Attorney prepared Ordinance 2025-277.

**Financial Advice:**

N/A

**Recommended Action:**

Approve Ordinance 2025-277 on Second Reading.

**Reviewed and Approved for Presentation**

Town Manager

**TOWN OF JOHNSTOWN, COLORADO**
**ORDINANCE NO. 2025-277**

**ORDINANCE APPROVING THE REZONING OF REAL PROPERTY KNOWN AS THE LARSON PROPERTY, SITUATED IN THE NORTHEAST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATEY 96.045 ACRES, FROM HOLDING AGRICULTURAL (H-A) TO SINGLE FAMILY RESIDENTIAL (SF-1)**

**WHEREAS**, the Town of Johnstown, Colorado ("Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

**WHEREAS**, the Town Council is vested with authority to administer the affairs of the Town; and

**WHEREAS,** Johnstown North Investments, LLC, a Colorado limited liability company, applied to rezone the real property known as the "Larson Property," situated in the Northeast Quarter of Section 6 and the Northwest Quarter of Section 5, Township 4 North, Range 67 West of the 6th P.M. Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 96.045 acres, being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference ("Property"), from Holding Agricultural (H-A) to Single Family Residential (SF-1); and

**WHEREAS,** on September 24, 2025, the Town's Planning and Zoning Commission held a public hearing and recommended approval of Single Family Residential (SF-1) zoning for the Property; and

**WHEREAS,** on October 20, 2025, the Town Council held a public hearing to determine appropriate zoning for the Property and, based upon the recommendation of the Planning and Zoning Commission and the evidence received at the hearing, finds that the requested rezoning of the Property conforms to the *Johnstown Area Comprehensive Plan* and to the Town's land use regulations, as such existed when the application was submitted, and should be approved; and

**WHEREAS,** Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the preservation of the public health, safety and welfare and that this Ordinance is in the best interests of the citizens of the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

1. Recitals. The recitals set forth above are affirmed and incorporated herein.
2. Zoning Approval. Zoning of the Property described on Exhibit A shall hereby and hereinafter be designated as Single Family Residential (SF-1).

3. Repeal. All other Ordinances, or parts thereof, in conflict with this Ordinance are hereby repealed, including Ordinance 2024-252, to the extent of such conflict.

4. Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado ("Charter") and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk and by the Certificate of Publication. This Ordinance shall become effective upon final passage as provided by the Charter.

5. Recordation. Upon its effective date, the Town Clerk is hereby directed to file this Ordinance with the real estate records of the Weld County Clerk and Recorder.

**INTRODUCED AND APPROVED** on first reading by the Town Council of the Town of Johnstown, Colorado, this __ day of _____, 2025

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

**PASSED UPON FINAL APPROVAL AND ADOPTED** on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2025.

**ATTEST:**

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

**EXHIBIT A**
**PROPERTY DESCRIPTION**

A parcel of land, being that area defined on the Larson Property Zoning, as recorded July 30, 2024 as Reception No. 4973713 of the Records of the Weld County Clerk and Recorder (WCCR), situate in the Northeast Quarter (NE1/4) of Section Six (6), and the Northwest Quarter of Section Five (5), Township Four North (T.4N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Johnstown, County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the East Quarter corner of said Section 6 and assuming the East line of said NE1/4 as bearing South 01°08'53" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2533.00 feet, being monumented by a #6 rebar with 3.25" aluminum cap stamped LS 38065 at the Northeast corner and a #6 rebar with 3.25" aluminum cap stamped LS 23520 at the East Quarter corner and with all other bearings contained herein relative thereto; Thence along the South, West, North and East lines of said Reception No. 4973713 the following seven courses:

THENCE North 87°03'47" West a distance of 2718.67 feet;
THENCE North 02°27'28" West a distance of 1519.18 feet;
THENCE South 87°03'47" East a distance of 2753.49 feet;
THENCE North 88°51'07" East a distance of 30.00 feet;
THENCE South 01°08'53" East a distance of 1516.57 feet;
THENCE South 00°35'58" East a distance of 1.87 feet;
THENCE North 87°04'27" West a distance of 30.06 feet to the POINT OF BEGINNING.

Said described parcel of land contains 4,183,676 square feet or 96.045 acres, more or less (±).

450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

# Town Council Consent Agenda Communication

**Agenda Date:** December 1, 2025

**Subject:** Ordinance 2025-278: Amendment to the Granary Outline Development Plan - Second Reading

**Attachments:**

1. Ordinance 2025-278
2. Application
3. Vicinity Map
4. Proposed ODP Amendment
5. 2021 Approved ODP
6. Applicants Narrative
7. Staff Presentation
8. Applicants Presentation

**Presented by:** James Shrout, Planner

**Agenda Item Description:**

A public hearing was held on November 17, 2025, and upon conclusion of the public hearing, Ordinance 2025-278 was approved by the Town Council.

**BACKGROUND & SUMMARY**

Hartford Homes is requesting approval to amend the existing Granary Outline Development Plan (ODP) to introduce additional housing types, enhancing affordability and increasing the diversity of housing options within the Granary Development. The current housing option includes two different front-load single-family homes on lots sized 45’ x 110’ and 55’ x 110’, which will continue to be provided. The applicant is seeking to include rear-loaded cottages and duplexes on lot sizes of 30’ x 110’. This amendment incorporates an additional neighborhood park to serve the increased residential lots.

Kerr McGee has recently removed flowlines from various sites across this property to allow for greater flexibility in design. Active oil and gas facilities will maintain 350’ setbacks, plugged and abandoned well sites will maintain 150’, and well sites with removed flow lines will maintain 50’ setbacks. These setbacks were initially established in the ODP, before the removal of the flow lines. With the removal of flow lines, setbacks are reduced to 50’, which allows for expanded use of the subdivision.

Finally, this amendment reflects changes that occurred during the preliminary and final plats for Filings 1-4, including the updated ditch alignment and the east park configuration. If approved by the Town Council, this ODP Amendment will supersede Ordinance Number 2021-193 (Weld County Reception Number 4735960), adopted on February 17, 2021.

**SURROUNDING ZONING & LAND USE**

North: AG - Weld County
PUD - Town of Johnstown

South: AG - Weld County
PUD - Town of Johnstown

East: AG – Weld County
PUD (R) - Town of Johnstown

West: PUD - Town of Johnstown

**PROJECT DESCRIPTION & ANALYSIS**

The original Granary ODP (Weld County Reception Number 4735961) allowed for a maximum of 950 dwelling units and contained an average density of 3.45 dwelling units per acre. The approved ODP allowed for two (2) lot sizes: 45' x 100' and 55' x 110' for single-family detached residential. Other permitted uses within the ODP included parks and recreation areas with a thirty percent (30%) minimum open space requirement.

The proposed ODP amendment preserves the values of the currently approved plan while introducing additional housing types, including rear-loaded single-family detached cottages and rear-loaded single-family attached duplexes on minimum lots of 30' x 110', as well as front-loaded single-family attached duplexes on 40' x 100' lots. This amendment aims to address housing affordability and enhance product diversity within the Granary. The updated plan would allow for a maximum of 1,178 dwelling units, resulting in a density of 4 units per acre. This will result in a net increase of 228 additional housing units. It is important to note, while the overall unit count for residential products is increasing, they are still required to meet the 30% open space requirement through development within the community, but are simply introducing a couple of new housing types to help reach a broader range of potential buyers.

The area of this project site that is being considered for this amendment is located within the Medium Density/Intensity land use area as depicted on the Town's Future Land Use Map. As written in the Town's adopted Comprehensive Plan,

*A Medium Density/Intensity area (MDI) will generally be characterized by a more balanced, and wider-ranging mix of land uses—incorporating walk-up apartment buildings, townhomes, small lot (3,500-5,00 SF) attached and detached single-family housing, in close proximity to neighborhood-scale shopping, personal services, restaurants, small medical facilities, and facilities such as libraries and recreational center. MDI areas may also occur along arterials and other major corridors, and may serve as the next layer away from the High Density/Intensity areas they may neighbor, as a transition to lower density neighborhoods. MDI's will offer complete neighborhoods with a diversity of shops and services, including schools and civic facilities, within walking or biking distance from residential areas; and offer good walking connections along with larger-scale multi-modal trails.*

*Residential neighborhoods will provide a range of housing options and provide street and trail connections to adjacent neighborhoods. Housing will be encouraged to provide porches that extend closer to the sidewalks, and garages that are alley-loaded or setback to offer a safer, slower, and more interesting streetscape. Future considerations may include accessory dwelling or carriage house units to increase affordability and diversity. These are great neighborhoods to encourage and accommodate a diversity of lifestyles and income ranges, and allow active-agers to remain in Johnstown once larger family homes and yards may be less desirable.*

Additionally, the Comprehensive Plan also identifies densities within Medium Density/Intensity areas as ranging between 5 – 16 dwelling units per acre. As previously stated, even with the proposed increase in units, the project-wide density is 4 dwelling units per acre. This constitutes a very low-density project for the respective land use area.

The Granary development team has been working towards plugging and abandoning well sites in the south-west portion of the development to allow for additional flexibility in development. The results of their efforts have created reductions in setbacks from 350' to 150' where facilities have been plugged and abandoned, and in some cases, removal of the flow lines to allow for a setback of 50'. These areas will be used for recreational purposes as well as potential detention areas.

**COMPREHENSIVE PLAN ALIGNMENT**
The proposed ODP update meets goal L1 of the comprehensive plan, which aims to *ensure neighborhood character amenities contribute to the health and well-being of diverse residents.* Within the L1 goal, goal L1.3 seeks to *ensure updated code efforts include collaboration with local equitable housing advocates to identify and promote options and tools to create appropriate housing for senior and low-to-medium income households.* The Granary development team is pursuing this amendment to broaden its housing diversity, responding to market demand, while enabling collaboration with partner organizations to deliver more affordable housing solutions.

The Granary Development is already meeting goal L3.2 *by implementing agricultural elements and themes in neighborhoods and facilities by repurposing agricultural structures*. Existing silos and barns have been thoughtfully placed around the development as prominent entry features into the development, celebrating the agricultural heritage of the Johnstown area.

**NEIGHBORHOOD MEETING**
N/A

**PLANNING & ZONING COMMISSION**
On October 8, 2025, the Planning and Zoning Commission held a public hearing on the Granary ODP Amendment. Director Gleim presented the material, and the applicant's representative, Shelley LaMastra, PLA, RVI Planning + Landscape Consultant, provided an overview of the proposed amendment to the previously approved Granary ODP, including proposed modifications.

The Commission asked questions regarding the shared driveway design, housing price range, status of the oil and gas facilities, housing affordability, traffic improvements, and the community pool.

One member of the public expressed concerns about how the project might affect their adjacent property. Ms. Thorpe indicated that the development team is willing to work with the property owners regarding boundary considerations.

At the conclusion of the public hearing, a motion was made to recommend that the Town Council approve the Granary ODP Amendment, Case No. ZON24-0007; the motion was seconded and passed 6-0.

**TOWN COUNCIL**
On November 3, 2025, the Town Council held a public hearing on the Granary ODP Amendment. James Shrout, Planner, presented the material, and the applicant's representative, Shelley LaMastra, PLA, RVI Planning + Landscape Consultant, provided an overview of the proposed amendment to the previously approved Granary ODP. Wendi Cudmore, Hartford Homes, was also

present and provided additional information regarding the new housing types proposed within the amendment. Members of the public voiced concerns around the visual appeal of the residential units, the density of the units, and the encroachment on their property lines. Members of the Council asked the applicants' representative questions regarding the increased density, setbacks, senior housing, and impacts on the home values for those who have already purchased in the subdivision. At the conclusion of the public hearing, the Council voted on the matter, which resulted in a 3-3 vote, and the request failed on arrival.

On November 17, 2025, the Town Council voted to reopen the public hearing in consideration of the Granary ODP Amendment. Town Manager LeCerf introduced the item and provided additional information to the Council, stating that Hartford Homes has benefited the Town by financially assisting with the completion of the Colorado Blvd. and Roosevelt Parkway roundabout project, County Rd. 46 improvements, and how Hartford Homes installed a community pool on the front end of the project, whereas most developers would complete the pool near the end of the project. Town Manager LeCerf introduced Patrick McMeekin, President of Land, Hartford Homes, to discuss the proposed amendment. At the conclusion of Mr. McMeekin's presentation, Hartford Homes pledged to commit 5% of the new density to affordable housing. Members of the Council asked questions about the cost of affordable housing units. Mr. McMeekin addressed the question by referencing that the Area Median Income might be used to determine eligibility for affordable housing costs. At the conclusion of the public hearing, the Council voted on the matter, which was unanimously approved.

Due to Hartford Homes' commitment to dedicating 5% of homes to affordable housing, language on the cover page of the ODP Amendment has been added to memorialize this commitment. This commitment is also reflected in Ordinance 2025-278.

**Strategic Plan Alignment:**

*Natural & Built Environment*

- Expect and encourage community-centered design
- Support a broad range of housing options

**Legal Advice:**

The Town Attorney has provided Ordinance 2025-278.

**Financial Advice:**

N/A

**Recommended Action:**

The Planning and Zoning Commission recommends that the Town Council approve Ordinance 2025-278 on second reading.

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**Reviewed and Approved for Presentation**

Town Manager

**TOWN OF JOHNSTOWN, COLORADO**
**ORDINANCE NO. 2025-278**

**ORDINANCE APPROVING THE GRANARY OUTLINE DEVELOPMENT PLAN - AMENDMENT 01 FOR THE GRANARY SUBDIVISION, LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 275 ACRES**

**WHEREAS**, the Town of Johnstown, Colorado ("Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

**WHEREAS**, the Town Council is vested with authority to administer the affairs of the Town; and

**WHEREAS**, pursuant to Ordinance No. 2021-193, dated on or about February 17, 2021, the Town Council approved and adopted a P.U.D. Outline Development Plan for the subdivision known as The Granary, located in the South Half of Section 7, Township 4 North, Range 67 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 275 acres ("2021 ODP"); and

**WHEREAS**, the 2021 ODP is recorded in the Office of Weld County Clerk and Recorder at Reception No. 4735961; and

**WHEREAS**, Hartford Acquisitions, LLC, a Colorado limited liability company, the property owner, submitted an application to the Town for approval of an amended outline development plan for The Granary, referred to as the Granary Outline Development Plan – Amendment 01; and

**WHEREAS**, on October 8, 2025, the Planning and Zoning Commission held a public hearing and recommended approval of the Granary Outline Development Plan – Amendment 01; and

**WHEREAS**, on November 3, 2025, the Town Council held a public hearing concerning approval of the Granary Outline Development Plan – Amendment 01; and

**WHEREAS**, after considering the Planning and Zoning Commission's recommendation for approval, reviewing the file and conducting such public hearing, the Town Council finds that the Granary Outline Development Plan – Amendment 01 is consistent with, and furthers the goals of, the *Johnstown Area Comprehensive Plan* goals and is compatible with all other applicable Town standards and regulation; and

**WHEREAS**, based on the foregoing, the Town Council desires to approve the Granary Outline Development Plan – Amendment 01.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

**Section 1. Granary Outline Development Plan – Amendment 01 Approval.** The Granary Outline Development Plan – Amendment 01 for The Granary subdivision ("Amended ODP"), located in located in South Half of Section 7, Township 4 North, Range 67 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 275 acres ("Property"), attached hereto and incorporated herein by reference as Exhibit A, is hereby approved subject to the following condition:

- Prior to the Mayor signing and the recording of the Amended ODP, the Amended ODP shall be amended, consistent with the property owner's representation during the public hearing, to reflect that five percent (5%) of the new density created by the Amended ODP shall be reserved for affordable housing.

**Section 2. Supersede and Replace.** The Granary Outline Development Plan – Amendment 01 adopted herein shall supersede and replace the 2021 ODP approved by the Town Council pursuant to Ordinance No. 2021-193; except that this Ordinance shall not supersede and replace Section 2 of Ordinance No. 2021-193.

**Section 3. Effective Date**. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado ("Charter") and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk. This Ordinance shall become effective upon final passage as provided by the Charter. Copies of the entire Ordinance are available at the office of the Town Clerk.

**INTRODUCED AND APPROVED** on first reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2025.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By:_____ By:_____

Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

**PASSED UPON FINAL APPROVAL, AS AMENDED, AND ADOPTED** on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2025.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By:_____
Meghan Martinez, Town Clerk

By:_____
Michael P. Duncan, Mayor

**EXHIBIT A**

Granary Outline Development Plan – Amendment 01

(Attached)

# Town of Johnstown

## LAND USE APPLICATION FORM

*Check all boxes that apply for the subject submittal.*

| Land Use | Land Division | Miscellaneous | |
|---|---|---|---|
| ☐ Annexation & Establishment of Zoning | ☐ Major Subdivision & Development Plan | ☐ Wireless Communication Facility (WCF) | ☐ Stand-alone Public Improvement/Utility/Road Plans |
| ☐ Change of Zone | ☐ Preliminary | ☐ Small Cell | ☐ Home Model Review |
| ☑ Planned Development | ☐ Final | ☐ EFR or Base Station | ☐ C-LOMR Review |
| ☐ Site Development Plan | ☐ Combined | ☐ Alt. Tower Structure | ☐ Floodplain Development Permit |
| ☐ Use by Special Review (USR) | ☐ Minor Subdivision | ☐ Tower/Other - USR | ☐ Alternative Compliance |
| ☐ 17-10-3 Facility - USR | ☑ Major Amendment | ☐ Variance | ☐ Appeal of Administrative Decision |
| ☐ Amendment/Conversion | ☐ Minor Amendment | ☐ Permit, Home Occupation, Compliance Review, Other | |

**Property Information:**

| | | | |
|---|---|---|---|
| Parcel Number(s): | 105907307019, 105907312012, 105907312013 | County: | Larimer ☐ Weld ☒ |
| Site Address: | CR 46, between Co Blvd and Telep | Zoning: | PUD |
| Legal Description: | | Acres: | |
| Project Name: | The Granary | | |
| Project Description: | Amendment to include cottages and duplex to increase affordability and product diversity | | |

**Applicant / Developer Contact:** ☐ Check if Primary Point of Contact

| | | | |
|---|---|---|---|
| Company: | Hartford Homes | Phone: | |
| Name: | Jamie Thorpe | Email: | jthorpe@hartfordco.com |
| Address: | 4801 Goodman St. | City, State, Zip: | Timnath, CO 80547 |

**Consultant / Representative Contact:** ☐ Check if Primary Point of Contact

| | | | |
|---|---|---|---|
| Company: | RVi Planning + Landscape | Phone: | 970-484-8855 |
| Name: | Shelley LaMastra, PLA | Email: | Slamastra@rviplanning.com |
| Address: | 506 S College Unit A | City, State, Zip: | Fort Collins, CO 80525 |

**Property Owner Authorization for Land Use Action: (*Required**)** ☐ Check if Primary Point of Contact

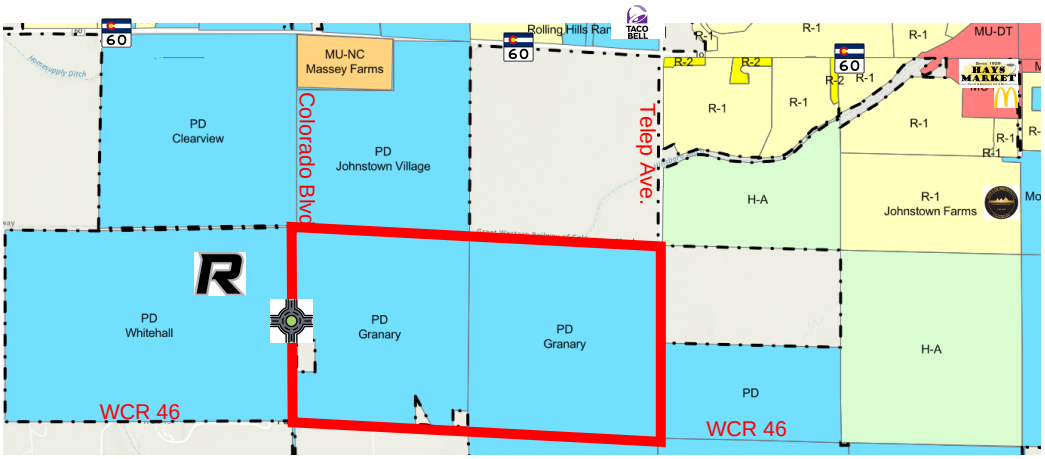
The undersigned (1) affirms ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as "Applicant" and/or "Representative" to represent me/us in all aspects of the land use process for the project being submitted with this application.

| | | | |
|---|---|---|---|
| Company: | Granary Development, LLC | Phone: | |
| Name: | Jamie Thorpe | Email: | jthorpe@hartfordco.com |

*Signature of Property Owner — Date: 12/20/24 — *Signature of Property Owner — Date

*Submit trust documents for any above-listed trust entity.*
*Submit a Statement of Authority and Certificate of Good Standing for any above-listed business entity.*

Version 4.10.23


60
MU-NC
Massey Farms
PD
Clearview
Colorado Blvd
PD
Johnstown Village
Rolling Hills Ran
TACO BELL
Telep Ave.
R-1
R-2
MU-DT
HAYS MARKET
H-A
R-1
Johnstown Farms
PD
Whitehall
PD
Granary
PD
Granary
PD
WCR 46
WCR 46
H-A

# GRANARY OUTLINE DEVELOPMENT PLAN - AMENDMENT 01

## Johnstown, Colorado

## Owner/Applicant

**Hartford Acquisitions**
4801 Goodman Rd
Timnath, CO 80547
970.614.4219

## Planner

**RVi Planning + Landscape Architecture**
506 S College Ave, Unit A
Fort Collins, CO 80524
970.484.8855

## Civil Engineer

**Galloway**
5235 Ronald Reagan Blvd.
Suite 200
Johnstown, CO 80534
970.800.3300

## Traffic Engineer

**Rollins Consult, LLC**
PO Box 1164
Fort Collins, Co 80522
970.213.2393

## Sheet Index

**ODP 1 - Cover Sheet**
**ODP 2 - Framework Plan**
**ODP 3 - Framework Plan - Street and Development Standards**
**ODP 4 - Regulating Plan - Lot Typicals and Architectural Diversity**
**ODP 5 - Regulating Plan - Lot Typicals and Architectural Diversity**
**ODP 6 - Regulating Plan - Lot Typicals and Architectural Diversity**
**ODP 7 - Regulating Plan - Lot Typicals and Architectural Diversity**
**ODP 8 - Concept Plan - Overall**
**ODP 9 - Concept Plan - Parks**
**ODP 10 - Concept Plan - Parks**
**ODP 11 - Concept Plan - Central Park**
**ODP 12 - Concept Plan - Entry Feature**
**ODP 13 - Side Use Easement and Fencing Plans**
**ODP 14 - Fencing Details**
**ODP 15 - Signed Ordinance**

### MAPLEWOOD ACRES LEGAL DESCRIPTION

Lot B, Recorded Exemption No. 1059-7-3-RE-135, according to the map recorded May 8, 1974 at Reception Number 1636091, being a portion of the Southeast Quarter of the Southwest Quarter of Section 7, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.
And
Lot B, Recorded Exemption No. 1059-7-3-RE3403, according to the map recorded December 4, 2002 at Reception Number 3011360, being a part of the Southwest Quarter of Section 7, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

### KETO LEGAL DESCRIPTION

The SE1/4 of Section 7, in Township 4 North, of Range 67 West of the 6th P.M., County of Weld, State of Colorado EXCEPTING therefrom right of way conveyed to The Great Western Construction Company by deed recorded in Book 194, page 290 and right of way conveyed to the Great Western Railway Company by deed recorded in Book 163, page 246, Weld County records, also except reservations contained in Patent recorded in Book 153, page 40, and in Deed recorded in Book 50, page 233, Weld County records.

### PROJECT HISTORY/INTENT/SUMMARY

The Keto and Maplewood Acres parcels will be acquired by a subsidiary of Hartford Homes, LLC. Maplewood Acres was annexed into the Johnstown in 2008. The Keto Parcel (Keto 161 Annexation) was annexed into Johnstown with a previous ODP plan associated with it that will be replaced by this ODP.

The proposed, consolidated GRANARY PD will allow development within the framework of the Town of Johnstown PD development standards. The total number of units across PD will be capped at 1,178 units. The plan will primarily consist of front-loaded single-family residential lots ranging from 4,950 to 6,050 square feet, with the western portion of the PD featuring rear-loaded cottage and duplex lots ranging from 3,300 to 4,000 square feet. These lots sizes are necessary to meet residential building demand for various market price points, which will increase market absorption rates and promote a successful project.

Open spaces containing trail systems, neighborhood parks and amenities shall be located throughout the development. Parks shall utilize equipment and site furnishings that create unique and noteworthy differences between the three different parks.

A modified collector street section and residential local street section will be provided in order to provide safe multi-modal transportation across the site and to the north.

Consistent fencing along property lines types/locations shall provide a distinctive character to the PD. Landscape within the open space areas will utilized low-water/drought tolerant species that will be planted in such a way as to highlight entrances, block unsightly views and establish a perimeter character that defines the development.

### RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

The provisions of this PD shall prevail and govern development to the extent permitted by the Town of Johnstown Municipal Code (JMC). Where standards, details, and guidelines of the PD - outline, preliminary, or final development plans - do not clearly address a specific subject or are silent, the Town of Johnstown Municipal Code, regulations, and guidelines shall be used. All proposed development is subject to Town of Johnstown review procedures.

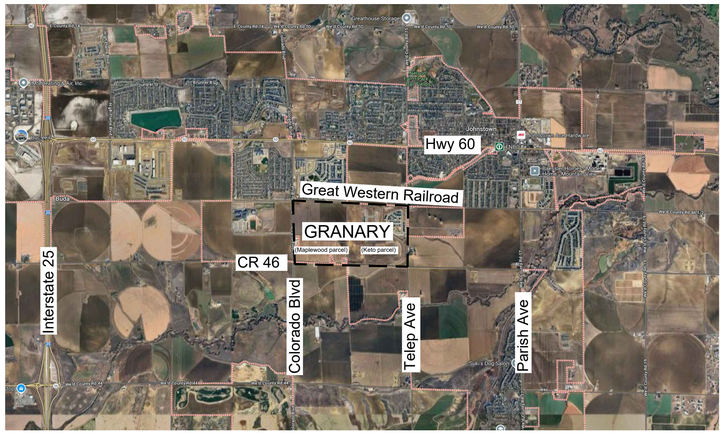
### PLANNED DEVELOPMENT (PD) OR OUTLINE DEVELOPMENT PLAN (ODP) AMENDMENT

The ODP/PD for Granary is requesting an amendment to the current plans in order to address changing market conditions and costs since its original recording. As housing costs have risen across the Front Range new and innovative products types are needed in order to bring a naturally more affordable and attainable price point. The rear load single-family cottage product will address housing costs for buyers. The front load paired home product (duplexes) provides an additional housing type with a ground-floor master for additional product diversity and buyer choice.

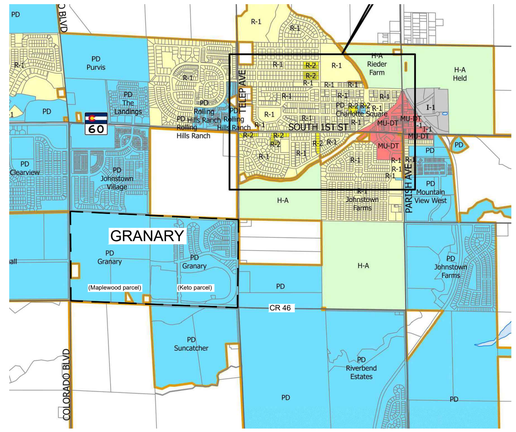
### AMENDMENT 01 AREAS FINAL PLANS AND PLAT APPROVAL PROCESS

Refer to Concept Plan for areas with the ODP the following section refers to.
All areas depicted on Concept Plan as part of Amendment 01 shall be permitted the following approval process:

1. Preliminary Plan and Plat: Discussion items with The Planning and Zoning Commission (recommendation) and Town Council (decision maker).
2. Final Plans and Plat: Consent agenda with Town Council only. Final Plans and Plat may be pulled by either a member of the community or by Council Member for a formal Hearing.




Vicinity Map




Zoning Map: Existing Zone District PD

NORTH

### AFFORDABLE HOUSING

This ODP Amendment increases the density of the Granary by 228 units. Of these, a minimum of 5% (12 units) of the increased number of units will be sold as affordable units, per the definition of a for-sale affordable unit within Proposition 123. The Developer will coordinate with the Town to track the number of units sold as affordable.

### LOCATION AND EXISTING CONDITIONS/RIGHT-OF-WAY DEDICATION

The GRANARY PD is bounded by the existing Great Western Railroad to the north, County Road 15 to the east, Country Road 46 to the south, and County Road 13/Colorado Blvd to the west.

The properties are partially developed per existing approved Final Development Plans. An existing ditch runs through the eastern portion of the Keto property. There are several existing oil facilities that have been plugged and abandoned.

Right-of-way dedication would occur along Colorado Boulevard, Telep Avenue and County Road 46 in order to accommodate the required street sections.

### SURROUNDING ZONING/ADJACENT USES

North of property:
PD - Johnstown Village and unincorporated land.

South of property:
Vacant land zoned PD - Suncatcher and unincorporated land.

East of property:
Vacant land zoned PD and unincorporated land.

West of property:
Vacant land zoned PD - Whitehall and school.

### GENERAL NOTES

1. All drainage elements are conceptual in nature and final determinations of the drainage system, to include the placement of detention/retention ponds, channels, and storm sewer, will be made in accordance with the applicable final drainage reports and plans.
2. A metro district shall be established to provide for common area maintenance and financing of the public improvements.

### DEVELOPMENT OBJECTIVES

The GRANARY PD will support a number of priorities and objectives, including:

- Meet goals and objectives of Town's Comprehensive Plan and applicable sections of the Land Use and Development Code.
- Increased density with smaller lot sizes that will allow for a better entry level pricing for high demand single-family homes as well as the ability to maximize the high quality open space within the development.
- Variation in product types: Variation of indoor living space between SFD, Cottages and Duplexes for a broad range of age group, life styles and economics.
- Off-street trail system connecting neighborhood parks and open spaces.
- Streets with wide sidewalks comfortable for biking on collectors.
- Recreational neighborhood parks that will serve the development as well as the community at large with active recreation including sports courts and playground equipment. Passive recreation opportunities include shelters with tables, trails and enhanced landscaping areas.
- Expansive open spaces centered around existing oil facilities, ditches and detention areas.
- Collector connection east-west for future school connection.

### UTILITIES/PUBLIC FACILITIES

- Water: Town of Johnstown
- Sewer: Town of Johnstown
- Refuse Collection: Town of Johnstown
- Electric: Xcel Energy
- Natural Gas: Xcel Energy
- Schools: Weld County School District RE 5-J, Aims Junior College District
- Police: Town of Johnstown Police Department
- Fire Protection: Front Range Fire Rescue
- Library: High Plains Library District
- Storm Drainage: Metro District
- Floodplain: Town of Johnstown
- Streets/Pedestrian System: Town of Johnstown

**APPROVALS**

TOWN COUNCIL
THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS THE GRANARY ODP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____, PASSED AND ADPOTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE DAY OF _____ , _____ .

BY: _____ ATTEST: _____
TOWN MAYOR TOWN CLERK

RECEPTION NUMBER _____

GRANARY
Johnstown, Colorado

| REV. | COMMENT | DATE |
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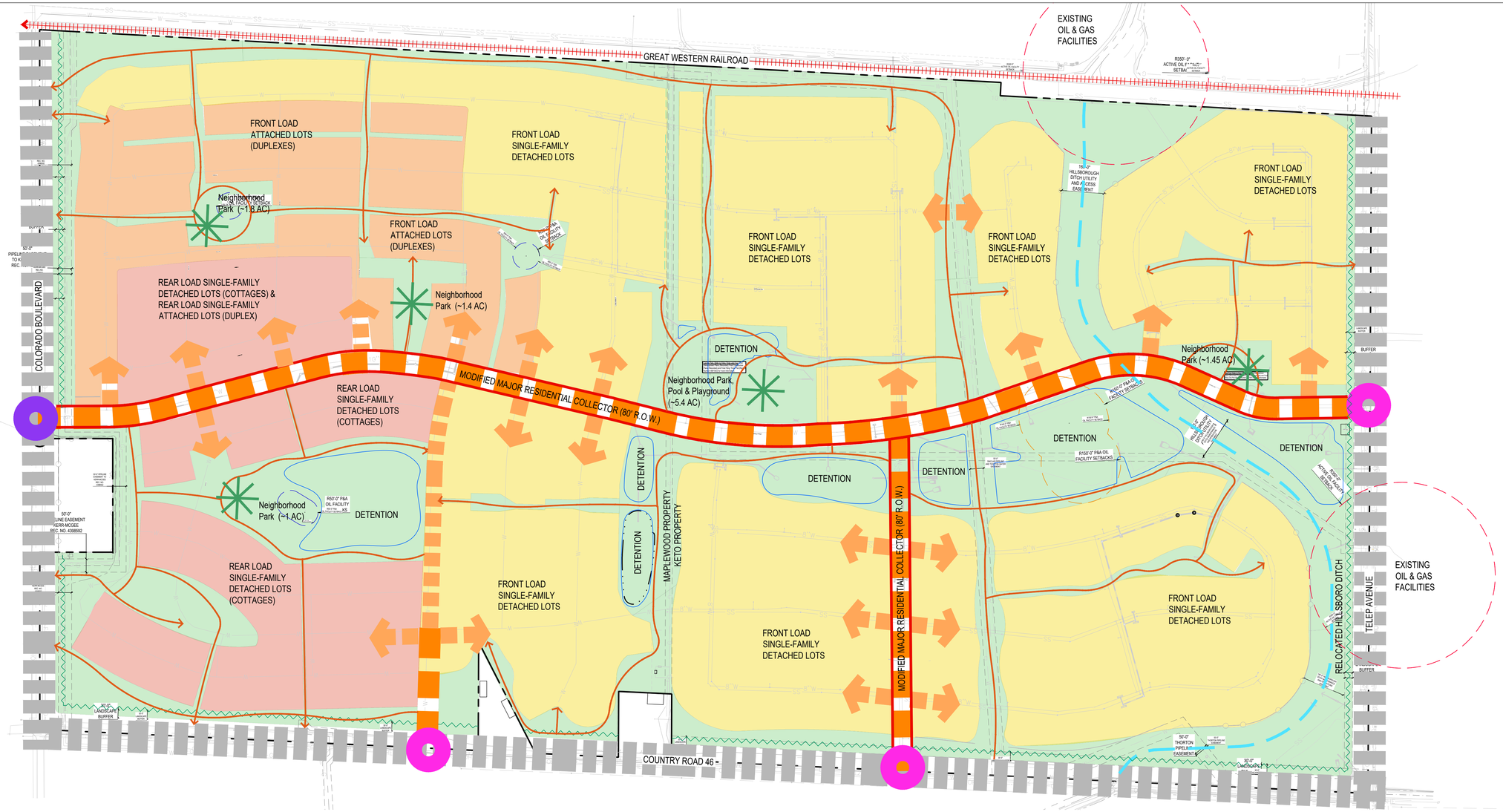
OUTLINE DEVELOPMENT PLAN AMENDMENT 01

Date: 11.18.2025
Drawn By: SL, IJ
Checked By: CR

COVER SHEET

Sheet
ODP 1




LEGEND:

- PROPERTY LINE
- EASEMENT
- EXISTING RAILROAD
- MAJOR ARTERIAL STREET
- MODIFIED MAJOR RESIDENTIAL COLLECTOR (80' ROW)
- MODIFIED RESIDENTIAL LOCAL ROLLOVER (70' ROW)
- RESIDENTIAL LOCAL (60' ROW)
- PRIMARY ENTRANCE / FULL MOVEMENT INTERSECTION
- PRIMARY INTERSECTION / ROUNDABOUT
- POTENTIAL DETENTION AREA
- 50' SETBACK FROM PLUGGED & ABANDONED OIL & GAS FACILITIES
- 150' SETBACK FROM PLUGGED & ABANDONED OIL & GAS FACILITIES
- 350' SETBACK FROM PLUGGED & ABANDONED OIL & GAS FACILITIES
- RELOCATED HILLSBOROUGH DITCH
- TRAIL SYSTEM
- MULTI-MODAL SIDEWALK
- OPEN SPACE
- REAR LOAD SINGLE FAMILY DETACHED LOTS (COTTAGE) & REAR LOAD SINGLE FAMILY ATTACHED LOTS (DUPLEX) (30' X 110')
- FRONT LOAD SINGLE-FAMILY ATTACHED LOTS (40' X 100') (DUPLEXES)
- FRONT LOAD SINGLE FAMILY DETACHED LOTS (45' X 110' and 55' x 110')
- PARK / PLAZA AREA
- 30' LANDSCAPE BUFFER

LAND USE INFORMATION:

| | |
|---|---|
| KETO PROPERTY | 155.69 AC |
| MAPLEWOOD ACRES PROPERTY | 138.937 AC |
| TOTAL THE GRANARY AREA | 294.627 AC |
| MAXIMUM DWELLING UNITS | 1,178 UNITS |
| MAXIMUM DENSITY | 4 DU/AC (overall - density may be higher or lower in some areas) |

GRANARY PD

Permitted uses:
Front Load Single-Family Detached
Front Load Single-Family Attached (Duplex)
Rear Load Single-Family Detached (Cottage)
Rear Load Single-Family Attached (Duplex)
Parks and recreation areas

Minimum lot area for Single-family (front load) 45' x 110' (4,950 SF)
Minimum lot area for Single-family Cottage (rear load) 30' x 110' (3,300 SF)
Minimum lot area for Single-family Duplex (front load) 40' x 100' (4,000 SF - Per unit)

Minimum 30% Open Space required for overall development (individual filings are not required a certain amount. Open Space will accrue with each filing to count toward total amount of 30%)

NOTES:

1. ALL STREETS TO BE DESIGNED TO TOWN OF JOHNSTOWN STREET DESIGN & CONSTRUCTION STANDARDS OR APPROVED ODP STREET SECTIONS. ANY MAJOR AND LOCAL RESIDENTIAL STREETS THAT WILL REQUIRE TRAFFIC CALMING IMPROVEMENTS WILL BE DETERMINED BY THE DEVELOPMENT TRAFFIC ENGINEER FOR REVIEW AND CONCURRENCE BY THE TOWN TRAFFIC ENGINEER.
2. CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

200' 0 200' 400' NORTH

# GRANARY
## Johnstown, Colorado

HARTFORD HOMES

RVi

| REV. | COMMENT | DATE |
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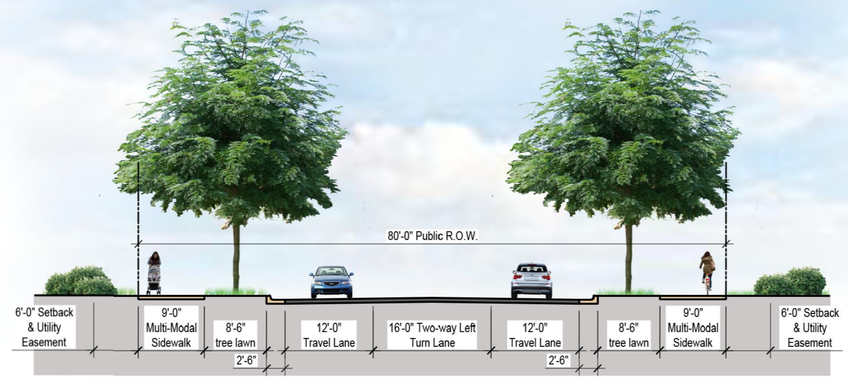
OUTLINE DEVELOPMENT PLAN AMENDMENT 01

Date: 11.18.2025
Drawn By: SL, IJ
Checked By: CR

Framework Plan

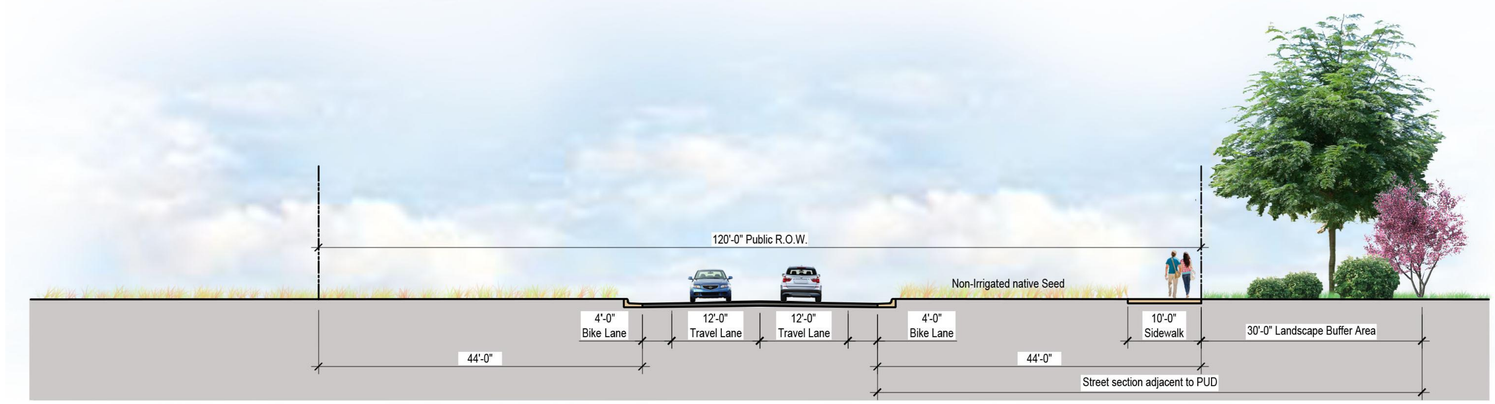
Sheet

ODP 2




## Modified Major Residential Collector

Notes:
1. Standard Major Residential Collector has 12'-6" tree lawns and 5'-0" sidewalks.




## Major Arterial - Initial Phase

Notes:
1. Left and right turn lanes at intersection and accesses as required per Traffic Impact Study.
2. On-street bike lanes.
3. Utilities should be located under the road or sidewalk, where possible.
4. Ultimate Major Arterial Road cross section will be built when volumes require it's construction.

**IRRIGATION**

The site will utilize irrigation through the native seed open areas for a three(3) year establishment period, depending on significant droughts. All native seed areas will have irrigation with the exception of the bottoms of the detention ponds. All trees in within native seed areas will be on a separate drip zone. Turf areas along collector street tree lawns and in park areas will have spray/rotor irrigation. All formal shrub beds within the parks will be provided with drip irrigation. Single-family lots will provide permanent irrigation for both front and rear yards.

**PARKS AND OPEN SPACE**

A large portion of the PD will be open space with a natural character and trail system for more passive recreation. The existing ditch and detention pond areas will be maintained as open space with trails along them. These areas also will provide a natural/native plant palette that will enhance views and areas of use. Three neighborhood parks will be located centrally within the development. A playground with play areas for both 2-5 and 5-12 years, shelter, picnic tables, and turf areas will support active recreation needs within the development. The larger Central Park will also provide a neighborhood pool.

**LANDSCAPE STANDARDS**

The design intent for the THE GRANARY PD is to create a planned community that celebrates the surrounding plains ecosystem. Water conservation through appropriate landscaping techniques and plant species selection will be emphasized for the project.

- Entry Point Treatment - Entry points into the THE GRANARY PD from the east, south and west will be emphasized with more dense landscape areas that create a visual backdrop and entry point definition. Architectural elements such as monument signage, large rock displays etc will be utilized to further define these points of access.
- Open Space / Buffer Yard Treatment - Landscape edges along arterial streets will contain a native seed mix with forbes and native perennials. Clusters of drought resistant shrubs (i.e. rabbitbrush, sages, mormon tea, etc) will create a diverse understory with deciduous and evergreen trees (i.e. hackberry, sand cherry, oaks alders, spruce, pine, etc) creating visual interest that is rooted in the context of the upland ecosystem.
- Modified Residential Collector Street Treatment - Tree lawns with shade/canopy trees at 40' o.c. shall be located along modified residential collector street. Trees shall be a minimum 40' from all street lights. Tree lawns shall be drought tolerant species of bluegrass and fescue species.
- Front Load Single-Family Residential (detached or attached) Lot Treatment - Individual lot landscaping will be provided by each homeowner, or the builder at the builder's discretion. Design shall be in accordance with the covenants of the community. One (1) canopy tree per lot shall be required in the front yard, two (2) canopy trees shall be required in the front yard of corner lots, one(1) within the front yard and one (1) in the the side yard facing public R.O.W. If utility constraints prevent canopy tree (1) small ornamental tree maybe planted with 7' utility separation. A minimum of 30% of each single-family lot shall consist of drip irrigated shrub beds with low to medium water use plants.
- Rear Load Single-Family Residential Lot (Cottage)Treatment (applies to Right-of-Way fronting lots only) - Individual lot landscaping will be provided by each homeowner, or the builder at the builder's discretion. Design shall be in accordance with the covenants of the community. One (1) canopy tree per lot shall be required in the front yard, if utility constraints prevent canopy tree (1) small ornamental tree maybe planted with 7' utility separation. A minimum of 30% of each single-family lot shall consist of drip irrigated shrub beds with low to medium water use plants.
- Park Treatment - The park playground and activity node areas shall contain irrigated turf areas for field recreation and structured activity uses. Remaining areas shall be landscaped with shrub beds that contain native/drought resistant species. Large shade/canopy trees will be located around areas of congregation to provide shade and structure to the spaces.
- Detention Pond Treatment - Native seed mix with species appropriate for more moist conditions shall be utilized within detention and water channel areas. No irrigated turf lawn shall be permitted within these areas. Shrubs and trees along the edges shall be utilized at source points to filter and clean run off water. Forbays shall be created to contain sediment and create easy maintenance of these structures.

**MAXIMUM BUILDING HEIGHT**

The maximum building height is 35 feet (midpoint of highest ridge and eave).

| PORCHES (45' and 55' Front Load SFD lots) | PORCHES (40' Front load SFD - Duplex Lots) | PORCHES (30' SFD/SFA Cottages) |
|---|---|---|
| Minimum porch depth to be 4' | Minimum porch depth to 4' | Minimum porch depth to 4' |
| Minimum porch area to be 48 SF | Minimum porch area to be 24 SF | Minimum porch area to be 32 SF |

**FENCING**

Fencing shall be located as per Fence Type Location Diagram. Three fencing types shall be provided as per details.
Side yard Fencing shall terminate a minimum of 5' behind front elevation of house.

**SIGNAGE**

A monument sign identifying the final development name shall be located at all four major development entrances. Materials and character of signage shall reflect the overall theme and character of the development. All lighting shall meet Town of Johnstown standards.

**STORAGE**

Boats, campers, and trailer vehicles shall only be permitted to be stored within completely closed structures or within areas specifically designated for such storage, provided such areas are behind building setback lines.

**ADDITIONAL DWELLING UNIT (ADU)**

Shall be permitted over homes with detached duplex (shared) garages only.

**SIDE YARD USE EASEMENT**

Side yard use easements occur from front property line to rear property line (unless otherwise noted on plot plan) and extend from the grantor's building foundation to the lot line between the grantor's and grantee's parcels that shall be granted to the easement grantee per the restrictions outlined below.

Within the Granary PD, side yard use easements may be designed and used within a series of adjacent lots for review and approval at the time of final plot plan. side yard use easements may be used on all detached single family lot types. The following restrictions apply to the side yard use easements:

1. Easement grantee shall have full access and enjoyment of the easement including construction of improvements, use, and maintenance of the space included in the easement. Fences and walls used as privacy screens may not encroach into the front and rear setback. Non-combustible improvements including but not limited to decks, patios, landscaping, walls, fences, rails, furniture and similar elements are permitted within the defined side yard use easement. Decks, patios and walls, other than privacy screens, in excess of 30-inches in height (as measured from finished grade) are not permitted in side yard use easements. No combustible building materials may be used in the construction of improvements within 5' of the property line (resulting in a 10' clear zone for all combustible materials between homes). A minimum of 10' is required between all habitable structures. Only landscaping, hardscape, and irrigation improvements are permitted within front and rear setbacks. Irrigation is not permitted within 5' of any foundation. No improvements may be implemented at the detriment of the grantor's structure or their ability to maintain their home.
2. Side yard use easements are permitted on detached single family lots only.
3. All improvements by grantee located within the side yard use easement shall be maintained by the easement grantee.
4. Easement grantor is ensured of access within this easement for maintenance and repair of the principal building located on the easement grantor's lot and for no other purpose.
5. All principal buildings and garages owned by easement grantor shall be maintained by easement grantor.
6. Side yard use easements may also be used for drainage. Neither the grantee nor the grantor shall alter finished grade and/or drainage patterns on the grantor's property without the approval of the metropolitan district and approval by a qualified registered professional engineer. any change in drainage patters must be approved by a professional engineer.
7. Side yard use easement procedures and policies shall be managed by the metropolitan district.

**DEFINITIONS**:

Easement grantor: the lot owner granting side yard area to adjacent lot owner for use.
Easement grantee: the lot owner gaining side yard area from adjacent lot owner for use.
Habitable Living Space: the conditioned interior portion of a home that is full enclosed with walls.

GRANARY
Johnstown, Colorado

HARTFORD HOMES

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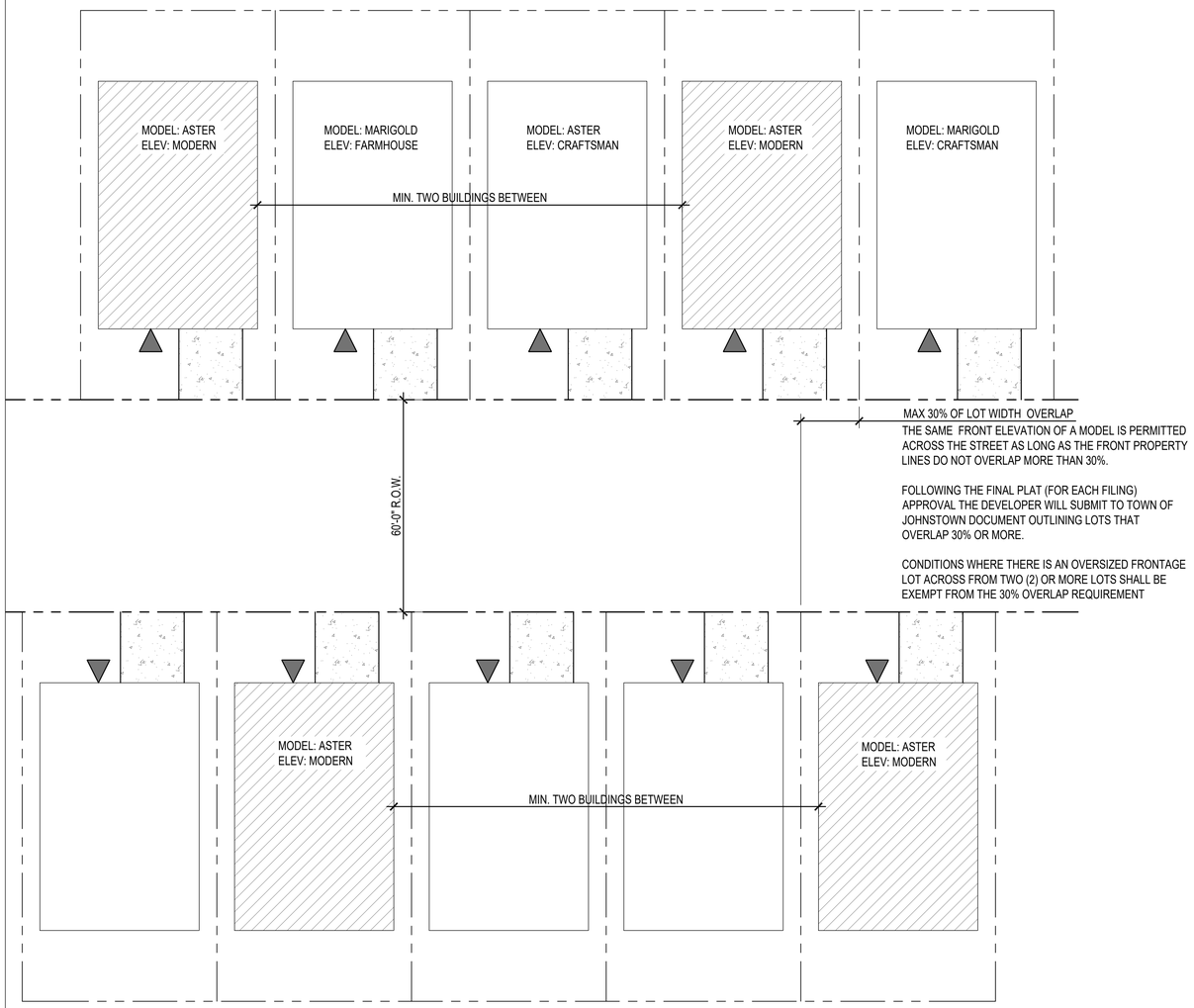
OUTLINE DEVELOPMENT PLAN AMENDMENT 01

Date: 11.18.2025
Drawn By: SL, IJ
Checked By: CR

Framework Plan - Streets and Development Standards

Sheet

ODP 3




MAX 30% OF LOT WIDTH OVERLAP

THE SAME FRONT ELEVATION OF A MODEL IS PERMITTED ACROSS THE STREET AS LONG AS THE FRONT PROPERTY LINES DO NOT OVERLAP MORE THAN 30%.

FOLLOWING THE FINAL PLAT (FOR EACH FILING) APPROVAL THE DEVELOPER WILL SUBMIT TO TOWN OF JOHNSTOWN DOCUMENT OUTLINING LOTS THAT OVERLAP 30% OR MORE.

CONDITIONS WHERE THERE IS AN OVERSIZED FRONTAGE LOT ACROSS FROM TWO (2) OR MORE LOTS SHALL BE EXEMPT FROM THE 30% OVERLAP REQUIREMENT

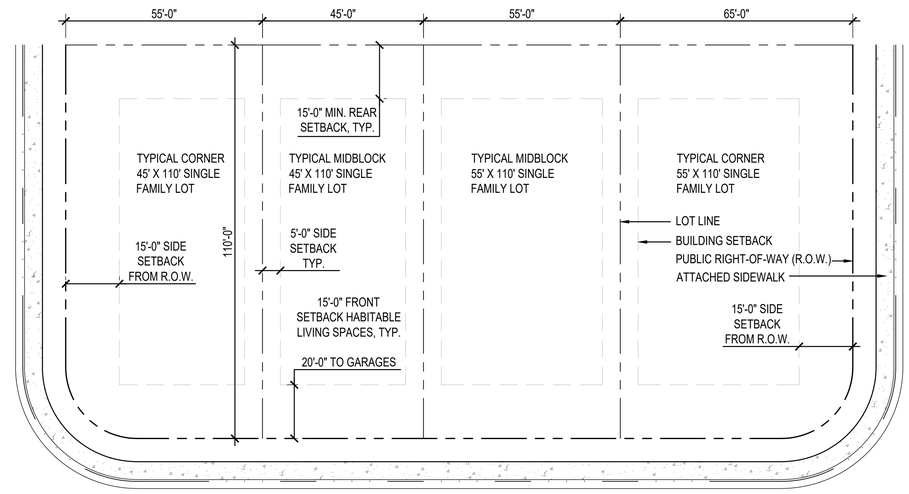
## FRONT LOAD SINGLE-FAMILY DETACHED ARCHITECTURAL DIVERSITY DIAGRAM

INDICATES FRONT ELEVATION

INCLUDES : 45'X110' AND 55'X110' SINGLE FAMILY DETACHED LOTS

FRONT LOAD SINGLE-FAMILY DETACHED STANDARDS AND DIVERSITY REQUIREMENTS

1. Front Load Single Family Detached lots:
   a. A minimum of three (3) front load home models/floorplans shall be available within the development. Models are distinguished by varying floorplans, windows size / locations, entry door location, porch configuration, etc will vary between the models. models typically have names such as "Primrose, Marigold, etc." that are defined by the builder.
   b. A minimum of two (2) front elevations per model shall be available. Elevations shall be deemed to be similar if there is no substantial difference in the roof lines, fenestration, or color/type of cladding. Elevations are typically classified by an architectural character such as "Craftsman, Farmhouse, etc".
   c. Buildings that are the same model and front elevation and shall have a minimum of two different models and/or front elevations between them on along R.O.W.
   d. Identical and/or mirrored floor plans with different front elevations are permitted on immediately adjacent lots.
   e. Model homes shall be allowed within the PD in the discretion of the developer; however, the architectural provisions of this PD shall apply equally to all such model homes. Developer shall be allowed early model home(s) provided there is initial acceptance of subdivision improvements in the area of the model homes that will allow access to and of operation of said home(s). A maximum of one(1) of each model will be permitted.
   f. Sheds less than 120 SF shall be allowed on single-family detached lots.
   g. Minor cosmetic changes such as different paint color, reversing or creating mirror images of the exterior architectural elevations, shutters, decorative brackets, or using different brick or stone color shall not meet the intent of defining a different elevation.
2. Materials:
   a. Acceptable materials include vinyl, cementitious hardboard siding and shingles, stained cedar shingles, painted wood siding, and stucco. Brick and stone (including faux stone) are encouraged but not required.
   b. Siding patterns may include clapboard, shiplap, drop siding, tongue-and-groove (vertical or horizontal), board & batten, and shingle coursing.
   c. Exposed foundations exceeding eight-inch height on the front elevation are not permitted.
3. Building orientation: The primary pedestrian entry and/or windows shall face a street.
4. Front porches: Homes shall include a covered front porch associated with the entry, or other suitable covered architectural feature to accentuate the entry to the home.
5. Roofs: The maximum length of a continuous street facing roof ridge is 45 feet (does not apply to side street elevation), unless the roof is punctuated by dormers or intersections with perpendicular roof systems.
6. Garages:
   a. The dwelling units on a block face shall have recessed garages that are a minimum of 4 feet behind either the living area of the home or the front of a covered porch.
   b. Three-car garages, if proposed, shall be:
      i. Third garage shall be recessed by at least two feet from the two-car garage plane; or,
      ii. Separated by a two-foot width masonry column from the two-car garage.
      iii. Tandem configuration.
7. ADUs are permitted per Town LUDC.




## TYPICAL FRONT LOAD SINGLE-FAMILY DETACHED LOT SETBACKS

**FRONT LOAD SINGLE-FAMILY DETACHED MIN. SETBACKS**

| | |
|---|---|
| Front Yard | 15' Habitable Living Area / 20' to Garage |
| Side Yard | 5' to interior lot line |
| Street Side Yard | 15' to R.O.W. |
| Rear Yard | 15' |

**SETBACK ENCROACHMENTS**

Porches may extend into setbacks up to utility easement (Eaves may not overhang into utility easements)
Window wells may extend into setback area up to 3'
Eaves may extend into setback area up to 3'

20' 0 20' 40'

GRANARY
Johnstown, Colorado

HARTFORD HOMES

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OUTLINE DEVELOPMENT PLAN AMENDMENT 01

Date: 11.18.2025

Drawn By: SL, IJ

Checked By: CR

Regulating Plan - Lot Typicals and Architectural Diversity

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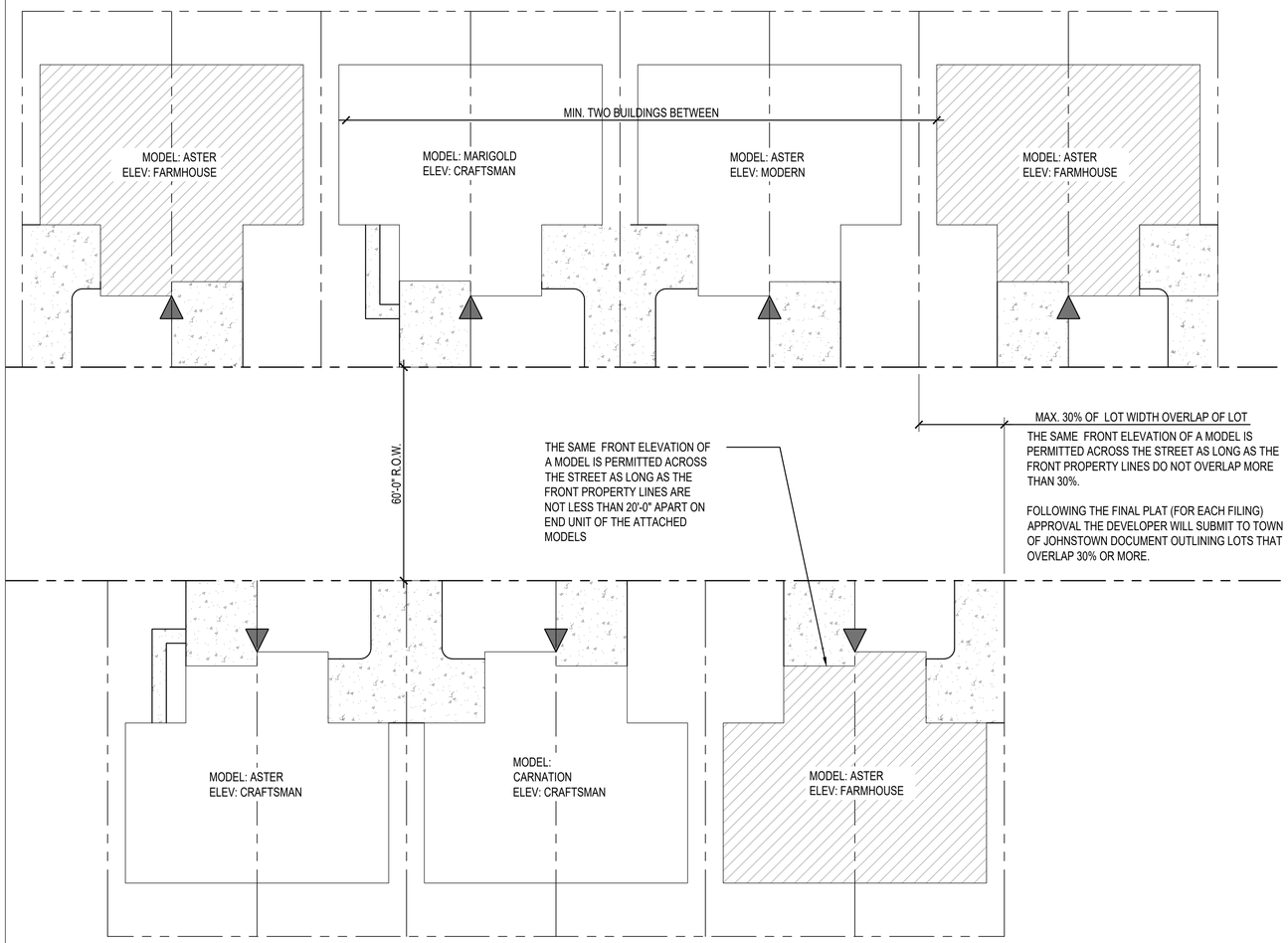
ODP 4



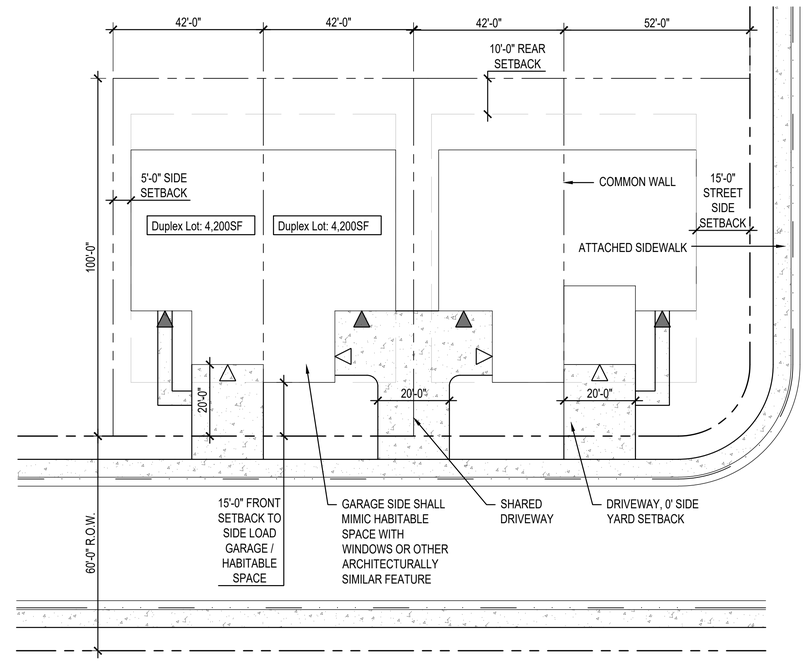

## FRONT LOAD SINGLE-FAMILY ATTACHED (DUPLEX) ARCHITECTURAL DIVERSITY DIAGRAM

INDICATES FRONT ELEVATION

INCLUDES : MINIMUM 40'X100' SINGLE FAMILY ATTACHED LOTS

FRONT LOAD SINGLE-FAMILY ATTACHED (DUPLEX) STANDARDS AND DIVERSITY REQUIREMENTS

1. Front Load Single Family Attached lots:
   a. A minimum of two (2) front load home models/floorplans shall be available within the development. Models are distinguished by varying floorplans, windows size / locations, entry door location, porch configuration, etc will vary between the models. models typically have names such as "Primrose, Marigold, etc." that are defined by the builder.
   b. A minimum of two (2) front elevations per model shall be available. Elevations shall be deemed to be similar if there is no substantial difference in the roof lines, fenestration, or color/type of cladding. Elevations are typically classified by an architectural character such as "Craftsman, Farmhouse, etc".
   c. Buildings that are the same model and front elevation and shall have a minimum of two different models and/or front elevations between them on along R.O.W.
   d. Identical and/or mirrored floor plans with different front elevations are permitted on immediately adjacent lots.
   e. Model homes shall be allowed within the PUD in the discretion of the developer; however, the architectural provisions of this PUD shall apply equally to all such model homes. Developer shall be allowed early model home(s) provided there is initial acceptance of subdivision improvements in the area of the model homes that will allow access to and of operation of said home(s). A maximum of one(1) of each model will be permitted.
   f. Sheds are not permitted on single-family attached lots.
   g. Minor cosmetic changes such as different paint color, reversing or creating mirror images of the exterior architectural elevations, shutters, decorative brackets, or using different brick or stone color shall not meet the intent of defining a different elevation.
2. Materials:
   a. Acceptable materials include vinyl, cementitious hardboard siding and shingles, stained cedar shingles, painted wood siding, and stucco. Brick and stone (including faux stone) are encouraged but not required.
   b. Siding patterns may include clapboard, shiplap, drop siding, tongue-and-groove (vertical or horizontal), board & batten, and shingle coursing.
   c. Exposed foundations exceeding eight-inch height on the front elevation are not permitted.
3. Building orientation: The primary pedestrian entry and/or windows shall face a street.
4. Front porches: Homes shall include a covered front porch associated with the entry, or other suitable covered architectural feature to accentuate the entry to the home.
5. Roofs: The maximum length of a continuous street facing roof ridge is 45 feet (does not apply to side street elevation), unless the roof is punctuated by dormers or intersections with perpendicular roof systems.
6. Garages of attached single-family units (duplexes) shall meet the following standards:
   a. Garages that extend more than 10'-0" in front of living space of the house shall have garages doors located perpendicular to the street. The side of the garage facing the street shall be clad with the same predominant materials, architectural detail, and windows that mimic the features of the living portion of the dwelling.
   b. Garages facing street shall be set back a minimum of 4'-0" from habitable living space, front porch or perpendicular garage that meets the above architectural requirements of (a).
7. ADUs are not permitted.




## TYPICAL FRONT LOAD SINGLE-FAMILY ATTACHED (DUPLEX) LOT SETBACKS

**DUPLEX WITH FRONT LOAD DRIVEWAY DIAGRAM:**

1. ▲ = FRONT ELEVATION LOCATION
2. △ = GARAGE DOOR FACE

**FRONT LOAD SINGLE-FAMILY ATTACHED (DUPLEX) MIN. SETBACKS**

| | |
|---|---|
| Front Yard | 15' Habitable Living Area or side load garage mimicking habitable space / 20' to street facing garage |
| Side Yard | 5' |
| Side yard (common wall) | 0' |
| Street Side Yard | 15' to R.O.W. |
| Rear Yard | 10' |

**SETBACK ENCROACHMENTS**

Porches may extend into setbacks up to utility easement (Eaves may not overhang into utility easements)
Window wells may extend into setback area up to 3'
Eaves may extend into setback area up to 3'

30' 0 30' 60'

# GRANARY
Johnstown, Colorado

HARTFORD HOMES

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OUTLINE DEVELOPMENT PLAN AMENDMENT 01

Date: 11.18.2025

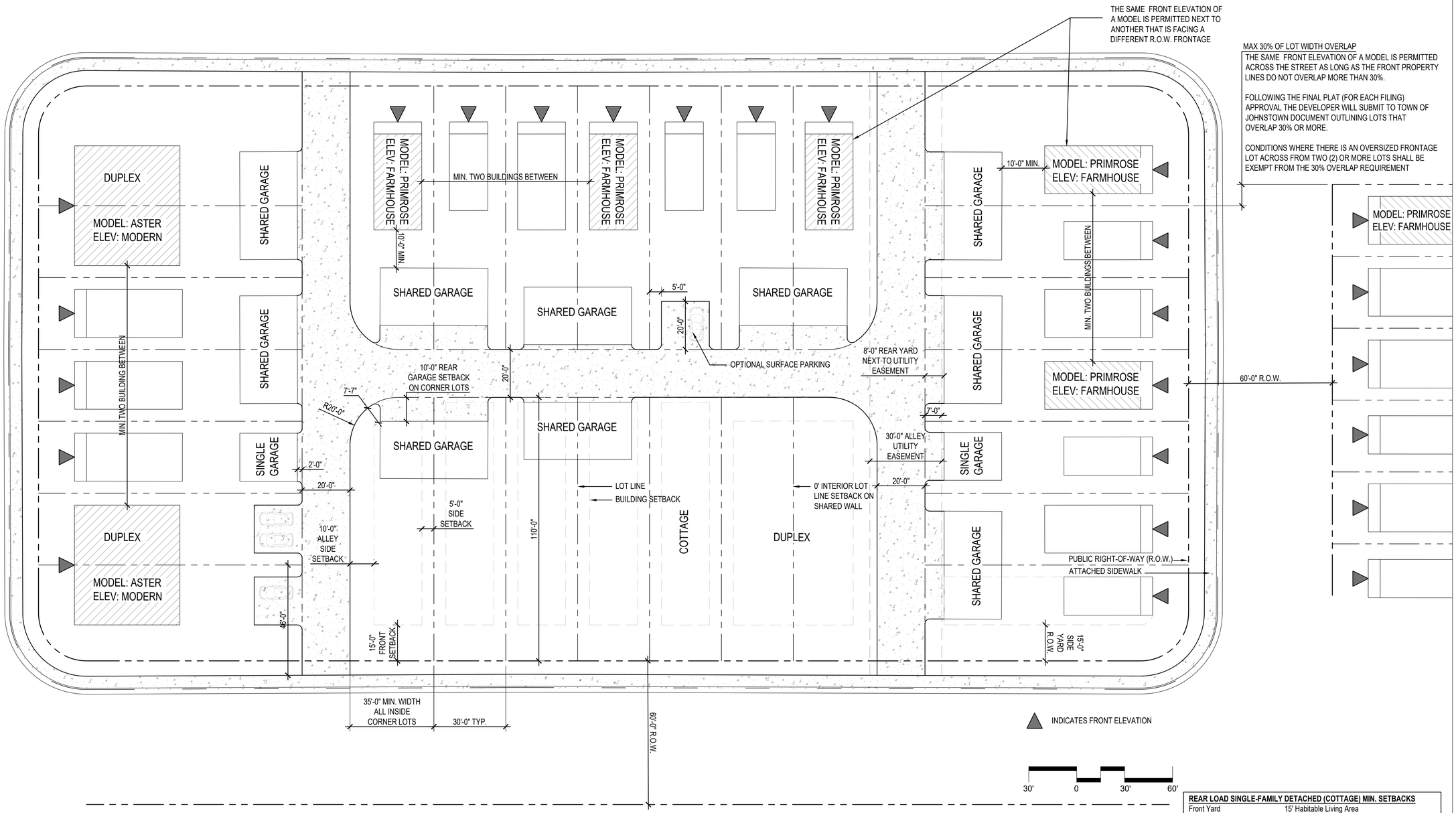
Drawn By: SL, IJ

Checked By: CR

Regulating Plan - Lot Typicals and Architectural Diversity

Sheet

ODP 5




## REAR LOAD SINGLE-FAMILY DETACHED (COTTAGE) & REAR LOAD SINGLE-FAMILY ATTACHED (DUPLEX) ARCHITECTURAL DIVERSITY DIAGRAM AND SETBACKS

REAR LOAD SINGLE-FAMILY COTTAGE STANDARDS AND DIVERSITY REQUIREMENTS

1. Rear Load Single-family Cottage lots:
   a. A minimum of four (4) rear load home models/floorplans shall be available within the development. Models are distinguished by varying floorplans, windows size / locations, entry door location, porch configuration, etc will vary between the models. models typically have names such as "Primrose, Marigold, etc." that are defined by the builder.
   b. A minimum of two (2) front elevations per model shall be available. Front elevations shall be deemed to be similar if there is no substantial difference in the roof lines, fenestration, or color/type of cladding. Elevations are typically classified by an architectural character such as "Craftsman, Farmhouse, etc".
   c. Buildings that are the same model and front elevation and shall have a minimum of two different models and/or front elevations between them on along R.O.W.
   d. Identical and/or mirrored floor plans with different front elevations are permitted on immediately adjacent lots.
   e. Model homes shall be allowed within the PD in the discretion of the developer; however, the architectural provisions of this PD shall apply equally to all such model homes. Developer shall be allowed early model home(s) provided there is initial acceptance of subdivision improvements in the area of the model homes that will allow access to and of operation of said home(s). A maximum of one(1) of each model will be permitted.
   f. Sheds are not permitted on rear load single-family detached lots (cottage) or single-family attached lots (duplex).
   g. Minor cosmetic changes such as different paint color, reversing or creating mirror images of the exterior architectural elevations, shutters, decorative brackets, or using different brick or stone color shall not meet the intent of defining a different elevation.
2. Materials:
   a. Acceptable materials include vinyl, cementitious hardboard siding and shingles, stained cedar shingles, painted wood siding, and stucco. Brick and stone (including faux stone) are encouraged but not required.
   b. Siding patterns may include clapboard, shiplap, drop siding, tongue-and-groove (vertical or horizontal), board & batten, and shingle coursing.
   c. Exposed foundations exceeding eight-inch height on the front elevation are not permitted.
3. Building orientation: The primary pedestrian entry and/or windows shall open to a porch or other similar covered front entry feature.
4. Front porches: Homes shall include a covered front porch associated with the entry, or other suitable covered architectural feature to accentuate the entry to the home.
5. Roofs: The maximum length of a continuous street facing roof ridge is 45 feet (does not apply to side street elevation), unless the roof is punctuated by dormers or intersections with perpendicular roof systems.
6. Garages / Parking:
   a. Detached garages (shared of single) shall have a minimum of 10'-0" of separation from primary residential cottage structure and garage or meet fire department code.
   b. Attached garages are permitted.
   c. Cottage/Duplex lots are not required a garage. If a garage is not constructed a 20'x20' concrete parking area shall be provided.
7. Additional Dwelling Units (ADUs) are permitted on all SFD/SFA Cottage and Duplex lots over detached garages or on ground level as stand alone units. ADUs shall be shown at time of plot plan submittal or shall follow Town of Johnstown process for future ADU additions. Garages with an ADU on the second floor are subject to the same setback standards as standalone garages.

**REAR LOAD SINGLE-FAMILY DETACHED (COTTAGE) MIN. SETBACKS**

| | |
|---|---|
| Front Yard | 15' Habitable Living Area |
| Side Yard | 5' to interior lot line / 15' to R.O.W. / 10' to alley<br>0' interior side yard lot line for shared garages |
| Rear Yard* | 10' for detached garages on inside corner lots<br>2' for detached garages on interior lots |

**SETBACK ENCROACHMENTS**

Porches may extend up to utility easement (Eaves may not overhang into easement)
Window wells may extend into setback area up to 3'
Roof overhangs may extend into setback area up to 3'

**REAR LOAD SINGLE-ATTACHED (DUPLEX) MIN. SETBACKS**

| | |
|---|---|
| Front Yard | 15' Habitable Living Area |
| Side Yard | 0' to interior lot line / 15' to R.O.W. / 10' to alley<br>0' interior side yard lot line for shared garages |
| Rear Yard* | 10' for detached garages on inside corner lots<br>8' for detached garages with alley utilities<br>2' for detached garages on interior lots |

**SETBACK ENCROACHMENTS**

Porches may extend into setbacks up to utility easement (Eaves may not overhang into utility easements)
Window wells may extend into setback area up to 3'
Eaves may extend into setback area up to 3'

*Applies to habitable space (ADU) over garages as well

# GRANARY
Johnstown, Colorado

HARTFORD HOMES

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| REV. | COMMENT | DATE |
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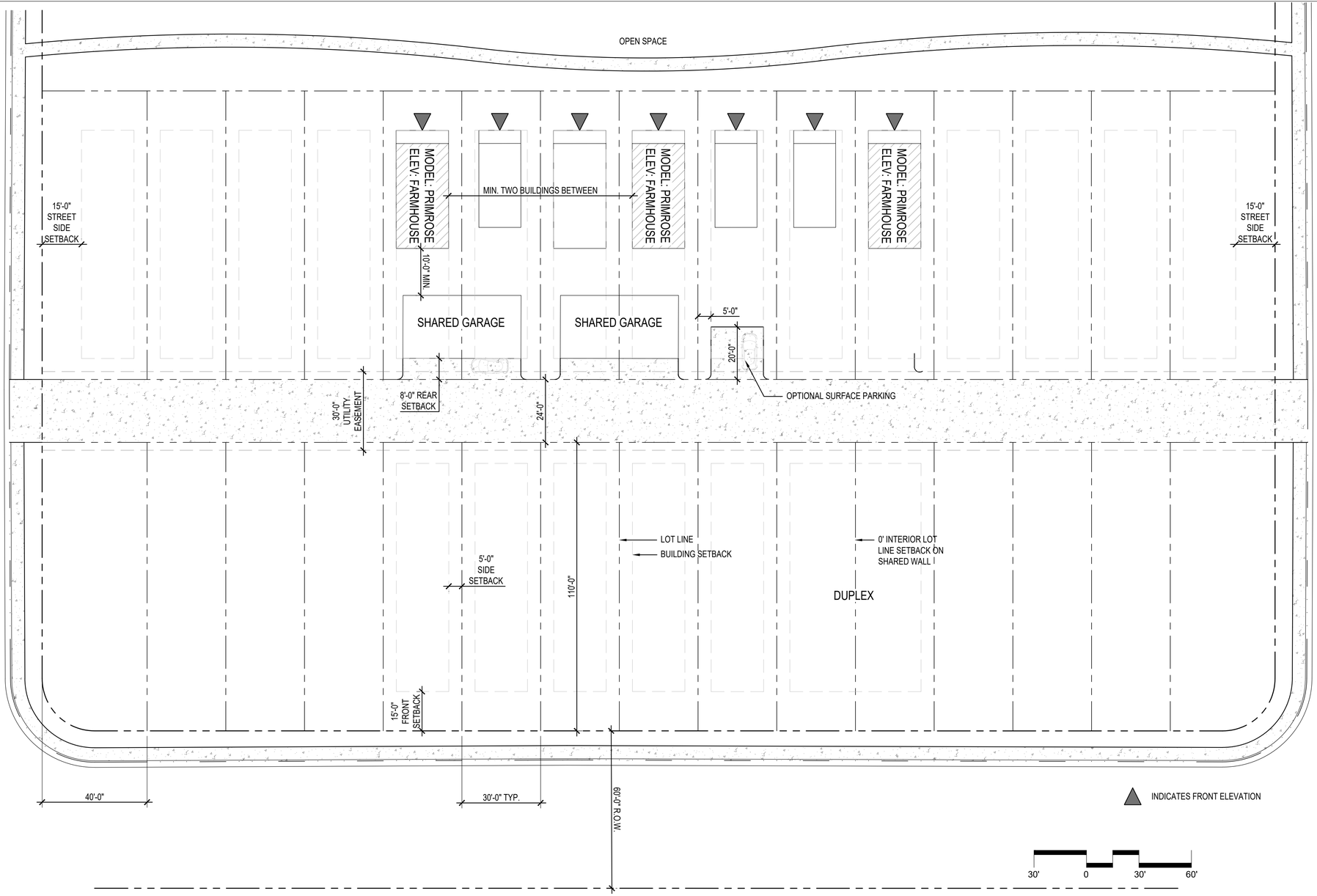
OUTLINE DEVELOPMENT PLAN AMENDMENT 01

Date: 11.18.2025
Drawn By: SL, IJ
Checked By: CR

Regulating Plan - Lot Typicals and Architectural Diversity

Sheet

ODP 6




## REAR LOAD SINGLE-FAMILY DETACHED (COTTAGE) & REAR LOAD SINGLE-FAMILY ATTACHED (DUPLEX) ARCHITECTURAL DIVERSITY DIAGRAM AND SETBACKS

REAR LOAD SINGLE-FAMILY COTTAGE STANDARDS AND DIVERSITY REQUIREMENTS

1. Rear Load Single-family Cottage lots:
   a. A minimum of four (4) rear load home models/floorplans shall be available within the development. No one model/floorplan may comprise more than 50% of all rear load cottage. Models are distinguished by varying floorplans, windows size / locations, entry door location, porch configuration, etc will vary between the models. Models typically have names such as "Primrose, Marigold, etc." that are defined by the builder.
   b. A minimum of two (2) Front elevations per model shall be available. Front elevations shall be deemed to be similar if there is no substantial difference in the roof lines, fenestration, or color/type of cladding. Elevations are typically classified by an architectural character such as "Craftsman, Farmhouse, etc".
   c. Buildings that are the same model and front elevation and shall have a minimum of two different models and/or front elevations between them on along R.O.W.
   d. Identical and/or mirrored floor plans with different front elevations are permitted on immediately adjacent lots.
   e. Model homes shall be allowed within the PD in the discretion of the developer; however, the architectural provisions of this PD shall apply equally to all such model homes. Developer shall be allowed early model home(s) provided there is initial acceptance of subdivision improvements in the area of the model homes that will allow access to and of operation of said home(s). A maximum of one(1) of each model will be permitted.
   f. Sheds are not permitted on rear load single-family detached lots (cottage) or single-family attached lots (duplex).
   g. Minor cosmetic changes such as different paint color, reversing or creating mirror images of the exterior architectural elevations, shutters, decorative brackets, or using different brick or stone color shall not meet the intent of defining a different elevation.
2. Materials:
   a. Acceptable materials include vinyl, cementitious hardboard siding and shingles, stained cedar shingles, painted wood siding, and stucco. Brick and stone (including faux stone) are encouraged but not required.
   b. Siding patterns may include clapboard, shiplap, drop siding, tongue-and-groove (vertical or horizontal), board & batten, and shingle coursing.
   c. Exposed foundations exceeding eight-inch height on the front elevation are not permitted.
3. Building orientation: The primary pedestrian entry and/or windows shall open to a porch or other similar covered front entry feature.
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6. Garages / Parking:
   a. Detached garages (shared of single) shall have a minimum of 10'-0" of separation from primary residential cottage structure and garage or meet fire department code.
   b. Attached garages are permitted.
   c. Cottage/Duplex lots are not required a garage. If a garage is not constructed a 20'x20' concrete parking area shall be provided.
7. Additional Dwelling Units (ADUs) are permitted on all SFD/SFA Cottage and Duplex lots over detached garages or on ground level as stand alone units. ADUs shall be shown at time of plot plan submittal or shall follow Town of Johnstown process for future ADU additions.

**REAR LOAD SINGLE-FAMILY DETACHED (COTTAGE) MIN. SETBACKS**

| | |
|---|---|
| Front Yard | 15' Habitable Living Area |
| Side Yard | 5' to interior lot line / 15' to R.O.W. / 10' to alley<br>0' interior side yard lot line for shared garages |
| Rear Yard* | 8' for detached garages with alley utilities |

**SETBACK ENCROACHMENTS**

Porches may extend up to utility easement (Eaves may not overhang into easement)
Window wells may extend into setback area up to 3'
Roof overhangs may extend into setback area up to 3'

**REAR LOAD SINGLE-ATTACHED (DUPLEX) MIN. SETBACKS**

| | |
|---|---|
| Front Yard | 15' Habitable Living Area |
| Side Yard | 0' to interior lot line / 15' to R.O.W. / 10' to alley<br>0' interior side yard lot line for shared garages |
| Rear Yard* | 8' for detached garages with alley utilities |

**SETBACK ENCROACHMENTS**

Porches may extend up to utility easement (Eaves may not overhang into easement)
Window wells may extend into setback area up to 3'
Roof overhangs may extend into setback area up to 3'

*Applies to habitable space (ADU) over garages as well

GRANARY
Johnstown, Colorado

HARTFORD HOMES

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| REV. | COMMENT | DATE |
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OUTLINE DEVELOPMENT PLAN AMENDMENT 01

Date: 11.18.2025
Drawn By: SL, IJ
Checked By: CR

Regulating Plan - Lot Typicals and Architectural Diversity

Sheet

ODP 7

## Legend

- Property Boundary
- 50' Plugged and Abandoned Well Setback
- 150' Plugged and Abandoned Well Setback
- 350' Well Setback
- Utility Easement
- Gas Line Easement

**AMENDMENT 01 AREAS FINAL PLANS AND PLAT APPROVAL PROCESS**

All areas that are part of Amendment 01 shall be permitted the following approval process:

1. Preliminary Plan and Plat: Discussion items with The Planning and Zoning Commission (recommendation) and Town Council (decision maker).
2. Final Plans and Plat: Consent agenda with Town Council only. Final Plans and Plat may be pulled by either a member of the community or by Council Member for a formal Hearing.

- 30'x110' Rear Load Single-Family Detached Lot (Cottage) and Single-Family Attached Lot (Duplex)
- 42'x100' Front Load Single-Family Attached Lot (Duplex)
- 45'x110' Front Load Single-Family Detached Lot
- 55'x110' Front Load Single-Family Detached Lot

0 200' 400' 800'

CONCEPT NOTE:
CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

# GRANARY
Johnstown, Colorado

HARTFORD HOMES

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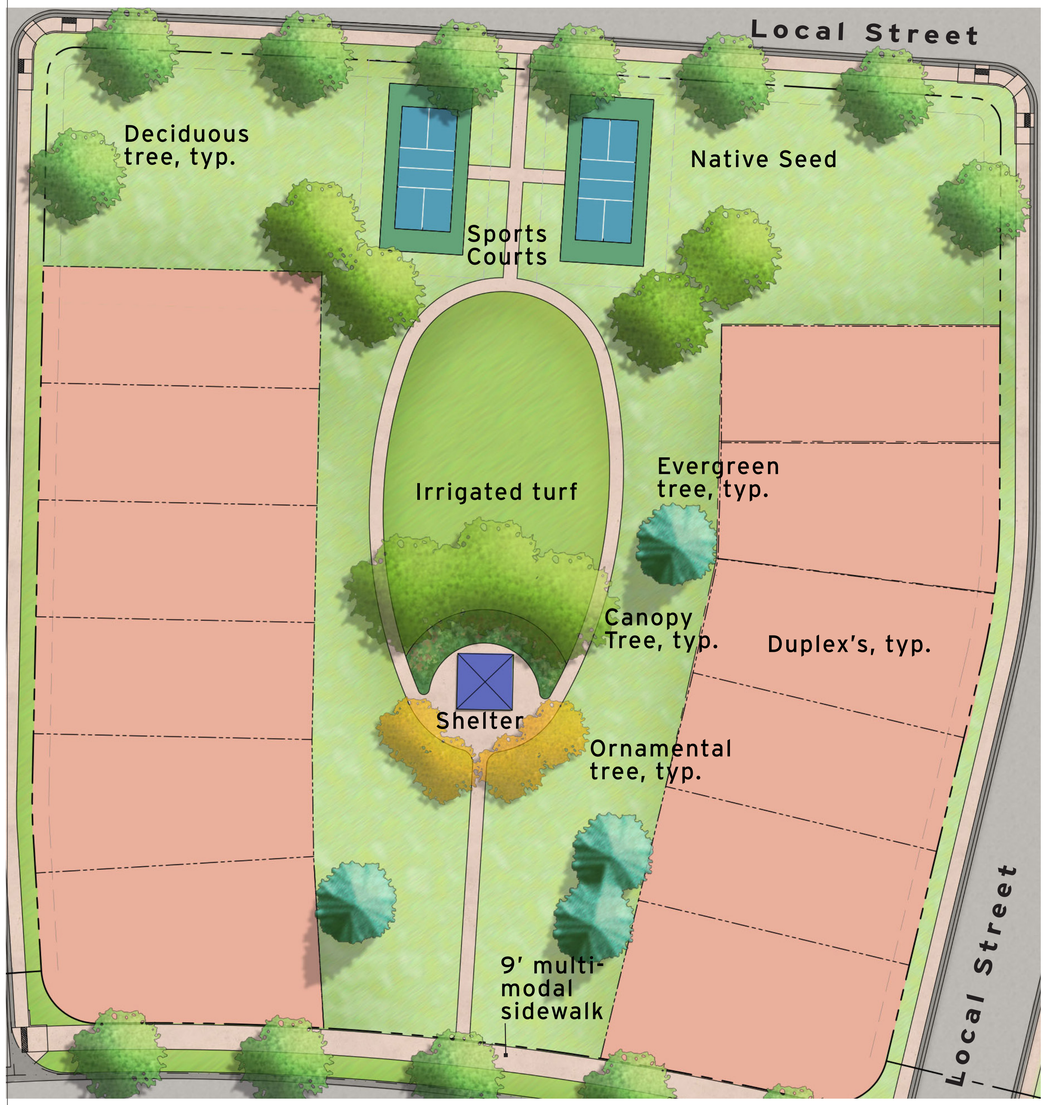
OUTLINE DEVELOPMENT PLAN AMENDMENT 01

Date: 11.18.2025
Drawn By: SL
Checked By: CR

Concept Plan - Overall

Sheet
ODP 8




## Duplex Park

## West Park

0 30' 60' 120'

CONCEPT NOTE:
CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

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Johnstown, Colorado

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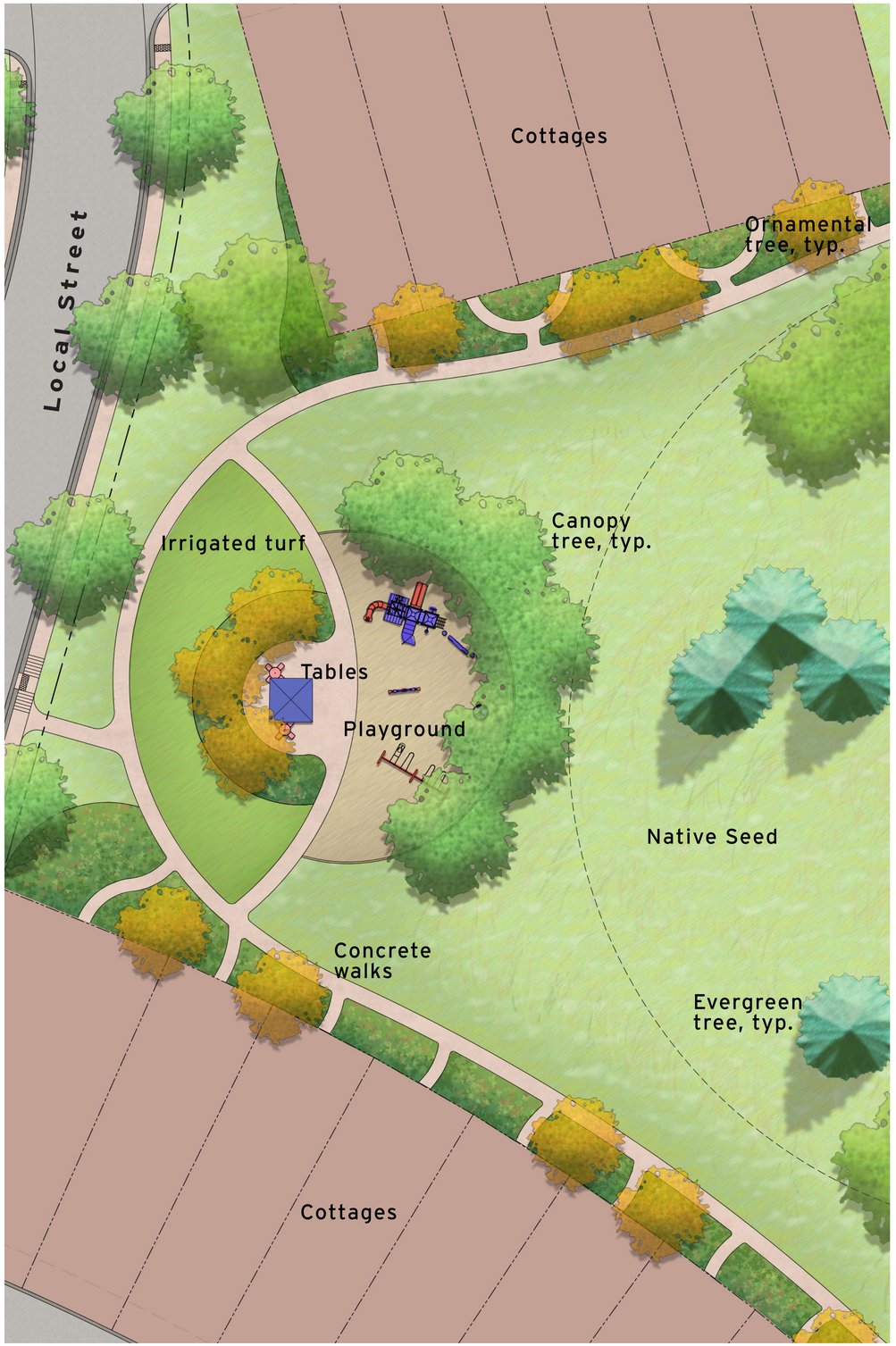
OUTLINE DEVELOPMENT PLAN AMENDMENT 01

Date: 11.18.2025
Drawn By: SL
Checked By: CR

Concept Plan - Parks

Sheet
ODP 9




## South Park

0 20′ 40′ 80′

## East Park

0 30 60 120′

CONCEPT NOTE:
CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

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OUTLINE DEVELOPMENT PLAN AMENDMENT 01

Date: 11.18.2025
Drawn By: SL
Checked By: CR

Concept Plan - Parks

Sheet
ODP 10

## Central Park

0 30′ 60′ 120′

CONCEPT NOTE:
CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

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Johnstown, Colorado

HARTFORD HOMES

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OUTLINE DEVELOPMENT PLAN AMENDMENT 01

Date: 11.18.2025
Drawn By: SL
Checked By: CR

Concept Plan - Central Park

Sheet
ODP 11

Barn to be used as an entry monument feature. No interior access will be provided. Barn will be reviewed by Structural Engineer to ensure structural integrity and all required elements for repair will be completed.

Reconstructed barn along Telep Avenue

Existing silos (3) to be relocated along CR 46 and Colorado Blvd collector street entrances

**Telap Avenue Entry Feature** 0 20' 40' 80'

CONCEPT NOTE:
CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

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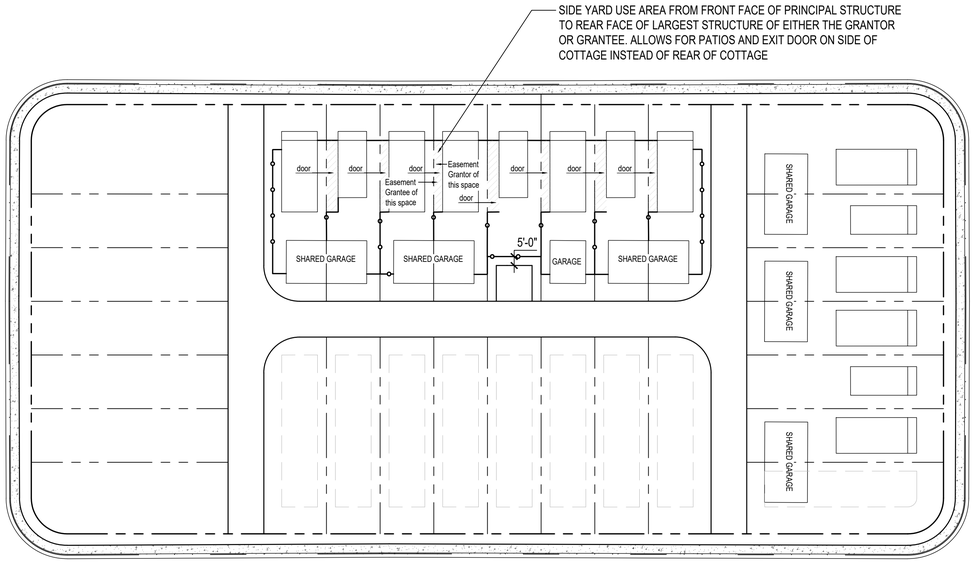
OUTLINE DEVELOPMENT PLAN AMENDMENT 01

Date: 11.18.2025
Drawn By: SL
Checked By: CR

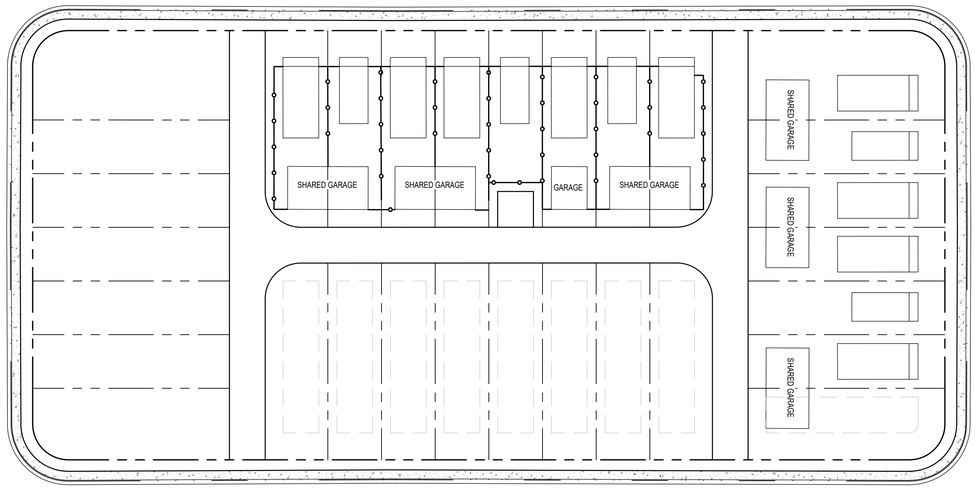
Concept Plan - Entry Feature

Sheet
ODP 12



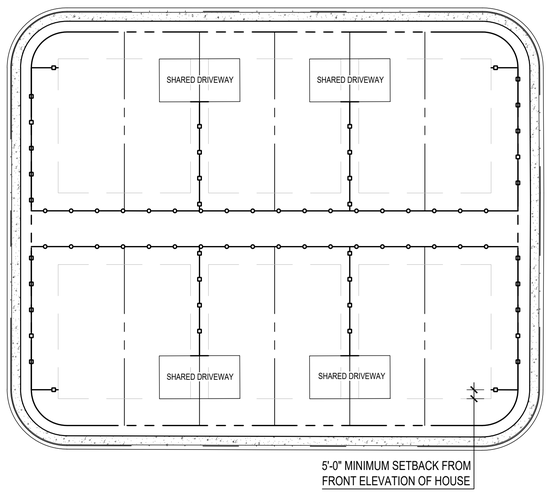

LEGEND:
FENCE
SIDE YARD USE EASEMENT

Side Yard Use Easement (SYUE) Diagram:
Rear Load Load Single-Family Detached (Cottage)



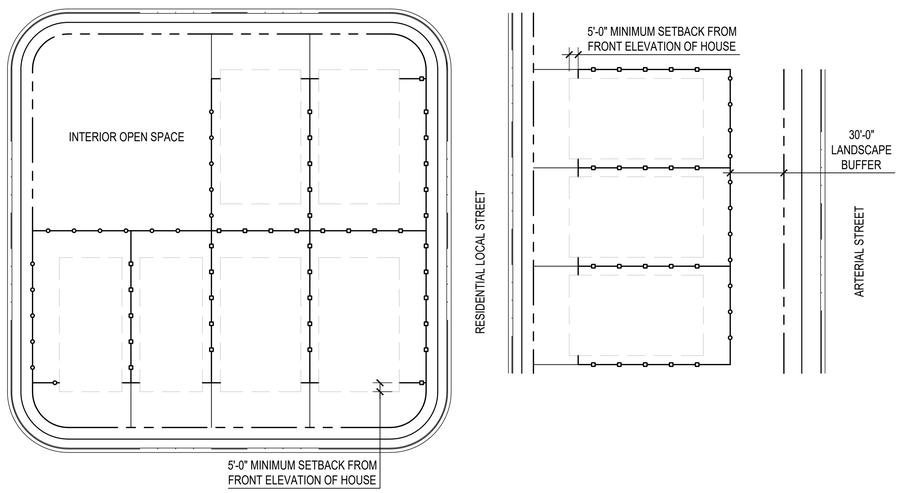

LEGEND:
FENCE

Conceptual Fence Location Diagram:
Rear Load Load Single-Family Detached (Cottage)




Conceptual Fence Type Location Diagram:
Front Load Single-Family Attached Duplex

LEGEND:
3-RAIL FENCE
PRIVACY FENCE




Conceptual Fence Type Location Diagram:
Front Load Single-Family Detached

LEGEND:
3-RAIL FENCE
PRIVACY FENCE

40' 0 40' 80'

GRANARY
Johnstown, Colorado

HARTFORD HOMES

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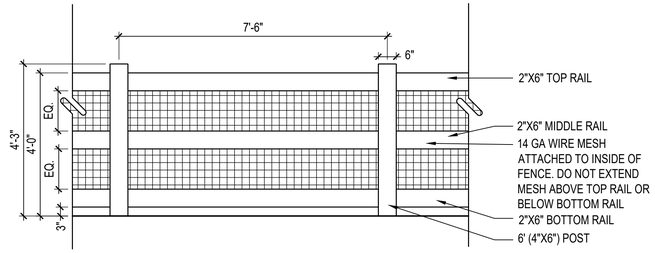
OUTLINE DEVELOPMENT PLAN AMENDMENT 01

Date: 11.18.2025
Drawn By: SL, IJ
Checked By: CR

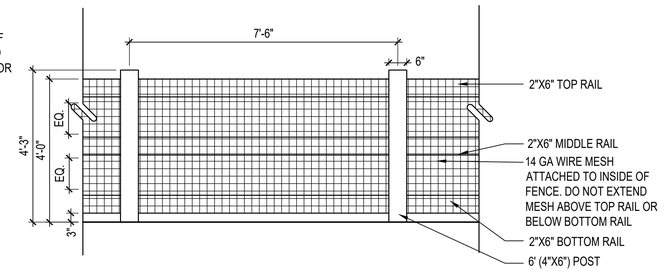
Side Use Easement and Fencing Plans

Sheet

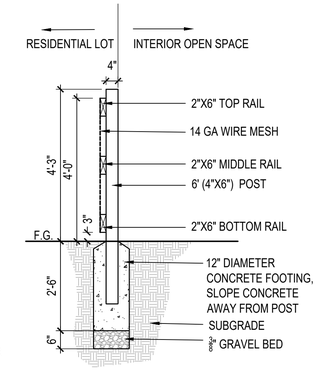
0DP 13




OUTSIDE ELEVATION (VIEW FROM OPEN SPACE)




INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)



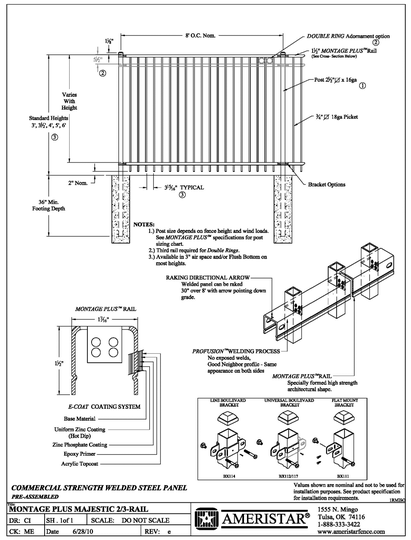

FENCE SECTION

NOTES:
1. ALL FENCING MATERIALS SHALL BE CEDAR PRESSURE TREATED LUMBER #1 GRADE.
2. ALL FENCING TO BE STAINED WITH SHERWIN WILLIAMS
3. DEVELOPER'S STRUCTURAL ENGINEER TO APPROVE ALL COLUMN FOOTINGS.
4. WIRE MESH IS AN OPTIONAL FEATURE THAT MAY BE INSTALLED BY INDIVIDUAL HOMEOWNERS.
5. 36" HEIGHT FENCE MAY USED AT DEVELOPER'S DISCRETION.

## (A) 3 RAIL FENCE

SCALE: 1/2"=1'-0"

DT-FENC-FILING ONE

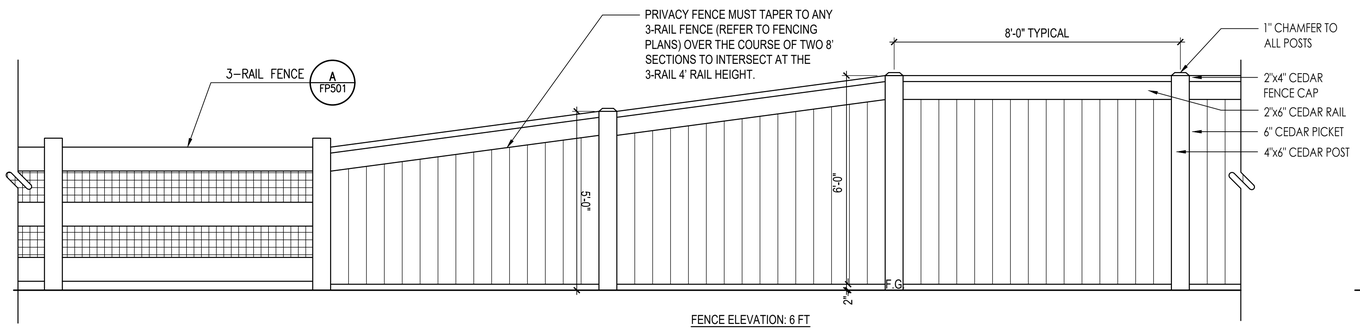


COMPANY: AMERI STAR FENCING
MODEL: MONTAGE PLUS POOL, PET & PLAY
STYLE: MAJESTIC, WITH FLUSH BOTTOM RAIL
GATES: 4' WIDE TO MATCH
COLOR: BLACK
HEIGHT: 6 FT.
CONTACT: 1-888-333-3422 (WWW.AMERISTARFENCE.COM)
INSTALL PER MANUFACTURER REQUIREMENTS AND SPECIFICATIONS.

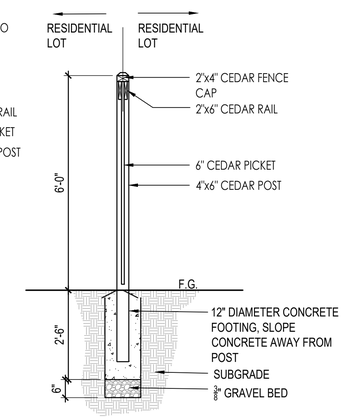
## (B) POOL PERIMETER FENCE

SCALE: NTS

DT-FENC-POOL

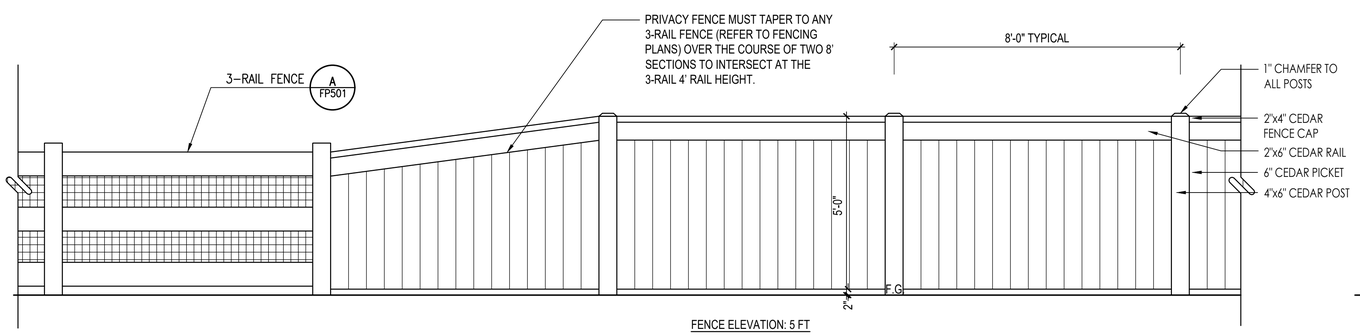



FENCE ELEVATION: 6 FT

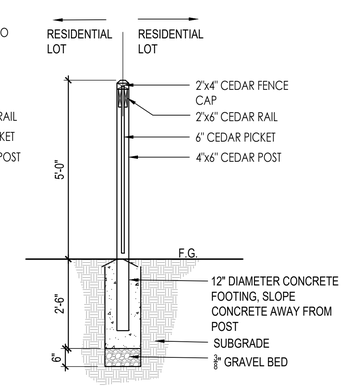



FENCE SECTION: 6 FT

NOTES:
1. REFER TO FENCING PLANS FOR LOCATIONS OF PRIVACY FENCE.
2. PRIVACY FENCE MUST TAPER TO ANY 3-RAIL FENCE (REFER TO FENCING PLANS) OVER THE COURSE OF TWO 8' SECTIONS TO INTERSECT AT THE 3-RAIL 4' RAIL HEIGHT.
3. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.
4. DEVELOPER'S STRUCTURAL ENGINEER TO APPROVE ALL COLUMN FOOTINGS.




FENCE ELEVATION: 5 FT




FENCE SECTION: 5 FT

NOTES:
1. REFER TO FENCING PLANS FOR LOCATIONS OF PRIVACY FENCE.
2. PRIVACY FENCE MUST TAPER TO ANY 3-RAIL FENCE (REFER TO FENCING PLANS) OVER THE COURSE OF TWO 8' SECTIONS TO INTERSECT AT THE 3-RAIL 4' RAIL HEIGHT.
3. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.
4. DEVELOPER'S STRUCTURAL ENGINEER TO APPROVE ALL COLUMN FOOTINGS.

## (C) PRIVACY FENCE

SCALE: 1/2"=1'-0"

DT-FENC-SCRN-6FT

GRANARY
Johnstown, Colorado

HARTFORD HOMES
RVi

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OUTLINE DEVELOPMENT PLAN AMENDMENT 01

Date: 11.18.2025
Drawn By: SL, IJ
Checked By: CR

Fencing Details

Sheet

ODP 14

GRANARY

Johnstown, Colorado

HARTFORD HOMES

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OUTLINE DEVELOPMENT PLAN AMENDMENT 01

Date: 11.18.2025

Drawn By: SL, IJ

Checked By: CR

Signed Ordinance

Sheet

ODP 15

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07/15/2021 01:09 PM R Fee:$33.00
Carly Koppes, Clerk and Recorder, Weld County , CO

# GRANARY OUTLINE DEVELOPMENT PLAN

## Johnstown, Colorado

## Owner/Applicant

**Hartford Acquisitions**
4801 Goodman Rd
Timnath, CO 80547
970.614.4219

## Planner

**Russell + Mills Studios**
506 S College Ave, Unit A
Fort Collins, CO 80524
970.484.8855

## Civil Engineer

**Galloway**
5265 Ronald Reagan Blvd.
Suite 210
Johnstown, CO 80534
970.800.3300

## Traffic Engineer

**Rollins Consult, LLC**
PO Box 1164
Fort Collins, Co 80522
970.213.2393

## SHEET INDEX

**ODP 1 - COVER SHEET**
**ODP 2 - LAND USE & CIRCULATION PLAN**
**ODP 3 - DEVELOPMENT STANDARDS**
**ODP 4 - FENCING DETAILS**
**ODP 5 - ILLUSTRATIVE MASTER PLAN**
**ODP 6 - CONCEPTUAL PARK ENLARGEMENT PLANS**
**ODP 7 - CONCEPTUAL PARK ENLARGEMENT PLAN**
**ODP 8 - CONCEPTUAL ENTRY FEATURE PLAN**

## MAPLEWOOD ACRES LEGAL DESCRIPTION

Lot B, Recorded Exemption No. 1059-7-3-RE-135, according to the map recorded May 8, 1974 at Reception Number 1636091, being a portion of the Southeast Quarter of the Southwest Quarter of Section 7, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.
And
Lot B, Recorded Exemption No. 1059-7-3-RE3403, according to the map recorded December 4, 2002 at Reception Number 3011360, being a part of the Southwest Quarter of Section 7, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

## KETO LEGAL DESCRIPTION

The SE1/4 of Section 7, in Township 4 North, of Range 67 West of the 6th P.M., County of Weld, State of Colorado EXCEPTING therefrom right of way conveyed to The Great Western Construction Company by deed recorded in Book 194, page 290 and right of way conveyed to the Great Western Railway Company by deed recorded in Book 163, page 246, Weld County records, also except reservations contained in Patent recorded in Book 153, page 40, and in Deed recorded in Book 50, page 233, Weld County records.

## PROJECT HISTORY/INTENT/SUMMARY

The Keto and Maplewood Acres parcels will be acquired by a subsidiary of Hartford Homes, LLC. Maplewood Acres was annexed into the Johnstown in 2008. The Keto Parcel (Keto 161 Annexation) was annexed into Johnstown with a previous ODP plan associated with it that will be replaced by this ODP.

The proposed, consolidated THE GRANARY PUD will allow development within the framework of the Town of Johnstown PUD development standards. The total number of units across PUD will be capped at 950 units. The plan will consist of single-family residential lots, ranging from 4,950 square feet to 6,050 square feet. These lots sizes are necessary to meet residential building demand for various market price points, which will increase market absorption rates and promote a successful project.

Open spaces containing trail systems, neighborhood parks and amenities shall be located throughout the development. Parks shall utilize equipment and site furnishings that create unique and noteworthy differences between the three different parks.

A modified collector street section will be provided in order to provide safe multi-modal transportation across the site.

Consistent fencing along property lines types/locations shall provide a distinctive character to the PUD. Landscape within the open space areas will utilized low-water/drought tolerant species that will be planted in such a way as to highlight entrances, block unsightly views and establish a perimeter character that defines the development.

## RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

The provisions of this PUD shall prevail and govern development to the extent permitted by the Town of Johnstown municipal code. Where standards, details, and guidelines of the PUD - outline, preliminary, or final development plans - do not clearly address a specific subject or are silent, the Johnstown municipal code and other standards, regulations, and guidelines shall be used. All proposed development is subject to Town of Johnstown review procedures.

## DEVELOPMENT PHASING

Phasing will occur in a logical and cost-effective manner based on infrastructure extension, availability of utility service, and market conditions. The project will be built in multiple phases, as conditions dictate. This shall be done in coordination with the Town of Johnstown and Front Range Fire Rescue Authority.

## LOCATION AND EXISTING CONDITIONS/RIGHT-OF-WAY DEDICATION

The THE GRANARY PUD is bounded by the existing Great Western Railroad to the north, County Road 15 to the east, Country Road 46 to the south, and County Road 13/Colorado Blvd to the west.

The properties are presently undeveloped. An existing ditch runs through the eastern portion of the Keto property. The ditch will be realigned along Telep Avenue. There are several existing oil facilities.

Right-of-way dedication would occur along Colorado Boulevard, Telep Avenue and County Road 46 in order to accommodate the required street sections.

## SURROUNDING ZONING/ADJACENT USES

North of property:
Vacant land zoned PUD-R and unincorporated land and residential subdivision.

East of property:
Vacant land zoned PUD-R and unincorporated land.

South of property:
Unincorporated land.

West of property:
Unincorporated land.

## GENERAL NOTES

1. All drainage elements are conceptual in nature and final determinations of the drainage system, to include the placement of detention/retention ponds, channels, and storm sewer, will be made in accordance with the applicable final drainage reports and plans.
2. A metro district shall be established to provide for common area maintenance and financing of the public improvements.

## DEVELOPMENT OBJECTIVES

The THE GRANARY PUD will support a number of priorities and objectives, including:

- Increased density with smaller lot sizes that will allow for a better entry level pricing for high demand single-family homes as well as the ability to maximize the high quality open space within the development.
- Off-street trail system connecting neighborhood parks and open spaces.
- Streets with wide sidewalks comfortable for biking on collectors.
- Recreational neighborhood parks that will serve the development as well as the community at large with active recreation including sports courts and playground equipment. Passive recreation opportunities include shelters with tables, trails and enhanced landscaping areas.
- Expansive open spaces centered around existing oil facilities, ditches and detention areas.
- Collector connection east-west for future school connection.

## UTILITIES/PUBLIC FACILITIES

- Water: Town of Johnstown
- Sewer: Town of Johnstown
- Refuse Collection: Town of Johnstown
- Electric: Xcel Energy
- Natural gas: Xcel Energy
- Schools: Weld County School District re 5-J, Aims Junior College District
- Police: Town of Johnstown Police Department
- Fire Protection: Front Range Fire Rescue
- Library: High Plains Library District
- Storm Drainage: Metro District
- Floodplain: Town of Johnstown
- Streets/Pedestrian System: Town of Johnstown

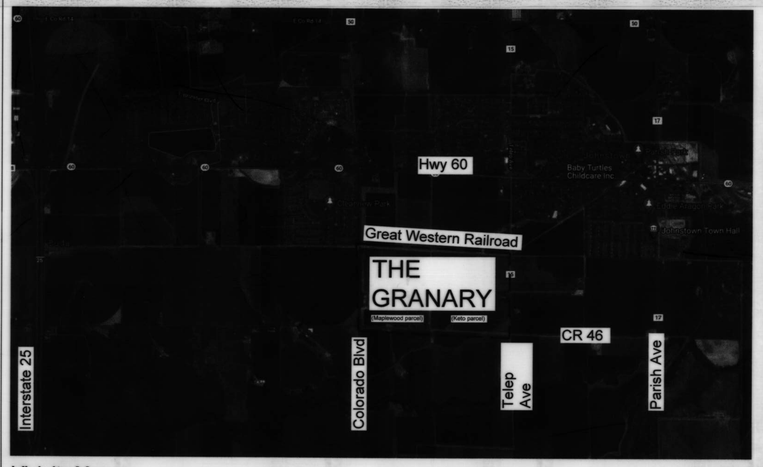
## APPROVALS

PLANNING AND ZONING COMMISSION
THIS OUTLINE DEVELOPMENT PLAN TO BE KNOWN AS THE GRANARY ODP, WAS APPROVED BY ACTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO AT A REGULAR MEETING HELD ON THE 13 DAY OF JANUARY, 2021.

TOWN COUNCIL
THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS THE GRANARY ODP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER 2021-193, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE 1st DAY OF February, 2021.

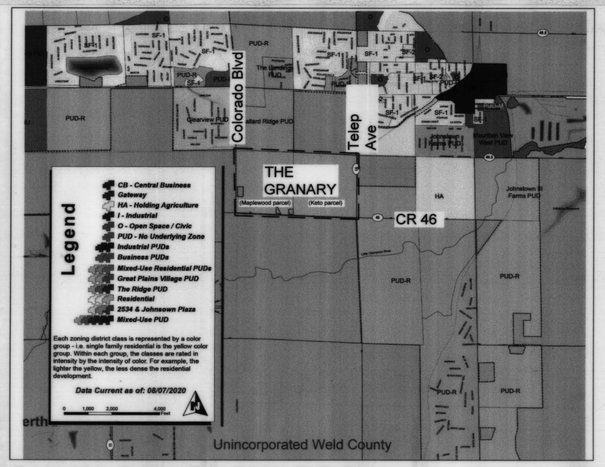
BY: _____ TOWN MAYOR

ATTEST: _____ TOWN CLERK




Vicinity Map

NORTH




Zoning Map: Existing Zone District PUD-R

NORTH

GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

| REV. | COMMENT | DATE |
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OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021
Drawn By: SL & DD
Checked By: CR

Sheet Name
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ODP 1

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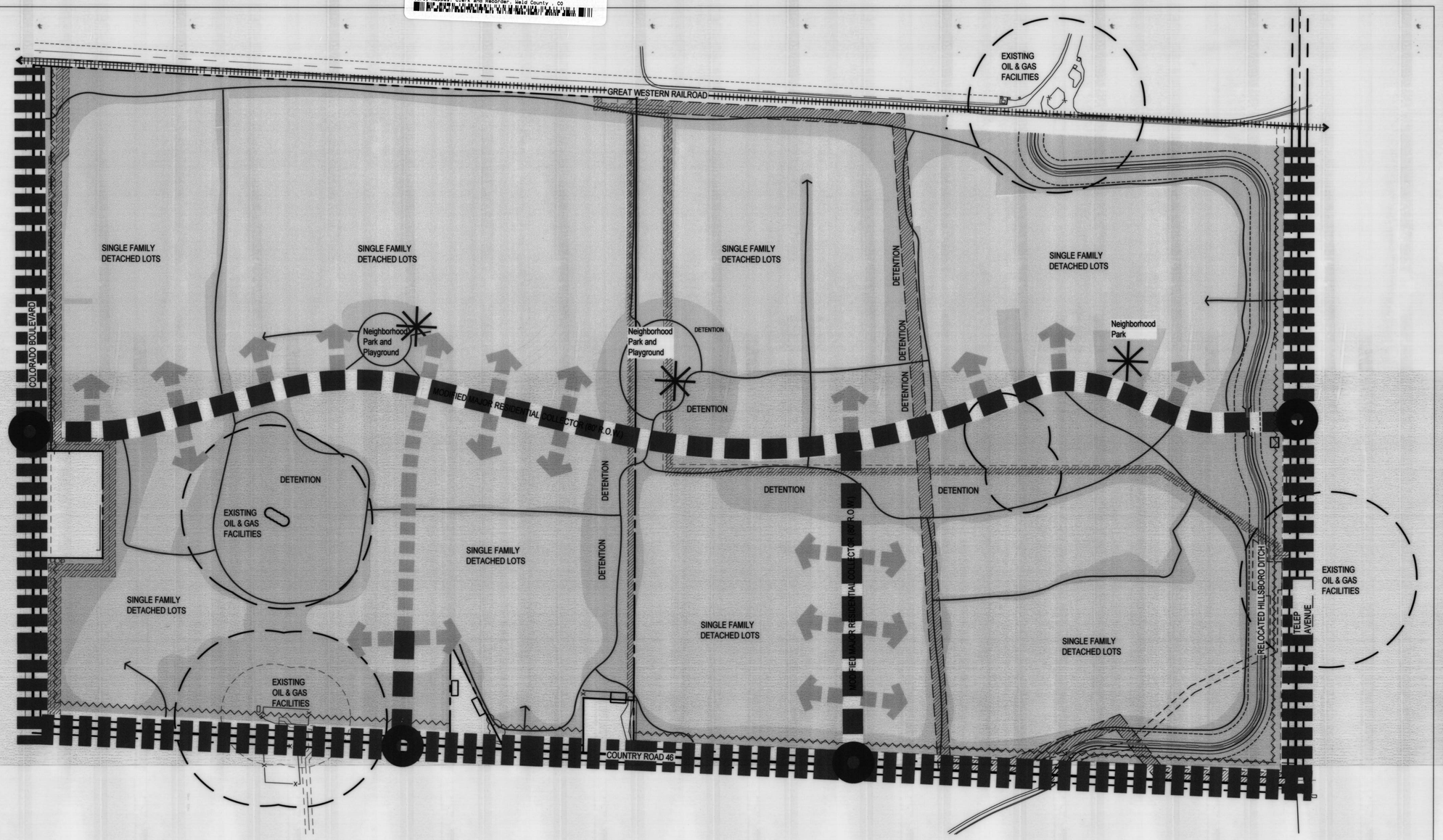


LEGEND:

- PROPERTY LINE
- EASEMENT
- EXISTING RAILROAD
- MAJOR ARTERIAL STREET
- MODIFIED MAJOR RESIDENTIAL COLLECTOR (80' ROW)
- RESIDENTIAL LOCAL (60' ROW)
- PRIMARY ENTRANCE / FULL MOVEMENT INTERSECTION
- POTENTIAL DETENTION AREA
- 350' SETBACK FROM OIL & GAS FACILITIES
- RELOCATED HILLSBORO DITCH
- TRAIL SYSTEM
- OPEN SPACE
- SINGLE FAMILY DETACHED LOTS (45' X 100 and 55' x 110')
- PLAYGROUND / PLAZA AREA
- 30' BUFFER YARD

NOTES:

1. ALL STREETS TO BE DESIGNED TO TOWN OF JOHNSTOWN STREET DESIGN & CONSTRUCTION STANDARDS. ANY MAJOR AND LOCAL RESIDENTIAL STREETS THAT WILL REQUIRE TRAFFIC CALMING IMPROVEMENTS WILL BE DETERMINED BY THE DEVELOPMENT TRAFFIC ENGINEER FOR REVIEW AND CONCURRENCE BY THE TOWN TRAFFIC ENGINEER.

LAND USE INFORMATION:

| | |
|---|---|
| KETO PROPERTY | 161 AC |
| MAPLEWOOD ACRES PROPERTY | 114 AC |
| TOTAL THE GRANARY AREA | 275 AC |
| MAXIMUM DWELLING UNITS | 950 UNITS |
| MAXIMUM DENSITY | 3.45 DU/AC |

THE GRANARY PUD

Permitted uses: Single-Family Detached Dwelling, parks, recreation areas

Minimum lot area for single-family 45' x 110' (4,950 SF)

Minimum 30% Open Space required

200' 0 200' 400' NORTH

# GRANARY

## Johnstown, Colorado

HARTFORD HOMES

russell + mills

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OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021

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Sheet Name

Land Use and Circulation Plan

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ODP 2

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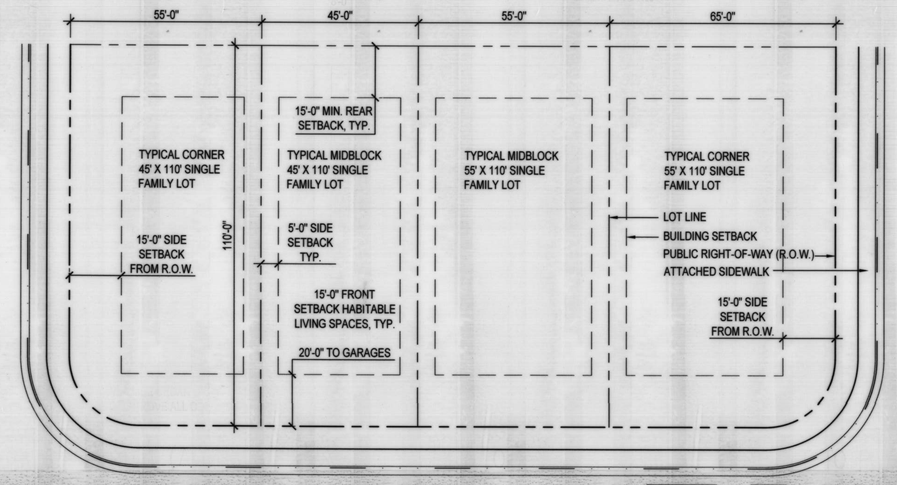
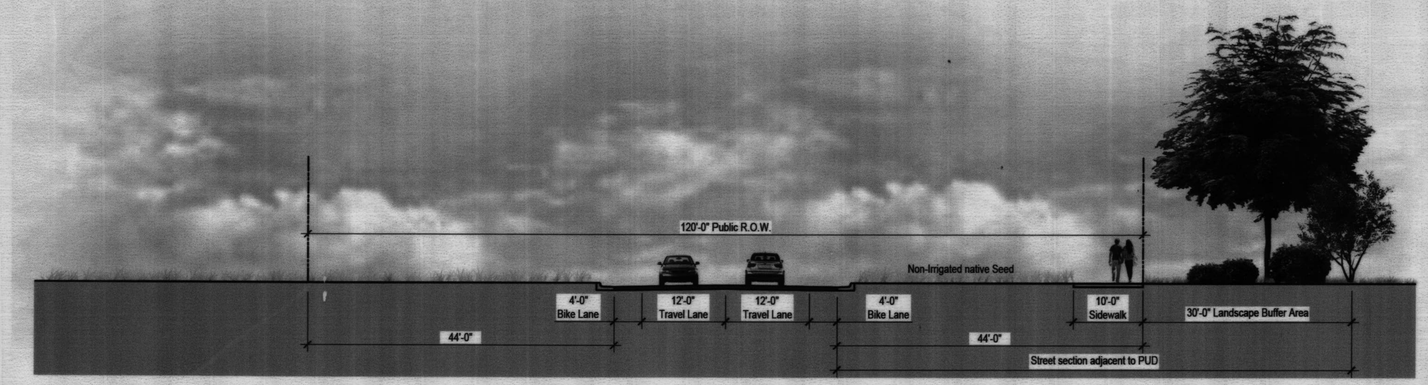



## Typical Front Load Single-Family Detached Lots

## Modified Major Residential Collector

Notes:
1. Standard Major Residential Collector has 12'-6" tree lawns and 5'-0" sidewalks.




## Major Arterial - Initial Phase

Notes:
1. Left and right turn lanes at intersection and accesses as required per Traffic Impact Study.
2. On-street bike lanes.
3. Utilities should be located under the road or sidewalk, where possible.
4. Ultimate Major Arterial Road cross section will be built when volumes require it's construction.

**BUILDING DESIGN STANDARDS**

1. Detached Single family lots:
   a. A minimum of 5 home floorplans/styles shall be available within the development. No one floorplan/style may comprise more than 35% of all homes. These can be modified to meet the below requirements.
   b. Similar house elevations shall not be placed on immediately adjacent lots, which is defined as next to each other or directly across the street (sharing 30% or more of street frontage).
   c. Adjacent elevations shall have at least two distinguishing characteristics. These may include differences in exterior materials, changes in roof lines, and garage placement / orientation.
   d. Identical and/or mirrored floor plans are not permitted on immediately adjacent lots.
   e. Model homes shall be allowed within the PUD in the discretion of the developer; however, the architectural provisions of this PUD shall apply equally to all such model homes. Developer shall be allowed early model home(s) provided there is initial acceptance of subdivision improvements in the area of the model homes that will allow access to and of operation of said home(s). A maximum of one(1) of each model will be permitted.
   f. Sheds less than 120 SF shall be allowed on single-family lots.
   g. Minor cosmetic changes such as different paint color, reversing or creating mirror images of the exterior architectural elevations, shutters, decorative brackets, or using different brick or stone color shall not meet the intent of defining a different elevation.
2. Materials:
   a. Acceptable materials include vinyl, cementitious hardboard siding and shingles, stained cedar shingles, painted wood siding, and stucco. Brick and stone (including faux stone) are encouraged but not required.
   b. Siding patterns may include clapboard, shiplap, drop siding, tongue-and-groove (vertical or horizontal), board & batten, and shingle coursing.
   c. Exposed foundations exceeding eight-inch height on the front elevation are not permitted.
3. Building orientation: The primary pedestrian entry and windows shall face a street.
4. Front porches: Homes shall include a covered front porch associated with the entry, or other suitable covered architectural feature to accentuate the entry to the home.
5. Roofs: The maximum length of a continuous street facing roof ridge is 40 feet, unless the roof is punctuated by dormers or intersections with perpendicular roof systems.
6. Garages:
   a. The dwelling units on a block face shall have recessed garages that are a minimum of 4 feet behind either the living area of the home or the front of a covered porch.
   b. Three-car garages, if proposed, shall be:
      i. Third garage shall be recessed by at least two feet from the two-car garage plane; or,
      ii. Separated by a two-foot width masonry column from the two-car garage.
      iii. Tandem configuration

**PARKS AND OPEN SPACE**

A large portion of the PUD will be open space with a natural character and trail system for more passive recreation. The existing ditch and detention pond areas will be maintained as open space with trails along them. These areas also will provide a natural/native plant palette that will enhance views and areas of use. Three neighborhood parks will be located centrally within the development. A playground with play areas for both 2-5 and 5-12 years, shelter, picnic tables, and turf areas will support active recreation needs within the development.

**LANDSCAPE STANDARDS**

The design intent for the THE GRANARY PUD is to create a planned community that celebrates the surrounding plains ecosystem. Water conservation through appropriate landscaping techniques and plant species selection will be emphasized for the project.

Entry Point Treatment

Entry points into the THE GRANARY PUD from the east, south and west will be emphasized with more dense landscape areas that create a visual backdrop and entry point definition. Architectural elements such as monument signage, large rock displays etc will be utilized to further define these points of access.

Open Space / Buffer Yard Treatment

Landscape edges along arterial streets will contain a native seed mix with forbes and native perennials. Clusters of drought resistant shrubs (i.e. rabbitbrush, sages, mormon tea, etc) will create a diverse understory with deciduous and evergreen trees (i.e. hackberry, sand cherry, oaks alders, spruce, pine, etc) creating visual interest that is rooted in the context of the upland ecosystem.

Modified Residential Collector Street Treatment

Tree lawns with shade/canopy trees at 40' o.c. shall be located along modified residential collector streets. Trees shall be a minimum 40' from all street lights. Tree lawns shall be drought tolerant species of bluegrass and fescue species.

Single-Family Residential Lot Treatment

Individual lot landscaping will be provided by each homeowner, or the builder at the builder's discretion. Design shall be in accordance with the covenants of the community. One(1) tree per lot shall be required in the front yard, two(2) trees shall be required in the front yard of corner lots, one(1) within the front yard and one(1) in the the side yard facing public R.O.W. A minimum of 30% of each single-family lot shall consist of drip irrigated shrub beds with low to medium water use plants.

Park Treatment

The park playground and activity node areas shall contain irrigated turf areas for field recreation and structured activity uses. Remaining areas shall be landscaped with shrub beds that contain native/drought resistant species. Large shade/canopy trees will be located around areas of congregation to provide shade and structure to the spaces.

Detention Pond Treatment

Native seed mix with species appropriate for more moist conditions shall be utilized within detention and water channel areas. No irrigated turf lawn shall be permitted within these areas. Shrubs and trees along the edges shall be utilized at source points to filter and clean run off water. Forbays shall be created to contain sediment and create easy maintenance of these structures.

**IRRIGATION**

The site will utilize irrigation through the native seed open areas for a three(3) year establishment period, depending on significant droughts. All native seed areas will have irrigation with the exception of the bottoms of the detention ponds. All trees in within native seed areas will be on a separate drip zone. Turf areas along collector street tree lawns and in park areas will have spray/rotor irrigation. All formal shrub beds within the parks will be provided with drip irrigation. Single-family lots will provide permanent irrigation for both front and rear yards.

**SETBACKS**

| | |
|---|---|
| Front Yard | 15' Habitable Living Area / 20' to Garage |
| Side Yard | 5' to interior lot line / 15' to R.O.W. |
| Rear Yard | 15' |

**SETBACK ENCROACHMENTS**

Porches may extend into setback area up to 3'
Window wells may extend into setback area up to 3'
Roof overhangs may extend into setback area up to 3'

**MAXIMUM BUILDING HEIGHT**

The maximum building height is 35 feet (midpoint of highest ridge and eave).

**PORCHES**

Minimum porch depth to be 6'
Minimum porch area to be 48 SF

**FENCING**

Fencing shall be located as per Fence Type Location Diagram. Three fencing types shall be provided as per details.
Side yard Fencing shall terminate a minimum of 5' behind front elevation of house.

**SIGNAGE**

A monument sign identifying the final development name shall be located at all four major development entrances. Materials and character of signage shall reflect the overall theme and character of the development. All lighting shall meet Town of Johnstown standards.

**STORAGE**

Boats, campers, and trailer vehicles shall only be permitted to be stored within completely closed structures or within areas specifically designated for such storage, provided such areas are behind building setback lines.

# GRANARY
Johnstown, Colorado

HARTFORD HOMES

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OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021
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Sheet Name
Development Standards

Sheet
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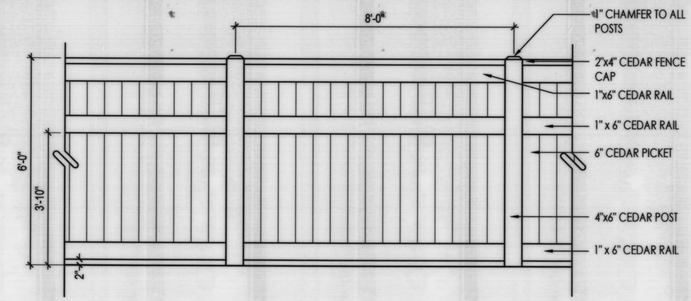
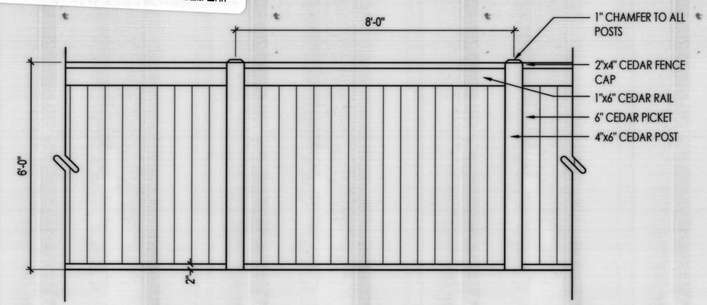
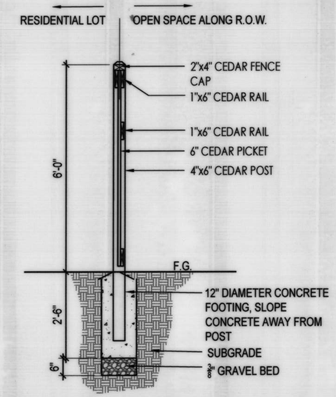



OUTSIDE ELEVATION (VIEW FROM R.O.W. ALONG COLORADO BOULEVARD, TELEP AVENUE, CR 46 AND RAILROAD)




INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)



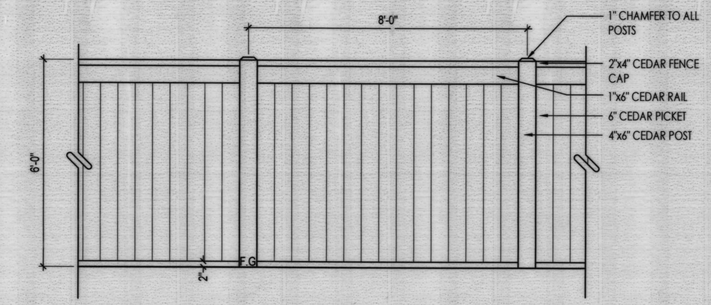

FENCE SECTION

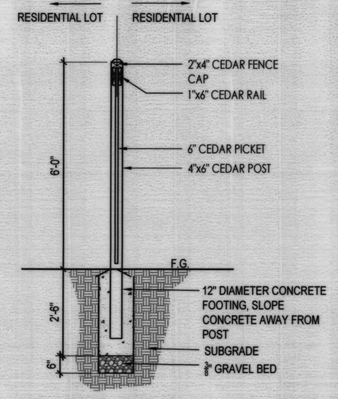
NOTES:
1. FENCE TYPE 1 SHALL BE LOCATED AT ALL SINGLE-FAMILY LOT REAR PROPERTY LINES THAT BACK OPEN SPACE ALONG COLORADO BOULEVARD, TELEP AVENUE, CR 46 AND RAILROAD TO THE NORTH.
2. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.
3. STRUCTURAL ENGINEER TO APPROVE ALL COLUMN FOOTINGS.

## (A) FENCE TYPE 1 (ALONG SINGLE-FAMILY REAR LOT PROPERTY LINES ADJACENT TO PUBLIC ARTERIAL R.O.W.)

SCALE: 1/2"=1'-0"

DT-FENC-TYPE 1



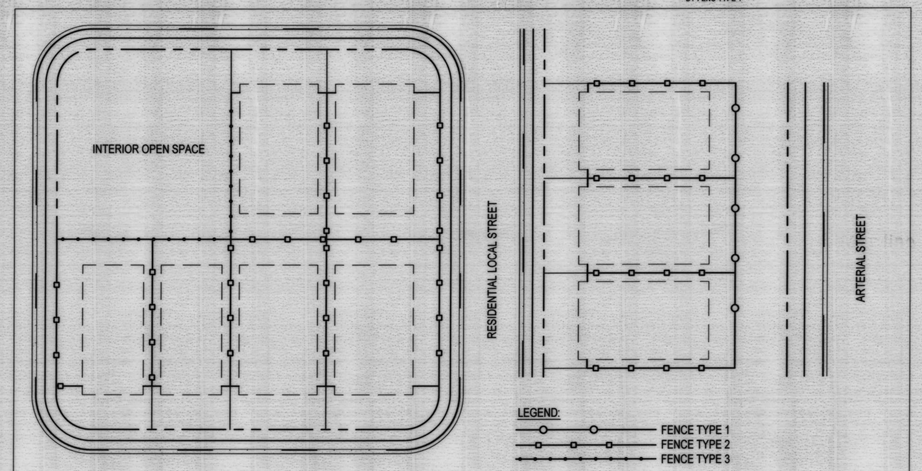

FENCE SECTION

NOTES:
1. FENCE TYPE 2 SHALL BE LOCATED AT ALL SINGLE-FAMILY LOT SIDE PROPERTY LINES.
2. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.

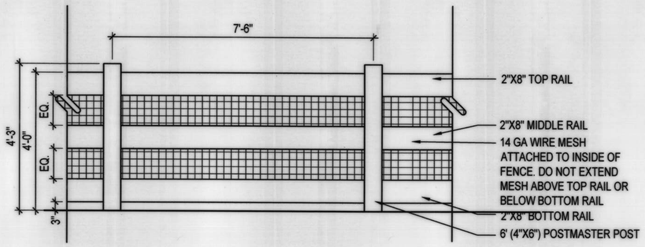
## (B) FENCE TYPE 2 (ALONG SINGLE-FAMILY SIDE LOT PROPERTY LINES)

SCALE: 1/2"=1'-0"

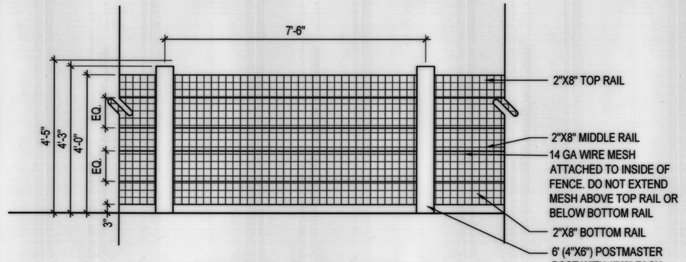
DT-FENC-TYPE 2



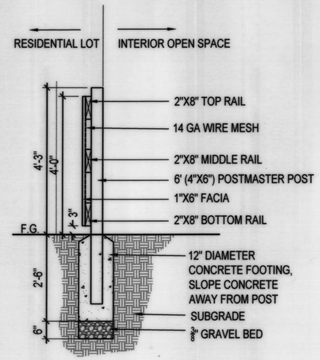

Fence Type Location Diagram




OUTSIDE ELEVATION (VIEW FROM OPEN SPACE)




INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)




FENCE SECTION

NOTES:
1. FENCE TYPE 3 SHALL BE LOCATED ON ALL SINGLE-FAMILY LOT REAR PROPERTY LINES THAT BACK INTERIOR OPEN SPACE.
2. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.

## (C) FENCE TYPE 3 (ALONG SINGLE-FAMILY LOT LINES THAT ARE ADJACENT TO INTERIOR OPEN SPACE)

SCALE: 1/2"=1'-0"

DT-FENC-TYPE 3

# GRANARY
Johnstown, Colorado

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OUTLINE DEVELOPMENT PLAN

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Sheet Name
Fencing Details

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## Legend

- 45'x110' single-family lot
- 55'x110' single-family lot
- Irrigated native seed
- Detention
- Irrigated sod

# GRANARY

Johnstown, Colorado

HARTFORD HOMES

russell + mills

| REV. | COMMENT | DATE |
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OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name
ILLUSTRATIVE MASTER PLAN

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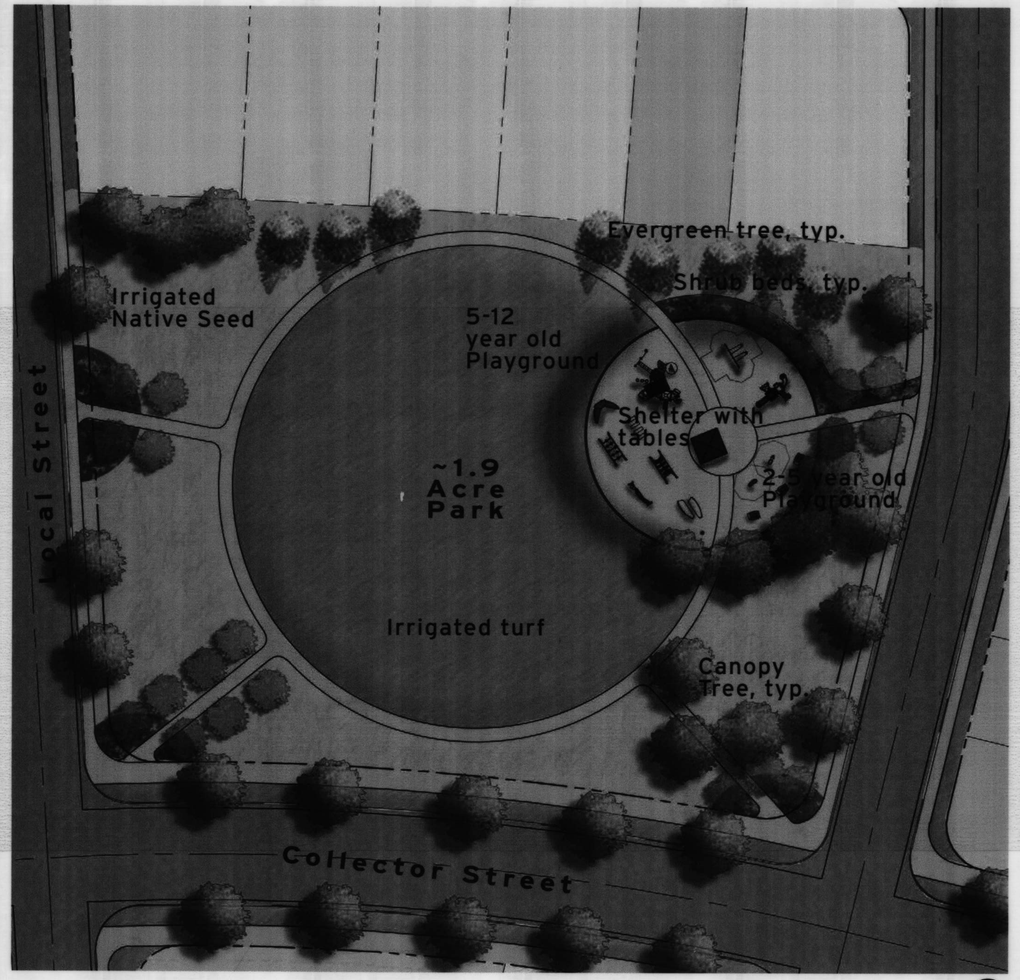
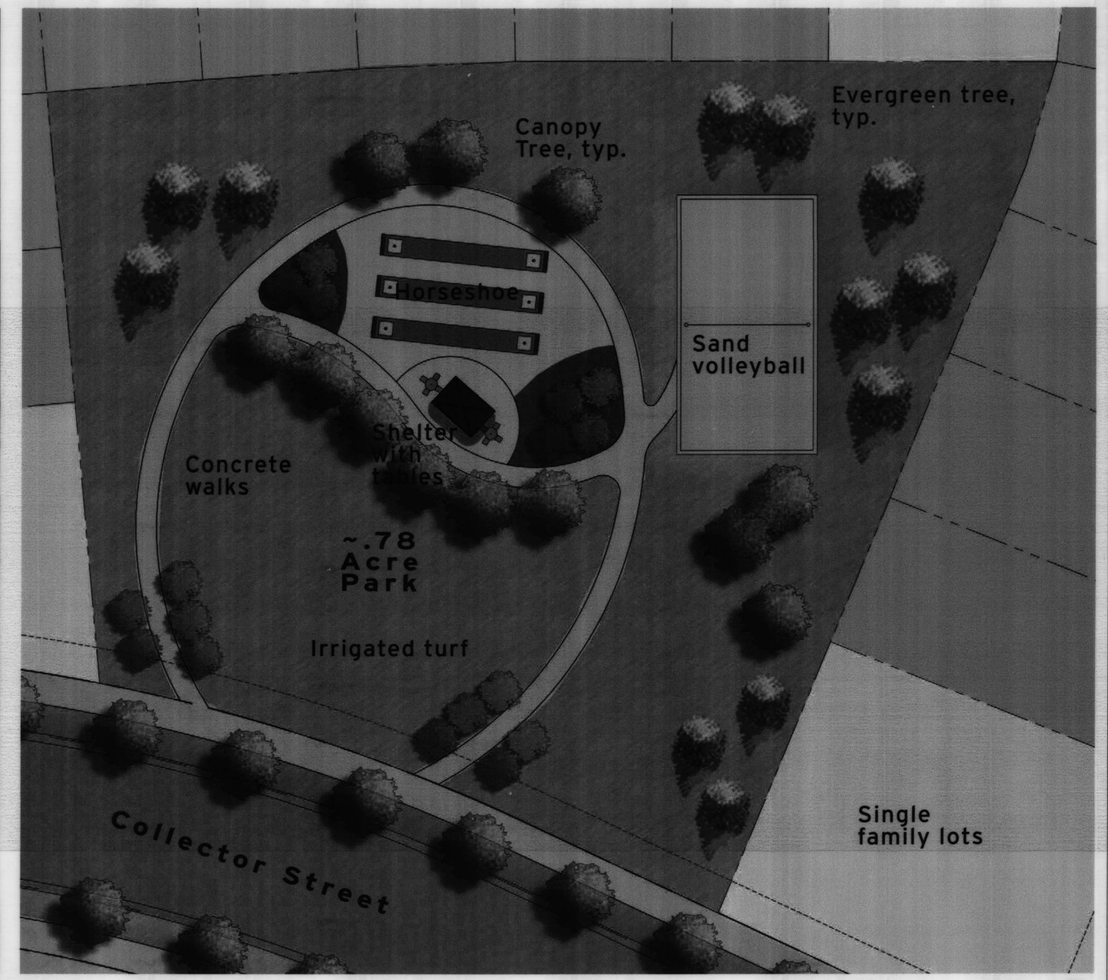
4735961 Pages: 6 of 8
07/15/2021 01:09 PM R Fee:$83.00
Carly Koppes, Clerk and Recorder, Weld County , CO




**WEST PARK**

0 30 60 120′




**EAST PARK**

0 20 40 80′

GRANARY

Johnstown, Colorado

HARTFORD HOMES

russell + mills

| REV. | COMMENT | DATE |
|---|---|---|
| | | |

OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021

Drawn By: SL & DD

Checked By: CR

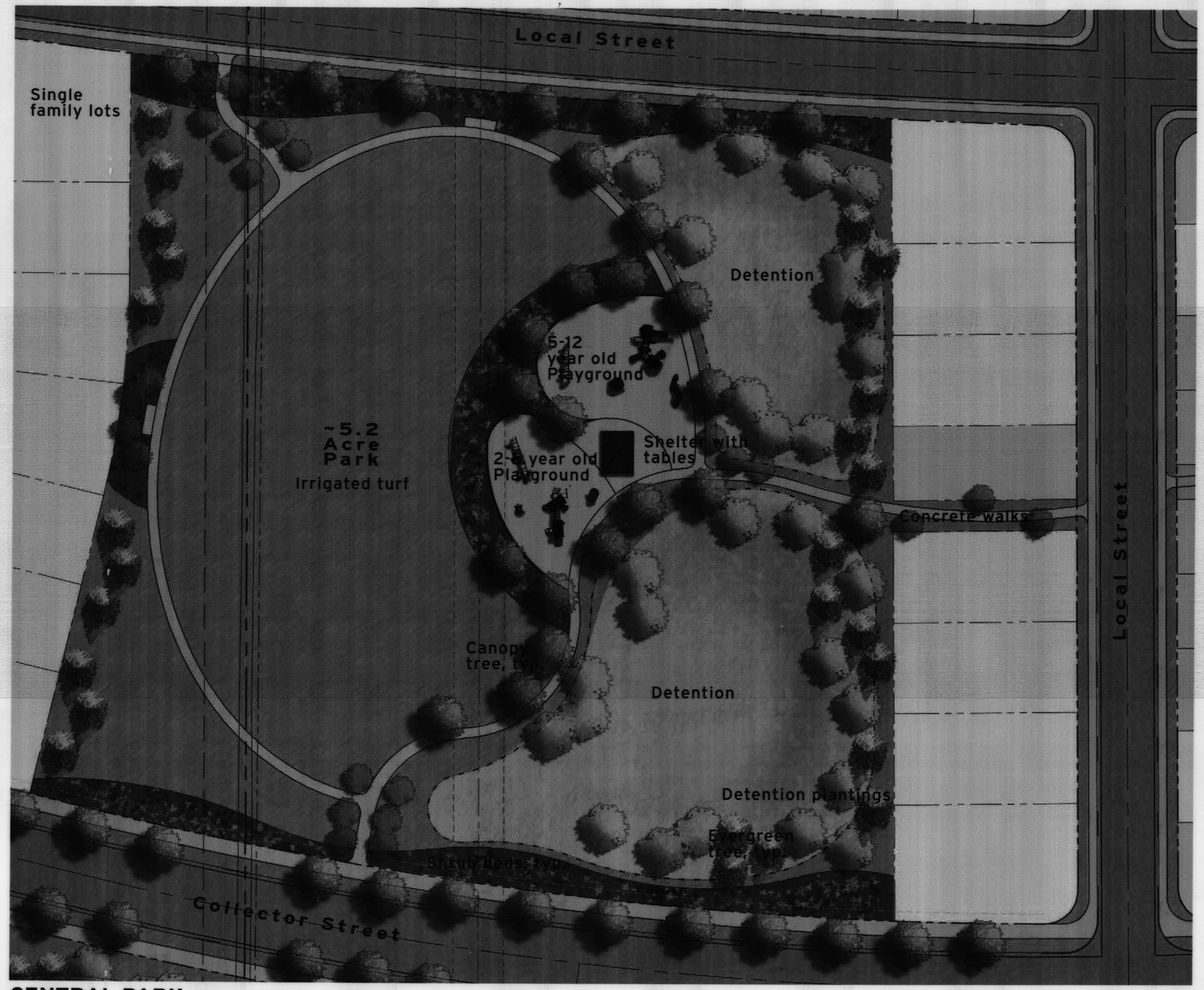
Sheet Name

CONCEPTUAL PARK ENLARGEMENT PLANS

Sheet

ODP 6

4735961 Pages: 7 of 8
07/15/2021 01:09 PM R Fee:$83.00
Carly Koppes, Clerk and Recorder, Weld County , CO




CENTRAL PARK

GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

| REV. | COMMENT | DATE |
|---|---|---|
| | | |

OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021
Drawn By: SL & DD
Checked By: CR

Sheet Name
CONCEPTUAL PARK ENLARGEMENT PLAN

Sheet
ODP 7

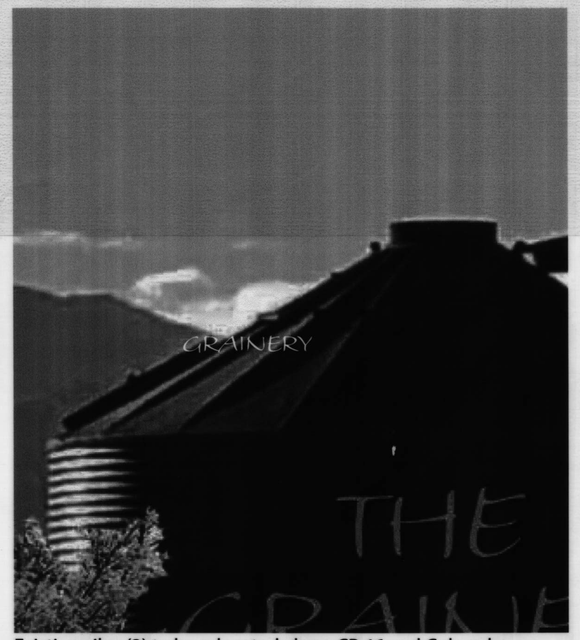
4735961 Pages: 8 of 8
07/15/2021 01:09 PM R Fee:$53.00
Carly Koppes, Clerk and Recorder, Weld County , CO

Protect and maintain existing cottonwood to the extent possible. There are dead trees within the stand that need to be removed.

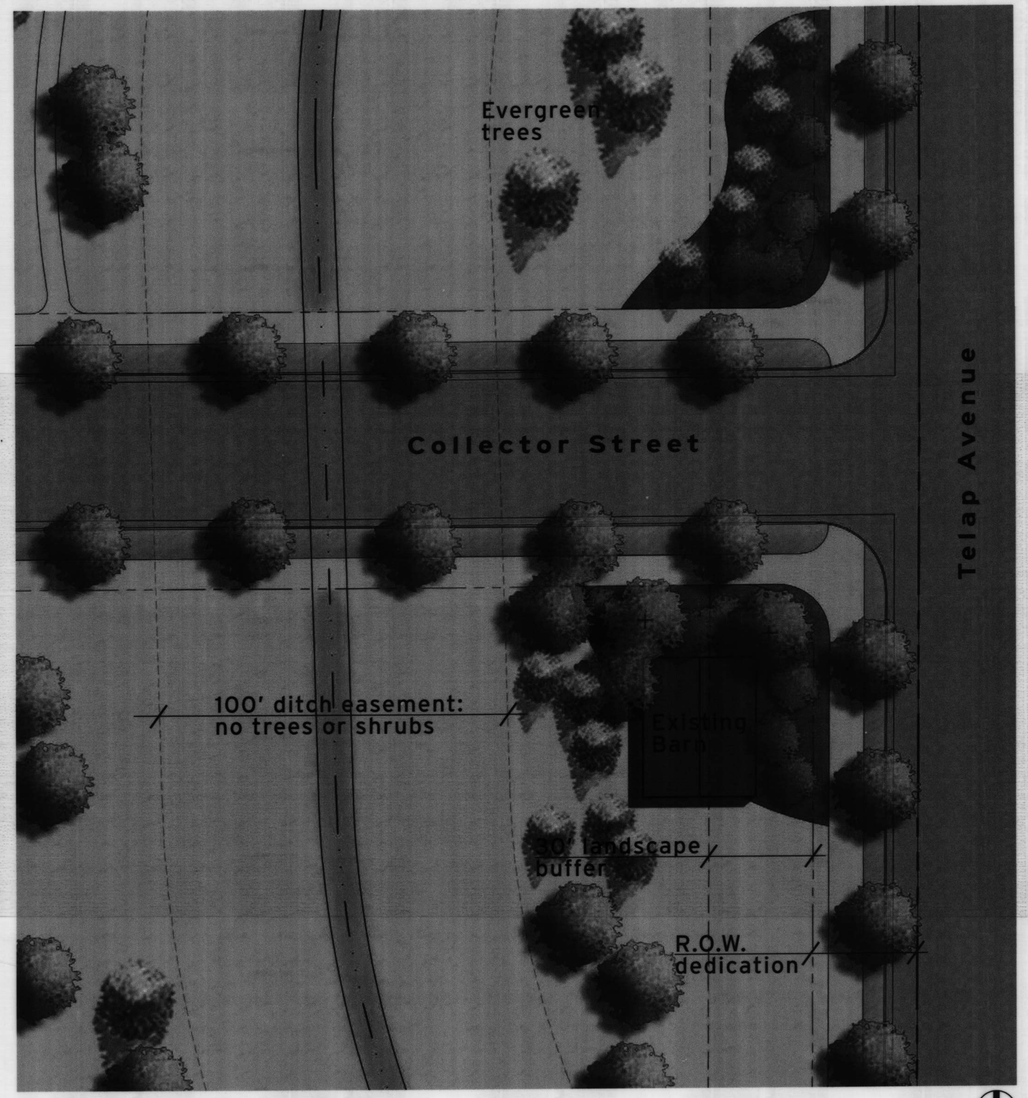
Barn to be used as an entry monument feature. No interior access will be provided. Barn will be reviewed by Structural Engineer to ensure structural integrity and all required elements for repair will be completed.

Remove covered garage portion

Existing barn along Telep Avenue




Existing silos (3) to be relocated along CR 46 and Colorado Blvd collector street entrances




**Telap Avenue Entry Feature**

GRANARY

Johnstown, Colorado

HARTFORD HOMES

russell + mills

| REV. | COMMENT | DATE |
|---|---|---|
| | | |

OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name

CONCEPTUAL ENTRY FEATURE PLAN

Sheet

ODP 8

## THE GRANARY ODP MAJOR AMENDMENT 01 NARRATIVE

To: Jeremey Gleim, Planning & Development Director
Town of Johnstown, CO
email: jgleim@johnstownco.gov

Date: June 3, 2025

**Re: The Granary Outline Development Plan Major Amendment 01, 2nd Submittal**

Dear Mr. Gleim,

Thank you for all you have contributed in keeping The Granary ODP Amendment 01 moving along at a great pace.

The Granary Filing One is currently under construction on the east portion of the site. The east neighborhood park is installed and ready for residents and the community to enjoy. A portion of the enhanced east-west multi-modal sidewalk has also been installed and will continue to the west to join in with the new school across Colorado Blvd. Filings Three and Four are approved and will begin construction soon. This will include the main Central park and pool area for all residents to enjoy.

This ODP Major Amendment 01 is seeking the approved changes so that additional housing types can be included in this master planned community to meet housing affordability needs as well as increase the product diversity. The products included are:

- Front load single-family detached lots (45'x110' and 55'x110')
- Front load single-family attached lots (duplex - 40'x100')
- Read load single-family detached lots (cottage - 30'x110')
- Read load single-family attached lots (duplex - 30'x110')

The Amended ODP will also incorporate an additional south neighborhood park and duplex park to better serve the additional homes that are being shown in the west portion of the site. Oil and Gas Wells in the south-east portion of the site will be abandoned and plugged. This will reduce the setback requirement from 350' to 150'. The tank areas south of the site will not require a setback.

The amended plan also reflects changes that occurred during the preliminary and final plans for Filing One-Four. These include updated ditch alignment, the east park configuration, as well as the pool amenity that is part of the main central park.

Please feel free to contact us with any questions or if additional information is needed.

Best regards,

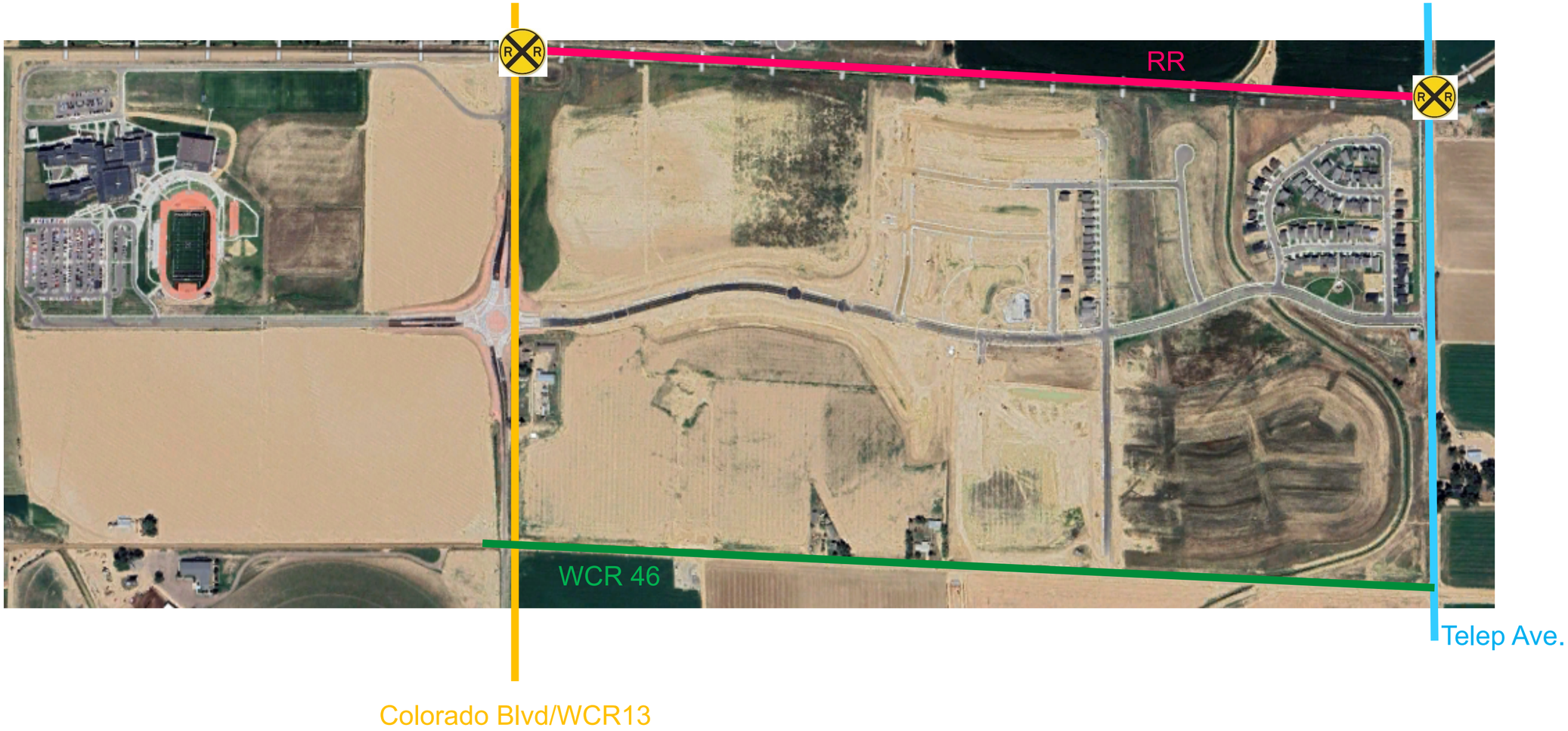
Shelley La Mastra, PLA
Associate Principal

Johnstown
COLORADO

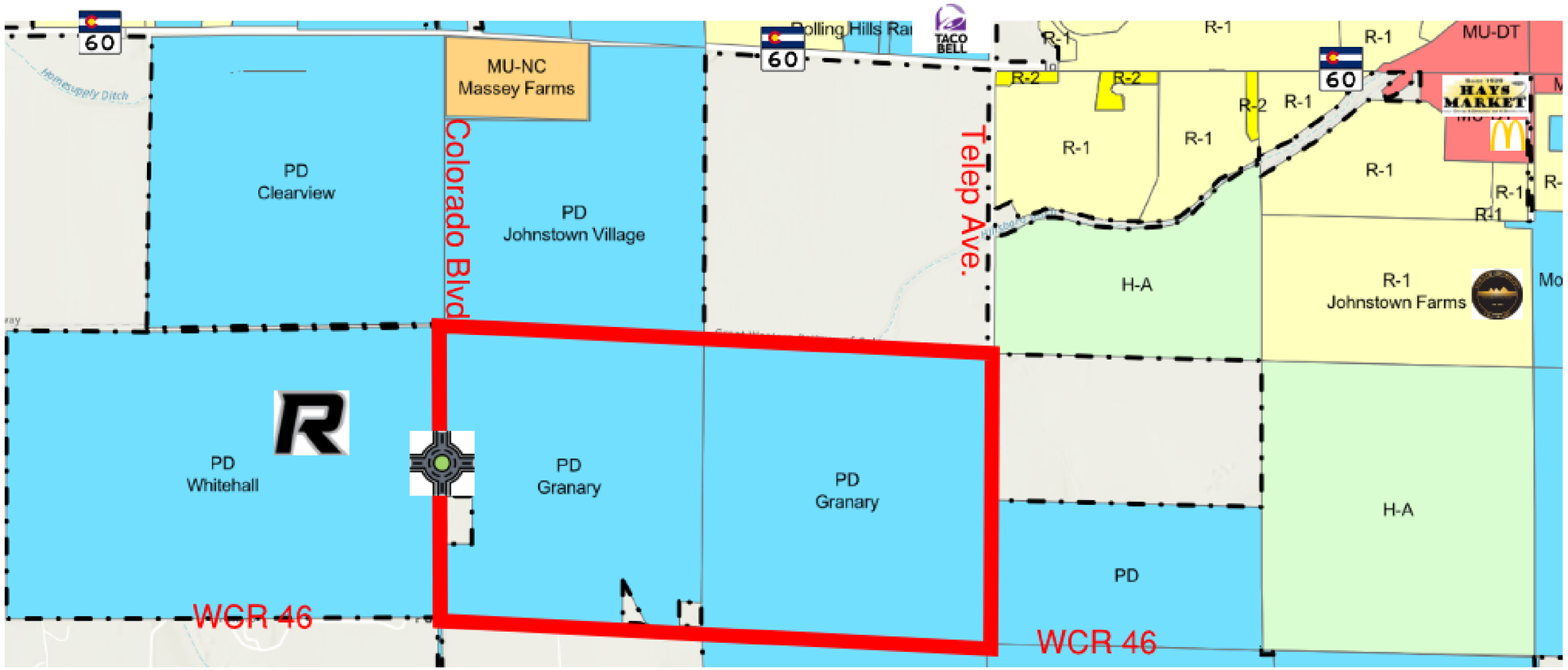
# THE GRANARY ODP AMENDMENT
# CASE NO. ZON24-0007
# PUBLIC HEARING

TOWN COUNCIL
NOVEMBER 3, 2025

# VICINITY MAP



# ZONING MAP

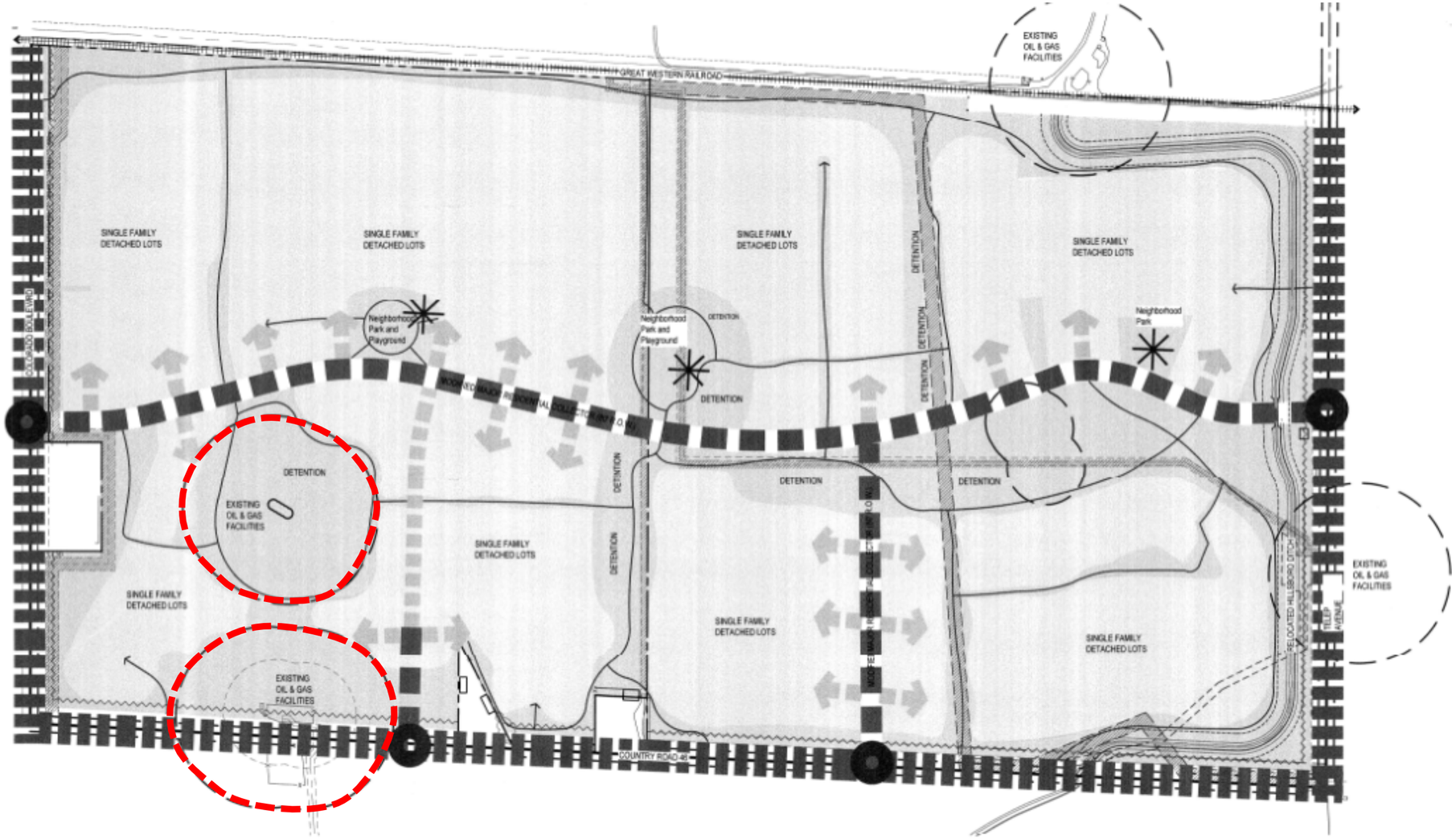

60
MU-NC
Massey Farms
PD
Clearview
Colorado Blvd
PD
Johnstown Village
Rolling Hills Ra
TACO BELL
Telep Ave.
R-1
R-2
MU-DT
HAYS MARKET
H-A
R-1
Johnstown Farms
PD
Whitehall
PD
Granary
PD
Granary
PD
H-A
WCR 46
WCR 46

# Current ODP

Three neighborhood parks were illustrated on the original ODP.

At the time of approval, there were two active oil and gas facilities on the property.

The development is composed of single-family detached units.

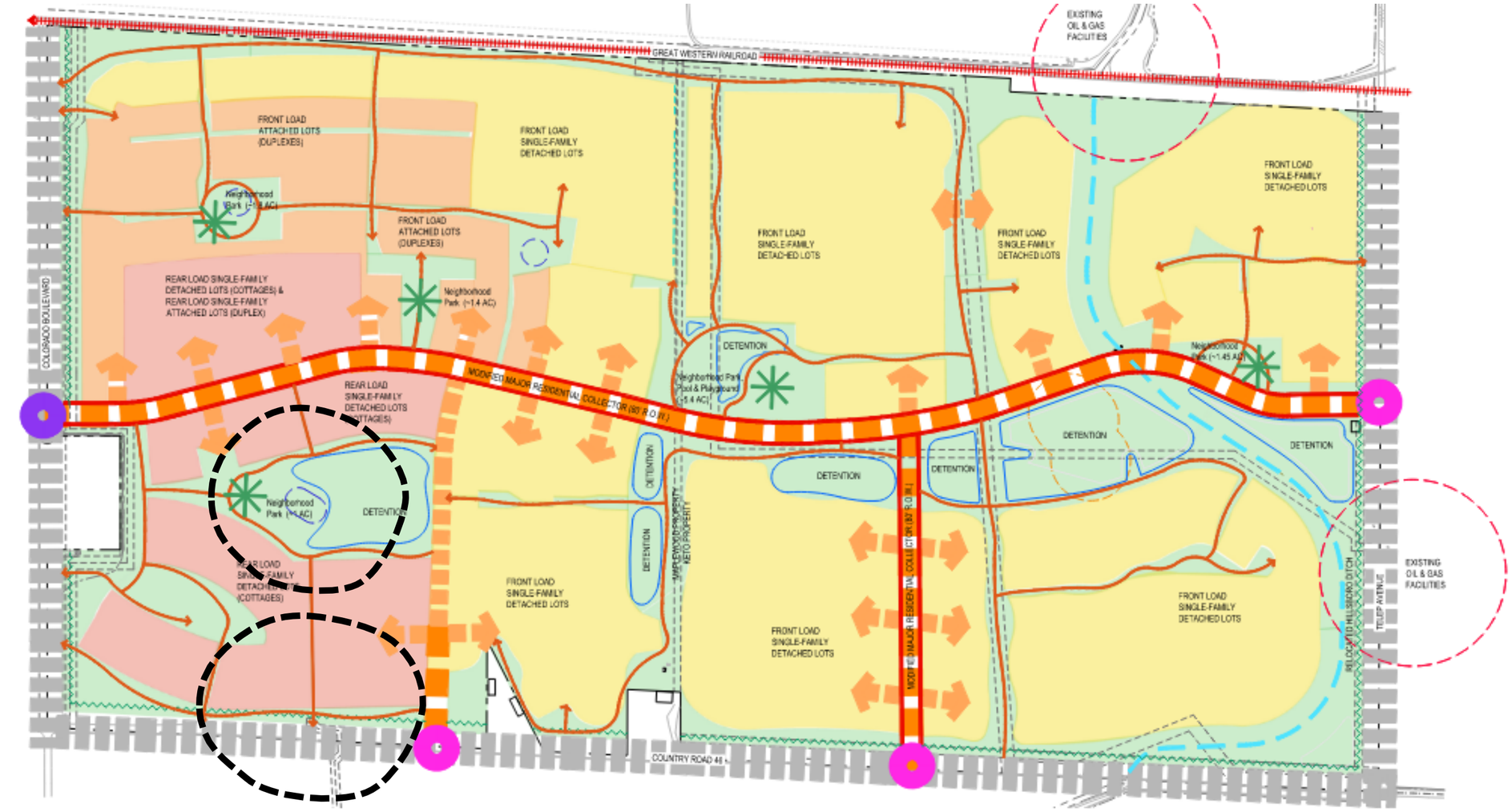


# Proposed ODP Amendment

The proposed amendment includes five neighborhood parks.

Flow lines have been removed from the oil and gas and facilities.

The developer would like to include single-family attached (duplex) and detached cottage-style homes.



# Proposed Concept

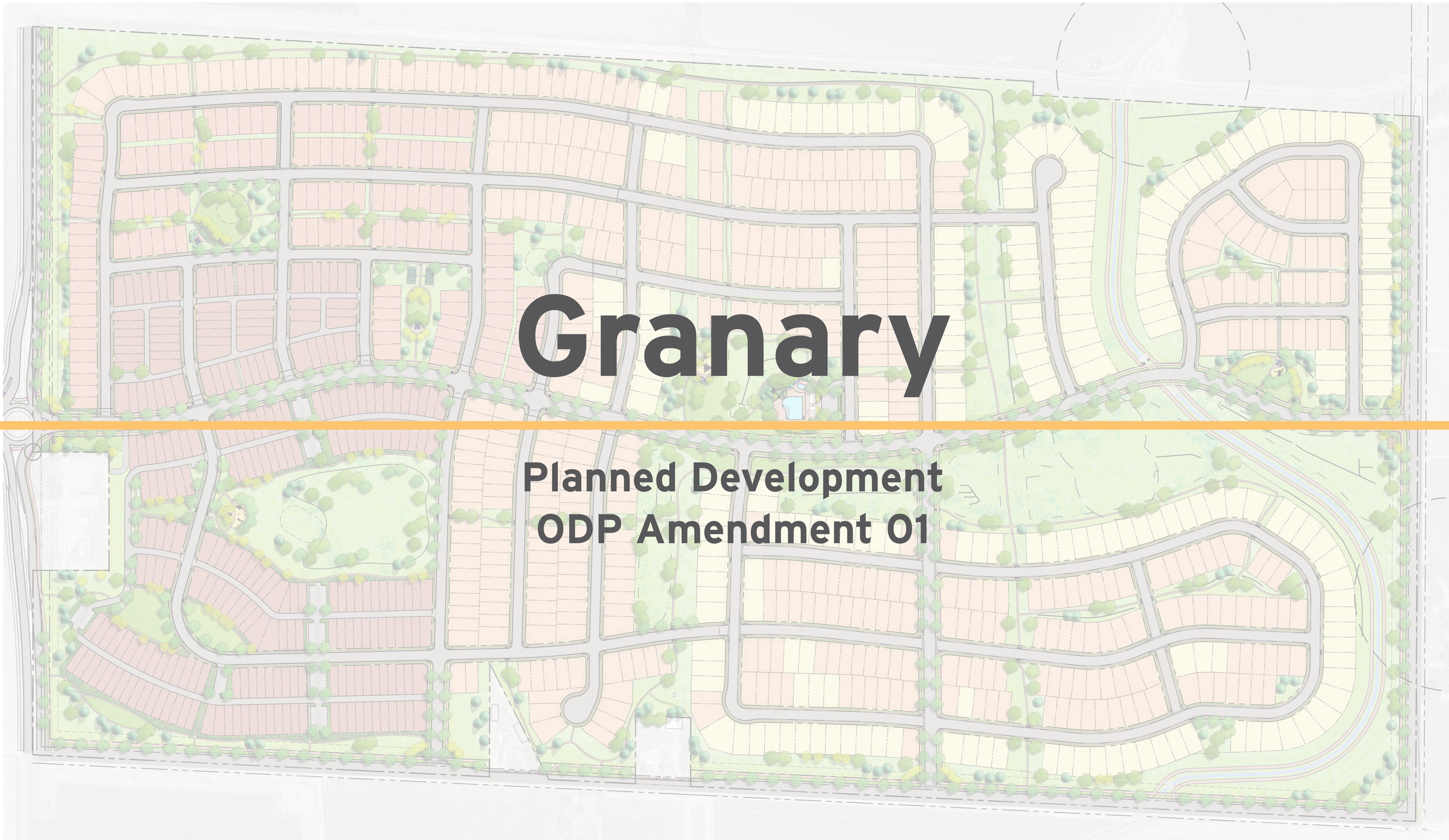
Due to changing market conditions, the developer seeks to increase affordable housing opportunities for the town by allowing duplex and cottage-style homes.

The removal of the oil and gas flow lines allows for reduced setbacks to increase the number of available lots within The Granary subdivision.

# STAFF RECOMMENDATION

Staff recommends that the Town Council APPROVE the lot merger for Case No. DEV25-0009

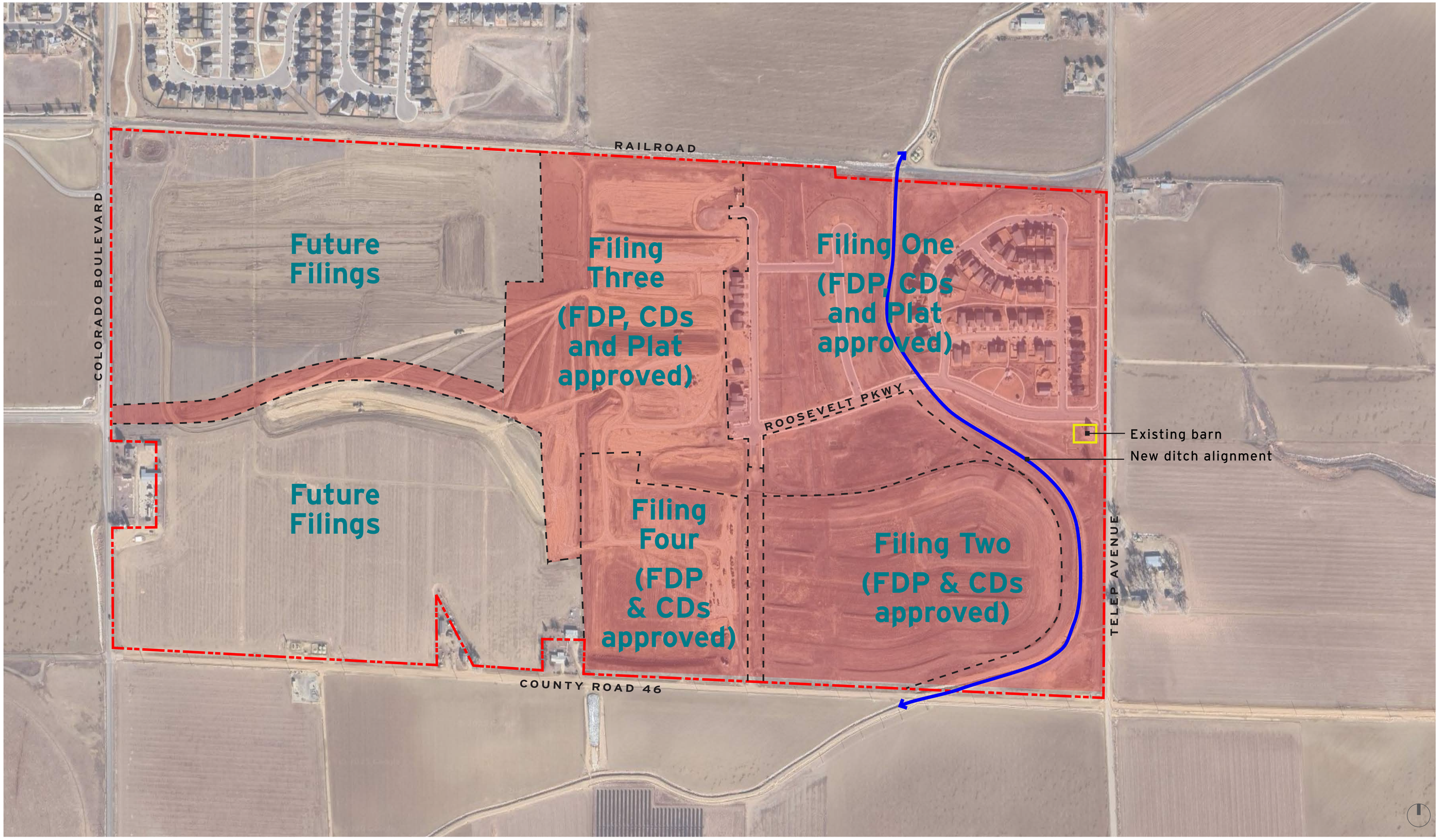
Questions for staff?



# Granary

## Planned Development
## ODP Amendment 01

# Existing Site Aerial




HARTFORD HOMES RVi Galloway

Granary

# Building a Community

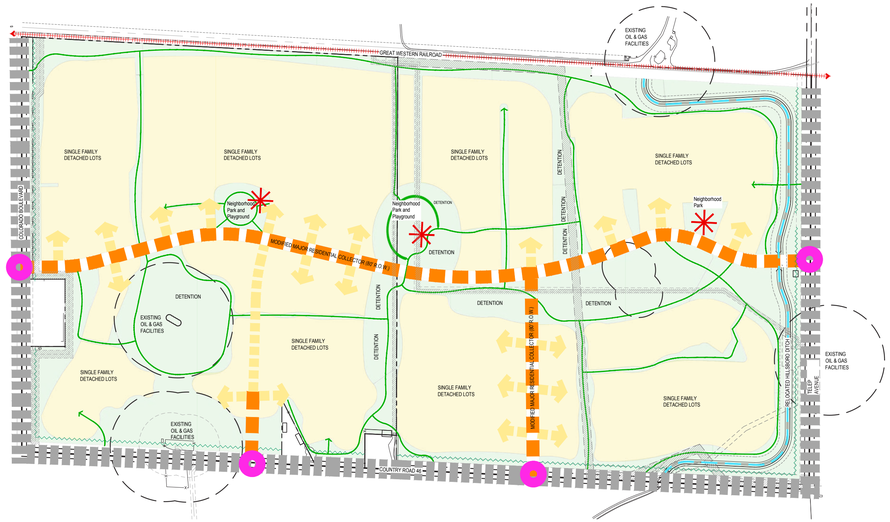
Restored Granary Entrance Barn (at east entrance along Telep)

Filing One - Homes and Park

Roundabout (at west entrance along Colorado Blvd)

Model Homes

# Approved ODP




LEGEND:

- PROPERTY LINE
- EASEMENT
- EXISTING RAILROAD
- MAJOR ARTERIAL STREET
- MODIFIED MAJOR RESIDENTIAL COLLECTOR (80' ROW)
- RESIDENTIAL LOCAL (60' ROW)
- PRIMARY ENTRANCE / FULL MOVEMENT INTERSECTION
- POTENTIAL DETENTION AREA
- 350' SETBACK FROM OIL & GAS FACILITIES
- RELOCATED HILLSBORO DITCH
- TRAIL SYSTEM
- OPEN SPACE
- SINGLE FAMILY DETACHED LOTS (45' X 100 and 55' x 110')
- PLAYGROUND / PLAZA AREA
- 30' BUFFER YARD

NOTES:
1. ALL STREETS TO BE DESIGNED TO TOWN OF JOHNSTOWN STREET DESIGN & CONSTRUCTION STANDARDS. ANY MAJOR AND LOCAL RESIDENTIAL STREETS THAT WILL REQUIRE TRAFFIC CALMING IMPROVEMENTS WILL BE DETERMINED BY THE DEVELOPMENT TRAFFIC ENGINEER FOR REVIEW AND CONCURRENCE BY THE TOWN TRAFFIC ENGINEER.

LAND USE INFORMATION:

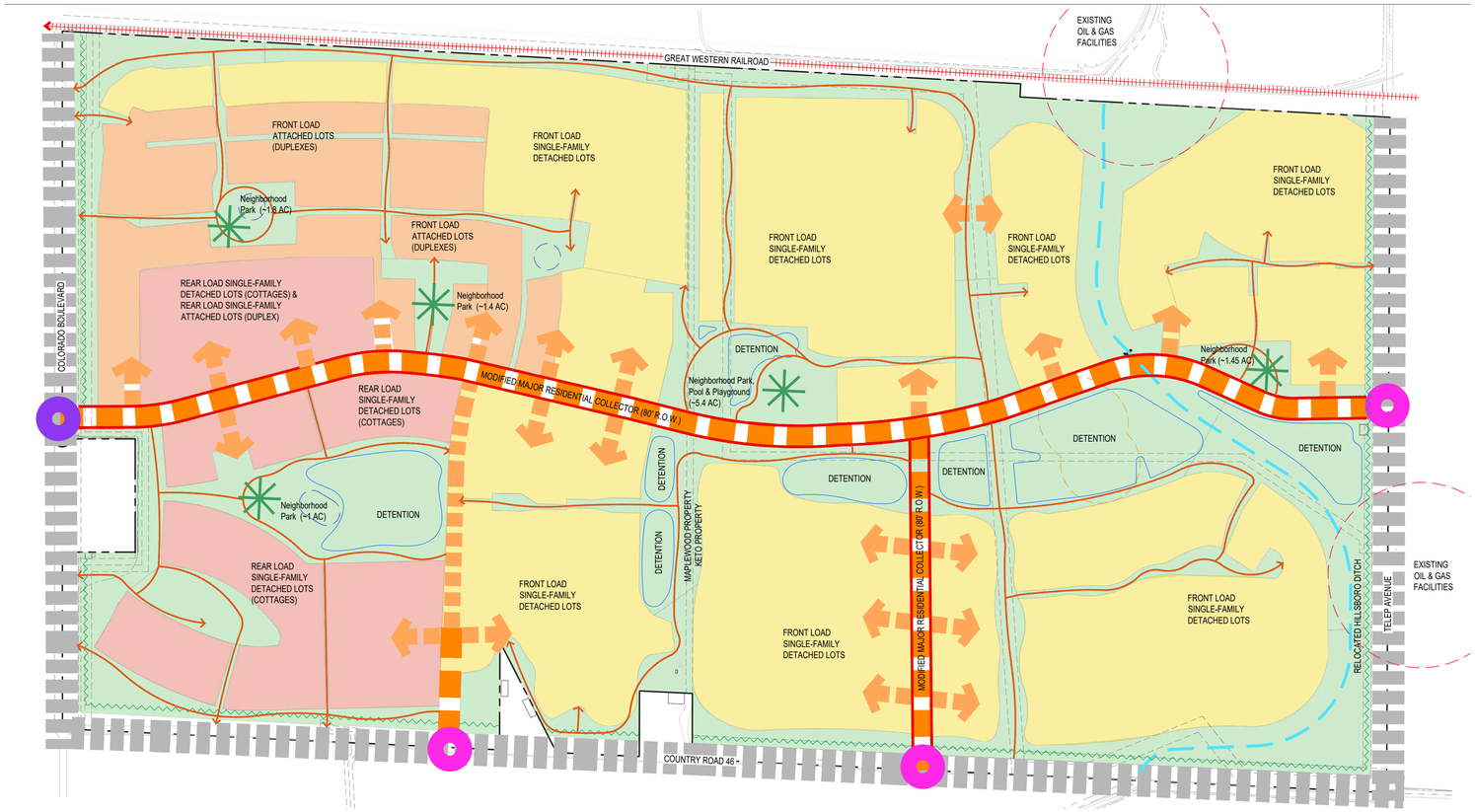
| | |
|---|---|
| KETO PROPERTY | 161 AC |
| MAPLEWOOD ACRES PROPERTY | 114 AC |
| TOTAL THE GRANARY AREA | 275 AC |
| MAXIMUM DWELLING UNITS | 950 UNITS |
| MAXIMUM DENSITY | 3.45 DU/AC |

THE GRANARY PUD
Permitted uses: Single-Family Detached Dwelling, parks, recreation areas

Minimum lot area for single-family 45' x 110' (4,950 SF)

Minimum 30% Open Space required

# ODP Amendment 01




LEGEND:

- PROPERTY LINE
- EASEMENT
- EXISTING RAILROAD
- MAJOR ARTERIAL STREET
- MODIFIED MAJOR RESIDENTIAL COLLECTOR (80' ROW)
- MODIFIED RESIDENTIAL LOCAL ROLLOVER (70' ROW)
- RESIDENTIAL LOCAL (60' ROW)
- PRIMARY ENTRANCE / FULL MOVEMENT INTERSECTION
- PRIMARY INTERSECTION / ROUNDABOUT
- POTENTIAL DETENTION AREA
- 50' SETBACK FROM PLUGGED & ABANDONED OIL & GAS FACILITIES
- 150' SETBACK FROM PLUGGED & ABANDONED OIL & GAS FACILITIES
- 350' SETBACK FROM PLUGGED & ABANDONED OIL & GAS FACILITIES
- RELOCATED HILLSBOROUGH DITCH
- TRAIL SYSTEM
- MULTI-MODAL SIDEWALK
- OPEN SPACE
- REAR LOAD SINGLE FAMILY DETACHED LOTS (COTTAGE) & REAR LOAD SINGLE FAMILY ATTACHED LOTS (DUPLEX) (30' X 110')
- FRONT LOAD SINGLE-FAMILY ATTACHED LOTS (40' X 100') (DUPLEXES)
- FRONT LOAD SINGLE FAMILY DETACHED LOTS (45' X 110' and 55' x 110')
- PARK / PLAZA AREA
- 30' LANDSCAPE BUFFER

LAND USE INFORMATION:

| | |
|---|---|
| KETO PROPERTY | 155.69 AC |
| MAPLEWOOD ACRES PROPERTY | 138.937 AC |
| TOTAL THE GRANARY AREA | 294.627 AC |
| MAXIMUM DWELLING UNITS | 1,178 UNITS |
| MAXIMUM DENSITY | 4 DU/AC (overall - density may be higher or lower in some areas) |

GRANARY PD
Permitted uses:
Front Load Single-Family Detached
Front Load Single-Family Attached (Duplex)
Rear Load Single-Family Detached (Cottage)
Rear Load Single-Family Attached (Duplex)
Parks and recreation areas

Minimum lot area for Single-family (front load) 45' x 110' (4,950 SF)
Minimum lot area for Single-family Cottage (rear load) 30' x 110' (3,300 SF)
Minimum lot area for Single-family Duplex (front load) 40' x 100' (4,000 SF - Per unit)

Minimum 30% Open Space required for overall development (individual filings are not required a certain amount. Open Space will accrue with each filing to count toward total amount of 30%)

NOTES:
1. ALL STREETS TO BE DESIGNED TO TOWN OF JOHNSTOWN STREET DESIGN & CONSTRUCTION STANDARDS OR APPROVED ODP STREET SECTIONS. ANY MAJOR AND LOCAL RESIDENTIAL STREETS THAT WILL REQUIRE TRAFFIC CALMING IMPROVEMENTS WILL BE DETERMINED BY THE DEVELOPMENT TRAFFIC ENGINEER FOR REVIEW AND CONCURRENCE BY THE TOWN TRAFFIC ENGINEER.
2. CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

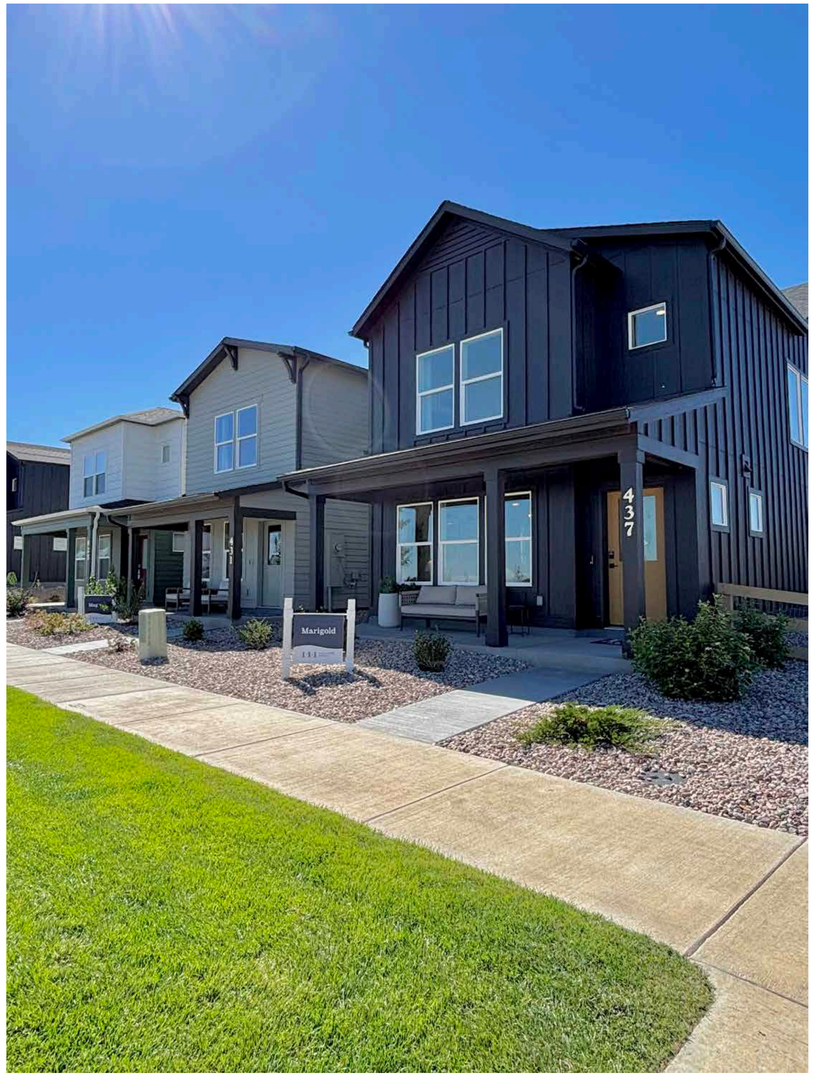
## What has changed:

- New Products types added (Cottages & Duplexes)
- Two (2) additional parks added
- Additional trail connections
- Revised layout due to well closures and capping in south-west area
- Total units capped at 1,178 (4 du/ac) from 950 (3.45 du/ac)

HARTFORD HOMES · RVi · Galloway

Granary

# New Product: Cottages (rear alley load)

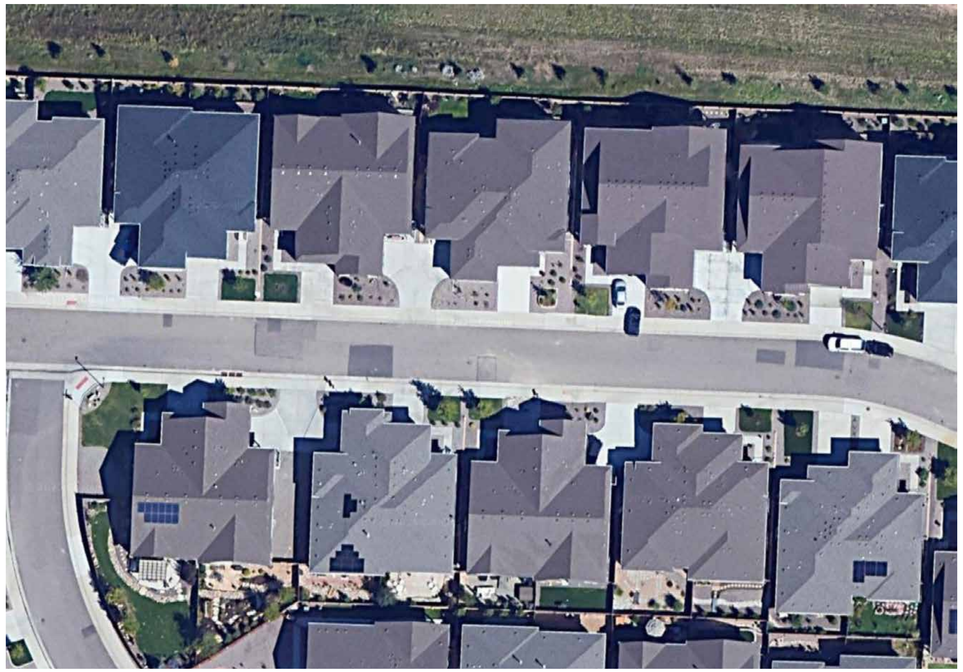


NOTE:
ELEVATIONS ARE EXAMPLES OF PRODUCT TYPE. ACTUAL ELEVATIONS MAY VARY FROM THE ABOVE IMAGES.

HARTFORD HOMES RVi Galloway

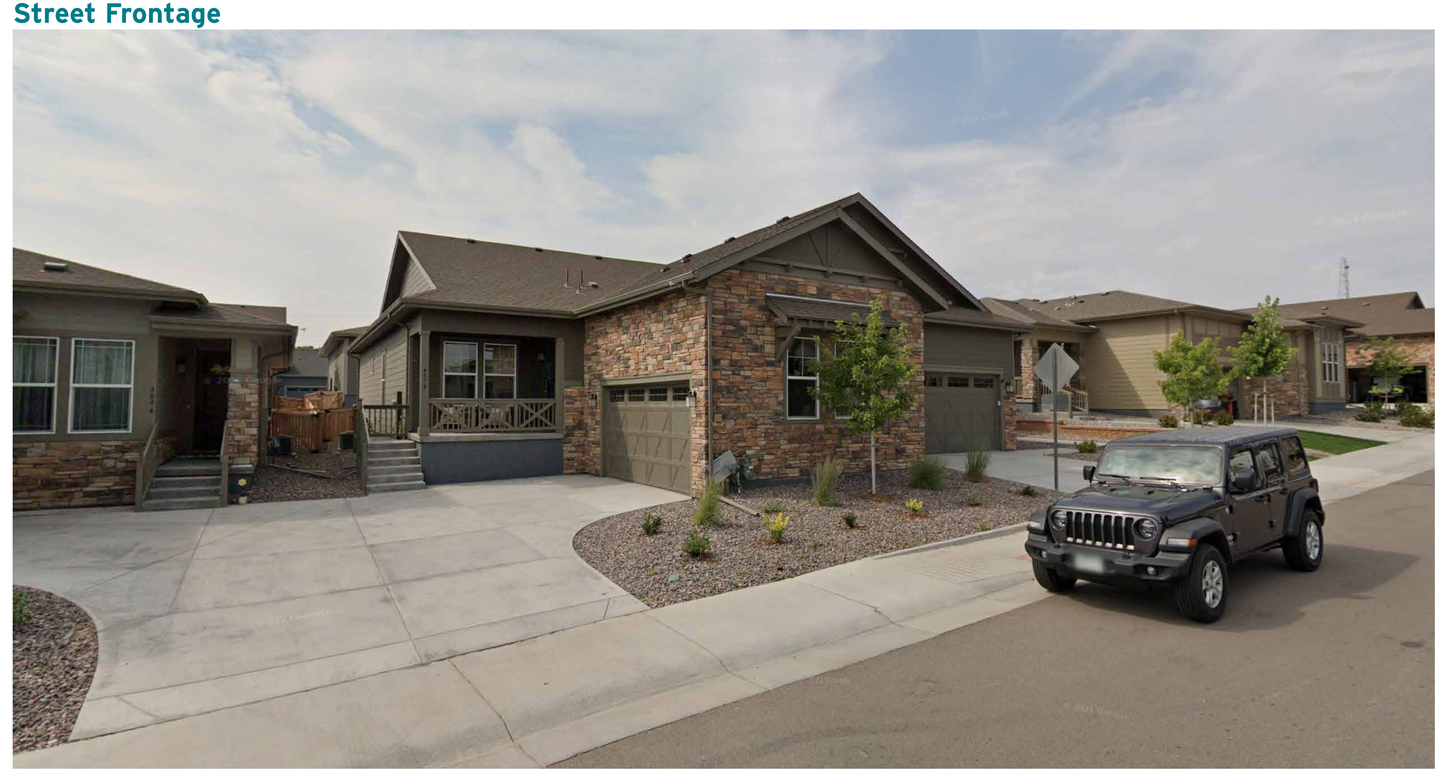
Granary

# New Product: Duplexes (front load)



Aerial View

Street Frontage



Street Frontage

NOTE:
ELEVATIONS ARE EXAMPLES OF PRODUCT TYPE. ACTUAL ELEVATIONS MAY VARY FROM THE ABOVE IMAGES.

HARTFORD HOMES RVi Galloway

Granary

# Approved ODP Conceptual Plan

Legend
- 45'x110' single-family lot
- 55'x110' single-family lot
- Irrigated native seed
- Detention
- Irrigated sod

# ODP Amendment 01 Conceptual Plan

Legend
- Property Boundary
- 50' Plugged and Abandoned Well Setback
- 150' Plugged and Abandoned Well Setback
- 350' Well Setback
- Utility Easement
- Gas Line Easement
- AMENDMENT 01 AREAS FINAL PLANS AND PLAT APPROVAL PROCESS

All areas that are part of Amendment 01 shall be permitted the following approval process:
1. Preliminary Plan and Plat: Discussion items with The Planning and Zoning Commission (recommendation) and Town Council (decision maker).
2. Final Plans and Plat: Consent agenda with Town Council only. Final Plans and Plat may be pulled by either a member of the community or by Council Member for a formal Hearing.

- 30'x110' Rear Load Single-Family Detached Lot (Cottage) and Single-Family Attached Lot (Duplex)
- 42'x100' Front Load Single-Family Attached Lot (Duplex)
- 45'x110' Front Load Single-Family Detached Lot
- 55'x110' Front Load Single-Family Detached Lot

0 200' 400' 800'

CONCEPT NOTE:
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HARTFORD HOMES RVi Galloway

Granary

# Central Park: Under Construction

Local Street

Single family lots

Canopy tree, typ.

Evergreen tree, typ.

Playground

Shelter with tables

Detention

Bike racks

Local Street

Kiddy pool

Silo and water slide

Office

Pool with lap lanes and wet deck

RR

Parking lot and trash enclosure

Native seed

Irrigated turf

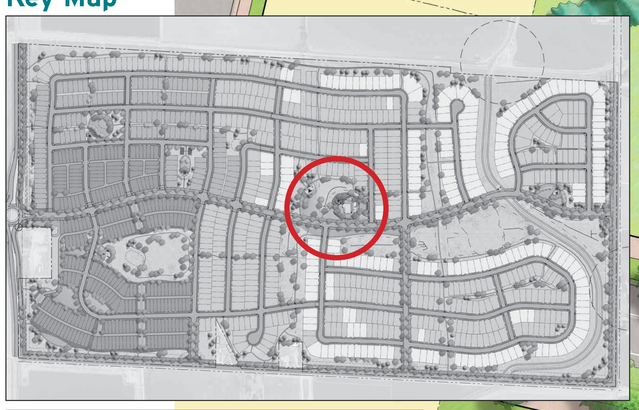
Concrete walks

Shelter

Roosevelt Parkway

0 30' 60' 120'

## Key Map



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HARTFORD HOMES RVi Galloway

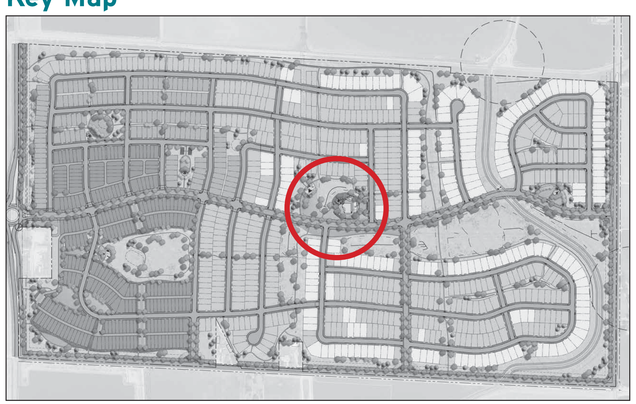
Granary

# Central Park Pool House: Under Construction

View looking west of Pool House and Park

Pool Slide Architecture

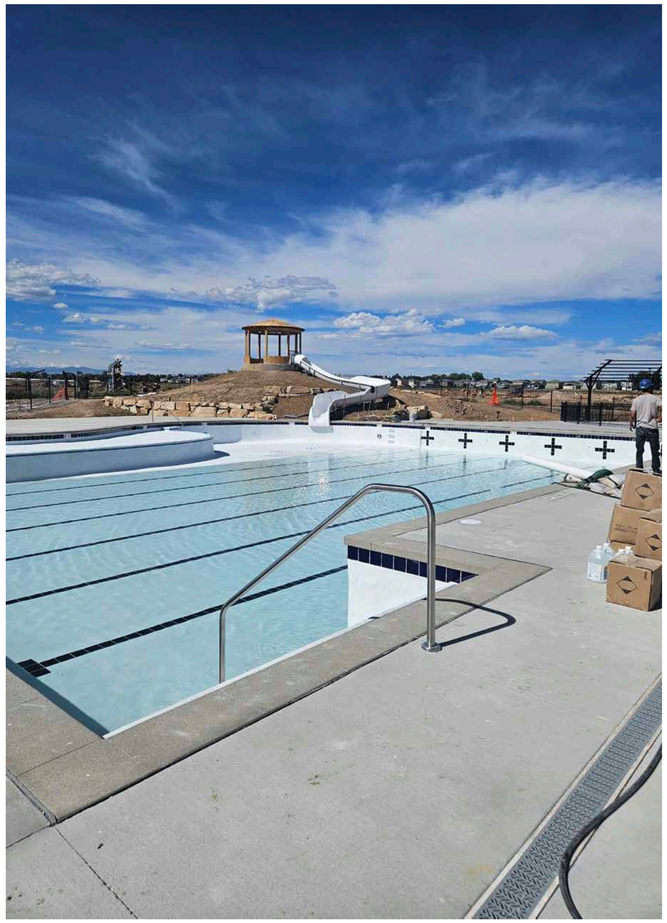
## Key Map



NOTE:
Elements of the illustrative images are conceptual and subject to change.

Rear Pool-side Elevation

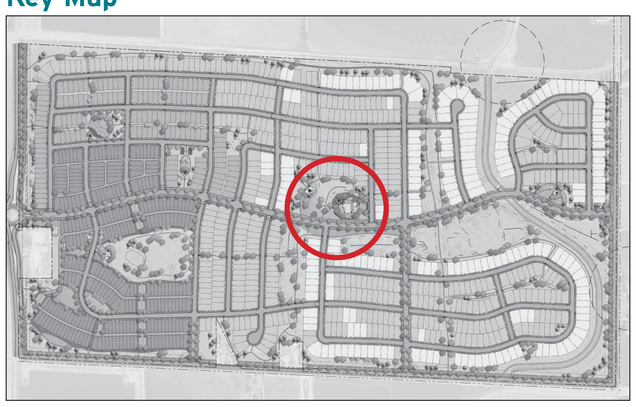
# Central Park Pool and Playground: Under Construction



Pool Slide and Pool

Central Playground

## Key Map



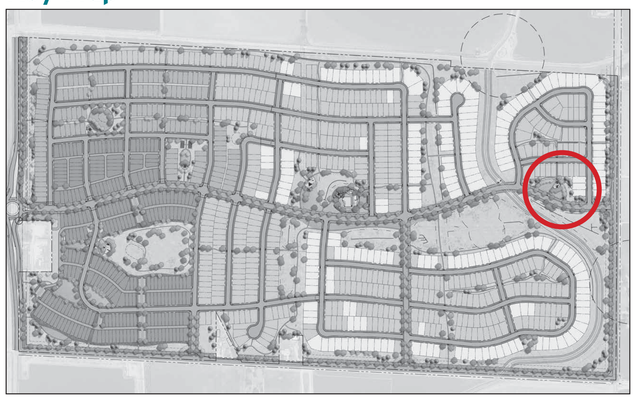
NOTE:
Elements of the illustrative images are conceptual and subject to change.

HARTFORD HOMES RVi Galloway

Granary

# East Park: Built

## Key Map



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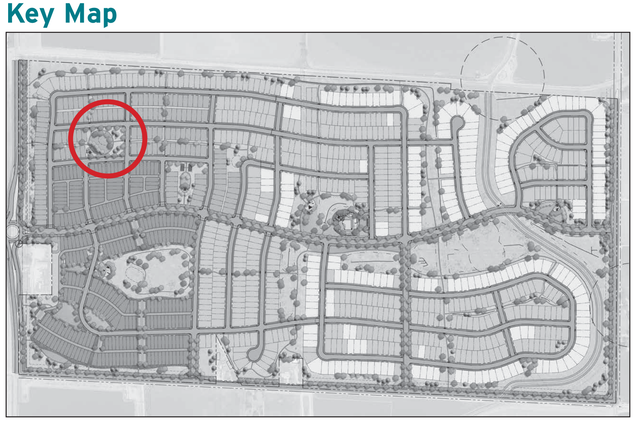
# West Park: In original ODP and PDP

West Park

## Key Map



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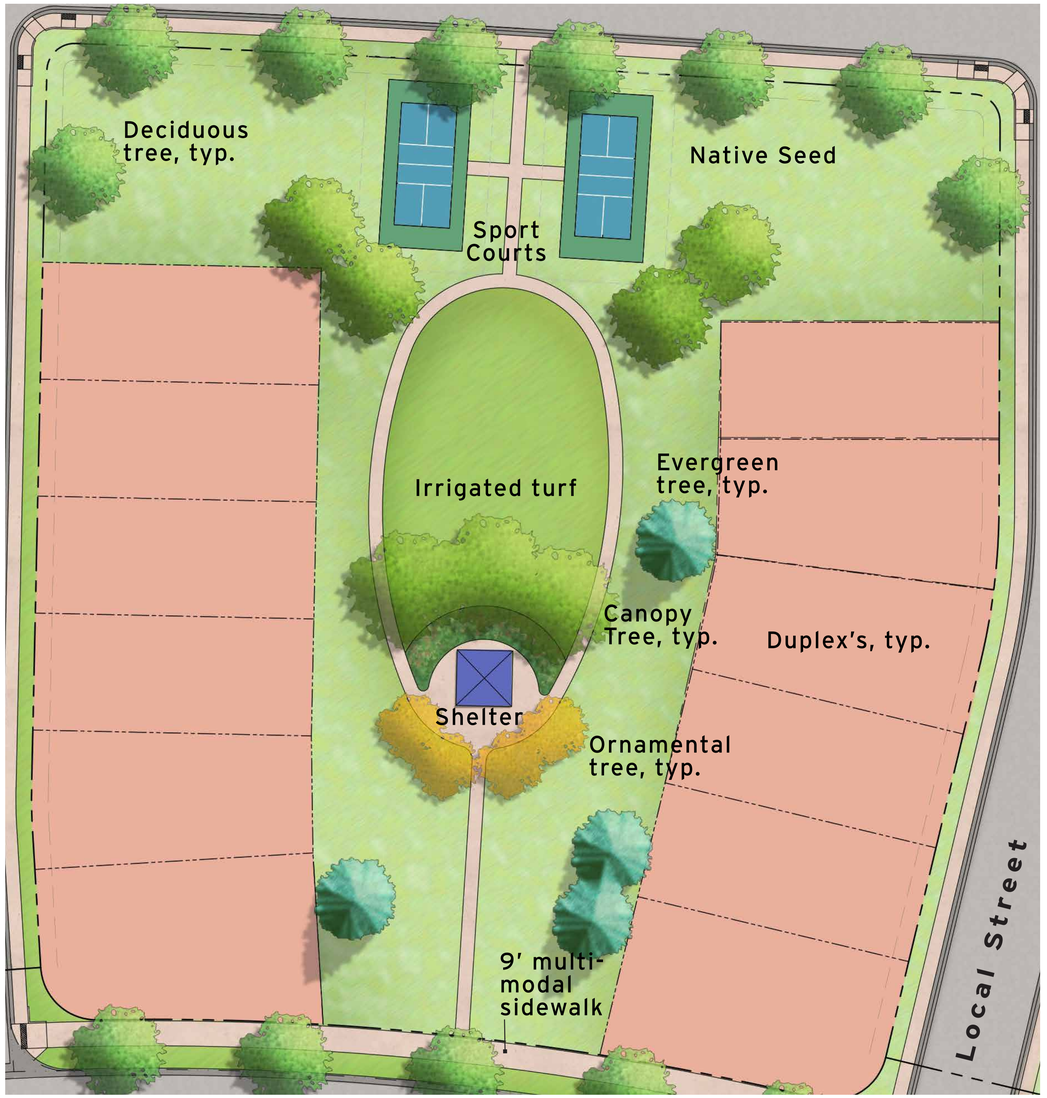
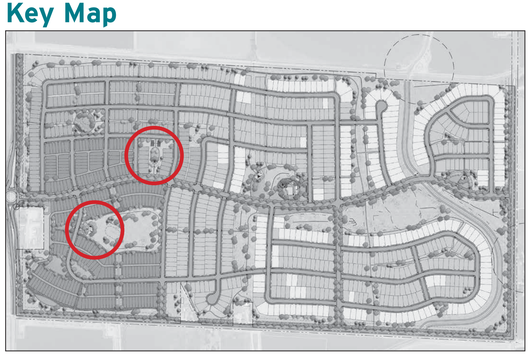
# Additional Parks: ODP Amendment 01

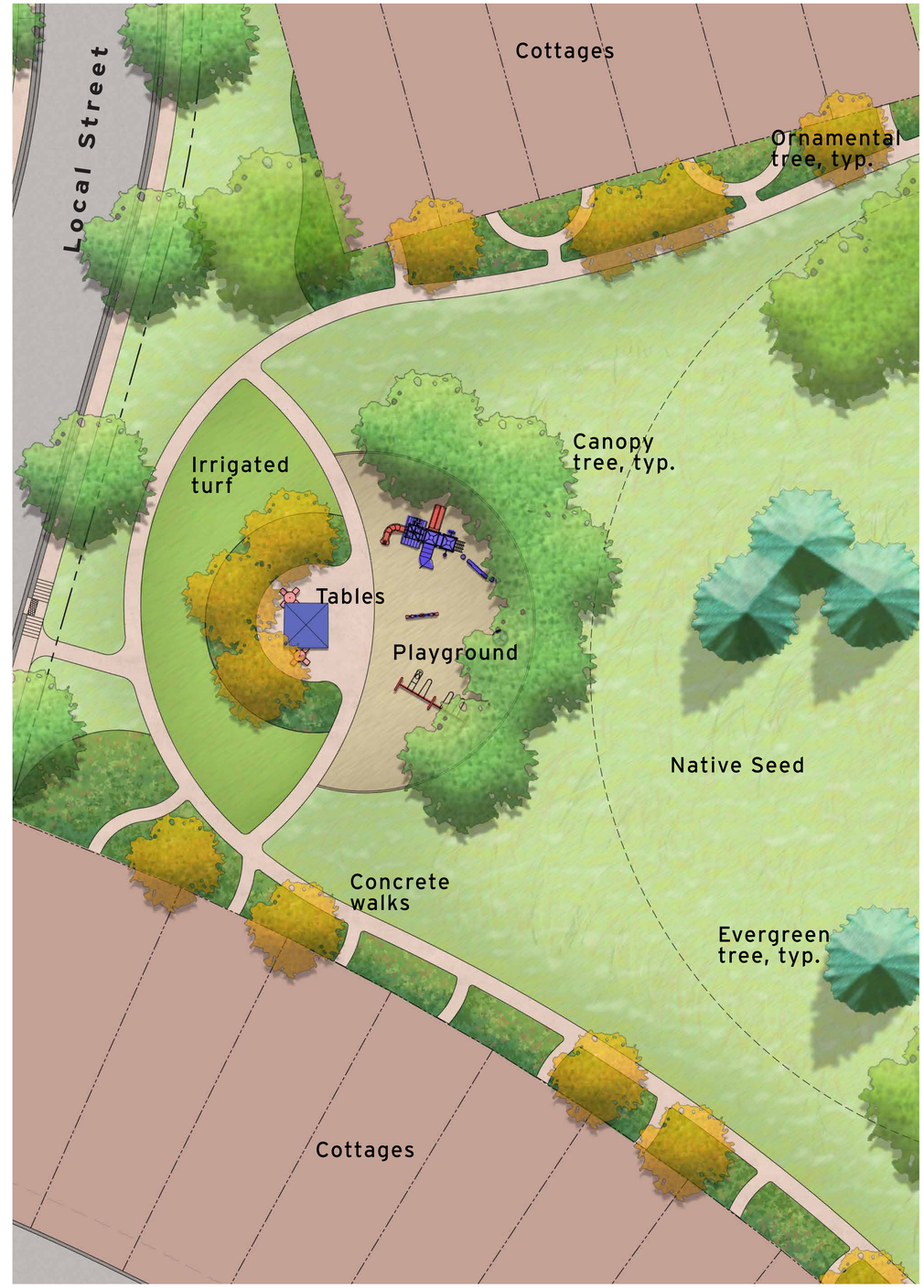



Duplex Park

Key Map



CONCEPT NOTE:
CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.




South Park

0 20' 40' 80'

HARTFORD HOMES RVi Galloway

Granary

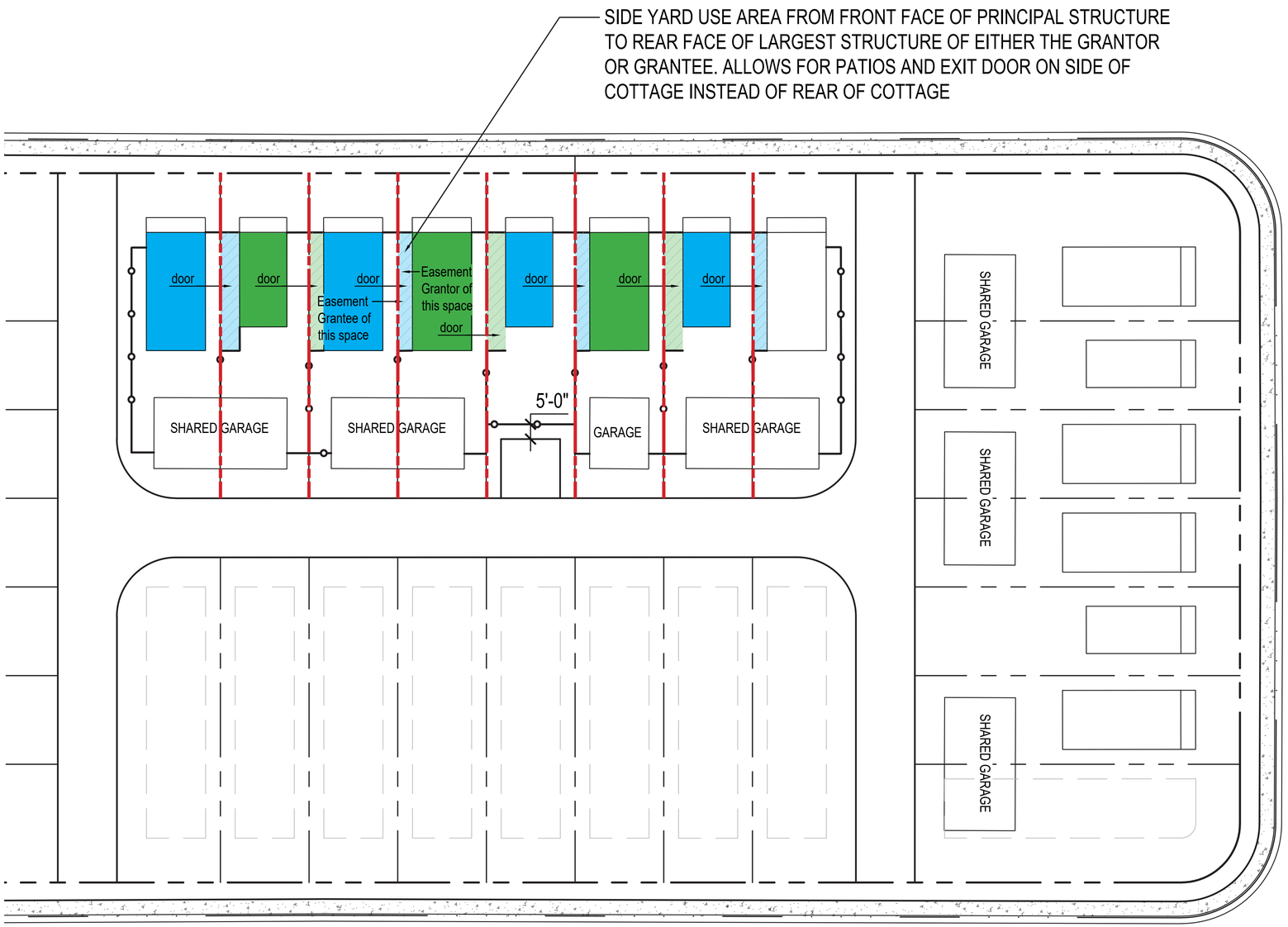
# Approval Criteria

**Major Amendment to PDs & PUDs & Conversions. Changes to previously approved PDs that exceed allowances for minor amendments, or conversions of PUDs approved under a prior code to the provisions of this code, may be proposed for a portion of the area under the following criteria:**

| Requirement | Granary ODP Amendment 01 |
|---|---|
| a. The plan proposes the most closely applicable base zoning district(s) for in terms of land use, development intensity, and building form and scale. | Development intensity and building form and scale remain residential in nature. New alley load products create more pedestrian focused street frontages. |
| b. The proposed change is consistent with concepts or plans in the previously approved PUD or planned development. | Overall street layout remains in place. Park and detention locations remain consistent, with the exception of two additional parks being added. |
| c. The plan does not increase development beyond any capacity constraints or impact limits of the previous plan. | TIS confirms street networks support amended plan. Utilities and detention requirements remain sufficient for proposed units. |
| d. The proposed plan either meets the standards provided in this code and the conversion is to a base zoning district according to general standards, or where deviations from the base zoning districts or other standards of this code are requested, they are in closer compliance than is allowed under the prior PUD or planned development. | Amended plan remains close in compliance with approved PD. New products are added and basic changes to street network to account for plugged and abandoned wells. Exceeds original PD with two new park areas. |
| e. The plan meets all other applicable criteria and review process for a site development plan. | Plan meets above criteria and has gone through review process as outlined by Director of Planning. |
| f. Any other changes that do not meet these criteria may only occur through the same process and criteria for a new planned development. | No changes proposed that do not meet the above criteria. |

# Thank you

# Side Yard Use Easements



LEGEND:

FENCE

SIDE YARD USE EASEMENT

## Side Yard Use Easement (SYUE) Diagram:
## Rear Load Load Single-Family Detached (Cottage)

HARTFORD HOMES RVi Galloway Granary

450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

# TOWN COUNCIL REGULAR MEETING

**450 S. Parish, Johnstown, CO**
**Monday, November 17, 2025**

## MINUTES

### CALL TO ORDER

At 7:00 Mayor Duncan called the meeting to order.

### PLEDGE OF ALLEGIANCE

Mayor Duncan invited attendees to join in the Pledge of Allegiance.

### ROLL CALL

Present:

Councilmember Berg
Councilmember Menzies
Mayor Duncan
Mayor Pro Tem Young
Councilmember Morris

Absent:

Councilmember Molinar
Councilmember Paranto

### AGENDA APPROVAL

*Motion by Councilmember Berg and seconded by Mayor Pro Tem Young to approve the agenda as presented.*

*Upon vote, motion passed unanimously.*

### EXECUTIVE SESSION

*Motion by Councilmember Berg and seconded by Councilmember Menzies to go into executive session to receive legal advice from the Town Attorney Pursuant to C.R.S. Section 24-6-402(4)(b) regarding the YMCA Forensic Audit*

*Upon vote, motion passed unanimously.*

At 7:03 Mayor Duncan recessed the meeting to go into executive session.

At 8:21 Mayor Duncan reconvened the meeting.

**SPECIAL PRESENTATIONS:**

Proclamation for Small Business Saturday: Mayor Duncan proclaimed November 29, 2025, as Small Business Saturday in Johnstown and urged the community to support small businesses and merchants.

**PUBLIC COMMENT**

Mayor Duncan announced that no one had signed up for public comment.

**CONSENT AGENDA**

*Motion by Councilmember Berg and seconded by Mayor Pro Tem Young to approve the consent agenda as presented:*

- November 3, 2025, Town Council Meeting Minutes
- Resolution 2025-33 Certifying Various Tax Liens to the Larimer and Weld County Treasurer's Office for Inclusion in the Appropriate Tax Bill
- October 2025 Financial Statements

*Upon vote, motion passed unanimously.*

**TOWN MANAGER REPORT**

Town Manager Matt LeCerf provided a report.

**OLD BUSINESS**

Ordinance 2025-278 for Zoning Case No. ZON24-0007: Amendment to the Granary Outline Development Plan:

*Motion by Councilmember Morris and seconded by Councilmember Berg to reopen the Public Hearing.*

*Upon vote, motion passed unanimously.*

At 8:25 Mayor Duncan reopened the public hearing.

Town Manager Matt LeCerf presented. The applicant was present and addressed the Council.

At 8:44 Mayor Duncan closed the public hearing.

*Motion by Councilmember Berg and seconded by Councilmember Morris to approve Ordinance 2025-278.*

*Upon vote, motion passed unanimously.*

**NEW BUSINESS:**

Intergovernmental Agreement for Assessment and Collection of Fire Impact Fees – Loveland Fire Rescue Authority: Town Manager Matt LeCerf presented.

*Motion by Councilmember Morris and seconded by Mayor Pro Tem Young to approve the Intergovernmental Agreement for Assessment and Collection of Fire Impact Fees as presented.*

*Upon vote, motion passed unanimously.*

Resolution 2025-34: Approving and Adopting the Realignment of Larimer County Road 3 from Ronald Reagan Blvd to State Highway 34: Public Works Director Tim Hoos presented the proposed resolution.

*Motion by Councilmember Berg and seconded by Councilmember Morris to approve Resolution 2025-34 adopting the realignment of Larimer County Road 3 from Ronald Reagan Blvd to State Highway 34.*

*Upon vote, motion passed 4-1 with Councilmember Menzies voting no.*

**PUBLIC HEARING:**

Consideration of a Transfer of a Retail Liquor Store License from Northstar Liquors to Timberline Liquor:

At 8:51 Mayor Duncan opened the public hearing.

Town Clerk Meghan Martinez presented the transfer application. The applicant was present.

At 8:53 Mayor Duncan closed the public hearing.

*Motion by Councilmember Menzies and seconded by Councilmember Morris to approve the transfer of the retail liquor store license from Northstar Liquor to Timberline Liquor LLC.*

*Upon vote, motion passed unanimously.*

2026 Proposed Budget:

At 8:54 Mayor Duncan opened the public hearing.

Finance Director Kristyn Unrein presented.

At 8:56 Mayor Duncan closed the public hearing and noted that the Council would consider the budget at the December 1, 2025 Town Council Meeting.

Ordinance 2025-279 for Land Use and Development Code Amendments:

At 8:57 Mayor Duncan opened the public hearing.

Planning and Development Director Jeremy Gleim presented the proposed ordinance.

At 9:11 Mayor Duncan closed the public hearing.

*Motion by Councilmember Morris and seconded by Mayor Pro Tem Young consistent with the Planning and Zoning Commission's recommendation, to approve Ordinance 2025-279 on first reading.*

*Upon vote, motion passed unanimously.*

**COUNCIL REPORTS AND COMMENTS**

Councilmember Berg: He shared that former Mayor Jim Noah had passed away; he asked that everyone keep him and his family in their thoughts.

Councilmember Menzies: Nothing at this time.

Councilmember Morris: She feels so blessed to live in Johnstown. She also wished everyone a Happy Thanksgiving.

Mayor Pro Tem Young: Nothing at this time.

**MAYOR COMMENTS:** November 29th is an important day for college football. He appreciates the 128 years of history of the Iowa State and Michigan rivalry and appreciates the example it sets. We can argue, we can debate but we are one town, one team. Go Buckeyes!

**EXECUTIVE SESSION:**

Mayor Pro Tem Young recused himself from this item.

Motion by Councilmember Berg and seconded by Councilmember Morris to go into executive session to discuss matters subject to negotiations and to instruct negotiators pursuant to C.R.S. Section 24-6-402(4)(e) regarding the Library MOU.

Mayor Pro Tem Young left the meeting at 9:16.

Mayor Duncan recessed the meeting to go into executive session at 9:16.

Mayor Duncan reconvened the meeting at 9:47.

**ADJOURNMENT**

There being no further business for the Town Council, Mayor Duncan adjourned the meeting at 9:48 p.m.

Approved by Town Council:

_____

Michael P. Duncan, Mayor

Attest:

_____

Meghan C. Martinez, MMC, Town Clerk

450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

# Town Council Consent Agenda Communication

**Agenda Date:** December 1, 2025

**Subject:** Second Amendment to Subdivision Development and Improvement Agreement (Thompson River Ranch Filing No. 15) Between the Town of Johnstown and Clayton Properties Group II, Inc.

**Attachments:**
1. Second Amendment to Development Agreement Filng No. 15

**Presented by:** Matt LeCerf, Town Manager

**Agenda Item Description:**

Enclosed for your review and consideration is the Second Amendment to Subdivision Development and Improvement Agreement (Thompson River Ranch Filing No. 15) Between the Town of Johnstown and Clayton Properties Group II, Inc. The amendment provides an extension of time for construction improvements required at intersection of High Plains Boulevard and LCR 18. The extension was requested due to approval of the design and acquisition of right of way which has become an issue following consultation with Larimer County. The amended agree requires completion of the intersection by October 31, 2026, subject to extenuating circumstances.

**Strategic Plan Alignment:**

*Quality Infrastructure & Facilities*

- Ensure future viability of infrastructure and facilities

**Legal Advice:**

The Town Attorney reviewed and assisted with drafing of the amendment.

**Financial Advice:**

Not Applicable

**Recommended Action:**

Staff recommends approval of the Second Amendment to Subdivision Development and Improvement Agreement (Thompson River Ranch Filing No. 15) Between the Town of Johnstown and Clayton Properties Group II, Inc.

**Reviewed and Approved for Presentation**

Town Manager

**SECOND AMENDMENT TO SUBDIVISION DEVELOPMENT AND IMPROVEMENT AGREEMENT (THOMPSON RIVER RANCH FILING NO. 15) BETWEEN THE TOWN OF JOHNSTOWN AND CLAYTON PROPERTIES GROUP II, INC.**

THIS SECOND AMENDMENT TO SUBDIVISION DEVELOPMENT AND IMPROVEMENT AGREEMENT (THOMPSON RIVER RANCH FILING NO. 15) ("Second Amendment") is entered into this ___ day of December, 2025, by and between the Town of Johnstown, Colorado, a Colorado home rule municipality ("Town"), and Clayton Properties Group II, Inc., a Colorado corporation d/b/a Oakwood Homes ("Developer") (collectively, the "Parties").

WHEREAS, on or about June 6, 2022, the Town and Developer entered into that certain Subdivision Development and Improvement Agreement related to development of property designated as "Thompson River Ranch Filing No. 15," recorded in the Office of the Larimer County Clerk and Recorder at Reception No. 20220051428 ("Agreement"); and

WHEREAS, on or about December 17, 2025, the Town and Developer entered into that certain First Amendment to the Subdivision Development and Improvement Agreement related to development of property designated as "Thompson River Ranch Filing No. 15," recorded in the Office of the Larimer County Clerk and Recorder at Reception No. 20250003573 ("First Amendment"); and

WHEREAS, the First Amendment contains "Additional Terms, Conditions or Provisions" set forth in Exhibit B-3 attached thereto, including a provision for the construction of improvements at the intersection of High Plains Boulevard and Freedom Parkway ("Intersection Improvements"), that replaced and superseded the form of Exhibit B-3 attached to the Agreement; and

WHEREAS, Developer seeks an extension of time to construct the Intersection Improvements and the Town agrees to such extension; and

WHEREAS, as part of the construction of the Intersection Improvements, per the Town's request, Developer agrees, in lieu of the payment of transportation impact fees totaling $81,256.00, to lower the portion of Freedom Parkway approaching the intersection of High Plains Boulevard and Freedom Parkway; and

WHEREAS, to effectuate the foregoing, the Parties desire to enter into this Second Amendment.

NOW, THEREFORE, in consideration of the mutual covenants and stipulations hereinafter set forth, it is agreed as follows:

1. Recitals and Capitalized Terms. The recitals are incorporated as if fully set forth herein. Capitalized terms not otherwise defined herein shall have the meaning set forth in the Agreement.

2. Exhibit B-3. Exhibit B-3 attached to the First Amendment is hereby replaced and superseded by the form of Exhibit B-3 that is attached hereto and incorporated herein by reference. For the avoidance of doubt, such Exhibit B-3 shall also be deemed hereinafter to be the form of Exhibit B-3 referenced in the Agreement.

3. Validity of Agreement. Except as expressly provided in this Second Amendment, the Agreement has not been amended, supplemented or altered in any way by this Second Amendment and the Agreement shall remain in full force and effect in accordance with its terms. If there is any inconsistency between the terms of the Agreement and the terms of this Second Amendment, the provisions of this Second Amendment shall govern and control.

CLAYTON PROPERTIES GROUP II, INC

By:_____
Name: _____
Title: _____

STATE OF COLORADO )
) ss.
COUNTY OF )

SUBSCRIBED AND SWORN to before me this ____ day of _____, 2025, by _____, as the _____ of Clayton Properties Group II, Inc.

WITNESS my hand and official seal.

My commission expires:

_____
Notary Public

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____ By: _____
Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

**EXHIBIT B-3**
**[THOMPSON RIVER RANCH FILING NO. 15**

**ADDITIONAL TERMS, CONDITIONS OR PROVISIONS**

1. **Community Building.** Developer shall complete construction of the community building and swimming pool described in the Final Development Plan 'A' and 'B' for Thompson River Ranch Filing No. I, approved June 5, 2006, on or before the issuance of 500 certificates of occupancy by the Town beyond those certificates of occupancy issued for Thompson River Ranch Filing Nos. 1, 3 and 4, or by June 30, 2023, whichever is earlier.

2. **High Plains Boulevard - Interim Arterial.** Per the Subdivision and Development Agreements for Filings 5, 6, 7, 8 and 10 of the Thompson River Ranch Subdivision, Developer was required to have completed construction to improve High Plains Boulevard (Larimer County Road 3) to an Interim Arterial standard within Town Limits to the Hillsborough Ditch crossing. Developer was further required to extend High Plains Boulevard across the Hillsborough Ditch south to Larimer County Road 18 to a special Interim Arterial section. The Developer has only completed a portion of required improvements and has presented evidence to the Town illustrating dependence upon third- parties (developers, utilities) to complete all the planned improvements.

   As set forth herein, the Town hereby grants the Developer an extension to complete the High Plains Boulevard improvements. Developer shall prioritize completion of the section of the roadway improvement from Larimer County Road 18 to the north side of the Hillsborough Ditch crossing and north of River Ranch Parkway - both of which segments shall be completed by July 31, 2022, unless the Town Manager otherwise authorizes an extension of time.

   The roadway improvements, per applicable Civil Engineering Construction Plans, along the central section of High Plains Boulevard from River Ranch Parkway to the Hillsborough Ditch require undergrounding of electrical lines. The High Plains Boulevard improvements, as set forth in and required by this Paragraph 2, shall be completed no later than October 31, 2022. If the improvements are not completed by such date, the parties agree that the Town shall not issue additional building permits until the High Plains Boulevard improvements are complete and have been accepted by the Town.

   To the extent of a conflict between this Paragraph 2 and the obligation to construct the High Plains Boulevard improvements as set forth in in the Subdivision Improvement and Development Agreements for Filings 5, 6, 7, 8 and 10 of the Thompson River Ranch subdivision, the obligations and deadlines set forth herein shall supersede and replace the obligations set forth in the prior agreements.

3. **High Plains Boulevard- Paving Completion.** Per the Delich Traffic Impact Study dated February 2021 and the Larimer County public works standards, which include a maximum 400 VPD (vehicles per day) trigger for road paving, High Plains Boulevard shall be paved

in coordination with Larimer County engineering staff to the point where the pavement currently ends, just north of Larimer County Road 20C, which includes approximately 1500 linear feet to the northern boundary of Thompson River Ranch. Based on the Larimer County Engineering Department letter dated August 27, 2021, the improvements to High Plains Boulevard will consist of two (2) twelve-foot (12') wide asphalt traffic lanes with a five foot (5') paved shoulder on each side constructed to match the existing road grade, per specifications, if required by Larimer County. No other roadway improvements including, but not limited to, curb and gutter, trails, sidewalks, or utilities will be required. Said paving improvements shall be completed no later than October 31, 2022.

4. **High Plains Boulevard - Big Thompson Bridge Interim Improvements.** Developer shall pave High Plains Boulevard flush to the bridge deck per the Larimer County Engineering Department letter, dated August 27, 2021. Said paving improvements shall be completed no later than October 31, 2022, in coordination with and permitting by Larimer County.

5. **High Plains Boulevard- Freedom Parkway (Larimer County Road 18) Interim Intersection Improvements.** Per the accepted Traffic Study (February 2021, as may be amended), interim intersection improvements are required to be designed and constructed to Town standards. Plans shall be submitted for Town review and approval showing appropriate improvements at the intersection, with construction to begin not later than May 1, 2026 and be completed no later than October 31, 2026. In addition to any other remedies available to the Town in the Agreement and by law, the failure to begin construction by May 1, 2026, will result in suspension of the issuance of all building permits in Filing No. 15; except that, if, by February 15, 2026, the Developer has provided a good faith offer to adjacent landowners for additional right of way necessary to complete the improvement but is not, after reasonable efforts, able to acquire such right of way in a timely manner to complete the improvement by October 31, 2026, and proof of the foregoing is provided to the Town Manager, the Town Manager may, by a letter on Town letterhead, extend the October 31, 2026, to allow Developer additional time to complete the improvement.

   In lieu of the payment of transportation impact fees totaling $81,256 that would otherwise be required to be paid in conjunction with the Development, Developer agrees to lower the portion of Freedom Parkway approaching the intersection of High Plains Boulevard and Freedom Parkway, based on the construction plans set which shall be approved by the Town prior to construction.

6. **Floodplain Permitting.** All required floodplain development permitting for construction and improvements to High Plains Boulevard/LCR 3 with the Town and Larimer County shall be obtained prior to initiating grading, staging materials or commencing construction in the Big Thompson River regulatory floodplain.

450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

# Town Council Consent Agenda Communication

**Agenda Date:** December 1, 2025

**Subject:** Resolution 2025-41: Appointing the Town Manager, Deputy Town Manager, Utility Director or Engineering Director to Sit on Water Boards of Directors on Behalf of the Town of Johnstown

**Attachments:**
1. Resolution 2025-41

**Presented by:** Matt LeCerf, Town Manager

**Agenda Item Description:**

Enclosed is Resolution 2025-41 for your review and consideration. This resolution will authorize various Staff positions to be nominated and, if voted in, serve as a Board Member for the various water company shares owned by the Town. This is in the best interest of the Town to ensure our water resources are preserved and protected. Those individuals who may serve on Staff include the following positions: Town Manager, Deputy Town Manager, Utility Director, and/or Engineering Director. This resolution does not preclude an elected official from serving as a Board Member if they desire.

Staff requested this resolution and supports consideration of its adoption.

**Strategic Plan Alignment:**

*Organizational Excellence & Public Trust*

- Strengthen public trust and confidence

*Healthy & Resilient Economy*

- Cultivate local and regional partnerships that ensure the long term success and growth of Northern Colorado

*Quality Infrastructure & Facilities*

- Ensure future viability of infrastructure and facilities

**Legal Advice:**

The Town Attorney drafted Resolution 2025-41 as presented.

**Financial Advice:**

Not Applicable

**Recommended Action:**

Staff recommends approval of Resolution 2025-41 as presented.

---

**Reviewed and Approved for Presentation**

_____

Town Manager

**TOWN OF JOHNSTOWN, COLORADO**
**RESOLUTION NO. 2025-41**

**RESOLUTION APPOINTING THE TOWN MANAGER, DEPUTY TOWN MANAGER, UTILITY DIRECTOR OR ENGINEERING DIRECTOR TO SIT ON WATER BOARDS OF DIRECTORS ON BEHALF OF THE TOWN OF JOHNSTOWN**

**WHEREAS,** the Town of Johnstown, Colorado (the "Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

**WHEREAS,** the Town Council is vested with authority to administer the affairs of the Town; and

**WHEREAS,** the Town owns water rights or has a vested interest in various water entities, including the Consolidated Home Supply Ditch & Reservoir Company, the Consolidated Hillsborough Ditch Company, the Big Thompson Ditch and Manufacturing Company, the Harry Lateral Ditch Company, the Gard Lateral Ditch Company and the Reorganized Farmers Ditch Company and also has an interest in water stored in Chapman Reservoir; and

**WHEREAS,** to ensure representation on the boards of directors of each entity or, with respect to Chapman Reservoir, the meetings, unless the Town Council designates the Mayor or a Council Member to act as such representative, the Town Council desires to appoint the Town Manager, Deputy Town Manager, Utility Director, or Engineering Director to sit on the water boards of directors or, with respect to Chapman Reservoir, to act as a representative; and

**WHEREAS,** the Town Council hereby determines that the adoption of this Resolution is in the best interests of the public health, safety and welfare and of the Town.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

**Section 1:** The foregoing recitals are affirmed and incorporated as if fully set forth herein.

**Section 2:** Unless the Town Council designates the Mayor or a Council Member to act as such representative, the Town Council hereby appoints, at the Town Manager's discretion, the Town Manager, Deputy Town Manager, Utility Director or Engineering Director to sit on the Board of Directors of the Consolidated Home Supply Ditch & Reservoir Company, the Consolidated Hillsborough Ditch Company, the Big Thompson Ditch and Manufacturing Company, the Harry Lateral Ditch Company, the Gard Lateral Ditch Company and the Reorganized Farmers Ditch Company on behalf of the Town of Johnstown and further appoints such persons to act as a representative of the Town of Johnstown at meetings held concerning Chapman Reservoir.

**Section 3:** If the Town, at a subsequent date, were to acquire water rights or a water interest in water entities not referenced herein, the appointment of the Town Manager, Deputy Town

Manager, Utility Director or Engineering Director shall extend to such other water boards of directors.

**Section 4:** This Resolution shall be effective upon adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS ___ day of December, 2025.

ATTEST:

By:_____
Meghan Martinez, Town Clerk

TOWN OF JOHNSTOWN, COLORADO

By:_____
Michael P. Duncan, Mayor

Town of Johnstown

# TOWN MANAGER'S REPORT

*December2025*

johnstownco.gov

# TOWN MANAGER'S REPORT

## Administration, Finance, Planning, Human Resources, and Communications

### Upcoming Council Meetings & Work Sessions

If there are topics that the Council would like Staff to schedule for discussion, please let me know. The following topics are recommended for Council discussion (all meetings will be held in the Town Council Chambers unless otherwise indicated):

- 12/01/2025 - Regular Council Meeting
- 12/15/2025 - Regular Council Meeting

### 2026 Budget

Two public hearings were held on November 3 and 17. Consideration for adoption will be on the December 1 Council agenda. This will also include setting of the property tax mill levy.

### 2026 External Financial Audit

The engagement letter for the 2026 external financial audit has been signed with Hinkle & Company. The Finance Department will now begin planning and coordinating the audit fieldwork, including ensuring the financial ledgers for 2025 are complete and accurate.

### Employee Engagement Survey

Our internal employee engagement survey closed on November 20 and results are expected to be delivered soon.

### Council Chambers A/V Upgrades

We are currently finalizing the production pieces for the new voting software. Final punch list items will be scheduled with the contractor to address some input and switching items related to presentations.

### Hiring & Promotions

The Town recently welcomed a new Water/Sewer System Supervisor, Economic Development Specialist, and Executive Assistant to our team. We are also looking forward to starting one police cadet in our January academy.

### 2025 Community Survey

The Community Survey closed at midnight on November 20. The participation for the random sample survey was 12% which falls within the normal ranges for other communities our size. The final numbers for the open participation survey are still being processed. The final report is expected in late December.

### Public Art Master Plan Survey

On December 1, our consultants for the Public Art Master Plan are launching a survey to collect input from the community about public art. The survey is expected to remain open and accessible for the entire month of December.

# TOWN MANAGER'S REPORT

## Senior/Community Center Project

The Senior/Community Center Committee has narrowed general contractor selection to 3 entities. Interviews for the general contractor will take place on December 2. Subject to timing, we are hopeful that we will have a recommendation to Town Council on the December 15 Council meeting to award a contractor for the pre-construction/design services.

## Strategic Plan Updates

Leadership has completed the final work session for the 2025 updates to the Town's Strategic Plan. The updated plan is expected to be presented to Council for review and approval at a regular meeting in December.

## Johnstown Jingle

Subject to the permit approval, the Johnstown Jingle will take place on Saturday, December 6. The event will take place from 2 – 6 pm with the tree lighting at 5:30 pm.

## Municipal Court

October and November 2025 Court data is shown below for Council's review, with a total of 183 cases being closed.

- Code Violations: 9
- Traffic Violations: 129
- Theft: 32
- Other Criminal Cases: 4
- Parking: 9

## Open Records Requests

There were 13 Open Records Requests received and completed in October.

## Liquor Licensing

Woods and Hayes Market were approved and issued the renewal of their liquor licenses. A special event permit from the JDDA for the Johnstown Jingle is under review.

## Utility Billing Stats

October 2025

- Statements Mailed: 5,115
- New Resident Letters: 266
- New Builds: 36
- Service Orders: 61

## Water and Sewer Bonds

Semi-annual debt service payments have been made for Water and Sewer Bonds. The totals were $3,071,500 and $1,834,500 respectively.

## Conservation Trust

Annual required certification for the Conservation Trust Fund has been filed with the State of Colorado.

## GFOA Chapter's Annual Conference

Several Staff from the Finance Department attended the local Colorado GFOA chapter's annual conference in Loveland the week of November 17.

# TOWN MANAGER'S REPORT

## Police Department

*Stats:* Stats are from October 1 – October 31, 2025

- Officers responded to 1264 calls for service.
- Officers took 28 traffic accidents reports.
- Officers conducted 166 traffic stops.
- Incident summary:
    - Suspicious Activity (94)
    - Code Violations (94)
    - Code Tickets (17)
    - Thefts (59)
    - Check Wellbeing (49)
    - Burglar Alarms (29)
    - Animal Complaints (56)
    - Disturbances (13)
    - Vandalisms (7)
    - Trespass (7)
- Traffic Citations (97)
- Physical Arrest (30)

## Case of Interest

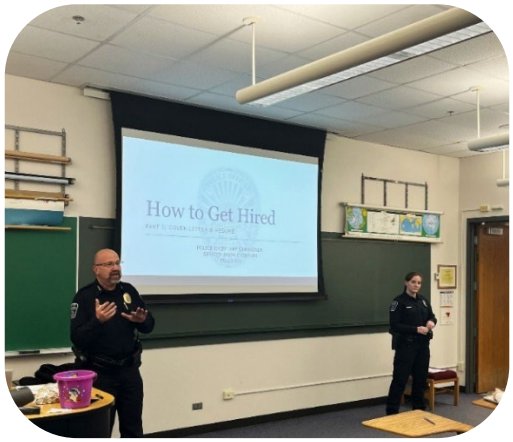
In late July, the Investigations Division started a sexual assault investigation into an adult male who had been perpetrating ongoing assaults against a child victim for several years, spanning multiple jurisdictions. JPD investigations received approval to investigate and consolidate related cases from other jurisdictions into a single, large-scale investigation. Through their diligent efforts an arrest warrant was approved for the arrest of the adult male. On October 30, 2025, JPD detectives along with LCSO safely apprehended the adult male after a high-risk vehicle stop. Detective Horwitz was the lead investigator and showed exceptional determination in the pursuit of justice and a profound commitment to protecting the citizens of Johnstown, especially those most in need of protection.

## Community Policing, Outreach, & Miscellaneous Items

- USAA Job Fair – Officer Cushman, Commander Oglesby, and Michaela Telck with the Communications Department, attended the USAA Job Fair in Colorado Springs to extend our recruiting efforts.

*Officer Cushman at USAA Job Fair

- AIMS and UNC – Chief Strossner and Officer Cushman taught criminal justice students at AIMS and UNC on how to write resumes and cover letters for employment.




*Chief Strossner and Officer Cushman at AIMS and UNC

# TOWN MANAGER'S REPORT

- Roosevelt High School – Chief Strossner talked with criminal justice students at Roosevelt High School about how to prepare for careers in the Criminal Justice field.
- Community Event – Sergeant Timme and Commander Oglesby taught employees at the Glenn A Jones M.D. Memorial Library, Civilian Response to Active Shooter Events (CRASE).

## Training

- Clifton Strength Finder Course – Leadership with the police department attended a Clifton Strength Finder course to learn how to leverage our strengths as leaders.
- Intoxilizer Training – Officer Harrell, Officer Wells and Officer Cushman attended the Intoxilizer 9000 class. They can now administer breath tests using the scientific instrument.
- Mini-Academy – Detective Cummings finished street mini-academy and is now the investigations mini-academy.

## Public Works

A total of 98 work orders were completed this month consisting of various activities including pothole patching, hot asphalt street patching, right-of-way mowing and trimming, street sweeping, gravel road grading, road sign repair, funerals, park shelter reservations, and a variety of other street and park related work.

## Sprinkler System Blow Outs

All sprinkler systems in the parks were shut down and blown out for the winter months.

## Holiday Light Installation

The lights in the 2534 area are complete and the downtown area light installation should be complete by Thanksgiving.

## 2025 Mill and Overlay Project

The contractor was able to complete the annual pavement mill and overlay project this month. Over 63,000 square yards of repaving work were completed on various streets around our Town totaling over 10,000 tons of new asphalt placed. Certain areas required additional subgrade work which limited the total amount of streets that could be completed. The streets planned in Pioneer Ridge and Carlson Farms will be included in next year's program. Both of these areas will require additional subgrade work due to excessive surface cracking.

## Town Wide Street Sweeping

The annual fall town-wide street sweeping should be complete by early December. Every street in town is planned to be swept before winter sets in.

# TOWN MANAGER'S REPORT

## Utilities

### Water Treatment Plant Highlights

- Dylan LeBlanc passed the Water Distribution II exam.
- Contractor began upgrades on DAF basin/train #2. The train was drained and cleaned by Staff prior to them sandblasting the skimmer basin. This will be followed by applying an epoxy coating to the basin. They'll also be replacing dispersion and spray down nozzles after the coating application.
- Staff is preparing for the anticipated December plant shutdown of DAF basin/train #1; when basin/ train #2 is completed. The shutdown will be approximately 5 days during the first two weeks of December. A new SCADA PLC (Programmable Logic Controller) cabinet and MCC (Motor Control Center) cabinet will be set in place.

### Water Treatment Plant Through Nov 18

- Maximum Daily Flow: 1.863 MGD out of 6 MGD
- Average Daily Plant Influent flow: 1.635 MGD
- Average Daily Plant Effluent flow to distribution: 1.627 MGD
- Average Daily system demand: 1.628 MGD
- Totalized Monthly distribution flow: 26.036 MG
- Totalized Utilization of Little Thompson interconnect: 0.00 MG; Average daily 0.00 MGD

### Central

- Average Daily Flow: 0.942 MGD
- Process Upgrades – The new sludge press is fully commissioned and actively processing biosolids.
- System Transition – The old lagoon system has been taken offline. The new plant main is being tied into the interceptors, fully bypassing the old lagoon infrastructure.
- Facility Modification – Old process tanks have been removed from the administration building.
- Treatment Performance – Achieving 97.1% solids removal, equal to approximately 135,750 pounds of waste removed.

*Central WWTP
Construction Flume Install

# TOWN MANAGER'S REPORT

## Low Point

- Average Daily Flow: 0.455 MGD
- Operational Improvements – Continuing optimization of membrane performance to increase water quality while controlling expenditures.
- Connectivity Upgrade – Comcast has completed fiber installation at the site.
- Maintenance Completed: Preventative maintenance performed on the rotary press, grit classifier, permeate pumps, and drum screens.
- Treatment Performance – Achieving 99.3% solids removal, equal to approximately 68,000 pounds of waste removed.

## Sewer Collections & Water Distribution Systems (C&D)

- Issues Reported: 14
- Work Orders Completed: 179

## Employee Highlights

- William (Liam) Walters Passed his Distribution and Collections Level 3 Exams.

## Collections

- Paul's Anytime continues annual cleaning in Johnstown Farms.
- Routine checks of sewer trouble areas.

## Distribution

- Water Service Shut Offs: 18
- New Meter Installs: 35 and 3 Fails
- Meter Replacements/Reprogram: 34
- Monthly Manual Reads: 15 Hydrant and 21 Service
- Locate Tickets Completed: 603
- Hydrant Meters: 1 Delivered and 2 Picked up
- Fire Hydrants Maintained: 7
- Routine PRV Checks: 8 Locations
- Routine system flushes: 9 Locations

## Inspections, Installations & Work Orders

- 1,235' water main inspected
- 1,733' sanitary sewer main
- 950' storm sewer main
- 40,688' asphalt lanes
- 12,580' curb and gutter
- 15,965' sidewalk
- 127 building permit inspections

# TOWN MANAGER'S REPORT

## Capital Projects

### Central Wastewater Treatment Plant

In November the contractor completed the final sanitary sewer connection. The new plant is running well and will continue to be monitored for performance. Over the next several months progress will continue to be made on the demolition of the old equipment and finalizing the site grading.

### Lone Tree Raw Water Transmission Line

Town Staff are continuing to coordinate with the design engineer and the landman on obtaining all necessary easements. Once easements are obtained, this will allow the construction plans to be finalized and submitted to the appropriate jurisdictions.

### Johnstown Reservoir Toe Drain

Town Council awarded the construction contract in October. The contractor has submitted proposed materials which are being coordinated with the State Dam inspector prior to use. A pre-construction meeting will be held in December to start construction on the toe drain. Based on the initial project schedule, the project should be completed in March, prior to irrigation season.

### Maestas Street Storm Drainage Improvements

The new concrete curb, gutter and sidewalk and pavement installation is now complete on both Herrera Street and Maestas Street. Both streets have been reopened to traffic. The new storm outlet pipe has also been installed at the intersection of Herrera and Maestas Streets. New storm pipe installation in Molinar Street is now expected to commence and be completed by mid-December.

### Highway 60 & Colorado Boulevard Intersection

Advertisement for construction of the necessary irrigation pipe relocations in the intersection was published the week of November 17. A contract award recommendation to Council is expected in January. The roadway improvements at the intersection are expected to be advertised for bids in early 2026 once the planned new Xcel Energy electrical feeder line to serve Ledge Rock and the Water Treatment Plant is installed in Hwy 60.

# TOWN MANAGER'S REPORT

## Sandra Drive Storm Drainage Improvements

This project has been advertised for construction bids with bids due on December 15. A contract award recommendation to Council is expected in January.

## West Parish Alley

Staff received the 60% design plans and are currently reviewing them with comments expected to be returned in mid-December.

## Water Treatment Plant Expansion

The contractor continues to work on the masonry portion of the treatment building and will begin installing the masonry blocks on the exterior of the building. In addition, the contractor installed six of the twelve granular activated carbon (GAC) vessels, the photo below shows the first two vessels that were installed. The other six vessels will be installed in January upon delivery. The pre-engineering metal building contractor has started to erect the solids handling building and then will move to the new distribution pump station. Overall, the project is still on schedule to be started up in late 2026.

*GAC Vessel Installation

450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

# Town Council Agenda Communication

**Agenda Date:** December 1, 2025

**Subject:** Resolution 2025-36: Adopting and Appropriating the Budget for the Calendar Year 2026

**Attachments:**
1. Resolution No. 2025-36
2. 2026 Budget
3. 2026 to 2035 Capital Improvement Plan - Exhibit A

**Presented by:** Kristyn Unrein, Finance Director

**Agenda Item Description:**

The Town of Johnstown Home Rule Charter, Section 12.7 requires that the Council adopt the budget for the next fiscal year by ordinance or resolution on or before the final day of the current fiscal year. However, state law requires the Town to adopt a budget prior to certifying the tax levy and the deadline for certifying the tax levy to county commissioners is December 15 (C.R.S. 39-5-128(1)).

The proposed 2026 Budget was presented to the Town Council at a work session held on September 22, 2025. Public hearings regarding the proposed 2026 Budget were held on November 2, 2025, and November 17, 2025, where citizens were invited to file or register objections or suggestions thereto at any time prior to the adoption of the 2026 Budget.

The original proposed 2026 Budget presented in September was amended, to reflect Council suggestions, updates to revenue projections as well as other changes that better reflect the current and expected future financial position of the Town. The amended document was made available to the public on the Town's website and at Town Hall prior to the public hearings. There have been no changes made to expenditures or revenues since the document was posted prior to the second public hearing. The property tax revenues are based on preliminary certifications.

The budget document serves as the Town of Johnstown's roadmap, guiding operational decisions by addressing the Council's priorities and becoming a policy guide to strengthen our organizational values, goals, objectives, and service priorities in addition to providing a longrange plan that provides a sustainable framework for years to come. The 2026 Budget reinforces our commitment to financial stewardship, operational efficiency, strategic investments and effective change management.

The amended 2026 Proposed Budget includes several important features, including the continuation of core services provided by the Town, including police services, planning services, water, sewer, and storm utility services, parks and open space maintenance, cemetery maintenance, municipal courts, transportation networks, infrastructure, building and construction

oversight, and various administrative duties including human resources, finance, and administration.

In addition to the core services, a number of capital items which will produce significant outcomes for the community are also addressed in the budget. These improvements are a result of the Council goals and objectives and implementation of the various plans that have been developed with the Council, staff, and most importantly, the community. Some of the more notable items which have been included in the budget are as follows:

- General Fund
    - Water shares and storage
    - Sandra Drive drainage
    - Senior Center construction
    - Completion of the Development Services Center
    - Offsite improvements at Centennial Park
    - 4 Police Department vehicle replacements; 1 new School Resource Officer vehicle
- Arts & Culture Fund
    - Completion of the Public Art Master Plan
    - Purchase art piece
- Parks & Open Space Fund
    - Development of Letford and Centennial parks
    - Trail development
    - Playground at Sunrise Park
    - Replace the irrigation system at the cemetery
    - Completion of the toe drain at Johnstown Reservoir
- Street & Alley Fund
    - Colorado State Highway 60 and Weld County Road 13 intersection improvements
    - Improvements to the half-mile section at Weld County Road 15 to Weld County Road 15.5
    - Weld County Road 15 street reconstruction
    - Safe Routes To School (anticipated revenue offset of $368,000)
    - Interstate 25 and Colorado State Highway 60 overpass landscape enhancements
    - Alley Overlay Program
- Capital Projects Fund
    - Design and begin construction of new Public Works Facility
    - Land for new Public Works facility
    - West Alley Project
- Water Fund
    - Completion of the Water Treatment Plant
    - Raw Water Transmission
    - Debt service
    - 2 DAF Skimmer replacements
    - SKM SCADA DAF/Raw Water/LoneTree Pump Station
    - Additional water shares
    - PRV Vault on Hwy 60
    - Waterline at W. Colorado Blvd.
    - Lone Tree pump repair/replacement
- Sewer Fund
    - Completion of the Central Wastewater Treatment Plant
    - Lagoon decommissioning
    - Debt service
    - Hwy 34 line to Low Point
    - Manhole installation on Hwy 60

- Drainage Fund
    - Maestas St. drainage improvements
- Recreation Center Fund
    - New equipment

While service delivery is either maintained at a consistent level or improved, we expect expenditures to increase when measured across all funds. Managing this increase is only possible when revenues and existing fund balance exceed the project expenditures. Should revenues not be realized as expected, it is possible that these expenditures could change or be decreased. As always, staff will monitor these on a continuous basis for any abnormalities.

The 2026 Budget parallels the methods of accounting used for the Town's funds. The modified accrual basis is used for all governmental fund operations. Proprietary and fiduciary funds use full accrual basis. Under the modified accrual basis of accounting, revenues are recognized as soon as they are both measurable and available and expenditures are recorded when a liability is incurred except for debt service and compensated absences. Under the full accrual basis of accounting, revenues are recorded when earned and expenditures are recorded when a liability is incurred without consideration of the timing of related cash flows. The basis of accounting used in the budget is the same basis of accounting used in the financial statements. The figures presented in the budget represent the estimated cash balances for the budget year 2026.

Finally, included in the resolution is also approval of the 2026-2035 Capital Improvement Plan (CIP) for the Town of Johnstown. The CIP document contains information on how the Town plans to invest available resources in key infrastructure and facilities between 2026 and 2035. The plan provides a working blueprint for sustaining and improving the community's assets by coordinating strategic planning, financial capacity, and physical development. The goals of the CIP are to provide sustainable funding sources for essential capital needs; improve the resiliency of essential services; and save the Town money over the long run by not deferring necessary improvements.

The CIP is a living document and, as such, it is reviewed and updated annually to reflect changing community needs, priorities and funding opportunities to ensure that the infrastructure exists to advance the strategic and long-term goals and objectives.

**Strategic Plan Alignment:**

*Organizational Excellence & Public Trust*

- Strengthen public trust and confidence
- Engage, inform and involve the community
- Be an employer of choice that attracts dedicated team members, passionate about Johnstown

*Safe & Welcoming Community*

- Provide and maintain public safety services and awareness in our community
- Partner in creating more community based, community service and action opportunities
- Create arts and culture opportunities that connect the community
- Grow an open, inclusive environment where all residents have the opportunity to flourish

*Healthy & Resilient Economy*

- Invest in the development of a vibrant and interconnected downtown
- Drive projects and initiatives that promote Johnstown as a premier destination for business
- Cultivate local and regional partnerships that ensure the long term success and growth of Northern Colorado
- Support the local labor market and work with partners to grow diverse employment opportunities

*Natural & Built Environment*

- Invest in, enhance, and conserve our parks, open spaces, agricultural areas and natural environment
- Expect and encourage community-centered design
- Support a broad range of housing options

*Quality Infrastructure & Facilities*

- Establish and maintain levels of service
- Ensure future viability of infrastructure and facilities
- Repair and maintain existing infrastructure, facilities and equipment

**Legal Advice:**

The Resolution has been reviewed and approved by the Town Attorney.

**Financial Advice:**

The budget document outlines the financial condition of the Town, covering revenues, expenditures, activities, purposes and goals. It serves as the foundation for our operations and guides us in our pursuit of excellence for the community while operating within the parameters it establishes.

**Recommended Action:**

Staff recommends approval of Resolution 2025-36, adopting and appropriating the budget for the calendar year 2026.

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**Suggested Motions:**

**For Approval:** I move to approve Resolution 2025-36, adopting and appropriating the budget for the calendar year 2026.

**For Denial:** I move to deny Resolution 2025-36.

**Reviewed and Approved for Presentation**

Town Manager

**TOWN OF JOHNSTOWN, COLORADO**
**RESOLUTION NO. 2025-36**

**A RESOLUTION OF THE TOWN OF JOHNSTOWN, COLORADO, SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING AND APPROPRIATING THE BUDGET FOR THE CALENDAR YEAR 2026**

**WHEREAS**, the Town of Johnstown, Colorado (the "Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

**WHEREAS**, the Town Council is vested with authority to administer the affairs of the Town; and

**WHEREAS**, the Town Council is required by law to adopt an annual budget for the succeeding fiscal year on or before the final day of the current fiscal year; and

**WHEREAS**, on September 22, 2025, the Town Council received from the Town Manager a proposed 2026 budget for its consideration; and

**WHEREAS**, upon due and proper notice, published and posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, public hearings were held on November 3, 2025, and November 17, 2025, and interested taxpayers were given the opportunity to file or register any objections to said budget; and

**WHEREAS**, the Town Council considered all objections of the electors and other relevant factors concerning the budget; and

**WHEREAS**, the Town Council has modified the proposed budget and now desires to adopt the 2026 budget and appropriate revenues and expenditures for the 2026 budget ensuring that the budget remains in balance, as required by law; and

**WHEREAS**, as part of the budget consideration, Town staff prepared an updated Capital Improvement Plan for 2026-2035 to guide the planning, prioritization, and funding of capital projects; and

**WHEREAS**, the updated Capital Improvement Plan supports the Town's strategic goals, long-range infrastructure needs, and responsible fiscal management; and

**WHEREAS**, in addition to approval of the 2026 budget, after due consideration and review, the Town Council further desires to approve and implement the updated Capital Improvement Plan; and

**WHEREAS,** the Town Council hereby determines that the adoption of this Resolution is in the best interests of the public health, safety and welfare and of the Town.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

Section 1. The 2026 budget as submitted, amended, and hereinbelow summarized by fund, hereby is approved, and adopted, as the budget of the Town of Johnstown for the year stated above.

Section 2. The 2026 budget hereby approved and adopted shall be signed by the Mayor and Town Clerk and made a part of the public records of the Town of Johnstown.

Section 3. The following sums are hereby appropriated from the revenue and fund balance of each fund to each fund, for the purposes stated in the budget document.

| Fund | Beginning Est. Cash | Revenues | Transfers In | Expenditures | Transfers Out | Ending Est. Cash |
|---|---|---|---|---|---|---|
| **General** | $ 52,419,884 | $ 40,790,381 | $ - | $ (42,864,240) | $ (21,978,124) | $ 28,367,901 |
| **Conservation Trust** | 147,842 | 117,000 | - | - | - | 264,842 |
| **Parks & Open Space** | 8,100,074 | 1,254,900 | 10,640,000 | (12,250,590) | - | 7,744,384 |
| **Street & Alley** | 31,516,294 | 11,095,437 | - | (17,735,040) | - | 24,876,691 |
| **Capital Projects** | 12,786,492 | 1,000,000 | 10,000,000 | (9,862,000) | (2,540,000) | 11,384,492 |
| **Arts & Culture** | 704,169 | 3,500 | 167,400 | (250,000) | - | 625,069 |
| **Tax Allocation** | (8,565) | - | 1,340,000 | (1,300,000) | - | 31,435 |
| **Water** | 122,443,014 | 17,579,900 | - | (81,611,345) | (70,000) | 58,341,569 |
| **Sewer** | 33,117,708 | 10,967,700 | - | (16,839,560) | (60,000) | 27,185,848 |
| **Drainage** | 4,577,279 | 1,388,000 | - | (827,380) | (10,000) | 5,127,899 |
| **Cemetery Perpetual** | 226,132 | 18,000 | - | - | - | 244,132 |
| **Library** | 12,483,892 | 2,307,300 | 2,023,124 | (4,120,550) | (167,400) | 12,526,366 |
| **Recreation Center** | 163,945 | - | 655,000 | (655,000) | - | 163,945 |

Section 4. The Town of Johnstown 2026-2035 Capital Improvement Plan, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved and shall be made a part of the public records of the Town of Johnstown

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

Section 6. Repealer. All Resolutions, or parts thereof, in conflict with this Resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such Resolutions nor revive any Resolution thereby.

Section 7. Certification. The Town Clerk shall certify to the passage of this Resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS 1st day of December, 2025.

**TOWN OF JOHNSTOWN**

BY: _____
Michael P. Duncan, Mayor

**ATTEST:**

_____
Meghan Martinez, Town Clerk

**TOWN OF JOHNSTOWN**
**ANNUAL BUDGET**
**FY 2026**

## GENERAL FUND EXPENSE SUMMARY

| | Personnel Services | Contract Services | Commodity | Other Charges | Total Operating Costs | Capital Outlay | Impact Outlay | Debt Service | Total |
|---|---|---|---|---|---|---|---|---|---|
| Council | 69,600 | 562,980 | 12,500 | 643,300 | 1,288,380 | 12,600,000 | - | - | 13,888,380 |
| Events | 140,650 | 13,200 | 2,100 | 138,000 | 293,950 | - | - | - | 293,950 |
| Town Manager | 2,377,650 | 409,150 | 236,550 | 171,425 | 3,194,775 | 13,000 | - | - | 3,207,775 |
| Town Clerk | 583,490 | 157,260 | 51,560 | 14,300 | 806,610 | - | - | - | 806,610 |
| Finance | 862,550 | 342,800 | 27,200 | 6,450 | 1,239,000 | - | - | - | 1,239,000 |
| Planning | 1,003,740 | 722,500 | 132,000 | 9,940 | 1,868,180 | - | - | - | 1,868,180 |
| Engineering | 1,192,510 | 74,590 | 46,900 | 44,425 | 1,358,425 | - | | | 1,358,425 |
| Police | 6,795,490 | 635,650 | 441,100 | 362,500 | 8,234,740 | 460,000 | - | - | 8,694,740 |
| Public Works | 961,630 | 44,100 | 63,750 | 35,500 | 1,104,980 | - | - | - | 1,104,980 |
| Buildings | - | 408,000 | 8,000 | 96,200 | 512,200 | 9,700,000 | - | - | 10,212,200 |
| Reimbursements | - | 190,000 | - | - | 190,000 | - | - | - | 190,000 |
| Totals | $13,987,310 | $3,560,230 | $1,021,660 | $1,522,040 | $20,091,240 | $22,773,000 | $0 | $0 | $42,864,240 |

| | | |
|---|---|---|
| Total Cash Available | $ | 71,232,141 |
| Ending Fund Balance | $ | 28,367,901 |

| | GENERAL FUND REVENUES | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Advalorem Taxes** | | | | | |
| 10.01.3110.00 | Property Taxes - Weld | 11,799,808 | 8,719,431 | 8,827,189 | 8,827,189 | 7,615,507 |
| 10.01.3112.00 | Property Taxes - Larimer | 6,302,747 | 5,758,154 | 5,853,949 | 5,853,949 | 6,974,974 |
| | **Subtotal** | **18,102,555** | **14,477,585** | **14,681,138** | **14,681,138** | **14,590,481** |
| | **Sales Tax** | | | | | |
| 10.01.3120.00 | Sales Tax - State | 17,849,976 | 10,480,405 | 15,000,000 | 16,500,000 | 17,500,000 |
| 10.01.3122.00 | Use Tax - Building | 3,828,323 | 1,915,817 | 1,000,000 | 2,400,000 | 1,200,000 |
| | **Subtotal** | **21,678,299** | **12,396,222** | **16,000,000** | **18,900,000** | **18,700,000** |
| | **Excise Tax** | | | | | |
| 10.01.3130.00 | Lodging Tax | 162,652 | 107,890 | 105,000 | 120,000 | 105,000 |
| 10.01.3150.00 | Tobacco Tax | 34,060 | 21,370 | 20,000 | 21,600 | 22,000 |
| 10.01.3160.00 | Severance Tax | 390,970 | 106,675 | 150,000 | 106,675 | 100,000 |
| | **Subtotal** | **587,682** | **235,935** | **275,000** | **248,275** | **227,000** |
| | **Franchise Tax** | | | | | |
| 10.01.3180.00 | Franchise Tax-Cable | 23,865 | 19,366 | 25,000 | 20,000 | 20,000 |
| 10.01.3182.00 | Franchise Tax - Electric & Gas | 656,092 | 485,895 | 550,000 | 636,000 | 700,000 |
| | **Subtotal** | **679,957** | **505,261** | **575,000** | **656,000** | **720,000** |
| | **Licenses, Permits, & Service Charges** | | | | | |
| 10.01.3210.00 | Business Licenses | 26,113 | 21,801 | 18,000 | 26,000 | 28,000 |
| 10.01.3215.00 | Contractors Licenses | 54,400 | 31,300 | 30,000 | 32,000 | 30,000 |
| 10.01.3220.00 | Dog License/Fees | 1,406 | 1,130 | 1,000 | 1,500 | 1,000 |
| 10.01.3230.00 | Liquor License | 8,149 | 9,798 | 6,000 | 12,000 | 7,000 |
| 10.01.3510.00 | Abatement Fees | 400 | 6,169 | - | 7,000 | 20,000 |
| 10.01.3515.00 | Carryout Bag Fees | 11,097 | 5,047 | 4,000 | 7,000 | 7,500 |
| 10.01.3520.00 | Administrative Fees | 4,148 | 15,903 | 2,000 | 20,000 | 4,000 |
| 10.01.3525.00 | Event Fees | - | 90,603 | - | 90,603 | 100,000 |
| 10.01.3530.00 | Building Permits | 2,498,631 | 1,745,718 | 1,400,000 | 1,800,000 | 900,000 |

| | GENERAL FUND REVENUES | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 10.01.3546.00 | Plan Review Fee | - | - | - | - | 100,000 |
| 10.01.3548.00 | Zoning/Subdivision Fees | 2,000 | - | - | - | 10,000 |
| 10.01.3565.00 | Facility Rental Fees | 6,600 | 10,865 | 4,000 | 12,000 | 10,000 |
| 10.01.3750.00 | Police Facilities Development Fees | 596,502 | 468,613 | 334,190 | 534,120 | 263,700 |
| 10.01.3760.00 | Public Facilitites Impact Fees | 1,290,357 | 1,031,503 | 734,110 | 1,173,330 | 588,300 |
| | **Subtotal** | **4,499,801** | **3,438,449** | **2,533,300** | **3,715,553** | **2,069,500** |
| | **Fines, Forfeitures, & P.D. Fees** | | | | | |
| 10.01.3310.00 | Court Revenues | 264,055 | 182,196 | 240,000 | 220,000 | 225,000 |
| 10.01.3320.00 | Court Surcharge | 42,278 | 25,980 | 35,000 | 32,000 | 32,000 |
| 10.01.3330.00 | Restitution | 630 | - | - | - | - |
| | **Subtotal** | **306,963** | **208,176** | **275,000** | **252,000** | **257,000** |
| | **Other Revenues** | | | | | |
| 10.01.3960.00 | Interest Income | 3,301,956 | 2,806,511 | 900,000 | 3,681,600 | 3,700,000 |
| 10.01.3970.00 | Misc Revenue | 32,110 | 52,162 | 10,000 | 60,000 | 10,000 |
| 10.01.3985.00 | Refund Of Expenditures | 950,213 | 411,575 | 350,000 | 450,000 | 190,000 |
| 10.01.3990.00 | Rent Income | 7,800 | 8,550 | 7,800 | 11,400 | 11,400 |
| 10.01.3995.00 | Unrealized Gain | 542,345 | - | - | | |
| | **Subtotal** | **4,834,424** | **3,278,798** | **1,267,800** | **4,203,000** | **3,911,400** |
| | **Revenue From Other Agencies** | | | | | |
| 10.01.3410.00 | Grants - Federal | 558,404 | - | - | - | - |
| 10.01.3420.00 | Royalties | 272,177 | 186,741 | 50,000 | 275,000 | 275,000 |
| 10.01.3440.00 | State Grants | 358,249 | 737,971 | - | 737,971 | 40,000 |
| | **Subtotal** | **1,188,830** | **924,712** | **50,000** | **1,012,971** | **315,000** |

| | GENERAL FUND REVENUES | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Events & Community Activities** | | | | | |
| 10.01.3953.00 | Donations/Community Activities | 378,487 | - | 40,000 | - | - |
| 10.01.3955.00 | Insurance Proceeds | - | 180,350 | - | 180,350 | - |
| | **Subtotal** | **378,487** | **180,350** | **40,000** | **180,350** | **-** |
| | **Total Fund Revenues** | **52,256,999** | **35,645,487** | **35,697,238** | **43,849,287** | **40,790,381** |
| | **Intragovernmental Revenues** | | | | | |
| 10.01.3999.00 | To Library | (1,972,484) | (1,517,343) | (2,023,124) | (2,023,124) | (2,023,124) |
| 10.01.3999.00 | To Sewer Fund | - | - | (1,000,000) | (1,000,000) | - |
| 10.01.3999.00 | To Water Fund | - | (50,700,000) | (50,700,000) | (50,700,000) | - |
| 10.01.3999.00 | To Parks | (1,000,000) | (2,000,000) | (2,000,000) | (2,000,000) | (8,000,000) |
| 10.01.3999.00 | To Rec Center | (503,000) | (505,000) | (505,000) | (505,000) | (655,000) |
| 10.01.3999.00 | To Tax Fund | (1,750,000) | (766,250) | (1,750,000) | (1,750,000) | (1,300,000) |
| 10.01.3999.00 | To Cap. Facilities Fund | - | - | - | - | (10,000,000) |
| | **Subtotal** | (5,317,366) | (55,562,415) | (57,978,124) | (57,978,124) | (21,978,124) |
| | **TOTAL FUND REVENUES W/TRANSERS** | **$ 46,939,632** | **$ (19,916,928)** | **$ (22,280,886)** | **$ (14,128,837)** | **$ 18,812,257** |

| | |
|---|---|
| **UNRESTRICTED CASH BALANCE FORWARD** | $ 52,419,884 |
| **TOTAL ANTICIPATED FUNDS AVAILABLE** | $ 71,232,141 |

General Fund - Legislative

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Personnel Services** | | | | | |
| 10.10.4001.00 | Salaries | 49,908 | 18,648 | 36,500 | 47,600 | 42,300 |
| 10.10.4010.00 | Payroll Taxes | 3,818 | 1,349 | 2,600 | 2,600 | 2,450 |
| 10.10.4025.00 | Workers Compensation | 604 | 132 | 1,200 | 1,000 | 1,500 |
| 10.10.4030.00 | Group Insurance | - | 9,565 | - | 20,500 | 23,350 |
| | **Total Personnel Services** | **54,330** | **29,693** | **40,300** | **71,700** | **69,600** |
| | | | | | | |
| | **Contractual Services** | | | | | |
| 10.10.4100.00 | Audit | 8,500 | 28,500 | 40,000 | 29,000 | 34,000 |
| 10.10.4135.00 | Other Contractual Services | 29,028 | 282 | 50,000 | 23,000 | 153,300 |
| 10.10.4140.00 | Postage | 9 | 11 | - | 100 | 100 |
| 10.10.4145.00 | Printing & Advertising | 12,322 | 15,467 | 10,000 | 18,000 | 5,000 |
| 10.10.4150.00 | Professional Services | 133,157 | 77,799 | 250,000 | 250,000 | 350,500 |
| 10.10.4170.00 | Telephone | 1,179 | 949 | 1,200 | 1,200 | 2,080 |
| 10.10.4180.00 | Travel & Training | 15,279 | 15,413 | 18,000 | 18,000 | 18,000 |
| | **Total Contractual Services** | **199,474** | **138,422** | **369,200** | **339,300** | **562,980** |
| | | | | | | |
| | **Commodities** | | | | | |
| 10.10.4310.00 | Computers & Software | 16,193 | 14,738 | 3,000 | 18,000 | 10,000 |
| 10.10.4385.00 | Supplies - General | 1,334 | 727 | 1,500 | 1,000 | 1,500 |
| 10.10.4400.00 | Supplies - Office | 793 | 75 | 2,500 | 1,000 | 1,000 |
| | **Total Commodities** | **18,320** | **15,541** | **7,000** | **20,000** | **12,500** |
| | | | | | | |
| | **Other Charges** | | | | | |
| 10.10.4520.00 | Donations - Community Programs | - | 5,000 | 100,000 | 87,000 | 80,000 |
| 10.10.4530.00 | Election Expenses | 130,759 | - | 160 | - | 35,000 |
| 10.10.4540.00 | Insurance | 90,191 | - | 134,000 | 134,000 | 145,300 |
| 10.10.4560.00 | Memberships & Subscriptions | 47,678 | 49,991 | 92,000 | 80,000 | 84,000 |
| 10.10.4570.00 | Miscellaneous | 223,416 | 45,203 | 184,000 | 170,000 | 299,000 |
| | **Total Other Charges** | **492,044** | **100,195** | **510,160** | **471,000** | **643,300** |

General Fund - Legislative

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | | | | | | |
| | **Capital - $5,000/item min.** | | | | | |
| 10.10.4850.00 | Land | 4,174,770 | - | - | - | - |
| 10.10.XXXX.00 | Water Shares | - | - | - | - | 7,000,000 |
| 10.10.4890.00 | Other Improvements | 783,436 | 55 | 2,500,000 | 410,000 | 5,600,000 |
| | **Total Capital** | **4,958,206** | **55** | **2,500,000** | **410,000** | **12,600,000** |
| | | | | | | |
| | **Total Budget Request** | **$ 5,722,374** | **$ 283,906** | **$ 3,426,660** | **$ 1,312,000** | **$ 13,888,380** |
| | | | | | | |

General Fund - Town Manager Dept.

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Town Manager** | | | | | |
| | **Personnel Services** | | | | | |
| 10.20.4001.00 | Salaries | 812,324 | 735,064 | 1,598,000 | 1,355,248 | 1,572,450 |
| 10.20.4002.00 | Overtime | 495 | - | - | - | 500 |
| 10.20.4004.00 | Compensatory Time | 768 | - | - | - | - |
| 10.20.4010.00 | Payroll Taxes | 62,318 | 53,725 | 122,200 | 102,456 | 120,400 |
| 10.20.4020.00 | Unemployment Taxes | 1,790 | - | 13,900 | 13,064 | 12,700 |
| 10.20.4025.00 | Workers Compensation | 14,834 | 13,626 | 18,100 | 19,000 | 17,800 |
| 10.20.4030.00 | Group Insurance | 105,796 | 101,601 | 278,700 | 223,139 | 279,700 |
| 10.20.4035.00 | Retirement Contribution | 89,065 | 84,796 | 191,800 | 146,698 | 188,750 |
| 10.20.4040.00 | Automobile Allowance | 5,875 | 4,500 | 6,000 | 5,000 | 6,000 |
| 10.20.4045.00 | Cell Phone Allowance | 588 | 450 | 1,900 | 1,200 | 1,900 |
| | **Total Personnel Services** | **1,093,853** | **993,762** | **2,230,600** | **1,865,805** | **2,200,200** |
| | | | | | | |
| | **New Personnel** | | | | | |
| 10.20.4001.00 | Salaries | - | - | - | - | 120,000 |
| 10.20.4010.00 | Payroll Taxes | - | - | - | - | 9,200 |
| 10.20.4020.00 | Unemployment Taxes | - | - | - | - | 900 |
| 10.20.4025.00 | Workers Compensation | - | - | - | - | 1,000 |
| 10.20.4030.00 | Group Insurance | - | - | - | - | 31,950 |
| 10.20.4035.00 | Retirement Contribution | - | - | - | - | 14,400 |
| | **Total New Personnel** | **-** | **-** | **-** | **-** | **177,450** |
| | | | | | | |

General Fund - Town Manager Dept.

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Contractual Services** | | | | | |
| 10.20.4135.00 | Other Contractual Services | 5,552 | 4,613 | 150,800 | 212,000 | 43,600 |
| 10.20.4140.00 | Postage | 23 | 33 | 1,000 | 500 | 500 |
| 10.20.4145.00 | Printing & Advertising | 907 | 360 | 1,500 | 1,500 | 1,500 |
| 10.20.4150.00 | Professional Services | 45,325 | 4,400 | 55,000 | 30,000 | 45,000 |
| 10.20.4170.00 | Telephone & Internet | 1,411 | 1,364 | 19,890 | 19,890 | 22,450 |
| 10.20.4180.00 | Travel & Training | 12,765 | 7,669 | 27,500 | 22,500 | 27,500 |
| | **Total Contractual Services** | **65,983** | **18,439** | **255,690** | **286,390** | **140,550** |
| | | | | | | |
| | **Commodities** | | | | | |
| 10.20.4310.00 | Computers & Software | 71,760 | 29,766 | 51,100 | 30,000 | 54,950 |
| 10.20.4330.00 | Fuel & Lubricants | 7,859 | 51 | 3,000 | 1,500 | 2,500 |
| 10.20.4385.00 | Supplies - General | 488 | 20,128 | 15,000 | 22,000 | 2,500 |
| 10.20.4400.00 | Supplies - Office | 5,920 | 686 | 12,000 | 8,000 | - |
| 10.20.4440.00 | Supplies - Fleet | 2 | - | 1,000 | 1,000 | 1,000 |
| | **Total Commodities** | **86,029** | **50,631** | **82,100** | **62,500** | **60,950** |
| | | | | | | |
| | **Other Charges** | | | | | |
| 10.20.4540.00 | Insurance | 7,216 | 8,886 | 19,000 | 19,000 | 25,200 |
| 10.20.4560.00 | Memberships & Subscriptions | 19,044 | 3,219 | 4,000 | 4,000 | 4,260 |
| 10.20.4570.00 | Miscellaneous | 108,572 | 17,756 | 100,000 | 74,800 | 100,000 |
| | **Total Other Charges** | **134,832** | **29,861** | **123,000** | **97,800** | **129,460** |
| | | | | | | |
| | **Capital - $5,000/item min.** | | | | | |
| 10.20.4860.00 | Vehicles | 73,680 | - | - | - | - |
| | **Total Capital** | **73,680** | **-** | **-** | **-** | **-** |
| | **Total Budget Request** | **$ 1,454,376** | **$ 1,092,692** | **$ 2,691,390** | **$ 2,312,495** | **$ 2,708,610** |

General Fund - Town Manager Dept.

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Communications** | | | | | |
| | **Contractual Services** | | | | | |
| 10.24.4135.00 | Other Contractual Services | 12 | - | - | 500 | 4,000 |
| 10.24.4140.00 | Postage | - | 729 | - | 1,000 | - |
| 10.24.4145.00 | Printing & Advertising | 61,897 | 30,185 | 75,000 | 46,500 | 135,700 |
| 10.24.4150.00 | Professional Services | 1,835 | 56 | 2,500 | 1,000 | - |
| 10.24.4170.00 | Telephone & Internet | 1,881 | 1,809 | 2,040 | 2,040 | 2,600 |
| 10.24.4180.00 | Travel & Training | 4,190 | 599 | 8,000 | 1,500 | 12,000 |
| | **Total Contractual Services** | **69,815** | **33,378** | **87,540** | **52,540** | **154,300** |
| | | | | | | |
| | **Commodities** | | | | | |
| 10.24.4310.00 | Computers & Software | 37,593 | 16,443 | 33,600 | 31,000 | 46,100 |
| 10.24.4330.00 | Fuel & Lubricants | - | - | 350 | - | - |
| 10.24.4385.00 | Supplies - General | 19 | 478 | - | 600 | - |
| 10.24.4400.00 | Supplies - Office | 1,966 | 217 | 1,000 | 600 | 1,000 |
| | **Total Commodities** | **39,578** | **17,138** | **34,950** | **32,200** | **47,100** |
| | | | | | | |
| | **Other Charges** | | | | | |
| 10.24.4560.00 | Memberships & Subscriptions | 340 | 6,560 | 1,500 | 7,000 | 2,000 |
| 10.24.4570.00 | Miscellaneous | 759 | 15,256 | - | 18,000 | - |
| | **Total Other Charges** | **1,099** | **21,816** | **1,500** | **25,000** | **2,000** |
| | | | | | | |
| | **Total Budget Request** | **$ 110,492** | **$ 72,332** | **$ 123,990** | **$ 109,740** | **$ 203,400** |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Economic Development** | | | | | |
| | **Contractual Services** | | | | | |
| 10.26.4140.00 | Postage | 9 | 256 | - | 500 | - |
| 10.26.4145.00 | Printing & Advertising | 1,802 | 457 | 1,500 | 1,000 | 500 |
| 10.26.4150.00 | Professional Services | 99,974 | 14,508 | 100,000 | 59,175 | 47,000 |
| 10.26.4170.00 | Telephone & Internet | - | - | 1,400 | 1,400 | 1,400 |
| 10.26.4180.00 | Travel & Training | 4,938 | 7,121 | 7,000 | 7,640 | 10,670 |
| | **Total Contractual Services** | **106,723** | **22,341** | **109,900** | **69,715** | **59,570** |
| | | | | | | |
| | **Commodities** | | | | | |
| 10.26.4310.00 | Computers & Software | 14,105 | 12,171 | 17,240 | 19,540 | 30,900 |
| 10.26.4330.00 | Fuel & Lubricants | 66 | - | 200 | - | 200 |
| 10.26.4385.00 | Supplies - General | - | 10 | 5,255 | 400 | 500 |
| 10.26.4400.00 | Supplies - Office | - | - | 450 | 450 | 100 |
| | **Total Commodities** | **14,171** | **12,181** | **23,145** | **20,390** | **31,700** |
| | | | | | | |
| | **Other Charges** | | | | | |
| 10.26.4560.00 | Memberships & Subscriptions | 946 | 2,152 | 2,900 | 2,900 | 3,065 |
| 10.26.4570.00 | Miscellaneous | 3,655 | 7,653 | 7,400 | 8,022 | 8,400 |
| | **Total Other Charges** | **4,601** | **9,806** | **10,300** | **10,922** | **11,465** |
| | | | | | | |
| | **Total Budget Request** | **$ 125,495** | **$ 44,328** | **$ 143,345** | **$ 101,027** | **$ 102,735** |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Information Technology** | | | | | |
| | **Contractual Services** | | | | | |
| 10.27.4170.00 | Telephone & Internet | - | - | - | - | 950 |
| 10.27.4180.00 | Travel & Training | - | - | - | - | 1,500 |
| | **Total Contractual Services** | **-** | **-** | **-** | **-** | **2,450** |
| | | | | | | |
| | **Commodities** | | | | | |
| 10.27.4310.00 | Computers & Software | - | - | - | - | 3,000 |
| 10.27.4385.00 | Supplies - General | - | - | - | - | 3,000 |
| 10.27.4400.00 | Supplies - Office | - | - | - | - | 10,000 |
| | **Total Commodities** | **-** | **-** | **-** | **-** | **16,000** |
| | | | | | | |
| | **Other Charges** | | | | | |
| 10.27.4560.00 | Memberships & Subscriptions | - | - | - | - | 1,000 |
| | **Total Other Charges** | **-** | **-** | **-** | **-** | **1,000** |
| | | | | | | |
| | **Capital - $5,000/item min.** | | | | | |
| 10.27.4830.00 | Equipment | - | - | - | - | 8,000 |
| | **Total Budget Request** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 27,450** |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Human Relations** | | | | | |
| | **Contractual Services** | | | | | |
| 10.28.4135.00 | Other Contractual Services | 8,239 | 35,118 | 41,500 | 41,500 | 23,000 |
| 10.28.4140.00 | Postage | 683 | 138 | 150 | 200 | 150 |
| 10.28.4145.00 | Printing & Advertising | - | 50 | 1,000 | 400 | 500 |
| 10.28.4150.00 | Professional Services | 8 | 41 | - | 100 | - |
| 10.28.4170.00 | Telephone & Internet | 626 | 605 | 1,400 | 880 | 2,580 |
| 10.28.4180.00 | Travel & Training | 8,309 | 7,746 | 13,400 | 13,000 | 19,100 |
| | **Total Contractual Services** | **17,865** | **43,697** | **57,450** | **56,080** | **45,330** |
| | | | | | | |
| | **Commodities** | | | | | |
| 10.28.4310.00 | Computers & Software | 29,925 | 25,038 | 34,300 | 32,300 | 45,700 |
| 10.28.4385.00 | Supplies - General | 839 | 2,836 | 1,000 | 3,000 | 1,300 |
| 10.28.4400.00 | Supplies - Office | 928 | 403 | 1,000 | 700 | 800 |
| | **Total Commodities** | **31,692** | **28,277** | **36,300** | **36,000** | **47,800** |
| | | | | | | |
| | **Other Charges** | | | | | |
| 10.28.4560.00 | Memberships & Subscriptions | 414 | 1,223 | 1,560 | 1,560 | 2,000 |
| 10.28.4570.00 | Miscellaneous | 13,732 | 12,453 | 20,500 | 20,500 | 24,500 |
| | **Total Other Charges** | **14,146** | **13,676** | **22,060** | **22,060** | **26,500** |
| | | | | | | |
| | **Total Budget Request** | **$ 63,703** | **$ 85,650** | **$ 115,810** | **$ 114,140** | **$ 119,630** |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Emergency Management** | | | | | |
| | **Contractual Services** | | | | | |
| 10.29.4170.00 | Telephone & Internet | - | - | - | - | 950 |
| 10.29.4180.00 | Travel & Training | - | - | - | - | 6,000 |
| | **Total Contractual Services** | **-** | **-** | **-** | **-** | **6,950** |
| | | | | | | |
| | **Commodities** | | | | | |
| 10.29.4310.00 | Computers & Software | - | - | - | - | 3,000 |
| 10.29.4385.00 | Supplies - General | - | - | - | - | 20,000 |
| 10.29.4400.00 | Supplies - Office | - | - | - | - | 10,000 |
| | **Total Commodities** | **-** | **-** | **-** | **-** | **33,000** |
| | | | | | | |
| | **Other Charges** | | | | | |
| 10.29.4560.00 | Memberships & Subscriptions | - | - | - | - | 1,000 |
| | **Total Other Charges** | **-** | **-** | **-** | **-** | **1,000** |
| | | | | | | |
| | **Capital - $5,000/item min.** | | | | | |
| 10.29.4830.00 | Equipment | - | - | - | 25,000 | 5,000 |
| | **Total Budget Request** | **$ -** | **$ -** | **$ -** | **$ 25,000** | **$ 45,950** |
| | | | | | | |

General Fund - Town Clerk Dept.

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Personnel Services** | | | | | |
| 10.30.4001.00 | Salaries | 274,333 | 207,728 | 357,300 | 357,300 | 412,570 |
| 10.30.4002.00 | Overtime | 589 | 523 | 500 | 500 | 2,000 |
| 10.30.4010.00 | Payroll Taxes | 20,002 | 15,326 | 27,300 | 27,300 | 31,620 |
| 10.30.4020.00 | Unemployment Taxes | - | - | 3,900 | 3,900 | 3,900 |
| 10.30.4025.00 | Workers Compensation | 4,021 | 3,196 | 5,550 | 5,550 | 5,900 |
| 10.30.4030.00 | Group Insurance | 27,847 | 34,513 | 68,850 | 68,850 | 78,800 |
| 10.30.4035.00 | Retirement Contribution | 29,260 | 22,182 | 43,400 | 43,400 | 48,700 |
| | **Total Personnel Services** | **356,052** | **283,468** | **506,800** | **506,800** | **583,490** |
| | | | | | | |
| | **Contractual Services** | | | | | |
| 10.30.4120.00 | Employee Education | - | - | - | - | - |
| 10.30.4135.00 | Other Contractual Services | 15,838 | 1,813 | 14,000 | 8,500 | 30,200 |
| 10.30.4140.00 | Postage | 4,402 | 1,721 | 2,500 | 2,500 | 2,500 |
| 10.30.4145.00 | Printing & Advertising | 5,466 | 399 | 2,000 | 2,000 | 2,750 |
| 10.30.4150.00 | Professional Services | 65,797 | 51,554 | 80,000 | 72,000 | 106,000 |
| 10.30.4160.00 | Rents | 576 | 1,795 | 500 | 2,000 | 500 |
| 10.30.4170.00 | Telephone & Internet | 2,069 | 1,988 | 6,200 | 2,500 | 5,310 |
| 10.30.4180.00 | Travel & Training | 2,140 | 3,998 | 9,500 | 5,000 | 10,000 |
| | **Total Contractual Services** | **96,288** | **63,268** | **114,700** | **94,500** | **157,260** |
| | | | | | | |
| | **Commodities** | | | | | |
| 10.30.4310.00 | Computers & Software | 20,520 | 47,803 | 36,250 | 50,000 | 47,860 |
| 10.30.4330.00 | Fuel & Lubricants | 36 | (36) | 200 | 200 | 200 |
| 10.30.4400.00 | Supplies - Office | 2,371 | 1,380 | 3,650 | 2,500 | 3,500 |
| | **Total Commodities** | **22,927** | **49,147** | **40,100** | **52,700** | **51,560** |
| | | | | | | |

General Fund - Town Clerk Dept.

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Other Charges** | | | | | |
| 10.30.4540.00 | Insurance | 2,568 | 3,308 | 3,800 | 3,700 | 4,800 |
| 10.30.4560.00 | Memberships & Subscriptions | 907 | 656 | 800 | 800 | 2,000 |
| 10.30.4570.00 | Miscellaneous | 8,287 | (6,932) | 5,000 | 1,000 | 7,500 |
| | **Total Other Charges** | **11,762** | **(2,967)** | **9,600** | **5,500** | **14,300** |
| | | | | | | |
| | **Total Budget Request** | **$ 487,029** | **$ 392,916** | **$ 671,200** | **$ 659,500** | **$ 806,610** |
| | | | | | | |

General Fund - Finance Dept.

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Personnel Services** | | | | | |
| 10.40.4001.00 | Salaries | 234,929 | 292,873 | 484,800 | 583,152 | 603,000 |
| 10.40.4002.00 | Overtime | 524 | - | 500 | 500 | 500 |
| 10.40.4010.00 | Payroll Taxes | 16,463 | 21,289 | 37,300 | 44,824 | 46,190 |
| 10.40.4020.00 | Unemployment Taxes | - | - | 4,800 | 5,636 | 5,690 |
| 10.40.4025.00 | Workers Compensation | 3,231 | 4,606 | 5,000 | 6,400 | 6,400 |
| 10.40.4030.00 | Group Insurance | 41,460 | 58,023 | 90,100 | 115,361 | 128,050 |
| 10.40.4035.00 | Retirement Contribution | 25,686 | 29,728 | 58,300 | 56,052 | 72,420 |
| 10.40.4045.00 | Cell Phone Allowance | 294 | 225 | 300 | 300 | 300 |
| | **Total Personnel Services** | **322,587** | **406,744** | **681,100** | **812,225** | **862,550** |
| | | | | | | |
| | **Contractual Services** | | | | | |
| 10.40.4120.00 | Employee Education | - | - | - | - | 8,000 |
| 10.40.4135.00 | Other Contractual Services | 259,778 | 212,393 | 270,300 | 270,300 | 316,200 |
| 10.40.4140.00 | Postage | 419 | 12,616 | 2,500 | 13,000 | 2,750 |
| 10.40.4145.00 | Printing & Advertising | - | 3,968 | 2,500 | 4,000 | 2,750 |
| 10.40.4150.00 | Professional Services | 4 | 6 | 100 | 100 | 100 |
| 10.40.4170.00 | Telephone & Internet | 2,141 | 2,276 | 4,430 | 4,430 | 5,500 |
| 10.40.4180.00 | Travel & Training | 1,572 | 4,231 | 6,500 | 4,500 | 7,500 |
| | **Total Contractual Services** | **263,914** | **235,490** | **286,330** | **296,330** | **342,800** |
| | | | | | | |
| | **Commodities** | | | | | |
| 10.40.4310.00 | Computers & Software | 12,842 | 14,499 | 20,800 | 18,200 | 23,200 |
| 10.40.4400.00 | Supplies - Office | 3,720 | 2,006 | 4,000 | 2,500 | 4,000 |
| | **Total Commodities** | **16,562** | **16,505** | **24,800** | **20,700** | **27,200** |
| | | | | | | |

General Fund - Finance Dept.

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Other Charges** | | | | | |
| 10.40.4540.00 | Insurance | 2,069 | 2,622 | 4,000 | 4,000 | 4,950 |
| 10.40.4560.00 | Memberships & Subscriptions | 190 | - | 600 | 600 | 1,000 |
| 10.40.4570.00 | Miscellaneous | 1,413 | 3,552 | 500 | 4,000 | 500 |
| | **Total Other Charges** | **3,672** | **6,174** | **5,100** | **8,600** | **6,450** |
| | | | | | | |
| | **Total Budget Request** | **$ 606,735** | **$ 664,913** | **$ 997,330** | **$ 1,137,855** | **$ 1,239,000** |
| | | | | | | |

General Fund - Events Dept.

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Personnel Services** | | | | | |
| 10.35.4001.00 | Salaries | - | - | 88,500 | 42,000 | 89,000 |
| 10.35.4010.00 | Payroll Taxes | - | - | 6,600 | 3,300 | 6,850 |
| 10.35.4020.00 | Unemployment Taxes | - | - | 850 | 450 | 800 |
| 10.35.4025.00 | Workers Compensation | - | - | 1,100 | 600 | 1,100 |
| 10.35.4030.00 | Group Insurance | - | - | 28,300 | 14,200 | 31,900 |
| 10.35.4035.00 | Retirement Contribution | - | - | 10,700 | 5,350 | 10,700 |
| 10.35.4045.00 | Cell Phone Allowance | - | - | 300 | 150 | 300 |
| | **Total Personnel Services** | **-** | **-** | **136,350** | **66,050** | **140,650** |
| | | | | | | |
| | **Contractual Services** | | | | | |
| 10.35.4135.00 | Other Contractual Services | 1,100 | - | 320 | - | 2,300 |
| 10.35.4145.00 | Printing & Advertising | 643 | - | 18,500 | 7,500 | 10,000 |
| 10.35.4170.00 | Telephone | - | - | 900 | 450 | 900 |
| 10.35.4180.00 | Travel & Training | - | - | 4,000 | - | - |
| | **Total Contractual Services** | **1,743** | **-** | **23,720** | **7,950** | **13,200** |
| | | | | | | |
| | **Commodities** | | | | | |
| 10.35.4310.00 | Computers & Software | - | - | 3,300 | 3,300 | 600 |
| 10.35.4385.00 | Supplies - General | - | - | 1,000 | 1,000 | 1,000 |
| 10.35.4400.00 | Supplies - Office | - | - | 500 | 500 | 500 |
| | **Total Commodities** | **-** | **-** | **4,800** | **4,800** | **2,100** |
| | | | | | | |
| | **Other Charges** | | | | | |
| 10.35.4540.00 | Insurance | 613 | - | 700 | - | - |
| 10.35.4560.00 | Memberships & Subscriptions | - | 1,972 | 550 | 1,980 | - |
| 10.35.4570.00 | Miscellaneous | 27,228 | 115,802 | 160,000 | 116,500 | 138,000 |
| | **Total Other Charges** | **27,841** | **117,774** | **161,250** | **118,480** | **138,000** |
| | | | | | | |
| | **Total Budget Request** | **$ 29,583** | **$ 117,774** | **$ 326,120** | **$ 197,280** | **$ 293,950** |
| | | | | | | |

General Fund - Planning Dept.

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Personnel Services** | | | | | |
| 10.50.4001.00 | Salaries | 403,767 | 340,634 | 558,300 | 558,300 | 601,920 |
| 10.50.4002.00 | Overtime | 85 | 19 | 1,000 | 1,000 | 1,000 |
| 10.50.4010.00 | Payroll Taxes | 28,784 | 24,788 | 42,700 | 42,700 | 46,220 |
| 10.50.4020.00 | Unemployment Taxes | - | - | 5,300 | 5,300 | 5,300 |
| 10.50.4025.00 | Workers Compensation | 7,307 | 5,571 | 11,500 | 11,500 | 11,500 |
| 10.50.4030.00 | Group Insurance | 65,623 | 84,411 | 98,300 | 110,000 | 140,800 |
| 10.50.4035.00 | Retirement Contribution | 30,788 | 24,362 | 66,900 | 59,000 | 72,360 |
| | **Total Personnel Services** | **536,354** | **479,786** | **784,000** | **787,800** | **879,100** |
| | | | | | | |
| | **New Personnel** | | | | | |
| 10.50.4001.00 | Salaries | - | - | - | - | 73,900 |
| 10.50.4002.00 | Overtime | - | - | - | - | 2,000 |
| 10.50.4010.00 | Payroll Taxes | - | - | - | - | 5,810 |
| 10.50.4020.00 | Unemployment Taxes | - | - | - | - | 1,000 |
| 10.50.4025.00 | Workers Compensation | - | - | - | - | 1,000 |
| 10.50.4030.00 | Group Insurance | - | - | - | - | 31,820 |
| 10.50.4035.00 | Retirement Contribution | - | - | - | - | 9,110 |
| | **Total New Personnel** | **-** | **-** | **-** | **-** | **124,640** |
| | | | | | | |
| | **Contractual Services** | | | | | |
| 10.50.4120.00 | Employee Education | - | - | 1,425 | - | - |
| 10.50.4135.00 | Other Contractual Services | 5,729 | 263,511 | 317,120 | 397,000 | 445,300 |
| 10.50.4137.00 | Contractual - Restricted Bill Bac | 2,848 | - | - | - | - |
| 10.50.4140.00 | Postage | 569 | - | - | - | 600 |
| 10.50.4145.00 | Printing & Advertising | 196 | 682 | - | 800 | - |
| 10.50.4150.00 | Professional Services | - | 168 | 45,000 | 30,000 | 250,000 |
| 10.50.4170.00 | Telephone & Internet | 2,472 | 3,147 | 4,400 | 4,400 | 10,600 |
| 10.50.4180.00 | Travel & Training | 3,518 | 225 | 13,000 | 5,850 | 16,000 |
| | **Total Contractual Services** | **15,332** | **267,733** | **380,945** | **438,050** | **722,500** |
| | | | | | | |

General Fund - Planning Dept.

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Commodities** | | | | | |
| 10.50.4310.00 | Computers & Software | 35,467 | 54,361 | 40,400 | 55,000 | 128,600 |
| 10.50.4400.00 | Supplies - Office | 4,680 | 643 | 3,400 | 1,500 | 3,400 |
| | **Total Commodities** | **40,147** | **55,004** | **43,800** | **56,500** | **132,000** |
| | | | | | | |
| | **Other Charges** | | | | | |
| 10.50.4540.00 | Insurance | 3,502 | 5,063 | 3,700 | 6,500 | 5,000 |
| 10.50.4560.00 | Memberships & Subscriptions | 1,591 | 965 | 2,650 | 2,650 | 2,690 |
| 10.50.4570.00 | Miscellaneous | 2,692 | 2,609 | 2,250 | 3,000 | 2,250 |
| | **Total Other Charges** | **7,785** | **8,637** | **8,600** | **12,150** | **9,940** |
| | | | | | | |
| | **Total Budget Request** | **$ 599,618** | **$ 811,160** | **$ 1,217,345** | **$ 1,294,500** | **$ 1,868,180** |
| | | | | | | |

General Fund - Engineering Dept.

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Personnel Services** | | | | | |
| 10.55.4001.00 | Salaries | 399,511 | 430,572 | 761,200 | 695,700 | 811,900 |
| 10.55.4002.00 | Overtime | 6,475 | 4,234 | 5,000 | 6,500 | 10,000 |
| 10.55.4010.00 | Payroll Taxes | 29,058 | 31,865 | 58,700 | 53,200 | 62,880 |
| 10.55.4020.00 | Unemployment Taxes | - | - | 7,200 | 7,200 | 7,900 |
| 10.55.4025.00 | Workers Compensation | 13,140 | 12,439 | 18,900 | 18,900 | 19,400 |
| 10.55.4030.00 | Group Insurance | 67,843 | 95,564 | 175,600 | 152,800 | 180,900 |
| 10.55.4035.00 | Retirement Contribution | 41,837 | 40,697 | 92,900 | 75,600 | 98,630 |
| 10.55.4045.00 | Cell Phone Allowance | 388 | 450 | 300 | 700 | 900 |
| | **Total Personnel Services** | **558,252** | **615,821** | **1,119,800** | **1,010,600** | **1,192,510** |
| | | | | | | |
| | **Contractual Services** | | | | | |
| 10.55.4130.00 | Maintenance - Vehicles | 22,042 | 13,145 | 3,000 | 15,145 | 5,000 |
| 10.55.4135.00 | Other Contractual Services | 142 | 358 | 4,600 | 4,600 | 18,800 |
| 10.55.4145.00 | Printing & Advertising | 1,199 | 50 | 1,250 | 1,000 | 1,810 |
| 10.55.4150.00 | Professional Services | 12,590 | 6 | 10,000 | 10,000 | 10,100 |
| 10.55.4170.00 | Telephone & Internet | 4,688 | 2,212 | 4,800 | 4,800 | 19,880 |
| 10.55.4180.00 | Travel & Training | 2,725 | 6,163 | 16,500 | 16,500 | 19,000 |
| | **Total Contractual Services** | **43,386** | **21,934** | **40,150** | **52,045** | **74,590** |
| | | | | | | |
| | **Commodities** | | | | | |
| 10.55.4310.00 | Computers & Software | 17,784 | 2,874 | 17,860 | 16,860 | 14,900 |
| 10.55.4330.00 | Fuel & Lubricants | - | - | 13,500 | 13,500 | 13,500 |
| 10.55.4385.00 | Supplies - General | 165 | 110 | 500 | 500 | 900 |
| 10.55.4390.00 | Supplies - Janitorial | - | - | 250 | 200 | 850 |
| 10.55.4400.00 | Supplies - Office | 1,336 | 325 | 1,700 | 1,700 | 4,000 |
| 10.55.4410.00 | Supplies - Operational | 9,540 | 1,987 | 5,730 | 5,500 | 5,650 |
| 10.55.4440.00 | Supplies - Fleet | - | - | 2,500 | 2,500 | 3,000 |
| 10.55.4460.00 | Uniforms | 2,248 | 1,641 | 3,750 | 3,750 | 4,100 |
| | **Total Commodities** | **31,073** | **6,938** | **45,790** | **44,510** | **46,900** |
| | | | | | | |

General Fund - Engineering Dept.

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Other Charges** | | | | | |
| 10.55.4540.00 | Insurance | 7,272 | 8,713 | 12,800 | 13,800 | 23,300 |
| 10.55.4560.00 | Memberships & Subscriptions | 958 | 1,251 | 20,000 | 15,000 | 21,125 |
| 10.55.4570.00 | Miscellaneous | 663 | 22 | - | - | - |
| | **Total Other Charges** | **8,893** | **9,986** | **32,800** | **28,800** | **44,425** |
| | | | | | | |
| | **Capital - $5,000/item min.** | | | | | |
| 10.55.4830.00 | Equipment | 6,452 | - | - | - | - |
| 10.55.4860.00 | Vehicles | 100,501 | - | - | - | - |
| | **Total Capital** | **106,953** | **-** | **-** | **-** | **-** |
| | | | | | | |
| | | | | | | |
| | **Total Budget Request** | **$ 748,557** | **$ 654,679** | **$ 1,238,540** | **$ 1,135,955** | **$ 1,358,425** |
| | | | | | | |

General Fund - Reimbursements

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Contractual Services** | | | | | |
| 10.51.4137.00 | Contractual - Restricted Bill Back | 694,373 | 238,913 | 350,000 | 350,000 | 190,000 |
| | **Total Contractual Services** | **694,373** | **238,913** | **350,000** | **350,000** | **190,000** |
| | | | | | | |
| | | | | | | |
| | **Total Budget Request** | **$ 694,373** | **$ 238,913** | **$ 350,000** | **$ 350,000** | **$ 190,000** |
| | | | | | | |

General Fund - Building Inspections

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Personnel Services** | | | | | |
| 10.60.4001.00 | Salaries | 56,289 | - | - | - | - |
| 10.60.4010.00 | Payroll Taxes | 3,992 | - | - | - | - |
| 10.60.4025.00 | Workers Compensation | 64 | - | - | - | - |
| 10.60.4030.00 | Group Insurance | 9,175 | - | - | - | - |
| 10.60.4035.00 | Retirement Contribution | 3,327 | - | - | - | - |
| | **Total Personnel Services** | **72,847** | **-** | **-** | **-** | **-** |
| | | | | | | |
| | **Contractual Services** | | | | | |
| 10.60.4135.00 | Other Contractual Services | 302,177 | - | - | - | - |
| 10.60.4170.00 | Telephone & Internet | 428 | - | - | - | - |
| | **Total Contractual Services** | **302,605** | **-** | **-** | **-** | **-** |
| | | | | | | |
| | **Commodities** | | | | | |
| 10.60.4310.00 | Computers & Software | 269 | - | - | - | - |
| 10.60.4400.00 | Supplies - Office | 171 | - | - | - | - |
| | **Total Commodities** | **440** | **-** | **-** | **-** | **-** |
| | | | | | | |
| | **Other Charges** | | | | | |
| 10.60.4540.00 | Insurance | 498 | - | - | - | - |
| 10.60.4570.00 | Miscellaneous | 286 | - | - | - | - |
| | **Total Other Charges** | **784** | **-** | **-** | **-** | **-** |
| | | | | | | |
| | **Total Budget Request** | **$ 376,676** | **$ -** | **$ -** | **$ -** | **$ -** |
| | | | | | | |

General Fund - Police

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Personnel Services** | | | | | |
| 10.70.4001.00 | Salaries | 2,984,800 | 2,149,782 | 3,883,250 | 3,460,200 | 4,226,100 |
| 10.70.4002.00 | Overtime | 128,313 | 158,588 | 78,000 | 244,000 | 135,000 |
| 10.70.4003.00 | Off-Duty Work | - | - | - | - | - |
| 10.70.4004.00 | Compensatory Time | 2,690 | 4,254 | 4,000 | 4,000 | 6,000 |
| 10.70.4010.00 | Payroll Taxes | 242,568 | 183,961 | 300,800 | 272,000 | 333,630 |
| 10.70.4020.00 | Unemployment Taxes | - | - | 35,900 | 35,900 | 37,800 |
| 10.70.4025.00 | Workers Compensation | 115,070 | 89,256 | 172,500 | 141,200 | 184,400 |
| 10.70.4030.00 | Group Insurance | 365,713 | 376,532 | 728,800 | 601,400 | 855,700 |
| 10.70.4035.00 | Retirement Contribution | 360,770 | 267,398 | 467,600 | 422,000 | 523,300 |
| | **Total Personnel Services** | **4,199,924** | **3,229,772** | **5,670,850** | **5,180,700** | **6,301,930** |
| | | | | | | |
| | **New Personnel** | | | | | |
| 10.70.4001.00 | Salaries | - | - | - | - | 320,500 |
| 10.70.4002.00 | Overtime | - | - | - | - | 5,000 |
| 10.70.4010.00 | Payroll Taxes | - | - | - | - | 24,900 |
| 10.70.4020.00 | Unemployment Taxes | - | - | - | - | 3,400 |
| 10.70.4025.00 | Workers Compensation | - | - | - | - | 5,000 |
| 10.70.4030.00 | Group Insurance | - | - | - | - | 95,700 |
| 10.70.4035.00 | Retirement Contribution | - | - | - | - | 39,060 |
| | **Total New Personnel** | **-** | **-** | **-** | **-** | **493,560** |
| | | | | | | |
| | **Contractual Services** | | | | | |
| 10.70.4120.00 | Employee Education | 830 | 858 | 4,000 | 4,000 | 4,000 |
| 10.70.4122.00 | Maintenance - Buildings | 150 | 592 | 3,000 | - | - |
| 10.70.4125.00 | Maintenance - Equipment | 480 | - | - | - | 2,500 |
| 10.70.4130.00 | Maintenance - Vehicles | 53,401 | 34,035 | 45,000 | 40,000 | 45,000 |
| 10.70.4135.00 | Other Contractual Services | 206,305 | 316,371 | 284,540 | 333,540 | 377,250 |
| 10.70.4140.00 | Postage | 942 | 618 | 750 | 1,000 | 2,500 |
| 10.70.4145.00 | Printing & Advertising | 3,230 | 1,433 | 2,000 | 2,000 | 3,500 |
| 10.70.4150.00 | Professional Services | 27,873 | 34,801 | 30,220 | 49,000 | 49,500 |

General Fund - Police

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 10.70.4170.00 | Telephone & Internet | 59,263 | 54,666 | 52,900 | 64,947 | 75,000 |
| 10.70.4180.00 | Travel & Training | 26,626 | 59,708 | 35,500 | 60,000 | 76,400 |
| | **Total Contractual Services** | **379,100** | **503,082** | **457,910** | **554,487** | **635,650** |
| | | | | | | |
| | **Commodities** | | | | | |
| 10.70.4310.00 | Computers & Software | 53,028 | 43,695 | 151,400 | 112,053 | 176,100 |
| 10.70.4330.00 | Fuel & Lubricants | 64,103 | 45,144 | 80,000 | 63,000 | 75,000 |
| 10.70.4385.00 | Supplies - General | 119,565 | 61,218 | 95,600 | 85,000 | 101,500 |
| 10.70.4395.00 | Supplies - Lab | 4,997 | 3,478 | 7,500 | 7,300 | 7,500 |
| 10.70.4400.00 | Supplies - Office | 5,619 | 10,227 | 10,000 | 11,000 | 6,500 |
| 10.70.4460.00 | Uniforms | 19,688 | 20,546 | 28,100 | 30,000 | 74,500 |
| | **Total Commodities** | **267,000** | **184,308** | **372,600** | **308,353** | **441,100** |
| | | | | | | |
| | **Other Charges** | | | | | |
| 10.70.4520.00 | Donations - Community Programs | 3,741 | 1,305 | 4,500 | 2,500 | 3,000 |
| 10.70.4540.00 | Insurance | 196,395 | 173,031 | 230,000 | 230,000 | 352,000 |
| 10.70.4560.00 | Memberships & Subscriptions | 630 | 1,984 | 3,100 | 3,100 | 4,000 |
| 10.70.4570.00 | Miscellaneous | 8,683 | 530 | - | 1,000 | 3,500 |
| | **Total Other Charges** | **209,449** | **176,849** | **237,600** | **236,600** | **362,500** |
| | | | | | | |
| | **Capital - $5,000/item min.** | | | | | |
| 10.70.4830.00 | Equipment | - | 25,000 | 25,000 | 25,000 | - |
| 10.70.4860.00 | Vehicles | - | 313,513 | 340,000 | 340,000 | 460,000 |
| | **Total Capital** | **-** | **338,513** | **365,000** | **365,000** | **460,000** |
| | | | | | | |

General Fund - Police

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | | | Impact | | | |
| | **Capital - $5,000/item min.** | | | | | |
| 10.70.4860.00 | Vehicles | 493,491 | 313,513 | 340,000 | 340,000 | - |
| 10.70.4890.00 | Other Improvements | 4,481,170 | 1,484,672 | 2,998,000 | 1,484,672 | - |
| | **Total Capital** | **4,974,661** | **1,798,185** | **3,338,000** | **1,824,672** | **-** |
| | | | | | | |
| | **Total Budget Request** | **$ 10,030,134** | **$ 6,230,709** | **$ 10,441,960** | **$ 8,469,812** | **$ 8,694,740** |
| | | | | | | |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Personnel Services** | | | | | |
| 10.80.4001.00 | Salaries | 397,155 | 290,766 | 473,000 | 451,000 | 668,200 |
| 10.80.4002.00 | Overtime | 1,094 | 3,851 | 4,500 | 6,500 | 5,000 |
| 10.80.4004.00 | Compensatory Time | 702 | 516 | - | 100 | - |
| 10.80.4010.00 | Payroll Taxes | 29,791 | 22,100 | 36,700 | 36,700 | 50,860 |
| 10.80.4020.00 | Unemployment Taxes | - | - | 5,200 | 5,200 | 5,200 |
| 10.80.4025.00 | Workers Compensation | 11,284 | 8,326 | 14,800 | 13,900 | 14,900 |
| 10.80.4030.00 | Group Insurance | 67,471 | 57,264 | 90,700 | 90,700 | 138,500 |
| 10.80.4035.00 | Retirement Contribution | 43,281 | 30,530 | 57,700 | 48,900 | 78,370 |
| 10.80.4045.00 | Cell Phone Allowance | 300 | 200 | 600 | 400 | 600 |
| | **Total Personnel Services** | **551,078** | **413,553** | **683,200** | **653,400** | **961,630** |
| | | | | | | |
| | **Contractual Services** | | | | | |
| 10.80.4125.00 | Maintenance - Equipment | 904 | - | - | - | - |
| 10.80.4130.00 | Maintenance - Vehicles | - | 45 | - | 100 | - |
| 10.80.4135.00 | Other Contractual Services | 1,978 | 1,624 | 5,100 | 4,800 | 16,600 |
| 10.80.4140.00 | Postage | - | - | 500 | 500 | 500 |
| 10.80.4145.00 | Printing & Advertising | 375 | 602 | 1,000 | 1,000 | 1,000 |
| 10.80.4150.00 | Professional Services | 1,300 | 104 | 40,000 | 200 | 2,500 |
| 10.80.4160.00 | Rents | 560 | - | - | - | - |
| 10.80.4170.00 | Telephone & Internet | 6,113 | 2,179 | 13,500 | 9,000 | 13,500 |
| 10.80.4180.00 | Travel & Training | 1,155 | 349 | 18,000 | 8,000 | 10,000 |
| | **Total Contractual Services** | **12,385** | **4,903** | **78,100** | **23,600** | **44,100** |
| | | | | | | |
| | **Commodities** | | | | | |
| 10.80.4310.00 | Computers & Software | 49,822 | 33,822 | 72,200 | 44,000 | 46,500 |
| 10.80.4330.00 | Fuel & Lubricants | 6,070 | 4,296 | 5,000 | 5,000 | 5,000 |
| 10.80.4385.00 | Supplies - General | 4,818 | 4,379 | 5,000 | 5,000 | 5,000 |
| 10.80.4390.00 | Supplies - Janitorial | 134 | 123 | - | 200 | - |
| 10.80.4400.00 | Supplies - Office | 8,318 | 47 | 3,000 | 700 | 3,000 |
| 10.80.4410.00 | Supplies - Operational | 1,777 | 160 | 2,000 | 1,000 | 2,000 |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 10.80.4440.00 | Supplies - Fleet | 703 | 46 | - | 100 | - |
| 10.80.4460.00 | Uniforms | 1,653 | 767 | 3,000 | 3,000 | 2,250 |
| | **Total Commodities** | **73,295** | **43,642** | **90,200** | **59,000** | **63,750** |
| | | | | | | |
| | **Other Charges** | | | | | |
| 10.80.4540.00 | Insurance | 12,759 | 11,329 | 28,600 | 28,600 | 29,500 |
| 10.80.4560.00 | Memberships & Subscriptions | 2,239 | 6,220 | 5,000 | 7,000 | 5,000 |
| 10.80.4570.00 | Miscellaneous | 3,802 | (22) | - | 1,000 | 1,000 |
| | **Total Other Charges** | **18,800** | **17,527** | **33,600** | **36,600** | **35,500** |
| | | | | | | |
| | **Capital - $5,000/item min.** | | | | | |
| 10.80.4810.00 | Buildings | 27,423 | - | - | - | - |
| | **Total Capital** | **27,423** | **-** | **-** | **-** | **-** |
| | | | | | | |
| | **Total Budget Request** | **$ 682,981** | **$ 479,624** | **$ 885,100** | **$ 772,600** | **$ 1,104,980** |
| | | | | | | |

General Fund - Buildings

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Contractual Services** | | | | | |
| 10.82.4122.00 | Maintenance - Buildings | 44,236 | 16,710 | 60,000 | 30,000 | 60,000 |
| 10.82.4125.00 | Maintenance - Equipment | 27,364 | 17,654 | 20,000 | 25,000 | 74,000 |
| 10.82.4127.00 | Maintenance - Infrastructure | 18,915 | 32,199 | 45,000 | 65,000 | 26,000 |
| 10.82.4135.00 | Other Contractual Services | 79,954 | 80,716 | 175,100 | 175,100 | 80,800 |
| 10.82.4150.00 | Professional Services | 3,510 | 638 | 5,000 | 2,500 | 5,000 |
| 10.82.4160.00 | Rents | 2,888 | 2,520 | 6,000 | 3,500 | 4,000 |
| 10.82.4170.00 | Telephone & Internet | 17,920 | 14,690 | - | 20,000 | 8,200 |
| 10.82.4190.00 | Utilities | 89,717 | 65,768 | 130,200 | 100,000 | 150,000 |
| | **Total Contractual Services** | **284,504** | **230,894** | **441,300** | **421,100** | **408,000** |
| | | | | | | |
| | **Commodities** | | | | | |
| 10.82.4390.00 | Supplies - Janitorial | 435 | 825 | 3,000 | 1,500 | 3,000 |
| 10.82.4410.00 | Supplies - Operational | 4,101 | 4,962 | 5,000 | 5,000 | 5,000 |
| | **Total Commodities** | **4,536** | **5,787** | **8,000** | **6,500** | **8,000** |
| | | | | | | |
| | **Other Charges** | | | | | |
| 10.82.4540.00 | Insurance | 32,097 | 48,804 | 69,900 | 69,900 | 96,200 |
| | **Total Other Charges** | **32,097** | **48,804** | **69,900** | **69,900** | **96,200** |
| | | | | | | |
| | **Capital - $5,000/item min.** | | | | | |
| 10.82.4810.00 | Buildings | 248,359 | 830,149 | 4,850,000 | 4,308,000 | 7,700,000 |
| 10.82.4830.00 | Equipment | - | 28,073 | 25,000 | 28,325 | 2,000,000 |
| | **Total Capital** | **248,359** | **858,222** | **4,875,000** | **4,336,325** | **9,700,000** |
| | | | | | | |
| | **Total Budget Request** | **$ 569,496** | **$ 1,143,708** | **$ 5,394,200** | **$ 4,833,825** | **$ 10,212,200** |
| | | | | | | |

**TOWN OF JOHNSTOWN**
**ANNUAL BUDGET**
**FY 2026**

## CONSERVATION TRUST FUND EXPENSE SUMMARY

| | Personnel Services | Contract Services | Commodity | Other Charges | Total Operating Costs | Capital Outlay | Debt Service | Total |
|---|---|---|---|---|---|---|---|---|
| Conservation Trust | 0 | 0 | 0 | 0 | 0 | --- | --- | 0 |
| Totals | $0 | $0 | $0 | $0 | 0 | $0 | $0 | $0 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Total Cash Available | | | | | | | | $ 264,842 |
| Ending Fund Balance | | | | | | | | $ 264,842 |
| % of Total Budget | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |

Conservation Trust Fund

| | CONSERVATION TRUST FUND REVENUES | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 30.01.3450.00 | Lottery Funds | 110,273 | 84,179 | 115,000 | 115,000 | 115,000 |
| 30.01.3960.00 | Interest Income | 7,621 | 5,093 | 3,000 | 7,300 | 2,000 |
| | **TOTAL FUND REVENUES** | **$ 117,894** | **$ 89,272** | **$ 118,000** | **$ 122,300** | **$ 117,000** |
| | **UNRESTRICTED CASH BALANCE FORWARD (BEG. FUND BAL.)** | | | | | $ 147,842 |
| | **TOTAL ANTICIPATED FUNDS AVAILABLE** | **$ 117,894** | **$ 89,272** | **$ 118,000** | **$ 122,300** | **$ 264,842** |

Conservation Trust Fund

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Capital - $5,000/item min.** | | | | | |
| 30.90.4840.00 | Infrastructure | 406,422 | - | - | - | - |
| | **Total Capital** | **406,422** | **-** | **-** | **-** | **-** |
| | | | | | | |
| | **Total Budget Request** | **$ 406,422** | **$ -** | **$ -** | **$ -** | **$ -** |
| | | | | | | |

**TOWN OF JOHNSTOWN**
**ANNUAL BUDGET**
**FY 2026**

## ARTS & CULTURE FUND EXPENSE SUMMARY

| | Personnel Services | Contract Services | Commodity | Other Charges | Total Operating Costs | Capital Outlay | Debt Service | Total |
|---|---|---|---|---|---|---|---|---|
| Arts & Culture Fund | 0 | 0 | 0 | 0 | 0 | 250,000 | --- | 250,000 |
| Totals | $0 | $0 | $0 | $0 | 0 | $250,000 | $0 | $250,000 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Total Cash Available | | | | | | | | $ 875,069 |
| Ending Fund Balance | | | | | | | | $ 625,069 |
| % of Total Budget | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |

Arts and Culture Fund

| | ARTS & CULTURE FUND REVENUES | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 32.01.3960.00 | Interest | 4,041 | 4,990 | - | 5,000 | 3,500 |
| 32.01.3999.00 | Transfer In from Library (Library & Cultural Facilities Development Fee) | 367,568 | 295,288 | 200,000 | 315,000 | 167,400 |
| | **TOTAL FUND REVENUES** | **$ 371,610** | **$ 300,278** | **$ 200,000** | **$ 320,000** | **$ 170,900** |
| | **UNRESTRICTED CASH BALANCE FORWARD (BEG. FUND BAL.)** | | | | | $ 704,169 |
| | **TOTAL ANTICIPATED FUNDS AVAILABLE** | **$ 371,610** | **$ 300,278** | **$ 200,000** | **$ 320,000** | **$ 875,069** |

Arts and Culture Fund

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Capital - $5,000/item min.** | | | | | |
| 32.90.4800.00 | Art | - | - | 150,000 | 50,000 | 250,000 |
| | **Total Capital** | **-** | **-** | **150,000** | **50,000** | **250,000** |
| | | | | | | |
| | **Total Budget Request** | **$ -** | **$ -** | **$ 150,000** | **$ 50,000** | **$ 250,000** |
| | | | | | | |

**TOWN OF JOHNSTOWN**
**ANNUAL BUDGET**
**FY 2026**

## PARKS AND OPEN SPACE FUND EXPENSE SUMMARY

| | Personnel Services | Contract Services | Commodity | Other Charges | Total Operating Costs | Capital Outlay | Impact Outlay | Debt Service | Total |
|---|---|---|---|---|---|---|---|---|---|
| Parks Fund | 738,750 | 356,140 | 128,000 | 62,700 | 1,285,590 | 1,465,000 | 9,500,000 | - | 12,250,590 |
| Totals | $ 738,750 | $ 356,140 | $ 128,000 | $ 62,700 | $ 1,285,590 | $ 1,465,000 | $ 9,500,000 | $ - | $ 12,250,590 |
| Total Cash Available | | | | | | | | | $ 19,994,974 |
| Ending Fund Balance | | | | | | | | | $ 7,744,384 |
| % of Total Budget | 6.03% | 2.91% | 1.04% | 0.51% | 10.49% | 11.96% | 77.55% | 0.00% | 100.00% |

Parks And Open Space Fund

| | PARKS AND OPEN SPACE FUND REVENUES | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 34.01.3225.00 | Fishing Licenses | 1,010 | 1,095 | 500 | 1,200 | 1,200 |
| 34.01.3420.00 | Grants | 126,718 | - | - | - | - |
| 34.01.3470.00 | Larimer County Open Space | 452,141 | 215,073 | 400,000 | 445,000 | 475,000 |
| 34.01.3532.00 | Park Fees - Building Permits | 376,382 | 266,617 | 150,500 | 323,500 | 150,000 |
| 34.01.3550.00 | Cemetery Care Fees | - | 800 | - | 1,000 | - |
| 34.01.3567.00 | Park Reservation Fees | 5,345 | 6,525 | 2,000 | 7,000 | 6,500 |
| 34.01.3740.00 | Park & OS - Impact Fees | 954,642 | 714,416 | 415,982 | 881,730 | 457,200 |
| 34.01.3940.00 | Cemetery Lot Purchase | 82,947 | 73,130 | 40,000 | 80,000 | 65,000 |
| 34.01.3953.00 | Donation - General | 255 | - | - | - | - |
| 34.01.3960.00 | Interest Income | 162,435 | 82,385 | 75,000 | 100,000 | 100,000 |
| 34.01.3985.00 | Reimbursed Expenses | (1,519) | - | - | - | - |
| | | **2,160,356** | **1,360,041** | **1,083,982** | **1,839,430** | **1,254,900** |
| 34.01.3999.00 | From Water Fund | 70,000 | 70,000 | 70,000 | 70,000 | 70,000 |
| 34.01.3999.00 | From Sewer Fund | 60,000 | 60,000 | 60,000 | 60,000 | 60,000 |
| 34.01.3999.00 | From Conserv. Fund | 150,000 | - | - | - | - |
| 34.01.3999.00 | From Drainage | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 |
| 34.01.3999.00 | From Capital Fund | - | - | - | - | 2,500,000 |
| 34.01.3999.00 | From General Fund | 1,000,000 | 2,000,000 | 2,000,000 | 2,000,000 | 8,000,000 |
| | **Total Fund Revenues** | **$ 1,290,000** | **$ 2,140,000** | **$ 2,140,000** | **$ 2,140,000** | **$ 11,894,900** |
| | **Unrestricted Cash Balance Forward (Beg. Fund Bal.)** | | | | | $ 8,100,074 |
| | **TOTAL ANTICIPATED FUNDS AVAILABLE** | | | | | **$ 19,994,974** |

Parks And Open Space Fund

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Personnel Services** | | | | | |
| 34.90.4001.00 | Salaries | 375,623 | 289,828 | 409,800 | 409,800 | 454,800 |
| 34.90.4002.00 | Overtime | 20,483 | 23,998 | 20,000 | 50,000 | 25,000 |
| 34.90.4004.00 | Compensatory Time | 1,935 | 2,576 | 1,500 | 4,000 | 4,000 |
| 34.90.4010.00 | Payroll Taxes | 28,350 | 22,832 | 31,800 | 37,300 | 36,750 |
| 34.90.4020.00 | Unemployment Taxes | - | - | 4,100 | 4,100 | 4,400 |
| 34.90.4025.00 | Workers Compensation | 14,772 | 11,605 | 20,500 | 20,500 | 20,500 |
| 34.90.4030.00 | Group Insurance | 80,719 | 92,514 | 96,000 | 153,300 | 109,900 |
| 34.90.4035.00 | Retirement Contribution | 33,412 | 28,351 | 49,200 | 46,400 | 57,700 |
| | **Total Personnel Services** | **555,294** | **471,705** | **632,900** | **725,400** | **713,050** |
| | | | | | | |
| | **New Personnel Services** | | | | | |
| 34.90.4001.00 | Salaries | - | - | - | - | 20,000 |
| 34.90.4002.00 | Overtime | - | - | - | - | 2,000 |
| 34.90.4010.00 | Payroll Taxes | - | - | - | - | 1,700 |
| 34.90.4020.00 | Unemployment Taxes | - | - | - | - | 1,000 |
| 34.90.4025.00 | Workers Compensation | - | - | - | - | 1,000 |
| 34.90.4030.00 | Group Insurance | - | - | - | - | - |
| 34.90.4035.00 | Retirement Contribution | - | - | - | - | - |
| | **Total Personnel Services** | **-** | **-** | **-** | **-** | **25,700** |
| | | | | | | |
| | **Contractual Services** | | | | | |
| 34.90.4120.00 | Employee Education | - | - | | | |
| 34.90.4122.00 | Maintenance - Buildings | 380 | 2,424 | 31,000 | 20,000 | 15,000 |
| 34.90.4125.00 | Maintenance - Equipment | 8,315 | 24,309 | 35,000 | 40,000 | 20,000 |
| 34.90.4127.00 | Maintenance - Infrastructure | 111,162 | 78,256 | 150,000 | 120,000 | 100,000 |
| 34.90.4130.00 | Maintenance - Fleet | 468 | 4,624 | 10,000 | 10,000 | 10,000 |
| 34.90.4135.00 | Other Contractual Services | 115,049 | 92,596 | 114,900 | 100,000 | 110,600 |
| 34.90.4150.00 | Professional Services | 10,130 | 1,980 | 2,000 | 2,000 | 2,000 |
| 34.90.4170.00 | Telephone & Internet | 3,186 | 2,052 | 3,100 | 3,100 | 4,200 |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 34.90.4180.00 | Travel & Training | 8,814 | 2,900 | 9,340 | 7,500 | 9,340 |
| 34.90.4190.00 | Utilities | 50,165 | 38,107 | 100,000 | 80,000 | 85,000 |
| | **Total Contractual Services** | **307,669** | **247,248** | **455,340** | **382,600** | **356,140** |
| | | | | | | |
| | **Commodities** | | | | | |
| 34.90.4300.00 | Chemicals | 34,263 | 31,015 | 20,000 | 35,000 | 30,000 |
| 34.90.4310.00 | Computers & Software | 3,196 | 2,001 | 6,800 | 6,800 | 7,000 |
| 34.90.4330.00 | Fuel & Lubricants | 10,989 | 7,788 | 18,000 | 10,000 | 15,000 |
| 34.90.4385.00 | Supplies - General | 3,862 | 2,831 | 5,000 | 5,000 | 5,000 |
| 34.90.4410.00 | Supplies - Operational | 81,256 | 34,434 | 60,000 | 45,000 | 60,000 |
| 34.90.4420.00 | Supplies - Safety | 142 | 261 | 2,000 | 500 | 500 |
| 34.90.4430.00 | Supplies - Training | 92 | - | - | - | - |
| 34.90.4440.00 | Supplies - Fleet | 3,392 | 1,300 | 6,000 | 3,000 | 6,000 |
| 34.90.4460.00 | Uniforms | 3,725 | 2,978 | 4,500 | 4,500 | 4,500 |
| | **Total Commodities** | **140,917** | **82,608** | **122,300** | **109,800** | **128,000** |
| | | | | | | |
| | **Other Charges** | | | | | |
| 34.90.4540.00 | Insurance | 4,110 | 5,553 | 13,600 | 13,600 | 14,700 |
| 34.90.4570.00 | Miscellaneous | 38,202 | 17,800 | 48,000 | 20,000 | 48,000 |
| | **Total Other Charges** | **42,312** | **23,353** | **61,600** | **33,600** | **62,700** |
| | | | | | | |
| | **Capital - $5,000/item min.** | | | | | |
| 34.90.4830.00 | Equipment | 111,571 | 107,461 | 110,000 | 110,000 | 40,000 |
| 34.90.4840.00 | Infrastructure | 901,083 | 940,627 | 315,000 | 315,000 | 1,425,000 |
| 34.90.4850.00 | Land | 723,548 | - | - | - | - |
| 34.90.4860.00 | Vehicles | 32,997 | 65,425 | 66,600 | 65,425 | - |
| | **Total Capital** | **1,769,199** | **1,113,513** | **491,600** | **490,425** | **1,465,000** |
| | | | | | | |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | | | **Impact** | | | |
| | **Capital - $5,000/item min.** | | | | | |
| 34.90.4840.00 | Infrastructure | - | 940,627 | 1,520,000 | 1,250,000 | 9,500,000 |
| | **Total Capital** | **-** | **940,627** | **1,520,000** | **1,250,000** | **9,500,000** |
| | | | | | | |
| | **Total Budget Request** | **$ 2,815,391** | **$ 2,879,053** | **$ 3,283,740** | **$ 2,991,825** | **$ 12,250,590** |
| | | | | | | |

**TOWN OF JOHNSTOWN**
**ANNUAL BUDGET**
**FY 2026**

## STREET AND ALLEY FUND EXPENSE SUMMARY

| | Personnel Services | Contract Services | Commodity | Other Charges | Total Operating Costs | Capital Outlay | Impact Outlay | Debt Service | Total |
|---|---|---|---|---|---|---|---|---|---|
| Streets Fund | 1,177,000 | 5,067,890 | 430,950 | 24,200 | 6,700,040 | 11,035,000 | - | - | 17,735,040 |
| Totals | $ 1,177,000 | $ 5,067,890 | $ 430,950 | $ 24,200 | $ 6,700,040 | $ 11,035,000 | $ - | $ - | $ 17,735,040 |
| Total Cash Available | | | | | | | | | $ 42,611,732 |
| Ending Fund Balance | | | | | | | | | $ 24,876,691 |
| % of Total Budget | 6.64% | 28.58% | 2.43% | 0.14% | 37.78% | 62.22% | 0.00% | 0.00% | 100.00% |

Street And Alley Fund

| | STREET AND ALLEY FUND REVENUES | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 36.01.3120.00 | Sales Taxes - General | 2,962,812 | 1,737,768 | 2,400,000 | 2,800,000 | 2,916,667 |
| 36.01.3122.00 | Use Taxes - Buildings | 956,962 | 478,770 | 500,000 | 700,000 | 400,000 |
| 36.01.3124.00 | Sales & Use Taxes - Vehicles | 2,570,015 | 1,721,370 | 1,600,000 | 2,000,000 | 1,800,000 |
| 36.01.3140.00 | Specific Ownership Taxes | 800,274 | 501,968 | 435,000 | 720,000 | 750,000 |
| 36.01.3176.00 | Highway Users Taxes | 680,892 | 464,214 | 568,000 | 568,514 | 722,570 |
| 36.01.3265.00 | Right of Way Permits | 97,400 | 52,800 | 40,000 | 75,000 | 105,000 |
| 36.01.3268.00 | Street Cut Fees | 21,525 | 26,700 | 5,000 | 30,000 | - |
| 36.01.3420.00 | Grants | 134,085 | 22,000 | - | 22,000 | 498,000 |
| 36.01.3430.00 | Road & Bridge - Weld | 150,312 | 95,784 | 85,000 | 100,000 | 100,000 |
| 36.01.3435.00 | Road & Bridge - Larimer | 54,911 | 53,355 | 45,000 | 53,355 | 25,000 |
| 36.01.3580.00 | Vehicle Registration Fees | 66,218 | 42,974 | 55,000 | 60,000 | 65,000 |
| 36.01.3590.00 | Trash Collection Fees | 1,093,053 | 882,525 | 1,050,000 | 1,200,000 | 1,250,000 |
| 36.01.3790.00 | Transportation Facility Development Fee - Impact | 2,341,259 | 1,820,639 | 970,000 | 2,050,800 | 1,063,200 |
| 36.01.3794.00 | Traffic Interchange Recovery | 158,695 | 155,789 | 50,940 | 160,000 | 50,000 |
| 36.01.3960.00 | Interest | 616,050 | 834,860 | 100,000 | 1,000,000 | 850,000 |
| 36.01.3970.00 | Miscellaneous | 120 | 10,118 | - | 12,000 | - |
| 36.01.3985.00 | Refund Of Expenditures | - | 2,417,835 | 225,000 | 4,167,835 | 500,000 |
| 36.01.3995.00 | Unrealized Gain On Investments | 44,930 | - | - | - | - |
| | **Subtotal** | **12,749,513** | **11,319,468** | **8,128,940** | **15,719,504** | **11,095,437** |
| | **Total Fund Revenues** | **$ 12,749,513** | **$ 11,319,468** | **$ 8,128,940** | **$ 15,719,504** | **$ 11,095,437** |
| | **Unrestricted Cash Balance Forward (Beg. Fund Bal.)** | | | | | **$ 31,516,295** |
| | **Total Anticipated Funds Available** | | | | | **$ 42,611,732** |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | | | | | | |
| | **Personnel Services** | | | | | |
| 36.90.4001.00 | Salaries | 510,410 | 441,940 | 707,700 | 707,700 | 589,800 |
| 36.90.4002.00 | Overtime | 28,561 | 36,346 | 25,000 | 60,000 | 30,000 |
| 36.90.4004.00 | Compensatory Time | 2,492 | 2,507 | 4,000 | 4,300 | 8,000 |
| 36.90.4010.00 | Payroll Taxes | 38,921 | 35,298 | 55,040 | 54,000 | 47,450 |
| 36.90.4020.00 | Unemployment Taxes | - | - | 6,200 | 6,200 | 6,600 |
| 36.90.4025.00 | Workers Compensation | 27,039 | 26,785 | 47,100 | 47,100 | 49,100 |
| 36.90.4030.00 | Group Insurance | 74,198 | 95,063 | 140,950 | 15,950 | 157,060 |
| 36.90.4035.00 | Retirement Contribution | 44,419 | 38,854 | 84,500 | 72,900 | 74,380 |
| | **Total Personnel Services** | **726,040** | **676,794** | **1,070,490** | **968,150** | **962,390** |
| | | | | | | |
| | **New Personnel** | | | | | |
| 36.90.4001.00 | Salaries | - | - | - | - | 118,600 |
| 36.90.4002.00 | Overtime | - | - | - | - | 2,000 |
| 36.90.4010.00 | Payroll Taxes | - | - | - | - | 9,230 |
| 36.90.4020.00 | Unemployment Taxes | - | - | - | - | 3,200 |
| 36.90.4025.00 | Workers Compensation | - | - | - | - | 3,500 |
| 36.90.4030.00 | Group Insurance | - | - | - | - | 63,600 |
| 36.90.4035.00 | Retirement Contribution | - | - | - | - | 14,480 |
| | **Total New Personnel** | **-** | **-** | **-** | **-** | **214,610** |
| | | | | | | |
| | **Contractual Services** | | | | | |
| 36.90.4120.00 | Employee Education | 877 | - | 3,700 | 1,800 | 2,500 |
| 36.90.4125.00 | Maintenance - Equipment | 33,019 | 28,063 | 25,000 | 30,000 | 25,000 |
| 36.90.4127.00 | Maintenance - Infrastructure | 2,297,591 | 862,929 | 2,658,000 | 2,658,000 | 3,000,000 |
| 36.90.4130.00 | Maintenance - Fleet | 73,740 | 26,503 | 88,000 | 63,000 | 110,000 |
| 36.90.4135.00 | Other Contractual Services | 1,056,102 | 781,372 | 1,134,700 | 1,134,700 | 1,260,600 |
| 36.90.4140.00 | Postage | - | - | 500 | 200 | 300 |
| 36.90.4145.00 | Printing & Advertising | - | - | 1,500 | 1,000 | 1,000 |
| 36.90.4150.00 | Professional Services | 2,064 | 1,690 | 20,000 | 2,500 | 260,000 |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 36.90.4160.00 | Rents | 21,672 | 9,630 | 8,000 | 10,000 | 5,000 |
| 36.90.4170.00 | Telephone & Internet | 4,480 | 1,936 | 3,900 | 3,900 | 6,300 |
| 36.90.4180.00 | Travel & Training | 15,227 | 2,366 | 21,020 | 21,020 | 22,340 |
| 36.90.4190.00 | Utilities | 314,536 | 231,270 | 357,000 | 357,000 | 374,850 |
| | **Total Contractual Services** | **3,819,308** | **1,945,757** | **4,321,320** | **4,283,120** | **5,067,890** |
| | | | | | | |
| | **Commodities** | | | | | |
| 36.90.4300.00 | Chemicals | 64,380 | 73,759 | 89,000 | 89,000 | 89,000 |
| 36.90.4310.00 | Computers & Software | 8,159 | 7,708 | 10,900 | 10,000 | 11,900 |
| 36.90.4330.00 | Fuel & Lubricants | 37,609 | 34,483 | 50,000 | 45,000 | 50,000 |
| 36.90.4385.00 | Supplies - General | 9,645 | 6,204 | 10,000 | 7,500 | 5,000 |
| 36.90.4400.00 | Supplies - Office | - | 249 | 800 | 800 | 800 |
| 36.90.4410.00 | Supplies - Operational | 175,888 | 107,526 | 175,000 | 110,000 | 175,000 |
| 36.90.4420.00 | Supplies - Safety | 35,529 | 46,596 | 68,000 | 68,000 | 30,000 |
| 36.90.4430.00 | Supplies - Training | 919 | 458 | 4,000 | 1,000 | 1,000 |
| 36.90.4440.00 | Supplies - Fleet | 36,568 | 33,161 | 48,000 | 45,000 | 60,000 |
| 36.90.4460.00 | Uniforms | 8,448 | 7,446 | 6,750 | 8,000 | 8,250 |
| | **Total Commodities** | **377,145** | **317,589** | **462,450** | **384,300** | **430,950** |
| | | | | | | |
| | **Other Charges** | | | | | |
| 36.90.4540.00 | Insurance | 7,924 | 10,728 | 17,500 | 17,500 | 21,200 |
| 36.90.4560.00 | Memberships & Subscriptions | - | 1,229 | 3,500 | 3,000 | 3,000 |
| 36.90.4570.00 | Miscellaneous | 203 | - | - | - | - |
| | **Total Other Charges** | **8,127** | **11,957** | **21,000** | **20,500** | **24,200** |
| | | | | | | |
| | | | | | | |
| | **Capital - $5,000/item min.** | | | | | |
| 36.90.4830.00 | Equipment | 242,872 | 94,140 | 165,000 | 130,000 | 65,000 |
| 36.90.4840.00 | Infrastructure | 842,232 | 4,420,000 | 5,230,000 | 4,783,000 | 10,795,000 |
| 36.90.4860.00 | Vehicles | 457,580 | 121,489 | 294,500 | 294,500 | 175,000 |
| | **Total Capital** | **1,542,684** | **4,635,628** | **5,689,500** | **5,207,500** | **11,035,000** |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | | | | | | |
| | | | Impact | | | |
| | **Capital - $5,000/item min.** | | | | | |
| 36.90.4840.00 | Infrastructure | - | - | 5,200,000 | 300,000 | - |
| | **Total Capital** | **-** | **-** | **5,200,000** | **300,000** | **-** |
| | | | | | | |
| | | | | | | |
| | **Total Budget Request** | **$ 6,473,304** | **$ 7,587,725** | **$ 16,764,760** | **$ 11,163,570** | **$ 17,735,040** |
| | | | | | | |

**TOWN OF JOHNSTOWN**
**ANNUAL BUDGET**
**FY 2026**

## CAPITAL PROJECTS FUND EXPENSE SUMMARY

| | Personnel Services | Contract Services | Commodity | Other Charges | Total Operating Costs | Capital Outlay | Debt Service | Total |
|---|---|---|---|---|---|---|---|---|
| Capital Projects | - | 12,000 | - | - | 12,000 | 9,850,000 | - | 9,862,000 |
| Totals | $ - | $ 12,000 | $ - | $ - | $ 12,000 | $ 9,850,000 | $ - | $ 9,862,000 |
| Total Cash Available | | | | | | | | $ 21,246,492 |
| Ending Fund Balance | | | | | | | | $ 11,384,492 |
| % of Total Budget | 0.00% | 0.12% | 0.00% | 0.00% | 0.12% | 99.88% | 0.00% | 100.00% |

Capital Projects Fund

| | CAPITAL PROJECT FUND REVENUES | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 38.01.3120.00 | Sales Tax Revenues | - | - | - | - | - |
| 38.01.3122.00 | Use Tax Revenues - Buildings | 1,915,366 | 961,713 | 850,000 | 1,300,000 | 750,000 |
| 38.01.3960.00 | Interest | 601,350 | 217,421 | 100,000 | 250,000 | 250,000 |
| 38.01.3995.00 | Unrealized Gain On Investments | 261,692 | - | - | - | - |
| 38.01.3999.00 | Transfers To / From | (200,000) | - | (50,000) | (90,000) | 7,460,000 |
| | **Subtotal** | **2,578,408** | **1,179,134** | **900,000** | **1,460,000** | **8,460,000** |
| | **Total Fund Revenues** | **$ 2,578,408** | **$ 1,179,134** | **$ 900,000** | **$ 1,460,000** | **$ 8,460,000** |
| | **Unrestricted Cash Balance Forward (Beg. Fund Bal.)** | | | | | $ 12,786,492 |
| | **TOTAL ANTICIPATED FUNDS AVAILABLE** | | | | | **$ 21,246,492** |

Capital Projects Fund

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | | | | | | |
| | **Contractual Services** | | | | | |
| 38.90.4135.00 | Other Contractual Services | 6,593 | 4,866 | 10,500 | 10,500 | 12,000 |
| | **Total Contractual Services** | **6,593** | **4,866** | **10,500** | **10,500** | **12,000** |
| | | | | | | |
| | **Capital - $5,000/item min.** | | | | | |
| 38.90.4840.00 | Infrastructure | 537,029 | 120,224 | 5,675,000 | 1,800,000 | 6,850,000 |
| 38.90.4850.00 | Land | - | - | - | - | 3,000,000 |
| | **Total Capital** | **537,029** | **120,224** | **5,675,000** | **1,800,000** | **9,850,000** |
| | | | | | | |
| | | | | | | |
| | **Total Budget Request** | **$ 543,622** | **$ 125,090** | **$ 5,685,500** | **$ 1,810,500** | **$ 9,862,000** |
| | | | | | | |

**TOWN OF JOHNSTOWN**
**ANNUAL BUDGET**
**FY 2026**

## TAX ALLOCATION EXPENSE SUMMARY

| | Personnel Services | Contract Services | Commodity | Other Charges | Total Operating Costs | Capital Outlay | Debt Service | Total |
|---|---|---|---|---|---|---|---|---|
| Tax Allocation | - | - | - | 1,300,000 | 1,300,000 | - | - | 1,300,000 |
| Totals | $ - | $ - | $ - | $ 1,300,000 | $ 1,300,000 | $ - | $ - | $ 1,300,000 |
| Total Cash Available | | | | | | | | $ 1,331,435 |
| Ending Fund Balance | | | | | | | | $ 31,435 |
| % of Total Budget | 0.00% | 0.00% | 0.00% | 100.00% | 100.00% | 0.00% | 0.00% | 100.00% |

Tax Allocation Fund

| | TAX ALLOCATION FUND REVENUES | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 60.01.3120.00 | Tax Sharing | - | 766,250 | 1,750,000 | 1,750,000 | 1,300,000 |
| 60.01.3999.00 | Transfers In | 1,525,894 | - | 50,000 | - | 40,000 |
| | | **1,525,894** | **766,250** | **1,800,000** | **1,750,000** | **1,340,000** |
| | **Total Fund Revenues** | **$ 1,525,894** | **$ 766,250** | **$ 1,800,000** | **$ 1,750,000** | **$ 1,340,000** |
| | **Unrestricted Cash Balance Forward (Beg. Fund Bal.)** | | | | | **$ (8,565)** |
| | **Total Anticipated Funds Available** | | | | | **$ 1,331,435** |

Tax Allocation Fund

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Other Charges** | | | | | |
| 60.90.4570.00 | Miscellaneous | 1,525,894 | 1,271,563 | 1,800,000 | 1,800,000 | 1,300,000 |
| | **Total Other Charges** | 1,525,894 | 1,271,563 | 1,800,000 | 1,800,000 | 1,300,000 |
| | | | | | | |
| | **Total Budget Request** | **$ 1,525,894** | **$ 1,271,563** | **$ 1,800,000** | **$ 1,800,000** | **$ 1,300,000** |
| | | | | | | |

**TOWN OF JOHNSTOWN**
**ANNUAL BUDGET**
**FY 2026**

## WATER FUND EXPENSE SUMMARY

| | Personnel Services | Contract Services | Commodity | Other Charges | Total Operating Costs | Capital Outlay | Debt Service | Total |
|---|---|---|---|---|---|---|---|---|
| WF Operations | 1,637,190 | 1,872,010 | 1,563,675 | 1,690,980 | 6,763,855 | 66,940,000 | 4,685,250 | 78,389,105 |
| WF C&D | 641,450 | 233,450 | 555,240 | 12,100 | 1,442,240 | 1,780,000 | - | 3,222,240 |
| Totals | $ 2,278,640 | $ 2,105,460 | $ 2,118,915 | $ 1,703,080 | $ 8,206,095 | $ 68,720,000 | $ 4,685,250 | $ 81,611,345 |
| Total Cash Available | | | | | | | | $ 139,952,914 |
| Ending Fund Balance | | | | | | | | $ 58,341,569 |
| % of Total Budget | 2.79% | 2.58% | 2.60% | 2.09% | 10.06% | 84.20% | 5.74% | 100.00% |

Water Fund

| | | 12/31/2024 | 9/30/2025 | 12/31/2025 | | |
|---|---|---|---|---|---|---|
| | | | | | Rate Multiplier: | 1.30 |
| | **WATER FUND REVENUES** | **2024 Actuals** | **2025 Jan - Sep Actuals** | **2025 Adopted Budget** | **2025 Estimated** | **2026 Proposed** |
| 70.01.3270.00 | Watering Permit | 500 | - | 250 | - | - |
| 70.01.3440.00 | Grants | - | - | - | - | 165,000 |
| 70.01.3810.00 | Sales Of Potable Water | 7,539,642 | 8,210,056 | 7,600,000 | 10,000,000 | 10,200,000 |
| 70.01.3815.00 | Sales Of Non-potable Water | 75,043 | 94,480 | 35,000 | 110,000 | 36,700 |
| 70.01.3820.00 | Water Tap Fee | 4,372,587 | 3,102,473 | 2,230,000 | 3,500,000 | 2,264,700 |
| 70.01.3825.00 | Raw Water Development Fee | 3,844,569 | 2,690,763 | 1,890,000 | 2,800,000 | 1,944,000 |
| 70.01.3840.00 | Hydrant/Bulk Water | 633,612 | 165,431 | 180,000 | 365,000 | 340,000 |
| 70.01.3845.00 | Water Lease | 38,133 | 42,335 | 20,000 | 42,335 | 42,000 |
| 70.01.3850.00 | Water Share Fees | 2,009,800 | 6,440,400 | 500,000 | 6,440,400 | 720,000 |
| 70.01.3852.00 | Water Meter Fee | 314,654 | 215,468 | 146,000 | 300,000 | 142,500 |
| 70.01.3960.00 | Interest Income | 1,999,381 | 2,571,029 | 1,200,000 | 3,200,000 | 1,600,000 |
| 70.01.3970.00 | Miscellaneous | 341,492 | 853,364 | 125,000 | 1,000,000 | 125,000 |
| 70.01.3980.00 | Proceeds From Issuance Of Bonds | 7,832 | - | - | - | - |
| 70.01.3985.00 | Refund Of Expenditures | 42,988 | 573,239 | - | 575,101 | - |
| 70.01.3995.00 | Unrealized Gain On Investments | 255,429 | - | - | - | - |
| 70.01.3999.00 | Transfer In/Out | - | 50,700,000 | 50,700,000 | 50,700,000 | (70,000) |
| | **Subtotal** | **21,475,661** | **75,659,039** | **64,626,250** | **79,032,836** | **17,509,900** |
| | **Total Fund Revenues** | **$ 21,475,661** | **$ 75,659,039** | **$ 64,626,250** | **$ 79,032,836** | **$ 17,509,900** |

| | |
|---|---|
| **Unrestricted Cash Balance Forward (Beg. Fund Bal.)** | **$ 122,443,014** |
| **Less Contributed Capital** | $ - |
| **Total Anticipated Funds Available** | **$ 139,952,914** |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Administrative Costs** | | | | | |
| | **Personnel Services** | | | | | |
| 70.12.4001.00 | Salaries | 99,475 | 76,422 | 125,900 | 125,900 | 185,920 |
| 70.12.4002.00 | Overtime | 544 | 525 | 800 | 800 | 1,000 |
| 70.12.4005.00 | Compensated Absences | - | - | - | - | - |
| 70.12.4010.00 | Payroll Taxes | 6,604 | 5,626 | 9,600 | 9,600 | 14,300 |
| 70.12.4020.00 | Unemployment Taxes | - | - | 1,800 | 1,800 | 1,000 |
| 70.12.4025.00 | Workers Compensation | 1,452 | 1,417 | 4,000 | 2,100 | 2,100 |
| 70.12.4030.00 | Group Insurance | 10,641 | 15,580 | 37,900 | 24,200 | 37,900 |
| 70.12.4035.00 | Retirement Contribution | 9,979 | 6,675 | 15,200 | 12,000 | 22,440 |
| | **Total Personnel Services** | **128,695** | **106,247** | **195,200** | **176,400** | **264,660** |
| | | | | | | |
| | **Contractual Services** | | | | | |
| 70.12.4110.00 | Billing & Administrative | 70,000 | 70,000 | 70,000 | 70,000 | 70,000 |
| 70.12.4135.00 | Other Contractual Services | 65,607 | 48,659 | 72,000 | 72,000 | 75,000 |
| 70.12.4140.00 | Postage | 1 | - | 850 | 500 | 850 |
| 70.12.4145.00 | Printing & Advertising | 17,796 | 7,321 | 18,000 | 18,000 | 18,000 |
| 70.12.4150.00 | Professional Services | - | - | 2,000 | 1,000 | 2,000 |
| | **Total Contractual Services** | **153,404** | **125,980** | **162,850** | **161,500** | **165,850** |
| | | | | | | |
| | **Administrative Costs Total** | **282,099** | **232,227** | **358,050** | **337,900** | **430,510** |
| | | | | | | |
| | **Conservation Programming** | | | | | |
| | **Contractual Services** | | | | | |
| 70.14.4120.00 | Employee Education | - | - | - | - | 4,000 |
| 70.14.4135.00 | Other Contractual Services | - | - | - | 24,000 | 128,000 |
| 70.14.4140.00 | Postage | - | - | - | 75 | 300 |
| 70.14.4145.00 | Printing and Advertising | - | - | - | 600 | 1,800 |
| 70.14.4170.00 | Telephone & Internet | - | - | - | 300 | 600 |
| 70.14.4180.00 | Travel & Training | - | - | - | 600 | 1,700 |
| | **Total Contractual** | **-** | **-** | **-** | **25,575** | **136,400** |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | | | | | | |
| | **Commodities** | | | | | |
| 70.14.4310.00 | Computers & Software | - | - | - | - | 900 |
| 70.14.4330.00 | Fuel & Lubricants | - | - | - | 200 | 500 |
| 70.14.4380.00 | Supplies - General | - | - | - | 3,211 | 1,000 |
| 70.14.4385.00 | Uniforms | - | - | - | - | 175 |
| | **Total Commodities** | **-** | **-** | **-** | **3,411** | **2,575** |
| | | | | | | |
| | **Other Charges** | | | | | |
| 70.14.4560.00 | Memberships& Subscriptions | - | - | - | 525 | 1,690 |
| | **Total Other** | **-** | **-** | **-** | **525** | **1,690** |
| | | | | | | |
| | **Total Conservation** | **-** | **-** | **-** | **29,511** | **140,665** |
| | | | | | | |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Operational Costs** | | | | | |
| | **Personnel Services** | | | | | |
| 70.90.4001.00 | Salaries | 493,410 | 410,003 | 632,800 | 632,800 | 912,020 |
| 70.90.4002.00 | Overtime | 24,658 | 26,555 | 24,000 | 24,000 | 48,000 |
| 70.90.4004.00 | Compensatory Time | 55 | - | - | - | - |
| 70.90.4005.00 | Compensated Absences | 14,024 | - | 15,000 | 15,000 | 15,000 |
| 70.90.4010.00 | Payroll Taxes | 37,077 | 31,521 | 49,500 | 49,500 | 73,450 |
| 70.90.4020.00 | Unemployment Taxes | - | - | 6,250 | 6,250 | 6,250 |
| 70.90.4025.00 | Workers Compensation | 13,690 | 11,900 | 21,300 | 21,300 | 21,300 |
| 70.90.4030.00 | Group Insurance | 83,401 | 77,499 | 133,600 | 133,600 | 180,500 |
| 70.90.4035.00 | Retirement Contribution | 53,089 | 44,338 | 76,100 | 76,100 | 115,210 |
| 70.90.4045.00 | Cell Phone Allowance | 588 | 400 | 450 | 800 | 800 |
| | **Total Personnel Services** | **719,992** | **602,217** | **959,000** | **959,350** | **1,372,530** |
| | | | | | | |
| | **Contractual Services** | | | | | |
| 70.90.4122.00 | Maintenance - Buildings | 7,388 | 1,208 | 7,000 | 7,000 | 15,000 |
| 70.90.4125.00 | Maintenance - Equipment | 159,845 | 64,669 | 47,000 | 70,000 | 91,500 |
| 70.90.4127.00 | Maintenance - Infrastructure | 81,350 | 24,910 | 25,000 | 25,000 | 25,000 |
| 70.90.4130.00 | Maintenance - Vehicles | 1,890 | 15,969 | 5,500 | 17,000 | 9,000 |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 70.90.4135.00 | Other Contractual Services | 126,109 | 113,193 | 178,000 | 178,000 | 204,900 |
| 70.90.4140.00 | Postage | 3,199 | - | 3,000 | 75 | 3,000 |
| 70.90.4145.00 | Printing and Advertising | 2,200 | - | 3,000 | 600 | 3,000 |
| 70.90.4150.00 | Professional Services | 318,835 | 152,204 | 220,000 | 210,000 | 630,000 |
| 70.90.4160.00 | Rents | 1,986 | 1,052 | 2,000 | 2,300 | 2,000 |
| 70.90.4170.00 | Telephone & Internet | 14,040 | 13,125 | 19,960 | 20,560 | 36,860 |
| 70.90.4180.00 | Travel & Training | 1,836 | 2,066 | 8,700 | 4,000 | 7,500 |
| 70.90.4190.00 | Utilities | 371,769 | 213,784 | 234,150 | 280,000 | 297,000 |
| 70.90.4195.00 | Water Assessments | 217,778 | 231,301 | 235,725 | 236,000 | 245,000 |
| | **Total Contractual Services** | **1,308,224** | **833,481** | **989,035** | **1,050,535** | **1,569,760** |
| | | | | | | |
| | **Commodities** | | | | | |
| 70.90.4300.00 | Chemicals | 1,017,138 | 762,475 | 1,100,000 | 1,100,000 | 1,450,000 |
| 70.90.4310.00 | Computers & Software | 7,685 | 4,264 | 22,300 | 18,650 | 34,750 |
| 70.90.4330.00 | Fuel & Lubricants | 11,466 | 7,586 | 15,000 | 15,200 | 15,000 |
| 70.90.4380.00 | Supplies - Buildings | 210 | - | 2,500 | 5,711 | 2,500 |
| 70.90.4385.00 | Supplies - General | 6,021 | 1,047 | 4,000 | 4,000 | 5,000 |
| 70.90.4390.00 | Supplies - Janitorial | - | 86 | 500 | 1,000 | 1,000 |
| 70.90.4395.00 | Supplies - Lab | 13,823 | 9,869 | 16,850 | 15,000 | 15,850 |
| 70.90.4400.00 | Supplies - Office | 33 | 14,948 | 250 | 15,000 | - |
| 70.90.4410.00 | Supplies - Operational | 28,561 | 2,286 | 20,000 | 3,000 | 20,000 |
| 70.90.4420.00 | Supplies - Safety | 1,201 | 1,081 | 2,200 | 2,400 | 2,000 |
| 70.90.4430.00 | Supplies - Training | 1,720 | 5,136 | 1,500 | 6,000 | 1,500 |
| 70.90.4440.00 | Supplies - Fleet | 1,948 | 4,004 | 5,500 | 6,000 | 9,000 |
| 70.90.4460.00 | Uniforms | 3,047 | - | 4,500 | 4,500 | 4,500 |
| | **Total Commodities** | **1,092,853** | **812,781** | **1,195,100** | **1,196,461** | **1,561,100** |
| | | | | | | |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Other Charges** | | | | | |
| 70.90.4515.00 | Depreciation | 806,010 | 839,326 | 1,200,000 | 1,200,000 | 1,400,000 |
| 70.90.4540.00 | Insurance | 86,272 | 118,191 | 137,000 | 137,000 | 175,000 |
| 70.90.4560.00 | Memberships& Subscriptions | 2,560 | 2,242 | 1,000 | 3,000 | 4,290 |
| 70.90.4570.00 | Miscellaneous | 109,554 | 40,936 | 300,000 | 94,225 | 110,000 |
| | **Total Other Charges** | **1,004,396** | **1,000,695** | **1,638,000** | **1,434,225** | **1,689,290** |
| | | | | | | |
| | **Capital - $5,000/item min.** | | | | | |
| 70.90.4810.00 | Buildings | 16,894,205 | 16,349,703 | 47,600,000 | 35,000,000 | 40,000,000 |
| 70.90.4830.00 | Equipment | - | 26,345 | 20,000 | 26,345 | 140,000 |
| 70.90.4840.00 | Infrastructure | 381,571 | 347,362 | 10,500,000 | 5,000,000 | 26,300,000 |
| 70.90.4860.00 | Vehicles | - | 75,000 | 80,000 | 75,000 | - |
| 70.90.4880.00 | Water Shares | - | - | - | 922,500 | 500,000 |
| | **Total Capital** | **17,275,776** | **16,798,410** | **58,200,000** | **41,023,845** | **66,940,000** |
| | | | | | | |
| | **Debt Service** | | | | | |
| 70.90.4900.00 | Debt Service - Principal | 365,000 | - | 1,485,000 | 1,485,000 | 1,525,000 |
| 70.90.4950.00 | Debt Service - Interest | 1,100,092 | 1,616,500 | 3,305,750 | 3,305,750 | 3,160,250 |
| 70.90.4995.00 | Cost of Issuance | 612,165 | - | - | - | - |
| | **Total Debt** | **2,077,257** | **1,616,500** | **4,790,750** | **4,790,750** | **4,685,250** |
| | | | | | | |
| | **Operations Total:** | **23,478,498** | **21,664,084** | **67,771,885** | **50,455,166** | **77,817,930** |
| | | | | | | |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Water - Collection & Distribution** | | | | | |
| | **Personnel Services** | | | | | |
| 70-92-4001-00 | Salaries | 283,315 | 238,838 | 393,600 | 393,600 | 358,100 |
| 70-92-4002-00 | Overtime | 14,405 | 12,627 | 17,000 | 17,000 | 20,000 |
| 70-92-4004-00 | Compensatory Time | 1,881 | 2,296 | - | - | - |
| 70-92-4005-00 | Compensated Absences | - | - | 5,000 | 5,000 | 6,000 |
| 70-92-4010-00 | Payroll Taxes | 21,720 | 18,522 | 30,400 | 30,400 | 28,930 |
| 70-92-4020-00 | Unemployment Taxes | - | - | 3,600 | 3,600 | 4,200 |
| 70-92-4025-00 | Workers Compensation | 17,477 | 15,247 | 18,500 | 18,500 | 24,300 |
| 70-92-4030-00 | Group Insurance | 44,136 | 63,536 | 63,300 | 93,200 | 98,200 |
| 70-92-4035-00 | Retirement Contribution | 31,579 | 28,049 | 48,600 | 44,150 | 45,400 |
| | **Total Personnel Services** | **414,513** | **379,114** | **580,000** | **605,450** | **585,130** |
| | | | | | | |
| | **New Personnel** | | | | | |
| 70-92-4001.00 | Salaries | - | - | - | - | 29,800 |
| 70-92-4002.00 | Overtime | - | - | - | - | 2,000 |
| 70-92-4010.00 | Payroll Taxes | - | - | - | - | 2,500 |
| 70-92-4020.00 | Unemployment Taxes | - | - | - | - | 1,000 |
| 70-92-4025.00 | Workers Compensation | - | - | - | - | 1,200 |
| 70-92-4030.00 | Group Insurance | - | - | - | - | 16,000 |
| 70-92-4035.00 | Retirement Contribution | - | - | - | - | 3,820 |
| | **Total Personnel Services** | **-** | **-** | **-** | **-** | **56,320** |
| | | | | | | |
| | **Contractual Services** | | | | | |
| 70-92-4122-00 | Maintenance - Buildings | - | 1,460 | 2,000 | 2,500 | 5,000 |
| 70-92-4125-00 | Maintenance - Equipment | 85,976 | 384 | 59,000 | 9,000 | 64,000 |
| 70-92-4127-00 | Maintenance - Infrastructure | 72,373 | 66,400 | 100,000 | 125,000 | 125,000 |
| 70-92-4130-00 | Maintenance - Vehicles | 1,555 | 12,540 | 6,000 | 14,000 | 5,750 |
| 70-92-4135-00 | Other Contractual Services | 23,983 | 16,499 | 19,710 | 27,700 | 31,700 |
| 70-92-4140-00 | Postage | 868 | 132 | 1,500 | 500 | 500 |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 70-92-4145-00 | Printing & Advertising | 55 | 318 | 1,500 | 1,000 | 1,000 |
| 70-92-4150-00 | Professional Services | 364 | 592 | 10,500 | 9,750 | 500 |
| | **Total Contractual Services** | **185,176** | **98,325** | **200,210** | **189,450** | **233,450** |
| | | | | | | |
| | **Commodities** | | | | | |
| 70-92-4170-00 | Telephone & Internet | 6,610 | 4,959 | 16,900 | 8,400 | 10,000 |
| 70-92-4180-00 | Travel & Training | 4,661 | 946 | 7,500 | 4,000 | 10,240 |
| 70-92-4190-00 | Utilities | 3,352 | 993 | 16,275 | 5,000 | 15,000 |
| 70-92-4300-00 | Chemicals | - | - | 1,000 | 500 | 1,000 |
| 70-92-4310-00 | Computers And Software | 54,763 | 34,257 | 28,900 | 28,000 | 28,150 |
| 70-92-4340-00 | Hydrants | 8,950 | 1,756 | 35,000 | 10,000 | 30,000 |
| 70-92-4385-00 | Supplies - General | 11,795 | 2,113 | 5,000 | 4,800 | 5,000 |
| 70-92-4390-00 | Supplies - Janitorial | - | - | - | - | - |
| 70-92-4395-00 | Supplies - Lab | 654 | - | 1,500 | 1,000 | 1,000 |
| 70-92-4400-00 | Supplies - Office | 61 | 6 | - | | 500 |
| 70-92-4410-00 | Supplies - Operational | 45,113 | 11,429 | 30,000 | 20,000 | 30,000 |
| 70-92-4420-00 | Supplies - Safety | 1,590 | 893 | 1,500 | 1,500 | 5,000 |
| 70-92-4430-00 | Supplies - Training | 699 | 200 | 1,000 | 1,000 | 1,000 |
| 70-92-4440-00 | Supplies - Vehicles | 5,262 | 981 | 6,000 | 5,500 | 14,750 |
| 70-92-4460-00 | Uniforms | 3,470 | 4,314 | 3,000 | 3,200 | 3,600 |
| 70-92-4480-00 | Water Meters | 416,063 | 373,422 | 350,000 | 410,000 | 400,000 |
| | **Total Commodities** | **563,042** | **436,270** | **503,575** | **502,900** | **555,240** |
| | | | | | | |
| | **Other Charges** | | | | | |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 70-92-4560-00 | Memberships & Subscriptions | 1,716 | 800 | 1,000 | 700 | 2,100 |
| 70-92-4570-00 | Miscellaneous | 31,519 | 531 | 10,000 | 500 | 10,000 |
| | **Total Other Charges** | **33,235** | **1,331** | **11,000** | **1,200** | **12,100** |
| | | | | | | |
| | **Capital - $5,000/Item Min.** | | | | | |
| 70-92-4830-00 | Capital - Equipment | 59,850 | 3,763 | 79,000 | 4,000 | - |
| 70-92-4840-00 | Capital - Infrastructure | 689,889 | 3,023,986 | 4,500,000 | 3,300,000 | 1,750,000 |
| 70-92-4860-00 | Capital - Vehicles | 129,743 | 94,953 | 100,000 | 94,953 | 30,000 |
| 70-92-4880-00 | Capital - Water Shares | 11,540,000 | - | - | - | - |
| | **Total Capital** | **12,419,482** | **3,122,702** | **4,679,000** | **3,398,953** | **1,780,000** |
| | | | | | | |
| | **Total C&D** | **13,615,448** | **4,037,743** | **5,973,785** | **4,697,953** | **3,222,240** |
| | | | | | | |
| | | | | | | |
| | **Total Budget Request** | **$ 37,376,045** | **$ 25,934,054** | **$ 74,103,720** | **$ 55,520,530** | **$ 81,611,345** |
| | | | | | | |

# TOWN OF JOHNSTOWN
# ANNUAL BUDGET
# FY 2026

## SEWER FUND EXPENSE SUMMARY

| | Personnel Services | Contract Services | Commodity | Other Charges | Total Operating Costs | Capital Outlay | Debt Service | Total |
|---|---|---|---|---|---|---|---|---|
| SF Operations | 987,000 | 1,112,900 | 338,750 | 1,680,600 | 4,119,250 | 6,540,000 | 2,764,900 | 13,424,150 |
| SF C&D | 518,720 | 588,490 | 62,600 | 15,600 | 1,185,410 | 2,230,000 | - | 3,415,410 |
| Totals | $ 1,505,720 | $ 1,701,390 | $ 401,350 | $ 1,696,200 | $ 5,304,660 | $ 8,770,000 | $ 2,764,900 | $ 16,839,560 |
| Total Cash Available | | | | | | | | $ 44,025,408 |
| Ending Fund Balance | | | | | | | | $ 27,185,848 |
| % of Total Budget | 8.94% | 10.10% | 2.38% | 10.07% | 31.50% | 52.08% | 16.42% | 100.00% |

Sewer Fund

| | SEWER FUND REVENUES | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 72.01.3410.00 | Grant | - | - | - | - | - |
| 72.01.3775.00 | Sewer - Regional Impact Fee | 3,287,200 | 1,891,051 | 1,045,000 | 2,430,000 | 1,330,000 |
| 72.01.3870.00 | Sewer Charges | 4,287,463 | 4,145,840 | 4,364,250 | 5,474,000 | 6,295,100 |
| 72.01.3880.00 | Sewer Tap Fees | 6,111,241 | 4,476,775 | 2,803,213 | 5,000,000 | 2,877,600 |
| 72.01.3885.00 | Sewer Inspection Fee | 61,700 | 44,500 | 12,000 | 50,500 | 12,000 |
| 72.01.3960.00 | Interest | 3,206,124 | 1,745,557 | 1,300,000 | 1,800,000 | 450,000 |
| 72.01.3970.00 | Miscellaneous | 7,951 | 2,886 | 25,000 | 436 | 3,000 |
| 72.01.3995.00 | Unrealized Gain On Investments | 170,529 | - | - | - | - |
| 72.01.3999.00 | Transfers Out | (2,559,808) | - | (1,000,000) | (1,000,000) | (60,000) |
| 72.01.3985.00 | Refund Of Expenditures | 4,279 | 7,929 | - | - | - |
| | **Subtotal** | **14,576,679** | **12,314,538** | **8,549,463** | **13,754,936** | **10,907,700** |
| | **Total Fund Revenues** | **$ 14,576,679** | **$ 12,314,538** | **$ 8,549,463** | **$ 13,754,936** | **$ 10,907,700** |
| | **Unrestricted Cash Balance Forward (Beg. Fund Bal.)** | | | | | $ 33,117,708 |
| | **Total Anticipated Funds Available** | | | | | **$ 44,025,408** |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Administrative Costs** | | | | | |
| | **Personnel Services** | | | | | |
| 72.12.4001.00 | Salaries | 98,639 | 53,580 | 75,100 | 75,100 | 85,300 |
| 72.12.4002.00 | Overtime | 543 | 318 | 800 | 800 | 800 |
| 72.12.4010.00 | Payroll Taxes | 6,483 | 3,964 | 5,800 | 5,800 | 6,590 |
| 72.12.4020.00 | Unemployment Taxes | - | - | 1,000 | 1,000 | 1,000 |
| 72.12.4025.00 | Workers Compensation | 1,452 | 993 | 3,000 | 3,000 | 3,000 |
| 72.12.4030.00 | Group Insurance | 10,640 | 12,755 | 23,700 | 23,700 | 23,300 |
| 72.12.4035.00 | Retirement Contribution | 9,979 | 4,338 | 9,000 | 9,000 | 10,340 |
| | **Total Personnel Services** | **127,736** | **75,947** | **118,400** | **118,400** | **130,330** |
| | | | | | | |
| | **Contractual Services** | | | | | |
| 72.12.4110.00 | Billing & Administrative | - | 60,000 | 60,000 | 60,000 | 60,000 |
| 72.12.4135.00 | Other Contractual Services | 60,471 | 48,128 | 69,000 | 69,000 | 75,000 |
| 72.12.4140.00 | Postage | - | - | 1,000 | - | - |
| 72.12.4145.00 | Printing & Advertising | 17,796 | 7,321 | 18,500 | 18,500 | 18,500 |
| | **Total Contractual Services** | **78,267** | **115,449** | **148,500** | **147,500** | **153,500** |
| | | | | | | |
| | **Total Administrative Costs** | **206,003** | **191,397** | **266,900** | **265,900** | **283,830** |
| | **Operational Costs** | | | | | |
| | **Personnel Services** | | | | | |
| 72.90.4001.00 | Salaries | 471,092 | 268,271 | 538,800 | 538,800 | 457,100 |
| 72.90.4002.00 | Overtime | 22,241 | 10,237 | 20,000 | 20,000 | 20,000 |
| 72.90.4004.00 | Compensatory Time | 166 | - | 1,000 | 1,000 | 1,000 |
| 72.90.4005.00 | Compensated Absences | 16,474 | - | 7,500 | 7,500 | 8,000 |
| 72.90.4010.00 | Payroll Taxes | 35,110 | 20,055 | 41,400 | 41,400 | 36,500 |
| 72.90.4020.00 | Unemployment Taxes | - | - | 5,250 | 5,250 | 4,920 |
| 72.90.4025.00 | Workers Compensation | 11,505 | 6,465 | 20,600 | 20,600 | 19,900 |
| 72.90.4030.00 | Group Insurance | 88,244 | 54,431 | 114,500 | 114,500 | 99,400 |
| 72.90.4035.00 | Retirement Contribution | 41,311 | 26,856 | 65,600 | 65,600 | 57,300 |
| 72.90.4045.00 | Cell Phone Allowance | 294 | 375 | 450 | 450 | 450 |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Total Personnel Services** | **686,436** | **386,691** | **815,100** | **815,100** | **704,570** |
| | | | | | | |
| | **New Personnel** | | | | | |
| 72.90.4001.00 | Salaries | - | - | - | - | 96,000 |
| 72.90.4002.00 | Overtime | - | - | - | - | 2,000 |
| 72.90.4010.00 | Payroll Taxes | - | - | - | - | 7,500 |
| 72.90.4020.00 | Unemployment Taxes | - | - | - | - | 1,100 |
| 72.90.4025.00 | Workers Compensation | - | - | - | - | 1,800 |
| 72.90.4030.00 | Group Insurance | - | - | - | - | 31,900 |
| 72.90.4035.00 | Retirement Contribution | - | - | - | - | 11,500 |
| 72.90.4045.00 | Cell Phone Allowance | - | - | - | - | 300 |
| | **Total New Personnel** | **-** | **-** | **-** | **-** | **152,100** |
| | | | | | | |
| | **Contractual Services** | | | | | |
| 72.90.4122.00 | Maintenance - Buildings | 11,065 | 4,330 | 8,500 | 8,500 | 13,500 |
| 72.90.4125.00 | Maintenance - Equipment | 48,948 | 6,020 | 41,000 | 11,000 | 33,500 |
| 72.90.4127.00 | Maintenance - Infrastructure | 10,280 | 31,780 | 60,000 | 35,000 | 15,000 |
| 72.90.4130.00 | Maintenance - Vehicles | 1,060 | 5,168 | 8,000 | 8,000 | 7,500 |
| 72.90.4135.00 | Other Contractual Services | 123,152 | 102,493 | 186,800 | 141,800 | 298,300 |
| 72.90.4140.00 | Postage | - | - | 500 | - | 500 |
| 72.90.4145.00 | Printing & Advertising | - | - | 500 | - | 500 |
| 72.90.4150.00 | Professional Services | 39 | - | 10,500 | 500 | 10,500 |
| 72.90.4160.00 | Rents | 427 | 1,982 | 5,000 | 2,000 | 4,000 |
| 72.90.4170.00 | Telephone & Internet | 16,892 | 17,206 | 28,800 | 22,000 | 48,600 |
| 72.90.4180.00 | Travel & Training | 2,508 | 1,650 | 8,000 | 4,000 | 8,500 |
| 72.90.4190.00 | Utilities | 474,856 | 289,652 | 512,400 | 475,000 | 519,000 |
| | **Total Contractual Services** | **689,227** | **460,279** | **870,000** | **707,800** | **959,400** |
| | | | | | | |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Commodities** | | | | | |
| 72.90.4300.00 | Chemicals | 221,595 | 141,754 | 220,500 | 220,500 | 251,000 |
| 72.90.4310.00 | Computers & Software | 6,322 | 11,813 | 16,550 | 16,550 | 9,750 |
| 72.90.4330.00 | Fuel & Lubricants | 10,816 | 7,586 | 10,000 | 11,000 | 12,000 |
| 72.90.4380.00 | Supplies - Buildings | 483 | 156 | 500 | 500 | 1,750 |
| 72.90.4385.00 | Supplies - General | 1,423 | 248 | 3,000 | 1,500 | 3,000 |
| 72.90.4390.00 | Supplies - Janitorial | 70 | 53 | 1,000 | 500 | 1,600 |
| 72.90.4395.00 | Supplies - Lab | 11,980 | 2,255 | 13,500 | 8,000 | 21,800 |
| 72.90.4400.00 | Supplies - Office | 513 | - | 500 | 500 | 500 |
| 72.90.4410.00 | Supplies - Operational | 11,304 | 9,495 | 15,000 | 12,000 | 15,000 |
| 72.90.4420.00 | Supplies - Safety | 4,140 | 2,464 | 8,500 | 6,000 | 9,150 |
| 72.90.4430.00 | Supplies - Training | 2,013 | - | 1,000 | 1,000 | 1,000 |
| 72.90.4440.00 | Supplies - Fleet | 2,427 | 1,348 | 7,500 | 4,000 | 7,500 |
| 72.90.4460.00 | Uniforms | 3,412 | 3,075 | 3,750 | 3,500 | 4,700 |
| | **Total Commodities** | **276,499** | **180,247** | **301,300** | **285,550** | **338,750** |
| | | | | | | |
| | **Other Charges** | | | | | |
| 72.90.4515.00 | Depreciation | 750,722 | 603,549 | 1,400,000 | 1,000,000 | 1,500,000 |
| 72.90.4540.00 | Insurance | 95,374 | 117,137 | 135,000 | 135,000 | 174,000 |
| 72.90.4560.00 | Memberships & Subscriptions | 857 | 5,475 | 1,000 | 6,000 | 6,100 |
| 72.90.4570.00 | Miscellaneous | 675 | - | 500 | - | 500 |
| | **Total Other Charges** | **847,628** | **726,160** | **1,536,500** | **1,141,000** | **1,680,600** |
| | | | | | | |
| | **Capital - $5,000/item min.** | | | | | |
| 72.90.4810.00 | Buildings | 995,720 | 13,290,332 | 23,500,000 | 19,000,000 | 6,500,000 |
| 72.90.4830.00 | Equipment | 41,037 | 136,430 | 110,000 | 137,030 | 40,000 |
| 72.90.4840.00 | Infrastructure | 21,230,175 | 1,953,138 | - | 2,000,000 | - |
| | **Total Capital** | **22,266,932** | **15,379,901** | **23,610,000** | **21,137,030** | **6,540,000** |
| | | | | | | |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Debt Service** | | | | | |
| 72.90.4900.00 | Principal | 855,000 | - | 900,000 | 900,000 | 940,000 |
| 72.90.4950.00 | Interest | 1,909,275 | 934,950 | 1,869,900 | 1,869,900 | 1,824,900 |
| 72.90.4995.00 | Cost of Issuance | - | - | - | - | - |
| | **Total Debt Service** | **2,764,275** | **934,950** | **2,769,900** | **2,769,900** | **2,764,900** |
| | | | | | | |
| **Sewer - Collection & Distribution** | | | | | | |
| | **Personnel Services** | | | | | |
| 72-92-4001-00 | Salaries | 171,333 | 143,202 | 209,800 | 209,800 | 294,800 |
| 72-92-4002-00 | Overtime | 8,122 | 7,082 | 8,000 | 11,000 | 11,000 |
| 72-92-4004-00 | Compensatory Time | 697 | 1,323 | - | 500 | 500 |
| 72-92-4005-00 | Compensated Absences | - | - | 3,500 | 3,500 | 4,000 |
| 72-92-4010-00 | Payroll Taxes | 13,101 | 11,115 | 16,300 | 17,700 | 23,400 |
| 72-92-4020-00 | Unemployment Taxes | - | - | 2,700 | 2,700 | 2,700 |
| 72-92-4025-00 | Workers Compensation | 11,196 | 9,101 | 11,500 | 11,500 | 15,600 |
| 72-92-4030-00 | Group Insurance | 22,446 | 32,339 | 23,100 | 51,800 | 73,700 |
| 72-92-4035-00 | Retirement Contribution | 19,518 | 16,499 | 25,500 | 26,400 | 36,700 |
| | **Total Personnel Services** | **246,413** | **220,662** | **300,400** | **334,900** | **462,400** |
| | | | | | | |
| | **New Personnel** | | | | | |
| 72-92-4001.00 | Salaries | - | - | - | - | 29,800 |
| 72-92-4002.00 | Overtime | - | - | - | - | 2,000 |
| 72-92-4010.00 | Payroll Taxes | - | - | - | - | 2,500 |
| 72-92-4020.00 | Unemployment Taxes | - | - | - | - | 1,000 |
| 72-92-4025.00 | Workers Compensation | - | - | - | - | 1,200 |
| 72-92-4030.00 | Group Insurance | - | - | - | - | 16,000 |
| 72-92-4035.00 | Retirement Contribution | - | - | - | - | 3,820 |
| | **Total New Personnel** | **-** | **-** | **-** | **-** | **56,320** |
| | | | | | | |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Contractual Services** | | | | | |
| 72-92-4122-00 | Maintenance - Buildings | - | - | - | 1,000 | 4,500 |
| 72-92-4125-00 | Maintenance - Equipment | 1,996 | 384 | 6,000 | 4,000 | 19,000 |
| 72-92-4127-00 | Maintenance - Infrastructure | 25,183 | 64,449 | 75,000 | 70,000 | 90,000 |
| 72-92-4130-00 | Maintenance - Vehicles | 768 | 12,540 | 6,000 | 14,000 | 5,750 |
| 72-92-4135-00 | Other Contractual Services | 156,047 | 54,252 | 188,500 | 188,000 | 190,500 |
| 72-92-4140-00 | Postage | 464 | 250 | 1,500 | 500 | 1,500 |
| 72-92-4145-00 | Printing & Advertising | 200 | - | 1,500 | 500 | 1,500 |
| 72-92-4150-00 | Professional Services | 94 | 592 | 20,500 | 8,000 | 200,500 |
| 72-92-4170-00 | Telephone & Internet | 4,431 | 2,985 | 15,300 | 5,000 | 11,000 |
| 72-92-4180-00 | Travel & Training | 3,348 | 946 | 7,500 | 2,000 | 10,240 |
| 72-92-4190-00 | Utilities | 17,430 | 26,789 | 64,000 | 50,000 | 54,000 |
| | **Total Contractual Services** | **209,959** | **163,186** | **385,800** | **343,000** | **588,490** |
| | | | | | | |
| | **Commodities** | | | | | |
| 72-92-4310-00 | Computers And Software | 11,576 | 10,105 | 11,100 | 11,000 | 7,250 |
| 72-92-4380-00 | Supplies - Building | - | - | - | - | 2,000 |
| 72-92-4385-00 | Supplies - General | 11,814 | 2,114 | 8,000 | 7,800 | 8,000 |
| 72-92-4395-00 | Supplies - Lab | - | - | - | - | 500 |
| 72-92-4400-00 | Supplies - Office | 68 | - | - | - | 500 |
| 72-92-4410-00 | Supplies - Operational | 12,456 | 10,048 | 20,000 | 20,000 | 20,000 |
| 72-92-4420-00 | Supplies - Safety | 1,590 | 1,314 | 2,000 | 1,800 | 5,000 |
| 72-92-4430-00 | Supplies - Training | 881 | 612 | 1,000 | 800 | 1,000 |
| 72-92-4440-00 | Supplies - Vehicles | 5,374 | 1,940 | 6,000 | 6,000 | 14,750 |
| 72-92-4460-00 | Uniforms | 3,123 | 1,236 | 3,000 | 3,000 | 3,600 |
| | **Total Commodities** | **46,883** | **27,370** | **51,100** | **50,400** | **62,600** |
| | | | | | | |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Other Charges** | | | | | |
| 72-92-4560-00 | Memberships & Subscriptions | 1,165 | 800 | 1,000 | 800 | 5,600 |
| 72-92-4570-00 | Miscellaneous | 131 | 188 | 10,000 | 400 | 10,000 |
| | **Total Other Charges** | **1,296** | **988** | **11,000** | **1,200** | **15,600** |
| | | | | | | |
| | **Capital - $5,000/Item Min.** | | | | | |
| 72-92-4830-00 | Equipment | 24,078 | 3,763 | 4,000 | 4,000 | - |
| 72-92-4840-00 | Infrastructure | 4,074,148 | 794,044 | 2,100,000 | 800,000 | 2,200,000 |
| 72-92-4860-00 | Vehicles | 125,748 | 94,953 | 100,000 | 94,953 | 30,000 |
| | **Total Capital** | **4,223,974** | **892,760** | **2,204,000** | **898,953** | **2,230,000** |
| | | | | | | |
| | | | | | | |
| | **Total Budget Request** | **32,465,524** | **19,564,590** | **33,122,000** | **28,750,733** | **16,839,560** |
| | | | | | | |

**TOWN OF JOHNSTOWN**
**ANNUAL BUDGET**
**FY 2026**

## DRAINAGE FUND EXPENSE SUMMARY

| | Personnel Services | Contract Services | Commodity | Other Charges | Total Operating Costs | Capital Outlay | Debt Service | Total |
|---|---|---|---|---|---|---|---|---|
| Drainage Fund | 221,780 | 423,800 | 12,200 | 69,600 | 727,380 | 100,000 | - | 827,380 |
| Totals | $ 221,780 | $ 423,800 | $ 12,200 | $ 69,600 | $ 727,380 | $ 100,000 | $ - | $ 827,380 |
| Total Cash Available | | | | | | | | $ 5,955,279 |
| Ending Fund Balance | | | | | | | | $ 5,127,899 |
| % of Total Budget | 26.81% | 51.22% | 1.47% | 8.41% | 87.91% | 12.09% | 0.00% | 100.00% |

Drainage Fund

| | DRAINAGE FUND REVENUES | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 74.01.3410.00 | Federal Grants | 164,207 | 135,562 | - | 228,780 | - |
| 74.01.3780.00 | Drainage Impact Fee | 568,456 | 445,215 | 250,000 | 496,000 | 270,000 |
| 74.01.3860.00 | Drainage Charges | 578,337 | 466,337 | 560,000 | 616,000 | 1,078,000 |
| 74.01.3960.00 | Interest | 114,370 | 89,222 | 25,000 | 106,000 | 40,000 |
| 74.01.3970.00 | Miscellaneous | - | - | 228,780 | - | - |
| 74.01.3995.00 | Unrealized Gain On Investments | 40,731 | - | - | - | - |
| 74.01.3999.00 | Transfers Out | - | - | - | - | (10,000) |
| | **Subtotal** | **1,466,102** | **1,136,336** | **1,063,780** | **1,446,780** | **1,378,000** |
| | **Total Fund Revenues** | **$ 1,466,102** | **$ 1,136,336** | **$ 1,063,780** | **$ 1,446,780** | **$ 1,378,000** |
| | **Unrestricted Cash Balance Forward (Beg. Fund Bal.)** | | | | | **$ 4,577,279** |
| | **Total Anticipated Funds Available** | | | | | **$ 5,955,279** |

Drainage Fund

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Administrative Costs** | | | | | |
| | **Personnel Services** | | | | | |
| 74.12.4001.00 | Salaries | 77,777 | 32,417 | 30,600 | 30,600 | 28,800 |
| 74.12.4002.00 | Overtime | 321 | 269 | 200 | 200 | 200 |
| 74.12.4010.00 | Payroll Taxes | 5,115 | 2,406 | 2,450 | 2,450 | 2,220 |
| 74.12.4020.00 | Unemployment Taxes | - | - | 800 | 800 | 800 |
| 74.12.4025.00 | Workers Compensation | 1,217 | 602 | 1,600 | 1,600 | 1,800 |
| 74.12.4030.00 | Group Insurance | 9,317 | 5,910 | 7,000 | 7,000 | 3,860 |
| 74.12.4035.00 | Retirement Contribution | 8,056 | 2,648 | 3,700 | 3,700 | 3,480 |
| | **Total Personnel Services** | **101,803** | **44,253** | **46,350** | **46,350** | **41,160** |
| | | | | | | |
| | **Contractual Services** | | | | | |
| 74.12.4110.00 | Billing & Administrative | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 |
| 74.12.4135.00 | Other Contractual Services | 31,988 | 24,515 | 28,000 | 28,000 | 28,000 |
| 74.12.4140.00 | Postage | - | - | 700 | 300 | 300 |
| 74.12.4145.00 | Printing & Advertising | 11,539 | 4,881 | 11,500 | 11,500 | 11,500 |
| | **Total Contractual Services** | **53,527** | **39,396** | **50,200** | **49,800** | **49,800** |
| | | | | | | |
| | **Total Administrative Costs** | **155,330** | **83,648** | **96,550** | **96,150** | **90,960** |
| | **Operational Costs** | | | | | |
| | | | | | | |
| | **Personnel Services** | | | | | |
| 74.90.4001.00 | Salaries | 97,573 | 75,939 | 110,400 | 110,400 | 103,900 |
| 74.90.4002.00 | Overtime | 5,281 | 4,596 | 8,000 | 8,000 | 10,000 |
| 74.90.4004.00 | Compensatory Time | 753 | 932 | 1,000 | 1,000 | 1,000 |
| 74.90.4005.00 | Compensated Absences | 6,739 | - | 5,000 | 5,000 | 5,000 |
| 74.90.4010.00 | Payroll Taxes | 7,573 | 5,976 | 8,600 | 8,600 | 8,720 |
| 74.90.4020.00 | Unemployment Taxes | - | - | 2,900 | 2,900 | 2,950 |
| 74.90.4025.00 | Workers Compensation | 5,514 | 4,399 | 9,300 | 9,300 | 9,300 |
| 74.90.4030.00 | Group Insurance | 10,417 | 12,339 | 13,000 | 13,000 | 26,050 |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 74.90.4035.00 | Retirement Contribution | 10,893 | 8,480 | 13,300 | 13,300 | 13,700 |
| | **Total Personnel Services** | **144,741** | **112,661** | **171,500** | **171,500** | **180,620** |
| | | | | | | |
| | **Contractual Services** | | | | | |
| 74.90.4127.00 | Maintenance - Infrastructure | 29,780 | 2,975 | 300,000 | 150,000 | 300,000 |
| 74.90.4130.00 | Maintenance - Fleet | - | - | 5,000 | - | - |
| 74.90.4135.00 | Other Contractual Services | 6,428 | 17,942 | 101,000 | 50,000 | 3,000 |
| 74.90.4150.00 | Professional Services | 8,205 | - | 67,000 | 10,000 | 67,000 |
| 74.90.4160.00 | Rents | 9,400 | - | - | - | - |
| 74.90.4180.00 | Travel & Training | 2,900 | - | 4,000 | 1,000 | 4,000 |
| | **Total Contractual Services** | **56,713** | **20,917** | **477,000** | **211,000** | **374,000** |
| | | | | | | |
| | **Commodities** | | | | | |
| 74.90.4300.00 | Chemicals | - | - | - | - | - |
| 74.90.4310.00 | Computers & Software | 3,029 | 2,544 | 3,200 | 3,200 | 4,200 |
| 74.90.4330.00 | Fuel & Lubricants | 3,606 | 2,599 | 5,000 | 5,000 | 5,000 |
| 74.90.4385.00 | Supplies - General | - | - | 1,000 | 500 | 500 |
| 74.90.4410.00 | Supplies - Operational | 62 | - | 3,000 | 500 | 500 |
| 74.90.4440.00 | Supplies - Fleet | 389 | - | 1,500 | 500 | 1,000 |
| 74.90.4460.00 | Uniforms | 250 | 250 | 1,500 | 1,000 | 1,000 |
| | **Total Commodities** | **7,335** | **5,393** | **15,200** | **10,700** | **12,200** |
| | | | | | | |
| | **Other Charges** | | | | | |
| 74.90.4515.00 | Depreciation | 42,989 | 35,195 | 53,000 | 53,000 | 53,000 |
| 74.90.4540.00 | Insurance | 1,946 | 2,460 | 26,200 | 7,500 | 11,100 |
| 74.90.4560.00 | Memberships & Subscriptions | - | - | - | - | 500 |
| 74.90.4570.00 | Miscellaneous | - | - | 5,000 | 5,000 | 5,000 |
| | **Total Other Charges** | **44,935** | **37,655** | **84,200** | **65,500** | **69,600** |
| | | | | | | |

Drainage Fund

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Capital - $5,000/item min.** | | | | | |
| 74.90.4840.00 | Infrastructure | 646,324 | 783,107 | 1,254,200 | 1,223,000 | 100,000 |
| | **Total Capital** | **646,324** | **783,107** | **1,254,200** | **1,223,000** | **100,000** |
| | | | | | | |
| | **Total Budget Request** | **$ 413,764** | **$ 367,388** | **$ 2,098,650** | **$ 1,777,850** | **$ 827,380** |
| | | | | | | |

**TOWN OF JOHNSTOWN**
**ANNUAL BUDGET**
**FY 2026**

## CEMETERY PERPETUAL EXPENSE SUMMARY

| | Personnel Services | Contract Services | Commodity | Other Charges | Total Operating Costs | Capital Outlay | Debt Service | Total |
|---|---|---|---|---|---|---|---|---|
| Cemetery Fund | - | - | - | - | - | - | - | - |
| Totals | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Total Cash Available | | | | | | | | $ 244,132 |
| Ending Fund Balance | | | | | | | | $ 244,132 |
| % of Total Budget | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |

| | CEMETERY PERPETUAL FUND REVENUES | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 80.01.3940.00 | Cemetery Lot Purchase | 14,873 | 11,295 | 12,560 | 12,560 | 13,000 |
| 80.01.3960.00 | Interest Income | 6,688 | 4,343 | 3,750 | 5,800 | 5,000 |
| | **Subtotal** | **21,561** | **15,638** | **16,310** | **18,360** | **18,000** |
| | **Total Fund Revenues** | **$ 21,561** | **$ 15,638** | **$ 16,310** | **$ 18,360** | **$ 18,000** |
| | **Unrestricted Cash Balance Forward (Beg. Fund Bal.)** | | | | | **$ 226,132** |
| | **Total Anticipated Funds Available** | | | | | **$ 244,132** |

Cemetery Perpetual Fund

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Contractual Services** | | | | | |
| 80.90.4150.00 | Professional Services | - | - | - | - | - |
| | **Total Contractual Services** | **-** | **-** | **-** | **-** | **-** |
| | | | | | | |
| | **Other Charges** | | | | | |
| 80.90.4570.00 | Miscellaneous | - | - | - | - | - |
| | **Total Other Charges** | **-** | **-** | **-** | **-** | **-** |
| | | | | | | |
| | **Transfers** | | | | | |
| 80.90.4999.00 | Transfers Out | - | - | - | - | - |
| | **Total Trasfers Out** | **-** | **-** | **-** | **-** | **-** |
| | | | | | | |
| | **Capital - $5,000/item min.** | | | | | |
| 80.90.4840.00 | Infrastructure | - | - | - | - | - |
| | **Total Capital** | **-** | **-** | **-** | **-** | **-** |
| | | | | | | |
| | **Total Budget Request** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** |
| | | | | | | |

**TOWN OF JOHNSTOWN**
**ANNUAL BUDGET**
**FY 2026**

## LIBRARY FUND EXPENSE SUMMARY

| | Personnel Services | Contract Services | Commodity | Other Charges | Total Operating Costs | Capital Outlay | Debt Service | Total |
|---|---|---|---|---|---|---|---|---|
| Library Fund | 1,440,000 | 385,000 | 318,500 | 642,050 | 2,785,550 | 1,335,000 | - | 4,120,550 |
| Totals | $ 1,440,000 | $ 385,000 | $ 318,500 | $ 642,050 | $ 2,785,550 | $ 1,335,000 | $ - | $ 4,120,550 |
| Total Cash Available | | | | | | | | $ 16,646,916 |
| Ending Fund Balance | | | | | | | | $ 12,526,366 |
| % of Total Budget | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| | | | | | | | | $ 4,120,550 |

| | LIBRARY FUND | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 92.01.3420.00 | State Grants | 1,282,323 | 1,435,412 | 1,375,300 | - | - |
| 92.01.3730.00 | Library Facilities Fee | 918,921 | 739,821 | 373,950 | 753,950 | 418,500 |
| 92.01.3953.00 | Donation | 7,200 | 1,775 | 3,500 | 3,500 | 3,500 |
| 92.01.3960.00 | Interest Income | 533,399 | 235,723 | 500,000 | 503,800 | 500,000 |
| 92.01.3970.00 | Miscellaneous | 2,261 | 1,430 | 10,000 | 3,000 | 10,000 |
| 92.01.3420.00 | Weld Library Dist. | 1,282,323 | 1,435,412 | 1,375,300 | 1,475,300 | 1,375,300 |
| 92.01.3999.00 | Transfers In - TOJ | 1,972,484 | 1,517,343 | 1,823,124 | 2,085,789 | 2,023,124 |
| 92.01.3999.00 | Transfers Out - Historical/Arts | (91,882) | (73,822) | - | (100,000) | (167,400) |
| | **Subtotal** | **5,907,028** | **5,293,093** | **5,461,174** | **4,725,339** | **4,163,024** |
| | **Total Fund Revenues** | **$ 5,907,028** | **$ 5,293,093** | **$ 5,461,174** | **$ 4,725,339** | **$ 4,163,024** |
| | **Unrestricted Cash Balance Forward (Beg. Fund Bal.)** | | | | | **$ 12,483,892** |
| | **Total Anticipated Funds Available** | | | | | **$ 16,646,916** |

Library Fund

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Personnel Services** | | | | | |
| 92.90.4001.00 | Salaries | 523,999 | 449,706 | 1,150,000 | 600,000 | 1,200,000 |
| 92.90.4002.00 | Overtime | 1,008 | 28 | - | - | - |
| 92.90.4010.00 | Payroll Taxes | 38,409 | 33,171 | - | - | - |
| 92.90.4025.00 | Workers Compensation | 609 | 529 | - | - | - |
| 92.90.4030.00 | Group Insurance | 55,339 | 83,625 | - | 120,000 | 240,000 |
| 92.90.4035.00 | Retirement Contribution | 28,817 | 25,899 | - | - | - |
| | **Total Personnel Services** | **648,182** | **592,959** | **1,150,000** | **720,000** | **1,440,000** |
| | | | | | | |
| | **Contractual Services** | | | | | |
| 92.90.4122.00 | Maintenance - Buildings | 283,888 | 44,366 | 220,000 | 100,000 | 200,000 |
| 92.90.4145.00 | Printing & Advertising | 46,005 | 16,194 | 60,000 | 40,000 | 50,000 |
| 92.90.4150.00 | Professional Services | 6,960 | 5,706 | 10,000 | 25,000 | 20,000 |
| 92.90.4170.00 | Telephone & Internet | 6,775 | 3,607 | 12,000 | 12,000 | 15,000 |
| 92.90.4180.00 | Travel & Training | 2,894 | 460 | 5,000 | 3,000 | 10,000 |
| 92.90.4190.00 | Utilities | 42,994 | 23,576 | 60,000 | 50,000 | 90,000 |
| | **Total Contractual Services** | **389,516** | **93,909** | **367,000** | **230,000** | **385,000** |
| | | | | | | |
| | **Commodities** | | | | | |
| 92.90.4310.00 | Computers & Software | 1,119 | 603 | 5,000 | 10,000 | 10,000 |
| 92.90.4385.00 | Supplies - General | 7,122 | 4,523 | 15,000 | 15,000 | 30,000 |
| 92.90.4390.00 | Supplies - Janitorial | 1,798 | 554 | 5,000 | 3,000 | 6,000 |
| 92.90.4410.00 | Supplies - Operational | 96,154 | 46,331 | 192,500 | 185,000 | 272,500 |
| | **Total Commodities** | **106,192** | **52,011** | **217,500** | **213,000** | **318,500** |
| | | | | | | |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | **Other Charges** | | | | | |
| 92.90.4560.00 | Memberships & Subscriptions | 324 | 229 | 2,500 | 1,000 | 2,500 |
| 92.90.4570.00 | Miscellaneous | 234,683 | (143,699) | 222,000 | 1,565,000 | 639,550 |
| | **Total Other Charges** | **235,007** | **(143,470)** | **224,500** | **1,566,000** | **642,050** |
| | | | | | | |
| | **Capital - $5,000/item min.** | | | | | |
| 92.90.4810.00 | Buildings | 13,000 | 167,751 | 2,200,000 | 3,510,000 | 1,335,000 |
| | **Total Capital** | **13,000** | **167,751** | **2,200,000** | **3,510,000** | **1,335,000** |
| | | | | | | |
| | **Total Budget Request** | **$ 1,391,897** | **$ 763,159** | **$ 4,159,000** | **$ 6,239,000** | **$ 4,120,550** |
| | | | | | | |

**TOWN OF JOHNSTOWN**
**ANNUAL BUDGET**
**FY 2026**

## RECREATION CENTER FUND SUMMARY

| | Personnel Services | Contract Services | Commodity | Other Charges | Total Operating Costs | Capital Outlay | Debt Service | Total |
|---|---|---|---|---|---|---|---|---|
| Rec Center Fund | - | 505,000 | - | - | 505,000 | 150,000 | - | 655,000 |
| Totals | $ - | $ 505,000 | $ - | $ - | $ 505,000 | $ 150,000 | $ - | $ 655,000 |
| Total Cash Available | | | | | | | | $ 818,945 |
| Ending Fund Balance | | | | | | | | $ 163,945 |
| % of Total Budget | 0.00% | 77.10% | 0.00% | 0.00% | 77.10% | 22.90% | 0.00% | 100.00% |

| | RECREATION CENTER FUND REVENUES | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| 96.01.3999.00 | Transfer In | 503,000 | 505,000 | 505,000 | 505,000 | 655,000 |
| | **Subtotal** | **503,000** | **505,000** | **505,000** | **505,000** | **655,000** |
| | **Total Fund Revenues** | **$ 503,000** | **$ 505,000** | **$ 505,000** | **$ 505,000** | **$ 655,000** |
| | **Unrestricted Cash Balance Forward (Beg. Fund Bal.)** | | | | | $ 163,945 |
| | **Total Anticipated Funds Available** | | | | | **$ 818,945** |

| Acct. No. | Account Title | 2024 Actuals | 2025 Jan - Sep Actuals | 2025 Adopted Budget | 2025 Estimated | 2026 Proposed |
|---|---|---|---|---|---|---|
| | | | | | | |
| | **Contractual Services** | | | | | |
| 96.90.4122.00 | Maintenance - Building | 51,554 | - | - | - | - |
| 96.90.4135.00 | Other Contractual Services | 300,387 | 380,928 | 505,000 | 505,000 | 505,000 |
| 96.90.4570.00 | Miscellaneous | 10,700 | - | - | - | - |
| | **Total Contractual Services** | **362,641** | **380,928** | **505,000** | **505,000** | **505,000** |
| | | | | | | |
| | **Capital - $5,000/item min.** | | | | | |
| 96.90.4810.00 | Buildings | - | - | - | - | - |
| 96.90.4830.00 | Equipment | - | - | - | - | 150,000 |
| | **Total Capital** | **-** | **-** | **-** | **-** | **150,000** |
| | | | | | | |
| | **Total Budget Request** | **$ 362,641** | **$ 380,928** | **$ 505,000** | **$ 505,000** | **$ 655,000** |
| | | | | | | |

| Account Title | Description |
|---|---|
| **Contractual Services** | |
| Audit | Independent auditor |
| Billing & Administrative | Utility bill printing, etc. |
| Employee Education | Reimbursement to employee of approved education costs - per personnel manual |
| Maintenance - Building | Repair to buildings, HVAC units, plumbing, etc. |
| Maintenance - Equipment | Repairs for large equipment, mowers, trailers, etc. |
| Maintenance - Infrastructure | Repairs to infrastructure - water lines, power lines, streets, etc. |
| Maintenance - Vehicles | Repairs to vehicles - police cars, public works trucks, etc. |
| Other Contractual Services | Miscellaneous contracted services |
| Postage | Postage |
| Printing & Advertising | Publishing costs - list of bills, recruiting, legal publishing |
| Professional Services | Services delivered - IT, software support, legal, design, engineering, etc. |
| Rents | Copier leases, postage meter leases, other misc. leased properties |
| Telephone | Landlines, mobile phones |
| Travel & Training | Training costs, airfare, car rental, meals, etc. |
| Utilities | Electric, water, sewer, gas, etc. |
| Water Assessments | Costs associated with purchasing water for distribution |
| **Commodities** | |
| Chemicals | Fertilizers, mosquito spray, weed spray, lake chemicals, etc. |
| Computers & Software | New computers and software less than $5,000 |
| Fuel & Lubricants | Gas, diesel, oil changes, etc. |
| Hydrants | Hydrants |
| Power | Power purchased from United Power |
| Supplies - Buildings | Paint, drainage spouts, gutters, HVAC materials, plumbing supplies, etc. |
| Supplies - General | Kitchen supplies, banners, flags, ammunition, small equipment, etc. |
| Supplies - Janitorial | Cleaning supplies, paper products, etc. |
| Supplies - Lab | Water testing, etc. |
| Supplies - Office | General office supplies - paper, pens, pencils, staplers, etc. |
| Supplies - Operational | Operational supplies - pipes, valves, connectors, etc. |
| Supplies - Safety | Orange vests, protective eyewear, gloves, etc. |
| Supplies - Training | Training materials, books, videos, etc. |
| Supplies - Vehicles | Tires, batteries, filters, fuses, bulbs, oil, etc. |
| Uniforms | Uniforms, steel- toe boots, dry-cleaning, etc. |
| Water Meters | |

| Account Title | Description |
|---|---|
| **Other Charges** | |
| Bad Debt | Uncollectible accounts receivable |
| Contingencies | Misc. reserve |
| Depreciation | Enterprise fund asset depreciation |
| Donations | |
| Election Expenses | |
| Insurance | General, Auto, Workers Comp, etc. |
| Interest | |
| Memberships & Subscriptions | |
| Miscellaneous | |
| Plant Investment Fees | |
| Refund | |
| Scholarships | |
| **Capital** | Any purchases of items/projects that are at least $5,000 |
| Art | |
| Buildings | |
| Easements | |
| Equipment | |
| Infrastructure | |
| Land | |
| Vehicles | |
| Water Shares | |
| Other Improvements | |
| **Debt Service** | |
| Principal | |
| Interest | |
| Fees | |

# 2026 – 2035

# Capital Improvement Plan

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# Introduction

## Capital Improvement Plan Overview

The Town of Johnstown's 2026-2035 Capital Improvement Program (CIP) outlines how the Town plans to invest resources to enhance key infrastructure and facilities over the next decade. This plan acts as a strategic guide for preserving and advancing community assets by aligning thoughtful planning, financial resources, and physical development. The goals of the CIP are to ensure sustainable funding for essential capital projects, strengthen the resilience of critical services, and save the Town money in the long term by addressing necessary improvements.

As a living document, the CIP is reviewed and updated annually to reflect evolving community needs, priorities, and funding opportunities, ensuring that infrastructure continues to support the Town's strategic and long-term objectives.

A 10-year timeframe was chosen for the CIP, recognizing that while the Town consistently invests in capital improvements each year, a single year's budget is often not enough to cover all identified needs, and some projects are best suited for future investment. Although the CIP spans a decade, only the first year of the capital plan is formally approved by the Town Council as part of the annual budget process.

Ongoing investment in public infrastructure is essential to maintaining the high quality of life that residents enjoy in Johnstown.

# Introduction

## Introduction

The Town of Johnstown's Capital Improvement Program (CIP) is a comprehensive, ten-year plan for capital investment in maintaining and enhancing public infrastructure. The CIP provides a list of all capital projects and their estimated costs over the ten-year period. The CIP serves as a guide that provides the framework for meeting current and future goals related to the physical assets of the community.

The Town of Johnstown invests in community facilities and infrastructure and provides a high level of municipal services. The Town owns and maintains 9 public buildings including the Recreation and Senior Center, 46 acres of parks and open space, 4.68 miles of trails, 102 lane miles of roadways, 5 bridges, one water treatment plant and its distribution water infrastructure, two wastewater treatment plants and its sewer collection infrastructure, and drainage infrastructure.

### Recommended 2026 – 2035 Capital Improvement Plan

The 2026 – 2035 CIP is based on a steady revenue picture as the Johnstown economy has remained stable despite several recent challenges, including the COVID pandemic. With that, the 2026 – 2035 CIP has $134.9 million recommended for 2026, and approximately $284.3 million recommended for years 2027 – 2035. It is important to remember that, unlike an operating budget, the capital budget may fluctuate widely over the years due to the timing of projects and the availability of funds.

The Town is spending the majority, about 65.43%, of its 2026 – 2034 capital funds on new infrastructure with the bulk of that being on water and sewer infrastructure. In addition to new infrastructure, 26% of the funds are planned for enhancement and maintenance of assets the Town already owns. The Town recognizes the importance of taking care of our assets. Capital enhancements involve upgrades to existing facilities that may include upgraded technologies, materials and equipment that can be more efficient, effective, and less costly to operate over time.

# Funding Summaries

## Overview

The Funding Summary section provides detail of the Town's CIP budget needs from 2026 – 2035 by fund, department, and project type.

## By Fund:

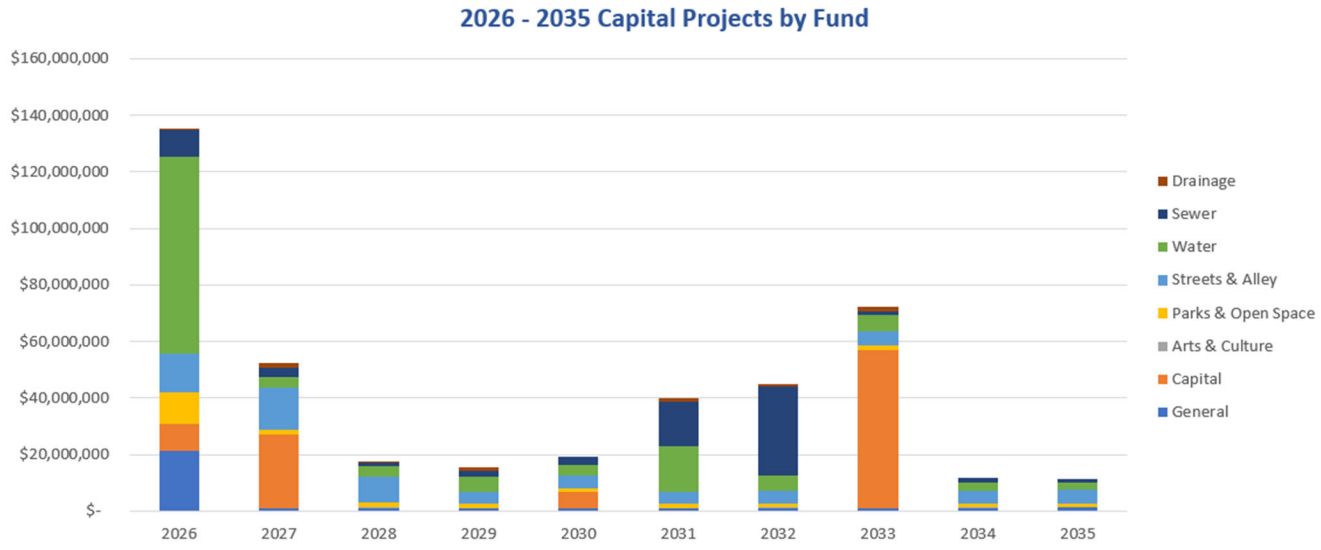
The Town of Johnstown utilizes fund accounting for budgeting and accounting purposes. Each fund is established for a specific purpose and is considered a different accounting entity. Currently the Town maintains 13 different funds, including the following:

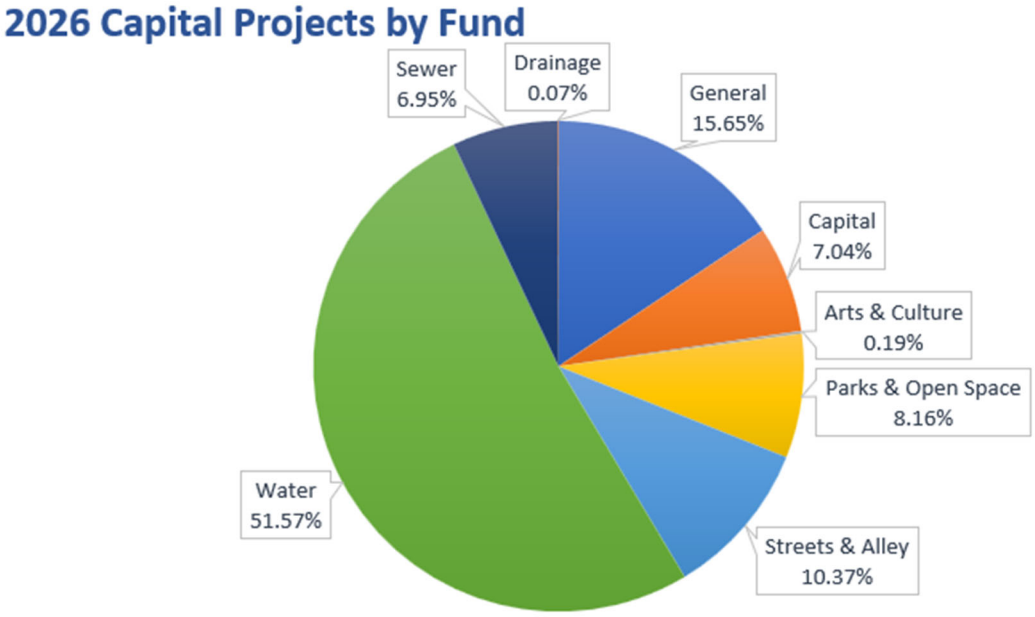
- General Fund
- Conservation Trust Fund
- Arts and Culture Fund
- Parks and Open Space Fund
- Street and Alley Fund
- Capital Improvement Fund
- Tax Allocation Fund
- Water Fund
- Sewer Fund
- Drainage Fund
- Cemetery Perpetual Fund
- Library Fund
- Recreation Center Fund

# Funding Summaries

Detailed descriptions of the funds are available in the Town of Johnstown's budget document. Since many of the funds come with specific usage restrictions, the Town carefully plans project types and timelines to ensure consistent resource allocation that aligns with established priorities.

The charts below show the distribution of the ten-year CIP by fund and by year and show a breakdown of the planned capital expenditures in 2026 alone.



# Funding Summaries

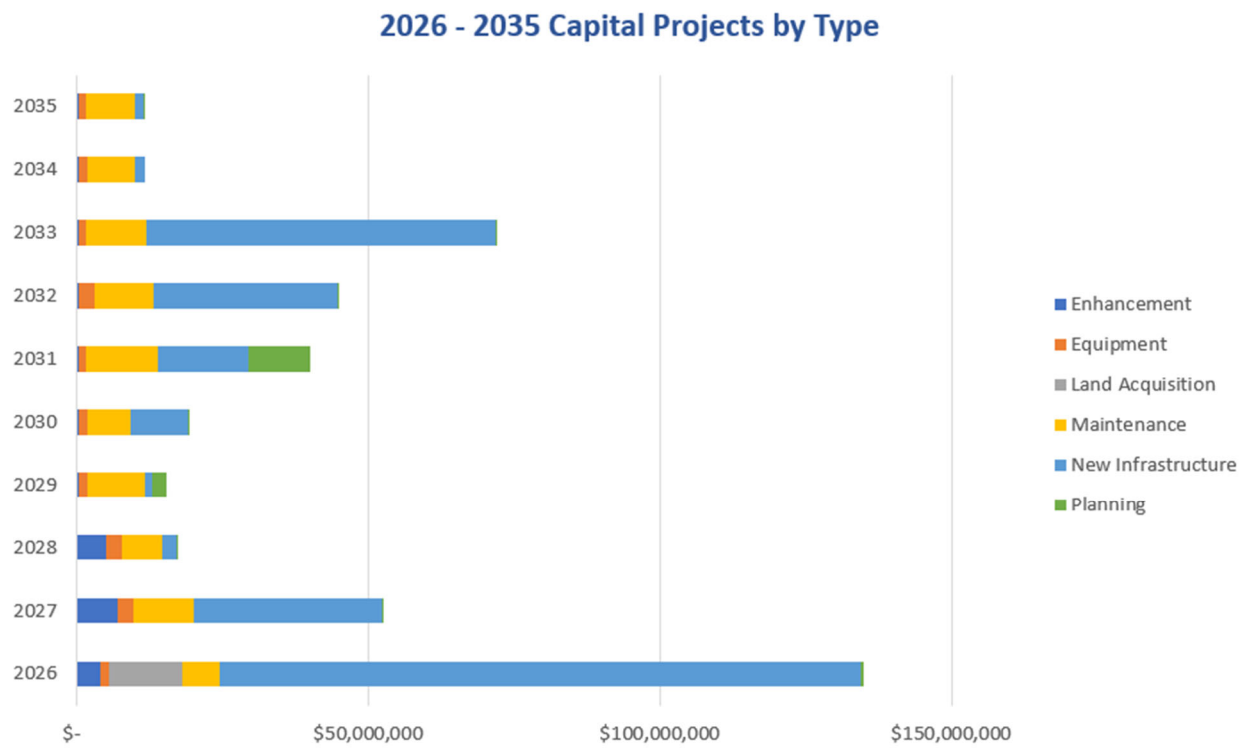
## By Project Type:

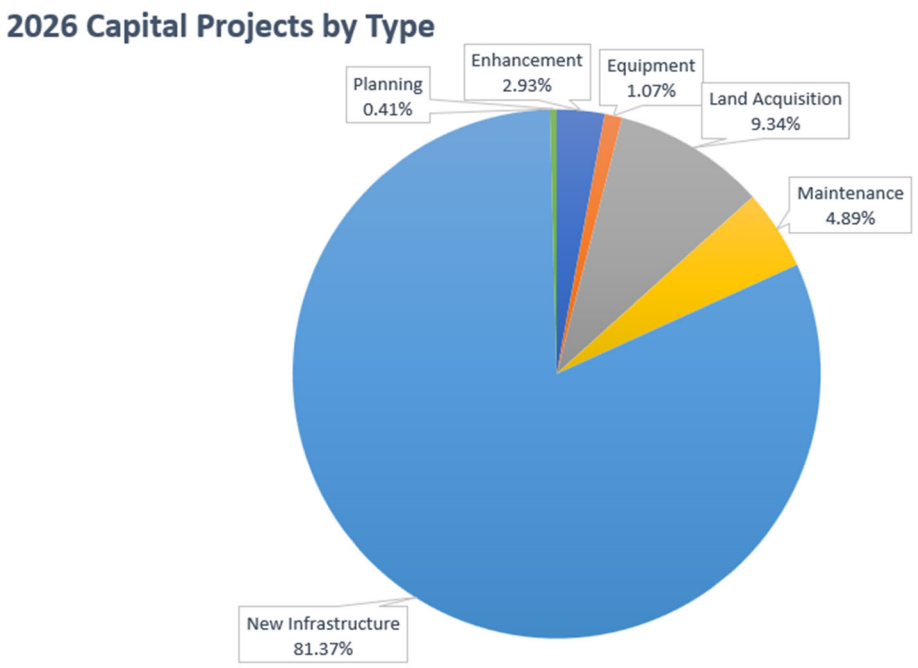
Each CIP project has been classified as a Town investment in one of six project types: Enhancement, Maintenance, Planning, Land Acquisition, New Facility/Infrastructure, and Equipment.

1. Enhancement:
    - Construction results in the expansion or significant improvement of an existing asset.
    - Projects have a discrete start and end date.
    - Projects are location specific.
    - Projects results in a durable, long-lasting asset with a useful life of more than 5 years.
2. Maintenance:
    - Project results in the repair, replacement, or renovation of an existing asset.
    - Projects may or may not have a discrete start and end date.
    - Projects are location-specific or include programs that cover a specific area.
3. Planning:
    - Project results in the development of a study or plan that is intended to identify, plan, or prepare for the construction or acquisition of capital assets or a capital program.
    - Projects have a discrete start and end date.
4. Land Acquisition:
    - Project or program that results in the acquisition of real property such as land, mineral, water rights, or easements.
    - Projects may or may not have discrete start and end dates or may be programmatic.
    - Projects or programs may be location-specific or may be Town wide.
5. New Facility/Infrastructure:
    - Project results in the construction or acquisition of a new asset.
    - Construction results in additional square footage of an existing asset.
    - Projects have discrete start and end dates.
    - Projects are location specific.
    - Project results in a durable, long-lasting asset with a useful life of at least 10 years.
6. Equipment:
    - Project results in the acquisition of vehicles, equipment, or significant improvement/addition to an existing equipment asset.
    - Projects may or may not have discrete start and end dates or may be programmatic.
    - Projects may be location-specific or may be Town wide.

The charts below show the funding by project type, broken down by year and a summary for 2026.

# Funding Summaries



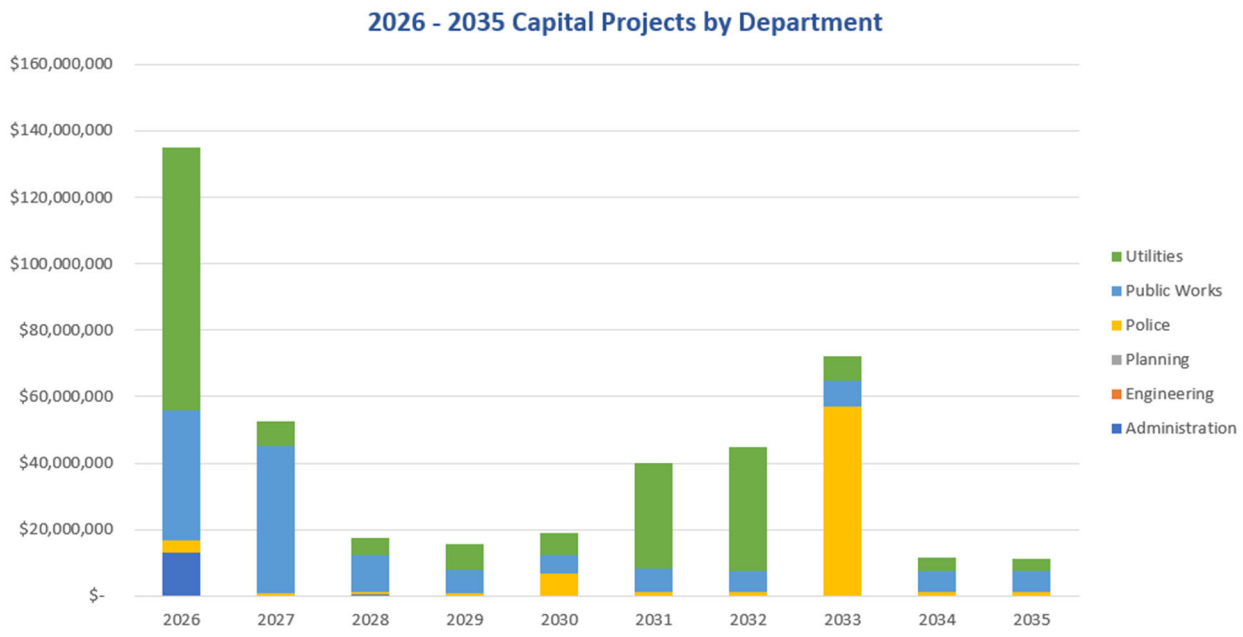



# Funding Summaries

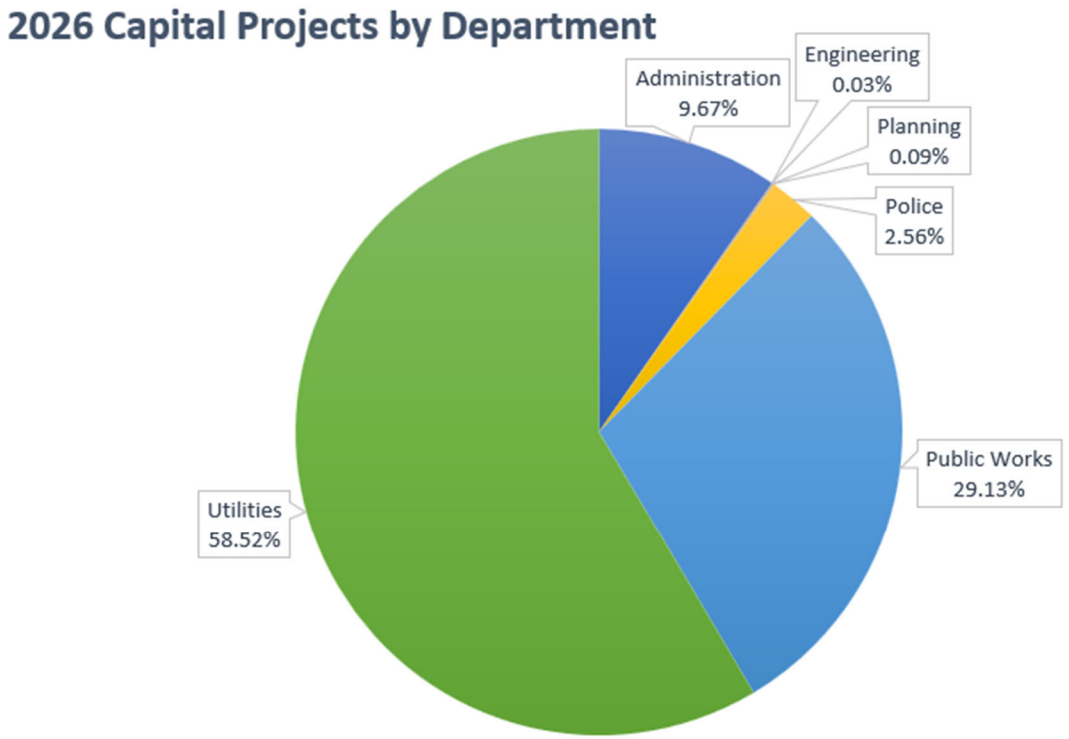
## By Department:

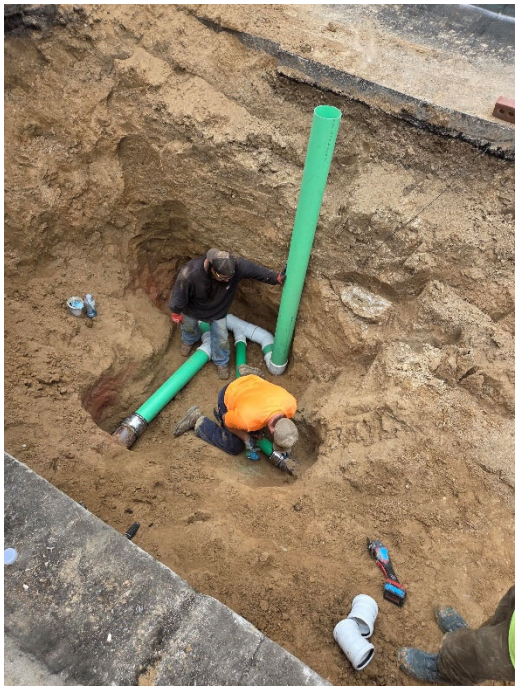
Many departments have dedicated revenue sources that impact their CIP funding. For example, the Public Works Department manages funds that come from a 0.5% sales tax that was approved by voters to be used to fund street and sidewalk maintenance and repairs and for transportation-related capital improvement projects. In recent years, sales tax revenues have increased, thus increasing the potential use of those funds.

The charts below show the CIP funding broken down by department and by year and show the breakdown for just the 2026 budget year.



# Funding Summaries



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# Town Council Agenda Communication

**Agenda Date:** December 1, 2025

**Subject:** Resolution No. 2025-39: Levying General Property Taxes for the Year 2025, to Help Defray the Cost of Government for the Town of Johnstown, Colorado for the 2026 Budget Year.

**Attachments:** 1. Resolution 2025-39

**Presented by:** Kristyn Unrein, Finance Director

**Agenda Item Description:**

In accordance with Colorado Revised Statute 39-1-11(1), the purpose of the attached resolution is to set the mill levy for General Fund and library operations. Senate Bill 23B-001 directs the mill levy to be certified to Weld and Larimer Counties by December 15, 2025. Resolution 2025-39 authorizes the Finance Director to file the certifications with the counties without a special meeting.

In recent years, the Town of Johnstown has maintained the mill levy at 22.147 mills for the Town and 1.8 mills for the Library, for a total of 23.947 mills, in order to preserve the opportunity to collect property tax revenue for operations in the General Fund. For the upcoming 2026 budget year, there was a $40,549,480 decrease in valuation in Weld County and a $300,275,418 increase in valuation in Larimer County, with the preliminary assessments generated in August 2025.

The preliminary changes in valuation for Weld County is detailed by category below:

| Assessed Values | 2024 | Aug-25 | Growth in 2025 | % Growth in 2025 | % of Total Tax Paid | Projected Revenue |
|---|---|---|---|---|---|---|
| Vacant Land | 8,536,290 | 13,954,820 | 5,418,530 | 63.48% | 4.26% | 334,176 |
| Residential | 139,347,520 | 164,092,400 | 24,744,880 | 17.76% | 50.05% | 3,929,521 |
| Commercial | 42,437,020 | 56,843,010 | 14,405,990 | 33.95% | 17.34% | 1,361,220 |
| Industrial | 12,638,530 | 13,869,920 | 1,231,390 | 9.74% | 4.23% | 332,143 |
| Agricultural | 704,210 | 631,360 | -72,850 | -10.34% | 0.19% | 15,119 |
| Oil & Gas | 158,978,140 | 72,744,220 | -86,233,920 | -54.24% | 22.19% | 1,742,006 |
| State Assessed | 5,758,340 | 5,714,840 | -43,500 | -0.76% | 1.74% | 136,853 |
| Exempt | 53,350,110 | 58,110,470 | 4,760,360 | 8.92% | 0.00% | 0 |
| Total | 421,750,160 | 385,961,040 | -35,789,120 | -8.49% | 100.00% | 7,851,038 |
| Total less Exempt | 368,400,050 | 327,850,570 | -40,549,480 | -11.01% | 100.00% | 7,851,038 |

The preliminary changes in valuation for Larimer County is detailed by category below:

| Assessed Values | 2024 | Aug-25 | Growth in 2025 | % Growth in 2025 | % of Total Tax Paid | Projected Revenue |
|---|---|---|---|---|---|---|
| Vacant Land | 14,287,384 | 27,450,973 | 13,163,589 | 92.13% | 9.14% | 657,368 |
| Residential | 77,806,123 | 85,956,813 | 8,150,690 | 10.48% | 28.63% | 2,058,408 |
| Commercial | 122,865,734 | 159,476,071 | 36,610,337 | 29.80% | 53.11% | 3,818,973 |
| Industrial | 13,316,309 | 15,132,614 | 1,816,305 | 13.64% | 5.04% | 362,381 |
| Agricultural | 355,615 | 292,602 | -63,013 | -17.72% | 0.10% | 7,007 |
| Oil & Gas | 13,187,906 | 9,672,323 | -3,515,583 | -26.66% | 3.22% | 231,623 |
| State Assessed | 2,173,373 | 2,294,022 | 120,649 | 5.55% | 0.76% | 54,935 |
| Exempt | 21,354,460 | 24,602,440 | 3,247,980 | 15.21% | 0.00% | 0 |
| Total | 265,346,904 | 324,877,858 | 59,530,954 | 22.44% | 100.00% | 7,190,695 |
| Total less Exempt | 243,992,444 | 300,275,418 | 56,282,974 | 23.07% | 100.00% | 7,190,695 |

The preliminary total net taxable assessed valuations for both counties combined, increased from $612,392,494 in 2024 to $628,125,988 in 2025, an increase of $15,733,494.

**Strategic Plan Alignment:**

*Organizational Excellence & Public Trust*

- Strengthen public trust and confidence
- Engage, inform and involve the community
- Be an employer of choice that attracts dedicated team members, passionate about Johnstown

*Safe & Welcoming Community*

- Provide and maintain public safety services and awareness in our community
- Partner in creating more community based, community service and action opportunities
- Create arts and culture opportunities that connect the community
- Grow an open, inclusive environment where all residents have the opportunity to flourish

*Healthy & Resilient Economy*

- Invest in the development of a vibrant and interconnected downtown
- Drive projects and initiatives that promote Johnstown as a premier destination for business
- Cultivate local and regional partnerships that ensure the long term success and growth of Northern Colorado
- Support the local labor market and work with partners to grow diverse employment opportunities

*Natural & Built Environment*

- Invest in, enhance, and conserve our parks, open spaces, agricultural areas and natural environment
- Expect and encourage community-centered design
- Support a broad range of housing options

*Quality Infrastructure & Facilities*

- Establish and maintain levels of service
- Ensure future viability of infrastructure and facilities
- Repair and maintain existing infrastructure, facilities and equipment

**Legal Advice:**

Resolution No. 2025-39 was reviewed by the Town Attorney.

**Financial Advice:**

Resolution No. 2025-39 maintains compliance with Colorado Revised Statute 39-1-11(1).

**Recommended Action:**

Staff recommends that Council approve Resolution No. 2025-39, as presented.

**Suggested Motions:**

**For Approval:** I move to approve Resolution 2025-39.

**For Denial:** I move to deny Resolution 2025-39.

**Reviewed and Approved for Presentation**

Town Manager

RESOLUTION 2025-39

**A RESOLUTION LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025, TO HELP DEFRAY THE COST OF GOVERNMENT FOR THE TOWN OF JOHNSTOWN, COLORADO, FOR THE 2026 BUDGET YEAR.**

**WHEREAS**, the Town Council of the Town of Johnstown has adopted the annual budget in accordance with the Local Government Budget Law, on December 1, 2025, and;

**WHEREAS**, the amount of money necessary to balance the budget for the general operating purposes is $12,968,917 and;

**WHEREAS**, the amount of money necessary to balance the budget for the library operating purposes is $1,130,627 and;

**WHEREAS**, the 2025 net preliminary valuation for assessment for the Town of Johnstown as certified by the Weld County Assessor is $327,850,570 and;

**WHEREAS**, the 2025 net preliminary valuation for assessment for the Town of Johnstown as certified by the Larimer County Assessor is $300,275,418 and;

**WHEREAS**, the 2025 net valuations for both counties are based on the preliminary certifications, and there is likely to be a modification based on the final certification of valuation.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO;

Section 1. That for the purpose of meeting all general operating expenses of the Town of Johnstown during the 2026 budget year, there is hereby levied a tax of 23.947 mills, upon each dollar of the total valuation of assessment of all taxable property within the Town for the year 2025.

Section 2. That the Finance Director is hereby authorized and directed to certify to the County Commissioners of Weld County and Larimer County, Colorado, the mill levies for the Town of Johnstown as hereinabove determined and set, except as recalculated, if at all, upon receipt of the final certifications of valuation from the Weld County and Larimer County Assessor in order to comply with any applicable revenue and other budgetary limits.

**ADOPTED THIS 1st day of December, 2025.**

**TOWN OF JOHNSTOWN**

BY: _____
Michael P. Duncan, Mayor

**ATTEST:**

_____

Meghan Martinez, Town Clerk

450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

# Town Council Agenda Communication

**Agenda Date:** December 1, 2025

**Subject:** Resolution 2025-40: Approving Funding Proposal Submission to DOLA for a Housing Planning Grant

**Attachments:** 1. Resolution 2025-40

**Presented by:** Jeremy Gleim, Planning and Development Director

**Agenda Item Description:**

In 2024, the Colorado Legislature adopted Senate Bill 24-174 (SB 24-174), which expands the Colorado Department of Local Affairs (DOLA) Housing Planning Grant Program to support local governments in addressing housing needs through tools such as a Housing Needs Assessment (HNA), Housing Action Plan (HAP), Strategic Growth Element, and Water Supply Element.

Under the legislation, local governments are required to complete a Housing Needs Assessment by December 31, 2026 and then, following that, adopt a Housing Action Plan by January 1, 2028. The statute also mandates that comprehensive plans for jurisdictions of a certain size include a Water Supply Element and/or Strategic Growth Element by December 31, 2026. To comply with SB 24-174 and align with statewide housing planning goals, Staff recommends that the Town submit an application to DOLA for funding to develop:

- Housing Needs Assessment (HNA)
- Housing Action Plan (HAP)
- Strategic Growth Element
- Water Supply Element

These planning efforts will provide the Town with updated data on housing demand and supply, a proactive framework for housing policy and land-use strategy, and a coordinated path toward meeting state-level housing and growth goals. The Town is committed to fulfilling these statewide timelines and objectives. Additionally, since all of these items are related from a land use perspective, it would be prudent to work with one consultant to complete them as part of one project. DOLA staff also encourage this approach.

Staff have begun working on a Request for Proposals (RFP) to solicit bids to complete this work. The RFP will likely be advertised in December, reviewed in January, and then brought back to Town

Council in February for contract award. This schedule aligns with DOLA's proposed schedule for grant awards.

**Strategic Plan Alignment:**

*Natural & Built Environment*

- Support a broad range of housing options

**Legal Advice:**

The Town Attorney prepared Resolution 2025-40.

**Financial Advice:**

The DOLA Housing Planning Grant requires a minimum local match of 25% of the awarded funds. The Town hereby commits to providing at least a 25% match, as required by the grant program, but will consider a higher match if it makes our application more competitive, not to exceed a local contribution of $100,000.

**Recommended Action:**

Staff recommends that the Town Council approve Resolution 2025-40, authorizing the Town Manager to submit the DOLA Housing Planning Grant application and to execute all necessary documents to facilitate acceptance of the award.

---

**Suggested Motions:**

**For Approval:** I move to approve Resolution 2025-40.

**For Denial:** I move to deny Resolution 2025-40.

**Reviewed and Approved for Presentation**

Town Manager

**TOWN OF JOHNSTOWN, COLORADO**
**RESOLUTION NO. 2025-40**

**RESOLUTION APPROVING A FUNDING PROPOSAL SUBMISSION TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS HOUSING PLANNING GRANT PROGRAM FOR THE TOWN OF JOHNSTOWN TO COMPLETE A HOUSING NEEDS ASSESSMENT, HOUSING ACTION PLAN, AND STRATEGIC GROWTH ELEMENT AND WATER SUPPLY ELEMENT OF THE TOWN OF JOHNSTOWN COMPREHENSIVE PLAN**

**WHEREAS,** the Town of Johnstown, Colorado (the "Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

**WHEREAS,** the Town Council is vested with authority to administer the affairs of the Town; and

**WHEREAS,** there exists a funding opportunity to help local governments and regional entities develop SB24-174 compliant housing needs assessments, housing action plans, and comprehensive plans; and

**WHEREAS,** the Town commits to develop a compliant Housing Needs Assessment, Housing Action Plan, and Strategic Growth Element and Water Supply Element of the Town of Johnstown Comprehensive Plan as defined in SB24-174; and

**WHEREAS,** the Town intends to submit a grant application to the Colorado Department of Local Affairs (DOLA) for the SB24-174 Housing Planning Grant Program on December 3, 2025; and

**WHEREAS,** the Town Council hereby determines that the adoption of this Resolution is in the best interests of public health, safety and welfare.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

**Section 1:** The foregoing recitals are affirmed and incorporated as if fully set forth herein.

**Section 2:** The Town Council approves the submission of the application for funding from the Colorado Department of Local Affairs on behalf of the Town to fund an SB24-174 compliant Housing Needs Assessment, Housing Action Plan, and Strategic Growth Element and Water Supply Element of the Town of Johnstown Comprehensive Plan through the Housing Planning Grant Program as defined by C.R.S. §§24-32-3701 - 24-32-3711; and

**Section 3:** The Town Council agrees to match at least twenty-five percent (25%) of the grant from funds available in the General Fund to meet the matching funds requirements set forth by the

Colorado Department of Local Affairs Housing Planning Grant Program and to appropriate such funds.

**Section 4:** This Resolution shall be effective upon adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS ___ day of December, 2025.

ATTEST: TOWN OF JOHNSTOWN, COLORADO

By:_____ By:_____

Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

# Town Council Agenda Communication

**Agenda Date:** December 1, 2025

**Subject:** Discussion: YMCA Forensic Audit

**Attachments:** 1. Town of Johnstown Forensic Accounting Final Report

**Presented by:** Matt LeCerf, Town Manager

**Agenda Item Description:**

On April 10, 2025, the Town engaged the regional certified public accounting firm, Eide Bailly LLP, to conduct an independent forensic accounting audit of the YMCA of Northern Colorado (NOCO YMCA) for the Johnstown YMCA location, covering the period from January 1, 2022, to December 31, 2024. The auditors were engaged for this review after different variations of the YMCA year-end financial documents for 2024 were submitted to the Town by YMCA management. The intention of the audit was to provide the Town with a clear, objective assessment of the accuracy and consistency of the YMCA's financial reporting during this period. The findings of the audit are included with this communication and certain elements have been redacted based on various reasons as recommended by the Town Attorney.

Based on the findings of the auditor, Table 12 on Page 18 of the audit report indicates that $55,411.02 of expenses attributed to the Johnstown YMCA were either not documented or attributed appropriately by the NOCO YMCA for FY 2022 – FY 2024. It should be noted, there may be additional elements that were not accounted for appropriately.

It is the opinion of Staff that there are multiple options for Council to consider based on the findings of the audit and in compliance of the contract agreement between the Town and NOCO YMCA. These include the following:

- The Town can accept the findings of the audit and continue doing business as usual in a status quo operation.
- Terminate the contract without cause with the NOCO YMCA. This would come with it the obligation to compensate the YMCA for the YMCA's costs related to the termination in the amount of $150,000. This maybe subject to negotiation based on the findings of the audit.
- Provide an opportunity to cure the deficiencies based on the findings of the audit. This may include compensation of the Town in the inaccurate expenses attributed to the Town, any other costs attributed to the Town incorrectly and/or the cost incurred for the audit in compliance with Section 6.4 of the agreement

**Strategic Plan Alignment:**

*Organizational Excellence & Public Trust*

- Strengthen public trust and confidence
- Engage, inform and involve the community

*Quality Infrastructure & Facilities*

- Establish and maintain levels of service
- Ensure future viability of infrastructure and facilities

**Legal Advice:**

Not Applicable

**Financial Advice:**

Not Applicable

**Recommended Action:**

This is for discussion purposes at this time, but if Town Council wants a recommendation from Staff, we can provide this upon request.

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**Suggested Motions:**

**Reviewed and Approved for Presentation**

Town Manager

# Forensic Accounting Report
Report Date: November 12, 2025

TOWN OF JOHNSTOWN

eidebailly.com

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# I. EXECUTIVE SUMMARY

Eide Bailly LLP (hereinafter referred to as "we," "our," or "us") was engaged by Town of Johnstown ("Johnstown") on April 10, 2025, to conduct a forensic accounting of the YMCA of Northern Colorado ("YMCA"), specifically the records related to the Johnstown YMCA location from January 1, 2022 to December 31, 2024 ("scope period").

The YMCA is a 501(c)(3) nonprofit organization contracted by Johnstown to run the Johnstown recreation center ("Johnstown YMCA"). According to their website the YMCA runs the following facilities/locations:[1]

- Boulder YMCA
- Johnstown YMCA
- Lafayette YMCA
- Longmont YMCA
- YMCA Camp Tumbleson Lake

Johnstown had concerns involving several fluctuations in monthly financial statements provided by the YMCA. We were engaged as Johnstown exercised its authority to conduct an independent forensic accounting of YMCA's financial records.

Our analyses and observations contained within this report are based upon information provided to us as of the date of this report. We reserve the right to amend, modify, and or supplement this report if additional documentation is provided and we are requested by Johnstown to render additional services.

***Certain names and related information have been included within this report and accompanying workpapers without being redacted for reporting purposes. Johnstown should consider redacting this information as deemed necessary prior to any disclosure to third parties.***

[1] https://www.ymcanoco.org/membership/locations?type=ymca&amenities

# II. INFORMATION CONSIDERED

We considered the following information for the scope period unless otherwise stated:

## A. YMCA DOCUMENTS EXAMINED:

- Wells Fargo bank statements and cancelled checks for checking account ending in no. [redacted];
- ANB bank statements and cancelled checks for construction account ending in no. [redacted] for the time period of March 6, 2024 through December 31, 2024;
- ANB bank statements and cancelled checks for checking account ending in no. [redacted] for the time period of March 6, 2024 through December 31, 2024.
- ANB bank statements and cancelled checks for checking account ending in no. [redacted] for the time period of March 6, 2024 through December 31, 2024;
- Divvy credit card statements for account ending in no. [redacted] for the time period of September 15, 2022 through December 31, 2024;
- Facility management agreement dated April 1, 2019;
- Organizational Chart;
- General ledger detail;
- Monthly financial reports and related invoices submitted to Johnstown;
- Audit reports;
- Payroll registers;
- Standard Operating Procedures; and
- Various accounts payable and accounts receivable documentation.

## B. DISCUSSIONS WITH:

- Armbruster, Danielle – YMCA HR Operations Manager
- Coker, Chris ("Coker") – YMCA Chief Executive Officer
- Holstein, Jamie ("Holstein") – YMCA Chief Operating Officer ("COO")
- McCoy, Mitzi – Johnstown Deputy Town Manager

- LeCerf, Matt – Johnstown Town Manager
- Levinson, Marc ("Levinson") – YMCA Chief Financial Officer ("CFO")
- Spettel, Jen ("Spettel") – YMCA South Division Vice President
- Walden, Carolyn – YMCA Payroll Administrator

# III. SCOPE LIMITATION

The forensic accounting engagement was limited to the records made available to us. Supporting documentation for expenses from YMCA were located; however not all records could be found. As a result, we were unable to fully verify the purpose of all expenses.

The following YMCA personnel employed during the scope period were no longer employed at the time of the engagement.

- Jones, Tim ("Jones") – Chief Financial Officer
- Hamilton, Pam – Branch Executive

As a result, we were unable to interview these individuals for the purpose of determining business purposes for selected expenses and gaining an understanding of policies/procedures.

# IV. ENTITY BACKGROUND AND INFORMATION

## A. JOHNSTOWN AND YMCA

On April 1, 2019, Johnstown and the YMCA entered into a facility management agreement.[2] This agreement authorizes the YMCA to oversee the management and operation of the Johnstown YMCA until December 31, 2031. The following outlines key responsibilities, financial arrangements and operational standards of the agreement:

**OPERATIONAL FINANCIAL ACTIVITY**

The YMCA must maintain accurate records for **7** years after the fiscal year of facility revenues and expenses, including bank statements and receipts.

Operational expenses include the following:

- Routine maintenance and repair (upkeep, janitorial, minor repairs, consumables, HVAC, plumbing, lighting, etc.);
- Exterior and site maintenance (lawn care, snow removal, parking lot, roof, fences, lighting);
- Building and equipment maintenance (day-to-day, utilities, upgrades for compliance, repairs, replacements);
- Personnel costs (hiring, supervision, benefits, insurance for YMCA staff);
- Supplies (all consumable supplies for operation);
- Utilities (electric, gas, phone, cable, refuse disposal);
- Program and membership marketing;
- Software systems (personnel, payroll, financial, membership, programming);
- Leased wellness equipment (major cardiovascular and strength equipment, if not purchased outright);

[2] **EB01 – EB20**

- Administrative fee (YMCA charges **15.3%** of costs/expenses, subject to review every **3** years);
- Insurance premiums (liability, auto, workers' compensation, property); and
- Replacement of furniture, fixtures, equipment after initial purchase.

**FINANCIAL REPORTING**

The YMCA is required to provide the following financial reports:

- Monthly reports containing financial information related to the recreation center;
- Quarterly unaudited operating statements;
- Membership and program participation reports upon request; and
- Annual audit reports.

**OPERATING SUBSIDY**

If operational revenues are not sufficient to maintain operations, Johnstown will provide a maximum annual subsidy of **$500,000.00** per fiscal year. This subsidy will be divided into monthly payments of **$41,666.00**. If an operating surplus occurs, the YMCA is eligible to retain **21.3%** of the difference as an incentive bonus administrative fee. Johnstown may direct YMCA to use the remaining funds in the following way:

- Return the additional funds;
- Retain the funds to offset future monthly payments; or
- Improve the recreation center in an agreed-upon manner.

## B. SIGNIFICANT YMCA OPERATIONAL CHANGES

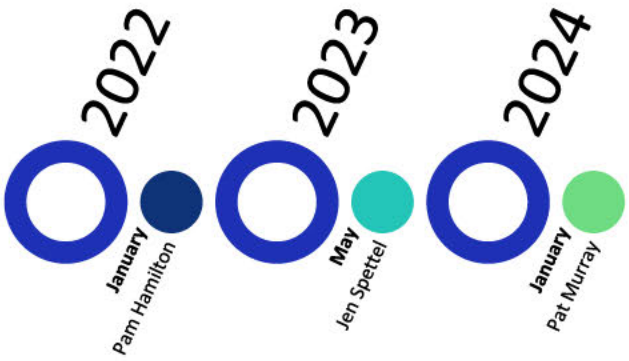
During our engagement, Levinson replied to our document request with a letter highlighting significant operational changes and financial reporting discrepancies to Johnstown.[3] Key details from the letter are summarized below:

### 1. KEY PERSONNELL CHANGES

**Figure 1** outlines the Johnstown YMCA Branch Executive changes for the scope period.

[3] **EB21 – EB106**

**Figure 1 – Johnstown YMCA Branch Executive Changes**




Jones was YMCA's CFO from March 2021 through August 2024. From August 2024 through Mid-April 2025 the position was vacant. During the vacancy, Holstein and Jeff Clay, the former COO, assumed responsibilities to maintain operations.

## 2. SOFTWARE CHANGES

YMCA changed accounting software on January 1, 2024 from Blackbaud's Financial Edge to Microsoft Dynamics 365.

YMCA changed customer relations management software in February 2024, from Active Bet to Traction Rec.

## 3. CREDIT CARD CHANGES

YMCA changed credit card providers in the fall of 2022 from First National Bank to Divvy card.

# V. OBSERVATIONS

The following information reflects our observations to date based on the procedures performed by us with the available financial records.

## A. JOHNSTOWN YMCA FINANCIAL STATEMENT ANALYSIS

We compared the monthly financial statements submitted to Johnstown by the YMCA in the aggregate to the YMCA's general ledger, specifically the Johnstown YMCA facility/location, for the scope period. This comparison is illustrated in **Figure 2**.

**Figure 2 – Comparison by Fiscal Year**

| Description | 2022 Financial Statement Total | 2022 General Ledger Total | Difference | 2023 Financial Statement Total | 2023 General Ledger Total | Difference | 2024 Financial Statement Total | 2024 General Ledger Total | Difference |
|---|---|---|---|---|---|---|---|---|---|
| A. Total Revenue | $2,363,590.00 | $2,365,586.52 | $1,996.52 | $2,672,050.00 | $2,735,815.18 | $63,765.18 | $2,895,818.11 | $2,895,818.11 | $0.00 |
| | | | | | | | | | |
| B. Total Expense | 2,525,297.00 | 2,535,365.24 | 10,068.24 | 2,597,579.00 | 2,597,035.62 | (543.38) | 2,928,827.63 | 2,931,014.00 | 2,186.37 |
| | | | | | | | | | |
| **C. Net Outcome (A-B)** | **(161,707.00)** | **(169,778.72)** | **(8,071.72)** | **74,471.00** | **138,779.56** | **64,308.56** | **(33,009.52)** | **(35,195.89)** | **(2,186.37)** |
| D. YMCA Administrative Fee (15.30% X B) | (386,370.44) | (387,910.88) | (1,540.44) | (397,429.59) | (397,346.45) | 83.14 | (443,060.17) | (448,445.14) | (5,384.97) |
| **E. Total Expenses with Allocation (B+D)** | **2,911,667.44** | **2,923,276.12** | **11,608.68** | **2,995,008.59** | **2,994,382.07** | **(626.52)** | **3,371,887.80** | **3,379,459.14** | **7,571.34** |
| F. YMCA Investment (C+D) | (548,077.44) | (557,689.60) | (9,612.16) | (322,958.59) | (258,566.89) | 64,391.70 | (476,069.69) | (483,641.03) | (7,571.34) |
| G. YMCA Cost Recovery | 500,004.00 | 500,004.00 | - | 500,004.00 | 500,004.00 | - | 443,060.17 | 443,060.17 | - |
| H. Cost Recovery Variance (G-F) | (48,073.44) | (57,685.60) | (9,612.16) | 177,045.41 | 241,437.11 | 64,391.70 | (33,009.52) | (40,580.86) | (7,571.34) |

We noted total revenue differences of **$1,996.52** and **$63,765.18** for the 2022 and 2023 fiscal years, respectively. A transaction of **$35,000.00** was identified on the 2023 general ledger under account [redacted], which is associated with the Johnstown YMCA facility/location childcare program. This transaction was not reflected in the financial statements provided to Johnstown. Based on communication with Levinson, this grant was recorded during the transition of accounting software and changes to how their childcare program was recorded. As a result of these transitions, Levinson states that this grant was omitted from the financial statements and should be included.

Due to the surplus recorded in the 2023 fiscal year, it has been determined that **$27,545.00**[4] of the previously omitted **$35,000.00** grant transaction should be repaid to Johnstown or applied

[4] **$35,000.00** X **78.7%**

to future payments. This amount reflects an incentive bonus of **21.3%** allocated to the YMCA for administrative fees, per contract terms.

We noted total expense differences of **$10,068.24**, **$543.38**, and **$2,186.37** for the 2022, 2023, and 2024 fiscal years, respectively.

No further transactions were found to explain the remaining differences.

## B. 2024 ORIGINAL AND REVISED JOHNSTOWN YMCA FINANCIAL STATEMENT COMPARISON

In the letter provided by Levinson, revised monthly financial statements were provided for the 2024 fiscal year due activity for the childcare program being omitted. **Figure 3** presents a comparison of the original monthly financial statements and the revised financial statements in aggregate for the Johnstown YMCA facility/location.

**Figure 3 – Updated Financial Statement Comparison**

| Description | 2024 Original Financial Statement Total | 2024 Revised Financial Statement Total | Difference |
|---|---|---|---|
| A. Total Revenue | $2,895,818.11 | $2,872,976.05 | ($22,842.06) |
| | | | |
| B. Total Expense | 2,928,827.63 | 2,928,547.17 | (280.46) |
| | | | |
| **C. Net Outcome (A-B)** | **(33,009.52)** | **(55,571.12)** | **(22,561.60)** |
| D. YMCA Administrative Fee (15.30% X B) | (443,060.17) | (448,067.72) | (5,007.55) |
| **E. Total Expenses with Allocation (B+D)** | **3,371,887.80** | **3,376,614.89** | **4,727.09** |
| F. YMCA Investment (C+D) | (476,069.69) | (503,638.84) | (27,569.15) |
| G. YMCA Cost Recovery | 500,000.00 | 500,000.00 | - |
| H. Cost Recovery Variance (G-F) | 23,930.31 | (3,638.84) | (27,569.15) |

We noted a total revenue difference of **$22,842.06** and a total expense difference of **$280.46**. The difference in revenue was caused by joining fees being omitted from the revised financial statements. Based on correspondence with Levinson, he confirmed these fees should have been included in the revised financials and the discrepancy was due to incorrect coding in the accounting software.

We determine **$15,112.93**[5] of the previously omitted joining fees should be repaid to Johnstown or applied to future payments. This amount reflects an incentive bonus of **21.3%** allocated to the YMCA for administrative fees, per contract terms.

## C. JOHNSTOWN YMCA SUBSIDY INVOICE REVIEW

**Snapshot 1**, from Levinson's letter, provides a detail of Levinson's observations regarding Johnstown payments to the YMCA.

**Snapshot 1 – Levison's Subsidy Payment Observations**

> I reviewed all payments from January 2022 to present.
> 2022 – total payments of $500,000 – this is correct and represents 12 months of payments
> 2023 - total payments of $583,333 – this represents two extra monthly payments
> 2024 – total payments of $250,000 – this represents six months of payments – the May 2024 invoice is essentially correct and reflects an amount due of $27,332.26. Net income before the subsidy was $177,045 – this is reduced by 21.3 % per the agreement, which reduces the subsidy amount to $139,334.42. The invoice indicates five months of subsidy for a total of $208,333.35, which is reduced by $139,334.42 and then it shows a payment of $41,666.67 for January 2024 which shows on our books in February 2024. ***With the other payments for 2024, there is a balance due of $27,332.26.***

We reviewed **32** subsidy invoices totaling **$1,318,998.23** for the scope period. **Figure 4** provides a summary by fiscal year of the invoices reviewed compared to the payments received per the general ledger.

**Figure 4 – Summary of Johnstown Subsidy Payments by Fiscal Year**

| Fiscal Year | Invoice Amount | GL Amount | Difference |
|---|---|---|---|
| 2022 | $500,000.00 | $500,000.04 | ($0.04) |
| 2023 | 499,999.56 | 583,333.34 | (83,333.78) |
| 2024 | 318,998.67 | 235,665.61 | 83,333.06 |
| **Totals** | **$1,318,998.23** | **$1,318,998.99** | **($0.76)** |

We determined Levinson's statements made in **Snapshot 1**, to be accurate for 2022 and 2023. When reviewing the 2024 subsidy invoices further, we determined Johnstown did not provide **1** subsidy payment to the YMCA in the amount of **$41,666.91**, as shown in **Figure 5**.

[5] **22,842.06** X **78.7%**

**Figure 5 – 2024 Johnstown Subsidy Payment Outstanding**

| Description | Amount |
|---|---|
| Total 2024 Subsidy | $500,000.00 |
| 2023 Surplus | (139,334.42) |
| 2023 Additional Payments | (83,333.78) |
| Total Payments Made by Johnstown | (235,665.61) |
| **Total** | **$41,666.19** |

The underpayment was a result of the YMCA treating the January 2024 payment as a reduction to the subsidy amount instead of applying it to the relevant period.

## D. YMCA'S FINANCIAL RECORDS

We examined the following available bank and credit card records for the YMCA:

### 1. BANK RECORDS

We examined bank records for the scope period. A total of **8,753** debit/disbursement transactions and **8,619** credit/deposit transactions were examined totaling **$83,357,629.33** and **$83,615,426.99**, respectively. A summary of all bank account activity can be viewed in **Figure 6**.

**Figure 6 – Summary of YMCA's Bank Activity**

| Institution | Account Number | Account Holder | No. of Debits | Debits | No. of Credits | Credits |
|---|---|---|---|---|---|---|
| ANB Bank | [redacted] | Young Men's Christian association Of Boulder Valley dba Ymca Of Northern Colorado operating Account | 1,322 | $13,287,468.14 | 1,351 | $14,387,941.46 |
| Wells Fargo Bank | [redacted] | Young Men's Christian Association Of Boulder Valley Operating | 7,338 | 62,240,054.66 | 7,223 | 61,181,652.13 |
| ANB Bank | [redacted] | Young Men's Christian association Of Boulder Valley dba Ymca Of Northern Colorado construction Account | 21 | 1,759,438.30 | 1 | 1,940,611.01 |
| ANB Bank | [redacted] | Young Men's Christian association Of Boulder Valley dba Ymca Of Northern Colorado payroll Account | 72 | 6,070,668.23 | 44 | 6,105,222.39 |
| | | **Totals** | **8,753** | **$83,357,629.33** | **8,619** | **$83,615,426.99** |

We conducted a high-level review comparing bank transactions to the general ledger entries to assess completeness. No notable findings were identified.

### 2. CREDIT CARD RECORDS

We examined the YMCA's Divvy credit card records from September 15, 2022 through December 31, 2024. A total of **11,381** purchase transactions and **331** payment/refund transactions were examined totaling **$2,573,444.31** and **$2,485,666.27**, respectively.

We conducted a high-level review comparing credit card transactions to the general ledger entries to assess completeness. No notable findings were identified.

### 3. JOHNSTOWN YMCA GENERAL LEDGER RECORDS

During our review, we observed that the YMCA does not maintain separate bank accounts for each facility/location. Additionally, multiple administrative personnel made purchases on behalf of various facilities/locations they oversee or support. As a result, we utilized the general ledger activity to obtain a comprehensive record of activities associated with the Johnstown YMCA facility/location.

**Figure 7** summarizes Johnstown YMCA's top 10 revenues by fiscal year.

**Figure 7 – Johnstown YMCA's Top 10 Revenues by Fiscal Year**

| Description | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|
| Family Membership | $735,884.70 | $826,956.49 | $763,975.70 | $2,326,816.89 |
| Adult Membership | 427,661.90 | 473,896.03 | 498,951.10 | 1,400,509.03 |
| Preschool | 642,011.40 | 725,966.25 | | 1,367,977.65 |
| Program Revenue | | | 1,175,753.88 | 1,175,753.88 |
| Aquatics Revenue | 128,533.65 | 147,933.36 | | 276,467.01 |
| Program Third Party Pay Revenue | | | 226,854.20 | 226,854.20 |
| Preschool Third Party Funding | 55,265.89 | 141,602.31 | | 196,868.20 |
| Senior/Sr Couple Membership | 57,372.64 | 62,189.52 | 73,431.21 | 192,993.37 |
| Guest Fees | 56,904.50 | 59,261.00 | 41,920.00 | 158,085.50 |
| Foundation Grants | 50,000.00 | 35,000.00 | 64,787.50 | 149,787.50 |
| Revenue <$140,000.00 in the Aggregate | 211,951.84 | 235,693.08 | 50,144.52 | 149,787.50 |
| **Totals** | **$2,365,586.52** | **$2,708,498.04** | **$2,895,818.11** | **$7,969,902.67** |

A full summary of revenues by fiscal year can be viewed in **Workpaper 1**.

**Figure 8** summarizes Johnstown YMCA's top 10 expenses by fiscal year.

**Figure 8 – Johnstown YMCA's Top 10 Expenses by Fiscal Year**

| Description | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|
| Payroll | $1,485,079.52 | $1,560,922.10 | $1,777,108.27 | $4,823,109.89 |
| Xcel Energy | 244,524.82 | 183,850.56 | 217,716.30 | 646,091.68 |
| FICA | 117,859.48 | 122,352.10 | 131,885.96 | 372,097.54 |
| OpenWorks | 153,329.00 | 169,217.00 | | 322,546.00 |
| Vanguard Cleaning Systems of Colorado | | | 175,668.00 | 175,668.00 |
| YMCA Retirement Fund | 28,976.16 | 41,794.90 | 79,974.12 | 150,745.18 |
| Employee Insurance | 44,098.96 | 33,657.35 | 32,773.08 | 110,529.39 |
| YMCA of The USA | 20,248.64 | 41,315.19 | 47,731.91 | 109,295.74 |
| Waxie Sanitary Supply | 27,682.40 | 36,021.00 | 37,961.11 | 101,664.51 |
| Town of Johnstown | 23,428.76 | 28,771.91 | 45,314.50 | 97,515.17 |
| Expenses <$85,000.00 in the Aggregate | 390,599.50 | 380,771.51 | 384,880.75 | 1,156,251.76 |
| **Totals** | **$2,535,827.24** | **$2,598,673.62** | **$2,931,014.00** | **$8,065,514.86** |

A full summary of expenses by fiscal year can be viewed in **Workpaper 2**.

**Figure 9** summarizes Johnstown YMCA expenses by category.

**Figure 9 – Summary of Expense by Category for Johnstown YMCA**

| Description | 2022 | 2023 | 2024 | Total | % |
|---|---|---|---|---|---|
| Payroll | 1,713,780.35 | 1,790,441.56 | 2,072,846.95 | 5,577,068.86 | 69% |
| Facilities/Operations | 323,035.12 | 370,962.64 | 355,050.29 | 1,049,048.05 | 13% |
| Utilities | 260,326.78 | 202,100.92 | 243,392.92 | 705,820.62 | 9% |
| Supplies/Retail | 13,708.13 | 47,413.21 | 62,332.76 | 123,454.10 | 2% |
| Nonprofit/Association | 21,008.84 | 43,533.30 | 52,535.34 | 117,077.48 | 1% |
| Banking/Finance | 99,053.77 | 11,840.74 | 1,008.80 | 111,903.31 | 1% |
| Government | 24,082.70 | 28,878.77 | 48,027.76 | 100,989.23 | 1% |
| Technology/Communications | 29,566.95 | 26,014.61 | 23,051.99 | 78,633.55 | 1% |
| Insurance | 12,103.00 | 26,978.00 | 38,909.35 | 77,990.35 | 1% |
| Grocery | 1,446.17 | 12,770.72 | 24,147.93 | 38,364.82 | 0% |
| Professional Services/Possible Reimbursement | 20,442.36 | 6,330.77 | 2,149.19 | 28,922.32 | 0% |
| Security/Fire | 5,687.76 | 11,876.43 | 4,096.95 | 21,661.14 | 0% |
| Fitness/Health | 8,554.11 | 5,525.46 | 6,002.67 | 20,082.24 | 0% |
| Restaurant | 2,611.96 | 7,734.13 | 7,539.92 | 17,886.01 | 0% |
| Education/Training | 4,080.08 | 7,720.48 | 3,492.34 | 15,292.90 | 0% |
| Health/Medical | 165.00 | 2,180.00 | 1,180.00 | 3,525.00 | 0% |
| Recreation | | 574.07 | 2,404.28 | 2,978.35 | 0% |
| Automotive/Travel | | $631.80 | $289.47 | $921.27 | 0% |
| Other | (3,825.84) | (4,833.99) | (17,444.91) | (26,104.74) | 0% |
| **Totals** | **$2,535,827.24** | **$2,598,673.62** | **$2,931,014.00** | **$8,065,514.86** | **100%** |

TRANSACTION SUPPORT DOCUMENTATION REVIEW

Through review of the general ledger activity, we selected transactions to verify supporting documentation existed and to further understand the nature of the transaction. Our selection was based on the following:

(1) Significant annual variability;

(2) Expenses with insufficient details; and/or

(3) Potential non-business nature.

Based on this criterion our selection consisted of **202** expense transactions totaling **$80,465.50** (**Workpaper 3**). **Figure 10** summarizes **129** observations identified in **75** expense transactions.

**Figure 10 – Summary of Johnstown YMCA Observations**

| Description | 2022 | | 2023 | | 2024 | | Total | |
|---|---|---|---|---|---|---|---|---|
| | Count | Amount | Count | Amount | Count | Amount | Count | Amount |
| Lack of Supporting Documentation/Itemized Receipts | 22 | 11,039.85 | 13 | 4,593.55 | 25 | 5,332.59 | 60 | 20,965.99 |
| Johnstown YMCA Location Not Listed | 6 | 7,071.52 | 1 | 100.00 | 25 | 5,813.84 | 32 | 12,985.36 |
| Employee Not Assigned to Johnstown YMCA | 1 | 875.00 | | | 35 | 10,921.12 | 36 | 11,796.12 |
| Prohibited Use | | | 1 | 36.68 | | | 1 | 36.68 |
| **Totals** | **29** | **$18,986.37** | **15** | **$4,730.23** | **85** | **$22,067.55** | **129** | **$45,784.15** |

Some expense transactions appear in multiple categories due to having more than one observation noted. As a result, the total identified in **Figure 10** does not represent **129** distinct expense transactions but rather includes duplicates across categories.

**Lack of Supporting Documentation/Itemized Receipts:** We noted the following in this category:

- The YMCA was unable to locate **40** of **60** transactions totaling **$10,828.25**.
- Two (**2**) of **60** transactions totaling **$460.00** were not obtained from the employee prior to their termination.
- The remaining **18** transactions totaling **$9,677.74** contained the following:
  - No itemized receipts or detailed payment information, making it unclear what was purchased;

- Invoices are incomplete, making it difficult to verify totals and delivery locations; and
- Invoices or receipts provided did not align with the amount charged or vendor listed on the general ledger.

**Johnstown YMCA Location Not Listed:** We noted the following in this category:

- One (**1**) of **32** transactions totaling **$3,200.00** to High Level Carpet listed the Boulder YMCA facility/location as the service location. Levinson confirmed that this transaction was coded in error.[6] This miscoding does not have an effect on the subsidy payment provided by Johnstown, as a result of a deficit incurring in the 2022 fiscal year.
- One (**1**) of **32** transactions totaling **$100.00** to Amazon for gift cards were delivered to the Lafayette YMCA facility/location purchased by Spettel.[7] This transaction is composed of **20** gift cards purchased at **$25.00** totaling **$500.00** and **$100.00** of the **$500.00** was charged to the Johnstown YMCA facility/location. Interviews indicate that gift cards are frequently purchased for staff recognition, incentives, and to provide to volunteers. The YMCA does not maintain a policy for tracking gift card purchases, so it is not possible to confirm if the Johnstown location received the gift cards or to identify the recipients. Spettel served as the VP of Branch Leadership assigned to the Johnstown location during this period. Interviews indicate that purchases can be made jointly and collected at different facilities or locations, and employees may assist other facilities/locations depending on staffing needs.
- One (**1**) of **32** transactions totaling **$2,774.22** for daycare related supplies were shipped to the Loveland YMCA facility/location.[8] The Childcare Branch Program Director who charged this transaction, Morgyn Wilfinger, oversaw multiple childcare locations. Through correspondence with Levinson, there is no support to show if the items were used at the Johnstown YMCA facility/location.
- Remaining transactions in this category did not have an invoice that noted any service or delivery address.

[6] **EB107**
[7] **EB108**
[8] **EB109**

**Employee Not Assigned to Johnstown YMCA:** Transactions identified in this category were charged by an employee that was not specifically assigned to the Johnstown YMCA facility/location. Interviews indicated that purchases may be made jointly and collected at various facilities or locations, and employees may provide assistance to other facilities or locations based on staffing requirements.

**Prohibited Use:** We noted **1** transaction on January 13, 2023 totaling **$36.68** was made on the Executive Director's credit card for alcohol.[9] According to the YMCA's standard Operating Policy, alcohol is a prohibited credit card use.[10] Based on interviews conducted, we learned that the YMCA does allow alcohol for company parties.

TRANSACTION SUPPORT DOCUMENTATION REVIEW – FIRST NATIONAL BANK

Before the YMCA adopted the Divvy credit card, First National Bank was the previous provider. The First National Bank credit card statements were not readily available, and the YMCA was unable to obtain the statements from the financial institution. As a result, we requested credit card statements from all credit card holders that had **$10,000.00** or more in credit card charges to the Johnstown YMCA facility/location. We reviewed these credit card statements, and selected transactions based on the same criteria as noted in the previous section.

Based on this criterion, our selection consisted of **76** transactions totaling **$25,625.57** (**Workpaper 4**). **Figure 11** summarizes **35** observations identified in **29** expense transactions.

**Figure 11 – Summary of Johnstown YMCA First National Bank Observations**

| Description | 2022 | | 2023 | | Total | |
|---|---|---|---|---|---|---|
| | Count | Amount | Count | Amount | Count | Amount |
| Lack of Supporting Documentation/Itemized Receipts | 16 | $2,700.60 | 2 | $128.43 | 18 | $2,829.03 |
| Johnstown YMCA Location Not Listed | 6 | 2,519.84 | | | 6 | 2,519.84 |
| Employee Not Assigned to Johnstown YMCA | 9 | 4,150.76 | | | 9 | 4,150.76 |
| Prohibited Use | 2 | 127.24 | | | 2 | 127.24 |
| **Totals** | **33** | **$9,498.44** | **2** | **$128.43** | **35** | **$9,626.87** |

[9] **EB110**

[10] **EB111** – **EB439**, Levinson provided these Standard Operating Policies, but he was unsure what period they covered.

Some expense transactions appear in multiple categories due to having more than one observation noted. As a result, the total identified in **Figure 11** does not represent **35** distinct expense transactions but rather includes duplicates across categories.

**Lack of Supporting Documentation/Itemized Receipts:** We noted the following in this category:

- The YMCA was unable to locate **6** of **18** transactions totaling **$1,601.46**.
- The remaining **12** transactions totaling **$1,227.57** contained the following:
  - No itemized receipts or detailed payment information, making it unclear what was bought; and
  - Notes indicating the receipt was lost or could not be reprinted.

**Johnstown YMCA Location Not Listed:** Transactions in this category did not have an invoice that noted any service or delivery address.

**Employee Not Assigned to Johnstown YMCA:** Transactions identified in this category were charged by Keith Williams, Executive Director, that was not specifically assigned to the Johnstown YMCA facility/location. Interviews indicated that purchases may be made jointly and collected at various facilities or locations, and employees may provide assistance to other facilities or locations based on staffing requirements. Four (**4**) of **9** transactions totaling **$1,436.84** were for gift cards that indicated they were grant funded. Interviews revealed that Johnstown was awarded a grant from the Colorado Department of Local Affairs to support lifeguard retention. Due to insufficient tracking of gift cards, we were unable to identify the recipients.

**Prohibited Use:** We noted **2** transactions totaling **$127.24** on August 15, 2022 and December 9, 2022 were made for alcohol purchases.[11]

[11] **EB440** – **EB441**

## E. PAYROLL RECORDS

Based on interviews we learned the YMCA transaitioned into a new payroll system called UKG. The previous system was Day Force. We understand the payroll process in both systems as follows:

- Each employee would be designated or coded to a specific locations.
- Timesheets are to be approved by the employees manager/supervisor.
- Payroll registers are approved by the Executive Director.
- If empoyees had multiple positions they would have secondary job codes that they would record their time.

We reviewed payroll registers for the following individuals:

- [redacted]
- [redacted]
- [redacted]

Based on our review we observed the following

- Beginning April 2024, [redacted] payroll was charged to the Johnstown YMCA facility/location, totaling **$81,009.21** for fiscal year 2024; previously, these charges were allocated to administration.[12] According to YMCA's payroll listing, [redacted] is the [redacted] of the Johnstown YMCA facility/location.
- [redacted] has been charged to administration and no other location.
- [redacted] payroll has been charged to administration for the entire time period except the 2023 fiscal year. During this year [redacted] payroll was charged to Johnstown YMCA facility/location, when [redacted] served as an [redacted]. According to Levinson, [redacted] started as the [redacted] at the Johnstown YMCA facility/location in May of 2023, but [redacted] payroll was charged to the facility/location for the entire fiscal year. [redacted] gross wages for the 2023 fiscal year totaled **$102,190.74**. From January through April 2023, prior to commencing employment at the YMCA facility/location, we calculated [redacted] gross wages to be **$34,063.60**.[13]

[12] **$81,009.21** is based on gross wages.
[13] Calculation is based on a monthly rate of **$8,515.90**.

# VI. CONCLUSION

This forensic accounting report, inclusive of a narrative and workpapers, reflects the procedures performed, documents examined and related observations to date. Based on our engagement, we observed the following related to the concerns brought to our attention:

- Differences between the financial statements submitted to Johnstown and YMCA's general ledger is as follows:
  - Total revenue differences of **$1,996.52** and **$63,765.18** for the 2022 and 2023 fiscal years; and
  - Total expense differences of **$10,068.24**, **$543.38**, and **$2,186.37** for the 2022, 2023, and 2024 fiscal years.
- We noted a total revenue difference of **$22,842.06** and a total expense difference of **$280.46** between the original and updated financial statements for YMCA operations.
- The financial statement differences we identified a **$35,000.00** grant in 2023 fiscal year and joining fee revenue of **$22,842.06** in the 2024 fiscal year that was unreported to Johnstown. These transactions may result in **$27,545.00** for the 2023 fiscal year and **$15,112.93** for the 2024 fiscal year of subsidy payments to be owed back to Johnstown or applied to future subsidy payments.
- YMCA did not provide **1** subsidy payment of **$41,666.91**.
- **Figure 12** provides a summary of observations on our expense review including the review of First National Bank credit card transactions.

**Figure 12 – Summary of Johnstown YMCA Observations**

| Description | Count | Amount |
|---|---|---|
| Lack of Supporting Documentation/Itemized Receipts | 78 | $23,795.02 |
| Johnstown YMCA Location Not Listed | 38 | 15,505.20 |
| Employee Not Assigned to Johnstown YMCA | 45 | 15,946.88 |
| Prohibited Use | 3 | 163.92 |
| **Totals** | **164** | **$55,411.02** |

- [redacted] appears to have been charged to the Johnstown YMCA facility/location for the entire 2023 fiscal year even though [redacted] started as the [redacted] in May of 2023. We calculated [redacted] received **$34,063.60** in gross wages for the period prior to May 2023.

We have <u>not provided an opinion</u> in this report related to any person or party violating applicable laws and regulations. The determination as to whether a person or party has violated applicable laws and regulations is not a decision for us; it is decision for a governing body, judge or jury.

We were <u>not engaged to perform a financial audit</u>, which the objective would be to express an opinion on the specified elements, accounts, or items. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

Our analyses and observations are based upon information provided to us as of the date of this report. It is possible that if additional information is forthcoming, our analyses and observations could be materially different. We reserve the right to amend, modify, and or supplement this report if deemed necessary.

Eide Bailly LLP
Fraud & Forensic Advisory Services

**Town of Johnstown**
**Summary of Johnstown YMCA Revenues**
**January 1, 2022 through December 31, 2024**

| Description | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|
| Family Membership | $735,884.70 | $826,956.49 | $763,975.70 | $2,326,816.89 |
| Adult Membership | 427,661.90 | 473,896.03 | 498,951.10 | 1,400,509.03 |
| Preschool | 642,011.40 | 725,966.25 | | 1,367,977.65 |
| Program Revenue | | | 1,175,753.88 | 1,175,753.88 |
| Aquatics Revenue | 128,533.65 | 147,933.36 | | 276,467.01 |
| Program Third Party Pay Revenue | | | 226,854.20 | 226,854.20 |
| Preschool Third Party Funding | 55,265.89 | 141,602.31 | | 196,868.20 |
| Senior/Sr Couple Membership | 57,372.64 | 62,189.52 | 73,431.21 | 192,993.37 |
| Guest Fees | 56,904.50 | 59,261.00 | 41,920.00 | 158,085.50 |
| Foundation Grants | 50,000.00 | 35,000.00 | 64,787.50 | 149,787.50 |
| Miscellaneous Grants | 55,477.06 | 62,000.00 | 1,188.55 | 118,665.61 |
| State Grants | 88,443.00 | 24,025.42 | | 112,468.42 |
| Health & Fitness Revenue | 31,079.64 | 80,869.92 | | 111,949.56 |
| Facility Fees | 44,233.06 | 65,265.00 | | 109,498.06 |
| Youth Membership | 27,303.99 | 37,794.32 | 41,355.17 | 106,453.48 |
| Membership Third Party Pay Revenue | | | 80,740.10 | 80,740.10 |
| Rental Income | | | 62,318.68 | 62,318.68 |
| Silver Sneakers | 30,455.00 | 28,605.77 | | 59,060.77 |
| Renew Active/Optum/UnitedHealthcare | 19,731.47 | 27,290.88 | | 47,022.35 |
| Joining Fees | | | 35,670.06 | 35,670.06 |
| Federal Grants | | | 29,046.00 | 29,046.00 |
| Merchandise Sales | 734.90 | 374.50 | 4,397.95 | 5,507.35 |
| Young Adult Membership | 986.00 | 1,394.50 | | 2,380.50 |
| Staff Family Membership | 1,498.97 | 456.00 | | 1,954.97 |
| Vending Revenue | 846.08 | 32.86 | | 878.94 |
| Corp-Employer Paid | 462.00 | | | 462.00 |
| Child watch Fees | 50.00 | 400.50 | | 450.50 |
| General Contributions | 1,142.00 | (5,625.43) | | (4,483.43) |
| Financial Assistance | (90,491.33) | (87,191.16) | (204,571.99) | (382,254.48) |
| **Totals** | **$2,365,586.52** | **$2,708,498.04** | **$2,895,818.11** | **$7,969,902.67** |

**Town of Johnstown**
**Summary of Johnstown YMCA Expenses**
**January 1, 2022 through December 31, 2024**

| Description | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|
| Payroll | $1,485,079.52 | $1,560,922.10 | $1,777,108.27 | $4,823,109.89 |
| Xcel Energy | 244,524.82 | 183,850.56 | 217,716.30 | 646,091.68 |
| FICA | 117,859.48 | 122,352.10 | 131,885.96 | 372,097.54 |
| OpenWorks | 153,329.00 | 169,217.00 | | 322,546.00 |
| Vanguard Cleaning Systems of Colorado | | | 175,668.00 | 175,668.00 |
| YMCA Retirement Fund | 28,976.16 | 41,794.90 | 79,974.12 | 150,745.18 |
| Employee Insurance | 44,098.96 | 33,657.35 | 32,773.08 | 110,529.39 |
| YMCA of The USA | 20,248.64 | 41,315.19 | 47,731.91 | 109,295.74 |
| Waxie Sanitary Supply | 27,682.40 | 36,021.00 | 37,961.11 | 101,664.51 |
| Town of Johnstown | 23,428.76 | 28,771.91 | 45,314.50 | 97,515.17 |
| Timberline Mechanical | | 30,203.53 | 52,225.91 | 82,429.44 |
| Liability Insurance (Vendor Name Not Pres | 12,103.00 | 26,978.00 | 38,909.35 | 77,990.35 |
| Amazon | 13.99 | 24,134.35 | 49,130.77 | 73,279.11 |
| The Aqueous Solution Inc. | 19,787.96 | 24,646.86 | 20,229.90 | 64,664.72 |
| Worker's Compensation | 28,622.00 | 21,684.00 | 13,693.33 | 63,999.33 |
| ISR of Northern Colorado | 11,617.60 | 39,580.60 | 7,336.00 | 58,534.20 |
| ProCraft Mechanical | 37,808.85 | 11,378.58 | | 49,187.43 |
| Waste Management | 14,305.35 | 13,819.52 | 14,545.92 | 42,670.79 |
| CenturyLink | 12,412.68 | 12,417.36 | 11,412.90 | 36,242.94 |
| First National Bank - Janderson | 26,720.68 | 6,351.88 | | 33,072.56 |
| State Unemployment | 9,144.23 | 10,031.11 | 11,599.12 | 30,774.46 |
| First National Bank - PHamilton | 27,900.02 | 1,771.01 | | 29,671.03 |
| Sam's Club | | 9,505.06 | 15,389.17 | 24,894.23 |
| State Taxes | | | 22,646.56 | 22,646.56 |
| High Level Carpet | 20,114.00 | 1,630.00 | | 21,744.00 |
| First National Bank - Rfairchild | 18,792.90 | 1,312.29 | 552.92 | 20,658.11 |
| Xerox | 6,401.13 | 10,097.48 | 4,064.55 | 20,563.16 |
| First National Bank - KWilliams | 19,326.75 | | | 19,326.75 |
| TrueGreen Commercial | 5,009.00 | 5,827.98 | 6,626.78 | 17,463.76 |
| Green CO2 Systems | 1,496.61 | 4,430.84 | 11,130.70 | 17,058.15 |
| Trane U.S. Inc. | 5,033.85 | 11,997.00 | | 17,030.85 |
| Resolute Industrial | 2,354.00 | 12,978.00 | | 15,332.00 |
| Associated Pool Builders | 14,217.78 | | | 14,217.78 |
| R&R Aquatics | | | 11,785.50 | 11,785.50 |
| New Horizon Communications | 3,122.75 | 4,419.23 | 3,347.22 | 10,889.20 |
| Les Mills United | 3,267.00 | 4,032.00 | 3,449.00 | 10,748.00 |
| TK Elevator Corporation | 3,525.00 | 3,293.50 | 3,197.88 | 10,016.38 |
| Cell Phones | 3,440.00 | 4,592.00 | | 8,032.00 |
| Lift Coffee Bar | 2,611.96 | 2,992.61 | 2,075.00 | 7,679.57 |
| Teaching Strategies | 2,600.00 | 2,501.67 | 2,546.10 | 7,647.77 |
| Alyson Millner | 7,398.60 | | | 7,398.60 |
| RBR Cleaning Solutions, LLC | | - | 7,392.00 | 7,392.00 |

| Description | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|
| Crown Trophy of Boulder | 1,262.46 | 2,791.02 | 2,813.20 | 6,866.68 |
| T & M Fire Protection | 680.00 | 5,924.68 | | 6,604.68 |
| Radio Resource Inc. | 6,464.45 | | | 6,464.45 |
| Walmart | (120.32) | 1,015.48 | 5,347.62 | 6,242.78 |
| First Class Security Systems, LLC | 1,660.05 | 2,613.75 | 1,795.95 | 6,069.75 |
| Five Star Painting | 5,743.54 | | | 5,743.54 |
| Court Products Inc. | 2,212.22 | 2,809.76 | 702.30 | 5,724.28 |
| Cintas | 984.87 | 2,226.01 | 2,267.56 | 5,478.44 |
| DirectTV | 1,880.08 | 1,644.97 | 1,702.98 | 5,228.03 |
| Learning Without Tears | | 5,100.82 | | 5,100.82 |
| Core Health & Fitness | 5,065.00 | | | 5,065.00 |
| Pye Barker Fire & Safety, LLC | 1,991.75 | 1,748.00 | 1,306.00 | 5,045.75 |
| The Home Depot | | 1,221.89 | 3,689.64 | 4,911.53 |
| Bedrock | | 4,738.23 | | 4,738.23 |
| Hays Market Inc | 1,284.07 | 1,504.61 | 1,838.94 | 4,627.62 |
| Weld Food Bank | 520.20 | 1,898.11 | 2,123.76 | 4,542.07 |
| AVI-SPL LLC | 35.11 | 1,345.54 | 2,953.43 | 4,334.08 |
| Ace Hardware | | 1,830.92 | 2,219.59 | 4,050.51 |
| Brittany Mastin | 3,740.33 | 279.17 | | 4,019.50 |
| Home Depot Credit | 1,386.99 | 2,582.05 | | 3,969.04 |
| The Lady Concrete | 3,891.00 | | | 3,891.00 |
| Orkin | | | 3,654.00 | 3,654.00 |
| Front Range Fire Pro | 995.00 | 1,590.00 | 995.00 | 3,580.00 |
| Child Health Connection | 165.00 | 2,180.00 | 1,180.00 | 3,525.00 |
| Automatic Door Doctors | | | 3,478.00 | 3,478.00 |
| Y Shop | 896.55 | 1,858.93 | 561.77 | 3,317.25 |
| Life Insurance | | | 3,166.51 | 3,166.51 |
| RD3 | | 3,002.50 | | 3,002.50 |
| Gregory Electric Inc. | 206.00 | 1,675.00 | 945.00 | 2,826.00 |
| Advantage Mobile Upholstery | 1,053.43 | 1,749.35 | | 2,802.78 |
| Capital One - Walmart | 2,386.36 | 314.92 | | 2,701.28 |
| Greenlawn Sod Co. In | 2,460.00 | | | 2,460.00 |
| Loveland Swim Club | 1,603.00 | 762.00 | | 2,365.00 |
| Weld County School District | | | 2,280.00 | 2,280.00 |
| United Rentals | | | 2,270.69 | 2,270.69 |
| Malissa Smith | 1,009.62 | 1,017.36 | | 2,026.98 |
| Domino's | | 600.48 | 1,182.59 | 1,783.07 |
| Fish Window Cleaning | 1,750.00 | | | 1,750.00 |
| CEM Sales and Service | | 433.10 | 1,267.77 | 1,700.87 |
| Mikes Small Engine | | | 1,635.00 | 1,635.00 |
| Wing Shack | | 94.08 | 1,507.46 | 1,601.54 |
| Spectrum | | 843.00 | 716.01 | 1,559.01 |
| Origin Brand | | | 1,500.57 | 1,500.57 |
| Costco | | 159.77 | 1,293.48 | 1,453.25 |
| Ezcaterparrys Pizza | | 1,451.93 | | 1,451.93 |

| Description | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|
| Program Reclassification (No Vendor Name Listed) | | | 1,439.46 | 1,439.46 |
| Sportsengine | | 399.80 | 999.50 | 1,399.30 |
| DH Pace Company | | 1,374.68 | | 1,374.68 |
| Les Mills Trading | | | 1,322.60 | 1,322.60 |
| B & M Roofing of Colorado | 1,915.67 | (610.98) | | 1,304.69 |
| First Impression | 1,302.88 | | | 1,302.88 |
| Colorado Swimming Inc. | | 440.00 | 840.50 | 1,280.50 |
| Ferguson Enterprise | 1,246.42 | | | 1,246.42 |
| Discountsch | | 1,232.87 | | 1,232.87 |
| Longmont Swim Club Inc | | | 1,224.00 | 1,224.00 |
| Top Promotions | 788.34 | 34.45 | 400.65 | 1,223.44 |
| Northern Colorado Swimming | | 723.00 | 475.00 | 1,198.00 |
| EMPACS | 1,175.38 | | | 1,175.38 |
| Tech Electronics | | | 1,170.00 | 1,170.00 |
| University of Northern Colorado | 1,158.74 | | | 1,158.74 |
| Sherwin-Williams | | | 1,120.50 | 1,120.50 |
| Mac Equipment Inc Longmo | | 429.99 | 680.38 | 1,110.37 |
| Stewart Oxygen Service, Inc. | 364.50 | 410.40 | 313.20 | 1,088.10 |
| AAA Steam & Sauna Inc | | 695.00 | 370.00 | 1,065.00 |
| Kuck Mechanical Cont | | 1,062.50 | | 1,062.50 |
| Verizon Wireless | 1,036.50 | (27.58) | | 1,008.92 |
| Greeley Recreation | | | 1,000.00 | 1,000.00 |
| SmartSign | | 982.36 | | 982.36 |
| Anya Wiens | | 980.00 | | 980.00 |
| Wakefield and Associates | 977.82 | | | 977.82 |
| Plantorium Greenhouse | | 595.30 | 369.00 | 964.30 |
| Precor Incorporated | | 551.09 | 403.47 | 954.56 |
| Life Fitness | 122.11 | 576.77 | 234.10 | 932.98 |
| Cody Schlagel | 900.00 | | | 900.00 |
| Golden Goodness Food Truck LLC | | 583.23 | 300.00 | 883.23 |
| Jessica Clay | 875.00 | | | 875.00 |
| Big Horn Roofing, Inc | | | 866.00 | 866.00 |
| AlphaGraphics | 442.70 | 420.48 | | 863.18 |
| RHAP Architecture | | 611.08 | 240.00 | 851.08 |
| Tops! In Granite | | 850.00 | | 850.00 |
| FCMOD | | | 838.00 | 838.00 |
| King Soopers | 282.42 | 386.45 | 147.12 | 815.99 |
| Brandon Rafferty | 783.00 | | | 783.00 |
| Hannah Windholz | | | 750.82 | 750.82 |
| Professional Elevator Inspections | 239.00 | 249.00 | 259.00 | 747.00 |
| AJ's Backflow Testing | 726.00 | | | 726.00 |
| Eaton Red Waves | | | 725.00 | 725.00 |
| Melanie Kelsea | 143.26 | 283.34 | 279.60 | 706.20 |
| Ft. Collins Area Swi | | 697.50 | | 697.50 |
| Pcsedventures Co | | | 695.00 | 695.00 |

| Description | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|
| Cassidy Hiseler | 325.00 | 325.00 | | 650.00 |
| Butterfly Pavilion | | | 650.00 | 650.00 |
| Sports Awards | 192.66 | 300.08 | 133.57 | 626.31 |
| Downtown Aquarium | | | 617.50 | 617.50 |
| Santiagos Mexican Restaurant | | 327.99 | 276.00 | 603.99 |
| Tonya Anderson | 418.90 | 146.49 | 34.95 | 600.34 |
| Connect Solutions Group | | | 600.00 | 600.00 |
| Direct Supply , Inc. | | | 599.00 | 599.00 |
| Vortex Colorado, Inc | | 589.00 | | 589.00 |
| PostNet | | 562.94 | | 562.94 |
| WebstaurantStore | | 552.86 | | 552.86 |
| Frontier Fertilizer | | 550.61 | | 550.61 |
| Roubhie Fairchild | 546.78 | | | 546.78 |
| Patty Nagle | 259.79 | 144.82 | 139.80 | 544.41 |
| Colorado Dept Of Human Services | 540.00 | | | 540.00 |
| Johnstown Breeze | 485.00 | 50.00 | | 535.00 |
| First National Bank - Troalson | 299.00 | 212.46 | | 511.46 |
| Blaze On Site Repair | | | 505.88 | 505.88 |
| Milliken Pride LLC | | | 500.00 | 500.00 |
| 21st Century Equipment | | 148.36 | 343.96 | 492.32 |
| Jake Anderson | 316.10 | 162.50 | | 478.60 |
| Fingersafe | | 462.41 | | 462.41 |
| Wingsairspacemsm | | | 444.00 | 444.00 |
| Global Music Rights | 438.28 | | | 438.28 |
| Loveland Rotary Club Inc | | | 431.67 | 431.67 |
| First National Bank - Anderson | 424.81 | | | 424.81 |
| First National Bank - Ebryan | 423.05 | | | 423.05 |
| First National Bank - Lswainey | 420.21 | | | 420.21 |
| First National Bank - JKSpettel | 401.50 | | | 401.50 |
| Aquatic Council | | | 395.00 | 395.00 |
| The Lifeguard Store Inc | | 392.00 | | 392.00 |
| Discount School Supply | 321.34 | 67.99 | | 389.33 |
| Laundry Own | | | 386.91 | 386.91 |
| Ace of Blades | 385.75 | | | 385.75 |
| Brightly | | 380.29 | | 380.29 |
| Alarm Detection Syst | 360.96 | | | 360.96 |
| United | | | 360.92 | 360.92 |
| Rotary Club of Johnstown | 240.00 | 120.00 | | 360.00 |
| Qdoba | | | 356.96 | 356.96 |
| Brocc Equipment LLC | 351.00 | | | 351.00 |
| Rex Environmental | | 350.00 | | 350.00 |
| Donna Derrera | | | 345.00 | 345.00 |
| Dollar Tree | | 19.80 | 324.48 | 344.28 |
| Michaels | | 171.41 | 172.85 | 344.26 |
| Greeley Lock and Key | | | 332.50 | 332.50 |

| Description | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|
| Stephanie Strafach | 142.03 | 109.31 | 69.90 | 321.24 |
| Cleanfreak.com | | | 318.71 | 318.71 |
| Don Donahoo | | 307.22 | | 307.22 |
| Lifecore Fitness Inc | | 304.94 | | 304.94 |
| Gabriel Benavidez | 300.00 | | | 300.00 |
| Belmire Premier Landscape Solutions, Inc. | | | 300.00 | 300.00 |
| Cash Over/Short - AAltamirano | 299.95 | - | | 299.95 |
| Sequim Asset Solutions | 298.50 | | | 298.50 |
| Etsy | | | 293.36 | 293.36 |
| First National Bank - Hwindholz | | | 289.98 | 289.98 |
| Pumpkin Pickin' Patch | | 151.00 | 135.03 | 286.03 |
| Jersey Mike's Subs | | | 282.78 | 282.78 |
| Saint Athletics Sp | | | 282.71 | 282.71 |
| The Summit Windsor | | 267.07 | | 267.07 |
| US Postal Service | | 262.80 | | 262.80 |
| Weld City Health Env | | | 255.00 | 255.00 |
| FD | | | 253.52 | 253.52 |
| Love's Travel Stops | | 252.09 | | 252.09 |
| Stacy Forbes | | | 249.11 | 249.11 |
| Flagsexpres | | | 248.79 | 248.79 |
| Pelican Jo's Pizzeria | | 119.94 | 115.38 | 235.32 |
| Installerstore | | | 234.57 | 234.57 |
| Pool Supply Unlimited | | | 227.01 | 227.01 |
| Rocky Mountain Artis | | 221.00 | | 221.00 |
| Inyo Pools Products | | | 212.79 | 212.79 |
| DoorDash | | | 211.68 | 211.68 |
| American Swag | 210.30 | | | 210.30 |
| YMCA | | | 210.00 | 210.00 |
| Grubhub | | | 200.00 | 200.00 |
| YMCA of Montclair | | 200.00 | | 200.00 |
| Denver Public Parking | | 54.00 | 144.00 | 198.00 |
| The Movement Shop Ra | | | 195.78 | 195.78 |
| Conoco | | 129.12 | 57.55 | 186.67 |
| Angel Brinkerhoff | 180.00 | | | 180.00 |
| Chick-fil-A | | 177.95 | | 177.95 |
| Insect Lore | | | 177.86 | 177.86 |
| Cash Over/Short - AMartinez | (1.00) | 54.00 | 123.93 | 176.93 |
| The Spot Specialist | | | 175.00 | 175.00 |
| Ziggis Johnstown | | | 168.73 | 168.73 |
| Green Umbrella Archi | 165.42 | | | 165.42 |
| Cash Over/Short - Kjensen | 10.75 | 144.00 | 10.00 | 164.75 |
| Lowe's | | | 162.59 | 162.59 |
| Target | | 32.56 | 126.58 | 159.14 |
| Southwest Airlines | | | 157.96 | 157.96 |
| Buffalo Maintenance & Repair Inc. | | | 157.53 | 157.53 |

| Description | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|
| Rmssa Rocky | | 156.00 | | 156.00 |
| Cash Over/Short - MHorihan | | 104.75 | 49.00 | 153.75 |
| Taco Shop | | 150.81 | | 150.81 |
| Dodge Media Group | | 150.00 | | 150.00 |
| Party City | | 143.14 | | 143.14 |
| Burlington | | 140.40 | | 140.40 |
| Absupplynet | | 137.63 | | 137.63 |
| Chipotle | | 137.59 | | 137.59 |
| Rugrats Flooring Inc | | 135.26 | | 135.26 |
| Hobby Lobby | | 131.00 | | 131.00 |
| Escaperoomgeeks.com | | | 129.00 | 129.00 |
| Blindster | | | 128.23 | 128.23 |
| First National Bank - Bvella | | | 125.76 | 125.76 |
| Ces | | 121.80 | | 121.80 |
| eBay | | | 121.30 | 121.30 |
| Tarahumara | | 120.04 | | 120.04 |
| Fox | | 119.88 | | 119.88 |
| Dollar General | | | 119.12 | 119.12 |
| Loaf 'N Jug | | | 119.10 | 119.10 |
| The Johnstown Lunc | | | 117.50 | 117.50 |
| Inbody | | | 115.01 | 115.01 |
| Cash Over/Short - DDerrera | 13.73 | 100.00 | | 113.73 |
| Gina Loudenburg | 112.77 | | | 112.77 |
| AutoZone | | 112.51 | | 112.51 |
| Leye Mag Vegas | | | 104.94 | 104.94 |
| Johnstown Lunch Box | | 103.79 | | 103.79 |
| Brady Industries of Colorado LLC | | | 103.06 | 103.06 |
| Zoro | | | 100.55 | 100.55 |
| Fitness Avenue | 100.00 | | | 100.00 |
| Kaiser Lock & Key Service, Inc. | | 100.00 | - | 100.00 |
| April Afternoon | 100.00 | | | 100.00 |
| 7-Eleven | | 40.00 | 59.17 | 99.17 |
| SurveyMonkey | | | 99.00 | 99.00 |
| Ferguson Plumbing Supplies | | | 95.98 | 95.98 |
| Chapin International | | 95.88 | | 95.88 |
| City Market | | 95.30 | | 95.30 |
| Dunkin Donuts | | | 91.49 | 91.49 |
| Tanner Fasteners & Indust | | 89.20 | | 89.20 |
| O'Reilly Auto Parts | | 88.65 | | 88.65 |
| USA Swimming | | | 85.00 | 85.00 |
| Brian Coe | | 80.00 | | 80.00 |
| Mill Supply Inc | | 79.06 | | 79.06 |
| Cenex | | | 79.05 | 79.05 |
| Crumbl Cookies | | | 78.92 | 78.92 |
| Aquarium Denver Amus | | | 78.75 | 78.75 |

| Description | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|
| Safeway | | | 72.43 | 72.43 |
| Colorado Dept Of Revenue | 35.61 | 17.26 | 18.33 | 71.20 |
| Swimoutlet.com | | 70.47 | | 70.47 |
| Architectural Builders Supply | | | 70.42 | 70.42 |
| The Post Longmont | | 70.21 | | 70.21 |
| Amy Stibick | 70.00 | | | 70.00 |
| Cash Over/Short - MLasley | | | 70.00 | 70.00 |
| Starbucks | | | 70.00 | 70.00 |
| Scholastic | | | 69.16 | 69.16 |
| Crystal Landscape Supplies | | 68.75 | | 68.75 |
| Cassidys Sports Grill | | | 68.63 | 68.63 |
| Duck Donuts | | 64.86 | | 64.86 |
| Yard House | | | 64.39 | 64.39 |
| Whitney Schlemmer | 63.26 | | | 63.26 |
| Kona Hawaiian BBQ | | | 62.62 | 62.62 |
| Cash Over/Short - SWible | | 0.75 | 60.00 | 60.75 |
| Sportsmith | | 60.66 | | 60.66 |
| Nordys BBQ and Grill | | 60.60 | | 60.60 |
| Office Depot | | | 59.36 | 59.36 |
| Wahlburgers | | | 57.11 | 57.11 |
| Nosh Deli | | | 56.01 | 56.01 |
| Mycomputermycanvas | | | 50.95 | 50.95 |
| Roosevelt High School | 50.00 | | | 50.00 |
| Prometric | | 50.00 | | 50.00 |
| Alliance of Massachusetts | | | 50.00 | 50.00 |
| Uber | | 49.43 | | 49.43 |
| Jessica Jahr | | 46.57 | | 46.57 |
| Showerrodsdirect.com | | 46.56 | | 46.56 |
| Cash Over/Short - DGardner | 39.90 | 0.50 | | 40.40 |
| Office Max | | 40.34 | | 40.34 |
| Macrolease Corporation | | | 40.14 | 40.14 |
| Auten | | | 40.01 | 40.01 |
| PY Longmont | | 38.29 | | 38.29 |
| Tractor Supply | | | 37.33 | 37.33 |
| Johnstown Liquor | | 36.68 | | 36.68 |
| Curb Mobility | | | 33.71 | 33.71 |
| Ben & Jerry's | | | 32.22 | 32.22 |
| Olive Garden | | 30.88 | | 30.88 |
| Corinne Hall | | 30.00 | | 30.00 |
| Popeyes | | 28.87 | | 28.87 |
| City of Boulder Sale | 28.33 | | | 28.33 |
| Circle K | | 27.37 | | 27.37 |
| Wekneaddonuts | | | 25.15 | 25.15 |
| Taco Bell | | 23.25 | | 23.25 |
| Cash Over/Short - TDix | | | 20.60 | 20.60 |

Workpaper 2

| Description | 2022 | 2023 | 2024 | Total |
|---|---|---|---|---|
| Cafe Belle Madeline | | | 20.20 | 20.20 |
| Minnesota Department | | 20.00 | | 20.00 |
| Marina Runco | | 20.00 | | 20.00 |
| Cash Over/Short - AMastin | 11.00 | 6.00 | | 17.00 |
| McDonald's | | 16.88 | | 16.88 |
| First National Bank - Unknown | | 16.30 | | 16.30 |
| Cash Over/Short - KBoberg | 16.00 | | | 16.00 |
| Johnstown | | | 15.93 | 15.93 |
| Party America Greeley | | 15.69 | | 15.69 |
| Sales tax | | 15.60 | | 15.60 |
| Kaptyn Mobility | | | 15.00 | 15.00 |
| B's Coffee | | 13.70 | | 13.70 |
| Jeanette Hollingswor | 13.30 | | | 13.30 |
| Johnstown Carwash | | | 13.25 | 13.25 |
| Cash Over/Short - MGonzaga | 12.00 | | | 12.00 |
| Cash Over/Short - DAguilar | 12.00 | | | 12.00 |
| Washme | | | 12.00 | 12.00 |
| Lazy Dog Bar and Grill | | 11.58 | | 11.58 |
| Poolweb Com | | 10.98 | | 10.98 |
| Cash Over/Short - JByrd | | (5.00) | 10.00 | 5.00 |
| Teachers Pay Teachers | | | 4.22 | 4.22 |
| Cash Over/Short - RVilhauer | 4.00 | | | 4.00 |
| Cash Over/Short - KBowman | 0.24 | 3.00 | | 3.24 |
| Cash Over/Short - HPickard | 0.25 | | | 0.25 |
| J and B Tool Sales | | | (0.01) | (0.01) |
| Cash Over/Short - DPoley | (0.50) | | | (0.50) |
| Cash Over/Short - JT | (1.50) | | | (1.50) |
| Cash Over/Short - ABurns | (4.25) | - | | (4.25) |
| Cash Over/Short - EChavira | (5.00) | | | (5.00) |
| Cash Over/Short - Jwalter | | (5.00) | | (5.00) |
| Cash Over/Short - SBrito | (6.00) | | | (6.00) |
| Cash Over/Short - Unknown | (18.91) | | | (18.91) |
| Cash Over/Short - BSanchez | (21.00) | | | (21.00) |
| Check Writeoff | | | (50.00) | (50.00) |
| Cash Over/Short - BWheeler | | | (130.00) | (130.00) |
| FNBO CC Fees | 571.50 | (720.17) | | (148.67) |
| Cash Receipts - AN | | | (255.16) | (255.16) |
| Pace | | (1,374.68) | | (1,374.68) |
| Solar Refund | | | (8,171.77) | (8,171.77) |
| Overpayment | | | (8,203.17) | (8,203.17) |
| Unknown Vendor | (4,187.50) | (5,236.99) | (2,671.32) | (12,095.81) |
| **Totals** | **$2,535,827.24** | **$2,598,673.62** | **$2,931,014.00** | **$8,065,514.86** |

**Town of Johnstown**
**Detail of Johnstown YMCA Expenses Tested**
**January 1, 2022 through December 31, 2024**

| Date | Account | Transaction Number | Journal Reference | Name | Account Description | Transaction Amount | Support | Johnstown Location Listed | Johnstown Employee | Prohibited Use | Employee Title | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1/13/2022 | [redacted] | [redacted] | Malissa Smith-12192021 | Malissa Smith | Staff Meal Costs | $51.00 | Y | N/A | Y | N | Preschool Leadership | Gift bags for staff blankets and Santa snacks for Santa event |
| 1/13/2022 | [redacted] | [redacted] | Malissa Smith-12202021 | Malissa Smith | Staff Meal Costs | 165.16 | Y | N/A | Y | N | Preschool Leadership | Christmas blankets for each staff, hot chocolate for Santa event |
| 1/13/2022 | [redacted] | [redacted] | Malissa Smith-12202021 | Malissa Smith | Program Food Costs | 707.87 | Y | N/A | Y | N | Preschool Leadership | Snacks |
| 1/13/2022 | [redacted] | [redacted] | Roubhie Fairchild-Dec222021 | Roubhie Fairchild | Program Materials & Supplies | 42.06 | Y | N/A | Y | N | Preschool Leadership | Program supplies |
| 1/13/2022 | [redacted] | [redacted] | Roubhie Fairchild-Dec222021 | Roubhie Fairchild | Employee/Volunteer Recognition | 207.50 | Y | N/A | Y | N | Preschool Leadership | Program supplies |
| 1/13/2022 | [redacted] | [redacted] | Roubhie Fairchild-Dec222021 | Roubhie Fairchild | Program Food Costs | 297.22 | Y | N/A | Y | N | Preschool Leadership | Program supplies |
| 1/13/2022 | [redacted] | [redacted] | Malissa Smith-09252021 | Malissa Smith | Program Materials & Supplies | 162.56 | N | N/A | Y | N/A | Preschool Leadership | Missing receipt for 65.64, remainder receipts are for office supplies |
| 1/25/2022 | [redacted] | [redacted] | High Level Carpet Ca-Jan122022JTY | High Level Carpet | Janitorial Contract | 513.00 | Y | Y | Y | N | N/A | Water damage carpet clean & Disinfect for a water pipe burst |
| 2/10/2022 | [redacted] | [redacted] | Colorado Dept Of Hum-License1744773 | Colorado Dept Of Human Services | License Fees & Background Checks | 540.00 | Y | Y | N/A | N | N/A | Preschool continuation fee documents |
| 2/22/2022 | [redacted] | [redacted] | Jake Anderson-02142022 | Jake Anderson | Employee/Volunteer Recognition | 91.11 | Y | N/A | Y | N | Property Superintendent | Staff lunch celebration - Pelican Jo's |
| 2/28/2022 | [redacted] | [redacted] | University of Northe-January-22 | University of Northern Colorado | Work Study Expense | 142.49 | Y | N/A | N/A | N | N/A | Work study |
| 2/28/2022 | [redacted] | [redacted] | University of Northe-December-21 | University of Northern Colorado | Work Study Expense | 169.68 | Y | N/A | N/A | N | N/A | Work study |
| 3/7/2022 | [redacted] | [redacted] | Cody Schlagel-220003 | Cody Schlagel | Snow Removal | 900.00 | Y | N | N/A | N | N/A | Snow removal - no service location shown but other amount listed of $300 is not charged to Johnstown |
| 3/9/2022 | [redacted] | [redacted] | Cassidy Hiseler-03022022 | Cassidy Hiseler | Program Awards | 325.00 | Y | Y | N/A | N | N/A | Photos for Teen Character Awards Banquet 2022 |
| 3/14/2022 | [redacted] | [redacted] | High Level Carpet Ca-Mar32022 | High Level Carpet | Janitorial Contract | 3,724.00 | Y | Y | Y | N | N/A | Monthly flooring maintenance cleaning |
| 3/14/2022 | [redacted] | [redacted] | High Level Carpet Ca-03082022 | High Level Carpet | Maintenance & Repair | 3,200.00 | Y | N | N/A | N | N/A | Shower face list invoice shows Boulder YMCA |
| 3/28/2022 | [redacted] | [redacted] | Brittany Mastin-03242022 | Brittany Mastin | Employee/Volunteer Recognition | 26.25 | N | N/A | Y | N/A | Operations Manager | Not Provided |
| 3/28/2022 | [redacted] | [redacted] | Brittany Mastin-03242022 | Brittany Mastin | Staff Meal Costs | 55.93 | N | N/A | Y | N/A | Operations Manager | Not Provided |
| 3/29/2022 | [redacted] | [redacted] | University of Northe-February-22 | University of Northern Colorado | Work Study Expense | 135.94 | Y | N/A | N/A | N | N/A | Work study |
| 4/30/202[redacted] | [redacted] | [redacted] | Gina Loudenburg-04282022 | Gina Loudenburg | Maintenance Supplies | 112.77 | Y | N/A | Y | N | Bldg Supervisor | Maintenance supplies - Home Depot |
| 4/30/2022 | [redacted] | [redacted] | High Level Carpet Ca-April252022 | High Level Carpet | Janitorial Contract | 2,798.00 | Y | Y | Y | N | N/A | Monthly flooring maintenance cleaning |
| 4/30/2022 | [redacted] | [redacted] | University of Northe-March-22 | University of Northern Colorado | Work Study Expense | 150.94 | Y | N/A | N/A | N | N/A | Work study |
| 4/30/2022 | [redacted] | [redacted] | University of Northe-November212022 | University of Northern Colorado | Work Study Expense | 375.00 | Y | N/A | N/A | N | N/A | Work study |
| 4/30/2022 | [redacted] | [redacted] | Capital One - Wal-Ma-262098699395319 | Capital One - Walmart | Program Materials & Supplies | 36.39 | N | N/A | N/A | N/A | N/A | Not Provided |
| 4/30/2022 | [redacted] | [redacted] | Capital One - Wal-Ma-262098699395319 | Capital One - Walmart | Program Food Costs | 98.01 | N | N/A | N/A | N/A | N/A | Not Provided |
| 4/30/2022 | [redacted] | [redacted] | Capital One - Wal-Ma-722110655973406 | Capital One - Walmart | Program Materials & Supplies | 99.86 | N | N/A | N/A | N/A | N/A | Not Provided |
| 4/30/2022 | [redacted] | [redacted] | Capital One - Wal-Ma-722110655973406 | Capital One - Walmart | Program Food Costs | 106.20 | N | N/A | N/A | N/A | N/A | Not Provided |
| 4/30/2022 | [redacted] | [redacted] | Capital One - Wal-Ma-852096783646963 | Capital One - Walmart | Program Materials & Supplies | 346.62 | N | N/A | N/A | N/A | N/A | Not Provided |
| 5/1/2022 | [redacted] | [redacted] | Capital One - Wal-Ma-1042000314 | Capital One - Walmart | Staff Meal Costs | 326.11 | N | N/A | N/A | N/A | N/A | Check Stub has the amount listed but no itemized invoice or receipt |
| 5/9/2022 | [redacted] | [redacted] | Associated Pool Buil-093021.42463 | Associated Pool Builders | Pool Repairs | 1,612.00 | N | N | N/A | N/A | N/A | Support is a statement not an invoice. Invoice #093021.42463 dated 09/30/2021 |
| 5/17/2022 | [redacted] | [redacted] | University of Northe-April-22 | University of Northern Colorado | Work Study Expense | 150.00 | Y | N/A | N/A | N | N/A | Work study |
| 5/24/2022 | [redacted] | [redacted] | Jake Anderson-05242022 | Jake Anderson | Employee/Volunteer Recognition | 224.99 | N | N/A | Y | N/A | Property Superintendent | Not Provided |
| 5/25/2022 | [redacted] | [redacted] | Gabriel Benavidez-483 | Gabriel Benavidez | Events/Community Relations | 300.00 | Y | Y | N/A | N | N/A | Motivational speaker |
| 6/13/2022 | [redacted] | [redacted] | University of Northe-May-22 | University of Northern Colorado | Work Study Expense | 34.69 | Y | N/A | N/A | N | N/A | Work study |
| 6/13/2022 | [redacted] | [redacted] | Capital One - Wal-Ma-06132022-7686 | Capital One - Walmart | Program Materials & Supplies | 414.52 | Y | N | N/A | N | Preschool Leadership JTY | Toys and crafts for summer - No location listed |
| 6/28/2022 | [redacted] | [redacted] | High Level Carpet Ca-June282022Johns | High Level Carpet | Janitorial Contract | 2,610.00 | Y | Y | Y | N | N/A | Monthly flooring maintenance cleaning |
| 6/29/2022 | [redacted] | [redacted] | Brittany Mastin-62022 | Brittany Mastin | Equipment Purchases | 3,595.00 | Y | Y | Y | N | Operations Manager | Selling a shed to YMCA Johnstown - original receipts were provided to show the value of the shed |
| 7/1/2022 | [redacted] | [redacted] | Capital One - Wal-Ma-06272022-7686 | Capital One - Walmart | Program Materials & Supplies | 55.22 | N | N/A | N/A | N/A | N/A | Not Provided |
| 7/15/2022 | [redacted] | [redacted] | Associated Pool Buil-930214257 | Associated Pool Builders | Maintenance & Repair | 315.00 | Y | Y | N/A | N | N/A | Fixing water control box due to wet spray not turning on. Service call shows YMCA Johnstown. |
| 8/2/2022 | [redacted] | [redacted] | Capital One - Wal-Ma-07212022-7686 | Capital One - Walmart | Program Materials & Supplies | 349.88 | N | N/A | N/A | N/A | N/A | Not Provided |

| Date | Account | Transaction Number | Journal Reference | Name | Account Description | Transaction Amount | Support | Johnstown Location Listed | Johnstown Employee | Prohibited Use | Employee Title | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8/8/2022 | [redacted] | [redacted] | Brandon Rafferty-Aug2022 | Brandon Rafferty | Employee/Volunteer Recognition | 89.63 | Y | N/A | Y | N | PD Aquatics | Snacks for the aquatics center |
| 8/15/2022 | [redacted] | [redacted] | Brandon Rafferty-08152022 | Brandon Rafferty | Office Supplies | 6.34 | Y | N/A | Y | N | PD Aquatics | Batteries - No location listed |
| 8/15/2022 | [redacted] | [redacted] | Tonya Anderson-June2022 | Tonya Anderson | Licenses & Permits | 349.00 | Y | N/A | Y | N | Group Exercise Instructor | Body pump certification |
| 8/19/2022 | [redacted] | [redacted] | Brandon Rafferty-08192022 | Brandon Rafferty | Training Fees | 60.64 | Y | N/A | Y | N | PD Aquatics | Certified pool operator course and lunch during course - No location listed |
| 8/19/2022 | [redacted] | [redacted] | Brandon Rafferty-08192022 | Brandon Rafferty | Staff Meal Costs | 94.49 | Y | N/A | Y | N | PD Aquatics | Certified pool operator course and lunch during course |
| 8/23/2022 | [redacted] | [redacted] | Jessica Clay-08232022Reim | Jessica Clay | Events/Community Relations | 875.00 | Y | N | N | N | Recruitment & Benefits Director | Career Fair payment - YMCA Northern Colorado is listed |
| 8/30/2022 | [redacted] | [redacted] | High Level Carpet Ca-Aug302022John | High Level Carpet | Janitorial Contract | 3,714.00 | Y | Y | Y | N | N/A | Monthly flooring maintenance cleaning |
| 9/1/2022 | [redacted] | [redacted] | Associated Pool Buil-930214254 | Associated Pool Builders | Pool Repairs | 1,143.46 | N | N/A | N/A | N/A | N/A | Not Provided |
| 9/1/2022 | [redacted] | [redacted] | Amy Stibick-Sept2022 | Amy Stibick | Program Materials & Supplies | 70.00 | Y | N | N/A | N | N/A | Livestrong cancer survivor exercise class - No location listed |
| 9/11/2022 | [redacted] | [redacted] | Brandon Rafferty-09112022 | Brandon Rafferty | Staff Meal Costs | 161.73 | Y | N/A | Y | N | PD Aquatics | Lifeguard snacks |
| 10/1/2022 | [redacted] | [redacted] | High Level Carpet Ca-Sept26202JTY | High Level Carpet | Flooring | 1,005.00 | Y | Y | Y | N | N/A | Deep cleaning maintenance |
| 10/21/2022 | [redacted] | [redacted] | REVERSE-Malissa Smith-05082021 | Malissa Smith | Program Materials & Supplies | (76.97) | N | N/A | Y | N/A | Preschool Leadership | Not Provided |
| 10/27/2022 | [redacted] | [redacted] | Associated Pool Buil-930214461 | Associated Pool Builders | Pool Repairs | 5,435.86 | Y | Y | N/A | N | N/A | Installing 3 chemical controls on lap and activity pools. Service location is YMCA Johnstown |
| 11/10/2022 | [redacted] | [redacted] | Stephanie Strafach-11102022 | Stephanie Strafach | Licenses & Permits | 104.85 | Y | N/A | Y | N | Group Exercise Instructor | Body pump exercise classes |
| 11/29/2022 | [redacted] | [redacted] | Brandon Rafferty-11292022 | Brandon Rafferty | Staff Meal Costs | 370.17 | Y | N/A | Y | N | PD Aquatics | Lifeguard snacks |
| 12/1/2022 | [redacted] | [redacted] | Capital One - Wal-Ma-12012022-7686 | Capital One - Walmart | Events/Community Relations | 232.66 | N | N/A | N/A | N/A | N/A | Not Provided |
| 12/15/2022 | [redacted] | [redacted] | High Level Carpet Ca-Dec152022-JTY | High Level Carpet | Flooring | 950.00 | Y | Y | Y | N | N/A | Deep cleaning maintenance |
| 12/16/2022 | [redacted] | [redacted] | Capital One - Wal-Ma-12162022-7686 | Capital One - Walmart | Program Food Costs | 136.49 | N | N/A | N/A | N/A | N/A | Not Provided |
| 12/18/2022 | [redacted] | [redacted] | Capital One - Wal-Ma-12182022-1485 | Capital One - Walmart | Employee/Volunteer Recognition | 84.40 | N | N/A | N/A | N/A | N/A | Not Provided |
| 12/19/2022 | [redacted] | [redacted] | Capital One - Wal-Ma-12192022-1485 | Capital One - Walmart | Events/Community Relations | 100.00 | N | N/A | N/A | N/A | N/A | Not Provided |
| 12/24/2022 | [redacted] | [redacted] | High Level Carpet Ca-Dec242022-Jty | High Level Carpet | Flooring | 1,600.00 | Y | Y | N/A | N | N/A | Ora penn Fire Mitigation tree removal |
| 12/29/2022 | [redacted] | [redacted] | Associated Pool Buil-930214564 | Associated Pool Builders | Pool Repairs | 5,711.46 | N | N/A | N/A | N/A | N/A | Not Provided |
| 12/31/2022 | [redacted] | [redacted] | City of Boulder Sale-2022 Sales Tax | City of Boulder Sale | Sales Tax | 28.33 | N | N/A | N/A | N/A | N/A | Not Provided |
| 12/31/2022 | [redacted] | [redacted] | Angel Brinkerhoff-2022 | Angel Brinkerhoff | Training Fees | 180.00 | N | N/A | Y | N/A | Swim Team Coach | Not Provided |
| 1/10/2023 | [redacted] | [redacted] | Jan 2023 4613 JSpettel Amazon | Amazon | Employee/Volunteer Recognition | 100.00 | Y | N | Y | N | VP of Branch Ops | 20 gift cards at $25.00 only $100 charged to Johnstown - no other information provided. Shipped to Lafayette YMCA |
| 1/13/2023 | [redacted] | [redacted] | Jan 2023 5712 PHamilton Johnstown Liquor | Johnstown Liquor | Staff Meal Costs | 36.68 | Y | N/A | Y | Y | Executive Director | Receipt for Moscato, stella Rose, and Cali Gold Liquor - No reason for purchase |
| 1/29/2023 | [redacted] | [redacted] | Jan 2023 6544 JAnderson Amazon | Amazon | Maintenance Supplies | 363.87 | Y | Y | Y | N | Facilities Supervisor | Shower curtains and replacement parts |
| 2/1/2023 | [redacted] | [redacted] | Brittany Mastin-12012022 | Brittany Mastin | Employee/Volunteer Recognition | 279.17 | Y | Y | Y | N | Operations Manager | Items for holiday party, all amazon purchases were delivered to Johnstown. |
| 2/8/2023 | [redacted] | [redacted] | Feb 2023 6544 JAnderson Love's Travel Stops | Love's Travel Stops | YMCA Vehicle Operating Costs | 119.06 | Y | N/A | Y | N | Facilities Supervisor | Gas purchased at 5 pm |
| 2/15/2023 | [redacted] | [redacted] | Feb 2023 5712 PHamilton Olive Garden | Olive Garden | Staff Meal Costs | 30.88 | Y | N/A | Y | N | Executive Director | Meal for 2 at 1:28 pm |
| 2/23/202[redacted] | [redacted] | [redacted] | Feb 2023 6544 JAnderson McDonald's | McDonald's | Staff Meal Costs | 16.88 | Y | N/A | Y | N | Facilities Supervisor | Appears to be four meals purchased for breakfast no purpose |
| 2/25/2023 | [redacted] | [redacted] | Feb 2023 5712 PHamilton Lazy Dog Bar and Gri | Lazy Dog Bar and Grill | Meeting Costs | 11.58 | N | N/A | Y | N/A | Executive Director | Receipt not itemized |
| 2/28/2023 | [redacted] | [redacted] | Don Donahoo-Feb2023 | Don Donahoo | Membership Dues Expense | 100.00 | Y | N/A | Y | N | Head Youth Swim Coach | Swim Dues |
| 3/1/2023 | [redacted] | [redacted] | Brian Coe-March2023 | Brian Coe | Membership Dues Expense | 80.00 | N | N/A | Y | N/A | Executive Director | receipt was cut off. Email exchange from Brian Coe to Stephanie Kaus, then Brian Coe to Pamela Hamilton assigned to Johnstown. USA Swimming official membership in the email to Pamela. Email receipt cutoff shows Date of December 28, 2022 and submitted for payment on march 9, 2023. |
| 3/2/2023 | [redacted] | [redacted] | Mar 2023 6544 JAnderson Sportsmith | Sportsmith | Maintenance Supplies | 60.66 | Y | N/A | Y | N | Facilities Supervisor | Power cords |
| 3/13/2023 | [redacted] | [redacted] | Capital One - Wal-Ma-03132023-7686 | Capital One - Walmart | Program Food Costs | 94.14 | N | N/A | N/A | N/A | N/A | Not Provided |
| 3/16/2023 | [redacted] | [redacted] | Mar 2023 6544 JAnderson Amazon | Amazon | Maintenance Supplies | 367.54 | Y | Y | Y | N | Facilities Supervisor | First alert gas tests |
| 3/19/2023 | [redacted] | [redacted] | Mar 2023 5712 PHamilton Circle K | Circle K | Staff Meal Costs | 27.37 | Y | N/A | Y | N | Executive Director | Snacks no reason for purchase |

| Date | Account | Transaction Number | Journal Reference | Name | Account Description | Transaction Amount | Support | Johnstown Location Listed | Johnstown Employee | Prohibited Use | Employee Title | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3/21/2023 | [redacted] | [redacted] | Cassidy Hiseler-March2023 | Cassidy Hiseler | Events/Community Relations | 325.00 | Y | Y | N/A | N | N/A | Johnstown/Miliken Rotary Club & Johnstown Community YMCA Teen Character Awards Banquet 2023 |
| 4/1/2023 | [redacted] | [redacted] | Corinne Hall-April2023 | Corinne Hall | Membership Dues Expense | 30.00 | Y | N/A | Y | N | Art Swim Coach | USA artistic swimming support registration |
| 4/1/2023 | [redacted] | [redacted] | Stephanie Strafach-March2023 | Stephanie Strafach | Licenses & Permits | 37.18 | Y | N/A | Y | N | Group Exercise Instructor | Body pump exercise class |
| 4/1/2023 | [redacted] | [redacted] | Tonya Anderson-March2023 | Tonya Anderson | Licenses & Permits | 37.18 | Y | N/A | Y | N | Group Exercise Instructor | Body pump exercise class |
| 4/1/2023 | [redacted] | [redacted] | Capital One - Wal-Ma-03262023-7685 | Capital One - Walmart | Campaign Costs | 75.16 | N | N/A | N/A | N/A | N/A | Not Provided |
| 4/12/2023 | [redacted] | [redacted] | YMCA of Montclair-04122023 | YMCA of Montclair | Training Fees | 200.00 | Y | Y | N/A | N | N/A | PD Aquatics Johnstown - swim lesson instructor Marina Runco |
| 4/16/2023 | [redacted] | [redacted] | Apr 2023 6544 JAnderson Nordys BBQ and Grill | Nordys BBQ and Grill | Staff Meal Costs | 60.60 | Y | N/A | Y | N | Facilities Supervisor | 3 meals no stated reason |
| 4/19/2023 | [redacted] | [redacted] | Apr 2023 6544 JAnderson Popeyes | Popeyes | Staff Meal Costs | 28.87 | Y | N/A | Y | N | Facilities Supervisor | 3 -4 meals no stated reason why |
| 4/28/2023 | [redacted] | [redacted] | Apr 2023 6544 JAnderson Amazon | Amazon | Building Repairs | 314.95 | Y | Y | Y | N | Facilities Supervisor | Door locks |
| 5/8/2023 | [redacted] | [redacted] | May 2023 9634 RFairchild Walmart | Walmart | Employee/Volunteer Recognition | 109.25 | Y | N/A | Y | N | Preschool Leadership | Succulents |
| 5/12/2023 | [redacted] | [redacted] | May 2023 9634 RFairchild City Market | City Market | Program Materials & Supplies | 95.30 | Y | N/A | Y | N | Preschool Leadership | Ice packs and beach buckets |
| 6/1/2023 | [redacted] | [redacted] | Capital One - Wal-Ma-05192023-8353 | Capital One - Walmart | Program Materials & Supplies | 36.37 | N | N/A | N/A | N/A | N/A | Not Provided |
| 6/6/2023 | [redacted] | [redacted] | Jun 2023 6544 JAnderson Love's Travel Stops | Love's Travel Stops | YMCA Vehicle Operating Costs | 108.18 | Y | N/A | Y | N | Facilities Supervisor | Gas fill up |
| 6/6/2023 | [redacted] | [redacted] | Stephanie Strafach-June2023 | Stephanie Strafach | Licenses & Permits | 37.18 | Y | N/A | Y | N | Group Exercise Instructor | Body pump exercise class |
| 6/7/2023 | [redacted] | [redacted] | Jun 2023 6544 JAnderson Spectrum Aquatics | Spectrum | Building Repairs | 843.00 | N | N/A | Y | N/A | Facilities Supervisor | Spectrum Aquatics no detail in the receipt unsure what it is for #668 |
| 6/8/2023 | [redacted] | [redacted] | Tonya Anderson-06082023 | Tonya Anderson | Licenses & Permits | 37.18 | Y | N/A | Y | N | Group Exercise Instructor | Body pump exercise class |
| 6/8/2023 | [redacted] | [redacted] | Capital One - Wal-Ma-06082023-7686 | Capital One - Walmart | Program Food Costs | 80.35 | N | N/A | N/A | N/A | N/A | Not Provided |
| 6/15/2023 | [redacted] | [redacted] | Jun 2023 4613 JSpettel Amazon | Amazon | Office Supplies | 230.97 | Y | Y | Y | N | VP of Branch Ops | Office supplies |
| 6/28/2023 | [redacted] | [redacted] | Jun 2023 6544 JAnderson Taco Bell | Taco Bell | Staff Meal Costs | 23.25 | Y | N/A | Y | N | Facilities Supervisor | Food items no reason why |
| 7/1/2023 | [redacted] | [redacted] | CEM Sales and Servic-160487 | CEM Sales and Service | Maintenance Supplies | 433.10 | Y | Y | N/A | N | N/A | Rotary flow switch |
| 7/13/2023 | [redacted] | [redacted] | Jake Anderson-06192023 | Jake Anderson | Maintenance Supplies | 162.50 | N | N/A | Y | N/A | Property Superintendent | Ladder purchased in cash, no support just a copy of a bank statement showing a withdrawal for the amount |
| 8/2/2023 | [redacted] | [redacted] | Aug 2023 4613 JSpettel Amazon | Amazon | Employee/Volunteer Recognition | 21.88 | Y | Y | Y | N | VP of Branch Ops | VP of Branch Ops - JTY - leis no reason or purpose |
| 8/24/2023 | [redacted] | [redacted] | Aug 2023 4613 JSpettel B's Coffee | B's Coffee | Meeting Costs | 13.70 | Y | N/A | Y | N | VP of Branch Ops | 2 drinks no purpose what it is for |
| 9/6/2023 | [redacted] | [redacted] | Sep 2023 4613 JSpettel Uber Pending Transaction | Uber | Out of Town Travel | 27.48 | Y | N/A | Y | N | VP of Branch Ops | Uber trip from San Diego air port to 1 Park Blvd, San Diego, CA 92101, US 09/05/2023 - Could not locate training or conference |
| 9/7/2023 | [redacted] | [redacted] | Malissa Smith-09072023 | Malissa Smith | Program Food Costs | 958.41 | Y | N/A | Y | N | Preschool Leadership | Food supply for preschool |
| 9/8/2023 | [redacted] | [redacted] | Sep 2023 4613 JSpettel Uber Pending Transaction | Uber | Out of Town Travel | 21.95 | N | N/A | Y | N/A | VP of Branch Ops | Not Provided |
| 9/9/2023 | [redacted] | [redacted] | Sep 2023 4613 JSpettel Den Public Parking | Denver Public Parking | Out of Town Travel | 54.00 | N | N/A | Y | N/A | VP of Branch Ops | Not Provided |
| 9/12/2023 | [redacted] | [redacted] | Sep 2023 6544 JAnderson Love's Travel Stops | Love's Travel Stops | YMCA Vehicle Operating Costs | 24.85 | Y | N/A | Y | N | Facilities Supervisor | Gas |
| 10/4/2023 | [redacted] | [redacted] | Oct 2023 0024 LSwainey Amazon | Amazon | Program Materials & Supplies | 3,105.60 | N | N/A | Y | N/A | Sr VP | Community does not appear to be coded to Johnstown - No detail what was purchased |
| 10/19/2023 | [redacted] | [redacted] | Jessica Jahr-Oct2023 | Jessica Jahr | Staff Meal Costs | 46.57 | Y | N/A | Y | N | Lead Teach | Staff lunch |
| 10/24/2023 | [redacted] | [redacted] | Malissa Smith-10242023 | Malissa Smith | Program Food Costs | 58.95 | Y | N/A | Y | N | Preschool Leadership | Pumpkins |
| 10/24/2023 | [redacted] | [redacted] | Oct 2023 4613 JSpettel Target | Target | Office Supplies | 32.56 | Y | N/A | Y | N | VP of Branch Ops | Philips |
| 11/3/2023 | [redacted] | [redacted] | Nov 2023 6544 JAnderson 7-Eleven | 7-Eleven | YMCA Vehicle Operating Costs | 40.00 | Y | N/A | Y | N | Facilities Supervisor | Gas |
| 11/19/2023 | [redacted] | [redacted] | High Level Carpet Ca-Nov192023 | High Level Carpet | Building Repairs | 1,630.00 | Y | Y | N/A | N | N/A | Deep floor cleaning for the pre-school carpet |
| 12/11/2023 | [redacted] | [redacted] | Capital One - Wal-Ma-12112023 | Capital One - Walmart | Program Food Costs | 4.90 | N | N/A | N/A | N/A | N/A | Not Provided |
| 12/14/2023 | [redacted] | [redacted] | Don Donahoo-12142023 | Don Donahoo | Equipment Rental/Lease | 207.22 | Y | Y | Y | N | Head Youth Swim Coach | Used his company he works for Arapahoe rental to get a great deal on a lift for the scoreboard that was installed in the pool |
| 12/15/2023 | [redacted] | [redacted] | Capital One - Wal-Ma-12152023 | Capital One - Walmart | Program Materials & Supplies | 24.00 | N | N/A | N/A | N/A | N/A | Not Provided |
| 1/31/2024 | [redacted] | [redacted] | Donna Derrera | Donna Derrera | Program Food & Beverage-Johnstown-Unrestricted Operating Fund-Membership Services-General Program | 345.00 | Y | N/A | Y | N | Member Marketing Director | gift cards purchased does not state the reason |

| Date | Account | Transaction Number | Journal Reference | Name | Account Description | Transaction Amount | Support | Johnstown Location Listed | Johnstown Employee | Prohibited Use | Employee Title | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2/29/2024 | [redacted] | [redacted] | Feb 2024 8363 MWilfinger Walmart | Walmart | Program Supplies-Johnstown-Unrestricted Operating Fund-Youth Programs-Johnstown Childcare | 165.53 | N | N/A | N | N/A | Childcare Brance Program Director | Support received was 76.41 for Dominos |
| 3/31/2024 | [redacted] | [redacted] | Mar 2024 6544 JAnderson Mikes Small Engine | Mikes Small Engine | Facility Supplies-Johnstown-Unrestricted Operating Fund-Facilities-Maintenance General | 735.00 | Y | N/A | Y | N | Facilities Supervisor | Oil change and other car services |
| 3/31/2024 | [redacted] | [redacted] | March 24 Divvy Reclass | Program Reclassification (No Vendor Name Listed) | Program Food & Beverage-Childcare Branch-Unrestricted Operating Fund-School Age Care-Johnstown Childcare | 24.46 | N | N/A | N/A | N/A | N/A | Not Provided |
| 3/31/2024 | [redacted] | [redacted] | March 24 Divvy Reclass | Program Reclassification (No Vendor Name Listed) | Program Food & Beverage-Childcare Branch-Unrestricted Operating Fund-School Age Care-Johnstown Childcare | 466.08 | N | N/A | N/A | N/A | N/A | Not Provided |
| 4/1/2024 | [redacted] | [redacted] | Apr 2024 8363 MWilfinger Etsy | Etsy | Program Supplies-Johnstown-Unrestricted Operating Fund-School Age Care-Johnstown Childcare | 5.45 | Y | N | N | N | Childcare Brance Program Director | Bingo Game - No Location Listed |
| 4/1/2024 | [redacted] | [redacted] | Apr 2024 8363 MWilfinger Etsy | Etsy | Program Supplies-Johnstown-Unrestricted Operating Fund-School Age Care-Johnstown Childcare | 30.21 | Y | N | N | N | Childcare Brance Program Director | Kid activities - No Location Listed |
| 4/1/2024 | [redacted] | [redacted] | Apr 2024 0222 HWindholz Walmart | Walmart | Program Fees-Childcare Branch-Unrestricted Operating Fund-Early Childhood Education-Johnstown Preschool | 16.44 | Y | N/A | Y | N | Senior Program Director | Canning jars |
| 4/1/2024 | [redacted] | [redacted] | Apr 2024 2841 PMurray Ziggis Johnstown | Ziggis Johnstown | Program Food & Beverage-Johnstown-Unrestricted Operating Fund-Administration-Johnstown Childcare | 93.73 | Y | N/A | Y | N | District VP | Coffee |
| 4/30/2024 | [redacted] | [redacted] | Stacy Forbes | Stacy Forbes | Program Licenses & Permits-Johnstown-Unrestricted Operating Fund-Health, WellBeing & Fitness-Group training | 74.36 | N | N/A | Y | N/A | Group Ex Inst | Invoice cut out but appears to be from Les Mills company used for exercise training from other employees |
| 4/30/2024 | [redacted] | [redacted] | Apr 2024 8363 MWilfinger Amazon | Amazon | Program Supplies-Johnstown-Unrestricted Operating Fund-School Age Care-Pioneer Ridge-21st CCLC Pioneer Ridge | 1,608.59 | N | N/A | N | N/A | Childcare Brance Program Director | Invoice does not match charge, Invoice is $999.83 and not delivered to Johnstown |
| 4/30/2024 | [redacted] | [redacted] | Stephanie Strafach | Stephanie Strafach | Program Licenses & Permits-Johnstown-Unrestricted Operating Fund-Health, WellBeing & Fitness-Group training | 34.95 | Y | N/A | Y | N | Group Exercise Instructor | Body pump exercise class |
| 4/30/2024 | [redacted] | [redacted] | Tonya Anderson | Tonya Anderson | Program Licenses & Permits-Johnstown-Unrestricted Operating Fund-Health, WellBeing & Fitness-Group training | 34.95 | Y | N/A | Y | N | Group Exercise Instructor | Body pump exercise class |
| 4/30/2024 | [redacted] | [redacted] | Apr 2024 8363 MWilfinger Ziggiscoffee.com | Ziggis Johnstown | Program Supplies-Johnstown-Unrestricted Operating Fund-School Age Care-Johnstown Childcare | 75.00 | Y | N | N | N | Childcare Brance Program Director | 5 gift cards at $15.00 - No location listed |
| 5/31/2024 | [redacted] | [redacted] | May 2024 8363 MWilfinger Walmart | Walmart | Program Supplies-Johnstown-Unrestricted Operating Fund-Day Camp-Johnstown Childcare | 34.50 | Y | N | N | N | Childcare Brance Program Director | A broom/dustpan, |
| 5/31/2024 | [redacted] | [redacted] | May 2024 8363 MWilfinger Amazon Mar | Amazon | Program Supplies-Johnstown-Unrestricted Operating Fund-School Age Care-Elwell/Letford | 1,676.39 | Y | Y | N | N | Childcare Brance Program Director | Toys and activities |
| 5/31/2024 | [redacted] | [redacted] | May 2024 8363 MWilfinger Amazon | Amazon | Program Supplies-Johnstown-Unrestricted Operating Fund-School Age Care-Elwell/Letford-ESSER Elwell/Letford | 1,298.00 | Y | Y | N | N | Childcare Brance Program Director | Digital camera and memory cards delivered to Johnstown |
| 5/31/2024 | [redacted] | [redacted] | May 2024 6544 JAnderson eBay | eBay | Repairs & Maintenance Materials/Equipment-Johnstown-Unrestricted Operating Fund-Facilities-Maintenance General | 121.30 | Y | Y | Y | N | Facilities Supervisor | Projection screen motor |
| 5/31/2024 | [redacted] | [redacted] | May 2024 0222 HWindholz Walmart | Walmart | Program Fees-Childcare Branch-Unrestricted Operating Fund-Early Childhood Education-Johnstown Preschool | 207.09 | Y | N/A | Y | N | Senior Program Director | Food Items |
| 5/31/2024 | [redacted] | [redacted] | May 2024 8363 MWilfinger Walmart | Walmart | Program Supplies-Johnstown-Unrestricted Operating Fund-Day Camp-Johnstown Childcare | 94.49 | Y | N | N | N | Childcare Brance Program Director | Step stool and beverage tubs - No location listed |
| 5/31/2024 | [redacted] | [redacted] | May 2024 8363 MWilfinger Walmart | Walmart | Program Supplies-Johnstown-Unrestricted Operating Fund-Day Camp-Johnstown Childcare | 97.20 | Y | N | N | N | Childcare Brance Program Director | Storage Boxes - No location listed |
| 5/31/2024 | [redacted] | [redacted] | May 2024 8363 MWilfinger Walmart | Walmart | Program Supplies-Johnstown-Unrestricted Operating Fund-Day Camp-Johnstown Childcare | 139.14 | Y | N | N | N | Childcare Brance Program Director | Boys and Girls swim trunks and bathing suits - No location listed |
| 5/31/2024 | [redacted] | [redacted] | May 2024 8363 MWilfinger Walmart | Walmart | Program Supplies-Johnstown-Unrestricted Operating Fund-School Age Care-Elwell/Letford | 207.10 | | N | N | N | Childcare Brance Program Director | Does not state where the items are going to, food items |

| Date | Account | Transaction Number | Journal Reference | Name | Account Description | Transaction Amount | Support | Johnstown Location Listed | Johnstown Employee | Prohibited Use | Employee Title | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6/1/2024 | [redacted] | [redacted] | May 2024 Divvy Reclass Incomplete Transactions | Program Reclassification (No Vendor Name Listed) | Program Supplies-Childcare Branch-Unrestricted Operating Fund-Early Childhood Education-Johnstown Preschool | 6.62 | N | N | N/A | N/A | N/A | Craft items - amount shows 6.99 does not add up to the charge , cannot see who purchased it |
| 6/1/2024 | [redacted] | [redacted] | Jun 2024 8363 MWilfinger Starbucks | Starbucks | Program Food & Beverage-Johnstown-Unrestricted Operating Fund-Day Camp-Berthoud | 10.00 | Y | N | N | N | Childcare Brance Program Director | gift card for Matthew Fernandez who works for childcare branch assistant does not show as assigned to Johnstown location - No Location Listed |
| 6/1/2024 | [redacted] | [redacted] | Jun 2024 6544 JAnderson Greeley Recreation | Greeley Recreation | Facility Supplies-Johnstown-Unrestricted Operating Fund-Facilities-Maintenance General | 60.00 | N | N/A | Y | N/A | Facilities Supervisor | Employee was termed before the end of the month when receipts are required to be submitted |
| 6/1/2024 | [redacted] | [redacted] | Jun 2024 6544 JAnderson Greeley Recreation | Greeley Recreation | Facility Supplies-Johnstown-Unrestricted Operating Fund-Facilities-Maintenance General | 400.00 | N | N/A | Y | N/A | Facilities Supervisor | Employee was termed before the end of the month when receipts are required to be submitted |
| 6/1/2024 | [redacted] | [redacted] | May 2024 Divvy Reclass Incomplete Transactions | Program Reclassification (No Vendor Name Listed) | Program Food & Beverage-Childcare Branch-Unrestricted Operating Fund-Early Childhood Education-Johnstown Preschool | 37.45 | N | N/A | Y | N/A | ED of Preschool | Not itemized |
| 6/1/2024 | [redacted] | [redacted] | Jun 2024 8363 MWilfinger Starbucks | Starbucks | Program Food & Beverage-Johnstown-Unrestricted Operating Fund-Day Camp-Berthoud | 60.00 | Y | N | N | N | Childcare Brance Program Director | gift cards, not sure the purpose does not appear to be all employees charged to Johnstown only 1 identified- No location listed |
| 6/1/2024 | [redacted] | [redacted] | Jun 2024 8363 MWilfinger Walmart | Walmart | Program Food & Beverage-Johnstown-Unrestricted Operating Fund-Day Camp-Johnstown Childcare | 72.28 | Y | N | N | N | Childcare Brance Program Director | Does not state where the items are going to, food items |
| 6/1/2024 | [redacted] | [redacted] | Jun 2024 6544 JAnderson Amazon | Amazon | Facility Supplies-Johnstown-Unrestricted Operating Fund-Facilities-Maintenance General | 443.98 | Y | Y | Y | N | Facilities Supervisor | Replacement filters |
| 6/1/2024 | [redacted] | [redacted] | May 2024 Divvy Reclass Incomplete Transactions | Program Reclassification (No Vendor Name Listed) | Program Supplies-Childcare Branch-Unrestricted Operating Fund-Early Childhood Education-Johnstown Preschool | 162.91 | Y | N/A | Y | N | ED of Preschool | Food items and amazon, tj max, and target gift cards totaling 150 |
| 6/1/2024 | [redacted] | [redacted] | May 2024 Divvy Reclass Incomplete Transactions | Program Reclassification (No Vendor Name Listed) | Program Food & Beverage-Childcare Branch-Unrestricted Operating Fund-Early Childhood Education-Johnstown Preschool | 430.23 | Y | N/A | Y | N | ED of Preschool | Food items |
| 6/1/2024 | [redacted] | [redacted] | May 2024 Divvy Reclass Incomplete Transactions | Program Reclassification (No Vendor Name Listed) | Program Supplies-Johnstown-Unrestricted Operating Fund-Youth Programs-Johnstown Childcare | 118.79 | N | N | Y | N/A | District VP | Address labels, screenshot does not show amount and cannot see full detail of delivery address |
| 6/1/2024 | [redacted] | [redacted] | May 2024 Divvy Reclass Incomplete Transactions | Program Reclassification (No Vendor Name Listed) | Program Licenses & Permits-Childcare Branch-Unrestricted Operating Fund-Day Camp-Johnstown Childcare | 165.00 | Y | N | N | N | Childcare ED of School Age Programs | Nurse Consulting |
| 6/1/2024 | [redacted] | [redacted] | Jun 2024 8363 MWilfinger Walmart | Walmart | Program Food & Beverage-Johnstown-Unrestricted Operating Fund-Day Camp-Johnstown Childcare | 234.36 | Y | N | N | N | Childcare Brance Program Director | Does not state where the items are going to, food items |
| 6/6/2024 | [redacted] | [redacted] | CEM Sales and Service | CEM Sales and Service | Repairs & Maintenance Materials/Equipment-Johnstown-Unrestricted Operating Fund-Facilities-Maintenance General | 961.06 | Y | Y | N/A | N | N/A | Cables and replacement kit |
| 6/30/2024 | [redacted] | [redacted] | May 2024 Divvy Reclass Incomplete Transactions | Program Reclassification (No Vendor Name Listed) | Office Supplies-Johnstown-Unrestricted Operating Fund-Membership Services-Johnstown Childcare | 27.92 | N | N | Y | N/A | District VP | Printer paper, screenshot does not show amount and cannot see full detail of delivery address |
| 6/30/2024 | [redacted] | [redacted] | Jun 2024 8363 MWilfinger Etsy | Etsy | Program Supplies-Johnstown-Unrestricted Operating Fund-School Age Care-Johnstown Childcare | 86.44 | Y | N | N | N | Childcare Brance Program Director | Kids craft supplies - No Location Listed |
| 7/25/2024 | [redacted] | [redacted] | FD | FD | Repairs & Maintenance Materials/Equipment-Johnstown-Unrestricted Operating Fund-Facilities-Maintenance General | 253.52 | N | N/A | N/A | N/A | N/A | Not Provided |
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 8363 MWilfinger Etsy | Etsy | Program Supplies-Johnstown-Unrestricted Operating Fund-Day Camp-General Program | 13.97 | Y | N | N | N | Childcare Brance Program Director | Kids craft supplies - No Location Listed |
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 8363 MWilfinger Etsy | Etsy | Program Supplies-Johnstown-Unrestricted Operating Fund-Day Camp-General Program | 17.00 | Y | N | N | N | Childcare Brance Program Director | Kids craft supplies - No Location Listed |
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 8363 MWilfinger Etsy | Etsy | Program Supplies-Johnstown-Unrestricted Operating Fund-Day Camp-Berthoud | 35.65 | Y | N | N | N | Childcare Brance Program Director | Kids craft supplies - No Location Listed |
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 2841 PMurray Greeley Recreation | Greeley Recreation | Special Event Other Direct Expenses-Johnstown-Unrestricted Operating Fund-Administration-Johnstown Childcare | 480.00 | N | N/A | Y | N/A | District VP | Not Provided |
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 8363 MWilfinger Etsy | Etsy | Program Supplies-Johnstown-Unrestricted Operating Fund-Day Camp-General Program | 104.64 | Y | N | N | N | Childcare Brance Program Director | Kids craft supplies - No Location Listed |

| Date | Account | Transaction Number | Journal Reference | Name | Account Description | Transaction Amount | Support | Johnstown Location Listed | Johnstown Employee | Prohibited Use | Employee Title | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 6735 JHernandez 7-Eleven | 7-Eleven | Program Food & Beverage-Childcare Branch-Unrestricted Operating Fund-School Age Care-Johnstown Childcare | 22.39 | Y | N/A | N | N | Bus Driver | Red bull and snacks |
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 6735 JHernandez 7-Eleven | 7-Eleven | Program Food & Beverage-Childcare Branch-Unrestricted Operating Fund-School Age Care-Johnstown Childcare | 36.78 | Y | N/A | N | N | Bus Driver | 17 slurpees |
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 6735 JHernandez Aquarium Denver Amus | Aquarium Denver Amus | Program Supplies-Childcare Branch-Unrestricted Operating Fund-School Age Care-Johnstown Childcare | 78.75 | Y | N/A | N | N | Bus Driver | 21 4D theater tickets |
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 8363 MWilfinger DoorDash | DoorDash | Program Food & Beverage-Johnstown-Unrestricted Operating Fund-Day Camp-Berthoud | 104.84 | Y | Y | N | N | Childcare Brance Program Director | Delivered to 560 Bunyan Ave, Berthoud, CO 80513 (Berthoud Elementary School) |
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 5248 BMastin Amazon | Amazon | Facility Supplies-Johnstown-Unrestricted Operating Fund-Health, WellBeing & Fitness-Rev Gen wellness | 667.68 | Y | Y | Y | N | Operations Manager | Workout matts, swimming gloves, and mats |
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 5248 BMastin Kona Hawaiian BBQ | Kona Hawaiian BBQ | Employee Meals - Travel-Johnstown-Unrestricted Operating Fund-Administration-General Program | 62.62 | Y | N/A | Y | N | Operations Manager | Food no purpose stated |
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 8363 MWilfinger DoorDash | DoorDash | Program Food & Beverage-Johnstown-Unrestricted Operating Fund-Day Camp-Berthoud | 106.84 | Y | Y | N | N | Childcare Brance Program Director | Delivered to 560 Bunyan Ave, Berthoud, CO 80513 (Berthoud Elementary School) |
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 8363 MWilfinger Downtown Aquarium | Downtown Aquarium | Program Supplies-Johnstown-Unrestricted Operating Fund-Day Camp-Johnstown Childcare | (98.00) | N/A | N/A | N | N | Childcare Brance Program Director | Refunds do not require supporting documentation |
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 8363 MWilfinger Downtown Aquarium | Downtown Aquarium | Program Supplies-Johnstown-Unrestricted Operating Fund-Day Camp-Berthoud | (54.00) | N/A | N/A | N | N | Childcare Brance Program Director | Refunds do not require supporting documentation |
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 8363 MWilfinger Downtown Aquarium | Downtown Aquarium | Program Supplies-Johnstown-Unrestricted Operating Fund-Day Camp-Johnstown Childcare | (52.00) | N/A | N/A | N | N | Childcare Brance Program Director | Refunds do not require supporting documentation |
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 8363 MWilfinger Downtown Aquarium | Downtown Aquarium | Program Supplies-Johnstown-Unrestricted Operating Fund-Day Camp-General Program | 455.00 | Y | N | N | N | Childcare Brance Program Director | Summer Camp Field Trip - No Location Listed |
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 8363 MWilfinger Downtown Aquarium | Downtown Aquarium | Program Supplies-Johnstown-Unrestricted Operating Fund-Day Camp-Berthoud | 366.50 | N | N/A | N | N/A | Childcare Brance Program Director | Purchase was made over the phone no receipt available |
| 7/31/2024 | [redacted] | [redacted] | Johnstown / Milliken Pride LLC | Milliken Pride LLC | Program Supplies-Johnstown-Unrestricted Operating Fund-Administration-General Program | 500.00 | Y | Y | N/A | N | N/A | Pride Programming |
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 0222 HWindholz Target | Target | Program Supplies-Childcare Branch-Unrestricted Operating Fund-Early Childhood Education-Johnstown Preschool | 12.78 | Y | N/A | Y | N | Senior Program Director | Office supplies and toys |
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 2841 PMurray Cassidys Sports Grill | Cassidys Sports Grill | Program Food & Beverage-Johnstown-Unrestricted Operating Fund-Administration-Johnstown Childcare | 68.63 | N | N/A | Y | N/A | District VP | Not itemized; tip not listed but it is $10.00 |
| 7/31/2024 | [redacted] | [redacted] | Jul 2024 8363 MWilfinger Amazon | Amazon | Program Supplies-Johnstown-Unrestricted Operating Fund-School Age Care-General Program | 2,774.22 | Y | N | N | N | Childcare Brance Program Director | Daycare Supplies - Shipped to Loveland YMCA |
| 8/1/2024 | [redacted] | [redacted] | Aug 2024 6682 BHirssig Mikes Small Engine | Mikes Small Engine | Repairs & Maintenance Materials/Equipment-Johnstown-Unrestricted Operating Fund-Facilities-Maintenance General | 900.00 | N | N | N | N/A | Executive Director | Not itemized not sure what it is for |
| 8/9/2024 | [redacted] | [redacted] | CEM Sales and Service | CEM Sales and Service | Repairs & Maintenance Materials/Equipment-Johnstown-Unrestricted Operating Fund-Facilities-Maintenance General | 306.71 | Y | Y | N/A | N | N/A | Flapper assembly and check valves |
| 8/31/2024 | [redacted] | [redacted] | Aug 2024 2841 PMurray Greeley Recreation | Greeley Recreation | Program Supplies-Johnstown-Unrestricted Operating Fund-Administration-Johnstown Childcare | 60.00 | N | N/A | Y | N/A | District VP | Not Provided |
| 8/31/2024 | [redacted] | [redacted] | Aug 2024 6147 BMastin Southwest Airlines | Southwest Airlines | Conference Fees-Johnstown-Unrestricted Operating Fund-Administration-General Program | 157.96 | Y | N/A | Y | N | Operations Manager | Flight to las Vegas - Could not locate training or conference in Las Vegas |
| 8/31/2024 | [redacted] | [redacted] | Aug 2024 0222 HWindholz Target | Target | Professional Development-Childcare Branch-Unrestricted Operating Fund-Early Childhood Education-Johnstown Preschool | 64.94 | Y | N/A | Y | N | Senior Program Director | Office supplies, trail mix, blanket |
| 8/31/2024 | [redacted] | [redacted] | Aug 2024 2841 PMurray United | United | Conference Fees-Johnstown-Unrestricted Operating Fund-Administration-Johnstown Childcare | 360.92 | Y | N/A | Y | N | District VP | Flight to las Vegas no purpose |
| 9/30/2024 | [redacted] | [redacted] | Sep 2024 2841 PMurray Curb Mobility | Curb Mobility | Transportation-Johnstown-Unrestricted Operating Fund-Administration-General Program | 33.71 | N | N/A | Y | N/A | District VP | Not Provided |

| Date | Account | Transaction Number | Journal Reference | Name | Account Description | Transaction Amount | Support | Johnstown Location Listed | Johnstown Employee | Prohibited Use | Employee Title | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9/30/2024 | [redacted] | [redacted] | Sep 2024 2841 PMurray Den Public Parking | Denver Public Parking | Transportation-Johnstown-Unrestricted Operating Fund-Administration-General Program | 54.00 | N | N/A | Y | N/A | District VP | Not Provided |
| 9/30/2024 | [redacted] | [redacted] | Sep 2024 2841 PMurray Kaptyn Mobility | Kaptyn Mobility | Transportation-Johnstown-Unrestricted Operating Fund-Administration-General Program | 15.00 | N | N/A | Y | N/A | District VP | Not Provided |
| 9/30/2024 | [redacted] | [redacted] | Sep 2024 2841 PMurray Nosh Deli | Nosh Deli | Conference Food & Meals-Johnstown-Unrestricted Operating Fund-Administration-General Program | 29.07 | N | N/A | Y | N/A | District VP | Not Provided |
| 9/30/2024 | [redacted] | [redacted] | Sep 2024 2841 PMurray Wahlburgers | Wahlburgers | Conference Food & Meals-Johnstown-Unrestricted Operating Fund-Administration-General Program | 57.11 | N | N/A | Y | N/A | District VP | Not Provided |
| 9/30/2024 | [redacted] | [redacted] | Sep 2024 6147 BMastin Ben & Jerry's | Ben & Jerry's | Conference Food & Meals-Johnstown-Unrestricted Operating Fund-Administration-General Program | 32.22 | Y | N/A | Y | N | Operations Manager | 4 ice cream at 7:55 pm |
| 9/30/2024 | [redacted] | [redacted] | Sep 2024 6147 BMastin Cafe Belle Madeline | Cafe Belle Madeline | Conference Food & Meals-Johnstown-Unrestricted Operating Fund-Administration-General Program | 20.20 | Y | N/A | Y | N | Operations Manager | Muffin and mocha seems like 1 person |
| 9/30/2024 | [redacted] | [redacted] | Sep 2024 6147 BMastin Den Public Parking | Denver Public Parking | Conference Fees-Johnstown-Unrestricted Operating Fund-Administration-General Program | 90.00 | Y | N/A | Y | N | Operations Manager | Parking from airport for las Vegas trip |
| 9/30/2024 | [redacted] | [redacted] | Sep 2024 6147 BMastin Leye Mag Vegas | Leye Mag Vegas | Conference Food & Meals-Johnstown-Unrestricted Operating Fund-Administration-General Program | 104.94 | Y | N/A | Y | N | Operations Manager | Breakfast for las Vegas trip |
| 9/30/2024 | [redacted] | [redacted] | Sep 2024 6147 BMastin Nosh Deli | Nosh Deli | Conference Food & Meals-Johnstown-Unrestricted Operating Fund-Administration-General Program | 26.94 | Y | N/A | Y | N | Operations Manager | 2 coffees for las Vegas trip |
| 9/30/2024 | [redacted] | [redacted] | Sep 2024 9276 TArnhold Spectrum Products | Spectrum | Repairs & Maintenance Materials/Equipment-Johnstown-Unrestricted Operating Fund-Facilities-Maintenance General | 487.83 | Y | N/A | Y | N | Facilities Supervisor | Warner Linear Wired Battery |
| 9/30/2024 | [redacted] | [redacted] | Stacy Forbes | Stacy Forbes | Facility Licenses & Permits-Johnstown-Unrestricted Operating Fund-Health, WellBeing & Fitness-Group training | 174.75 | Y | N/A | Y | N | Group Ex Inst | Exercise training classes |
| 9/30/2024 | [redacted] | [redacted] | Sep 2024 6147 BMastin Yard House | Yard House | Conference Food & Meals-Johnstown-Unrestricted Operating Fund-Administration-General Program | 64.39 | Y | N/A | Y | N | Operations Manager | Meals during las Vegas trip |
| 10/1/2024 | [redacted] | [redacted] | Oct 2024 2965 RJepson Johnstown Carwash | Johnstown Carwash | Repairs & Maintenance Materials/Equipment-Johnstown-Unrestricted Operating Fund-Facilities-Maintenance General | 3.25 | N | N/A | Y | N/A | Facilities Supervisor | Not Provided |
| 10/1/2024 | [redacted] | [redacted] | Oct 2024 2965 RJepson Johnstown Carwash | Johnstown Carwash | Repairs & Maintenance Materials/Equipment-Johnstown-Unrestricted Operating Fund-Facilities-Maintenance General | 10.00 | N | N/A | Y | N/A | Facilities Supervisor | Not Provided |
| 11/6/2024 | [redacted] | [redacted] | 11-2024-2965-RJepson-Spectrum Products | Spectrum | Repairs & Maintenance Materials/Equipment-Johnstown-Unrestricted Operating Fund-Facilities-Maintenance General | 228.18 | Y | N/A | Y | N | Facilities Supervisor | Headrest Pad |
| 11/30/2024 | [redacted] | [redacted] | 11-2024-6147-BMastin-Wekneaddonuts John | Wekneaddonuts | Program Food & Beverage-Johnstown-Unrestricted Operating Fund-Health, WellBeing & Fitness-Personal training | 25.15 | Y | N/A | Y | N | Operations Manager | 1 dozen donuts |
| 12/1/2024 | [redacted] | [redacted] | 12-2024-7012-ACulver-Target | Target | Program Supplies-Childcare Branch-Unrestricted Operating Fund-Early Childhood Education-Johnstown Childcare | 48.86 | Y | N | N | N | Associate PD childcare | Cookies and toys - No location listed |
| 12/1/2024 | [redacted] | [redacted] | 12-2024-2965-RJepson-Washme North | Washme | Repairs & Maintenance Materials/Equipment-Johnstown-Unrestricted Operating Fund-Facilities-Maintenance General | 12.00 | N | N/A | Y | N/A | Facilities Supervisor | Not Provided |
| 12/1/2024 | [redacted] | [redacted] | 12-2024-2965-RJepson-Amazon | Amazon | Repairs & Maintenance Materials/Equipment-Johnstown-Unrestricted Operating Fund-Facilities-Maintenance General | 1,017.58 | Y | Y | Y | N | Facilities Supervisor | Outdoor lights shipped to Johnstown YMCA |
| | | | | | Total | $80,465.50 | | | | | | |

**Town of Johnstown**
**Detail of Johnstown YMCA First National Bank Expenses Tested**
**January 1, 2022 through February 23, 2023**

| Date | Year | Cardholder | Card No. | Vendor Name | Amount | Support | Johnstown Location Listed | Johnstown Employee | Prohibited Use | Employee Title | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1/4/2022 | 2022 | Keith Williams | [redacted] | Wing Shack | $120.67 | Y | Y | N | N | Executive Director | Food |
| 2/2/2022 | 2022 | Jake Anderson | [redacted] | Burnout Grill | 42.09 | N | N/A | Y | N/A | Facilities Supervisor | Not Provided |
| 2/18/2022 | 2022 | Jake Anderson | [redacted] | McDonalds | 69.00 | Y | Y | Y | N | Facilities Supervisor | Food |
| 3/8/2022 | 2022 | Jake Anderson | [redacted] | BTS Equipment Services | 84.33 | N | N/A | Y | N/A | Facilities Supervisor | Statement not an invoice |
| 4/6/2022 | 2022 | Jake Anderson | [redacted] | AVI-SPL LLC | 710.00 | Y | Y | Y | N | Facilities Supervisor | Multipurpose room service call |
| 4/14/2022 | 2022 | Jake Anderson | [redacted] | Hays Market | 46.36 | Y | Y | Y | N | Facilities Supervisor | Bodywash and food items |
| 5/3/2022 | 2022 | Jake Anderson | [redacted] | Square - Los Rudos Tacos | 47.10 | N | N/A | Y | N/A | Facilities Supervisor | Not Provided |
| 5/19/2022 | 2022 | Roubie Fairchild | [redacted] | Party City | 122.62 | Y | N/A | Y | N | Preschool Leadership | Grad decorations Longmont location |
| 5/31/2022 | 2022 | Roubie Fairchild | [redacted] | Burlington Stores | 167.83 | Y | N/A | Y | N | Preschool Leadership | Rugs and kid items |
| 6/1/2022 | 2022 | Jake Anderson | [redacted] | Buffalo Brand Seed LLC | 598.75 | Y | Y | Y | N | Facilities Supervisor | Lawn Maintenance |
| 6/27/2022 | 2022 | Jake Anderson | [redacted] | Lowes | 249.00 | Y | N/A | Y | N | Facilities Supervisor | Cart Grill |
| 7/1/2022 | 2022 | Keith Williams | [redacted] | Amazon Music | 15.95 | N | N/A | Y | N/A | Executive Director | Subscription no invoice listed only authorization |
| 7/3/2022 | 2022 | Keith Williams | [redacted] | Amazon Free Time | 5.31 | N | N/A | Y | N/A | Executive Director | Subscription no invoice listed only authorization |
| 7/20/2022 | 2022 | Roubie Fairchild | [redacted] | Taco Bell | 26.73 | Y | N/A | Y | N | Preschool Leadership | Food items |
| 7/20/2022 | 2022 | Roubie Fairchild | [redacted] | 7-Eleven | 21.79 | N | N/A | Y | N/A | Preschool Leadership | Not Provided |
| 7/21/2022 | 2022 | Pat Hamilton | [redacted] | Venmo | 5.66 | Y | N/A | Y | N | Executive Director | Payment to witney Schlemmer emoji of coffee no itemized receipt |
| 7/21/2022 | 2022 | Jake Anderson | [redacted] | BSN Sports | 106.18 | Y | Y | Y | N | Facilities Supervisor | Screws |
| 7/27/2022 | 2022 | Pat Hamilton | [redacted] | Target | 322.00 | Y | N/A | Y | N | Executive Director | gift cards - Grant funded |
| 7/27/2022 | 2022 | Pat Hamilton | [redacted] | Dom BLK SH | 50.00 | Y | N/A | Y | N | Executive Director | gift cards - Grant funded |
| 7/28/2022 | 2022 | Pat Hamilton | [redacted] | Dom BLK SH | 75.00 | Y | N/A | Y | N | Executive Director | gift cards - Grant funded |
| 8/2/2022 | 2022 | Pat Hamilton | [redacted] | Wing Shack | 94.11 | Y | N/A | Y | N | Executive Director | Food Items - Grant funded |
| 8/4/2022 | 2022 | Pat Hamilton | [redacted] | Amazon | 236.00 | Y | Y | Y | N | Executive Director | Muscle Rack |
| 8/5/2022 | 2022 | Pat Hamilton | [redacted] | GrubHub | 162.69 | Y | N/A | Y | N | Executive Director | Food items |
| 8/6/2022 | 2022 | Pat Hamilton | [redacted] | SP Pool Training | 349.00 | Y | N/A | Y | N | Executive Director | pool training class charged to Johnstown |
| 8/10/2022 | 2022 | Keith Williams | [redacted] | Target | 568.84 | Y | N | N | N | Executive Director | gift cards and food items |
| 8/10/2022 | 2022 | Keith Williams | [redacted] | Target | 318.00 | Y | N | N | N | Executive Director | gift cards - Grant funded |
| 8/10/2022 | 2022 | Keith Williams | [redacted] | Target | 275.00 | Y | N | N | N | Executive Director | gift cards - Grant funded |
| 8/10/2022 | 2022 | Keith Williams | [redacted] | Target | 275.00 | Y | N | N | N | Executive Director | gift cards - Grant funded |
| 8/11/2022 | 2022 | Keith Williams | [redacted] | Amazon | 719.55 | Y | Y | N | N | Executive Director | Door mats |
| 8/11/2022 | 2022 | Keith Williams | [redacted] | Amazon | 790.70 | Y | Y | N | N | Executive Director | Vinyl mats |
| 8/15/2022 | 2022 | Keith Williams | [redacted] | Square - Aquatic Media | 299.00 | Y | N | N | N | Executive Director | Facility Operator Course |
| 8/15/2022 | 2022 | Roubie Fairchild | [redacted] | P&S Liquor | 42.18 | Y | N/A | Y | Y | Preschool Leadership | Volunteer appreciation corona and dos equis |
| 8/17/2022 | 2022 | Pat Hamilton | [redacted] | Venmo | 10.30 | Y | N/A | Y | N | Executive Director | Payment to witney Schlemmer says lunch no itemized receipt - grant funded |
| 8/26/2022 | 2022 | Pat Hamilton | [redacted] | Square - The Snowy Churro Noco | 29.31 | N | N/A | Y | N/A | Executive Director | Lost receipt - charged to Johnstown says plumbing repair |
| 8/29/2022 | 2022 | Jake Anderson | [redacted] | Mi Cocina & Cantina | 42.00 | N | N/A | Y | N/A | Facilities Supervisor | Written note with the total and the restaurant saying the receipt could not be reprinted |
| 9/14/2022 | 2022 | Jake Anderson | [redacted] | AVI-SPL LLC | 710.00 | Y | Y | Y | N | Facilities Supervisor | Touch Panel Service |
| 9/14/2022 | 2022 | Pat Hamilton | [redacted] | The Glass Guru | 980.00 | Y | Y | Y | N | Executive Director | Work done at Johnstown location not itemized |
| 9/18/2022 | 2022 | Pat Hamilton | [redacted] | Lazy Dog Bar and Grill | 212.01 | Y | N/A | Y | N | Executive Director | Food items - grant funded |
| 9/19/2022 | 2022 | Pat Hamilton | [redacted] | Target | 530.00 | Y | N/A | Y | N | Executive Director | gift cards - Grant funded |
| 9/27/2022 | 2022 | Roubie Fairchild | [redacted] | Sams Club | 271.88 | Y | N/A | Y | N | Preschool Leadership | Food Items |
| 9/28/2022 | 2022 | Jake Anderson | [redacted] | Target | 530.00 | Y | N/A | Y | N | Facilities Supervisor | gift cards |
| 10/3/2022 | 2022 | Jake Anderson | [redacted] | Court Products INC | 155.00 | Y | Y | Y | N | Facilities Supervisor | Computer backpack |
| 10/4/2022 | 2022 | Pat Hamilton | [redacted] | Southwest | 288.96 | Y | N/A | Y | N | Executive Director | Flight to phoenix charged to Johnstown 11/06/2022 - 11/08/2022 |
| 10/13/2022 | 2022 | Jake Anderson | [redacted] | Robert Brooke & Associate | 160.98 | Y | Y | Y | N | Facilities Supervisor | Outswing keeper |
| 10/14/2022 | 2022 | Jake Anderson | [redacted] | Best Buy | 29.99 | Y | N/A | Y | N | Facilities Supervisor | Wireless keyboard |
| 10/17/2022 | 2022 | Pat Hamilton | [redacted] | The Melting Pot | 200.00 | N | N/A | Y | N/A | Executive Director | Lost receipt - charged to Johnstown lifeguard appreciation |
| 10/24/2022 | 2022 | Pat Hamilton | [redacted] | Jax Fish House | 383.58 | Y | N/A | Y | N | Executive Director | 6:44 pm dinner |
| 10/24/2022 | 2022 | Pat Hamilton | [redacted] | Panera Bread | 35.09 | Y | N/A | Y | N | Executive Director | 2 meals |
| 10/31/2022 | 2022 | Pat Hamilton | [redacted] | Hilton Garden Inn | 2,419.11 | Y | N/A | Y | N | Executive Director | Loding 10/23/2022 through 10/27//2022 in Denver Colorado |
| 11/1/2022 | 2022 | Pat Hamilton | [redacted] | Amazon Music | 15.95 | N | N/A | Y | N/A | Executive Director | Subscription no invoice listed only authorization |
| 11/2/2022 | 2022 | Pat Hamilton | [redacted] | Wing Shack | 25.81 | N | N/A | Y | N/A | Executive Director | Charged to Johnstown an authorization that says dinner with Matt Leceif |
| 11/7/2022 | 2022 | Pat Hamilton | [redacted] | Uber | 43.98 | Y | N/A | Y | N | Executive Director | Airport pickup in phoenix |
| 11/24/2022 | 2022 | Roubie Fairchild | [redacted] | Teaching Strategies LLC | 1,200.00 | Y | N/A | Y | N | Preschool Leadership | Online assessment portfolios |
| 11/24/2022 | 2022 | Roubie Fairchild | [redacted] | Teaching Strategies LLC | 3,603.00 | Y | N/A | Y | N | Preschool Leadership | Preschool curriculum |

| Date | Year | Cardholder | Card No. | Vendor Name | Amount | Support | Johnstown Location Listed | Johnstown Employee | Prohibited Use | Employee Title | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11/26/2022 | 2022 | Roubie Fairchild | [redacted] | Sams Club | 343.01 | Y | N/A | Y | N | Preschool Leadership | Food items |
| 11/30/2022 | 2022 | Roubie Fairchild | [redacted] | Sams Club | 857.07 | Y | N/A | Y | N | Preschool Leadership | Food items |
| 12/1/2022 | 2022 | Pat Hamilton | [redacted] | Wing Shack | 29.71 | Y | N/A | Y | N | Executive Director | 2 meals |
| 12/2/2022 | 2022 | Pat Hamilton | [redacted] | Hobby-Lobby | 74.21 | Y | N/A | Y | N | Executive Director | Christmas Lobby décor |
| 12/2/2022 | 2022 | Pat Hamilton | [redacted] | Amazon | 17.01 | N | N/A | Y | N/A | Executive Director | Subscription no invoice listed only authorization |
| 12/4/2022 | 2022 | Jake Anderson | [redacted] | JK Wash | 12.00 | N | N/A | Y | N/A | Facilities Supervisor | Not Provided |
| 12/5/2022 | 2022 | Jake Anderson | [redacted] | Spectrum aquatics | 592.00 | N | Y | Y | N/A | Facilities Supervisor | Not itemized |
| 12/7/2022 | 2022 | Jake Anderson | [redacted] | Green CO2 Systems | 545.09 | Y | Y | Y | N | Facilities Supervisor | CO2 |
| 12/7/2022 | 2022 | Pat Hamilton | [redacted] | Sportsengine | 99.95 | N | N/A | Y | N/A | Executive Director | Swim team registration |
| 12/9/2022 | 2022 | Pat Hamilton | [redacted] | Johnstown Liquor | 85.06 | Y | N/A | Y | Y | Executive Director | Tequila and Maste |
| 12/10/2022 | 2022 | Pat Hamilton | [redacted] | IN*RMSSA | 257.00 | Y | N/A | Y | N | Executive Director | Rocky mountain synchronized swimming association fees |
| 12/11/2022 | 2022 | Jake Anderson | [redacted] | Rio Grande | 1,450.00 | N | N/A | Y | N/A | Facilities Supervisor | Not Provided |
| 12/12/2022 | 2022 | Pat Hamilton | [redacted] | U-Haul | 246.71 | Y | N/A | Y | N | Executive Director | Mats form Colorado springs |
| 12/13/2022 | 2022 | Pat Hamilton | [redacted] | Visit downtown Johnstown | 65.00 | Y | N/A | Y | N | Executive Director | Nonprofit member plan |
| 12/14/2022 | 2022 | Roubie Fairchild | [redacted] | On the Border Loveland | 130.74 | Y | N/A | Y | N | Preschool Leadership | Not itemized |
| 12/16/2022 | 2022 | Pat Hamilton | [redacted] | Target | 104.73 | Y | N/A | Y | N | Executive Director | Kids items |
| 12/17/2022 | 2022 | Pat Hamilton | [redacted] | Doordash | 157.16 | Y | N/A | Y | N | Executive Director | Food not itemized |
| 12/19/2022 | 2022 | Keith Williams | [redacted] | Chipotle | 784.00 | Y | N | N | N | Executive Director | Food purchased at the Loveland location no purpose |
| 12/28/2022 | 2022 | Pat Hamilton | [redacted] | USA Swimming INC | 70.00 | Y | N/A | Y | N | Executive Director | Swimming fees |
| 1/5/2023 | 2023 | Roubie Fairchild | [redacted] | Panda Express | 28.48 | N | N/A | Y | N/A | Preschool Leadership | Not Provided |
| 1/6/2023 | 2023 | Pat Hamilton | [redacted] | Sportsengine | 99.95 | N | N/A | Y | N/A | Executive Director | Swim team registration |
| 2/24/2023 | 2023 | Jake Anderson | [redacted] | PACE Door Service | 683.30 | Y | Y | Y | N | Facilities Supervisor | Door maintenance |
| | | | | Total | $25,625.57 | | | | | | |

FACILITY MANAGEMENT AGREEMENT

BETWEEN

THE TOWN OF JOHNSTOWN, COLORADO

AND

YOUNG MEN'S CHRISTIAN ASSOCIATION OF BOULDER VALLEY
D/B/A YMCA OF NORTHERN COLORADO

DATED: April 1st, 2019

This FACILITY MANAGEMENT AGREEMENT (the "Agreement"), dated as of ~~March~~ April 1, 2019, is made by and between the **TOWN OF JOHNSTOWN, COLORADO**, a Colorado home rule municipal corporation of the State of Colorado **(the "Town"**), and the **YOUNG MEN'S CHRISTIAN ASSOCIATION OF BOULDER VALLEY, d/b/a YMCA of Northern Colorado**, a Colorado non-profit corporation **(the "YMCA")**, through its Board of Directors. Said **"Parties"** or a **"Party,"** intending to be legally bound, and for the mutual benefits and good and sufficient considerations set out below, hereby agree as follows:

## RECITALS

A. The Town is constructing a community recreation center consisting of approximately 64,000 square feet to provide its citizens a facility for recreation, meeting space and other traditional and progressive recreational and community service programs ("Facility"), which is anticipated to be completed on or about November of 2019.

B. The YMCA has extensive experience in the areas of recreation and family-based community programs and is committed to building strong kids, strong families and strong communities.

C. The YMCA has the resources, expertise and experience necessary to assist the Town in the management and operation of the Facility, and is ready, willing and able to provide the services contemplated herein.

D. On May 15, 2017, the Town and the YMCA entered into a Memorandum of Understanding, wherein the YMCA agreed to provide consulting services to the Town relating to the design and construction of the Facility ("MOU").

E. Until the Effective Date of this Agreement, as defined below, the Town and the YMCA intend to continue operating under the MOU. Upon the Effective Date, the Town and the YMCA desire to operate under this Agreement, providing for the exclusive management and operation of the Facility by the YMCA as set forth herein.

F. The Town and the YMCA intend to share responsibilities reasonably and in good faith with a mutual intent to promote public welfare through the provision of recreation programs at the new community recreation center owned by the Town and managed by the YMCA as set out in this Agreement.

## AGREEMENT

NOW, THEREFORE, in consideration of the covenants and agreement contained herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

## ARTICLE 1
## RECITALS

1.1 Recitals. The Recitals are incorporated as if fully set forth herein.

## ARTICLE 2
## DEFINITIONS

2.1 Definitions. In addition to other terms defined in this Agreement, the following terms shall have the meanings specified below for purposes of this Agreement

**"Effective Date"** means the date that this Agreement shall be effective and shall be set forth on the Effective Date Amendment, as defined herein.

**"Facility Fiscal Year"** means a year beginning January 1 and ending on the following December 31.

**"Facility Revenues"** means all revenues and funds, of any sort, earned or derived from activities and services offered at the Facility. Facility Revenues include, but are not limited to, membership fees, program fees, donations provided or restricted to the Town or the Facility, grants provided or restricted to the Town or the Facility, Facility rental fees, preschool fees, personal trainer fees and other incidental revenue. Facility Revenues do not include capital gifts provided to the Town or the Facility, which shall be Town property.

**"Facility Expenses"** means all costs and expenses necessary to manage and operate the Facility. The Parties anticipate that the YMCA will charge an administrative fee totaling 15.3% of the costs and expenses related to the management and operation of the Facility, which amount is subject to subsequent periodic review and adjustment at least every three (3) years ("Administrative Fee"). The Parties anticipate that the Administrative Fee may decrease over time if, among other reasons, the YMCA manages additional operations. The Administrative Fee is included in the Facility Expenses and will be paid from the Operating Funds.

**"Operating Funds"** means the Facility Revenues and the Operating Subsidy needed to fund Facility Expenses during a given Facility Fiscal Year.

**"Operating Subsidy"** means the Operating Funds less the Facility Revenues and shall not exceed $500,000 per Facility Fiscal Year, except as otherwise permitted herein.

## ARTICLE 3
## EFFECTIVE DATE AND TERM

3.1 Effective Date. The Parties shall continue to operate under the MOU until approximately six (6) months prior to the opening of the Facility. When the Parties are prepared to operate pursuant to this Agreement, the Parties shall execute a written amendment setting forth the Effective Date of the Agreement, in the form attached hereto and incorporated herein by reference as Exhibit A (the "Effective Date Amendment"). The Town Manager may execute Exhibit A on behalf of the Town.

3.2 Initial Term. This Agreement shall commence on the Effective Date and shall terminate as of midnight on December 31, 2031 (the "Term").

3.3 Renewal Term(s). Unless one party gives written notice to the other at least eighteen months prior to the end of the Term, or any renewal term then in effect, terminating this Agreement, then this Agreement shall automatically renew for additional ten (10) year terms upon the same terms and conditions as those set forth in this Agreement. "Term" shall include the then current renewal term.

## ARTICLE 4
## FURNITURE, FIXTURES, COMPUTERS AND FITNESS EQUIPMENT

4.1 Furniture. The Town shall purchase and own the furniture for the Facility. Prior to purchasing the furniture, the Town shall confer with the YMCA and the YMCA shall provide advice, based on its experience and expertise, regarding the furniture to be purchased. The Town shall take into

consideration the YMCA's recommendations and endeavor, without guaranteeing, to purchase the furniture recommended by the YMCA.

4.2 Fixtures. The Town shall purchase and own the fixtures for the Facility.

4.3 Computers and Telecommunications Equipment. The Town shall purchase and own the computers and telecommunications equipment for the Facility and ensure that such equipment is compatible with the YMCA's existing carrier infrastructure. Prior to purchasing such equipment, the Town shall confer with the YMCA and the YMCA shall provide advice, based on its experience and expertise, regarding the computers and telecommunications equipment to be purchased. The Town shall take into consideration the YMCA's recommendations and endeavor, without guaranteeing, to purchase the computers and telecommunications equipment recommended by the YMCA.

4.4 Exercise, Recreation and Sports Equipment. Except as set forth below, the Town shall purchase and own the exercise, recreation and sports equipment ("Wellness Equipment") for the Facility. Prior to purchasing the Wellness Equipment, the Town shall confer with the YMCA and the YMCA shall provide advice, based on its experience and expertise, regarding the Wellness Equipment to be purchased. The Town shall take into consideration the YMCA's recommendations and endeavor, without guaranteeing, to purchase the Wellness Equipment recommended by the YMCA.

Notwithstanding the foregoing, upon conferral with the Town as to the type and quantity, the YMCA may lease certain equipment ("Leased Wellness Equipment"). At this time, the Parties anticipate that the YMCA may lease the major cardiovascular and strength equipment. Within ninety (90) days after the Effective Date, the Parties shall set forth a list of the agreed-upon Leased Wellness Equipment, in the form attached hereto and incorporated herein by reference as Exhibit B. The Town Manager may execute Exhibit B on behalf of the Town. The cost of the Leased Wellness Equipment shall be paid from the Operating Funds. If this Agreement terminates for any reason, the YMCA shall endeavor to assign the leases to the Town and the Town shall, absent extraordinary circumstances, such as unacceptable or overly burdensome lease terms, assume the obligations thereunder.

4.5 Alternative Purchasing Arrangement. With respect to the purchases set forth in this Article 4, to the extent the YMCA is able to obtain a cost savings due to its existing relationships with vendors, the YMCA shall endeavor to pursue such cost savings on behalf of the Town. If the Town is not able to purchase the items directly from the vendors to achieve such cost savings, upon written approval of the Town, the YMCA agrees to purchase the items on behalf of the Town. The YMCA shall submit invoices to the Town for the purchases, and the Town shall pay or reimburse the same within forty-five (45) business days of the Town's receipt thereof.

4.6 Timing of Purchase; Removal of Items. Except for the Leased Wellness Equipment, the Town shall purchase the items set forth in this Article 4 in a timely manner so that they are delivered at least thirty (30) days prior to the opening of the Facility. The YMCA shall lease the Leased Wellness Equipment in a timely manner so that they are delivered at least thirty (30) days prior to the opening of the Facility. Upon termination or expiration of this Agreement, except for the Leased Wellness Equipment that is not otherwise assigned to the Town as set forth in Section 4.4, the items described in this Article 4 shall not be removed from the Facility.

4.7 Replacement. Subsequent to the initial purchase, the YMCA, shall replace any of the items described in this Article 4 from the Operating Funds. The Town shall own the replacement items.

## ARTICLE 5
## MANAGEMENT AND OPERATION

5.1 Management and Operation by YMCA. Subject to the terms and conditions of this Agreement, including receipt of the payments described herein, the YMCA shall provide services as an independent contractor to the Town with respect to the management and operation of the Facility during the Term, as more particularly set forth in this Agreement, including:

a. Facility Management. The YMCA shall manage and operate the Facility, including the provision of programs and services, in accordance with the YMCA's general operating standards and procedures, and the rules, regulations and member standards adopted by, as amended from time to time, Y-USA. The YMCA shall have the exclusive right to operate the Facility and shall be solely responsible for the programs and services offered by it at the Facility and any services provided by the YMCA off the premises of, but incidentally related to, the Facility.

The YMCA agrees to operate the Facility generally during hours in accordance with similar facilities operated by the YMCA. Notwithstanding the foregoing, such hours and manner of operations may be reasonably adjusted on a temporary basis from time-to-time by the YMCA based on weather and demand for services at the Facility, upon prior written notice to the Town.

The YMCA may establish rules and regulations governing the use of the Facility (such as those set forth in a membership handbook, staff manual, operating policy and procedures or Y-USA guidelines). At least thirty (30) days prior to the implementation of rules and regulations, the YMCA shall provide a copy to the Town for review and comment.

b. Routine Maintenance and Repair. The YMCA shall be responsible for routine maintenance of the Facility. Routine maintenance shall mean, but necessarily be limited to, regular, normal upkeep in support of preventive maintenance and minor repair of the Facility and the associated equipment, as necessary to keep or return it to its intended use or prevent further damage. Such upkeep, maintenance and minor repair shall also include, but, not be limited to, changing of filters; removal of waste; adding consumables to the pool equipment; maintenance of and repairs to the heating and air conditioning system (HVAC); maintenance of and repairs to the plumbing system; maintenance of and repairs to any other appliance, equipment, fixture or device in the Facility; and replacement of electric lights inside and outside the Facility. The YMCA shall coordinate with the Town to utilize appropriate contractors for repairs while materials and equipment are under warranty. The YMCA shall also provide janitorial and custodial services for the Facility and shall maintain all vending machines within the Facility. The cost of all labor and materials with respect to the routine maintenance set forth herein shall be the YMCA's responsibility.

c. Exterior and Site Maintenance. The YMCA shall be responsible for, and shall maintain in good, safe and operable condition, the exterior of the Facility, as well as all maintenance, upkeep, security, pursuant to Section 5.2(c) below, and other obligations and liabilities regarding the exterior of the Facility, which shall include all exterior maintenance, including, but not limited to, lawn care, snow removal, fences, roofs, roofing membrane and parking lot and lighting maintenance.

d. Building and Equipment Maintenance. The YMCA's responsibilities shall include day-to-day maintenance of the Facility, its major systems, and all improvements located thereon, including all storm and sanitary sewers, gas, water, telephone, electrical facilities and other utilities, which shall be kept in good order, repair and operating condition. Except as provided in

Section 5.2 below, the YMCA shall promptly make all necessary repairs, replacements, renewals, alterations and additions to the Facility and all improvements to the fixtures and equipment located thereon, to Town standards, as articulated by the Town, and to YMCA brand standards and expectations. The YMCA shall, including other obligations, upgrade the Facility and all improvements and appurtenances located in the Facility to accommodate a change in function or purpose, new technology, or to make the Facility compliant with changes in laws, regulation, codes or standards. The YMCA shall make foundation and structural repairs, including, but not limited, to those required to keep the Facility and all other improvements and appurtenances located in the Facility operable in a safe manner, such as, but not limited to, upgrades or improvements to the roof, walls, supporting structures, pipes, heating/air-conditioning system, plumbing system, windows, glass, doors, surveillance and security equipment, fixtures, swimming pools, parking lots and all fixtures and other miscellaneous equipment necessary for the YMCA's operation of the Facility.

All repairs and alterations on buildings and fixtures shall be and remain the sole and exclusive property of the Town.

e. Personnel. The YMCA shall be responsible for the management, supervision, hiring and discharge of all staff employed at the Facility. Without limitation, the YMCA shall employ welcome desk staff, instructors, fitness center attendants, swim instructors, lifeguards, supervisory personnel, maintenance personnel and other personnel necessary to operate the Facility. With input from the Town, the YMCA shall employ a Facility Director to manage the Facility. YMCA employees shall receive benefits pursuant to the personnel policies developed for the Facility based on YMCA Association policy. Such benefits shall include, but are not limited to, worker's compensation and unemployment insurance.

f. Supplies. The YMCA shall be responsible for purchasing and paying for all consumable supplies related to the operation of the Facility.

g. Utilities. The YMCA shall be responsible for paying the utility costs associated with the normal operation of the Facility, including, but not limited to: electric, gas, phone, cable and refuse disposal.

h. Membership and Program Fees. The YMCA shall determine the membership fees for each level of membership and the program fees based upon the cost of program delivery. The YMCA shall endeavor to ensure that the membership fees support the possibility of membership for all members of the public regardless of income and, if deemed appropriate, may employ a graduated membership fee structure based on income level. The YMCA agrees to provide the same membership benefits to Town employees that it provides to YMCA employees. At least thirty (30) days prior to the implementation of the membership fee schedule, the YMCA shall provide such schedule to the Town. The YMCA shall keep the Town apprised of membership information in its Monthly Reports, as defined below.

i. Facility Programs.

1. Traditional Programs. The YMCA shall offer traditional YMCA programs and services at the Facility. The YMCA shall provide swimming instruction, water fitness activities, and other swimming related activities and offer classes and instruction for aerobics, strength training, cardiovascular workouts and stretching.

2. Non-Traditional Programs. In addition to the traditional programs, the YMCA may offer, but is not required to offer, non-traditional programs including, but not limited to, birthday parties, family programming, senior programming and teen services. In any event, the Facility shall be available to the public to rent for birthday parties, family events, senior programs and teen programs.

3. Community Programs. The YMCA may offer community programs that involve incidental utilization of the Facility. These programs may include, but are not limited to, youth sports, camping, summer child care and educational pre-school. Upon written notice and approval of the Town, which shall be provided absent a scheduling conflict, the YMCA shall have access to all Town parks to run such programs, at no additional fee to the YMCA.

4. Cost of Participation in Facility Programs. In its discretion, the YMCA shall determine the cost of the traditional, non-traditional and community programs. Such costs shall be paid by the program participants directly to the YMCA and be part of the Facility Revenues.

5. Town Use of Facility. The Town, in its discretion and subject to availability, may use the Facility to hold Town events and functions twelve (12) times per year without payment of a fee and may, upon agreement of the YMCA, use the Facility on additional occasions.

j. Informational Meetings. Upon request of the Town, the Parties shall conduct informational meetings to discuss the status of the Facility, the programs and fees offered to members of the public and any other matters related to the operations and management of the Facility. The Parties anticipate that such discussions will, in any event, occur during the budgeting process.

k. Financials. The YMCA shall keep separate financials for the Facility and such financials shall be available to the Town upon reasonable request.

l. Marketing. The YMCA shall coordinate and produce basic membership and program marketing material, and the Town agrees to support such marketing efforts. Unless otherwise agreed, the Facility shall be named the "Johnstown Community YMCA." In signage and marketing material, the YMCA may indicate that the Facility is owned by the Town and operated by the YMCA. The Town reserves the right to sell naming rights to the Facility, to either a major individual or corporate donor. If the Town desires to sell the naming rights and omit the reference to the "YMCA," the Town shall be required to obtain the YMCA's prior written approval. The Town may, in its reasonable discretion, assign names to various rooms and/or areas in the Facility.

m. Software Systems. The YMCA shall be responsible for all software programs for the computer system, including, but not limited to, SaaS products such as personnel and payroll software, financial and accounting software and membership and programming software.

n. Illegal Use Prohibited. The YMCA may not use, or permit the use of, the Facility, or any part thereof, for any use or purpose that violates any applicable law, regulation or ordinance.

o. Inspections. The YMCA shall permit the Town and the Front Range Fire Rescue Authority to inspect the Facility at all reasonable times and make modifications necessary to comply with any applicable law, regulation or ordinance.

5.2 Service Provided by the Town. The Town shall provide the following services:

a. Telephone. The Town shall install a standard phone line and handsets for the Facility for use by the YMCA. The YMCA may, in its discretion, install additional phone lines or phone systems. Once installed and operative, the YMCA shall maintain the phone lines and pay the associated fees for the phone system. Upon expiration or termination of this Agreement: (i) the Town, if appropriate, will be responsible for terminating its telephone services for the Facility, including fire and security alarm phone line services, and will cover any associated termination fees, and (ii) the YMCA will be responsible for terminating its telephone services for the Facility and will cover any associated termination fees.

b. Information Technology ("IT") System. The Town shall purchase and own a computer hardware system and/or provide wireless internet connections for the Facility for use by the YMCA. Such systems will be consistent with Town's standard configurations as if the Town were operating the Facility and will meet the YMCA's minimum operating requirements. In its discretion, the YMCA may enhance the minimum operating requirements. Once purchased and operative, the YMCA shall maintain the computer hardware systems. Upon expiration or termination of this Agreement: (i) the Town, if appropriate, will be responsible for terminating its IT services for the Facility, including fire and security alarm phone line services, and will cover any associated termination fees, and (ii) the YMCA will be responsible for terminating its IT services for the Facility and will cover any associated termination fees.

c. Security System. The Town shall provide an operating security system for the Facility, to include video surveillance across the Facility, including, but not limited to, cameras for the parking lots and child care areas, and, if appropriate, contract with a third-party provider for the required security system monitoring and maintenance services. Once installed and operative, the YMCA shall pay the associated fees for the security system.

d. Non-Routine Maintenance. The Town shall be responsible for the non-routine maintenance of the Facility, which, if the cost to repair or replace the item exceeds Two Thousand Five Hundred Dollars ($2,500.00) and extends the life of the item beyond one-year, shall include: (1) the major repair and replacement of the HVAC system, plumbing system, boiler, air handler, chiller, pipes, fire alarm panel or electrical panel; (2) foundation, walls and structural repairs; (3) roof repairs and replacement; and (4) capital expenditures and improvements necessary to safely maintain the Facility. Notwithstanding the foregoing, the YMCA shall be responsible for the routine maintenance of the Facility even if the cost of the maintenance of any particular item exceeds Two Thousand Five Hundred Dollars ($2,500.00).

## ARTICLE 6
## FINANCIAL CONSIDERATIONS

6.1 Fiscally Sound Operation. The YMCA shall use commercially reasonable best efforts to operate the Facility in a fiscally sound manner to achieve break-even or surplus status during each year of the Term. All of the YMCA's obligations under this Agreement are intended to be paid for by the Operating Funds. The Parties anticipate and agree that the YMCA shall endeavor to operate the Facility with funds derived solely from the Facility Revenues and, if such revenues are not sufficient, then from the Operating Subsidy. The YMCA shall not be obligated to fund the Facility Expenses with YMCA revenue that is separate and distinct from the Facility Revenues. The YMCA shall maintain and account for Facility Revenues and Expenses within the YMCA's accounting system. Facility Revenues shall not be used to pay for any YMCA expenses except for the Facility Expenses.

6.2 Operating Subsidy. The Town recognizes and agrees that, if the Facility Revenues are not sufficient to cover the operations of the Facility, the YMCA shall not be responsible for any shortfall and the Town will be required to subsidize Facility operations through the Operating Subsidy. The Town agrees that, subject to budgeting and appropriations, it shall fund the Operating Subsidy on annual basis. The YMCA agrees that it will prudently and in a commercially reasonable manner operate the Facility to ensure the Facility Revenues and the Operating Subsidy are sufficient to cover the operations of the Facility.

The Parties agree that the Operating Subsidy shall not exceed $500,000.00 in any given year. Upon receipt of a monthly invoice from the YMCA delivered prior to the first day of a given month, payment of the Operating Subsidy shall be made by the Town to the YMCA in the amount of $41,666 per month on or about the first day of each calendar month and shall be deemed late if not paid by the tenth day of a given month.

Notwithstanding the foregoing, the monthly payment of $41,666 shall not be due and payable until the Facility opens to the public. From the Effective Date until the date that the Facility opens to the public, the Town shall pay the YMCA the amounts set forth on the Effective Date Amendment.

If, at any time during a Facility Fiscal Year, the YMCA becomes aware that Facility Expenses may exceed the Operating Funds, or, stated differently, that an operational loss may exceed $500,000, the Parties shall forthwith meet and confer and endeavor to plan a reduction of expenses to meet the anticipated deficit, while maintaining YMCA programming, safety and quality standards. If the Parties are not able to reach agreement and the YMCA seeks additional funds to operate the Facility, the matter shall forthwith be presented to the Town Council for a determination about how to proceed and/or whether to budget and appropriate additional funds for that Facility Fiscal Year.

If, at the end of a Facility Fiscal Year, the Operating Subsidy is less than $500,000, creating an operating surplus, the Parties shall reconcile the difference during January of the following calendar year. The YMCA shall be entitled to retain an amount equal to 21.3% of the difference between $500,000 and the actual Operating Subsidy amount as an incentive bonus administrative fee. For any remaining funds resulting from the operating surplus, the Town may direct that: (1) the YMCA return the additional funds; (2) the YMCA keep the additional funds and use such funds to offset the monthly payment of the Operating Subsidy for the then-current calendar year; or (3) the additional funds be used by the YMCA to improve the Facility in a manner agreed upon by the Town.

After three (3) operational Facility Fiscal Years, the Parties shall meet to discuss the Operating Subsidy and whether it should be adjusted based on actual Facility Revenues and Facility Expenses. If Town Council is not agreeable to an adjustment reasonably satisfactory to the YMCA, the YMCA may terminate this Agreement as set forth in Section 8.3. If the Parties agree upon an adjustment to the Operating Subsidy, such agreement shall be set forth as a written amendment to this Agreement. Otherwise, the original amounts of the Operating Subsidy will remain as is.

6.3 Reports to Town.

a. Monthly Reports. In concurrence with the YMCA's monthly finance committee meetings, the YMCA shall provide a monthly report to the Town, which shall contain financial information related to the Facility and be in same format as the reports generated for the YMCA's other branches. If the Town desires a different format, the Town agrees to pay the YMCA for the additional costs associated with the additional work. The Town may

request, and the YMCA shall thereafter provide, reports related to membership information, program participation and similar miscellaneous items at the Facility.

b. YMCA Annual Audits; Operating Statements. The YMCA shall provide the Town with an annual audit for the Facility when it is approved by the YMCA's finance committee for the prior Facility Fiscal Year. The audit shall be performed in accordance with generally acceptable accounting procedures by the YMCA's regular outside certified public accounting firm. The YMCA shall provide the Town with unaudited operating statements within sixty (60) days after the end of each calendar quarter.

6.4 Maintenance of Accounting Records; Town Audits. On an ongoing basis, the YMCA shall prepare and maintain accurate records of Facility Revenues and Facility Expenses. Such records shall specifically include, but not be limited to, and copies of bank statements, deposit slips and such documentation of Facility receipts as is customary at other YMCA branches. The YMCA agrees to keep these records for a period of seven (7) years after the conclusion of any Facility Fiscal Year and further agrees that such financial records shall be open and available to the Town Manager, the Town Finance Director and other persons authorized by them for examination upon reasonable notice during business hours. In the Town's discretion, the YMCA shall make all documentation available for examination at either the Facility, the Town or the Town's auditor's offices.

At any time within three (3) years after the conclusion of a Facility Fiscal Year, the Town may, at its sole expense, audit or have audited the YMCA's operations during such Facility Fiscal Year and the YMCA shall cooperate with any such audit by promptly making its financial records available to the auditor upon reasonable notice and during normal business hours. If the Town's audit indicates that the YMCA's records deviate in a significant manner from the Monthly Reports and audit reports provided by the YMCA to the Town, the YMCA shall pay the cost of the Town's audit.

6.5 Annual Budgets. Prior to adoption of the budget by the YMCA's Board of Directors, the YMCA shall prepare an annual budget for the Facility ("Facility Budget"). During development of the Facility Budget, the YMCA shall meet and confer with the Town. At least thirty (30) days prior to final adoption of the Facility Budget, and no later than October 1 of any given year, the YMCA shall provide a copy to the Town for review and comment. Consistent with general accounting practices, the Facility Budget shall set out the estimated revenues and expenditures for the following Facility Fiscal Year.

6.6 Tax Revenue. If, at any time, the Town obtains new tax revenue earmarked to pay for or offset the costs and expenses related to the management and operation of the Facility, the Parties shall promptly meet and, if appropriate, amend this Agreement to reflect a new financial structure that may include elimination, or a reduction, of the Operating Subsidy.

## ARTICLE 7
## INSURANCE/INDEMNITY

7.1 Property. The Town, at its sole cost and expense, shall obtain and maintain, throughout the Term, a policy or policies of insurance to keep the Facility, its improvements and equipment insured against loss or damage by fire, lightning and all other insurable risks, in an amount equal to the replacement cost thereof as determined by the Town and its insurer. The insurance under this Section shall name the Town as sole loss payee and shall provide that such insurance may not be canceled without at least fifteen (15) days' advance written notice to the Town and the YMCA. The insurance required pursuant to this Section may be maintained by the Town through a public entity self-insurance pool or a generally recognized responsible insurance company or companies authorized to do business in the State of Colorado, as may be selected by the Town. In the event of a loss or damage under this Section, the

Town will be responsible for any claim not fully covered by insurance due to any applicable deductible, policy limits or exclusions.

7.2 Liability. The YMCA shall obtain and maintain throughout the term of this Agreement commercial general liability insurance protecting the Town and the YMCA against claims of personal injury, death and property damage. Such commercial general liability insurance shall provide minimum protection of One Million Dollars ($1,000,000) per occurrence and Two Million Dollars ($2,000,000) in the aggregate with an umbrella policy of Five Million Dollars ($5,000,000), which insurance coverage may be provided by primary and umbrella policies, and by policies with multiple locations. Any required deductible or co-insurance amount shall be paid by the YMCA. The insurance under this Section shall name the Town as an additionally insured party and shall provide that such insurance may not be canceled without at least fifteen (15) days' advance written notice to the Town. The Town has and shall maintain general liability insurance coverage in the amount of three hundred fifty thousand dollars ($350,000.00) for injury to one person, or nine hundred, ninety thousand dollars ($990,000.00) for injury to two or more persons in any single occurrence, or such greater amounts as may be established by the Colorado Governmental Immunity Act, C.R.S. 24-10-101 *et seq.* ("CGIA"), as may be amended from time to time.

7.3 Auto Liability. The YMCA shall obtain and maintain throughout the term of this Agreement comprehensive automobile liability insurance with minimum combined single limits for bodily injury and property damage of not less than Five Hundred Thousand Dollars ($500,000) per person in any one occurrence and One Million Dollars ($1,000,000) for two or more persons in any one occurrence, and auto property damage insurance of at least Fifty Thousand Dollars ($50,000) per occurrence, with respect to each of the YMCA's owned, hired or non-owned vehicles assigned to or used in performance of services under this Agreement. Any required deductible or co-insurance amount shall be paid by the YMCA. The insurance under this Section shall name the Town as an additionally insured party and shall provide that such insurance may not be canceled without at least fifteen (15) days' advance written notice to the Town.

7.4 Workers' Compensation. The YMCA shall obtain and maintain throughout the term of this Agreement workers' compensation insurance, including employer's liability (at the minimum limits required by the state of Colorado) for all YMCA personnel employed by or at the instance of the YMCA, including waiver of subrogation by the insurance carrier with respect to the Town. Such insurance shall be in accordance with the requirements of the most current and applicable State workers' compensation insurance laws in effect from time to time.

7.5 Certificates; other Terms. Each Party shall provide the other with certificates of coverage evidencing the coverages and payment of the premium(s) for said coverage. The Certificates or other forms evidencing such insurance shall be provided on or before the beginning of the occupancy of the Facility by the YMCA, and at the time each date the insurance is renewed or the insurance company or self-insurance pool is changed. Each Party shall notify the other immediately in writing if any of the insurance policies required hereunder are canceled or become ineffective, or if a notice of cancellation or ineffectiveness is received by the Party, unless that Party has arranged for equivalent coverage to commence on or before the date of cancellation or ineffectiveness. Every policy required of the YMCA above shall be primary insurance, and any insurance carried by the Town, its officers, or its employees, shall be excess and not contributory insurance to that provide by the YMCA. Failure on the part of the YMCA to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the Town may terminate this Agreement, or at its discretion may procure or renew any such policy and may pay any premiums in connection therewith, and all monies so paid by the Town shall be repaid by the YMCA to the Town upon demand, or the Town may offset the cost of the premiums against any monies due to the YMCA from the Town.

7.6 Cooperation. The Town and the YMCA shall cooperate fully with each other in filing any proof of loss with respect to any insurance policy or insurance pool covering the events described in this Article. In no event will the YMCA voluntarily settle, or consent to the settlement of any claim of or against the Town without the written consent of the Town.

7.7 Indemnity. The YMCA shall indemnify, defend and hold harmless the Town against and from all liability for claims, damages, costs, losses and expenses resulting from, arising out of, or in any way connected with negligent or intentional acts or omissions of the YMCA, its employees, agents or invitees on or about the Facility.

7.8 Town Liability. The Town shall be responsible for liability from actions in tort in the manner and to the extent provided by the CGIA. The Town and the YMCA understand and agree that the Town is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the CGIA, as from time to time amended, or otherwise available to the Town, its officers, or its employees or authorized volunteers.

## ARTICLE 8
## TERMINATION

This Agreement shall be subject to the following termination provisions. In the event of any termination or expiration of this Agreement, neither Party shall be relieved from any financial obligations each may owe to the other as a result of liabilities incurred during the course of this Agreement.

8.1 No Termination Until After One Full Fiscal Year. Absent extraordinary circumstances and a material breach of the Agreement, neither Party may provide notice of termination of this Agreement until after December 31, 2021.

Notwithstanding the foregoing, if the Town fails to pay the Operating Subsidy as provided herein, the YMCA may provide sixty (60) days written notice to terminate. If the Operating Subsidy is thereafter paid, the YMCA shall withdraw the notice of termination. If the Operating Subsidy is not paid in full, the YMCA may, in its discretion, terminate this Agreement without participating in mediation, and such termination due to the Town's failure to pay shall be subject to the terms of Section 8.5 below.

8.2 Early Termination by Mutual Agreement. By mutual agreement, the YMCA and the Town may terminate this Agreement for any or no reason in an agreed-upon time period.

8.3 Termination by Either Party for Cause. With the exception of a default related to the Town's failure to pay the Operating Subsidy, if either Party substantially fails to honor its contractual commitments, the non-defaulting Party may provide written notice of intended termination to the other Party. Such notice shall specify the manner in which the defaulting Party has failed to perform its contractual undertakings. The defaulting Party shall have sixty (60) days after receipt of said notice in which to cure all defaults giving rise to the notice of intended termination, provided that the defaulting Party shall have an additional period to cure any default upon written notice to the non-defaulting Party to the extent such Party cannot reasonably cure such default within the sixty (60) day period, as long as such Party commences reasonable curative actions within such sixty (60) days and diligently prosecutes such actions to completion. If the non-defaulting Party reasonably determines that the defaulting Party has satisfactorily implemented corrective action, the notice of intended termination shall be withdrawn.

If, at the conclusion of the cure period, the default is not remedied to the satisfaction of the non-defaulting Party, the non-defaulting Party may commence mediation as set forth below in Section 9.2. If

mediation is not successful within sixty (60) days, unless the Parties mutually agree to an extension, the non-defaulting party may terminate this Agreement upon written notice without prejudice to any other rights and remedies.

8.4 Termination due to Casualty Loss. If the Facility is damaged by fire or other casualty and such damage prevents the Facility from being operated in substantially the same manner as it was operated prior to such casualty or damage, and such damage is not repaired by the Town within sixty (60) days after the date of such fire or casualty (or, in the case of a repair reasonably requiring more than sixty (60) days, if Town has not commenced such repair) or if such damage cannot reasonably be repaired or restored in full within one hundred eighty (180) days after the date of such fire or casualty, the Town or the YMCA shall have the right to terminate this Agreement by written notice to the other delivered not more than ninety (90) days following the occurrence of the damage. If the Facility is damaged by fire or other casualty and neither the Town nor the YMCA elects to terminate this Agreement, the Town shall promptly repair or reconstruct the damage to the Facility.

If the Facility is wholly inoperative due to fire or other casualty and the Town intends to repair the damage, the Town shall only be required to pay the reasonable portion of the Operating Subsidy necessary to meet ongoing and recurring expenses during the period of the repair. If the Facility is partially damaged by fire or other casualty and the Facility is reasonably capable of remaining open to the public, the Town shall continue to pay the Operating Subsidy to the YMCA unless an equitable adjustment is deemed to be appropriate.

In any event, if the Facility is damaged by fire or other casualty, the Parties shall promptly meet to discuss the status of the Facility, including, but not limited to, the efforts to repair the damage, the ability to use the Facility and whether an equitable adjustment to the Operating Subsidy is appropriate.

8.5 Termination Without Notice or Failure to Appropriate. If the Town were to otherwise terminate this Agreement prior to or at the end of a Term without providing eighteen (18) months' notice, or by a failure to appropriate, then the Town would be required to compensate the YMCA for the YMCA's costs related to the termination in the amount of $150,000.

## ARTICLE 9
## DISPUTE RESOLUTION; REMEDIES

9.1 Conferral. The Town and the YMCA desire to attempt to reach an amicable resolution of any disputes and controversies that may arise between them under this Agreement as quickly as is reasonably practicable and in a mutually beneficial manner. To foster a positive working relationship, the Parties shall endeavor, prior to providing a written notice of intended termination as set forth in Section 8.3 above, to arrange a meeting between the senior staff of the Town and the YMCA to attempt to resolve the dispute. Such meeting shall be held within fifteen (15) days of a request, unless otherwise provided in this Agreement.

9.2 Mediation. If a dispute arises under this Agreement that the Parties are not able to mutually resolve, prior to commencing litigation, the Parties shall first submit the matter to mediation conducted by a neutral mediator. The Parties shall attempt to agree upon a mediator and shall endeavor to find a mediator having experience in the subject matter of the dispute. If the Parties are unable to agree upon a mediator, the Parties shall apply to the Judicial Arbiter Group in Denver, Colorado, for appointment of a mediator. The cost of the mediation shall be shared equally by the Parties.

9.3 Rights and Remedies at Law and Equity; Injunctive Relief. Unless the Parties otherwise agree, if the mediation is not completed within sixty (60) days, then either Party may pursue the rights and

remedies it may have at law and equity. Notwithstanding the foregoing, a Party shall not be required to mediate with respect to an action of the type for which a Party is entitled at law or in equity to immediate judicial injunctive relief or judicial specific performance arising out of the activity to be enjoined or caused to be performed to prevent irreparable harm or injury.

9.4 Remedies Cumulative; Legal Expenses. The various rights and remedies of the Parties under this Agreement or allowed by law shall be cumulative. In the event either [or both] Party(ies) hereto shall be obligated to secure legal counsel to enforce (or defend against) any alleged default under this Agreement, then the prevailing Party, to the extent permitted by law, shall be entitled to recover against the other Party reasonable attorneys' fees, and all costs and fees so incurred through all appellate proceedings as may be required.

## ARTICLE 10
## FORCE MAJEURE

If either Party shall be delayed or hindered in or prevented from the performance of any act required under this Agreement by reason of strikes, lockouts, labor troubles, inability to procure materials, failure of power or other utilities, terrorist acts, riots, insurrection, war, fire, floods or other acts of God, providing such cause is not due to the willful act or neglect of the Party delayed in performing the work or doing the acts required under the terms of this Agreement (collectively, "Force Majeure"), then performance of such act shall be excused for the period of the delay, and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

The provisions of this Article shall not be applicable to delays resulting from the inability of a Party to obtain financing or to proceed with its obligations under this Agreement because of a lack of funds.

## ARTICLE 11
## NOTICES

Any notice required or permitted to be given pursuant to this Agreement shall be effective and valid if in writing, and delivered personally by reputable express courier or delivery service, or sent by verifiable facsimile machine (with a copy by first class mail postage prepaid) or by certified or registered U.S. Mail postage prepaid, return receipt requested, as follows:

If to the Town:

TOWN OF JOHNSTOWN
Attn: Town Manager
450 S. Parish Avenue
Johnstown, CO 80534
Phone: (970) 587-4664
Facsimile: (970) 587-0141

If to the YMCA:

YMCA of NORTHERN COLORADO
Attn: Chief Executive Officer
2800 Dagny Way
Lafayette, CO 80026
Phone: (303) 664-5455
Facsimile: (303) 664-5456

With a copy to:

Law Office of Avi S. Rocklin, LLC
Attn: Avi S. Rocklin, Esq.
1437 N. Denver Avenue, #330
Loveland, CO 80538
Phone: (970) 419-4226
Facsimile: (970) 797-1806

With a copy to:

Inside/Out Advisors, LLC
Attn: Holden J. Bank, Esq.
1384 North Park Drive
Lafayette, CO 80026
Phone: (303) 241-4248

Unless otherwise specified, notice shall be deemed given when received, but if delivery is not accepted, on the earlier of the date delivery is refused or the third day after the same is deposited with the United States Postal Service. Notices given by counsel to either Party shall be deemed given by such Party. Any person or entity may by written notice to the others change the address for such person or entity's receipt of notices.

Notwithstanding the foregoing, either Party may give notice by E-mail delivery on the condition that the other Party acknowledges receipt of the E-mail and agrees in a responsive E-mail communication to accept notice in such manner.

## ARTICLE 12
## GENERAL PROVISIONS

12.1 Governing Law and Venue. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. Venue for any legal action shall be in Weld County, State of Colorado.

12.2 Modification of Agreement. The terms, covenants and conditions of this Agreement may not be amended or modified except by a subsequent written instrument signed by both Parties.

12.3 No Waiver by Prior Actions. The failure of either Party to insist upon the strict performance of any term, covenant or condition of this Agreement to be performed or observed by the other Party shall not constitute a waiver or relinquishment of the subsequent right to require strict performance of any such term, covenant or condition.

12.4 Severability. If any portion(s) of this Agreement shall, for any reason, be held invalid or unenforceable, such portion(s) shall be ineffective only to the extent of any such invalidity or unenforceability, and the remaining portion(s) shall nevertheless be valid, enforceable and of full force and effect; provided, however, that if the invalid provision is material to the overall purpose and operation of this Agreement, then this Agreement shall terminate upon the severance of such provision.

12.5 Entire Agreement. This Agreement, the exhibits attached hereto, and all amendments constitute the entire understanding and agreement of the Parties and supersede any prior written or oral agreement pertaining to the subject matter hereof.

12.6 Authorized Representatives. Until a Party provides written notice of an alternative representative or representatives, the following named persons shall be deemed an authorized representative for each Party with respect to this Agreement and the other Party shall be entitled to rely on the actions and communications of said person(s) to be those of such Party so long as the same are within the scope of this Agreement:

Town: The Town Manager shall be designated as the Town's authorized representative.

YMCA: The Chief Executive Officer or Chief Volunteer Officer, or any person subsequently designated in writing by the Chief Executive Officer, shall be designated as the YMCA's authorized representative.

12.7 Further Actions; Reasonableness and Cooperation; Time for Consent. Each Party agrees to take such further actions and to execute such additional documents or instruments as may be reasonably requested by the other Party to carry out the purpose and intent of this Agreement. Except where expressly stated to be in a Party's sole discretion, or where it is stated that a Party has the ability to act in its sole judgment or for its own uses or purposes, wherever it is provided or contemplated in this Agreement that a Party must give its consent or approval to actions or inactions by the other Party or a third person in connection with the transactions contemplated hereby, such consent or approval will not be unreasonably withheld or delayed, nor will any other determinations that must be made by a Party in the course of performing and administering this Agreement be unreasonably made. The Town and the YMCA each also agree to cooperate with and reasonably assist each other in good faith in carrying out the purpose and intent of this Agreement and the overall goals and purposes for the Facility. If no deadline is set herein for a Party to approve or consent to an action or inaction by the other Party or a third person, such approval or consent shall be given or affirmatively withheld in writing within twenty (20) days after it is requested in writing, or it shall be deemed given.

12.8 Relationship of the Parties; No Third-Party Beneficiaries. This Agreement shall not create a partnership or joint venture between the Parties and is limited to the specific purposes set out herein. Neither Party shall be the agent of, or have any rights to create any obligations or liabilities binding on, the other Party. The Parties do not intend to confer any benefit hereunder on any other person or entity other than the Parties hereto. The YMCA understands and agrees that it is an independent contractor and the Town shall not provide benefits of any kind to the YMCA, its officers, employees or agents.

12.9 Appropriation of Funds. Pursuant to Section 29-1-110, C.R.S., as amended, financial obligations of the Town payable as set forth herein, after the current fiscal year, are contingent upon funds for that purpose being appropriated, budgeted and otherwise made available. This Agreement shall be terminated effective January 1 of the first fiscal year for which funds are not appropriated.

12.10 Return of Records. Upon termination of this Agreement, the YMCA shall return to Town all records, notes, documents and other items that were provided by the Town to the YMCA or otherwise created by the Town for the YMCA to use during the term of this Agreement for the operation of the Facility. In addition, the YMCA shall provide all membership information to the Town and a listing of all Facility program participants for the last three (3) years.

12.11 Captions; Recitals and Exhibits; Agreement Preparation. Captions used throughout this Agreement are for convenience and reference only and the words contained herein shall in no way be deemed to explain, modify, amplify or aid in the interpretation or construction of the provisions of this Agreement. The Recitals found at the beginning of this Agreement and Exhibits A and B and any properly adopted amendments, supplements or replacements thereto are incorporated herein by reference and are important and material parts of this Agreement. In any interpretation, construction or determination of the meaning of any provision of this Agreement, no presumption whatsoever shall arise from the fact that the Agreement was prepared by or on behalf of any Party hereto.

12.12 Assignment/Delegation. Neither Party may assign its rights or delegate its duties under this Agreement without the prior written consent of the other Party, in its sole discretion. In such case, the assignee shall execute into a written agreement, agreeing to be bound by the terms of this Agreement.

12.13 Publicity. The YMCA shall, to the extent reasonably practicable, confer and coordinate public announcements and other publicity concerning the Facility with the Town.

12.14 Execution; Counterparts. Each person executing this Agreement in a representative capacity warrants and represents that he or she has authority to do so and, upon request by the other Party, proof of such authority in customary form will be furnished to the other Party. This Agreement may be executed at different times and in two or more counterparts and all counterparts so executed shall for all purposes constitute one agreement, binding on the Parties hereto, notwithstanding that both Parties may not have executed the same counterpart.

12.15 Survival. All provisions of this Agreement, which by their terms provide for or contemplate obligations or duties of a Party which are to extend beyond the expiration or termination of this Agreement (and the corresponding rights of the other Party to enforce or receive the benefit of such obligations or duties), shall survive such expiration or termination.

12.16 Sale of Facility. In the event that the Town decides to sell the Facility to a non-governmental entity or the Town receives a bona fide offer to purchase the Facility from a non-governmental entity, the Town shall provide written notice to the YMCA and provide the YMCA with a right of first refusal to purchase the Facility. If the YMCA desires to purchase the Facility, the YMCA shall have thirty (30) days from receipt of the notice to enter into a purchase and sale agreement with the Town for the purchase of the Facility upon mutually-agreeable terms. If the Parties are not able to agree upon terms, the Town may sell, or offer to sell, the Facility to a third party. If the Town were to sell the Facility to a third party, this Agreement would terminate upon the consummation of the sale.

IN WITNESS WHEREOF, the Parties have executed this Agreement.

TOWN OF JOHNSTOWN

By: _____

Name: Gary Lebsack

Title: Mayor

Date: 4/1/19

YOUNG MEN'S CHRISTIAN ASSOCIATION OF BOULDER VALLEY
d/b/a YMCA of Northern Colorado

By: _____

Name: Chris Colwell

Title: CEO

Date: 3/14/19

Attest:

_____

Diana Seele, Town Clerk

**EXHIBIT A**

EFFECTIVE DATE AMENDMENT
TO THE FACILITY MANAGEMENT AGREEMENT
BETWEEN THE TOWN OF JOHNSTOWN, COLORADO AND
YOUNG MEN'S CHRISTIAN ASSOCIATION OF BOULDER VALLEY
D/B/A YMCA OF NORTHERN COLORADO

This EFFECTIVE DATE AMENDMENT, dated as of OCTOBER 1, 2019, is made by and between the TOWN OF JOHNSTOWN, COLORADO, a Colorado home rule municipal corporation of the State of Colorado (the "Town"), and the YOUNG MEN'S CHRISTIAN ASSOCIATION OF BOULDER VALLEY, d/b/a YMCA of Northern Colorado, a Colorado non-profit corporation (the "YMCA"), through its Board of Directors.

WHEREAS, the Town of Johnstown and the Young Men's Christian Association of Boulder Valley d/b/a YMCA of Northern Colorado executed a Facility Management Agreement on March ___, 2019 ("Agreement"); and

WHEREAS, the terms used herein shall have the meaning(s) set forth in the Agreement; and

WHEREAS, pursuant to Section 3.1 of the Agreement, the Parties agreed to execute an Effective Date Amendment approximately six (6) months prior to the opening of the Facility to the public; and

WHEREAS, pursuant to Section 6.2 of the Agreement, the Parties agreed to set forth the funds that would be due and owing from the Town to the YMCA during the interim period between the Effective Date of the Agreement and the date that the Facility opens to the public; and

WHEREAS, the Parties hereby desire to memorialize their intent with respect to the foregoing.

NOW, THEREFORE, in consideration of the covenants and agreement contained herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Effective Date. The Effective Date of the Agreement shall be OCTOBER 1, 2019.

2. Operating Subsidy from the Effective Date to the Date the Facility Opens to the Public. Until the Facility opens to the public, the Town shall pay the YMCA the following amounts:

| Month | Amount |
|---|---|
| [To Be Inserted] | [To Be Inserted] |
| OCTOBER 2019 | $8,505.61 |
| NOVEMBER 2019 | $7,175.61 |
| DECEMBER 2019 | $7,270.61 |
| JANUARY 2020 | $18,110.78 |
| FEBRUARY 2020 | $21,229.20 |
| MARCH 2020 | $27,415.61 |

IN WITNESS WHEREOF, the Parties have executed this Agreement.

TOWN OF JOHNSTOWN

By: _____
Name:
Title: Town Manager

Attest:

_____
Diana Seele, Town Clerk

YOUNG MEN'S CHRISTIAN ASSOCIATION OF BOULDER VALLEY
d/b/a YMCA of Northern Colorado

By: _____
Name: Chris Coher
Title: CEO

**EXHIBIT B**

LEASED WELLNESS EQUIPMENT AMENDMENT
TO THE FACILITY MANAGEMENT AGREEMENT
BETWEEN THE TOWN OF JOHNSTOWN, COLORADO AND
YOUNG MEN'S CHRISTIAN ASSOCIATION OF BOULDER VALLEY
D/B/A YMCA OF NORTHERN COLORADO

This LEASED WELLNESS EQUIPMENT AMENDMENT, dated as of _____, 2019, is made by and between the TOWN OF JOHNSTOWN, COLORADO, a Colorado home rule municipal corporation of the State of Colorado (the "Town"), and the YOUNG MEN'S CHRISTIAN ASSOCIATION OF BOULDER VALLEY, d/b/a YMCA of Northern Colorado, a Colorado non-profit corporation (the "YMCA"), through its Board of Directors.

WHEREAS, the Town of Johnstown and the Young Men's Christian Association of Boulder Valley d/b/a YMCA of Northern Colorado executed a Facility Management Agreement on March ___, 2019 ("Agreement"); and

WHEREAS, the terms used herein shall have the meaning(s) set forth in the Agreement; and

WHEREAS, pursuant to Section 4.4 of the Agreement, the Parties agreed to execute an amendment to the Agreement setting forth the agreed-upon Leased Wellness Equipment; and

WHEREAS, the Parties hereby desire to memorialize their intent with respect to the foregoing.

NOW, THEREFORE, in consideration of the covenants and agreement contained herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree that the YMCA shall lease the following equipment, which shall collectively be the Leased Wellness Equipment:

Equipment

[To Be Inserted]

TOWN PURCHASED EQUIPMENT OUTRIGHT

IN WITNESS WHEREOF, the Parties have executed this Agreement.

TOWN OF JOHNSTOWN

By:_____
Name:
Title: Town Manager
Attest:

_____
Diana Seele, Town Clerk

YOUNG MEN'S CHRISTIAN ASSOCIATION
OF BOULDER VALLEY
d/b/a YMCA of Northern Colorado

By:_____
Name: Chris Cohner
Title: CEO

FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

July 11, 2025

Town of Johnstown
Audit Requests – Narrative – Additional Information

Natalie Wells
Manager, Eide Bailly, LLP

Dear Natalie,
As you know from our conversation last week, the last item – *Financial Reports sent to Johnstown from January 1, 2022, through December 31, 2024* - requested has taken much longer to organize for you than expected. As I am relatively new in my position, I needed to learn quite a bit about the processes and procedures for reporting to Johnstown.

There have been many personnel, software and other changes in our organization as they relate to Johnstown over the past several years. Here is a summary of the important changes:

1) **Chief Financial Officer (CFO):** I have been in this position since mid-April 2025. The position was vacant since August 2024 with some work being done by an interim. Tim Jones was the prior CFO from March 2021 until August 2024. During transitions the current Chief Operating Officer (COO) Jamie Holstein (March 2023 to present) as well as the former COO, Jeff Clay, filled some gaps with reporting.
2) **Johnstown Branch Executive:** Pat Murray is the current Branch Exec and has been in this position since January 2024. The position was vacant from May 2023 until January 2024. During this time, Jen Spettel served as an interim Branch Exec. Prior to May 2023, Pam Hamilton was Branch Exec starting January 2022. Keith Williams was the Branch Exec prior to that time.
3) When the Johnstown branch first opened most of the childcare was operated in offsite locations. Preschool has always been operated onsite. All childcare has been operated onsite since January 2024. The agreement with Johnstown excluded income and expenses related to offsite childcare. Please note that all 2024 reports sent were incorrect due to this change and reporting was not adjusted properly. Revised 2024 reports are included.
4) **Accounting Software Conversion:** As of January 1, 2024, YMCA NOCO changed accounting software platforms from Blackbaud's Financial Edge to Microsoft Dynamics 365 (D365). Data for 2022 and 2023 was converted and moved to D365. However, given the dramatic overhaul of the chart of accounts, some reporting for these years may not provide the level of detail anticipated. Additionally, Blackbaud provides no access to former clients.
5) **Customer Relations Management (CRM) Software:** As of February 2024, the Y converted from Active Net to Traction Rec. This software is used for membership and program registration and payments. Data is then downloaded / uploaded to the accounting software.

**YMCA of Northern Colorado & Southern Wyoming ● ymcanoco.org**
Corporate Office: 2800 Dagny Way, Lafayette, CO 80026

6) **Credit Cards:** During the fall of 2022 the Y moved to Divvy as its credit card provider for employees. Currently all transactions, receipts, etc. are recorded electronically and available for review. Everything was on paper prior to this time. Every cardholder received a separate statement each month. All this information is currently stored in an off-site location.

YMCA NOCO allocates overhead / administrative costs to various locations and programs. The current allocation model calculates 21.3 % of all expenses to each location / program. The agreement with Johnstown allows for a 15.3 % allocation. Reports for 2022 and 2023 calculated and presented this information correctly. Starting January 2024, the allocation expense was a line item 'above the line' on the financial reports. This inadvertently led to higher than appropriate amounts calculated for the allocation. Reports which were sent to Johnstown for 2024 (and until April 2025) had incorrect amounts for this allocation. This has been corrected, and the revised 2024 financial reports are included.

It seems to me that the concerns on the part of Johnstown may have begun or perhaps were exacerbated due to a draft budget for 2024 which was presented early fall 2023 before the 2024 budget process had begun at YMCA NOCO. This budget was not clearly noted as a draft budget and a subsequent budget may not have been provided to Johnstown. Additionally, this budget included as revenue the full $500,000 of Johnstown subsidy. Therefore, income and net income were overstated by this amount. Original December 2024 financial reports presented in January 2025 showed a net loss before the subsidy of $476,070 – a dramatic change from the draft budget that was presented and incorrectly including the subsidy as income. The attached ***'JTY Budget Situation Narrative & Analysis'*** has been provided to Johnstown staff. However, due to the errors in reporting mentioned previously, this has been adjusted to reflect correct results.

Due to this miscalculation, invoices for January – April 2025 were indicated at $39,672.50 – a reduction of $1,994.17 per month from the regular amount of $41,666.67. This was calculated based upon the incorrect net loss of $476,070 or $23,930 less than the subsidy divided by 12 months = $1,994.17. ***Invoice # 053125-01 reflects the additional amount due of $7,976.78 for 2025. Please note that the May 2025 invoice and financial reports have not been provided to Johnstown at this time.***

I reviewed all payments from January 2022 to present.
2022 – total payments of $500,000 – this is correct and represents 12 months of payments
2023 - total payments of $583,333 – this represents two extra monthly payments
2024 – total payments of $250,000 – this represents six months of payments – the May 2024 invoice is essentially correct and reflects an amount due of $27,332.26. Net income before the subsidy was $177,045 – this is reduced by 21.3 % per the agreement, which reduces the subsidy amount to $139,334.42. The invoice indicates five months of subsidy for a total of $208,333.35, which is reduced by $139,334.42 and then it shows a payment of $41,666.67 for January 2024 which shows on our books in February 2024. ***With the other payments for 2024, there is a balance due of $27,332.26.***

**Expenses Not Reimbursed:** As I was organizing and preparing this information, I learned about a couple of projects which our maintenance staff completed and which we paid – these are items that should have been presented to Town of Johnstown for reimbursement. One is replacement of the backflow prevention device at a cost of $4,020.68 in April 2023. The other (3 receipts / invoices) was to replace a sauna. The total cost including the sauna and electrical works was $5,295 and this was done in January 2025. The total for both projects is $10,044.68. See attached invoices and receipts.

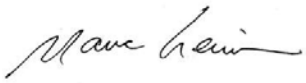
**Conclusion:**
YMCA NOCO recognizes and takes responsibility for several reporting errors primarily related to 2024 budget and 2024 monthly financial reports provided to Johnstown. There are additional reporting errors through April 2025. None of these errors have created significant changes to the overall performance of the Johnstown YMCA nor the amounts invoiced and collected from Johnstown.

As mentioned previously, we believe that the requirement in the agreement to provide a budget in early fall for the subsequent year led to concerns on the part of Johnstown staff. The budget presented should have clearly been labeled as DRAFT. Additionally, YMCA NOCO staff inadvertently include $500,000 Johnstown subsidy as revenue which overstated the anticipated year end income projections. YMCA NOCO staff should have provided an updated budget in January 2024, and this revised board approved budget should have corrected the error of including the $500,000 subsidy as income.

However, we believe that Johnstown staff should have seen that the $500,000 subsidy amount was included in revenue for the Y and this error could have been corrected at that time – October 2023. We would like to review and amend the current agreement to ensure that the timing issues with budget presentation and reporting are not replicated moving forward. It can take 4-6 months after the end of the fiscal year (December 31st) for the Y to complete the audit process. Therefore, any reports provided before that process is complete must be considered as 'unaudited' and therefore subject to change.

YMCA NOCO greatly values the relationship with the Town of Johnstown and its staff. We believe that we have demonstrated in a short period of time that Johnstown Y is a valuable asset to the people of Johnstown. We look forward to working with Johnstown in a cooperative and collaborative manner moving forward.

Sincerely,



Marc Levinson
CFO, YMCA of Northern Colorado

TABLE OF CONTENTS – Reports and Inclusions


1) 2022 JTY Combined Financial Reports and Invoices 24 pages

2) 2023 JTY Combined Invoices 12 pages

3) 2023 JTY Combined Financial Reports 12 pages

4) 2024 Budget Situation Narrative (Revised) 2 pages

5) 2024 JTY Combined Invoices (May – December) 8 pages

6) 2024 JTY Combined Original (Sent) Financial Reports (May – December) 8 pages

7) 2024 JTY Combined Financial Reports (revised) 12 pages

8) Maintenance Costs not billed - 4 pages

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2022-01-JTY |
| DATE | January 31, 2022 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | January 2022 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | January 2022 | 41,666.67 | 41,666.67 |
| | Operating Subsidy - Johnstown Community YMCA | | |
| | | | |
| | | | |
| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.67 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.67** |

Make all checks payable to YMCA of Northern Colorado

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending January 31, 2022**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (6,243) | (6,243) | (1,387) | (1,387) | (7,630) | (7,630) |
| Contracts & Grants | 50,000 | 50,000 | 1,142 | 1,142 | 51,142 | 51,142 |
| Preschool Fees | 58,921 | 58,921 | - | - | 58,921 | 58,921 |
| Membership | - | - | 105,107 | 105,107 | 105,107 | 105,107 |
| Health & Wellness | - | - | 7,009 | 7,009 | 7,009 | 7,009 |
| Childwatch Fees | - | - | - | - | - | - |
| Merchandise Sales | - | - | 229 | 229 | 229 | 229 |
| Other Income | - | - | 5,045 | 5,045 | 5,045 | 5,045 |
| **Total Revenue** | **102,678** | **102,678** | **117,145** | **117,145** | **219,823** | **219,823** |
| | | | | | | |
| **Expense** | | | | | | |
| Salaries & Wages | 29,040 | 29,040 | 62,509 | 62,509 | 91,549 | 91,549 |
| Employee Benefits | 1,392 | 1,392 | 3,884 | 3,884 | 5,276 | 5,276 |
| Payroll Taxes | 2,467 | 2,467 | 4,871 | 4,871 | 7,338 | 7,338 |
| Contract Services | - | - | 156 | 156 | 156 | 156 |
| Supplies | - | - | 2,575 | 2,575 | 2,575 | 2,575 |
| Telephone | 80 | 80 | 1,265 | 1,265 | 1,345 | 1,345 |
| Occupancy & Insurance | - | - | 39,893 | 39,893 | 39,893 | 39,893 |
| Equipment | - | - | 660 | 660 | 660 | 660 |
| Employee/Volunteer Costs | 424 | 424 | 1,085 | 1,085 | 1,509 | 1,509 |
| Program Costs | 1,335 | 1,335 | 2,190 | 2,190 | 3,525 | 3,525 |
| Administrative Costs | - | - | (15) | (15) | (15) | (15) |
| Merchandise Costs | - | - | - | - | - | - |
| **Total Expense** | **34,738** | **34,738** | **119,073** | **119,073** | **153,811** | **153,811** |
| | | | | | | |
| **Net Outcome** | **67,940** | **67,940** | **(1,928)** | **(1,928)** | **66,012** | **66,012** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(23,533)** | **(23,533)** |
| | | | | **YMCA Investment** | **42,479** | **42,479** |
| | | | | **YMCA Cost Recovery** | **41,667** | **41,667** |
| | | | | **Cost Recovery Variance** | **84,146** | **84,146** |

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2022-02-JTY |
| DATE | February 28, 2022 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | February 2022 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | February 2022 | 41,666.67 | 41,666.67 |
| | Operating Subsidy - Johnstown Community YMCA | | |
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| | | | |
| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.67 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.67** |

Make all checks payable to YMCA of Northern Colorado

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending February 28, 2022**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (8,244) | (14,487) | (1,192) | (2,579) | (9,436) | (17,066) |
| Contracts & Grants | - | 50,000 | - | 1,142 | - | 51,142 |
| Preschool Fees | 39,473 | 98,394 | - | - | 39,473 | 98,394 |
| Membership | - | - | 113,457 | 218,564 | 113,457 | 218,564 |
| Health & Wellness | - | - | 9,418 | 16,427 | 9,418 | 16,427 |
| Childwatch Fees | - | - | 12 | 12 | 12 | 12 |
| Merchandise Sales | - | - | 40 | 269 | 40 | 269 |
| Other Income | - | - | 2,568 | 7,613 | 2,568 | 7,613 |
| **Total Revenue** | **31,229** | **133,907** | **124,303** | **241,448** | **155,532** | **375,355** |
| **Expense** | | | | | | |
| Salaries & Wages | 29,857 | 58,897 | 73,746 | 136,255 | 103,603 | 195,152 |
| Employee Benefits | 1,802 | 3,194 | 4,102 | 7,986 | 5,904 | 11,180 |
| Payroll Taxes | 2,788 | 5,255 | 5,708 | 10,579 | 8,496 | 15,834 |
| Contract Services | - | - | 312 | 468 | 312 | 468 |
| Supplies | 155 | 155 | 3,740 | 6,315 | 3,895 | 6,470 |
| Telephone | 80 | 160 | 1,265 | 2,530 | 1,345 | 2,690 |
| Occupancy & Insurance | - | - | 70,045 | 109,938 | 70,045 | 109,938 |
| Equipment | - | - | 685 | 1,345 | 685 | 1,345 |
| Employee/Volunteer Costs | 196 | 620 | 2,033 | 3,118 | 2,229 | 3,738 |
| Program Costs | 2,138 | 3,473 | 2,471 | 4,661 | 4,609 | 8,134 |
| Administrative Costs | - | - | 8 | (7) | 8 | (7) |
| Merchandise Costs | - | - | - | - | - | - |
| **Total Expense** | **37,016** | **71,754** | **164,115** | **283,188** | **201,131** | **354,942** |
| **Net Outcome** | **(5,787)** | **62,153** | **(39,812)** | **(41,740)** | **(45,599)** | **20,413** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(30,773)** | **(54,306)** |
| | | | | **YMCA Investment** | **(76,372)** | **(33,893)** |
| | | | | **YMCA Cost Recovery** | **41,667** | **83,334** |
| | | | | **Cost Recovery Variance** | **(34,705)** | **49,441** |

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2022-03-JTY |
| DATE | March 31, 2022 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | March 2022 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | March 2022 | 41,666.67 | 41,666.67 |
| | Operating Subsidy - Johnstown Community YMCA | | |
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| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.67 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.67** |

Make all checks payable to YMCA of Northern Colorado

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending March 31, 2022**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (6,128) | (20,615) | (1,301) | (3,880) | (7,429) | (24,495) |
| Contracts & Grants | 26,481 | 76,481 | - | 1,142 | 26,481 | 77,623 |
| Preschool Fees | 54,812 | 153,206 | - | - | 54,812 | 153,206 |
| Membership | - | - | 119,482 | 338,046 | 119,482 | 338,046 |
| Health & Wellness | - | - | 13,701 | 30,128 | 13,701 | 30,128 |
| Childwatch Fees | - | - | - | 12 | - | 12 |
| Merchandise Sales | - | - | 40 | 309 | 40 | 309 |
| Other Income | - | - | 1,235 | 8,848 | 1,235 | 8,848 |
| **Total Revenue** | **75,165** | **209,072** | **133,157** | **374,605** | **208,322** | **583,677** |
| **Expense** | | | | | | |
| Salaries & Wages | 31,798 | 90,695 | 74,156 | 210,411 | 105,954 | 301,106 |
| Employee Benefits | 1,666 | 4,860 | 3,934 | 11,920 | 5,600 | 16,780 |
| Payroll Taxes | 3,023 | 8,278 | 5,682 | 16,261 | 8,705 | 24,539 |
| Contract Services | - | - | 678 | 1,146 | 678 | 1,146 |
| Supplies | - | 155 | 3,335 | 9,650 | 3,335 | 9,805 |
| Telephone | 80 | 240 | 613 | 3,143 | 693 | 3,383 |
| Occupancy & Insurance | - | - | 54,144 | 164,082 | 54,144 | 164,082 |
| Equipment | - | - | 667 | 2,012 | 667 | 2,012 |
| Employee/Volunteer Costs | - | 620 | 394 | 3,512 | 394 | 4,132 |
| Program Costs | 2,379 | 5,852 | 2,331 | 6,992 | 4,710 | 12,844 |
| Administrative Costs | - | - | 41 | 34 | 41 | 34 |
| Merchandise Costs | - | - | 4 | 4 | 4 | 4 |
| **Total Expense** | **38,946** | **110,700** | **145,979** | **429,167** | **184,925** | **539,867** |
| **Net Outcome** | **36,219** | **98,372** | **(12,822)** | **(54,562)** | **23,397** | **43,810** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(28,294)** | **(82,600)** |
| | | | | **YMCA Investment** | **(4,897)** | **(38,790)** |
| | | | | **YMCA Cost Recovery** | **41,667** | **125,001** |
| | | | | **Cost Recovery Variance** | **36,770** | **86,211** |

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2022-04-JTY |
| DATE | April 30, 2022 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | April 2022 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | April 2022 | 41,666.67 | 41,666.67 |
| | Operating Subsidy - Johnstown Community YMCA | | |
| | | | |
| | | | |
| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | | |
| | | **SUBTOTAL** | $ 41,666.67 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.67** |

Make all checks payable to YMCA of Northern Colorado

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending April 30, 2022**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (6,128) | (26,743) | (1,403) | (5,283) | (7,531) | (32,026) |
| Contracts & Grants | 8,827 | 85,308 | - | 1,142 | 8,827 | 86,450 |
| Preschool Fees | 66,894 | 220,100 | - | - | 66,894 | 220,100 |
| Membership | - | - | 113,419 | 451,465 | 113,419 | 451,465 |
| Health & Wellness | - | - | 22,241 | 52,369 | 22,241 | 52,369 |
| Childwatch Fees | - | - | - | 12 | - | 12 |
| Merchandise Sales | - | - | 268 | 577 | 268 | 577 |
| Other Income | - | - | 4,605 | 13,453 | 4,605 | 13,453 |
| **Total Revenue** | **69,593** | **278,665** | **139,130** | **513,735** | **208,723** | **792,400** |
| **Expense** | | | | | | |
| Salaries & Wages | 52,104 | 142,799 | 118,638 | 329,049 | 170,742 | 471,848 |
| Employee Benefits | 2,443 | 7,303 | 5,344 | 17,264 | 7,787 | 24,567 |
| Payroll Taxes | 4,845 | 13,123 | 9,345 | 25,606 | 14,190 | 38,729 |
| Contract Services | - | - | 526 | 1,672 | 526 | 1,672 |
| Supplies | - | 155 | 4,406 | 14,056 | 4,406 | 14,211 |
| Telephone | 80 | 320 | 2,606 | 5,749 | 2,686 | 6,069 |
| Occupancy & Insurance | - | - | 26,607 | 190,689 | 26,607 | 190,689 |
| Equipment | - | - | 913 | 2,925 | 913 | 2,925 |
| Employee/Volunteer Costs | 278 | 898 | 352 | 3,864 | 630 | 4,762 |
| Program Costs | 868 | 6,720 | 1,459 | 8,451 | 2,327 | 15,171 |
| Administrative Costs | - | - | 116 | 150 | 116 | 150 |
| Merchandise Costs | - | - | - | 4 | - | 4 |
| **Total Expense** | **60,618** | **171,318** | **170,312** | **599,479** | **230,930** | **770,797** |
| **Net Outcome** | **8,975** | **107,347** | **(31,182)** | **(85,744)** | **(22,207)** | **21,603** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(35,332)** | **(117,932)** |
| | | | | **YMCA Investment** | **(57,539)** | **(96,329)** |
| | | | | **YMCA Cost Recovery** | **41,667** | **166,668** |
| | | | | **Cost Recovery Variance** | **(15,872)** | **70,339** |

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2022-05-JTY |
| DATE | May 31, 2022 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | May 2022 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | May 2022 | 41,666.67 | 41,666.67 |
| | Operating Subsidy - Johnstown Community YMCA | | |
| | | | |
| | | | |
| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.67 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.67** |

Make all checks payable to YMCA of Northern Colorado

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending May 31, 2022**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (6,591) | (33,334) | (1,257) | (6,540) | (7,848) | (39,874) |
| Contracts & Grants | 8,827 | 94,135 | - | 1,142 | 8,827 | 95,277 |
| Preschool Fees | 62,438 | 282,538 | - | - | 62,438 | 282,538 |
| Membership | - | - | 113,696 | 565,161 | 113,696 | 565,161 |
| Health & Wellness | - | - | 20,590 | 72,959 | 20,590 | 72,959 |
| Childwatch Fees | - | - | - | 12 | - | 12 |
| Merchandise Sales | - | - | 155 | 732 | 155 | 732 |
| Other Income | - | - | 1,695 | 15,148 | 1,695 | 15,148 |
| **Total Revenue** | **64,674** | **343,339** | **134,879** | **648,614** | **199,553** | **991,953** |
| **Expense** | | | | | | |
| Salaries & Wages | 37,404 | 180,203 | 77,841 | 406,890 | 115,245 | 587,093 |
| Employee Benefits | 2,463 | 9,766 | 4,082 | 21,346 | 6,545 | 31,112 |
| Payroll Taxes | 7,421 | 20,544 | 13,953 | 39,559 | 21,374 | 60,103 |
| Contract Services | - | - | 7,549 | 9,221 | 7,549 | 9,221 |
| Supplies | - | 155 | 3,126 | 17,182 | 3,126 | 17,337 |
| Telephone | 80 | 400 | 1,305 | 7,054 | 1,385 | 7,454 |
| Occupancy & Insurance | 1,724 | 1,724 | 21,695 | 212,384 | 23,419 | 214,108 |
| Equipment | - | - | 5,101 | 8,026 | 5,101 | 8,026 |
| Employee/Volunteer Costs | 1,003 | 1,901 | 702 | 4,566 | 1,705 | 6,467 |
| Program Costs | 2,443 | 9,163 | 1,502 | 9,953 | 3,945 | 19,116 |
| Administrative Costs | | - | 8,335 | 8,485 | 8,335 | 8,485 |
| Merchandise Costs | | - | - | 4 | - | 4 |
| **Total Expense** | **52,538** | **223,856** | **145,191** | **744,670** | **197,729** | **968,526** |
| **Net Outcome** | **12,136** | **119,483** | **(10,312)** | **(96,056)** | **1,824** | **23,427** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(30,253)** | **(148,184)** |
| | | | | **YMCA Investment** | **(28,429)** | **(124,757)** |
| | | | | **YMCA Cost Recovery** | **41,667** | **208,335** |
| | | | | **Cost Recovery Variance** | **13,238** | **83,578** |

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2022-06-JTY |
| DATE | June 30, 2022 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | June 2022 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | June 2022 | 41,666.67 | 41,666.67 |
| | Operating Subsidy - Johnstown Community YMCA | | |
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| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.67 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.67** |

Make all checks payable to YMCA of Northern Colorado

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending June 30, 2022**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (5,199) | (38,533) | - | (6,540) | (5,199) | (45,073) |
| Contracts & Grants | - | 94,135 | (1,184) | (42) | (1,184) | 94,093 |
| Preschool Fees | 57,680 | 340,218 | - | - | 57,680 | 340,218 |
| Membership | - | - | 115,923 | 681,084 | 115,923 | 681,084 |
| Health & Wellness | - | - | 20,861 | 93,820 | 20,861 | 93,820 |
| Childwatch Fees | - | - | - | 12 | - | 12 |
| Merchandise Sales | - | - | 25 | 757 | 25 | 757 |
| Other Income | - | - | 2,255 | 17,403 | 2,255 | 17,403 |
| **Total Revenue** | **52,481** | **395,820** | **137,880** | **786,494** | **190,361** | **1,182,314** |
| **Expense** | | | | | | |
| Salaries & Wages | 36,858 | 217,061 | 78,999 | 485,889 | 115,857 | 702,950 |
| Employee Benefits | 2,474 | 12,240 | 3,492 | 24,838 | 5,966 | 37,078 |
| Payroll Taxes | 4,082 | 24,626 | 8,101 | 47,660 | 12,183 | 72,286 |
| Contract Services | - | - | 11,709 | 20,930 | 11,709 | 20,930 |
| Supplies | - | 155 | 8,435 | 25,617 | 8,435 | 25,772 |
| Telephone | 80 | 480 | 1,941 | 8,995 | 2,021 | 9,475 |
| Occupancy & Insurance | 359 | 2,083 | 40,622 | 253,006 | 40,981 | 255,089 |
| Equipment | - | - | 3,663 | 11,689 | 3,663 | 11,689 |
| Employee/Volunteer Costs | 330 | 2,231 | 1,158 | 5,724 | 1,488 | 7,955 |
| Program Costs | 2,482 | 11,645 | 2,591 | 12,544 | 5,073 | 24,189 |
| Administrative Costs | - | - | 1,512 | 9,997 | 1,512 | 9,997 |
| Merchandise Costs | - | - | 10 | 14 | 10 | 14 |
| **Total Expense** | **46,665** | **270,521** | **162,233** | **906,903** | **208,898** | **1,177,424** |
| **Net Outcome** | **5,816** | **125,299** | **(24,353)** | **(120,409)** | **(18,537)** | **4,890** |
| | **15.3%** | | **YMCA Administrative Fee** | | **(31,961)** | **(180,146)** |
| | | | **YMCA Investment** | | **(50,498)** | **(175,256)** |
| | | | **YMCA Cost Recovery** | | **41,667** | **250,002** |
| | | | **Cost Recovery Variance** | | **(8,831)** | **74,746** |

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2022-07-JTY |
| DATE | July 31, 2022 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | July 2022 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | July 2022 | 41,666.67 | 41,666.67 |
| | Operating Subsidy - Johnstown Community YMCA | | |
| | | | |
| | | | |
| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.67 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.67** |

Make all checks payable to YMCA of Northern Colorado

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending July 31, 2022**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (4,646) | (43,179) | (1,390) | (7,930) | (6,036) | (51,109) |
| Contracts & Grants | 17,654 | 111,789 | - | (42) | 17,654 | 111,747 |
| Preschool Fees | 47,649 | 387,867 | - | - | 47,649 | 387,867 |
| Membership | - | - | 116,995 | 798,079 | 116,995 | 798,079 |
| Health & Wellness | - | - | 12,394 | 106,214 | 12,394 | 106,214 |
| Childwatch Fees | - | - | 6 | 18 | 6 | 18 |
| Merchandise Sales | - | - | 261 | 1,018 | 261 | 1,018 |
| Other Income | - | - | 1,525 | 18,928 | 1,525 | 18,928 |
| **Total Revenue** | **60,657** | **456,477** | **129,791** | **916,285** | **190,448** | **1,372,762** |
| **Expense** | | | | | | |
| Salaries & Wages | 38,102 | 255,163 | 78,542 | 564,431 | 116,644 | 819,594 |
| Employee Benefits | 2,459 | 14,699 | 4,021 | 28,859 | 6,480 | 43,558 |
| Payroll Taxes | 3,983 | 28,609 | 8,293 | 55,953 | 12,276 | 84,562 |
| Contract Services | - | - | - | 20,930 | - | 20,930 |
| Supplies | - | 155 | 3,856 | 29,473 | 3,856 | 29,628 |
| Telephone | 80 | 560 | 1,974 | 10,969 | 2,054 | 11,529 |
| Occupancy & Insurance | 361 | 2,444 | 41,514 | 294,520 | 41,875 | 296,964 |
| Equipment | - | - | 1,847 | 13,536 | 1,847 | 13,536 |
| Employee/Volunteer Costs | 165 | 2,396 | 441 | 6,165 | 606 | 8,561 |
| Program Costs | 1,432 | 13,077 | 1,971 | 14,515 | 3,403 | 27,592 |
| Administrative Costs | - | - | 1,740 | 11,737 | 1,740 | 11,737 |
| Merchandise Costs | - | - | | 14 | - | 14 |
| **Total Expense** | **46,582** | **317,103** | **144,199** | **1,051,102** | **190,781** | **1,368,205** |
| **Net Outcome** | **14,075** | **139,374** | **(14,408)** | **(134,817)** | **(333)** | **4,557** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(29,189)** | **(209,335)** |
| | | | | **YMCA Investment** | **(29,522)** | **(204,778)** |
| | | | | **YMCA Cost Recovery** | **41,667** | **291,669** |
| | | | | **Cost Recovery Variance** | **12,145** | **86,891** |

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2022-08-JTY |
| DATE | August 31, 2022 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | August 2022 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | August 2022 | 41,666.67 | 41,666.67 |
| | Operating Subsidy - Johnstown Community YMCA | | |
| | | | |
| | | | |
| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.67 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.67** |

Make all checks payable to YMCA of Northern Colorado

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending August 31, 2022**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (4,597) | (47,776) | (1,292) | (10,406) | (5,889) | (58,182) |
| Contracts & Grants | 8,827 | 120,616 | 12,500 | 13,642 | 21,327 | 134,258 |
| Preschool Fees | 54,995 | 442,862 | - | - | 54,995 | 442,862 |
| Membership | - | - | 114,431 | 912,510 | 114,431 | 912,510 |
| Health & Wellness | - | - | (1,398) | 104,816 | (1,398) | 104,816 |
| Childwatch Fees | - | - | - | 18 | - | 18 |
| Merchandise Sales | - | - | 252 | 1,270 | 252 | 1,270 |
| Other Income | - | - | 4,940 | 23,868 | 4,940 | 23,868 |
| **Total Revenue** | **59,225** | **515,702** | **129,433** | **1,045,718** | **188,658** | **1,561,420** |
| **Expense** | | | | | | |
| Salaries & Wages | 38,408 | 293,571 | 81,341 | 645,772 | 119,749 | 939,343 |
| Employee Benefits | 2,485 | 17,184 | 3,624 | 32,483 | 6,109 | 49,667 |
| Payroll Taxes | 3,947 | 32,556 | 8,505 | 64,458 | 12,452 | 97,014 |
| Contract Services | - | - | - | 20,930 | - | 20,930 |
| Supplies | - | 155 | 7,346 | 36,819 | 7,346 | 36,974 |
| Telephone | 80 | 640 | 1,680 | 12,649 | 1,760 | 13,289 |
| Occupancy & Insurance | 334 | 2,778 | 51,644 | 346,164 | 51,978 | 348,942 |
| Equipment | - | - | 5,277 | 18,813 | 5,277 | 18,813 |
| Employee/Volunteer Costs | 1,188 | 3,584 | 4,813 | 10,978 | 6,001 | 14,562 |
| Program Costs | 1,635 | 14,712 | 1,156 | 15,671 | 2,791 | 30,383 |
| Administrative Costs | - | - | 1,468 | 13,205 | 1,468 | 13,205 |
| Merchandise Costs | - | - | 4 | 18 | 4 | 18 |
| **Total Expense** | **48,077** | **365,180** | **166,858** | **1,217,960** | **214,935** | **1,583,140** |
| **Net Outcome** | **11,148** | **150,522** | **(37,425)** | **(172,242)** | **(26,277)** | **(21,720)** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(32,885)** | **(242,220)** |
| | | | | **YMCA Investment** | **(59,162)** | **(263,940)** |
| | | | | **YMCA Cost Recovery** | **41,667** | **333,336** |
| | | | | **Cost Recovery Variance** | **(17,495)** | **69,396** |

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2022-09-JTY |
| DATE | September 30, 2022 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | September 2022 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | September 2022 | 41,666.67 | 41,666.67 |
| | Operating Subsidy - Johnstown Community YMCA | | |
| | | | |
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| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.67 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.67** |

Make all checks payable to YMCA of Northern Colorado

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending September 30, 2022**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (5,100) | (52,876) | (1,370) | (11,776) | (6,470) | (64,652) |
| Contracts & Grants | 8,827 | 129,443 | - | 13,642 | 8,827 | 143,085 |
| Preschool Fees | 62,565 | 505,427 | - | - | 62,565 | 505,427 |
| Membership | - | - | 112,010 | 1,024,520 | 112,010 | 1,024,520 |
| Health & Wellness | - | - | 17,257 | 122,073 | 17,257 | 122,073 |
| Childwatch Fees | - | - | - | 18 | - | 18 |
| Merchandise Sales | - | - | 176 | 1,446 | 176 | 1,446 |
| Other Income | - | - | 1,955 | 25,823 | 1,955 | 25,823 |
| **Total Revenue** | **66,292** | **581,994** | **130,028** | **1,175,746** | **196,320** | **1,757,740** |
| **Expense** | | | | | | |
| Salaries & Wages | 56,409 | 349,980 | 98,564 | 744,336 | 154,973 | 1,094,316 |
| Employee Benefits | 2,850 | 20,034 | 4,330 | 36,813 | 7,180 | 56,847 |
| Payroll Taxes | 5,602 | 38,158 | 10,857 | 75,315 | 16,459 | 113,473 |
| Contract Services | - | - | 87 | 21,017 | 87 | 21,017 |
| Supplies | - | 155 | 4,679 | 41,498 | 4,679 | 41,653 |
| Telephone | 80 | 720 | 1,675 | 14,324 | 1,755 | 15,044 |
| Occupancy & Insurance | 345 | 3,123 | 40,788 | 386,952 | 41,133 | 390,075 |
| Equipment | - | - | 1,627 | 20,440 | 1,627 | 20,440 |
| Employee/Volunteer Costs | 151 | 3,735 | 2,441 | 13,419 | 2,592 | 17,154 |
| Program Costs | 886 | 15,598 | 637 | 16,308 | 1,523 | 31,906 |
| Administrative Costs | | - | 1,677 | 14,882 | 1,677 | 14,882 |
| Merchandise Costs | | - | 15 | 33 | 15 | 33 |
| **Total Expense** | **66,323** | **431,503** | **167,377** | **1,385,337** | **233,700** | **1,816,840** |
| **Net Outcome** | **(31)** | **150,491** | **(37,349)** | **(209,591)** | **(37,380)** | **(59,100)** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(35,756)** | **(277,977)** |
| | | | | **YMCA Investment** | **(73,136)** | **(337,077)** |
| | | | | **YMCA Cost Recovery** | **41,667** | **375,003** |
| | | | | **Cost Recovery Variance** | **(31,469)** | **37,926** |

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2022-10-JTY |
| DATE | October 31, 2022 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | October 2022 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | October 2022 | 41,666.67 | 41,666.67 |
| | Operating Subsidy - Johnstown Community YMCA | | |
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| | | | |
| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.67 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.67** |

Make all checks payable to YMCA of Northern Colorado

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending October 31, 2022**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (7,887) | (60,763) | (1,456) | (13,232) | (9,343) | (73,995) |
| Contracts & Grants | 9,000 | 138,443 | 28,600 | 42,242 | 37,600 | 180,685 |
| Preschool Fees | 61,268 | 566,695 | - | - | 61,268 | 566,695 |
| Membership | - | - | 107,581 | 1,132,101 | 107,581 | 1,132,101 |
| Health & Wellness | - | - | 6,881 | 128,954 | 6,881 | 128,954 |
| Childwatch Fees | - | - | - | 18 | - | 18 |
| Merchandise Sales | - | - | 45 | 1,491 | 45 | 1,491 |
| Other Income | - | - | 2,980 | 28,803 | 2,980 | 28,803 |
| **Total Revenue** | **62,381** | **644,375** | **144,631** | **1,320,377** | **207,012** | **1,964,752** |
| **Expense** | | | | | | |
| Salaries & Wages | 37,073 | 387,053 | 80,000 | 824,336 | 117,073 | 1,211,389 |
| Employee Benefits | 2,371 | 22,405 | 2,991 | 39,804 | 5,362 | 62,209 |
| Payroll Taxes | 3,705 | 41,863 | 7,947 | 83,262 | 11,652 | 125,125 |
| Contract Services | - | - | - | 21,017 | - | 21,017 |
| Supplies | - | 155 | 3,901 | 45,399 | 3,901 | 45,554 |
| Telephone | 80 | 800 | 1,358 | 15,682 | 1,438 | 16,482 |
| Occupancy & Insurance | 361 | 3,484 | 97,239 | 484,191 | 97,600 | 487,675 |
| Equipment | - | - | 367 | 20,807 | 367 | 20,807 |
| Employee/Volunteer Costs | 67 | 3,802 | 2,281 | 15,700 | 2,348 | 19,502 |
| Program Costs | 1,552 | 17,150 | 388 | 16,696 | 1,940 | 33,846 |
| Administrative Costs | - | - | 1,724 | 16,606 | 1,724 | 16,606 |
| Merchandise Costs | | - | - | 33 | - | 33 |
| **Total Expense** | **45,209** | **476,712** | **198,196** | **1,583,533** | **243,405** | **2,060,245** |
| **Net Outcome** | **17,172** | **167,663** | **(53,565)** | **(263,156)** | **(36,393)** | **(95,493)** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(37,241)** | **(315,217)** |
| | | | | **YMCA Investment** | **(73,634)** | **(410,710)** |
| | | | | **YMCA Cost Recovery** | **41,667** | **416,670** |
| | | | | **Cost Recovery Variance** | **(31,967)** | **5,960** |

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2022-11-JTY |
| DATE | November 30, 2022 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | November 2022 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | November 2022 | 41,666.67 | 41,666.67 |
| | Operating Subsidy - Johnstown Community YMCA | | |
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| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.67 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.67** |

Make all checks payable to YMCA of Northern Colorado

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending November 30, 2022**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (6,371) | (67,134) | (1,606) | (14,838) | (7,977) | (81,972) |
| Contracts & Grants | (123) | 138,320 | - | 42,242 | (123) | 180,562 |
| Preschool Fees | 62,794 | 629,489 | - | - | 62,794 | 629,489 |
| Membership | - | - | 111,467 | 1,243,568 | 111,467 | 1,243,568 |
| Health & Wellness | - | - | 21,064 | 150,018 | 21,064 | 150,018 |
| Childwatch Fees | - | - | 12 | 30 | 12 | 30 |
| Merchandise Sales | - | - | 47 | 1,538 | 47 | 1,538 |
| Other Income | - | - | 4,705 | 33,508 | 4,705 | 33,508 |
| **Total Revenue** | **56,300** | **700,675** | **135,689** | **1,456,066** | **191,989** | **2,156,741** |
| **Expense** | | | | | | |
| Salaries & Wages | 37,521 | 424,574 | 85,189 | 909,525 | 122,710 | 1,334,099 |
| Employee Benefits | 2,670 | 25,075 | 2,650 | 42,454 | 5,320 | 67,529 |
| Payroll Taxes | 3,684 | 45,547 | 8,190 | 91,452 | 11,874 | 136,999 |
| Contract Services | - | - | - | 21,017 | - | 21,017 |
| Supplies | - | 155 | 8,711 | 54,110 | 8,711 | 54,265 |
| Telephone | 80 | 880 | 2,075 | 17,757 | 2,155 | 18,637 |
| Occupancy & Insurance | 319 | 3,803 | 56,089 | 540,280 | 56,408 | 544,083 |
| Equipment | - | - | 123 | 20,930 | 123 | 20,930 |
| Employee/Volunteer Costs | 75 | 3,877 | 7,046 | 22,746 | 7,121 | 26,623 |
| Program Costs | 1,265 | 18,415 | 2,545 | 19,241 | 3,810 | 37,656 |
| Administrative Costs | - | - | 1,796 | 18,402 | 1,796 | 18,402 |
| Merchandise Costs | - | - | - | 33 | - | 33 |
| **Total Expense** | **45,614** | **522,326** | **174,414** | **1,757,947** | **220,028** | **2,280,273** |
| **Net Outcome** | **10,686** | **178,349** | **(38,725)** | **(301,881)** | **(28,039)** | **(123,532)** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(33,664)** | **(348,882)** |
| | | | | **YMCA Investment** | **(61,703)** | **(472,414)** |
| | | | | **YMCA Cost Recovery** | **41,667** | **458,337** |
| | | | | **Cost Recovery Variance** | **(20,036)** | **(14,077)** |

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2022-12-JTY |
| DATE | December 31, 2022 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | December 2022 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | December 2022 | 41,666.63 | 41,666.63 |
| | Operating Subsidy - Johnstown Community YMCA | | |
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| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.63 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.63** |

Make all checks payable to YMCA of Northern Colorado

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending December 31, 2022**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (7,019) | (74,153) | (1,500) | (16,338) | (8,519) | (90,491) |
| Contracts & Grants | - | 138,320 | 12,500 | 54,742 | 12,500 | 193,062 |
| Preschool Fees | 67,789 | 697,278 | - | - | 67,789 | 697,278 |
| Membership | - | - | 114,693 | 1,358,261 | 114,693 | 1,358,261 |
| Health & Wellness | - | - | 9,597 | 159,615 | 9,597 | 159,615 |
| Childwatch Fees | - | - | 20 | 50 | 20 | 50 |
| Merchandise Sales | - | - | 43 | 1,581 | 43 | 1,581 |
| Other Income | - | - | 10,726 | 44,234 | 10,726 | 44,234 |
| **Total Revenue** | **60,770** | **761,445** | **146,079** | **1,602,145** | **206,849** | **2,363,590** |
| **Expense** | | | | | | |
| Salaries & Wages | 46,969 | 471,543 | 104,989 | 1,014,514 | 151,958 | 1,486,057 |
| Employee Benefits | 2,610 | 27,685 | 2,934 | 45,388 | 5,544 | 73,073 |
| Payroll Taxes | 5,714 | 51,261 | 12,912 | 104,364 | 18,626 | 155,625 |
| Contract Services | - | - | 192 | 21,209 | 192 | 21,209 |
| Supplies | 38 | 193 | 2,075 | 56,185 | 2,113 | 56,378 |
| Telephone | 80 | 960 | 1,358 | 19,115 | 1,438 | 20,075 |
| Occupancy & Insurance | 360 | 4,163 | 45,788 | 586,068 | 46,148 | 590,231 |
| Equipment | - | - | 479 | 21,409 | 479 | 21,409 |
| Employee/Volunteer Costs | 3,253 | 7,130 | 3,787 | 26,533 | 7,040 | 33,663 |
| Program Costs | 2,863 | 21,278 | 7,081 | 26,322 | 9,944 | 47,600 |
| Administrative Costs | - | - | 1,507 | 19,909 | 1,507 | 19,909 |
| Merchandise Costs | - | - | 35 | 68 | 35 | 68 |
| **Total Expense** | **61,887** | **584,213** | **183,137** | **1,941,084** | **245,024** | **2,525,297** |
| **Net Outcome** | **(1,117)** | **177,232** | **(37,058)** | **(338,939)** | **(38,175)** | **(161,707)** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(37,489)** | **(386,370)** |
| | | | | **YMCA Investment** | **(75,664)** | **(548,077)** |
| | | | | **YMCA Cost Recovery** | **41,667** | **500,004** |
| | | | | **Cost Recovery Variance** | **(33,997)** | **(48,073)** |

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2023-01-JTY |
| DATE | January 1, 2023 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | January 2023 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | January 2023 | 41,666.63 | 41,666.63 |
| | Operating Subsidy - Johnstown Community YMCA | | |
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| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.63 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.63** |

Make all checks payable to YMCA of Northern Colorado

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2023-01-JTY |
| DATE | February 1, 2023 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | February 2023 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | February 2023 | 41,666.63 | 41,666.63 |
| | Operating Subsidy - Johnstown Community YMCA | | |
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| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.63 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.63** |

Make all checks payable to YMCA of Northern Colorado

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2023-03-JTY |
| DATE | March 1, 2023 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | March 2023 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | March 2023 | 41,666.63 | 41,666.63 |
| | Operating Subsidy - Johnstown Community YMCA | | |
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| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.63 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.63** |

Make all checks payable to YMCA of Northern Colorado

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2023-04-JTY |
| DATE | April 1, 2023 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | April 2023 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | April 2023 | 41,666.63 | 41,666.63 |
| | Operating Subsidy - Johnstown Community YMCA | | |
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| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.63 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.63** |

Make all checks payable to YMCA of Northern Colorado

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2023-05-JTY |
| DATE | May 1, 2023 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | May 2023 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | May 2023 | 41,666.63 | 41,666.63 |
| | Operating Subsidy - Johnstown Community YMCA | | |
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| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.63 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.63** |

Make all checks payable to YMCA of Northern Colorado

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2023-06-JTY |
| DATE | June 1, 2023 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | June 2023 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | June 2023 | 41,666.63 | 41,666.63 |
| | Operating Subsidy - Johnstown Community YMCA | | |
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| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.63 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.63** |

Make all checks payable to YMCA of Northern Colorado

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2023-07-JTY |
| DATE | July 1, 2023 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | July 2023 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | July 2023 | 41,666.63 | 41,666.63 |
| | Operating Subsidy - Johnstown Community YMCA | | |
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| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.63 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.63** |

Make all checks payable to YMCA of Northern Colorado

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2023-08-JTY |
| DATE | August 1, 2023 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | August 2023 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | August 2023 | 41,666.63 | 41,666.63 |
| | Operating Subsidy - Johnstown Community YMCA | | |
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| | | | |
| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.63 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.63** |

Make all checks payable to YMCA of Northern Colorado

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2023-09-JTY |
| DATE | September 1, 2023 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | September 2023 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | September 2023 | 41,666.63 | 41,666.63 |
| | Operating Subsidy - Johnstown Community YMCA | | |
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| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.63 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.63** |

Make all checks payable to YMCA of Northern Colorado

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2023-10-JTY |
| DATE | October 1, 2023 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | October 2023 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | October 2023 | 41,666.63 | 41,666.63 |
| | Operating Subsidy - Johnstown Community YMCA | | |
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| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.63 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.63** |

Make all checks payable to YMCA of Northern Colorado

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2023-11-JTY |
| DATE | November 1, 2023 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | November 2023 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | November 2023 | 41,666.63 | 41,666.63 |
| | Operating Subsidy - Johnstown Community YMCA | | |
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| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.63 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.63** |

Make all checks payable to YMCA of Northern Colorado

# INVOICE

YMCA of Northern Colorado

2800 Dagny Way
Lafayette, CO 80026
303.443.4474

| | |
|---|---|
| INVOICE NO. | 2023-12-JTY |
| DATE | December 31, 2023 |
| CUSTOMER ID | |

TO

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

| VIA EMAIL | PERIOD | PAYMENT TERMS | DUE DATE |
|---|---|---|---|
| mlecerf@townofjohnstown.com | December 2023 | Per Agreement | |

| QUANTITY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|---|---|---|---|
| 1.00 | December 2023 | 41,666.63 | 41,666.63 |
| | Operating Subsidy - Johnstown Community YMCA | | |
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| | | | |
| | Finance Coding - 01-5910-01-00-0090 | | |
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| | | **SUBTOTAL** | $ 41,666.63 |
| | | **SALES TAX** | - |
| | | **TOTAL** | **$ 41,666.63** |

Make all checks payable to YMCA of Northern Colorado

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending January 31, 2023**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (7,412) | (7,412) | (1,570) | (1,570) | (8,982) | (8,982) |
| Contracts & Grants | 35,000 | 35,000 | - | - | 35,000 | 35,000 |
| Preschool Fees | 66,085 | 66,085 | - | - | 66,085 | 66,085 |
| Membership | - | - | 126,207 | 126,207 | 126,207 | 126,207 |
| Health & Wellness | - | - | 13,145 | 13,145 | 13,145 | 13,145 |
| Childwatch Fees | - | - | - | - | - | - |
| Merchandise Sales | - | - | 59 | 59 | 59 | 59 |
| Other Income | - | - | 10,598 | 10,598 | 10,598 | 10,598 |
| **Total Revenue** | **93,673** | **93,673** | **148,439** | **148,439** | **242,112** | **242,112** |
| **Expense** | | | | | | |
| Salaries & Wages | 34,970 | 34,970 | 85,355 | 85,355 | 120,325 | 120,325 |
| Employee Benefits | 2,366 | 2,366 | 2,874 | 2,874 | 5,240 | 5,240 |
| Payroll Taxes | 3,043 | 3,043 | 7,191 | 7,191 | 10,234 | 10,234 |
| Contract Services | - | - | 3,960 | 3,960 | 3,960 | 3,960 |
| Supplies | 38 | 38 | 3,716 | 3,716 | 3,754 | 3,754 |
| Telephone | 80 | 80 | 2,092 | 2,092 | 2,172 | 2,172 |
| Occupancy & Insurance | - | - | 46,756 | 46,756 | 46,756 | 46,756 |
| Equipment | - | - | 1,019 | 1,019 | 1,019 | 1,019 |
| Employee/Volunteer Costs | 35 | 35 | 2,295 | 2,295 | 2,330 | 2,330 |
| Program Costs | 1,149 | 1,149 | 2,985 | 2,985 | 4,134 | 4,134 |
| Administrative Costs | - | - | (2) | (2) | (2) | (2) |
| Merchandise Costs | - | - | - | - | - | - |
| **Total Expense** | **41,681** | **41,681** | **158,241** | **158,241** | **199,922** | **199,922** |
| **Net Outcome** | **51,992** | **51,992** | **(9,802)** | **(9,802)** | **42,190** | **42,190** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(30,588)** | **(30,588)** |
| | | | | **YMCA Investment** | **11,602** | **11,602** |
| | | | | **YMCA Cost Recovery** | **41,667** | **41,667** |
| | | | | **Cost Recovery Variance** | **53,269** | **53,269** |

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending February 28, 2023**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (7,741) | (15,153) | (1,618) | (3,188) | (9,359) | (18,341) |
| Contracts & Grants | 2,513 | 37,513 | - | - | 2,513 | 37,513 |
| Preschool Fees | 59,552 | 125,637 | - | - | 59,552 | 125,637 |
| Membership | | - | 127,181 | 253,388 | 127,181 | 253,388 |
| Health & Wellness | | - | 16,685 | 29,830 | 16,685 | 29,830 |
| Childwatch Fees | | - | - | - | - | - |
| Merchandise Sales | | - | 136 | 195 | 136 | 195 |
| Other Income | | - | 7,435 | 18,033 | 7,435 | 18,033 |
| **Total Revenue** | **54,324** | **147,997** | **149,819** | **298,258** | **204,143** | **446,255** |
| **Expense** | | | | | | |
| Salaries & Wages | 39,327 | 74,297 | 93,897 | 179,252 | 133,224 | 253,549 |
| Employee Benefits | 2,397 | 4,763 | 2,764 | 5,638 | 5,161 | 10,401 |
| Payroll Taxes | 4,589 | 7,632 | 10,234 | 17,425 | 14,823 | 25,057 |
| Contract Services | - | - | 3,824 | 7,784 | 3,824 | 7,784 |
| Supplies | - | 38 | 4,990 | 8,706 | 4,990 | 8,744 |
| Telephone | 160 | 240 | 1,591 | 3,683 | 1,751 | 3,923 |
| Occupancy & Insurance | 1,270 | 1,270 | 61,801 | 108,557 | 63,071 | 109,827 |
| Equipment | - | - | 883 | 1,902 | 883 | 1,902 |
| Employee/Volunteer Costs | 186 | 221 | 2,470 | 4,765 | 2,656 | 4,986 |
| Program Costs | 747 | 1,896 | 150 | 3,135 | 897 | 5,031 |
| Administrative Costs | 1,975 | 1,975 | 4,641 | 4,639 | 6,616 | 6,614 |
| Merchandise Costs | - | - | | - | - | - |
| **Total Expense** | **50,651** | **92,332** | **187,245** | **345,486** | **237,896** | **437,818** |
| **Net Outcome** | **3,673** | **55,665** | **(37,426)** | **(47,228)** | **(33,753)** | **8,437** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(36,398)** | **(66,986)** |
| | | | | **YMCA Investment** | **(70,151)** | **(58,549)** |
| | | | | **YMCA Cost Recovery** | **41,667** | **83,334** |
| | | | | **Cost Recovery Variance** | **(28,484)** | **24,785** |

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending March 31, 2023**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (7,076) | (22,229) | (1,502) | (4,690) | (8,578) | (26,919) |
| Contracts & Grants | - | 37,513 | - | - | - | 37,513 |
| Preschool Fees | 66,507 | 192,144 | - | - | 66,507 | 192,144 |
| Membership | - | - | 129,864 | 383,252 | 129,864 | 383,252 |
| Health & Wellness | - | - | 16,041 | 45,871 | 16,041 | 45,871 |
| Childwatch Fees | - | - | - | - | - | - |
| Merchandise Sales | - | - | 34 | 229 | 34 | 229 |
| Other Income | - | - | 10,813 | 28,846 | 10,813 | 28,846 |
| **Total Revenue** | **59,431** | **207,428** | **155,250** | **453,508** | **214,681** | **660,936** |
| **Expense** | | | | | | |
| Salaries & Wages | 57,907 | 132,204 | 138,720 | 317,972 | 196,627 | 450,176 |
| Employee Benefits | 2,787 | 7,550 | 4,112 | 9,750 | 6,899 | 17,300 |
| Payroll Taxes | 5,912 | 13,544 | 13,222 | 30,647 | 19,134 | 44,191 |
| Contract Services | - | - | - | 7,784 | - | 7,784 |
| Supplies | - | 38 | 6,335 | 15,041 | 6,335 | 15,079 |
| Telephone | 120 | 360 | 1,711 | 5,394 | 1,831 | 5,754 |
| Occupancy & Insurance | 743 | 2,013 | 58,368 | 166,925 | 59,111 | 168,938 |
| Equipment | - | - | 990 | 2,892 | 990 | 2,892 |
| Employee/Volunteer Costs | 62 | 283 | 2,241 | 7,006 | 2,303 | 7,289 |
| Program Costs | 1,774 | 3,670 | 830 | 3,965 | 2,604 | 7,635 |
| Administrative Costs | - | 1,975 | 2,872 | 7,511 | 2,872 | 9,486 |
| Merchandise Costs | - | - | 10 | 10 | 10 | 10 |
| **Total Expense** | **69,305** | **161,637** | **229,411** | **574,897** | **298,716** | **736,534** |
| **Net Outcome** | **(9,874)** | **45,791** | **(74,161)** | **(121,389)** | **(84,035)** | **(75,598)** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(45,704)** | **(112,690)** |
| | | | | **YMCA Investment** | **(129,739)** | **(188,288)** |
| | | | | **YMCA Cost Recovery** | **41,667** | **125,001** |
| | | | | **Cost Recovery Variance** | **(88,072)** | **(63,287)** |

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending April 30, 2023**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (7,741) | (29,970) | (1,538) | (6,228) | (9,279) | (36,198) |
| Contracts & Grants | - | 37,513 | - | - | - | 37,513 |
| Preschool Fees | 66,963 | 259,107 | - | - | 66,963 | 259,107 |
| Membership | - | - | 128,272 | 511,524 | 128,272 | 511,524 |
| Health & Wellness | - | - | 15,910 | 61,781 | 15,910 | 61,781 |
| Childwatch Fees | - | - | - | - | - | - |
| Merchandise Sales | - | - | 10 | 239 | 10 | 239 |
| Other Income | - | - | 5,748 | 34,594 | 5,748 | 34,594 |
| **Total Revenue** | **59,222** | **266,650** | **148,402** | **601,910** | **207,624** | **868,560** |
| **Expense** | | | | | | |
| Salaries & Wages | 39,245 | 171,449 | 88,454 | 406,426 | 127,699 | 577,875 |
| Employee Benefits | 3,314 | 10,864 | 3,549 | 13,299 | 6,863 | 24,163 |
| Payroll Taxes | 3,981 | 17,525 | 8,389 | 39,036 | 12,370 | 56,561 |
| Contract Services | - | - | 3,218 | 11,002 | 3,218 | 11,002 |
| Supplies | - | 38 | 1,170 | 16,211 | 1,170 | 16,249 |
| Telephone | 120 | 480 | 1,986 | 7,380 | 2,106 | 7,860 |
| Occupancy & Insurance | 613 | 2,626 | 28,216 | 195,141 | 28,829 | 197,767 |
| Equipment | - | - | 843 | 3,735 | 843 | 3,735 |
| Employee/Volunteer Costs | 119 | 402 | 1,171 | 8,177 | 1,290 | 8,579 |
| Program Costs | 1,478 | 5,148 | 2,475 | 6,440 | 3,953 | 11,588 |
| Administrative Costs | - | 1,975 | 24 | 7,535 | 24 | 9,510 |
| Merchandise Costs | - | - | - | 10 | - | 10 |
| **Total Expense** | **48,870** | **210,507** | **139,495** | **714,392** | **188,365** | **924,899** |
| **Net Outcome** | **10,352** | **56,143** | **8,907** | **(112,482)** | **19,259** | **(56,339)** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(28,820)** | **(141,510)** |
| | | | | **YMCA Investment** | **(9,561)** | **(197,849)** |
| | | | | **YMCA Cost Recovery** | **41,667** | **166,668** |
| | | | | **Cost Recovery Variance** | **32,106** | **(31,181)** |

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending May 31, 2023**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (7,461) | (37,431) | (2,409) | (8,637) | (9,870) | (46,068) |
| Contracts & Grants | - | 37,513 | - | - | - | 37,513 |
| Preschool Fees | 68,433 | 327,540 | - | - | 68,433 | 327,540 |
| Membership | - | - | 128,166 | 639,690 | 128,166 | 639,690 |
| Health & Wellness | - | - | 17,123 | 78,904 | 17,123 | 78,904 |
| Childwatch Fees | - | - | - | - | - | - |
| Merchandise Sales | - | - | 20 | 259 | 20 | 259 |
| Other Income | - | - | 7,752 | 42,346 | 7,752 | 42,346 |
| **Total Revenue** | **60,972** | **327,622** | **150,652** | **752,562** | **211,624** | **1,080,184** |
| **Expense** | | | | | | |
| Salaries & Wages | 39,511 | 210,960 | 89,527 | 495,953 | 129,038 | 706,913 |
| Employee Benefits | 3,668 | 14,532 | 4,595 | 17,894 | 8,263 | 32,426 |
| Payroll Taxes | 3,923 | 21,448 | 8,581 | 47,617 | 12,504 | 69,065 |
| Contract Services | - | - | 9,800 | 20,802 | 9,800 | 20,802 |
| Supplies | - | 38 | 6,816 | 23,027 | 6,816 | 23,065 |
| Telephone | 120 | 600 | 1,626 | 9,006 | 1,746 | 9,606 |
| Occupancy & Insurance | 682 | 3,308 | 44,999 | 240,140 | 45,681 | 243,448 |
| Equipment | - | - | 1,039 | 4,774 | 1,039 | 4,774 |
| Employee/Volunteer Costs | 392 | 794 | 194 | 8,371 | 586 | 9,165 |
| Program Costs | 4,378 | 9,526 | 1,890 | 8,330 | 6,268 | 17,856 |
| Administrative Costs | - | 1,975 | - | 7,535 | - | 9,510 |
| Merchandise Costs | - | - | 968 | 978 | 968 | 978 |
| **Total Expense** | **52,674** | **263,181** | **170,035** | **884,427** | **222,709** | **1,147,608** |
| **Net Outcome** | **8,298** | **64,441** | **(19,383)** | **(131,865)** | **(11,085)** | **(67,424)** |
| | **15.3%** | | **YMCA Administrative Fee** | | **(34,074)** | **(175,584)** |
| | | | **YMCA Investment** | | **(45,159)** | **(243,008)** |
| | | | **YMCA Cost Recovery** | | **41,667** | **208,335** |
| | | | **Cost Recovery Variance** | | **(3,492)** | **(34,673)** |

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending June 30, 2023**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (5,242) | (42,673) | (5,504) | (14,141) | (10,746) | (56,814) |
| Contracts & Grants | 24,025 | 61,538 | - | - | 24,025 | 61,538 |
| Preschool Fees | 64,796 | 392,336 | - | - | 64,796 | 392,336 |
| Membership | - | - | 128,861 | 768,551 | 128,861 | 768,551 |
| Health & Wellness | - | - | 22,024 | 100,928 | 22,024 | 100,928 |
| Childwatch Fees | - | - | - | - | - | - |
| Merchandise Sales | - | - | 14 | 273 | 14 | 273 |
| Other Income | - | - | 490 | 42,836 | 490 | 42,836 |
| **Total Revenue** | **83,579** | **411,201** | **145,885** | **898,447** | **229,464** | **1,309,648** |
| **Expense** | | | | | | |
| Salaries & Wages | 38,642 | 249,602 | 73,347 | 569,300 | 111,989 | 818,902 |
| Employee Benefits | 3,529 | 18,061 | 2,960 | 20,854 | 6,489 | 38,915 |
| Payroll Taxes | 3,792 | 25,240 | 7,321 | 54,938 | 11,113 | 80,178 |
| Contract Services | - | - | 351 | 21,153 | 351 | 21,153 |
| Supplies | - | 38 | 3,930 | 26,957 | 3,930 | 26,995 |
| Telephone | 120 | 720 | 527 | 9,533 | 647 | 10,253 |
| Occupancy & Insurance | 663 | 3,971 | 28,232 | 268,372 | 28,895 | 272,343 |
| Equipment | - | - | 913 | 5,687 | 913 | 5,687 |
| Employee/Volunteer Costs | - | 794 | 244 | 8,615 | 244 | 9,409 |
| Program Costs | 1,045 | 10,571 | 1,680 | 10,010 | 2,725 | 20,581 |
| Administrative Costs | - | 1,975 | - | 7,535 | - | 9,510 |
| Merchandise Costs | - | - | 3 | 981 | 3 | 981 |
| **Total Expense** | **47,791** | **310,972** | **119,508** | **1,003,935** | **167,299** | **1,314,907** |
| **Net Outcome** | **35,788** | **100,229** | **26,377** | **(105,488)** | **62,165** | **(5,259)** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(25,597)** | **(201,181)** |
| | | | | **YMCA Investment** | **36,568** | **(206,440)** |
| | | | | **YMCA Cost Recovery** | **41,667** | **250,002** |
| | | | | **Cost Recovery Variance** | **78,235** | **43,562** |

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending July 31, 2023**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (4,645) | (47,318) | (8,641) | (22,782) | (13,286) | (70,100) |
| Contracts & Grants | 9,194 | 70,732 | 8,460 | 8,460 | 17,654 | 79,192 |
| Preschool Fees | 47,648 | 439,984 | | - | 47,648 | 439,984 |
| Membership | | - | 141,393 | 909,944 | 141,393 | 909,944 |
| Health & Wellness | | - | 18,383 | 119,311 | 18,383 | 119,311 |
| Childwatch Fees | | - | - | - | - | - |
| Merchandise Sales | | - | 86 | 359 | 86 | 359 |
| Other Income | | - | 1,487 | 44,323 | 1,487 | 44,323 |
| **Total Revenue** | **52,197** | **463,398** | **161,168** | **1,059,615** | **213,365** | **1,523,013** |
| **Expense** | | | | | | |
| Salaries & Wages | 38,101 | 287,703 | 76,330 | 645,630 | 114,431 | 933,333 |
| Employee Benefits | 2,458 | 20,519 | 3,629 | 24,483 | 6,087 | 45,002 |
| Payroll Taxes | 3,983 | 29,223 | 7,305 | 62,243 | 11,288 | 91,466 |
| Contract Services | - | - | 6,535 | 27,688 | 6,535 | 27,688 |
| Supplies | - | 38 | 6,612 | 33,569 | 6,612 | 33,607 |
| Telephone | 80 | 800 | 2,639 | 12,172 | 2,719 | 12,972 |
| Occupancy & Insurance | 361 | 4,332 | 75,729 | 344,101 | 76,090 | 348,433 |
| Equipment | - | - | 1,158 | 6,845 | 1,158 | 6,845 |
| Employee/Volunteer Costs | 165 | 959 | 165 | 8,780 | 330 | 9,739 |
| Program Costs | 1,432 | 12,003 | 1,076 | 11,086 | 2,508 | 23,089 |
| Administrative Costs | - | 1,975 | 100 | 7,635 | 100 | 9,610 |
| Merchandise Costs | - | - | - | 981 | - | 981 |
| **Total Expense** | **46,580** | **357,552** | **181,278** | **1,185,213** | **227,858** | **1,542,765** |
| **Net Outcome** | **5,617** | **105,846** | **(20,110)** | **(125,598)** | **(14,493)** | **(19,752)** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(34,862)** | **(236,043)** |
| | | | | **YMCA Investment** | **(49,355)** | **(255,795)** |
| | | | | **YMCA Cost Recovery** | **41,667** | **291,669** |
| | | | | **Cost Recovery Variance** | **(7,688)** | **35,874** |

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending August 31, 2023**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (2,796) | (50,114) | (1,516) | (24,298) | (4,312) | (74,412) |
| Contracts & Grants | - | 70,732 | - | 8,460 | - | 79,192 |
| Preschool Fees | 21,341 | 461,325 | - | - | 21,341 | 461,325 |
| Membership | | - | 139,065 | 1,049,009 | 139,065 | 1,049,009 |
| Health & Wellness | | - | 513 | 119,824 | 513 | 119,824 |
| Childwatch Fees | | - | - | - | - | - |
| Merchandise Sales | | - | 26 | 385 | 26 | 385 |
| Other Income | | - | 2,205 | 46,528 | 2,205 | 46,528 |
| **Total Revenue** | **18,545** | **481,943** | **140,293** | **1,199,908** | **158,838** | **1,681,851** |
| **Expense** | | | | | | |
| Salaries & Wages | 36,812 | 324,515 | 77,961 | 723,591 | 114,773 | 1,048,106 |
| Employee Benefits | 2,579 | 23,098 | 3,101 | 27,584 | 5,680 | 50,682 |
| Payroll Taxes | 3,706 | 32,929 | 7,650 | 69,893 | 11,356 | 102,822 |
| Contract Services | - | - | 5,905 | 33,593 | 5,905 | 33,593 |
| Supplies | - | 38 | 4,173 | 37,742 | 4,173 | 37,780 |
| Telephone | 120 | 920 | 1,370 | 13,542 | 1,490 | 14,462 |
| Occupancy & Insurance | 688 | 5,020 | 43,656 | 387,757 | 44,344 | 392,777 |
| Equipment | - | - | 1,300 | 8,145 | 1,300 | 8,145 |
| Employee/Volunteer Costs | 189 | 1,148 | 174 | 8,954 | 363 | 10,102 |
| Program Costs | 865 | 12,868 | 480 | 11,566 | 1,345 | 24,434 |
| Administrative Costs | - | 1,975 | 26 | 7,661 | 26 | 9,636 |
| Merchandise Costs | - | - | - | 981 | - | 981 |
| **Total Expense** | **44,959** | **402,511** | **145,796** | **1,331,009** | **190,755** | **1,733,520** |
| **Net Outcome** | **(26,414)** | **79,432** | **(5,503)** | **(131,101)** | **(31,917)** | **(51,669)** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(29,186)** | **(265,229)** |
| | | | | **YMCA Investment** | **(61,103)** | **(316,898)** |
| | | | | **YMCA Cost Recovery** | **41,667** | **333,336** |
| | | | | **Cost Recovery Variance** | **(19,436)** | **16,438** |

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending September 30, 2023**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (1,796) | (51,910) | (1,568) | (25,866) | (3,364) | (77,776) |
| Contracts & Grants | - | 70,732 | - | 8,460 | - | 79,192 |
| Preschool Fees | 80,627 | 541,952 | - | - | 80,627 | 541,952 |
| Membership | - | - | 127,733 | 1,176,742 | 127,733 | 1,176,742 |
| Health & Wellness | - | - | 10,027 | 129,851 | 10,027 | 129,851 |
| Childwatch Fees | - | - | | - | - | - |
| Merchandise Sales | - | - | | 385 | - | 385 |
| Other Income | - | - | | 46,528 | - | 46,528 |
| **Total Revenue** | **78,831** | **560,774** | **136,192** | **1,336,100** | **215,023** | **1,896,874** |
| **Expense** | | | | | | |
| Salaries & Wages | 54,190 | 378,705 | 111,608 | 835,199 | 165,798 | 1,213,904 |
| Employee Benefits | 3,149 | 26,247 | 4,016 | 31,600 | 7,165 | 57,847 |
| Payroll Taxes | 5,404 | 38,333 | 10,962 | 80,855 | 16,366 | 119,188 |
| Contract Services | - | - | 1,220 | 34,813 | 1,220 | 34,813 |
| Supplies | - | 38 | 3,356 | 41,098 | 3,356 | 41,136 |
| Telephone | 120 | 1,040 | 1,250 | 14,792 | 1,370 | 15,832 |
| Occupancy & Insurance | 687 | 5,707 | 42,761 | 430,518 | 43,448 | 436,225 |
| Equipment | - | - | 1,348 | 9,493 | 1,348 | 9,493 |
| Employee/Volunteer Costs | 2,501 | 3,649 | 292 | 9,246 | 2,793 | 12,895 |
| Program Costs | 9,845 | 22,713 | 695 | 12,261 | 10,540 | 34,974 |
| Administrative Costs | - | 1,975 | 10 | 7,671 | 10 | 9,646 |
| Merchandise Costs | - | - | - | 981 | - | 981 |
| **Total Expense** | **75,896** | **478,407** | **177,518** | **1,508,527** | **253,414** | **1,986,934** |
| **Net Outcome** | **2,935** | **82,367** | **(41,326)** | **(172,427)** | **(38,391)** | **(90,060)** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(38,772)** | **(304,001)** |
| | | | | **YMCA Investment** | **(77,163)** | **(394,061)** |
| | | | | **YMCA Cost Recovery** | **41,667** | **375,003** |
| | | | | **Cost Recovery Variance** | **(35,496)** | **(19,058)** |

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending October 31, 2023**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (1,796) | (53,706) | (1,353) | (27,219) | (3,149) | (80,925) |
| Contracts & Grants | - | 70,732 | - | 8,460 | - | 79,192 |
| Preschool Fees | 23,537 | 565,489 | - | - | 23,537 | 565,489 |
| Membership | - | - | 128,647 | 1,305,389 | 128,647 | 1,305,389 |
| Health & Wellness | - | - | 13,961 | 143,812 | 13,961 | 143,812 |
| Childwatch Fees | - | - | - | - | - | - |
| Merchandise Sales | - | - | 5 | 390 | 5 | 390 |
| Other Income | - | - | 6,960 | 53,488 | 6,960 | 53,488 |
| **Total Revenue** | **21,741** | **582,515** | **148,220** | **1,484,320** | **169,961** | **2,066,835** |
| **Expense** | | | | | | |
| Salaries & Wages | 37,739 | 416,444 | 112,096 | 947,295 | 149,835 | 1,363,739 |
| Employee Benefits | 2,354 | 28,601 | 3,221 | 34,821 | 5,575 | 63,422 |
| Payroll Taxes | 2,953 | 41,286 | 8,577 | 89,432 | 11,530 | 130,718 |
| Contract Services | - | - | 109 | 34,922 | 109 | 34,922 |
| Supplies | - | 38 | 4,831 | 45,929 | 4,831 | 45,967 |
| Telephone | 120 | 1,160 | 1,250 | 16,042 | 1,370 | 17,202 |
| Occupancy & Insurance | 663 | 6,370 | 32,275 | 462,793 | 32,938 | 469,163 |
| Equipment | - | - | 1,274 | 10,767 | 1,274 | 10,767 |
| Employee/Volunteer Costs | 47 | 3,696 | 106 | 9,352 | 153 | 13,048 |
| Program Costs | 6,609 | 29,322 | 1,693 | 13,954 | 8,302 | 43,276 |
| Administrative Costs | - | 1,975 | 37 | 7,708 | 37 | 9,683 |
| Merchandise Costs | - | - | 5 | 986 | 5 | 986 |
| **Total Expense** | **50,485** | **528,892** | **165,474** | **1,674,001** | **215,959** | **2,202,893** |
| **Net Outcome** | **(28,744)** | **53,623** | **(17,254)** | **(189,681)** | **(45,998)** | **(136,059)** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(33,042)** | **(337,043)** |
| | | | | **YMCA Investment** | **(79,040)** | **(473,101)** |
| | | | | **YMCA Cost Recovery** | **41,667** | **416,670** |
| | | | | **Cost Recovery Variance** | **(37,373)** | **(56,431)** |

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending November 30, 2023**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (1,796) | (55,502) | (1,358) | (28,577) | (3,154) | (84,079) |
| Contracts & Grants | - | 70,732 | 2,000 | 10,460 | 2,000 | 81,192 |
| Preschool Fees | 79,000 | 644,489 | - | - | 79,000 | 644,489 |
| Membership | | - | 121,996 | 1,427,385 | 121,996 | 1,427,385 |
| Health & Wellness | | - | 77,432 | 221,244 | 77,432 | 221,244 |
| Childwatch Fees | | - | - | - | - | - |
| Merchandise Sales | | - | 8 | 398 | 8 | 398 |
| Other Income | | - | 4,417 | 57,905 | 4,417 | 57,905 |
| **Total Revenue** | **77,204** | **659,719** | **204,495** | **1,688,815** | **281,699** | **2,348,534** |
| **Expense** | | | | | | |
| Salaries & Wages | 37,638 | 454,082 | 76,011 | 1,023,306 | 113,649 | 1,477,388 |
| Employee Benefits | 2,368 | 30,969 | 3,303 | 38,124 | 5,671 | 69,093 |
| Payroll Taxes | 3,918 | 45,204 | 8,125 | 97,557 | 12,043 | 142,761 |
| Contract Services | - | - | 3,565 | 38,487 | 3,565 | 38,487 |
| Supplies | - | 38 | 4,616 | 50,545 | 4,616 | 50,583 |
| Telephone | 120 | 1,280 | 1,210 | 17,252 | 1,330 | 18,532 |
| Occupancy & Insurance | 650 | 7,020 | 72,261 | 535,054 | 72,911 | 542,074 |
| Equipment | - | - | 1,288 | 12,055 | 1,288 | 12,055 |
| Employee/Volunteer Costs | 259 | 3,955 | - | 9,352 | 259 | 13,307 |
| Program Costs | 573 | 29,895 | 2,489 | 16,443 | 3,062 | 46,338 |
| Administrative Costs | - | 1,975 | - | 7,708 | - | 9,683 |
| Merchandise Costs | - | - | - | 986 | - | 986 |
| **Total Expense** | **45,526** | **574,418** | **172,868** | **1,846,869** | **218,394** | **2,421,287** |
| **Net Outcome** | **31,678** | **85,301** | **31,627** | **(158,054)** | **63,305** | **(72,754)** |
| | **15.3%** | | | **YMCA Administrative Fee** | **(33,414)** | **(370,457)** |
| | | | | **YMCA Investment** | **29,891** | **(443,211)** |
| | | | | **YMCA Cost Recovery** | **41,667** | **458,337** |
| | | | | **Cost Recovery Variance** | **71,558** | **15,126** |

**YMCA of Northern Colorado**
**Johnstown Community YMCA**
**Summary Operating Statement**
**Month Ending December 31, 2023**

| | Preschool | | Operations | | Consolidated | |
|---|---|---|---|---|---|---|
| **Revenue** | **Month** | **YTD** | **Month** | **YTD** | **Month** | **YTD** |
| Financial Assistance | (1,670) | (57,172) | (3,029) | (31,606) | (4,699) | (88,778) |
| Contracts & Grants | | 70,732 | | 10,460 | - | 81,192 |
| Preschool Fees | 198,350 | 842,839 | | - | 198,350 | 842,839 |
| Membership | | - | 119,411 | 1,546,796 | 119,411 | 1,546,796 |
| Health & Wellness | | - | 7,557 | 228,801 | 7,557 | 228,801 |
| Childwatch Fees | | - | | - | - | - |
| Merchandise Sales | | - | | 398 | - | 398 |
| Other Income | | - | 2,897 | 60,802 | 2,897 | 60,802 |
| **Total Revenue** | **196,680** | **856,399** | **126,836** | **1,815,651** | **323,516** | **2,672,050** |
| **Expense** | | | | | | |
| Salaries & Wages | 39,390 | 493,472 | 72,080 | 1,095,386 | 111,470 | 1,588,858 |
| Employee Benefits | 3,225 | 34,194 | 3,130 | 41,254 | 6,355 | 75,448 |
| Payroll Taxes | 4,076 | 49,280 | 7,289 | 104,846 | 11,365 | 154,126 |
| Contract Services | | - | 4,045 | 42,532 | 4,045 | 42,532 |
| Supplies | | 38 | 3,978 | 54,523 | 3,978 | 54,561 |
| Telephone | 40 | 1,320 | 1,250 | 18,502 | 1,290 | 19,822 |
| Occupancy & Insurance | 638 | 7,658 | 29,596 | 564,650 | 30,234 | 572,308 |
| Equipment | | - | 1,535 | 13,590 | 1,535 | 13,590 |
| Employee/Volunteer Costs | 175 | 4,130 | | 9,352 | 175 | 13,482 |
| Program Costs | 1,935 | 31,830 | 3,910 | 20,353 | 5,845 | 52,183 |
| Administrative Costs | | 1,975 | | 7,708 | - | 9,683 |
| Merchandise Costs | | - | | 986 | - | 986 |
| **Total Expense** | **49,479** | **623,897** | **126,813** | **1,973,682** | **176,292** | **2,597,579** |
| **Net Outcome** | **147,201** | **232,502** | **23** | **(158,031)** | **147,224** | **74,470** |
| | **15.3%** | | **YMCA Administrative Fee** | | **(26,973)** | **(397,430)** |
| | | | **YMCA Investment** | | **120,251** | **(322,959)** |
| | | | **YMCA Cost Recovery** | | **41,667** | **500,004** |
| | | | **Cost Recovery Variance** | | **161,918** | **177,045** |

**YMCA of Northern Colorado**

**2024 Budget Presentation Analysis**

**Situation Narrative:**

First and foremost, the Y sincerely apologizes for the unacceptable confusion thisissue has caused for the Town. The root issue of this situation was caused by a grossly incorrect 2024 budget submittal to the Town in early 2024. In doing so, the following key elements paint an extremely inaccurate picture of the financial performance of the Y in 2024:

1. The originally submitted budget report was generated within our former CRM platform that we transitioned away from in February 2024, which reflects antiquated GL lines that in many cases do not align with our new GL structure. In addition, the CFO tasked to generate such reports has since been terminated.

2. In the originally submitted budget report, there was the incorrect addition of a $500,000 Town of Johnstown subsidy, which artificially skewed the revenue high. The Y reflects the Town subsidy in another fund and is not reflected in the branch's board approved operating budget or actuals.

3. In the originally submitted budget report, there was the incorrect omission of the $583,523 (**revised to $410,928**) Intra Y Allocation expense, which artificially skewed the expense low. Also, please note that in the 2024 actuals, the allocation was amended to reflect the maximum 15.3% level.

Due to errors #2 and #3 in the originally submitted budget, a $607,080 surplus was reflected and was not anywhere resembling reality. As such, when the 2024 YE actuals are overlayed with the originally submitted budget, it reflects a variance of $1,083,149, which is not reflective of the Y's actual financial performance. **These amounts have changed due to subsequent corrections.**

**The actual budget to actual variance based on the board approved budget was ($147,933).** Although we strive to never miss our budget targets, this deficit is $935,216 better than the picture that the incorrect original budget submittal painted.

Y leadership looks forward to working witht the Town to rectify this highly unfortunate situation. In addition, the Y will come prepared to share a plan to ensure nothing like this ever happens again.

| | Originally Submitted Budget 2024 (Incorrect) | Board Approved Budget 2024 (Correct) | Year-End Actuals 2024 (Correct ) | Board App. Budget / YE Actuals Variance (Correct) | Notes |
|---|---|---|---|---|---|
| Revenue: | | | | | |
| Financial Assistance | -115,178 | N/A | N/A | N/A | FA included in membership and program lines in approved budget & actuals |
| Contracts & Grants | 69,725 | 12,000 | 30,046 | 18,046 | |
| Contributions | N/A | 58,000 | 64,788 | 6,788 | |
| Membership | 1,633,969 | 1,635,179 | 1,455,021 | -180,158 | 2024 membership actuals were off the mark due largely to system conversion in FEB2024 |
| Program Revenue | N/A | 1,144,924 | 1,256,216 | 111,292 | Program revenue is rolled up together in approved budget & actuals |
| Health & Wellness | 224,543 | N/A | N/A | N/A | Health & Wellness revenue is not stand-alone line in approved budget & actuals |
| Schoolage & Preschool | 860,814 | N/A | N/A | N/A | Schoolage & Preschool revenue is not stand-alone line in approved budget & actuals |
| Camping | 500 | N/A | N/A | N/A | No longer a line in approved budget & actuals |
| Rental Income | N/A | 66,554 | 62,319 | -4,235 | Rental income is a stand-alone line in approved budget & actuals |
| Merchandise Sales | 2,587 | N/A | N/A | N/A | Now called sale of inventory in approved budget & actuals |
| Sales of Inventory | N/A | 957 | 4,398 | 3,441 | |
| Other Income | 63,367 | 0 | 189 | 189 | Included rental revenue in this line but now stand-alone rental line in approved budget & actuals |
| Johnstown Support | 500,000 | N/A | N/A | N/A | Full $500,000 subsidy errantly included in originally submitted budget, hence, skewing revenue inaccurately high |
| **Total Revenue** | **3,240,327** | **2,917,614** | **2,872,977** | **-44,637** | |
| | | | | | |
| Expense: | | | | | |
| Salaries & Wages | 1,566,819 | 1,493,692 | 1,765,853 | 272,161 | Negative variance due to increased # of child care staff to meet mandated ratio as well as higher than anticipated aquatics staffing cost |
| Employee Benefits | 87,266 | 107,049 | 115,914 | 8,865 | |
| Payroll Taxes | 155,510 | 143,662 | 178,971 | 35,309 | |
| Contract Services | 26,809 | 38,000 | 4,551 | -33,449 | Positive variance due to cost cutting efforts |
| Supplies | 57,218 | N/A | N/A | N/A | Supplies line now in Program Supplies & Expense line in approved budget and actuals |
| Program Supplies & Expens | N/A | 67,838 | 103,038 | 35,200 | Negative variance due to unbudgeted, grant-funded program supplies |
| Telephone | 21,491 | N/A | N/A | N/A | Telephone now in Office Expense line in approved budget & actuals |
| Postage | 7 | N/A | N/A | N/A | |
| Occupancy & Insurance | 580,903 | N/A | N/A | N/A | Occupancy & Insurance now in Occupancy line in approved budget & actuals |
| Occupancy | N/A | 703,252 | 648,532 | -54,720 | Positive variance due in part to cost cutting efforts |
| Special Event Expense | N/A | 0 | 1,540 | 1,540 | |
| Equipment | 10,669 | N/A | N/A | N/A | Equipment now rolled in under Occupancy line in approved budget & actuals |
| Fundraising Expense | 265 | 790 | 0 | -790 | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | YMCA of Northern Colorado | | | | |
| | | 2024 Budget Presentation Analysis | | | | |
| | | Originally Submitted Budget 2024 | Board Approved Budget 2024 | Year-End Actuals 2024 | Board App. Budget / YE Actuals Variance | Notes |
| Situation Narrative: | Revenue: | (Incorrect) | (Correct) | (Correct ) | (Correct) | |
| | Office Expense | N/A | 22,654 | 15,750 | -6,904 | Was formally Telephone in originally submitted budget |
| | Technology | N/A | 0 | 1,287 | 1,287 | |
| | Marketing | 5,356 | N/A | N/A | N/A | |
| | Conferences & Training | N/A | 13,462 | 1,501 | -11,961 | Positive variance due to cost cutting efforts |
| | Travel & Transportation | 1,032 | 2,157 | 1,266 | -891 | |
| | Interst Expense | N/A | 0 | 40 | 40 | |
| | Employee/Volunteer Costs | 20,080 | N/A | N/A | N/A | No longer a line in approved budget & actuals |
| | Program Costs | 53,470 | N/A | N/A | N/A | Now rolled into other lines in the approved budget & actuals |
| | Organizational Dues | N/A | 40,357 | 44,116 | 3,760 | Formally was the National YMCA Support line in the originally submitted budget |
| | National YMCA Support | 41,424 | N/A | N/A | N/A | Is now the Organizational Dues line in the approved budget & actuals |
| | Administrative Costs | 2,265 | N/A | N/A | N/A | |
| | Merchandise Costs | 983 | N/A | N/A | N/A | |
| | Insurance | N/A | 36,438 | 36,438 | 0 | Is now its own separate line instead of being rolled into the Occupancy & Insurance line |
| | Miscellaneous | N/A | 7,463 | 515 | -6,948 | |
| | Depreciation | N/A | 8,989 | 9,235 | 246 | |
| | Depreciation - Equipment | 1,680 | N/A | N/A | N/A | |
| | Intra Y Allocation | N/A | | | | The Intra Y Allocation was incorrecly omitted from the originally submitted budget, hence, skewing expense inaccurately low |
| | **Total Expense** | **2,633,247** | **2,685,803** | **2,928,548** | **242,745** | |
| | | | | | | |
| | **Change In Net Assets** | **607,080** | **231,812** | **(55,570)** | **(287,382)** | |
| | | | | | | |
| | Intra Y Allocation - original | N/A - see note | 583,523 | 443,060 | (140,463) | |
| | Intra Y Allocation - calc at 15.3 % | | 410,928 | 448,068 | 37,140 | |
| | Total Expenses with Allocation | | 3,096,730 | 3,376,615 | | |
| | Change in Net Assets with Allocation | | (179,116) | (503,638) | | |
| | Note: Intra Y Allocation is referred to as Facility Expenses in the Facility Management Agreement | | | | | |

FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

# INVOICE

INVOICE #053124-01
DATE: MAY 31, 2024

**TO:**
Matthew S. LeCerf
Town Manager
Town of Johnstown
450 S. Parish Avenue
Johnstown, CO 80534
Phone: (970) 587-4664

| QUANTITY | DESCRIPTION | UNIT PRICE | TOTAL |
|---|---|---|---|
| 5 | YMCA Cost Recovery Thru 5/31/24 | $41,666.67 | $208,333.35 |
| | Less: Johnstown Share of 2023 Surplus | | -139,334.42 |
| | Less: Cost Recovery Paid 1/31/24 | | -41,666.67 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | **SUBTOTAL** | **$27,332.26** |
| | | SALES TAX | |
| | | SHIPPING & HANDLING | |
| | | TOTAL DUE | $27,332.26 |

Make all checks payable to YMCA of Northern Colorado and send to 2800 Dagny Way, Lafayette, CO 80026-8011
If you have any questions concerning this invoice, contact: Name, Phone, Email

**THANK YOU FOR YOUR BUSINESS!**

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Boulder • Lafayette • Longmont • Johnstown • Cheyenne
Corporate Office: Arapahoe Center, 2800 Dagny Way, Lafayette, CO 80026-8011

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FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

# INVOICE

INVOICE #063024-01
DATE: JUNE 30, 2024

**TO:**
Matthew S. LeCerf
Town Manager
Town of Johnstown
450 S. Parish Avenue
Johnstown, CO 80534
Phone: (970) 587-4664

| QUANTITY | DESCRIPTION | UNIT PRICE | TOTAL |
|---|---|---|---|
| 1 | YMCA Cost Recovery for the Month Ended 6/30/24 | $41,666.67 | 41,666.67 |
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| | | **SUBTOTAL** | $41,666.67 |
| | | SALES TAX | |
| | | SHIPPING & HANDLING | |
| | | TOTAL DUE | $41,666.67 |

Make all checks payable to YMCA of Northern Colorado and send to 2800 Dagny Way, Lafayette, CO 80026-8011
If you have any questions concerning this invoice, contact: Tim Jones, 303-443-4474 ext 1290, tim.jones@ymcanoco.org

Thank you for your business!

**YMCA of Northern Colorado • ymcanoco.org**
Boulder • Lafayette • Longmont • Johnstown • Cheyenne
Corporate Office: Arapahoe Center, 2800 Dagny Way, Lafayette, CO 80026-8011

FOR YOUTH DEVELOPMENT®
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FOR SOCIAL RESPONSIBILITY

# INVOICE

INVOICE #073024-01
DATE: SEPTEMBER 18, 2024

**TO:**
Matthew S. LeCerf
Town Manager
Town of Johnstown
450 S. Parish Avenue
Johnstown, CO 80534
Phone: (970) 587-4664

| QUANTITY | DESCRIPTION | UNIT PRICE | TOTAL |
|---|---|---|---|
| 1 | YMCA Cost Recovery for the Month Ended 7/31/24 | $41,666.67 | 41,666.67 |
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| | | **SUBTOTAL** | $41,666.67 |
| | | SALES TAX | |
| | | SHIPPING & HANDLING | |
| | | TOTAL DUE | $41,666.67 |

Make all checks payable to YMCA of Northern Colorado and send to 2800 Dagny Way, Lafayette, CO 80026-8011
If you have any questions concerning this invoice, contact: Pat Murray, pat.murray@ymcanoco.org

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FOR YOUTH DEVELOPMENT®
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FOR SOCIAL RESPONSIBILITY

# INVOICE

INVOICE #083024-01
DATE: SEPTEMBER 18, 2024

**TO:**
Matthew S. LeCerf
Town Manager
Town of Johnstown
450 S. Parish Avenue
Johnstown, CO 80534
Phone: (970) 587-4664

| QUANTITY | DESCRIPTION | UNIT PRICE | TOTAL |
|---|---|---|---|
| 1 | YMCA Cost Recovery for the Month Ended 8/31/24 | $41,666.67 | 41,666.67 |
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| | | **SUBTOTAL** | $41,666.67 |
| | | SALES TAX | |
| | | SHIPPING & HANDLING | |
| | | TOTAL DUE | $41,666.67 |

Make all checks payable to YMCA of Northern Colorado and send to 2800 Dagny Way, Lafayette, CO 80026-8011
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# INVOICE

INVOICE #093024-01
DATE: NOVEMBER 26, 2024

**TO:**
Matthew S. LeCerf
Town Manager
Town of Johnstown
450 S. Parish Avenue
Johnstown, CO 80534
Phone: (970) 587-4664

| QUANTITY | DESCRIPTION | UNIT PRICE | TOTAL |
|---|---|---|---|
| 1 | YMCA Cost Recovery for the Month Ended 9/30/24 | $41,666.67 | 41,666.67 |
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| | | **SUBTOTAL** | $41,666.67 |
| | | SALES TAX | |
| | | SHIPPING & HANDLING | |
| | | TOTAL DUE | $41,666.67 |

Make all checks payable to YMCA of Northern Colorado and send to 2800 Dagny Way, Lafayette, CO 80026-8011
If you have any questions concerning this invoice, contact: Tim Jones, 303-443-4474 ext 1290, tim.jones@ymcanoco.org

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Corporate Office: Arapahoe Center, 2800 Dagny Way, Lafayette, CO 80026-8011

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# INVOICE

INVOICE #103124-01
DATE: NOVEMBER 26, 2024

**TO:**
Matthew S. LeCerf
Town Manager
Town of Johnstown
450 S. Parish Avenue
Johnstown, CO 80534
Phone: (970) 587-4664

| QUANTITY | DESCRIPTION | UNIT PRICE | TOTAL |
|---|---|---|---|
| 1 | YMCA Cost Recovery for the Month Ended 10/31/24 | $41,666.67 | 41,666.67 |
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| | | **SUBTOTAL** | $41,666.67 |
| | | SALES TAX | |
| | | SHIPPING & HANDLING | |
| | | TOTAL DUE | $41,666.67 |

Make all checks payable to YMCA of Northern Colorado and send to 2800 Dagny Way, Lafayette, CO 80026-8011
If you have any questions concerning this invoice, contact: Tim Jones, 303-443-4474 ext 1290, tim.jones@ymcanoco.org

Thank you for your business!

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# INVOICE

INVOICE #113024-01
DATE: DECEMBER 23, 2024

**TO:**
Matthew S. LeCerf
Town Manager
Town of Johnstown
450 S. Parish Avenue
Johnstown, CO 80534
Phone: (970) 587-4664

| QUANTITY | DESCRIPTION | UNIT PRICE | TOTAL |
|---|---|---|---|
| 1 | YMCA Cost Recovery for the Month Ended 11/30/24 | $41,666.67 | 41,666.67 |
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| | | **SUBTOTAL** | $41,666.67 |
| | | SALES TAX | |
| | | SHIPPING & HANDLING | |
| | | TOTAL DUE | $41,666.67 |

Make all checks payable to YMCA of Northern Colorado and send to 2800 Dagny Way, Lafayette, CO 80026-8011
If you have any questions concerning this invoice, contact: Pat Murray, pat.murray@ymcanoco.org

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Corporate Office: Arapahoe Center, 2800 Dagny Way, Lafayette, CO 80026-8011

FOR YOUTH DEVELOPMENT®
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# INVOICE

INVOICE #123124-01
DATE: JANUARY 7, 2025

**TO:**
Matthew S. LeCerf
Town Manager
Town of Johnstown
450 S. Parish Avenue
Johnstown, CO 80534
Phone: (970) 587-4664

| QUANTITY | DESCRIPTION | UNIT PRICE | TOTAL |
|---|---|---|---|
| 1 | YMCA Cost Recovery for the Month Ended 12/31/24 | $41,666.67 | 41,666.67 |
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| | | **SUBTOTAL** | $41,666.67 |
| | | SALES TAX | |
| | | SHIPPING & HANDLING | |
| | | TOTAL DUE | $41,666.67 |

Make all checks payable to YMCA of Northern Colorado and send to 2800 Dagny Way, Lafayette, CO 80026-8011
If you have any questions concerning this invoice, contact: Tim Jones, 303-443-4474 ext 1290, tim.jones@ymcanoco.org

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Corporate Office: Arapahoe Center, 2800 Dagny Way, Lafayette, CO 80026-8011

Statement of Activities - Actual to Budget
YMCA of Northern Colorado
0869:All NoCo Johnstown Location

| | May 2024 | | | | YTD 2024 | | | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Account Group Name | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | 2024 |
| **Revenue** | | | | | | | | | |
| Program Revenue | 6,312.12 | 25,823.19 | (19,511.07) | (75.56%) | 47,862.60 | 85,811.71 | (37,949.11) | (44.22%) | 191,682.96 |
| Membership Revenue | 143,280.77 | 140,731.47 | 2,549.30 | 1.81% | 641,114.93 | 666,697.25 | (25,582.32) | (3.84%) | 1,659,089.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Rental Income | 6,538.52 | 2,839.87 | 3,698.65 | 130.24% | 28,955.02 | 22,169.70 | 6,785.32 | 30.61% | 66,554.42 |
| Sales of Assets | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Gaming | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Sales of Inventory | 0.00 | 132.23 | (132.23) | (100.00%) | 45.00 | 407.97 | (362.97) | (88.97%) | 956.59 |
| Other Revenue | 20.00 | 0.00 | 20.00 | 0.00% | 40.66 | 0.00 | 40.66 | 0.00% | 0.00 |
| Revenue Allocations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Revenue** | **156,151.41** | **169,526.76** | **(13,375.35)** | **(7.89%)** | **718,018.21** | **775,086.63** | **(56,068.42)** | **(7.23%)** | **1,918,283.20** |
| | | | | | | | | | |
| **Expenses** | | | | | | | | | |
| Salaries and Wages | 88,299.69 | 77,013.34 | 11,286.35 | 14.66% | 392,819.41 | 385,469.05 | 7,350.36 | 1.91% | 1,040,518.92 |
| Benefits | 4,935.16 | 4,863.97 | 71.19 | 1.46% | 19,288.17 | 24,860.82 | (5,572.65) | (22.42%) | 66,332.97 |
| Payroll Taxes | 8,287.49 | 7,480.21 | 807.28 | 10.79% | 37,686.12 | 39,255.87 | (1,569.75) | (4.00%) | 99,867.29 |
| Contracted Services | 0.00 | 3,166.67 | (3,166.67) | (100.00%) | 4,881.00 | 15,833.35 | (10,952.35) | (69.17%) | 38,000.04 |
| Program Supplies & Expenses | 14,509.87 | 2,365.51 | 12,144.36 | 513.39% | 32,069.32 | 11,095.82 | 20,973.50 | 189.02% | 32,337.64 |
| Occupancy | 46,936.68 | 56,478.88 | (9,542.20) | (16.90%) | 239,021.56 | 285,544.29 | (46,522.73) | (16.29%) | 702,552.46 |
| Fundraising Expenses | 0.00 | 45.84 | (45.84) | (100.00%) | 0.00 | 229.20 | (229.20) | (100.00%) | 550.08 |
| Office Expenses | 1,779.30 | 1,706.36 | 72.94 | 4.27% | 6,205.05 | 8,707.80 | (2,502.75) | (28.74%) | 21,214.31 |
| Technology | 99.95 | 0.00 | 99.95 | 0.00% | 398.85 | 0.00 | 398.85 | 0.00% | 0.00 |
| Travel & Related Expenses | 0.00 | 112.64 | (112.64) | (100.00%) | 97.61 | 593.40 | (495.79) | (83.55%) | 2,156.84 |
| Conferences & Training | 41.35 | 205.26 | (163.91) | (79.85%) | 248.09 | 1,116.30 | (868.21) | (77.78%) | 7,151.38 |
| Organizational Dues | 2,873.21 | 2,373.38 | 499.83 | 21.06% | 13,131.11 | 10,851.23 | 2,279.88 | 21.01% | 26,855.99 |
| Insurance | 1,859.42 | 1,859.42 | 0.00 | 0.00% | 9,292.44 | 9,292.44 | 0.00 | 0.00% | 25,108.48 |
| Miscellaneous Expense | 190.00 | 428.48 | (238.48) | (55.66%) | 227.01 | 2,085.82 | (1,858.81) | (89.12%) | 4,713.24 |
| Depreciation | 733.70 | 500.00 | 233.70 | 46.74% | 3,619.14 | 2,500.00 | 1,119.14 | 44.77% | 6,000.00 |
| Intra Y Allocation | 40,647.30 | 33,506.86 | 7,140.44 | 21.31% | 184,880.39 | 153,024.84 | 31,855.55 | 20.82% | 378,874.68 |
| **Total Expenses** | **211,193.12** | **192,106.82** | **19,086.30** | **9.94%** | **943,865.27** | **950,460.23** | **(6,494.25)** | **(0.68%)** | **2,452,234.32** |
| **Change in Net Assets** | **(55,041.71)** | **(22,580.06)** | **(32,461.65)** | **(143.76%)** | **(225,847.06)** | **(175,373.60)** | **(49,574.17)** | **(28.27%)** | **(533,951.12)** |

Statement of Activities - Actual to Budget
YMCA of Northern Colorado
0869:All NoCo Johnstown Location

| | June 2024 | | | | YTD 2024 | | | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Account Group Name | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | 2024 |
| **Revenue** | | | | | | | | | |
| Noncash Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Program Revenue | 5,095.19 | 23,811.14 | (18,715.95) | (78.60%) | 52,957.79 | 109,622.85 | (56,665.06) | (51.69%) | 191,682.96 |
| Membership Revenue | 135,886.62 | 142,905.20 | (7,018.58) | (4.91%) | 777,001.55 | 809,602.45 | (32,600.90) | (4.03%) | 1,659,089.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Rental Income | 6,120.91 | 3,567.49 | 2,553.42 | 71.57% | 35,075.93 | 25,737.19 | 9,338.74 | 36.29% | 66,554.42 |
| Sales of Inventory | 0.00 | 21.33 | (21.33) | (100.00%) | 45.00 | 429.30 | (384.30) | (89.52%) | 956.59 |
| Other Revenue | 27.89 | 0.00 | 27.89 | 0.00% | 68.55 | 0.00 | 68.55 | 0.00% | 0.00 |
| Revenue Allocations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Revenue** | **147,130.61** | **170,305.16** | **(23,174.55)** | **(13.61%)** | **865,148.82** | **945,391.79** | **(79,242.97)** | **(8.38%)** | **1,918,283.20** |
| **Expenses** | | | | | | | | | |
| Salaries and Wages | 85,569.73 | 81,813.10 | 3,756.63 | 4.59% | 478,389.14 | 467,282.15 | 11,106.99 | 2.38% | 1,040,518.92 |
| Benefits | 4,755.72 | 4,862.07 | (106.35) | (2.19%) | 24,043.89 | 29,722.89 | (5,679.00) | (19.11%) | 66,332.97 |
| Payroll Taxes | 10,428.19 | 7,817.06 | 2,611.13 | 33.40% | 48,114.31 | 47,072.93 | 1,041.38 | 2.21% | 99,867.29 |
| Contracted Services | 0.00 | 3,166.67 | (3,166.67) | (100.00%) | 4,881.00 | 19,000.02 | (14,119.02) | (74.31%) | 38,000.04 |
| Program Supplies & Expenses | 7,934.63 | 2,428.35 | 5,506.28 | 226.75% | 40,003.95 | 13,524.17 | 26,479.78 | 195.80% | 32,337.64 |
| Occupancy | 68,588.53 | 56,450.99 | 12,137.54 | 21.50% | 307,610.09 | 341,995.28 | (34,385.19) | (10.05%) | 702,552.46 |
| Fundraising Expenses | 0.00 | 45.84 | (45.84) | (100.00%) | 0.00 | 275.04 | (275.04) | (100.00%) | 550.08 |
| Office Expenses | 2,334.04 | 1,706.36 | 627.68 | 36.78% | 8,539.09 | 10,414.16 | (1,875.07) | (18.01%) | 21,214.31 |
| Technology | 99.95 | 0.00 | 99.95 | 0.00% | 498.80 | 0.00 | 498.80 | 0.00% | 0.00 |
| Travel & Related Expenses | 0.00 | 129.90 | (129.90) | (100.00%) | 97.61 | 723.30 | (625.69) | (86.50%) | 2,156.84 |
| Conferences & Training | 53.63 | 205.26 | (151.63) | (73.87%) | 301.72 | 1,321.56 | (1,019.84) | (77.17%) | 7,151.38 |
| Interest Expense | 0.00 | 0.00 | 0.00 | 0.00% | 40.14 | 0.00 | 40.14 | 0.00% | 0.00 |
| Organizational Dues | 3,014.96 | 2,384.28 | 630.68 | 26.45% | 16,146.07 | 13,235.51 | 2,910.56 | 21.99% | 26,855.99 |
| Insurance | 1,979.41 | 1,979.41 | 0.00 | 0.00% | 11,271.85 | 11,271.85 | 0.00 | 0.00% | 25,108.48 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Miscellaneous Expense | 50.00 | 376.67 | (326.67) | (86.73%) | 277.01 | 2,462.49 | (2,185.48) | (88.75%) | 4,713.24 |
| Depreciation | 733.70 | 500.00 | 233.70 | 46.74% | 4,352.84 | 3,000.00 | 1,352.84 | 45.09% | 6,000.00 |
| Intra Y Allocation | 42,672.22 | 33,662.53 | 9,009.69 | 26.76% | 227,552.61 | 186,687.37 | 40,865.24 | 21.89% | 378,874.68 |
| Reserve Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Expenses** | **228,214.71** | **197,528.49** | **30,821.52** | **15.60%** | **1,172,120.12** | **1,147,988.72** | **24,327.27** | **2.12%** | **2,452,234.32** |
| **Change in Net Assets** | **(81,084.10)** | **(27,223.33)** | **(53,996.07)** | **(198.34%)** | **(306,971.30)** | **(202,596.93)** | **(103,570.24)** | **(51.12%)** | **(533,951.12)** |

Statement of Activities - Actual to Budget
YMCA of Northern Colorado
0869:All NoCo Johnstown Location

| | July 2024 | | | YTD 2024 | | | Annual Budget |
|---|---|---|---|---|---|---|---|
| Account Group Name | Actual | Budget | Actual to Budget $ Difference | Actual | Budget | Actual to Budget $ Difference | 2024 |
| **Revenue** | | | | | | | |
| Government Grants (Contributions) | 10,700.00 | 0.00 | 10,700.00 | 11,700.00 | 0.00 | 11,700.00 | 0.00 |
| Contributions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Noncash Contributions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Program Revenue | 7,191.02 | 19,402.84 | (12,211.82) | 60,148.81 | 129,025.69 | (68,876.88) | 191,682.96 |
| Membership Revenue | 143,787.61 | 144,565.10 | (777.49) | 920,789.16 | 954,167.55 | (33,378.39) | 1,659,089.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Rental Income | 1,321.50 | 2,263.61 | (942.11) | 36,397.43 | 28,000.80 | 8,396.63 | 66,554.42 |
| Sales of Inventory | 0.00 | 113.42 | (113.42) | 45.00 | 542.72 | (497.72) | 956.59 |
| Other Revenue | 20.00 | 0.00 | 20.00 | 88.55 | 0.00 | 88.55 | 0.00 |
| Revenue Allocations | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total Revenue** | **163,020.13** | **166,344.97** | **(3,324.84)** | **1,029,168.95** | **1,111,736.76** | **(82,567.81)** | **1,918,283.20** |
| | | | | | | | |
| **Expenses** | | | | | | | |
| Salaries and Wages | 86,083.64 | 84,449.00 | 1,634.64 | 564,472.78 | 551,731.15 | 12,741.63 | 1,040,518.92 |
| Benefits | 4,551.51 | 5,179.24 | (627.73) | 28,595.40 | 34,902.13 | (6,306.73) | 66,332.97 |
| Payroll Taxes | 10,429.37 | 7,879.10 | 2,550.27 | 58,543.68 | 54,952.03 | 3,591.65 | 99,867.29 |
| Contracted Services | 0.00 | 3,166.67 | (3,166.67) | 4,881.00 | 22,166.69 | (17,285.69) | 38,000.04 |
| Program Supplies & Expenses | 14,898.66 | 2,154.32 | 12,744.34 | 54,902.61 | 15,678.49 | 39,224.12 | 32,337.64 |
| Occupancy | 56,442.54 | 59,884.45 | (3,441.91) | 364,052.63 | 401,879.73 | (37,827.10) | 702,552.46 |
| Special Event Expenses | 907.91 | 0.00 | 907.91 | 1,103.78 | 0.00 | 1,103.78 | 0.00 |
| Office Expenses | 1,261.79 | 1,750.36 | (488.57) | 9,800.88 | 12,164.52 | (2,363.64) | 21,214.31 |
| Technology | 99.95 | 0.00 | 99.95 | 598.75 | 0.00 | 598.75 | 0.00 |
| Travel & Related Expenses | 62.62 | 84.10 | (21.48) | 160.23 | 807.40 | (647.17) | 2,156.84 |
| Conferences & Training | 0.00 | 235.26 | (235.26) | 301.72 | 1,556.82 | (1,255.10) | 7,151.38 |
| Interest Expense | 0.00 | 0.00 | 0.00 | 40.14 | 0.00 | 40.14 | 0.00 |
| Organizational Dues | 2,328.83 | 2,328.83 | 0.00 | 18,474.90 | 15,564.34 | 2,910.56 | 26,855.99 |
| Insurance | 2,045.31 | 2,045.31 | 0.00 | 13,317.16 | 13,317.16 | 0.00 | 25,108.48 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Miscellaneous Expense | 165.59 | 341.48 | (175.89) | 442.60 | 2,803.97 | (2,361.37) | 4,713.24 |
| Depreciation | 733.70 | 500.00 | 233.70 | 5,086.54 | 3,500.00 | 1,586.54 | 6,000.00 |
| Intra Y Allocation | 32,870.50 | 32,870.50 | 0.00 | 260,423.11 | 219,557.87 | 40,865.24 | 378,874.68 |
| Reserve Contributions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total Expenses** | **212,881.92** | **202,868.62** | **9,967.46** | **1,385,197.91** | **1,350,582.30** | **34,294.73** | **2,451,684.24** |
| **Change in Net Assets** | **(49,861.79)** | **(36,523.65)** | **(13,292.30)** | **(356,028.96)** | **(238,845.54)** | **(116,862.54)** | **(533,401.04)** |

Statement of Activities - Actual to Budget
YMCA of Northern Colorado
0869:All NoCo Johnstown Location

| | August 2024 | | | YTD 2024 | | | Annual Budget |
|---|---|---|---|---|---|---|---|
| Account Group Name | Actual | Budget | Actual to Budget $ Difference | Actual | Budget | Actual to Budget $ Difference | 2024 |
| **Revenue** | | | | | | | |
| Government Grants (Contributions) | 0.00 | 0.00 | 0.00 | 11,700.00 | 0.00 | 11,700.00 | 0.00 |
| Contributions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Noncash Contributions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Program Revenue | 5,485.09 | 8,092.97 | (2,607.88) | 65,633.90 | 137,118.66 | (71,484.76) | 191,682.96 |
| Membership Revenue | 79,224.98 | 141,870.83 | (62,645.85) | 1,000,014.14 | 1,096,038.38 | (96,024.24) | 1,659,089.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Rental Income | 2,987.50 | 4,772.46 | (1,784.96) | 39,384.93 | 32,773.26 | 6,611.67 | 66,554.42 |
| Sales of Inventory | 0.00 | 214.99 | (214.99) | 45.00 | 757.71 | (712.71) | 956.59 |
| Other Revenue | 20.00 | 0.00 | 20.00 | 108.55 | 0.00 | 108.55 | 0.00 |
| Revenue Allocations | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total Revenue** | **87,717.57** | **154,951.25** | **(67,233.68)** | **1,116,886.52** | **1,266,688.01** | **(149,801.49)** | **1,918,283.20** |
| | | | | | | | |
| **Expenses** | | | | | | | |
| Salaries and Wages | 85,765.74 | 118,707.83 | (32,942.09) | 650,238.52 | 670,438.98 | (20,200.46) | 1,040,518.92 |
| Benefits | 7,569.21 | 7,250.49 | 318.72 | 36,164.61 | 42,152.62 | (5,988.01) | 66,332.97 |
| Payroll Taxes | 9,757.15 | 10,984.04 | (1,226.89) | 68,300.83 | 65,936.07 | 2,364.76 | 99,867.29 |
| Contracted Services | 0.00 | 3,166.67 | (3,166.67) | 4,881.00 | 25,333.36 | (20,452.36) | 38,000.04 |
| Program Supplies & Expenses | 1,063.93 | 3,013.52 | (1,949.59) | 55,966.54 | 18,692.01 | 37,274.53 | 32,337.64 |
| Occupancy | 38,650.75 | 57,898.24 | (19,247.49) | 402,703.38 | 459,777.97 | (57,074.59) | 702,552.46 |
| Special Event Expenses | 0.00 | 0.00 | 0.00 | 1,103.78 | 0.00 | 1,103.78 | 0.00 |
| Fundraising Expenses | 0.00 | 45.84 | (45.84) | 0.00 | 366.72 | (366.72) | 550.08 |
| Office Expenses | 0.00 | 1,963.68 | (1,963.68) | 9,800.88 | 14,128.20 | (4,327.32) | 21,214.31 |
| Technology | 0.00 | 0.00 | 0.00 | 598.75 | 0.00 | 598.75 | 0.00 |
| Travel & Related Expenses | 0.00 | 330.37 | (330.37) | 160.23 | 1,137.77 | (977.54) | 2,156.84 |
| Conferences & Training | 0.00 | 205.26 | (205.26) | 301.72 | 1,762.08 | (1,460.36) | 7,151.38 |
| Organizational Dues | 0.00 | 2,169.32 | (2,169.32) | 18,474.90 | 17,733.66 | 741.24 | 26,855.99 |
| Insurance | 0.00 | 2,868.86 | (2,868.86) | 13,317.16 | 16,186.02 | (2,868.86) | 25,108.48 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Miscellaneous Expense | (18.00) | 372.64 | (390.64) | 424.60 | 3,176.61 | (2,752.01) | 4,713.24 |
| Depreciation | 0.00 | 500.00 | (500.00) | 5,086.54 | 4,000.00 | 1,086.54 | 6,000.00 |
| Intra Y Allocation | 0.00 | 30,591.75 | (30,591.75) | 260,423.11 | 250,149.62 | 10,273.49 | 378,874.68 |
| Reserve Contributions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total Expenses** | **142,788.78** | **240,068.51** | **(97,279.73)** | **1,527,946.55** | **1,590,971.69** | **(62,985.00)** | **2,452,234.32** |
| **Change in Net Assets** | **(55,071.21)** | **(85,117.26)** | **30,046.05** | **(411,060.03)** | **(324,283.68)** | **(86,816.49)** | **(533,951.12)** |

Statement of Activities - Actual to Budget
YMCA of Northern Colorado
0869:All NoCo Johnstown Location

| | September 2024 | | | YTD 2024 | | | Annual Budget |
|---|---|---|---|---|---|---|---|
| Account Group Name | Actual | Budget | Actual to Budget $ Difference | Actual | Budget | Actual to Budget $ Difference | 2024 |
| **Revenue** | | | | | | | |
| Government Grants (Contributions) | 0.00 | 0.00 | 0.00 | 11,700.00 | 0.00 | 11,700.00 | 0.00 |
| Contributions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Noncash Contributions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Program Revenue | 12,218.00 | 12,227.26 | (9.26) | 79,612.90 | 149,345.92 | (69,733.02) | 191,682.96 |
| Membership Revenue | 124,469.32 | 139,056.83 | (14,587.51) | 1,132,159.32 | 1,235,095.21 | (102,935.89) | 1,659,089.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Rental Income | 3,322.50 | 3,240.17 | 82.33 | 42,999.93 | 36,013.43 | 6,986.50 | 66,554.42 |
| Sales of Inventory | 312.68 | 83.71 | 228.97 | 357.68 | 841.42 | (483.74) | 956.59 |
| Other Revenue | 20.00 | 0.00 | 20.00 | 128.55 | 0.00 | 128.55 | 0.00 |
| **Total Revenue** | **140,342.50** | **154,607.97** | **(14,265.47)** | **1,266,958.38** | **1,421,295.98** | **(154,337.60)** | **1,918,283.20** |
| | | | | | | | |
| **Expenses** | | | | | | | |
| Salaries and Wages | 80,707.95 | 75,943.83 | 4,764.12 | 770,274.93 | 746,382.81 | 23,892.12 | 1,040,518.92 |
| Benefits | 5,712.10 | 5,458.68 | 253.42 | 43,832.67 | 47,611.30 | (3,778.63) | 66,332.97 |
| Payroll Taxes | 9,645.71 | 6,982.76 | 2,662.95 | 83,380.39 | 72,918.83 | 10,461.56 | 99,867.29 |
| Contracted Services | (330.00) | 3,166.67 | (3,496.67) | 4,551.00 | 28,500.03 | (23,949.03) | 38,000.04 |
| Program Supplies & Expenses | 6,205.75 | 6,726.80 | (521.05) | 63,134.45 | 25,418.81 | 37,715.64 | 32,337.64 |
| Occupancy | 46,282.14 | 58,411.34 | (12,129.20) | 482,628.13 | 518,189.31 | (35,561.18) | 702,552.46 |
| Special Event Expenses | 0.00 | 0.00 | 0.00 | 1,103.78 | 0.00 | 1,103.78 | 0.00 |
| Advertising & Promotion | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Fundraising Expenses | 0.00 | 45.84 | (45.84) | 0.00 | 412.56 | (412.56) | 550.08 |
| Office Expenses | 2,410.09 | 1,787.04 | 623.05 | 12,357.59 | 15,915.24 | (3,557.65) | 21,214.31 |
| Technology | 0.00 | 0.00 | 0.00 | 698.70 | 0.00 | 698.70 | 0.00 |
| Travel & Related Expenses | 102.71 | 148.46 | (45.75) | 262.94 | 1,286.23 | (1,023.29) | 2,156.84 |
| Conferences & Training | 424.87 | 955.26 | (530.39) | 1,245.47 | 2,717.34 | (1,471.87) | 7,151.38 |
| Interest Expense | 0.00 | 0.00 | 0.00 | 40.14 | 0.00 | 40.14 | 0.00 |
| Organizational Dues | 2,164.51 | 2,164.51 | 0.00 | 23,494.90 | 19,898.17 | 3,596.73 | 26,855.99 |
| Insurance | 1,832.68 | 1,832.68 | 0.00 | 18,018.70 | 18,018.70 | 0.00 | 25,108.48 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Miscellaneous Expense | 19.00 | 373.56 | (354.56) | 408.60 | 3,550.17 | (3,141.57) | 4,713.24 |
| Depreciation | 733.71 | 500.00 | 233.71 | 6,553.95 | 4,500.00 | 2,053.95 | 6,000.00 |
| Intra Y Allocation | 30,523.09 | 30,523.09 | 0.00 | 321,537.95 | 280,672.71 | 40,865.24 | 378,874.68 |
| Reserve Contributions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total Expenses** | **186,434.31** | **195,020.52** | **(8,586.21)** | **1,833,524.29** | **1,785,992.21** | **47,532.08** | **2,452,234.32** |
| **Change in Net Assets** | **(46,091.81)** | **(40,412.55)** | **(5,679.26)** | **(566,565.91)** | **(364,696.23)** | **(201,869.68)** | **(533,951.12)** |

Statement of Activities - Actual to Budget
YMCA of Northern Colorado
0869:All NoCo Johnstown Location

| | October 2024 | | | YTD 2024 | | | Annual Budget |
|---|---|---|---|---|---|---|---|
| Account Group Name | Actual | Budget | Actual to Budget $ Difference | Actual | Budget | Actual to Budget $ Difference | 2024 |
| **Revenue** | | | | | | | |
| Government Grants (Contributions) | (10,700.00) | 0.00 | (10,700.00) | 1,000.00 | 0.00 | 1,000.00 | 0.00 |
| Contributions | 20,000.00 | 0.00 | 20,000.00 | 20,000.00 | 0.00 | 20,000.00 | 0.00 |
| Program Revenue | 9,320.62 | 10,864.09 | (1,543.47) | 88,933.52 | 160,210.01 | (71,276.49) | 191,682.96 |
| Membership Revenue | 100,012.81 | 133,094.34 | (33,081.53) | 1,232,172.13 | 1,368,189.55 | (136,017.42) | 1,659,089.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Rental Income | 6,393.75 | 4,661.07 | 1,732.68 | 49,393.68 | 40,674.50 | 8,719.18 | 66,554.42 |
| Sales of Inventory | 494.30 | 38.39 | 455.91 | 851.98 | 879.81 | (27.83) | 956.59 |
| Other Revenue | 20.00 | 0.00 | 20.00 | 148.55 | 0.00 | 148.55 | 0.00 |
| Revenue Allocations | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total Revenue** | **125,541.48** | **148,657.89** | **(23,116.41)** | **1,392,499.86** | **1,569,953.87** | **(177,454.01)** | **1,918,283.20** |
| | | | | | | | |
| **Expenses** | | | | | | | |
| Salaries and Wages | 82,944.71 | 77,118.58 | 5,826.13 | 853,219.64 | 823,501.39 | 29,718.25 | 1,040,518.92 |
| Benefits | 4,894.85 | 5,460.58 | (565.73) | 48,727.52 | 53,071.88 | (4,344.36) | 66,332.97 |
| Payroll Taxes | 8,044.80 | 7,085.98 | 958.82 | 91,425.19 | 80,004.81 | 11,420.38 | 99,867.29 |
| Contracted Services | 0.00 | 3,166.67 | (3,166.67) | 4,551.00 | 31,666.70 | (27,115.70) | 38,000.04 |
| Program Supplies & Expenses | 6,578.52 | 1,848.18 | 4,730.34 | 69,712.97 | 27,266.99 | 42,445.98 | 32,337.64 |
| Occupancy | 52,229.78 | 57,274.21 | (5,044.43) | 534,857.91 | 575,463.52 | (40,605.61) | 702,552.46 |
| Special Event Expenses | 0.00 | 0.00 | 0.00 | 1,103.78 | 0.00 | 1,103.78 | 0.00 |
| Advertising & Promotion | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Fundraising Expenses | 0.00 | 45.84 | (45.84) | 0.00 | 458.40 | (458.40) | 550.08 |
| Office Expenses | 200.13 | 1,750.36 | (1,550.23) | 12,557.72 | 17,665.60 | (5,107.88) | 21,214.31 |
| Technology | 99.95 | 0.00 | 99.95 | 798.65 | 0.00 | 798.65 | 0.00 |
| Travel & Related Expenses | 0.00 | 79.17 | (79.17) | 262.94 | 1,365.40 | (1,102.46) | 2,156.84 |
| Conferences & Training | 20.00 | 964.47 | (944.47) | 1,265.47 | 3,681.81 | (2,416.34) | 7,151.38 |
| Interest Expense | 0.00 | 0.00 | 0.00 | 40.14 | 0.00 | 40.14 | 0.00 |
| Organizational Dues | 2,159.22 | 2,081.22 | 78.00 | 25,654.12 | 21,979.39 | 3,674.73 | 26,855.99 |
| Insurance | 1,862.05 | 1,862.05 | 0.00 | 19,880.75 | 19,880.75 | 0.00 | 25,108.48 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Miscellaneous Expense | 36.04 | 404.16 | (368.12) | 444.64 | 3,954.33 | (3,509.69) | 4,713.24 |
| Depreciation | 733.71 | 500.00 | 233.71 | 7,287.66 | 5,000.00 | 2,287.66 | 6,000.00 |
| Intra Y Allocation | 29,333.09 | 29,333.09 | 0.00 | 350,871.04 | 310,005.80 | 40,865.24 | 378,874.68 |
| Reserve Contributions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total Expenses** | **189,136.85** | **188,974.56** | **162.29** | **2,022,661.14** | **1,974,966.77** | **47,694.37** | **2,452,234.32** |
| **Change in Net Assets** | **(63,595.37)** | **(40,316.67)** | **(23,278.70)** | **(630,161.28)** | **(405,012.90)** | **(225,148.38)** | **(533,951.12)** |

Statement of Activities - Actual to Budget
YMCA of Northern Colorado
0869:All NoCo Johnstown Location

| | November 2024 | | | YTD 2024 | | | Annual Budget |
|---|---|---|---|---|---|---|---|
| Account Group Name | Actual | Budget | Actual to Budget $ Difference | Actual | Budget | Actual to Budget $ Difference | 2024 |
| **Revenue** | | | | | | | |
| Government Grants (Contributions) | 0.00 | 0.00 | 0.00 | 1,000.00 | 0.00 | 1,000.00 | 0.00 |
| Contributions | 0.00 | 0.00 | 0.00 | 20,000.00 | 0.00 | 20,000.00 | 0.00 |
| Program Revenue | 30,291.26 | 23,774.49 | 6,516.77 | 119,224.78 | 183,984.50 | (64,759.72) | 191,682.96 |
| Membership Revenue | 123,452.23 | 139,174.01 | (15,721.78) | 1,355,624.36 | 1,507,363.56 | (151,739.20) | 1,659,089.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Rental Income | 7,980.00 | 7,687.19 | 292.81 | 57,373.68 | 48,361.69 | 9,011.99 | 66,554.42 |
| Sales of Inventory | 541.11 | 40.10 | 501.01 | 1,393.09 | 919.91 | 473.18 | 956.59 |
| Other Revenue | 20.00 | 0.00 | 20.00 | 168.55 | 0.00 | 168.55 | 0.00 |
| **Total Revenue** | **162,284.60** | **170,675.79** | **(8,391.19)** | **1,554,784.46** | **1,740,629.66** | **(185,845.20)** | **1,918,283.20** |
| | | | | | | | |
| **Expenses** | | | | | | | |
| Salaries and Wages | 81,013.33 | 76,247.08 | 4,766.25 | 934,232.97 | 899,748.47 | 34,484.50 | 1,040,518.92 |
| Benefits | 4,117.36 | 5,458.68 | (1,341.32) | 52,844.88 | 58,530.56 | (5,685.68) | 66,332.97 |
| Payroll Taxes | 7,900.74 | 6,998.76 | 901.98 | 99,325.93 | 87,003.57 | 12,322.36 | 99,867.29 |
| Contracted Services | 0.00 | 3,166.67 | (3,166.67) | 4,551.00 | 34,833.37 | (30,282.37) | 38,000.04 |
| Program Supplies & Expenses | 3,308.28 | 2,073.02 | 1,235.26 | 73,021.25 | 29,340.01 | 43,681.24 | 32,337.64 |
| Occupancy | 39,119.66 | 63,854.23 | (24,734.57) | 573,977.57 | 639,317.75 | (65,340.18) | 702,552.46 |
| Special Event Expenses | 0.00 | 0.00 | 0.00 | 1,103.78 | 0.00 | 1,103.78 | 0.00 |
| Fundraising Expenses | 0.00 | 45.84 | (45.84) | 0.00 | 504.24 | (504.24) | 550.08 |
| Office Expenses | 1,566.80 | 1,798.36 | (231.56) | 14,124.52 | 19,463.96 | (5,339.44) | 21,214.31 |
| Technology | 99.95 | 0.00 | 99.95 | 898.60 | 0.00 | 898.60 | 0.00 |
| Travel & Related Expenses | 0.00 | 79.17 | (79.17) | 262.94 | 1,444.57 | (1,181.63) | 2,156.84 |
| Conferences & Training | 15.00 | 2,046.79 | (2,031.79) | 1,280.47 | 5,728.60 | (4,448.13) | 7,151.38 |
| Interest Expense | 0.00 | 0.00 | 0.00 | 40.14 | 0.00 | 40.14 | 0.00 |
| Organizational Dues | 2,389.45 | 2,389.45 | 0.00 | 28,043.57 | 24,368.84 | 3,674.73 | 26,855.99 |
| Insurance | 1,840.26 | 1,840.26 | 0.00 | 21,721.01 | 21,721.01 | 0.00 | 25,108.48 |
| Miscellaneous Expense | 60.00 | 357.17 | (297.17) | 504.64 | 4,311.50 | (3,806.86) | 4,713.24 |
| Depreciation | 733.71 | 500.00 | 233.71 | 8,021.37 | 5,500.00 | 2,521.37 | 6,000.00 |
| Intra Y Allocation | 33,736.67 | 33,736.67 | 0.00 | 384,607.71 | 343,742.47 | 40,865.24 | 378,874.68 |
| **Total Expenses** | **175,901.21** | **200,592.15** | **(24,690.94)** | **2,198,562.35** | **2,175,558.92** | **23,003.43** | **2,452,234.32** |
| **Change in Net Assets** | **(13,616.61)** | **(29,916.36)** | **16,299.75** | **(643,777.89)** | **(434,929.26)** | **(208,848.63)** | **(533,951.12)** |

Statement of Activities - Actual to Budget
YMCA of Northern Colorado
Johnstown YMCA Year End Financials

| | YTD 2024 | | | Annual Budget |
|---|---|---|---|---|
| Account Group Name | Actual | Budget | Actual to Budget $ Difference | 2024 |
| **Revenue** | | | | |
| Government Grants (Contributions) | 30,046.00 | 12,000.00 | 18,046.00 | 12,000.00 |
| Contributions | 64,787.50 | 58,000.00 | 6,787.50 | 58,000.00 |
| Noncash Contributions | 0.00 | 0.00 | 0.00 | 0.00 |
| Program Revenue | 1,256,216.06 | 1,144,923.96 | 111,292.10 | 1,144,923.96 |
| Membership Revenue | 1,477,863.37 | 1,659,089.23 | (181,225.86) | 1,659,089.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00 |
| Rental Income | 62,318.68 | 66,554.42 | (4,235.74) | 66,554.42 |
| Sales of Inventory | 4,397.95 | 956.59 | 3,441.36 | 956.59 |
| Other Revenue | 188.55 | 0.00 | 188.55 | 0.00 |
| **Total Revenue** | **2,895,818.11** | **2,941,524.20** | **(45,706.09)** | **2,941,524.20** |
| | | | | |
| **Expenses** | | | | |
| Salaries and Wages | 1,765,853.39 | 1,493,691.79 | 272,161.60 | 1,493,691.79 |
| Benefits | 111,557.94 | 107,049.49 | 4,508.45 | 107,049.49 |
| Payroll Taxes | 178,970.60 | 143,661.50 | 35,309.10 | 143,661.50 |
| Contracted Services | 4,551.00 | 38,000.04 | (33,449.04) | 38,000.04 |
| Program Supplies & Expenses | 103,038.21 | 67,837.64 | 35,200.57 | 67,837.64 |
| Occupancy | 648,532.10 | 703,252.46 | (54,720.36) | 703,252.46 |
| Special Event Expenses | 1,539.66 | 0.00 | 1,539.66 | 0.00 |
| Fundraising Expenses | 0.00 | 790.08 | (790.08) | 790.08 |
| Office Expenses | 15,750.20 | 22,654.31 | (6,904.11) | 22,654.31 |
| Technology | 1,286.83 | 0.00 | 1,286.83 | 0.00 |
| Travel & Related Expenses | 1,265.76 | 2,156.84 | (891.08) | 2,156.84 |
| Conferences & Training | 1,501.44 | 13,461.79 | (11,960.35) | 13,461.79 |
| Interest Expense | 40.14 | 0.00 | 40.14 | 0.00 |
| Organizational Dues | 44,451.06 | 40,691.33 | 3,759.73 | 40,691.33 |
| Insurance | 36,437.82 | 36,437.82 | 0.00 | 36,437.82 |
| Miscellaneous Expense | 514.64 | 7,463.24 | (6,948.60) | 7,463.24 |
| Depreciation | 13,536.84 | 8,988.96 | 4,547.88 | 8,988.96 |
| Intra Y Allocation | 443,060.17 | 583,522.88 | (140,462.71) | 583,522.88 |
| **Total Expenses** | **3,371,887.80** | **3,269,660.17** | **102,227.63** | **3,269,660.17** |
| **Change in Net Assets** | **(476,069.69)** | **(328,135.97)** | **(147,933.72)** | **(328,135.97)** |

Statement of Activities - Actual to Budget - Main Account Categories - 086904

YMCA of Northern Colorado

| | January 2024 | | | | YTD 2024 | | | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Account Group Name | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | 2024 |
| **086904 - Johnstown** | | | | | | | | | |
| **Revenue** | | | | | | | | | |
| Federated campaigns | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 |
| Special Events | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Related Organizations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Government Grants (Contributions) | 12,000.00 | 0.00 | 12,000.00 | 0.00% | 12,000.00 | 0.00 | 12,000.00 | 0.00% | 12,000.00 |
| Contributions | 31,662.50 | 23,000.00 | 8,662.50 | 37.66% | 31,662.50 | 23,000.00 | 8,662.50 | 37.66% | 58,000.00 |
| Noncash Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Program Revenue | 59,765.96 | 85,040.03 | (25,274.07) | (29.72%) | 59,765.96 | 85,040.03 | (25,274.07) | (29.72%) | 1,144,923.96 |
| Membership Revenue | 127,649.21 | 99,658.94 | 27,990.27 | 28.09% | 127,649.21 | 99,658.94 | 27,990.27 | 28.09% | 1,635,179.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Rental Income | 6,202.50 | 5,652.96 | 549.54 | 9.72% | 6,202.50 | 5,652.96 | 549.54 | 9.72% | 66,554.42 |
| Sales of Assets | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Gaming | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Sales of Inventory | 20.00 | 93.99 | (73.99) | (78.72%) | 20.00 | 93.99 | (73.99) | (78.72%) | 956.59 |
| Other Revenue | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Revenue Allocations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Revenue** | **237,300.17** | **213,445.92** | **23,854.25** | **11.18%** | **237,300.17** | **213,445.92** | **23,854.25** | **11.18%** | **2,917,614.20** |
| | | | | | | | | | |
| **Expenses** | | | | | | | | | |
| Salaries and Wages | 62,105.91 | 59,538.74 | 2,567.17 | 4.31% | 62,105.91 | 59,538.74 | 2,567.17 | 4.31% | 1,493,691.79 |
| Benefits | 3,092.92 | 5,958.12 | (2,865.20) | (48.09%) | 3,092.92 | 5,958.12 | (2,865.20) | (48.09%) | 107,049.49 |
| Payroll Taxes | 5,589.05 | 6,332.74 | (743.69) | (11.74%) | 5,589.05 | 6,332.74 | (743.69) | (11.74%) | 143,661.50 |
| Contracted Services | 1,340.00 | 3,166.67 | (1,826.67) | (57.68%) | 1,340.00 | 3,166.67 | (1,826.67) | (57.68%) | 38,000.04 |
| Program Supplies & Expenses | 5,265.06 | 4,400.76 | 864.30 | 19.64% | 5,265.06 | 4,400.76 | 864.30 | 19.64% | 67,837.64 |
| Occupancy | 45,805.04 | 57,752.49 | (11,947.45) | (20.69%) | 45,805.04 | 57,752.49 | (11,947.45) | (20.69%) | 703,252.46 |
| Special Event Expenses | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Advertising & Promotion | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Fundraising Expenses | 0.00 | 45.84 | (45.84) | (100.00%) | 0.00 | 45.84 | (45.84) | (100.00%) | 790.08 |
| Office Expenses | 1,526.92 | 1,870.36 | (343.44) | (18.36%) | 1,526.92 | 1,870.36 | (343.44) | (18.36%) | 22,654.31 |
| Technology | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Travel & Related Expenses | 97.61 | 79.17 | 18.44 | 23.29% | 97.61 | 79.17 | 18.44 | 23.29% | 2,156.84 |
| Conferences & Training | 60.00 | 205.26 | (145.26) | (70.77%) | 60.00 | 205.26 | (145.26) | (70.77%) | 13,461.79 |
| Interest Expense | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Organizational Dues | 3,025.24 | 2,827.24 | 198.00 | 7.00% | 3,025.24 | 2,827.24 | 198.00 | 7.00% | 40,356.53 |
| Insurance | 1,440.77 | 1,440.77 | 0.00 | 0.00% | 1,440.77 | 1,440.77 | 0.00 | 0.00% | 36,437.82 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Miscellaneous Expense | 0.00 | 440.04 | (440.04) | (100.00%) | 0.00 | 440.04 | (440.04) | (100.00%) | 7,463.24 |
| Depreciation | 1,107.50 | 749.08 | 358.42 | 47.85% | 1,107.50 | 749.08 | 358.42 | 47.85% | 8,988.96 |
| Intra Y Allocation | | | | | | | | | |
| Reserve Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Expenses** | **130,456.02** | **144,807.28** | **(12,236.86)** | **(6.53%)** | **130,456.02** | **144,807.28** | **(12,236.86)** | **(6.53%)** | **2,685,802.49** |
| **Change in Net Assets** | **106,844.15** | **68,638.64** | **36,091.11** | **139.08%** | **106,844.15** | **68,638.64** | **36,091.11** | **139.08%** | **231,811.71** |
| | | | | | | | | | |
| Intra Y Allocation - Original | 44,803.60 | 42,689.20 | 2,114.40 | 4.95% | 44,803.60 | 42,689.20 | 2,114.40 | 4.95% | 583,522.88 |
| Intra Y Allocation at 15.3 % | 19,959.77 | | | | 19,959.77 | 22,155.51 | | | 410,927.78 |
| Total Expenses with Allocation | 150,415.79 | | | | 150,415.79 | 166,962.79 | | | |
| Change in Net Assets with Allocation | 86,884.38 | | | | 86,884.38 | 46,483.13 | | | |
| Note: Intra Y Allocation is referred to as Facility Expenses in the Facility Management Agreement | | | | | | | | | |

Statement of Activities - Actual to Budget - Main Account Categories - 086904

YMCA of Northern Colorado

| | February 2024 | | | | YTD 2024 | | | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Account Group Name | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | 2024 |
| **086904 - Johnstown** | | | | | | | | | |
| **Revenue** | | | | | | | | | |
| Federated campaigns | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 |
| Special Events | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Related Organizations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Government Grants (Contributions) | 0.00 | 0.00 | 0.00 | 0.00% | 12,000.00 | 0.00 | 12,000.00 | 0.00% | 12,000.00 |
| Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 31,662.50 | 23,000.00 | 8,662.50 | 37.66% | 58,000.00 |
| Noncash Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Program Revenue | 42,128.00 | 85,458.22 | (43,330.22) | (50.70%) | 101,893.96 | 170,498.25 | (68,604.29) | (40.24%) | 1,144,923.96 |
| Membership Revenue | 78,057.44 | 138,491.57 | (60,434.13) | (43.64%) | 205,706.65 | 238,150.51 | (32,443.86) | (13.62%) | 1,635,179.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Rental Income | 4,002.25 | 4,151.59 | (149.34) | (3.60%) | 10,204.75 | 9,804.55 | 400.20 | 4.08% | 66,554.42 |
| Sales of Assets | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Gaming | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Sales of Inventory | 15.00 | 34.13 | (19.13) | (56.05%) | 35.00 | 128.12 | (93.12) | (72.68%) | 956.59 |
| Other Revenue | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Revenue Allocations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Revenue** | **124,202.69** | **228,135.51** | **(103,932.82)** | **(45.56%)** | **361,502.86** | **441,581.43** | **(80,078.57)** | **(18.13%)** | **2,917,614.20** |
| | | | | | | | | | |
| **Expenses** | | | | | | | | | |
| Salaries and Wages | 121,272.15 | 110,458.23 | 10,813.92 | 9.79% | 183,378.06 | 169,996.97 | 13,381.09 | 7.87% | 1,493,691.79 |
| Benefits | 6,377.73 | 7,883.49 | (1,505.76) | (19.10%) | 9,470.65 | 13,841.61 | (4,370.96) | (31.58%) | 107,049.49 |
| Payroll Taxes | 11,618.83 | 11,663.94 | (45.11) | (0.39%) | 17,207.88 | 17,996.68 | (788.80) | (4.38%) | 143,661.50 |
| Contracted Services | 970.80 | 3,166.67 | (2,195.87) | (69.34%) | 2,310.80 | 6,333.34 | (4,022.54) | (63.51%) | 38,000.04 |
| Program Supplies & Expenses | 4,345.40 | 5,073.13 | (727.73) | (14.34%) | 9,610.46 | 9,473.89 | 136.57 | 1.44% | 67,837.64 |
| Occupancy | 39,808.58 | 60,376.30 | (20,567.72) | (34.07%) | 85,613.62 | 118,128.79 | (32,515.17) | (27.53%) | 703,252.46 |
| Special Event Expenses | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Advertising & Promotion | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Fundraising Expenses | 0.00 | 195.84 | (195.84) | (100.00%) | 0.00 | 241.68 | (241.68) | (100.00%) | 790.08 |
| Office Expenses | 362.54 | 1,870.36 | (1,507.82) | (80.62%) | 1,889.46 | 3,740.72 | (1,851.26) | (49.49%) | 22,654.31 |
| Technology | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Travel & Related Expenses | 0.00 | 79.17 | (79.17) | (100.00%) | 97.61 | 158.34 | (60.73) | (38.35%) | 2,156.84 |
| Conferences & Training | 50.00 | 255.26 | (205.26) | (80.41%) | 110.00 | 460.52 | (350.52) | (76.11%) | 13,461.79 |
| Interest Expense | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Organizational Dues | 3,580.83 | 3,193.89 | 386.94 | 12.12% | 6,606.07 | 6,021.13 | 584.94 | 9.71% | 40,356.53 |
| Insurance | 2,695.54 | 2,695.54 | 0.00 | 0.00% | 4,136.31 | 4,136.31 | 0.00 | 0.00% | 36,437.82 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Miscellaneous Expense | (5.00) | 469.05 | (474.05) | (101.07%) | (5.00) | 909.09 | (914.09) | (100.55%) | 7,463.24 |
| Depreciation | 1,107.50 | 749.08 | 358.42 | 47.85% | 2,215.00 | 1,498.16 | 716.84 | 47.85% | 8,988.96 |
| Intra Y Allocation | | | | | | | | | |
| Reserve Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Expenses** | **192,184.90** | **208,129.95** | **(10,417.35)** | **(4.11%)** | **322,640.92** | **352,937.23** | **(22,654.21)** | **(5.13%)** | **2,685,802.49** |
| **Change in Net Assets** | **(67,982.21)** | **20,005.56** | **(93,515.47)** | **(364.99%)** | **38,861.94** | **88,644.20** | **(57,424.36)** | **(17512.23%)** | **231,811.71** |
| | | | | | | | | | |
| Intra Y Allocation - Original | 51,154.79 | 45,627.09 | 5,527.70 | 12.11% | 95,958.39 | 88,316.29 | 7,642.10 | 8.65% | 583,522.88 |
| Intra Y Allocation at 15.3 % | 29,404.29 | | | | 49,364.06 | 53,999.40 | | | 410,927.78 |
| Total Expenses with Allocation | 221,589.19 | | | | 372,004.98 | 406,936.63 | | | |
| Change in Net Assets with Allocation | (97,386.50) | | | | (10,502.12) | 34,644.80 | | | |
| Note: Intra Y Allocation is referred to as Facility Expenses in the Facility Management Agreement | | | | | | | | | |

Statement of Activities - Actual to Budget - Main Account Categories - 086904

YMCA of Northern Colorado

| | March 2024 | | | | YTD 2024 | | | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Account Group Name | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | 2024 |
| **086904 - Johnstown** | | | | | | | | | |
| **Revenue** | | | | | | | | | |
| Federated campaigns | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 |
| Special Events | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Related Organizations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Government Grants (Contributions) | 0.00 | 0.00 | 0.00 | 0.00% | 12,000.00 | 0.00 | 12,000.00 | 0.00% | 12,000.00 |
| Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 31,662.50 | 23,000.00 | 8,662.50 | 37.66% | 58,000.00 |
| Noncash Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Program Revenue | 53,857.38 | 92,670.10 | (38,812.72) | (41.88%) | 155,751.34 | 263,168.35 | (107,417.01) | (40.82%) | 1,144,923.96 |
| Membership Revenue | 139,631.96 | 143,038.41 | (3,406.45) | (2.38%) | 345,338.61 | 381,188.92 | (35,850.31) | (9.40%) | 1,635,179.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Rental Income | 8,024.25 | 1,830.59 | 6,193.66 | 338.34% | 18,229.00 | 11,635.14 | 6,593.86 | 56.67% | 66,554.42 |
| Sales of Assets | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Gaming | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Sales of Inventory | 5.00 | 34.13 | (29.13) | (85.35%) | 40.00 | 162.25 | (122.25) | (75.35%) | 956.59 |
| Other Revenue | 0.66 | 0.00 | 0.66 | 0.00% | 0.66 | 0.00 | 0.66 | 0.00% | 0.00 |
| Revenue Allocations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Revenue** | **201,519.25** | **237,573.23** | **(36,053.98)** | **(15.18%)** | **563,022.11** | **679,154.66** | **(116,132.55)** | **(17.10%)** | **2,917,614.20** |
| | | | | | | | | | |
| **Expenses** | | | | | | | | | |
| Salaries and Wages | 202,002.80 | 166,462.32 | 35,540.48 | 21.35% | 385,380.86 | 336,459.29 | 48,921.57 | 14.54% | 1,493,691.79 |
| Benefits | 10,432.11 | 10,305.43 | 126.68 | 1.23% | 19,902.76 | 24,147.04 | (4,244.28) | (17.58%) | 107,049.49 |
| Payroll Taxes | 19,327.86 | 17,035.78 | 2,292.08 | 13.45% | 36,535.74 | 35,032.46 | 1,503.28 | 4.29% | 143,661.50 |
| Contracted Services | 2,570.20 | 3,166.67 | (596.47) | (18.84%) | 4,881.00 | 9,500.01 | (4,619.01) | (48.62%) | 38,000.04 |
| Program Supplies & Expenses | 3,763.50 | 3,348.79 | 414.71 | 12.38% | 13,373.96 | 12,822.68 | 551.28 | 4.30% | 67,837.64 |
| Occupancy | 51,016.31 | 51,422.30 | (405.99) | (0.79%) | 136,629.93 | 169,551.09 | (32,921.16) | (19.42%) | 703,252.46 |
| Special Event Expenses | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Advertising & Promotion | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Fundraising Expenses | 0.00 | 45.84 | (45.84) | (100.00%) | 0.00 | 287.52 | (287.52) | (100.00%) | 790.08 |
| Office Expenses | 2,439.86 | 1,870.36 | 569.50 | 30.45% | 4,329.32 | 5,611.08 | (1,281.76) | (22.84%) | 22,654.31 |
| Technology | 198.95 | 0.00 | 198.95 | 0.00% | 198.95 | 0.00 | 198.95 | 0.00% | 0.00 |
| Travel & Related Expenses | 0.00 | 183.78 | (183.78) | (100.00%) | 97.61 | 342.12 | (244.51) | (71.47%) | 2,156.84 |
| Conferences & Training | 58.51 | 235.26 | (176.75) | (75.13%) | 168.51 | 695.78 | (527.27) | (75.78%) | 13,461.79 |
| Interest Expense | 20.51 | 0.00 | 20.51 | 0.00% | 20.51 | 0.00 | 20.51 | 0.00% | 0.00 |
| Organizational Dues | 3,841.74 | 3,326.01 | 515.73 | 15.51% | 10,447.81 | 9,347.14 | 1,100.67 | 11.78% | 40,356.53 |
| Insurance | 4,062.73 | 4,062.73 | 0.00 | 0.00% | 8,199.04 | 8,199.04 | 0.00 | 0.00% | 36,437.82 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Miscellaneous Expense | (10.00) | 858.21 | (868.21) | (101.17%) | (15.00) | 1,767.30 | (1,782.30) | (100.85%) | 7,463.24 |
| Depreciation | 1,132.18 | 749.08 | 383.10 | 51.14% | 3,347.18 | 2,247.24 | 1,099.94 | 48.95% | 8,988.96 |
| Intra Y Allocation | | | | | | | | | |
| Reserve Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Expenses** | **300,857.26** | **263,072.56** | **45,152.23** | **14.54%** | **623,498.18** | **616,009.79** | **22,498.02** | **2.99%** | **2,685,802.49** |
| **Change in Net Assets** | **(99,338.01)** | **(25,499.33)** | **(81,206.21)** | **(111.22%)** | **(60,476.07)** | **63,144.87** | **(138,630.57)** | **(190.73%)** | **231,811.71** |
| | | | | | | | | | |
| Intra Y Allocation - Original | 54,882.17 | 47,514.64 | 7,367.53 | 15.51% | 150,840.56 | 135,830.93 | 15,009.63 | 11.05% | 583,522.88 |
| Intra Y Allocation at 15.3 % | 46,031.16 | | | | 95,395.22 | 94,249.50 | | | 410,927.78 |
| Total Expenses with Allocation | 346,888.42 | | | | 718,893.40 | 710,259.29 | | | |
| Change in Net Assets with Allocation | (145,369.17) | | | | (155,871.29) | (31,104.63) | | | |
| Note: Intra Y Allocation is referred to as Facility Expenses in the Facility Management Agreement | | | | | | | | | |

Statement of Activities - Actual to Budget - Main Account Categories - 086904

YMCA of Northern Colorado

| | April 2024 | | | | YTD 2024 | | | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Account Group Name | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | 2024 |
| **086904 - Johnstown** | | | | | | | | | |
| **Revenue** | | | | | | | | | |
| Federated campaigns | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 |
| Special Events | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Related Organizations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Government Grants (Contributions) | 1,000.00 | 0.00 | 1,000.00 | 0.00% | 13,000.00 | 0.00 | 13,000.00 | 0.00% | 12,000.00 |
| Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 31,662.50 | 23,000.00 | 8,662.50 | 37.66% | 58,000.00 |
| Noncash Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Program Revenue | 86,002.49 | 100,344.17 | (14,341.68) | (14.29%) | 241,753.83 | 363,512.52 | (121,758.69) | (33.50%) | 1,144,923.96 |
| Membership Revenue | 141,305.49 | 136,806.86 | 4,498.63 | 3.29% | 486,644.10 | 517,995.78 | (31,351.68) | (6.05%) | 1,635,179.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Rental Income | 4,187.50 | 7,694.69 | (3,507.19) | (45.58%) | 22,416.50 | 19,329.83 | 3,086.67 | 15.97% | 66,554.42 |
| Sales of Assets | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Gaming | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Sales of Inventory | 5.00 | 113.49 | (108.49) | (95.59%) | 45.00 | 275.74 | (230.74) | (83.68%) | 956.59 |
| Other Revenue | 20.00 | 0.00 | 20.00 | 0.00% | 20.66 | 0.00 | 20.66 | 0.00% | 0.00 |
| Revenue Allocations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Revenue** | **232,520.48** | **244,959.21** | **(12,438.73)** | **(5.08%)** | **795,542.59** | **924,113.87** | **(128,571.28)** | **(13.91%)** | **2,917,614.20** |
| | | | | | | | | | |
| **Expenses** | | | | | | | | | |
| Salaries and Wages | 141,892.43 | 109,270.33 | 32,622.10 | 29.85% | 527,273.29 | 445,729.62 | 81,543.67 | 18.29% | 1,493,691.79 |
| Benefits | 8,770.48 | 7,887.05 | 883.43 | 11.20% | 28,673.24 | 32,034.09 | (3,360.85) | (10.49%) | 107,049.49 |
| Payroll Taxes | 13,455.16 | 10,979.03 | 2,476.13 | 22.55% | 49,990.90 | 46,011.49 | 3,979.41 | 8.65% | 143,661.50 |
| Contracted Services | 0.00 | 3,166.67 | (3,166.67) | (100.00%) | 4,881.00 | 12,666.68 | (7,785.68) | (61.47%) | 38,000.04 |
| Program Supplies & Expenses | 12,150.69 | 3,512.63 | 8,638.06 | 245.91% | 25,524.65 | 16,335.31 | 9,189.34 | 56.25% | 67,837.64 |
| Occupancy | 55,454.95 | 59,564.32 | (4,109.37) | (6.90%) | 192,084.88 | 229,115.41 | (37,030.53) | (16.16%) | 703,252.46 |
| Special Event Expenses | 60.57 | 0.00 | 60.57 | 0.00% | 60.57 | 0.00 | 60.57 | 0.00% | 0.00 |
| Advertising & Promotion | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Fundraising Expenses | 0.00 | 45.84 | (45.84) | (100.00%) | 0.00 | 333.36 | (333.36) | (100.00%) | 790.08 |
| Office Expenses | 96.43 | 1,870.36 | (1,773.93) | (94.84%) | 4,425.75 | 7,481.44 | (3,055.69) | (40.84%) | 22,654.31 |
| Technology | 99.95 | 0.00 | 99.95 | 0.00% | 298.90 | 0.00 | 298.90 | 0.00% | 0.00 |
| Travel & Related Expenses | 0.00 | 138.64 | (138.64) | (100.00%) | 97.61 | 480.76 | (383.15) | (79.70%) | 2,156.84 |
| Conferences & Training | 38.23 | 315.26 | (277.03) | (87.87%) | 206.74 | 1,011.04 | (804.30) | (79.55%) | 13,461.79 |
| Interest Expense | 19.63 | 0.00 | 19.63 | 0.00% | 40.14 | 0.00 | 40.14 | 0.00% | 0.00 |
| Organizational Dues | 4,108.81 | 3,429.43 | 679.38 | 19.81% | 14,556.62 | 12,776.57 | 1,780.05 | 13.93% | 40,356.53 |
| Insurance | 2,665.84 | 2,665.84 | 0.00 | 0.00% | 10,864.88 | 10,864.88 | 0.00 | 0.00% | 36,437.82 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Miscellaneous Expense | 52.01 | 440.04 | (388.03) | (88.18%) | 37.01 | 2,207.34 | (2,170.33) | (98.32%) | 7,463.24 |
| Depreciation | 1,132.18 | 749.08 | 383.10 | 51.14% | 4,479.36 | 2,996.32 | 1,483.04 | 49.50% | 8,988.96 |
| Intra Y Allocation | | | | | | | | | |
| Reserve Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Expenses** | **239,997.36** | **204,034.52** | **45,668.32** | **18.05%** | **863,495.54** | **820,044.31** | **68,166.34** | **6.78%** | **2,685,802.49** |
| **Change in Net Assets** | **(7,476.88)** | **40,924.69** | **(58,107.05)** | **(720.29%)** | **(67,952.95)** | **104,069.56** | **(196,737.62)** | **(243.63%)** | **231,811.71** |
| | | | | | | | | | |
| Intra Y Allocation - Original | 58,697.33 | 48,991.85 | 9,705.48 | 19.81% | 209,537.89 | 184,822.78 | 24,715.11 | 13.37% | 583,522.88 |
| Intra Y Allocation at 15.3 % | 36,719.60 | | | | 132,114.82 | 125,466.78 | | | 410,927.78 |
| Total Expenses with Allocation | 276,716.96 | | | | 995,610.36 | 945,511.09 | | | |
| Change in Net Assets with Allocation | (44,196.48) | | | | (200,067.77) | (21,397.22) | | | |
| Note: Intra Y Allocation is referred to as Facility Expenses in the Facility Management Agreement | | | | | | | | | |

Statement of Activities - Actual to Budget - Main Account Categories - 086904

YMCA of Northern Colorado

| | May 2024 | | | | YTD 2024 | | | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Account Group Name | Actual | Budget | to Budget $ Diffe | to Budget % Diffe | Actual | Budget | to Budget $ Diffe | to Budget % Diff | 2024 |
| **086904 - Johnstown** | | | | | | | | | |
| **Revenue** | | | | | | | | | |
| Federated campaigns | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 |
| Special Events | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Related Organizations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Government Grants (Contributions) | 12,023.00 | 0.00 | 12,023.00 | 0.00% | 25,023.00 | 0.00 | 25,023.00 | 0.00% | 12,000.00 |
| Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 31,662.50 | 23,000.00 | 8,662.50 | 37.66% | 58,000.00 |
| Noncash Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Program Revenue | 69,454.30 | 102,944.19 | (33,489.89) | (32.53%) | 311,208.13 | 466,456.71 | (155,248.58) | (33.28%) | 1,144,923.96 |
| Membership Revenue | 140,833.77 | 138,738.97 | 2,094.80 | 1.51% | 627,477.87 | 656,734.75 | (29,256.88) | (4.45%) | 1,635,179.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Rental Income | 6,538.52 | 2,839.87 | 3,698.65 | 130.24% | 28,955.02 | 22,169.70 | 6,785.32 | 30.61% | 66,554.42 |
| Sales of Assets | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Gaming | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Sales of Inventory | 0.00 | 132.23 | (132.23) | (100.00%) | 45.00 | 407.97 | (362.97) | (88.97%) | 956.59 |
| Other Revenue | 20.00 | 0.00 | 20.00 | 0.00% | 40.66 | 0.00 | 40.66 | 0.00% | 0.00 |
| Revenue Allocations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Revenue** | **228,869.59** | **244,655.26** | **(15,785.67)** | **(6.45%)** | **1,024,412.18** | **1,168,769.13** | **(144,356.95)** | **(12.35%)** | **2,917,614.20** |
| | | | | | | | | | |
| **Expenses** | | | | | | | | | |
| Salaries and Wages | 150,211.65 | 111,608.49 | 38,603.16 | 34.59% | 677,484.94 | 557,338.11 | 120,146.83 | 21.56% | 1,493,691.79 |
| Benefits | 9,577.91 | 7,890.65 | 1,687.26 | 21.38% | 38,251.15 | 39,924.74 | (1,673.59) | (4.19%) | 107,049.49 |
| Payroll Taxes | 13,911.48 | 10,961.93 | 2,949.55 | 26.91% | 63,902.38 | 56,973.42 | 6,928.96 | 12.16% | 143,661.50 |
| Contracted Services | 0.00 | 3,166.67 | (3,166.67) | (100.00%) | 4,881.00 | 15,833.35 | (10,952.35) | (69.17%) | 38,000.04 |
| Program Supplies & Expenses | 16,488.13 | 5,300.51 | 11,187.62 | 211.07% | 42,012.78 | 21,635.82 | 20,376.96 | 94.18% | 67,837.64 |
| Occupancy | 46,936.68 | 56,478.88 | (9,542.20) | (16.90%) | 239,021.56 | 285,594.29 | (46,572.73) | (16.31%) | 703,252.46 |
| Special Event Expenses | 0.00 | 0.00 | 0.00 | 0.00% | 60.57 | 0.00 | 60.57 | 0.00% | 0.00 |
| Advertising & Promotion | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Fundraising Expenses | 0.00 | 45.84 | (45.84) | (100.00%) | 0.00 | 379.20 | (379.20) | (100.00%) | 790.08 |
| Office Expenses | 1,779.30 | 1,826.36 | (47.06) | (2.58%) | 6,205.05 | 9,307.80 | (3,102.75) | (33.33%) | 22,654.31 |
| Technology | 99.95 | 0.00 | 99.95 | 0.00% | 398.85 | 0.00 | 398.85 | 0.00% | 0.00 |
| Travel & Related Expenses | 0.00 | 112.64 | (112.64) | (100.00%) | 97.61 | 593.40 | (495.79) | (83.55%) | 2,156.84 |
| Conferences & Training | 41.35 | 455.26 | (413.91) | (90.92%) | 248.09 | 1,466.30 | (1,218.21) | (83.08%) | 13,461.79 |
| Interest Expense | 0.00 | 0.00 | 0.00 | 0.00% | 40.14 | 0.00 | 40.14 | 0.00% | 0.00 |
| Organizational Dues | 3,925.00 | 3,425.17 | 499.83 | 14.59% | 18,481.62 | 16,201.74 | 2,279.88 | 14.07% | 40,356.53 |
| Insurance | 2,724.30 | 2,724.30 | 0.00 | 0.00% | 13,589.18 | 13,589.18 | 0.00 | 0.00% | 36,437.82 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Miscellaneous Expense | 190.00 | 528.48 | (338.48) | (64.05%) | 227.01 | 2,735.82 | (2,508.81) | (91.70%) | 7,463.24 |
| Depreciation | 1,132.18 | 749.08 | 383.10 | 51.14% | 5,611.54 | 3,745.40 | 1,866.14 | 49.82% | 8,988.96 |
| Intra Y Allocation | | | | | | | | | |
| Reserve Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Expenses** | **247,017.93** | **205,274.26** | **48,884.11** | **19.23%** | **1,110,513.47** | **1,025,318.57** | **117,050.45** | **9.30%** | **2,685,802.49** |
| **Change in Net Assets** | **(18,148.34)** | **39,381.00** | **(64,669.78)** | **(677.17%)** | **(86,101.29)** | **143,450.56** | **(261,407.40)** | **(289.48%)** | **231,811.71** |
| | | | | | | | | | |
| Intra Y Allocation - Original | 56,071.50 | 48,931.06 | 7,140.44 | 14.59% | 265,609.39 | 233,753.84 | 31,855.55 | 13.63% | 583,522.88 |
| Intra Y Allocation at 15.3 % | 37,793.74 | | | | 169,908.56 | 156,873.74 | | | 410,927.78 |
| Total Expenses with Allocation | 284,811.67 | | | | 1,280,422.03 | 1,182,192.31 | | | |
| Change in Net Assets with Allocation | (55,942.08) | | | | (256,009.85) | (13,423.18) | | | |
| Note: Intra Y Allocation is referred to as Facility Expenses in the Facility Management Agreement | | | | | | | | | |

Statement of Activities - Actual to Budget - Main Account Categories - 086904

YMCA of Northern Colorado

| | June 2024 | | | | YTD 2024 | | | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Account Group Name | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | 2024 |
| **086904 - Johnstown** | | | | | | | | | |
| **Revenue** | | | | | | | | | |
| Federated campaigns | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 |
| Special Events | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Related Organizations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Government Grants (Contributions) | 7,023.00 | 0.00 | 7,023.00 | 0.00% | 32,046.00 | 0.00 | 32,046.00 | 0.00% | 12,000.00 |
| Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 31,662.50 | 23,000.00 | 8,662.50 | 37.66% | 58,000.00 |
| Noncash Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Program Revenue | 351,585.65 | 98,284.14 | 253,301.51 | 257.72% | 662,793.78 | 564,740.85 | 98,052.93 | 17.36% | 1,144,923.96 |
| Membership Revenue | 132,335.62 | 140,912.70 | (8,577.08) | (6.09%) | 759,813.49 | 797,647.45 | (37,833.96) | (4.74%) | 1,635,179.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Rental Income | 6,120.91 | 3,567.49 | 2,553.42 | 71.57% | 35,075.93 | 25,737.19 | 9,338.74 | 36.29% | 66,554.42 |
| Sales of Assets | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Gaming | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Sales of Inventory | 0.00 | 21.33 | (21.33) | (100.00%) | 45.00 | 429.30 | (384.30) | (89.52%) | 956.59 |
| Other Revenue | 27.89 | 0.00 | 27.89 | 0.00% | 68.55 | 0.00 | 68.55 | 0.00% | 0.00 |
| Revenue Allocations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Revenue** | **497,093.07** | **242,785.66** | **254,307.41** | **104.75%** | **1,521,505.25** | **1,411,554.79** | **109,950.46** | **7.79%** | **2,917,614.20** |
| | | | | | | | | | |
| **Expenses** | | | | | | | | | |
| Salaries and Wages | 157,878.91 | 116,408.25 | 41,470.66 | 35.63% | 835,363.85 | 673,746.36 | 161,617.49 | 23.99% | 1,493,691.79 |
| Benefits | 9,365.45 | 7,887.05 | 1,478.40 | 18.74% | 47,616.60 | 47,811.79 | (195.19) | (0.41%) | 107,049.49 |
| Payroll Taxes | 18,915.06 | 11,287.73 | 7,627.33 | 67.57% | 82,817.44 | 68,261.15 | 14,556.29 | 21.32% | 143,661.50 |
| Contracted Services | 0.00 | 3,166.67 | (3,166.67) | (100.00%) | 4,881.00 | 19,000.02 | (14,119.02) | (74.31%) | 38,000.04 |
| Program Supplies & Expenses | 11,320.95 | 4,413.35 | 6,907.60 | 156.52% | 53,333.73 | 26,049.17 | 27,284.56 | 104.74% | 67,837.64 |
| Occupancy | 68,588.53 | 56,500.99 | 12,087.54 | 21.39% | 307,610.09 | 342,095.28 | (34,485.19) | (10.08%) | 703,252.46 |
| Special Event Expenses | 135.30 | 0.00 | 135.30 | 0.00% | 195.87 | 0.00 | 195.87 | 0.00% | 0.00 |
| Advertising & Promotion | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Fundraising Expenses | 0.00 | 45.84 | (45.84) | (100.00%) | 0.00 | 425.04 | (425.04) | (100.00%) | 790.08 |
| Office Expenses | 2,334.04 | 1,826.36 | 507.68 | 27.80% | 8,539.09 | 11,134.16 | (2,595.07) | (23.31%) | 22,654.31 |
| Technology | 99.95 | 0.00 | 99.95 | 0.00% | 498.80 | 0.00 | 498.80 | 0.00% | 0.00 |
| Travel & Related Expenses | 252.00 | 129.90 | 122.10 | 94.00% | 349.61 | 723.30 | (373.69) | (51.66%) | 2,156.84 |
| Conferences & Training | 53.63 | 205.26 | (151.63) | (73.87%) | 301.72 | 1,671.56 | (1,369.84) | (81.95%) | 13,461.79 |
| Interest Expense | 0.00 | 0.00 | 0.00 | 0.00% | 40.14 | 0.00 | 40.14 | 0.00% | 0.00 |
| Organizational Dues | 4,029.68 | 3,399.00 | 630.68 | 18.55% | 22,511.30 | 19,600.74 | 2,910.56 | 14.85% | 40,356.53 |
| Insurance | 2,844.29 | 2,844.29 | 0.00 | 0.00% | 16,433.47 | 16,433.47 | 0.00 | 0.00% | 36,437.82 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Miscellaneous Expense | 50.00 | 476.67 | (426.67) | (89.51%) | 277.01 | 3,212.49 | (2,935.48) | (91.38%) | 7,463.24 |
| Depreciation | 1,132.18 | 749.08 | 383.10 | 51.14% | 6,743.72 | 4,494.48 | 2,249.24 | 50.04% | 8,988.96 |
| Intra Y Allocation | | | | | | | | | |
| Reserve Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Expenses** | **276,999.97** | **209,340.44** | **76,669.22** | **29.73%** | **1,387,513.44** | **1,234,659.01** | **193,719.67** | **12.77%** | **2,685,802.49** |
| **Change in Net Assets** | **220,093.10** | **33,445.22** | **177,638.19** | **1175.48%** | **133,991.81** | **176,895.78** | **(83,769.21)** | **(79.47%)** | **231,811.71** |
| | | | | | | | | | |
| Intra Y Allocation - Original | 57,566.82 | 48,557.13 | 9,009.69 | 18.55% | 323,176.21 | 282,310.97 | 40,865.24 | 14.48% | 583,522.88 |
| Intra Y Allocation at 15.3 % | 42,381.00 | | | | 212,289.56 | 188,902.83 | | | 410,927.78 |
| Total Expenses with Allocation | 319,380.97 | | | | 1,599,803.00 | 1,423,561.84 | | | |
| Change in Net Assets with Allocation | 177,712.10 | | | | (78,297.75) | (12,007.05) | | | |
| Note: Intra Y Allocation is referred to as Facility Expenses in the Facility Management Agreement | | | | | | | | | |

Statement of Activities - Actual to Budget - Main Account Categories - 086904

YMCA of Northern Colorado

| | July 2024 | | | | YTD 2024 | | | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Account Group Name | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | 2024 |
| **086904 - Johnstown** | | | | | | | | | |
| **Revenue** | | | | | | | | | |
| Federated campaigns | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 |
| Special Events | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Related Organizations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Government Grants (Contributions) | 10,700.00 | 0.00 | 10,700.00 | 0.00% | 42,746.00 | 0.00 | 42,746.00 | 0.00% | 12,000.00 |
| Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 31,662.50 | 23,000.00 | 8,662.50 | 37.66% | 58,000.00 |
| Noncash Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Program Revenue | 167,533.55 | 95,778.84 | 71,754.71 | 74.92% | 830,327.33 | 660,519.69 | 169,807.64 | 25.71% | 1,144,923.96 |
| Membership Revenue | 140,294.61 | 142,572.60 | (2,277.99) | (1.60%) | 900,108.10 | 940,220.05 | (40,111.95) | (4.27%) | 1,635,179.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Rental Income | 1,321.50 | 2,263.61 | (942.11) | (41.62%) | 36,397.43 | 28,000.80 | 8,396.63 | 29.99% | 66,554.42 |
| Sales of Assets | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Gaming | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Sales of Inventory | 0.00 | 113.42 | (113.42) | (100.00%) | 45.00 | 542.72 | (497.72) | (91.71%) | 956.59 |
| Other Revenue | 20.00 | 0.00 | 20.00 | 0.00% | 88.55 | 0.00 | 88.55 | 0.00% | 0.00 |
| Revenue Allocations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Revenue** | **319,869.66** | **240,728.47** | **79,141.19** | **32.88%** | **1,841,374.91** | **1,652,283.26** | **189,091.65** | **11.44%** | **2,917,614.20** |
| | | | | | | | | | |
| **Expenses** | | | | | | | | | |
| Salaries and Wages | 149,674.69 | 119,044.15 | 30,630.54 | 25.73% | 985,038.54 | 792,790.51 | 192,248.03 | 24.25% | 1,493,691.79 |
| Benefits | 9,487.67 | 8,377.37 | 1,110.30 | 13.25% | 57,104.27 | 56,189.16 | 915.11 | 1.63% | 107,049.49 |
| Payroll Taxes | 16,922.02 | 11,302.12 | 5,619.90 | 49.72% | 99,739.46 | 79,563.27 | 20,176.19 | 25.36% | 143,661.50 |
| Contracted Services | 0.00 | 3,166.67 | (3,166.67) | (100.00%) | 4,881.00 | 22,166.69 | (17,285.69) | (77.98%) | 38,000.04 |
| Program Supplies & Expenses | 17,752.48 | 4,139.32 | 13,613.16 | 328.87% | 71,086.21 | 30,188.49 | 40,897.72 | 135.47% | 67,837.64 |
| Occupancy | 56,442.54 | 59,884.45 | (3,441.91) | (5.75%) | 364,052.63 | 401,979.73 | (37,927.10) | (9.44%) | 703,252.46 |
| Special Event Expenses | 907.91 | 0.00 | 907.91 | 0.00% | 1,103.78 | 0.00 | 1,103.78 | 0.00% | 0.00 |
| Advertising & Promotion | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Fundraising Expenses | 0.00 | 45.84 | (45.84) | (100.00%) | 0.00 | 470.88 | (470.88) | (100.00%) | 790.08 |
| Office Expenses | 1,261.79 | 1,870.36 | (608.57) | (32.54%) | 9,800.88 | 13,004.52 | (3,203.64) | (24.63%) | 22,654.31 |
| Technology | 99.95 | 0.00 | 99.95 | 0.00% | 598.75 | 0.00 | 598.75 | 0.00% | 0.00 |
| Travel & Related Expenses | 62.62 | 84.10 | (21.48) | (25.54%) | 412.23 | 807.40 | (395.17) | (48.94%) | 2,156.84 |
| Conferences & Training | 0.00 | 295.67 | (295.67) | (100.00%) | 301.72 | 1,967.23 | (1,665.51) | (84.66%) | 13,461.79 |
| Interest Expense | 0.00 | 0.00 | 0.00 | 0.00% | 40.14 | 0.00 | 40.14 | 0.00% | 0.00 |
| Organizational Dues | 3,370.19 | 3,370.19 | 0.00 | 0.00% | 25,881.49 | 22,970.93 | 2,910.56 | 12.67% | 40,356.53 |
| Insurance | 2,910.19 | 2,910.19 | 0.00 | 0.00% | 19,343.66 | 19,343.66 | 0.00 | 0.00% | 36,437.82 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Miscellaneous Expense | 165.59 | 541.48 | (375.89) | (69.42%) | 442.60 | 3,753.97 | (3,311.37) | (88.21%) | 7,463.24 |
| Depreciation | 1,132.18 | 749.08 | 383.10 | 51.14% | 7,875.90 | 5,243.56 | 2,632.34 | 50.20% | 8,988.96 |
| Intra Y Allocation | | | | | | | | | |
| Reserve Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Expenses** | **260,189.82** | **215,780.99** | **44,408.83** | **16.83%** | **1,647,703.26** | **1,450,440.00** | **238,128.50** | **13.37%** | **2,685,802.49** |
| **Change in Net Assets** | **59,679.84** | **24,947.48** | **34,732.36** | **149.72%** | **193,671.65** | **201,843.26** | **(49,036.85)** | **(38.13%)** | **231,811.71** |
| | | | | | | | | | |
| Intra Y Allocation - Original | 48,145.70 | 48,145.70 | 0.00 | 0.00% | 371,321.91 | 330,456.67 | 40,865.24 | 12.37% | 583,522.88 |
| Intra Y Allocation at 15.3 % | 39,809.04 | | | | 252,098.60 | 221,917.32 | | | 410,927.78 |
| Total Expenses with Allocation | 299,998.86 | | | | 1,899,801.86 | 1,672,357.32 | | | |
| Change in Net Assets with Allocation | 19,870.80 | | | | (58,426.95) | (20,074.06) | | | |
| Note: Intra Y Allocation is referred to as Facility Expenses in the Facility Management Agreement | | | | | | | | | |

Statement of Activities - Actual to Budget - Main Account Categories - 086904

YMCA of Northern Colorado

| | August 2024 | | | | YTD 2024 | | | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Account Group Name | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | 2024 |
| **086904 - Johnstown** | | | | | | | | | |
| **Revenue** | | | | | | | | | |
| Federated campaigns | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 |
| Special Events | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Related Organizations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Government Grants (Contributions) | 0.00 | 12,000.00 | (12,000.00) | (100.00%) | 42,746.00 | 12,000.00 | 30,746.00 | 256.22% | 12,000.00 |
| Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 31,662.50 | 23,000.00 | 8,662.50 | 37.66% | 58,000.00 |
| Noncash Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Program Revenue | 106,446.50 | 84,468.97 | 21,977.53 | 26.02% | 936,773.83 | 744,988.66 | 191,785.17 | 25.74% | 1,144,923.96 |
| Membership Revenue | 84,739.84 | 139,878.33 | (55,138.49) | (39.42%) | 984,847.94 | 1,080,098.38 | (95,250.44) | (8.82%) | 1,635,179.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Rental Income | 3,280.00 | 4,772.46 | (1,492.46) | (31.27%) | 39,677.43 | 32,773.26 | 6,904.17 | 21.07% | 66,554.42 |
| Sales of Assets | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Gaming | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Sales of Inventory | 0.00 | 214.99 | (214.99) | (100.00%) | 45.00 | 757.71 | (712.71) | (94.06%) | 956.59 |
| Other Revenue | 20.00 | 0.00 | 20.00 | 0.00% | 108.55 | 0.00 | 108.55 | 0.00% | 0.00 |
| Revenue Allocations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Revenue** | **194,486.34** | **241,334.75** | **(46,848.41)** | **(19.41%)** | **2,035,861.25** | **1,893,618.01** | **142,243.24** | **7.51%** | **2,917,614.20** |
| | | | | | | | | | |
| **Expenses** | | | | | | | | | |
| Salaries and Wages | 214,682.86 | 170,600.55 | 44,082.31 | 25.84% | 1,199,721.40 | 963,391.06 | 236,330.34 | 24.53% | 1,493,691.79 |
| Benefits | 16,098.33 | 11,754.30 | 4,344.03 | 36.96% | 73,202.60 | 67,943.46 | 5,259.14 | 7.74% | 107,049.49 |
| Payroll Taxes | 24,422.40 | 15,728.46 | 8,693.94 | 55.28% | 124,161.86 | 95,291.73 | 28,870.13 | 30.30% | 143,661.50 |
| Contracted Services | 0.00 | 3,166.67 | (3,166.67) | (100.00%) | 4,881.00 | 25,333.36 | (20,452.36) | (80.73%) | 38,000.04 |
| Program Supplies & Expenses | 3,806.31 | 17,313.52 | (13,507.21) | (78.02%) | 74,892.52 | 47,502.01 | 27,390.51 | 57.66% | 67,837.64 |
| Occupancy | 73,403.36 | 57,898.24 | 15,505.12 | 26.78% | 437,455.99 | 459,877.97 | (22,421.98) | (4.88%) | 703,252.46 |
| Special Event Expenses | 0.00 | 0.00 | 0.00 | 0.00% | 1,103.78 | 0.00 | 1,103.78 | 0.00% | 0.00 |
| Advertising & Promotion | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Fundraising Expenses | 0.00 | 45.84 | (45.84) | (100.00%) | 0.00 | 516.72 | (516.72) | (100.00%) | 790.08 |
| Office Expenses | 146.62 | 2,083.68 | (1,937.06) | (92.96%) | 9,947.50 | 15,088.20 | (5,140.70) | (34.07%) | 22,654.31 |
| Technology | 99.95 | 0.00 | 99.95 | 0.00% | 698.70 | 0.00 | 698.70 | 0.00% | 0.00 |
| Travel & Related Expenses | 0.00 | 330.37 | (330.37) | (100.00%) | 412.23 | 1,137.77 | (725.54) | (63.77%) | 2,156.84 |
| Conferences & Training | 654.85 | 455.26 | 199.59 | 43.84% | 956.57 | 2,422.49 | (1,465.92) | (60.51%) | 13,461.79 |
| Interest Expense | 0.00 | 0.00 | 0.00 | 0.00% | 40.14 | 0.00 | 40.14 | 0.00% | 0.00 |
| Organizational Dues | 3,980.85 | 3,294.68 | 686.17 | 20.83% | 29,862.34 | 26,265.61 | 3,596.73 | 13.69% | 40,356.53 |
| Insurance | 4,166.18 | 4,166.18 | 0.00 | 0.00% | 23,509.84 | 23,509.84 | 0.00 | 0.00% | 36,437.82 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Miscellaneous Expense | (53.00) | 472.64 | (525.64) | (111.21%) | 389.60 | 4,226.61 | (3,837.01) | (90.78%) | 7,463.24 |
| Depreciation | 1,132.18 | 749.08 | 383.10 | 51.14% | 9,008.08 | 5,992.64 | 3,015.44 | 50.32% | 8,988.96 |
| Intra Y Allocation | | | | | | | | | |
| Reserve Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Expenses** | **342,540.89** | **288,059.47** | **54,481.42** | **16.20%** | **1,990,244.15** | **1,738,499.47** | **292,609.92** | **13.82%** | **2,685,802.49** |
| **Change in Net Assets** | **(148,054.55)** | **(46,724.72)** | **(101,329.83)** | **(106.67%)** | **45,617.10** | **155,118.54** | **(150,366.68)** | **(67.25%)** | **231,811.71** |
| | | | | | | | | | |
| Intra Y Allocation - Original | 48,266.95 | 48,266.95 | 0.00 | 0.00% | 419,588.86 | 378,723.62 | 40,865.24 | 10.79% | 583,522.88 |
| Intra Y Allocation at 15.3 % | 52,408.76 | | | | 304,507.35 | 265,990.42 | | | 410,927.78 |
| Total Expenses with Allocation | 394,949.65 | | | | 2,294,751.50 | 2,004,489.89 | | | |
| Change in Net Assets with Allocation | (200,463.31) | | | | (258,890.25) | (110,871.88) | | | |
| Note: Intra Y Allocation is referred to as Facility Expenses in the Facility Management Agreement | | | | | | | | | |

Statement of Activities - Actual to Budget - Main Account Categories - 086904

YMCA of Northern Colorado

| | September 2024 | | | | YTD 2024 | | | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Account Group Name | Actual | Budget | to Budget $ Diffe | to Budget % Diff | Actual | Budget | to Budget $ Diffe | to Budget % Diff | 2024 |
| **086904 - Johnstown** | | | | | | | | | |
| **Revenue** | | | | | | | | | |
| Federated campaigns | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 |
| Special Events | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Related Organizations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Government Grants (Contributions) | 0.00 | 0.00 | 0.00 | 0.00% | 42,746.00 | 12,000.00 | 30,746.00 | 256.22% | 12,000.00 |
| Contributions | 13,125.00 | 0.00 | 13,125.00 | 0.00% | 44,787.50 | 23,000.00 | 21,787.50 | 94.73% | 58,000.00 |
| Noncash Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Program Revenue | 112,253.03 | 94,838.26 | 17,414.77 | 18.36% | 1,049,026.86 | 839,826.92 | 209,199.94 | 24.91% | 1,144,923.96 |
| Membership Revenue | 124,469.32 | 137,064.33 | (12,595.01) | (9.19%) | 1,109,317.26 | 1,217,162.71 | (107,845.45) | (8.86%) | 1,635,179.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Rental Income | 3,322.50 | 3,240.17 | 82.33 | 2.54% | 42,999.93 | 36,013.43 | 6,986.50 | 19.40% | 66,554.42 |
| Sales of Assets | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Gaming | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Sales of Inventory | 312.68 | 83.71 | 228.97 | 273.53% | 357.68 | 841.42 | (483.74) | (57.49%) | 956.59 |
| Other Revenue | 20.00 | 0.00 | 20.00 | 0.00% | 128.55 | 0.00 | 128.55 | 0.00% | 0.00 |
| Revenue Allocations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Revenue** | **253,502.53** | **235,226.47** | **18,276.06** | **7.77%** | **2,289,363.78** | **2,128,844.48** | **160,519.30** | **7.54%** | **2,917,614.20** |
| | | | | | | | | | |
| **Expenses** | | | | | | | | | |
| Salaries and Wages | 120,708.35 | 110,538.98 | 10,169.37 | 9.20% | 1,320,429.75 | 1,073,930.04 | 246,499.71 | 22.95% | 1,493,691.79 |
| Benefits | 10,154.85 | 8,852.94 | 1,301.91 | 14.71% | 83,357.45 | 76,796.40 | 6,561.05 | 8.54% | 107,049.49 |
| Payroll Taxes | 13,652.48 | 10,107.35 | 3,545.13 | 35.07% | 137,814.34 | 105,399.08 | 32,415.26 | 30.75% | 143,661.50 |
| Contracted Services | (330.00) | 3,166.67 | (3,496.67) | (110.42%) | 4,551.00 | 28,500.03 | (23,949.03) | (84.03%) | 38,000.04 |
| Program Supplies & Expenses | 6,830.95 | 8,161.80 | (1,330.85) | (16.31%) | 81,723.47 | 55,663.81 | 26,059.66 | 46.82% | 67,837.64 |
| Occupancy | 46,282.14 | 58,411.34 | (12,129.20) | (20.77%) | 483,738.13 | 518,289.31 | (34,551.18) | (6.67%) | 703,252.46 |
| Special Event Expenses | 0.00 | 0.00 | 0.00 | 0.00% | 1,103.78 | 0.00 | 1,103.78 | 0.00% | 0.00 |
| Advertising & Promotion | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Fundraising Expenses | 0.00 | 45.84 | (45.84) | (100.00%) | 0.00 | 562.56 | (562.56) | (100.00%) | 790.08 |
| Office Expenses | 2,410.09 | 1,907.04 | 503.05 | 26.38% | 12,357.59 | 16,995.24 | (4,637.65) | (27.29%) | 22,654.31 |
| Technology | 0.00 | 0.00 | 0.00 | 0.00% | 698.70 | 0.00 | 698.70 | 0.00% | 0.00 |
| Travel & Related Expenses | 263.51 | 148.46 | 115.05 | 77.50% | 675.74 | 1,286.23 | (610.49) | (47.46%) | 2,156.84 |
| Conferences & Training | 424.87 | 6,505.26 | (6,080.39) | (93.47%) | 1,381.44 | 8,927.75 | (7,546.31) | (84.53%) | 13,461.79 |
| Interest Expense | 0.00 | 0.00 | 0.00 | 0.00% | 40.14 | 0.00 | 40.14 | 0.00% | 0.00 |
| Organizational Dues | 3,293.16 | 3,293.16 | 0.00 | 0.00% | 33,155.50 | 29,558.77 | 3,596.73 | 12.17% | 40,356.53 |
| Insurance | 2,697.56 | 2,697.56 | 0.00 | 0.00% | 26,207.40 | 26,207.40 | 0.00 | 0.00% | 36,437.82 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Miscellaneous Expense | 19.00 | 473.56 | (454.56) | (95.99%) | 408.60 | 4,700.17 | (4,291.57) | (91.31%) | 7,463.24 |
| Depreciation | 1,132.19 | 749.08 | 383.11 | 51.14% | 10,140.27 | 6,741.72 | 3,398.55 | 50.41% | 8,988.96 |
| Intra Y Allocation | | | | | | | | | |
| Reserve Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Expenses** | **207,539.15** | **215,059.04** | **(7,519.89)** | **(2.87%)** | **2,197,783.30** | **1,953,558.51** | **285,090.03** | **11.98%** | **2,685,802.49** |
| **Change in Net Assets** | **45,963.38** | **20,167.43** | **25,795.95** | **95.97%** | **91,580.48** | **175,285.97** | **(124,570.73)** | **(49.73%)** | **231,811.71** |
| | | | | | | | | | |
| Intra Y Allocation - Original | 47,045.29 | 47,045.29 | 0.00 | 0.00% | 466,634.15 | 425,768.91 | 40,865.24 | 9.60% | 583,522.88 |
| Intra Y Allocation at 15.3 % | 31,753.49 | | | | 336,260.84 | 298,894.45 | | | 410,927.78 |
| Total Expenses with Allocation | 239,292.64 | | | | 2,534,044.14 | 2,252,452.96 | | | |
| Change in Net Assets with Allocation | 14,209.89 | | | | (244,680.36) | (123,608.48) | | | |
| Note: Intra Y Allocation is referred to as Facility Expenses in the Facility Management Agreement | | | | | | | | | |

Statement of Activities - Actual to Budget - Main Account Categories - 086904

YMCA of Northern Colorado

| | October 2024 | | | | YTD 2024 | | | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Account Group Name | Actual | Budget | to Budget $ Diffe | to Budget % Diff | Actual | Budget | to Budget $ Diffe | to Budget % Diff | 2024 |
| **086904 - Johnstown** | | | | | | | | | |
| **Revenue** | | | | | | | | | |
| Federated campaigns | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 |
| Special Events | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Related Organizations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Government Grants (Contributions) | (10,700.00) | 0.00 | (10,700.00) | 0.00% | 32,046.00 | 12,000.00 | 20,046.00 | 167.05% | 12,000.00 |
| Contributions | 20,000.00 | 0.00 | 20,000.00 | 0.00% | 64,787.50 | 23,000.00 | 41,787.50 | 181.68% | 58,000.00 |
| Noncash Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Program Revenue | 36,903.33 | 97,240.09 | (60,336.76) | (62.05%) | 1,085,930.19 | 937,067.01 | 148,863.18 | 15.89% | 1,144,923.96 |
| Membership Revenue | 100,012.81 | 131,101.84 | (31,089.03) | (23.71%) | 1,209,330.07 | 1,348,264.55 | (138,934.48) | (10.30%) | 1,635,179.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Rental Income | 6,393.75 | 4,661.07 | 1,732.68 | 37.17% | 49,393.68 | 40,674.50 | 8,719.18 | 21.44% | 66,554.42 |
| Sales of Assets | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Gaming | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Sales of Inventory | 494.30 | 38.39 | 455.91 | 1187.57% | 851.98 | 879.81 | (27.83) | (3.16%) | 956.59 |
| Other Revenue | 20.00 | 0.00 | 20.00 | 0.00% | 148.55 | 0.00 | 148.55 | 0.00% | 0.00 |
| Revenue Allocations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Revenue** | **153,124.19** | **233,041.39** | **(79,917.20)** | **(34.29%)** | **2,442,487.97** | **2,361,885.87** | **80,602.10** | **3.41%** | **2,917,614.20** |
| | | | | | | | | | |
| **Expenses** | | | | | | | | | |
| Salaries and Wages | 126,334.56 | 111,713.73 | 14,620.83 | 13.09% | 1,446,764.31 | 1,185,643.77 | 261,120.54 | 22.02% | 1,493,691.79 |
| Benefits | 9,878.42 | 8,856.54 | 1,021.88 | 11.54% | 93,235.87 | 85,652.94 | 7,582.93 | 8.85% | 107,049.49 |
| Payroll Taxes | 11,872.62 | 10,210.57 | 1,662.05 | 16.28% | 149,686.96 | 115,609.65 | 34,077.31 | 29.48% | 143,661.50 |
| Contracted Services | 0.00 | 3,166.67 | (3,166.67) | (100.00%) | 4,551.00 | 31,666.70 | (27,115.70) | (85.63%) | 38,000.04 |
| Program Supplies & Expenses | 7,449.39 | 3,283.18 | 4,166.21 | 126.90% | 89,172.86 | 58,946.99 | 30,225.87 | 51.28% | 67,837.64 |
| Occupancy | 52,229.78 | 57,324.21 | (5,094.43) | (8.89%) | 535,967.91 | 575,613.52 | (39,645.61) | (6.89%) | 703,252.46 |
| Special Event Expenses | 0.00 | 0.00 | 0.00 | 0.00% | 1,103.78 | 0.00 | 1,103.78 | 0.00% | 0.00 |
| Advertising & Promotion | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Fundraising Expenses | 0.00 | 135.84 | (135.84) | (100.00%) | 0.00 | 698.40 | (698.40) | (100.00%) | 790.08 |
| Office Expenses | 200.13 | 1,870.36 | (1,670.23) | (89.30%) | 12,557.72 | 18,865.60 | (6,307.88) | (33.44%) | 22,654.31 |
| Technology | 99.95 | 0.00 | 99.95 | 0.00% | 798.65 | 0.00 | 798.65 | 0.00% | 0.00 |
| Travel & Related Expenses | 377.88 | 79.17 | 298.71 | 377.30% | 1,053.62 | 1,365.40 | (311.78) | (22.83%) | 2,156.84 |
| Conferences & Training | 20.00 | 964.47 | (944.47) | (97.93%) | 1,401.44 | 9,892.22 | (8,490.78) | (85.83%) | 13,461.79 |
| Interest Expense | 0.00 | 0.00 | 0.00 | 0.00% | 40.14 | 0.00 | 40.14 | 0.00% | 0.00 |
| Organizational Dues | 3,340.58 | 3,262.58 | 78.00 | 2.39% | 36,496.08 | 32,821.35 | 3,674.73 | 11.20% | 40,356.53 |
| Insurance | 2,726.93 | 2,726.93 | 0.00 | 0.00% | 28,934.33 | 28,934.33 | 0.00 | 0.00% | 36,437.82 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Miscellaneous Expense | 36.04 | 654.16 | (618.12) | (94.49%) | 444.64 | 5,354.33 | (4,909.69) | (91.70%) | 7,463.24 |
| Depreciation | 1,132.19 | 749.08 | 383.11 | 51.14% | 11,272.46 | 7,490.80 | 3,781.66 | 50.48% | 8,988.96 |
| Intra Y Allocation | | | | | | | | | |
| Reserve Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Expenses** | **215,698.47** | **204,997.49** | **10,700.98** | **4.25%** | **2,413,481.77** | **2,158,556.00** | **295,791.01** | **11.24%** | **2,685,802.49** |
| **Change in Net Assets** | **(62,574.28)** | **28,043.90** | **(90,618.18)** | **(488.13%)** | **29,006.20** | **203,329.87** | **(215,188.91)** | **(79.98%)** | **231,811.71** |
| | | | | | | | | | |
| Intra Y Allocation - Original | 46,608.29 | 46,608.29 | 0.00 | 0.00% | 513,242.44 | 472,377.20 | 40,865.24 | 8.65% | 583,522.88 |
| Intra Y Allocation at 15.3 % | 33,001.87 | | | | 369,262.71 | 330,259.07 | | | 410,927.78 |
| Total Expenses with Allocation | 248,700.34 | | | | 2,782,744.48 | 2,488,815.07 | | | |
| Change in Net Assets with Allocation | (95,576.15) | | | | (340,256.51) | (126,929.20) | | | |
| Note: Intra Y Allocation is referred to as Facility Expenses in the Facility Management Agreement | | | | | | | | | |

Statement of Activities - Actual to Budget - Main Account Categories - 086904

YMCA of Northern Colorado

| | November 2024 | | | | YTD 2024 | | | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Account Group Name | Actual | Budget | to Budget $ Diffe | to Budget % Diff | Actual | Budget | to Budget $ Diffe | to Budget % Diff | 2024 |
| **086904 - Johnstown** | | | | | | | | | |
| **Revenue** | | | | | | | | | |
| Federated campaigns | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 |
| Special Events | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Related Organizations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Government Grants (Contributions) | 0.00 | 0.00 | 0.00 | 0.00% | 32,046.00 | 12,000.00 | 20,046.00 | 167.05% | 12,000.00 |
| Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 64,787.50 | 23,000.00 | 41,787.50 | 181.68% | 58,000.00 |
| Noncash Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Program Revenue | 123,488.07 | 111,966.49 | 11,521.58 | 10.29% | 1,209,418.26 | 1,049,033.50 | 160,384.76 | 15.29% | 1,144,923.96 |
| Membership Revenue | 123,452.23 | 137,181.51 | (13,729.28) | (10.01%) | 1,332,782.30 | 1,485,446.06 | (152,663.76) | (10.28%) | 1,635,179.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Rental Income | 7,980.00 | 7,687.19 | 292.81 | 3.81% | 57,373.68 | 48,361.69 | 9,011.99 | 18.63% | 66,554.42 |
| Sales of Assets | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Gaming | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Sales of Inventory | 541.11 | 40.10 | 501.01 | 1249.40% | 1,393.09 | 919.91 | 473.18 | 51.44% | 956.59 |
| Other Revenue | 20.00 | 0.00 | 20.00 | 0.00% | 168.55 | 0.00 | 168.55 | 0.00% | 0.00 |
| Revenue Allocations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Revenue** | **255,481.41** | **256,875.29** | **(1,393.88)** | **(0.54%)** | **2,697,969.38** | **2,618,761.16** | **79,208.22** | **3.02%** | **2,917,614.20** |
| | | | | | | | | | |
| **Expenses** | | | | | | | | | |
| Salaries and Wages | 124,771.98 | 110,842.23 | 13,929.75 | 12.57% | 1,571,536.29 | 1,296,486.00 | 275,050.29 | 21.22% | 1,493,691.79 |
| Benefits | 7,679.28 | 8,852.94 | (1,173.66) | (13.26%) | 100,915.15 | 94,505.88 | 6,409.27 | 6.78% | 107,049.49 |
| Payroll Taxes | 11,830.32 | 10,123.35 | 1,706.97 | 16.86% | 161,517.28 | 125,733.00 | 35,784.28 | 28.46% | 143,661.50 |
| Contracted Services | 0.00 | 3,166.67 | (3,166.67) | (100.00%) | 4,551.00 | 34,833.37 | (30,282.37) | (86.93%) | 38,000.04 |
| Program Supplies & Expenses | 7,787.24 | 3,508.02 | 4,279.22 | 121.98% | 96,960.10 | 62,455.01 | 34,505.09 | 55.25% | 67,837.64 |
| Occupancy | 39,119.66 | 63,854.23 | (24,734.57) | (38.74%) | 575,087.57 | 639,467.75 | (64,380.18) | (10.07%) | 703,252.46 |
| Special Event Expenses | 0.00 | 0.00 | 0.00 | 0.00% | 1,103.78 | 0.00 | 1,103.78 | 0.00% | 0.00 |
| Advertising & Promotion | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Fundraising Expenses | 0.00 | 45.84 | (45.84) | (100.00%) | 0.00 | 744.24 | (744.24) | (100.00%) | 790.08 |
| Office Expenses | 1,566.80 | 1,918.36 | (351.56) | (18.33%) | 14,124.52 | 20,783.96 | (6,659.44) | (32.04%) | 22,654.31 |
| Technology | 99.95 | 0.00 | 99.95 | 0.00% | 898.60 | 0.00 | 898.60 | 0.00% | 0.00 |
| Travel & Related Expenses | 212.14 | 79.17 | 132.97 | 167.96% | 1,265.76 | 1,444.57 | (178.81) | (12.38%) | 2,156.84 |
| Conferences & Training | 15.00 | 2,146.79 | (2,131.79) | (99.30%) | 1,416.44 | 12,039.01 | (10,622.57) | (88.23%) | 13,461.79 |
| Interest Expense | 0.00 | 0.00 | 0.00 | 0.00% | 40.14 | 0.00 | 40.14 | 0.00% | 0.00 |
| Organizational Dues | 3,596.24 | 3,596.24 | 0.00 | 0.00% | 40,092.32 | 36,417.59 | 3,674.73 | 10.09% | 40,356.53 |
| Insurance | 2,705.14 | 2,705.14 | 0.00 | 0.00% | 31,639.47 | 31,639.47 | 0.00 | 0.00% | 36,437.82 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Miscellaneous Expense | 60.00 | 707.17 | (647.17) | (91.52%) | 504.64 | 6,061.50 | (5,556.86) | (91.67%) | 7,463.24 |
| Depreciation | 1,132.19 | 749.08 | 383.11 | 51.14% | 12,404.65 | 8,239.88 | 4,164.77 | 50.54% | 8,988.96 |
| Intra Y Allocation | | | | | | | | | |
| Reserve Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Expenses** | **200,575.94** | **212,295.23** | **(11,719.29)** | **(4.44%)** | **2,614,057.71** | **2,370,851.23** | **284,071.72** | **9.81%** | **2,685,802.49** |
| **Change in Net Assets** | **54,905.47** | **44,580.06** | **10,325.41** | **151.96%** | **83,911.67** | **247,909.93** | **(204,863.50)** | **(74.27%)** | **231,811.71** |
| | | | | | | | | | |
| Intra Y Allocation - Original | 51,375.07 | 51,375.07 | 0.00 | 0.00% | 564,617.51 | 523,752.27 | 40,865.24 | 7.80% | 583,522.88 |
| Intra Y Allocation at 15.3 % | 30,688.12 | | | | 399,950.83 | 362,740.24 | | | 410,927.78 |
| Total Expenses with Allocation | 231,264.06 | | | | 3,014,008.54 | 2,733,591.47 | | | |
| Change in Net Assets with Allocation | 24,217.35 | | | | (316,039.16) | (114,830.31) | | | |

Note: Intra Y Allocation is referred to as Facility Expenses in the Facility Management Agreement

Statement of Activities - Actual to Budget - Main Account Categories - 086904

YMCA of Northern Colorado

| | December 2024 | | | | YTD 2024 | | | | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|
| Account Group Name | Actual | Budget | l to Budget $ Diffe | to Budget % Diff | Actual | Budget | l to Budget $ Diffe | to Budget % Diff | 2024 |
| **086904 - Johnstown** | | | | | | | | | |
| **Revenue** | | | | | | | | | |
| Federated campaigns | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 | $0.00 | $0.00 | 0.00% | $0.00 |
| Special Events | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Related Organizations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Government Grants (Contributions | (2,000.00) | 0.00 | (2,000.00) | 0.00% | 30,046.00 | 12,000.00 | 18,046.00 | 150.38% | 12,000.00 |
| Contributions | 0.00 | 35,000.00 | (35,000.00) | (100.00%) | 64,787.50 | 58,000.00 | 6,787.50 | 11.70% | 58,000.00 |
| Noncash Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Program Revenue | 46,797.80 | 95,890.46 | (49,092.66) | (51.20%) | 1,256,216.06 | 1,144,923.96 | 111,292.10 | 9.72% | 1,144,923.96 |
| Membership Revenue | 122,239.01 | 149,733.17 | (27,494.16) | (18.36%) | 1,455,021.31 | 1,635,179.23 | (180,157.92) | (11.02%) | 1,635,179.23 |
| Investment Income | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Rental Income | 4,945.00 | 18,192.73 | (13,247.73) | (72.82%) | 62,318.68 | 66,554.42 | (4,235.74) | (6.36%) | 66,554.42 |
| Sales of Assets | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Gaming | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Sales of Inventory | 3,004.86 | 36.68 | 2,968.18 | 8092.09% | 4,397.95 | 956.59 | 3,441.36 | 359.75% | 956.59 |
| Other Revenue | 20.00 | 0.00 | 20.00 | 0.00% | 188.55 | 0.00 | 188.55 | 0.00% | 0.00 |
| Revenue Allocations | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Revenue** | **175,006.67** | **298,853.04** | **(123,846.37)** | **(41.44%)** | **2,872,976.05** | **2,917,614.20** | **(44,638.15)** | **(1.53%)** | **2,917,614.20** |
| | | | | | | | | | |
| **Expenses** | | | | | | | | | |
| Salaries and Wages | 194,317.10 | 197,205.79 | (2,888.69) | (1.46%) | 1,765,853.39 | 1,493,691.79 | 272,161.60 | 18.22% | 1,493,691.79 |
| Benefits | 14,998.56 | 12,543.61 | 2,454.95 | 19.57% | 115,913.71 | 107,049.49 | 8,864.22 | 8.28% | 107,049.49 |
| Payroll Taxes | 17,453.32 | 17,928.50 | (475.18) | (2.65%) | 178,970.60 | 143,661.50 | 35,309.10 | 24.58% | 143,661.50 |
| Contracted Services | 0.00 | 3,166.67 | (3,166.67) | (100.00%) | 4,551.00 | 38,000.04 | (33,449.04) | (88.02%) | 38,000.04 |
| Program Supplies & Expenses | 6,078.11 | 5,382.63 | 695.48 | 12.92% | 103,038.21 | 67,837.64 | 35,200.57 | 51.89% | 67,837.64 |
| Occupancy | 73,444.53 | 63,784.71 | 9,659.82 | 15.14% | 648,532.10 | 703,252.46 | (54,720.36) | (7.78%) | 703,252.46 |
| Special Event Expenses | 435.88 | 0.00 | 435.88 | 0.00% | 1,539.66 | 0.00 | 1,539.66 | 0.00% | 0.00 |
| Advertising & Promotion | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Fundraising Expenses | 0.00 | 45.84 | (45.84) | (100.00%) | 0.00 | 790.08 | (790.08) | (100.00%) | 790.08 |
| Office Expenses | 1,625.68 | 1,870.35 | (244.67) | (13.08%) | 15,750.20 | 22,654.31 | (6,904.11) | (30.48%) | 22,654.31 |
| Technology | 388.23 | 0.00 | 388.23 | 0.00% | 1,286.83 | 0.00 | 1,286.83 | 0.00% | 0.00 |
| Travel & Related Expenses | 0.00 | 712.27 | (712.27) | (100.00%) | 1,265.76 | 2,156.84 | (891.08) | (41.31%) | 2,156.84 |
| Conferences & Training | 85.00 | 1,422.78 | (1,337.78) | (94.03%) | 1,501.44 | 13,461.79 | (11,960.35) | (88.85%) | 13,461.79 |
| Interest Expense | 0.00 | 0.00 | 0.00 | 0.00% | 40.14 | 0.00 | 40.14 | 0.00% | 0.00 |
| Organizational Dues | 4,023.94 | 3,938.94 | 85.00 | 2.16% | 44,116.26 | 40,356.53 | 3,759.73 | 9.32% | 40,356.53 |
| Insurance | 4,798.35 | 4,798.35 | 0.00 | 0.00% | 36,437.82 | 36,437.82 | 0.00 | 0.00% | 36,437.82 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| Miscellaneous Expense | 10.00 | 1,401.74 | (1,391.74) | (99.29%) | 514.64 | 7,463.24 | (6,948.60) | (93.10%) | 7,463.24 |
| Depreciation | (3,169.24) | 749.08 | (3,918.32) | (523.08%) | 9,235.41 | 8,988.96 | 246.45 | 2.74% | 8,988.96 |
| Intra Y Allocation | | | | | | | | | |
| Reserve Contributions | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 |
| **Total Expenses** | **314,489.46** | **314,951.26** | **(181,789.75)** | **(48.51%)** | **2,928,547.17** | **2,685,802.49** | **102,281.97** | **3.13%** | **2,685,802.49** |
| **Change in Net Assets** | **(139,482.79)** | **(16,098.22)** | **57,943.38** | **76.37%** | **(55,571.12)** | **231,811.71** | **(146,920.12)** | **(41.77%)** | **231,811.71** |
| | | | | | | | | | |
| Intra Y Allocation - Original | (121,557.34) | 59,770.61 | (181,327.95) | (303.37%) | 443,060.17 | 583,522.88 | (140,462.71) | (24.07%) | 583,522.88 |
| Intra Y Allocation at 15.3 % | 48,116.89 | | | | 448,067.72 | 410,927.78 | | | 410,927.78 |
| Total Expenses with Allocation | 362,606.35 | | | | 3,376,614.89 | 3,096,730.27 | | | |
| Change in Net Assets with Allocati | (187,599.68) | | | | (503,638.84) | (179,116.07) | | | |
| Note: Intra Y Allocation is referred to as Facility Expenses in the Facility Management Agreement | | | | | | | | | |

# T&M Fire Protection

2201 Grant St. Longmont, CO 80501
Phone (720)-300-8288

| | | | |
|---|---|---|---|
| **Sold to:** | YMCA | **SHIP TO:** | Todd Foster |
| **ADDRESS:** | | **ADDRESS:** | 2201 Grant St. |
| **CITY, STATE, ZIP:** | Johnstown, CO | **CITY, STATE, ZIP:** | Longmont, CO 80501 |
| **Customer Phone #** | **TERMS** | **INVOICE NUMBER** | **DATE:** |
| | | [redacted] | **7/25/2023** |

| **ORDERED** | **SHIPPED** | **DESCRIPTION/PARTS** | **PRICE** | **UNIT** | **AMOUNT** |
|---|---|---|---|---|---|
| | | | | | |
| | | Backflow replacement | | | |
| | | Backflow | | | $3,417.23 |
| | | Parts | | | $103.45 |
| | | Labor | | | $450.00 |
| | | Johnstown city fee | | | $50.00 |
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| | | | | | |
| | | | **Total Amount Due** | | $4,020.68 |

**FINAL PAYMENT IS DUE 30 DAYS FROM DATE OF INVOICE**
**ADDITIONAL FEES MAYBE APPLIED IF NOT PAID WITHIN 30 DAYS**

**COMMENTS:** THANK YOU FOR USING T&M FIRE PROTECTION

Tri-Stone Electric, LLC

9375 Birch Road
Frederick, CO 80504

# Invoice

| Date | Invoice # |
|---|---|
| 2/12/2024 | [redacted] |

| Bill To |
|---|
| YMCA Johnstown<br>Jake Anderson<br>165 Settler Way<br>Johnstown, CO 80534 |

| P.O. No. | Terms | Project |
|---|---|---|
| | Net 15 | |

| Description | Qty | Rate | Amount |
|---|---|---|---|
| Electrical work per request to install new sauna unit and control panel. We will remove the old unit and dispose of it. New unit with sensor and control panel to be furnished by others and brought to the site by others. We will upgrade wiring from disconnect to sauna unit and make all connections per schematic as required for operation. | | 2,425.00 | 2,425.00 |

Call with any questions. I look forward to talking to you soon.

| | |
|---|---|
| **Total** | $2,425.00 |
| **Payments/Credits** | $0.00 |
| **Balance Due** | $2,425.00 |

| Phone # |
|---|
| 7202182162 |

2024-01-...N_200000
1 of 1

@messaging.squareup.com>

e to view it in a web browser.

Let Mountain Mist Pool and Spa know how your experience was

$2,000.00

| | |
|---|---|
| Custom Amount | $2,000.00 |
| Total | $2,000.00 |

Mountain Mist Pool and Spa
5102 N Garfield
Loveland, CO 80538
(970) 352-7727

Visa 6682 (Keyed)
VISA

Jan 8
2024
at
11:22
AM
#39jZ
Auth
code:

2024-01-...N_150000
1 of 1

Receipt from Mountain Mist Pool and Spa

Mountain Mist Pool and Spa <messenger@messaging.squareup.com>
Fri 1/26/2024 4:42 PM
To:Jake Anderson <Jake.Anderson@ymcanoco.org>

You don't often get email from messenger@messaging.squareup.com. Learn why this is important

Now when you shop at sellers who use Square, your receipts will be delivered automatically.
Not your receipt?

**Mountain Mist Pool and Spa**

Let Mountain Mist Pool and Spa know
how your experience was

# $1,500.00

| | |
|---|---|
| Custom Amount | $1,500.00 |
| **Total** | **$1,500.00** |

Mountain Mist Pool and Spa
5102 N Garfield
Loveland, CO 80538
(970) 352-7727

Visa 6544 (Keyed) Jan 26 2024 at 4:35 PM
#xsAx
Auth code: 989110

Square Just Got More Rewarding
Your favorite businesses may send you news and rewards via Square.
Learn more and update preferences.

**Receipt Settings**

Not your receipt? Manage preferences
Report message to Square

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1955 Broadway, Suite 600

# HIGH LEVEL CARPET CARE

CARPETS, FINE RUGS, UPHOLSTERY,
TILE CLEANING & RESTORATION
303.494.1463

Mar 8, 2022

**INVOICE for Boulder YMCA Men's Shower Facelift**

**Scope of Work**: Replaced all broken/cracked tiles including failed backer board. Regrouted and sealed. Grouted shower floor where required.

**TOTAL: $ 3200.00**

Please remit payment to:

All tiles were boxed out and falling off wall

High Level Carpet Care

360 Creekwood Trl

Black Hawk, CO 80422

3/14/22

Thank you!

**YMCA OF BOULDER VALLEY**
**ACCOUNTING AUTHORIZATION**

| | | | | | | |
|---|---|---|---|---|---|---|
| Date: 3/9/22 | Approved By: | | | Requested By: | | |
| | Approved By: | | | Department/Site: MAP | | |
| Fund | Acct Code | Branch | Dept | Project | Amount | |
| 01 | [redacted] | 05 | 58 | 0057 | 3,200 | 00 |
| Addtl Info: Rebuild broken tile walls in men shower | | | | TOTAL | 3200 | 00 |

amazon.com

## Details for Order #112-4646042-9925853

**Order Placed:** January 9, 2023
**Amazon.com order number:** 112-4646042-9925853
**Order Total: $500.00**

| Not Yet Shipped | |
|---|---|
| **Items Ordered** | **Price** |
| 20 of: *Amazon.com Thank You Mini Envelope*<br>Sold by: Amazon.com<br>Condition: New | $25.00 |

**Shipping Address:**
Jen Spettel
2800 DAGNY WAY
LAFAYETTE, CO 80026-8011
United States

| Payment information | |
|---|---|
| **Payment Method:**<br>Visa \| Last digits: 4613 | Item(s) Subtotal: $500.00<br>Shipping & Handling: $0.00<br>--- |
| **Billing address**<br>Jen Spettel<br>2800 DAGNY WAY<br>LAFAYETTE, CO 80026-8011<br>United States | Total before tax: $500.00<br>**Estimated Tax:** $0.00<br>---<br>**Grand Total: $500.00** |

To view the status of your order, return to Order Summary .

Conditions of Use | Privacy Notice © 1996-2020, Amazon.com, Inc.

1/5 Add receipts

amazon.com

**Final Details for Order #113-2969683-4840217**

Print this page for your records.

**Order Placed:** July 9, 2024
**Amazon.com order number:** 113-2969683-4840217
**Order Total:** $2,774.22

**Shipped on July 11, 2024**

| Items Ordered | Price |
|---|---|
| 14 of: *Sucuio Hourglass Sand Timer for Kids: Large Acrylic Unbreakable Sand Clock 3/5/10/20/30 Minutes, Plastic Sand Watch, Colorful Hour Glass Sandglass for Classroom Games Kitchen (Pack of 5)* | $19.99 |

Sold by: [illegible] (seller profile)
Supplied by: [illegible] (seller profile)

Condition: New

**Shipping Address:**
Morgyn Wilfinger-YMCA SEL
860 E 29TH ST
LOVELAND, CO 80538-2801
United States

**Shipping Speed:**
Amazon Day Delivery

**Shipped on July 14, 2024**

| Items Ordered | Price |
|---|---|
| 2 of: *Storex Wiggle Stool – Active Flexible Seating for Classroom and Home Study, Adjustable 12-18 Inch Height, Teal (00306U01C)* | $45.99 |

Sold by: Amazon.com Services, Inc
Supplied by: Other

Condition: New

**Shipping Address:**
Morgyn Wilfinger-YMCA SEL
860 E 29TH ST
LOVELAND, CO 80538-2801
United States

**Shipping Speed:**
Amazon Day Delivery

**Shipped on July 13, 2024**

| Items Ordered | Price |
|---|---|
| 3 of: *Storex Wiggle Stool – Active Flexible Seating for Classroom and Home Study, Adjustable 12-18 Inch Height, Teal (00306U01C)* | $45.99 |

Sold by: Amazon.com Services, Inc
Supplied by: Other

Condition: New

# $2,774.22

Authorized July 11, 2024 at 01:22 AM
Cleared July 14, 2024 at 01:28 PM
+2,774 Rewards points
Marked as synced

**Transaction details** Activity

* Notes

GRANT Curriculum Building-SEL

**Other Fields**

These are fields that have either been retired or are no longer applicable to the budget for this transaction.

Department *(retired)*
100 School Age Care

Fund *(retired)*
10 Unrestricted Operating Fund

Location *(retired)*
086930 Childcare Branch

Program *(retired)*
086900000 General Program

JOHNSTOWN LIQUOR
[illegible] Johnstown Center Dr, #02
Johnstown, CO 80534
Phone: 9705872329

Receipt Date: 01/11/23 12:16:31

Sales Date: 01/11/23 12:16:25
Register #:7 Batch #:942
Cashier ID: Rita

[redacted]

Customer: DERRERA, DONNA

595 ANDRE PINK MOSCATO .750
1 @ 7.49 T 7.49
9920 STELLA ROSA ROSE N/A 750 ml
1 @ 9.99 T 9.99
12783 19 Crime Cali Gold .750
1 @ 16.99 T 16.99

| | |
|---|---|
| Sub Total: | 34.47 |
| State Tax (T) : | 1.00 |
| City Tax (T) : | 1.21 |
| Tax Total: | 2.21 |

**Total Charge: 36.68**

Tender
[redacted] 36.68

**Total Tendered : 36.68**

[redacted]

| | |
|---|---|
| Charge Account() | |
| Balance: | 0.00 |
| Store Credit: | 5.00 |
| Opening Points: | 73 |
| Points Collected: | 34 |
| Closing Points: | 107 |

Other Details

27
A

**P & S LIQUORS**
400 LASHLEY ST
LONGMONT, CO 80504
7202275152

Cashier: Staff
15-Aug-2022 5:22:45P
Transacti[redacted]

| | | | |
|---|---|---|---|
| 1 | Corona 12Btl | | $18.89 |
| 2 | Dos Equis 12oz 6pk Cn | | $19.98 |
| **Subtotal** | | | **$38.87** |
| Sales Tax | | 8.515% | $3.31 |
| **Total** | | | ~~$42.18~~ |
| CREDIT CARD SALE | | | $42.1 |

[redacted]

15-Aug-2022 5:23:18P LMT
$42.18 | Method: EMV
Visa Credit XXXXXXXXXXX[redacted]
ROUHBIE FAIRCHILD
Reference ID: [redacted]

Volunteer appreciated for building shelves

[redacted]

32

E

JOHNSTOWN LIQUOR
257 Johnstown Center Dr. #02
Johnstown, CO 80534
Phone: 9705872929

Receipt Date: 12/09/22 09:59:59

Sales Date: 12/09/22 09:59:54
Register #:7 Batch #:879
Cashier ID: Rita

[redacted]

Customer: DERRERA, DONNA

6625 MARGARITAVILLE SILVER 1.75
2 @ 21.99 T 43.98
6744 Maste
4 @ 8.99 T 35.96

Sub Total: 79.94
State Tax (T) : 2.32
City Tax (T) : 2.80
Tax Total: 5.12

**Total Charge: 85.06**

Tender
[redacted] 85.06

**Total Tendered : 85.06**

[redacted]

Charge Account()
Balance: 0.00
Store Credit: 0.00
Opening Points: 0

Other Details

22070153438

Date: 12/11 Approved By: Approved By: Requested By: [redacted] Department/Site:

| Fund | Acct Code | Branch | Dept | Project | Amount |
|---|---|---|---|---|---|
| 01 | [redacted] | 05 | 54 | 0700 | 85.06 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | TOTAL | 85.06 |

Addt'l Info:

450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

# Town Council Agenda Communication

**Agenda Date:** December 1, 2025

**Subject:** Ordinance 2025-281: Amending Chapter 10, Article X of the Johnstown Municipal Code Concerning Weapons Regulations and Adding Section 10-77 into the Johnstown Municipal Code Concerning Throwing Missiles

**Attachments:**

1. Ordinance 2025-281 Amending Article X of Chapter 10 Concerning Weapons and Adding Section 10-77 Concerning Throwing Missiles

**Presented by:** Jeff Strossner, Chief of Police

**Agenda Item Description:**

Earlier this year, Mayor Duncan and Council requested a review of the Town's weapons ordinances regarding the possession of suppressors, which the Colorado Revised Statutes (C.R.S.) refers to as silencers. Upon reviewing all the Town's weapons ordinances, it was discovered that several ordinances are repeated within C.R.S. resulting in some Town penalties being less than required by the State of Colorado. In 2021, Senate Bill 2021-256 implemented *C.R.S. 29-11.7-103 Local regulations governing firearms permitted*, prohibiting local governments from making a firearm regulation less restrictive than state law. Further, all less restrictive ordinances on the books prior to 2021 were declared void and unenforceable.

The legislative environment pertaining to weapons has been rapidly evolving with frequent changes. The goal of the revision is to simplify the Article to reduce the frequency of revisions caused by changes in C.R.S. while also preserving some Town autonomy for minor weapons offenses that often involve juveniles.

During the October 25, 2025 Council Work Session, proposed changes to the weapons' ordinances were presented and discussed. The ordinance before Council is the product of the conversation, balancing community safety and brings the ordinance into compliance with C.R.S. 29-11.7-103. Following is a summary of the changes in this revision:

- Redefining the term illegal weapons to match the state definition, eliminating terms defined in State law as dangerous weapons, while adding a few additional martial arts type weapons.
- Adding terms to the definitions.
- Adding "Weapon sales prohibited" at any special event held in the public, such as BBQ Days, Cinco De Mayo, Fall Fest, etc.
- Simplifying the "Prohibited use of weapons" section.
- Adding Section 10-77 Throwing missiles, to Article IV of Chapter X, pertaining to unlawful throwing of missiles (stones, snowballs, rocks, etc.), providing an exception for voluntary participation in snowball fights.

- Repeals the following weapons violations:
    1. Sec. 10-194 Possession of defaced firearm, repealed and replaced with "Prohibited use of weapons"
    2. Sec. 10-195 Defacing a firearm, repealed and replaced with "Weapon sales prohibited"
    3. Sec. 10-196(a) Carrying a weapon — regarding carrying a concealed weapon, renaming the section title to "Carrying a firearm in Town buildings"
    4. Sec. 10-197 Prohibited use of weapons, moved to Sec. 10-194 and simplified.
    5. Sec. 10-198 Possessing, carrying or using dangerous or deadly weapons, now simplified and included in revised ordinances.

The updates to this article have been simplified to enhance clarity for the community and improve enforcement by the Johnstown Police Department.

**Strategic Plan Alignment:**

*Safe & Welcoming Community*

- Provide and maintain public safety services and awareness in our community

**Legal Advice:**

Ordinance reviewed and finalized by Attorney.

**Financial Advice:**

No fiscal impact.

**Recommended Action:**

Staff recommends approval of Ordinance 2025-281 Amending Chapter 10, Article X and Adding Section 10-77 Throwing Missiles.

---

**Suggested Motions:**

**For Approval:** I move to approve Ordinance 2025-281 on first reading.

**For Denial:** I move to deny Ordinance 2025-281.

**Reviewed and Approved for Presentation**

_____

Town Manager

**TOWN OF JOHNSTOWN, COLORADO**
**ORDINANCE NO. 2025-281**

**AN ORDINANCE AMENDING ARTICLE X OF CHAPTER 10 OF THE JOHNSTOWN MUNICIPAL CODE CONCERNING WEAPONS REGULATIONS AND ADDING SECTION 10-77 INTO THE JOHNSTOWN MUNICIPAL CODE CONCERNING THROWING MISSILES**

**WHEREAS**, the Town of Johnstown, Colorado ("Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

**WHEREAS**, the Town Council is vested with authority to administer the affairs of the Town; and

**WHEREAS**, Article X of Chapter 10 of the Johnstown Municipal Code contains weapons regulations; and

**WHEREAS,** Chief Strossner of the Johnstown Police Department recommends that the Town Council substantially modify the Town's weapons regulations to, among other revisions, provide that weapons offenses related to bombs, firearm silencers, machine guns, short shotguns, short rifles, defaced firearms, concealed knives and concealed firearms be regulated pursuant to state law and, if violations are committed, be cited into county court; and

**WHEREAS,** Chief Strossner further recommends that the Town Council add weapons regulations into the Johnstown Municipal Code concerning, among others, the possession of butterfly knives, throwing stars and nunchaku weapons, sales of weapons at special events and throwing missiles; and

**WHEREAS**, based on the Chief of Police's recommendations, the Town Council desires to amend Article X of Chapter 10 of the Johnstown Municipal Code and add Section 10-77 into the Johnstown Municipal Code concerning throwing missiles; and

**WHEREAS,** Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the preservation of the public health, safety and welfare and that this Ordinance is in the best interests of the citizens of the Town.

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, AS FOLLOWS:**

**Section 1.** Recitals. The recitals set forth above are affirmed and incorporated herein.

**Section 2.** Section 10-77. Section 10-77 is hereby added to Article IV of Chapter X of the Johnstown Municipal Code and shall read as follows:

**Sec. 10-77. Throwing missiles.**

It shall be unlawful for any person to throw stones, snowballs, missiles or other objects at a vehicle, building, tree, animal or public or private property, or upon or at any person in the public way or upon other public ground, except that persons may mutually and voluntarily participate in snowball fights when the intention is not to cause harm to another person.

**Section 3**. Section 10-191. Section 10-191 of the Johnstown Municipal Code is hereby amended to: (i) repeal and omit the definitions of *bomb*, *firearm silencer*, *machine gun*, *short rifle*, and *short shotgun* and (ii) add the following definitions to be inserted in alphabetical order as follows:

*Butterly knife (bailsong or fan knife)* means any knife with a blade fastened to a handle by a pivot so that the blade may be concealed within the handle(s) when closed and may be exposed by rotating, flipping, or otherwise manipulating one or more handle parts.

*Illegal weapon* means a blackjack, gas gun, metallic knuckles, gravity knife, switchblade knife, butterfly knife, throwing star, or nunchaku.

*Nunchaku* means an instrument consisting of two sticks, clubs, bars, or rods to be used as handles connected by a rope, cord, wire, or chain, which is in the design of a weapon used in connection with the practice of a system of self-defense.

*Throwing Star* means a disk having sharp radiating points or any disk-shaped bladed object which is hand-held and thrown and which is in the design of a weapon used in connection with the practice of a system of self-defense.

**Section 4.** Section 10-193. Section 10-193 of the Johnstown Municipal Code is hereby repealed and reenacted to read as follows:

**Sec. 10-193. Possessing an illegal weapon.**

(a) Except as provided below, it shall be unlawful for any person, other than a peace officer or member of the Armed Forces of the United States or State National Guard acting in the lawful discharge of their duties, to knowingly possess an illegal weapon.

(b) The casing and transport of a gas gun, butterfly knife, throwing star or nunchaku for use at a range or in a martial arts studio or demonstration shall not constitute a violation of subsection (a).

**Section 5.** Section 10-194. Section 10-194 of the Johnstown Municipal Code is hereby repealed and reenacted to read as follows:

**Sec. 10-194. Prohibited use of weapons.**

It shall be unlawful for any person to discharge within the Town any firearm, air gun, spring gun, gas-operated gun, crossbow or bow and arrow.

**Section 6.** Section 10-195. Section 10-195 of the Johnstown Municipal Code is hereby repealed and reenacted to read as follows:

**Sec. 10-195. Weapon sales prohibited.**

It shall be unlawful for the owner, operator, manager or employee of any tent, booth, or display at a Town special event to offer, sell, give away, or display any illegal weapon.

**Section 7.** Section 10-196. Section 10-196 of the Johnstown Municipal Code is hereby amended as follows:

A. The title shall hereinafter read: "Carrying firearms in Town buildings;" and

B. Subsection 10-196(a) is hereby repealed and subsections (b), (c), and (d) of Section 10-196 are hereby renumbered respectively to be referenced as subsections (a), (b) and (c).

**Section 8.** Section 10-197. Section 10-197 of the Johnstown Municipal Code is hereby repealed.

**Section 9.** Section 10-198. Section 10-198 of the Johnstown Municipal Code is hereby repealed.

**Section 10.** Severability. If any part or provision of this Ordinance, or its application to any person or circumstance, is adjudged to be invalid or unenforceable, the invalidity or unenforceability of such part, provision, or application shall not affect any of the remaining parts, provisions or applications of this Ordinance that can be given effect without the invalid provision, part or application, and, to this end, the provisions and parts of this Ordinance are declared to be severable.

**Section 11.** Repealer. All ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revise any ordinance, or part thereof, heretofore repealed.

**Section 12.** Publication; Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado ("Charter") and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk. This Ordinance shall become effective upon final passage as provided by the Charter. Copies of the entire Ordinance are available at the office of the Town Clerk.

**INTRODUCED, AND APPROVED** on first reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2025.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By:_____ By:_____

Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

**PASSED UPON FINAL APPROVAL AND ADOPTED** on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2025.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By:_____ By:_____

Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

# Town Council Agenda Communication

**Agenda Date:** December 1, 2025

**Subject:** Resolution 2025-37: Major Subdivision Case - Timberline Gymnastics

**Attachments:**
1. Resolution 2025-37
2. Final Plat
3. Staff Presentation

**Presented by:** JT Stewart, Senior Planner

**Agenda Item Description:**

The applicant has submitted concurrent applications for a Major Subdivision and Site Development Plan for the development of a regional gymnastics facility. To help realize the Timberline Gymnastics facility in the 2534 development, the applicant must first merge five small lots into one, which is the subject of this application. The Major Subdivision requires Planning & Zoning Commission review and then consideration by the Town Council. The Site Development Plan is administrative, and will not be reviewed by the Planning & Zoning Commission or Town Council.

Pursuant to the Town's adopted Land Use and Development Code, Section 17-2-2(C) states that the consolidation up to four lots is a minor plat. Since this project proposes the merger of five lots, the project is considered a major subdivision (17-2-2D).

The typical subdivision process includes review and approval of a preliminary plat, and then review and approval of a final plat. Since this project proposes to merge five existing lots into one lot, the property is already served with utilities and other required infrastructure, and the legal merger of the lots will not create any noticeable change to the way the land looks today, staff is presenting this project as a combined preliminary/final plat process.

PLANNING & ZONING COMMISSION
The Planning & Zoning Commission convened a regular meeting on October 22, 2025 to review this application. After due consideration of the staff report, presentation, and public testimony, a motion was made to recommend approval of the project. The motion was seconded and it passed unanimously.

FINDINGS
Section 17-2-2(E)(1) provides Review Criteria for the consideration of Final Plats. The criteria is listed below, along with staff's findings:

a. The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number and size of lots and outlots; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other

elements of coordinated developments. Deviations made necessary due to the further detail in planning, design and engineering, and which meet the standards of this code, are generally considered “substantially consistent” with the preliminary plat, *because the merger of the five lots will not change the existing shape or structure of the land, it will simply provide opportunity for the applicant to pursue development of a regional gymnastics facility. If the lots are not merged, buildings and structures would cross property lines, which would not be permitted pursuant to the Town's adopted codes.*

b. The construction plans for any utilities, infrastructure, and public or common facilities meet all technical specifications, *because the major utilities and infrastructure are already serving the project site and any modifications and/or connections to them will be reviewed and approved accordingly.*

c. All required improvements, dedications, fees, financial guarantees, and maintenance guarantees are provided, *because required fees and improvements will be satisfied during the site planning and construction approval process.*

d. The phasing and timing of required improvements ensures construction and performance guarantees. Any phasing that meets an approved preliminary plat is presumed acceptable. Any deviations of the final plats from an approved phasing plan shall not alter the timing or coordination of required improvements or amenities in the approved preliminary plat, *because there is no phased approach being proposed under this subdivision, more so a simplification of construction by merging smaller lots into one bigger one.*

e. Deviations in the final plat from the approved preliminary plat may be considered where the change:

(1) Complies with all applicable zoning standards, subdivision design standards, and meets the intent and design objectives of those standards, *and this lot merger meets the original intent and design.*

(2) Does not increase the impact of any development on required improvements beyond the capacity for required improvements identified in the preliminary plat, *because the impact of the merger of these lots is not bigger than the sum of its intended impact.*

(3) Does not impact any condition of the Planning and Zoning Commission or Town Council associated with the approval of the preliminary plat, *because there are not prohibitions of the original subdivision that are preventing the merger of these lots.*

(4) Is generally consistent with development concepts in the preliminary plat in terms of land uses, scale, and intensity of development, and in no case changes the number of lots, dwelling units, buildings, or sizes of blocks and open spaces by more than 10 percent; *because the trip generation that this merger will produce is "small compared to what was accounted for within the original Traffic Impact Study for the subdivision and the proposed land use is consistent with what was accounted for within the 2535 TIS" (Traffic Compliance Letter).*

(5) If technical studies were required with the preliminary plat, the author of the study shall submit an amendment noting that the change does not impact any findings of the study, *and studies/memos have been reviewed by staff.*

f. Any other changes to the preliminary plat, including significant changes in the phasing or dedication of public lands and rights-of-way, may require resubmittal of a revised preliminary plat, *though as presented, this is not applicable to the lot merger.*

**Strategic Plan Alignment:**

*Natural & Built Environment*

- Expect and encourage community-centered design
- Guide growth in the community through appropriate annexation, zoning, planning, and land use development.

**Legal Advice:**

The Town Attorney prepared Resolution 2025-37.

**Financial Advice:**

N/A

**Recommended Action:**

The Planning & Zoning Commission recommend that the Town Council approve Resolution 225-37 for Case No. DEV25-0009.

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**Suggested Motions:**

**For Approval:** Consistent with the Planning and Zoning Commission's recommendation, I move to approve Resolution 2025-37.

**For Denial:** I move to deny Resolution 2025-37 based on the following findings...

**Reviewed and Approved for Presentation**

_____

Town Manager

**TOWN OF JOHNSTOWN, COLORADO**
**RESOLUTION NO. 2025-37**

**APPROVING THE TIMBERLINE GYMNASTICS PLAT, BEING A REPLAT OF LOTS 2, 3, 4, 5, AND 6, BLOCK 10, 2534 SIXTH FILING LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 3.76 ACRES**

**WHEREAS**, the Town of Johnstown, Colorado ("Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

**WHEREAS**, the Town Council is vested with authority to administer the affairs of the Town; and

**WHEREAS**, Mark Bogoger, on behalf of Reagan West Properties, LLC, a Colorado limited liability company, and 2534 Development, Inc., a Colorado corporation, the property owners, submitted an application to the Town for approval of the Timberline Gymnastics Plat, being a Replat of Lots 2, 3, 4, 5, and 6, Block 10, 2534 Sixth Filing Located in part of the Northwest Quarter of Section 14, Township 5 North, Range 68 West of the 6th P.M., Town of Johnstown, County of Larimer, State of Colorado, consisting of approximately 3.76 acres; and

**WHEREAS**, on October 22, 2025, the Planning and Zoning Commission held a hearing, reviewed the request and recommended that the Town Council approve the Timberline Gymnastics Plat; and

**WHEREAS**, on December 1, 2025, the Town Council held a public hearing concerning approval of the Timberline Gymnastics Plat, and, after considering the Planning and Zoning Commission's recommendation, reviewing the file and conducting such hearing, found that the Timberline Gymnastics Plat is substantially consistent with the Preliminary Plat and the Town's Comprehensive Plan, meets the requirements contained in the Johnstown Municipal Code and the Town's regulations and aligns with the approved 2534 Design Guidelines; and

**WHEREAS**, based on the foregoing, the Town Council desires to approve the Timberline Gymnastics Plat.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

**Section 1. Plat Approval**: The Timberline Gymnastics Plat, being a Replat of Lots 2, 3, 4, 5, and 6, Block 10, 2534 Sixth Filing Located in part of the Northwest Quarter of Section 14, Township 5 North, Range 68 West of the 6th P.M., Town of Johnstown, County of Larimer, State of Colorado, consisting of approximately 3.76 acres, attached hereto and incorporated herein by reference at Exhibit A, is hereby approved.

**Section 3. Recording**: The Town Clerk is hereby directed to obtain the appropriate signatures for the Timberline Gymnastics Plat and have it properly recorded at the Office of the Larimer County Clerk and Recorder.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS ___ day of December, 2025.

**ATTEST:** **TOWN OF JOHNSTOWN, COLORADO**

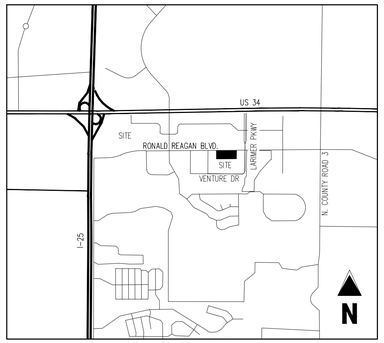
By:_____ By:_____

Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

**<u>EXHIBIT A</u>**
**Timberline Gymnastics Plat**

# 2534 24TH FILING

BEING A REPLAT OF LOTS 2, 3, 4, 5, AND 6, BLOCK 10, 2534 FILING NO. 6
LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO



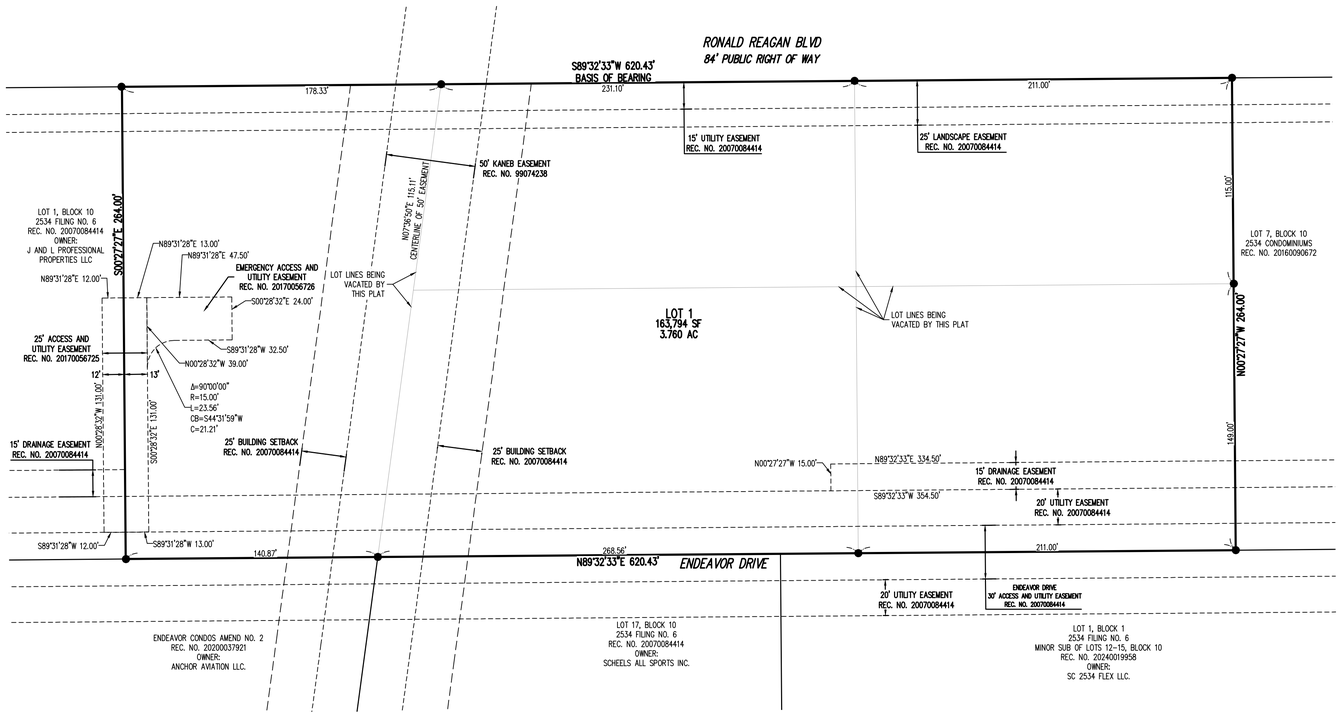

VICINITY MAP
NOT TO SCALE

## LEGEND

| | |
|---|---|
| ● | FOUND MONUMENT NO. 5 REBAR WITH ORANGE PLASTIC CAP "PLS 38069" UNLESS OTHERWISE NOTED |
| | PROPERTY LINE |
| | LOT LINE TO BE VACATED |
| | ADJACENT PROPERTY LINE |
| | EXISTING EASEMENT |
| | EXISTING BUILDING SETBACK |
| REC. NO. | RECEPTION NUMBER |
| ROW | RIGHT OF WAY |

## PLAT NOTES

1. GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING, NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE TOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH TOWN CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
2. STORM SYSTEM MAINTENANCE: THE TOWN OF JOHNSTOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
3. STREET SIGNAGE: THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING "NO PARKING/FIRE LANE" SIGNAGE, AS REQUIRED BY THE TOWN PUBLIC WORKS/STREETS DEPARTMENT AND/OR APPLICABLE FIRE DISTRICT. THE OWNER SHALL MAINTAIN SAID SIGNAGE.
4. DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE: THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION, METROPOLITAN DISTRICTS, OR OTHER ENTITY OTHER THAN THE TOWN IS RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.)
5. DRAINAGE LIABILITY: THE TOWN DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES IMPROPERLY DESIGNED OR CONSTRUCTED. THE TOWN REVIEWS DRAINAGE PLANS BUT CANNOT, ON BEHALF OF ANY APPLICANT, OWNER OR DEVELOPER, GAURANTEE THAT FINAL DRAINAGE DESIGN REVIEW AND APPROVAL BY THE TOWN WILL RELIEVE SAID PERSON, HIS SUCCESSORS AND ASSIGNS, FROM LIABILITY DUE TO IMPROPER DESIGN. TOWN APPROVAL OF A FINAL PLAT DOES NOT IMPLY APPROVAL OF THE DRAINAGE DESIGN WITHIN THE PLAT.
6. LANDSCAPE MAINTENANCE: THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION, METROPOLITAN DISTRICTS, OR ENTITY OTHER THAN THE TOWN IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHERS THAN THE TOWN. AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.
7. SIGHT DISTANCE: THE CLEAR VISION ZONE OF A CORNER LOT SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN THIRTY-SIX (36) INCHES IN HEIGHT FROM THE STREET LEVEL AND/OR TREE CANOPIES LOWER THAN 7' ABOVE ADJACENT STREET GRADE OR AS REQUIRED BY CURRENT TOWN CODE OR SPECIFICATIONS.
8. INTERSECTION SIGHT TRIANGLES MUST FALL WITHIN PUBLIC RIGHT-OF-WAY, OR A DEDICATED SIGHT TRIANGLE EASEMENT MUST BE PROVIDED TO THE TOWN.
9. FLOOD INFORMATION: ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08069C1213F, HAVING AN MAP REVISED DATE OF DECEMBER 19, 2006, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAT ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAT ON SQUARE MILE). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.




N
0 20 40
SCALE: 1"=40'

## GENERAL NOTES

1. BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 IN WHICH THE NORTH LINE OF BLOCK 10, 2534 FILING NO. 6, BEARS N 89° 32' 33" E, MONUMENTED ON THE WEST BY A NO. 5 REBAR WITH A ORANGE PLASTIC CAP STAMPED LS 38069 AND ON THE EAST BY A NO. 5 REBAR WITH A ORANGE PLASTIC CAP STAMPED PLS 38069
2. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
3. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
4. CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
6. THIS SURVEY ACCEPTS THE FOUND MONUMENTS AS SHOWN HEREON AS BEING IN ACCORDANCE WITH THE RECORDED PLATS AND AS BEST EVIDENCE OF THE BOUNDARY OF THE SUBJECT PROPERTY. THIS PLAT WAS DRAFTED AND PLACEMENT WAS VERIFIED BY SAID PROPERTY CORNER MONUMENTS.

## OWNER AND DEVELOPER

NEW NOTTING HILL, LLC.
80525, 2026 LONE STREET
FORT COLLINS, CO 80525

## SURVEYOR

GALLOWAY & COMPANY, LLC.
READE C. ROSELLES
5235 RONALD REAGAN BLVD., SUITE 200
JOHNSTOWN, CO 80534

## TOWN APPROVAL

THIS PLAT, TO BE KNOWN AS 2534 24TH FILING, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN AS A MINOR SUBDIVISION. HAS BEEN ACCEPTED BY THE TOWN COUNCIL THIS _____ DAY OF _____, 2025, BY RESOLUTION _____.

BY: _____ ATTEST: _____

MAYOR TOWN CLERK

DATE: _____

## DEDICATION AND OWNER'S ACKNOWLEDGEMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT NEW NOTTING HILL LLC. A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

PROPERTY DESCRIPTION:
LOTS 2, 3, 4, 5, AND 6, BLOCK 10, 2354 FILING NO. 6, TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO, RECORDED AT RECEPTION NO. 20070084414, RECORDED AT THE LARIMER COUNTY CLERKS AND RECORDERS OFFICE.

AND DO HEREBY SUBDIVIDE THE SAME INTO ONE LOT, AND EASEMENTS UNDER THE NAME OF 2534 24TH FILING AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

BY _____

STATE OF COLORADO )
)SS.
COUNTY OF LARIMER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

_____ 2025 BY _____, AS _____ OF

NEW NOTTING HILL LLC., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

## DIRECTOR OF PLANNING & DEVELOPMENT

THIS PLAT, TO BE KNOWN AS 2534 24TH FILING, WAS APPROVED AS A MINOR SUBDIVISION.

BY: _____
DIRECTOR OF PLANNING & DEVELOPMENT

## SURVEYOR'S CERTIFICATION:

I, READE C. ROSELLES, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF 2534 24TH FILING WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 2025.

_____
READE C. ROSELLES
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37911
FOR AND ON BEHALF OF GALLOWAY & COMPANY, LLC.


Galloway
5235 Ronald Reagan Blvd., Suite 200
Johnstown, CO 80534
970.800.3300
GallowayUS.com



COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.


2534 24TH FILING
BEING A REPLAT OF LOTS 2, 3, 4, 5 AND 6, BLOCK 10, 2534 FILING NO. 6
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO

| # | Date | Issue / Description | Init. |
|---|---|---|---|
| | 09/18/2025 | COMMENTS REVISIONS | JSP |

| | |
|---|---|
| Project No: | SPD00001.10 |
| Drawn By: | JSP |
| Checked By: | RCR |
| Date: | 05/21/2025 |

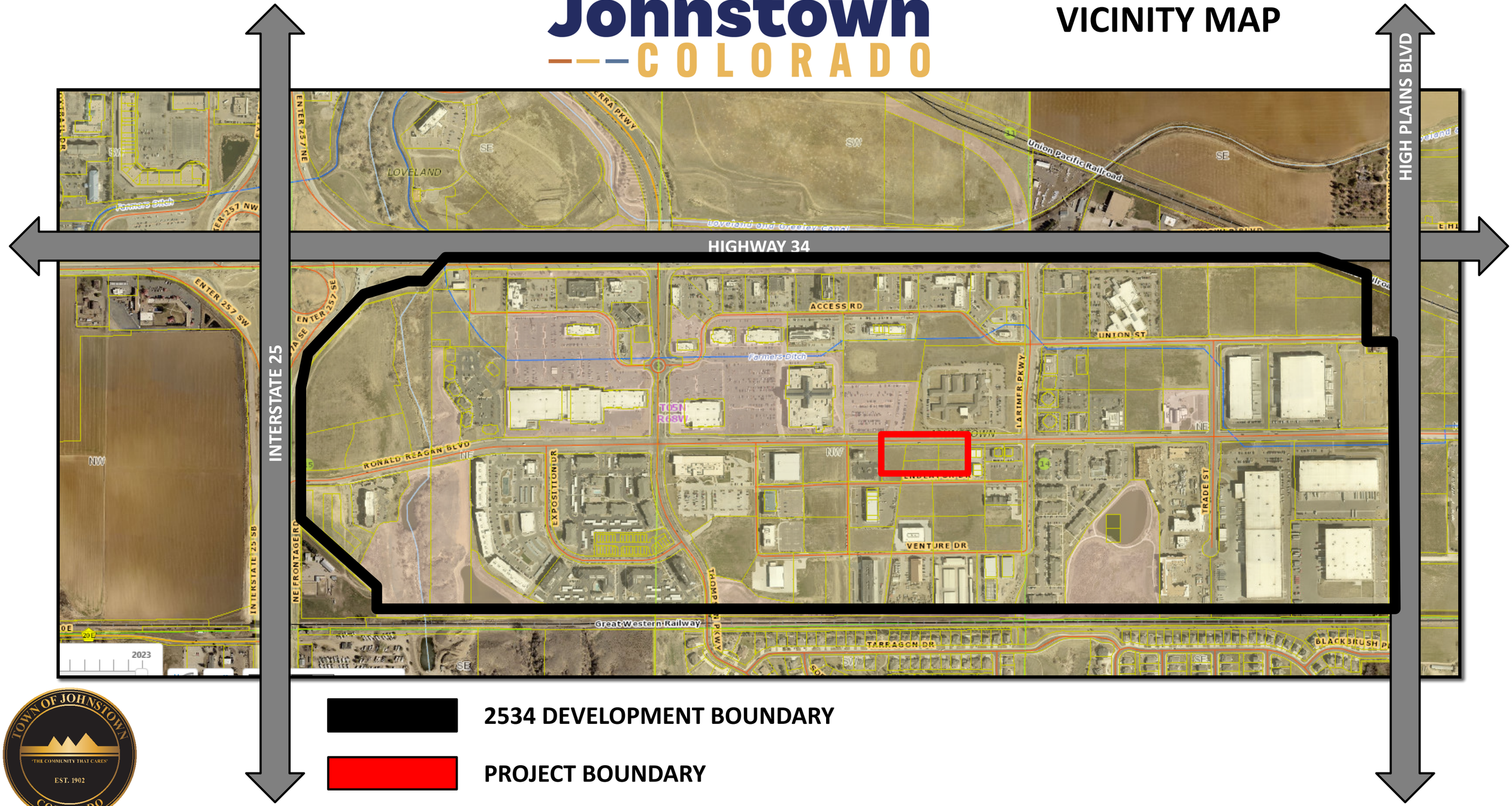
1
SHEET 1 OF 1

# TIMBERLINE GYMNASTICS
# RESOLUTION 2025-37
## CASE NO. DEV25-0009

TOWN COUNCIL
DECEMBER 1, 2025

# Johnstown COLORADO

# VICINITY MAP

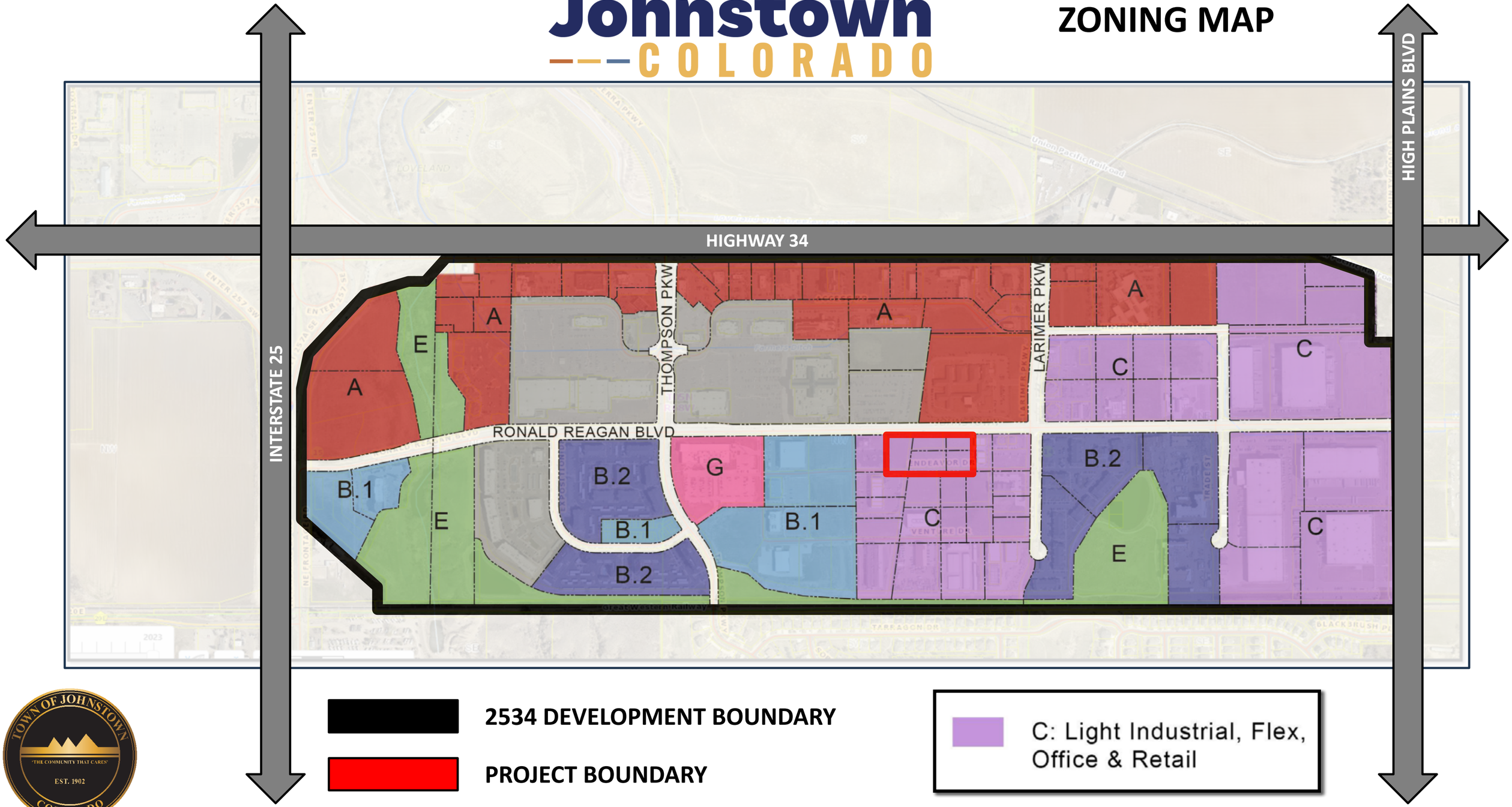



**2534 DEVELOPMENT BOUNDARY**

**PROJECT BOUNDARY**

# Johnstown COLORADO

# ZONING MAP



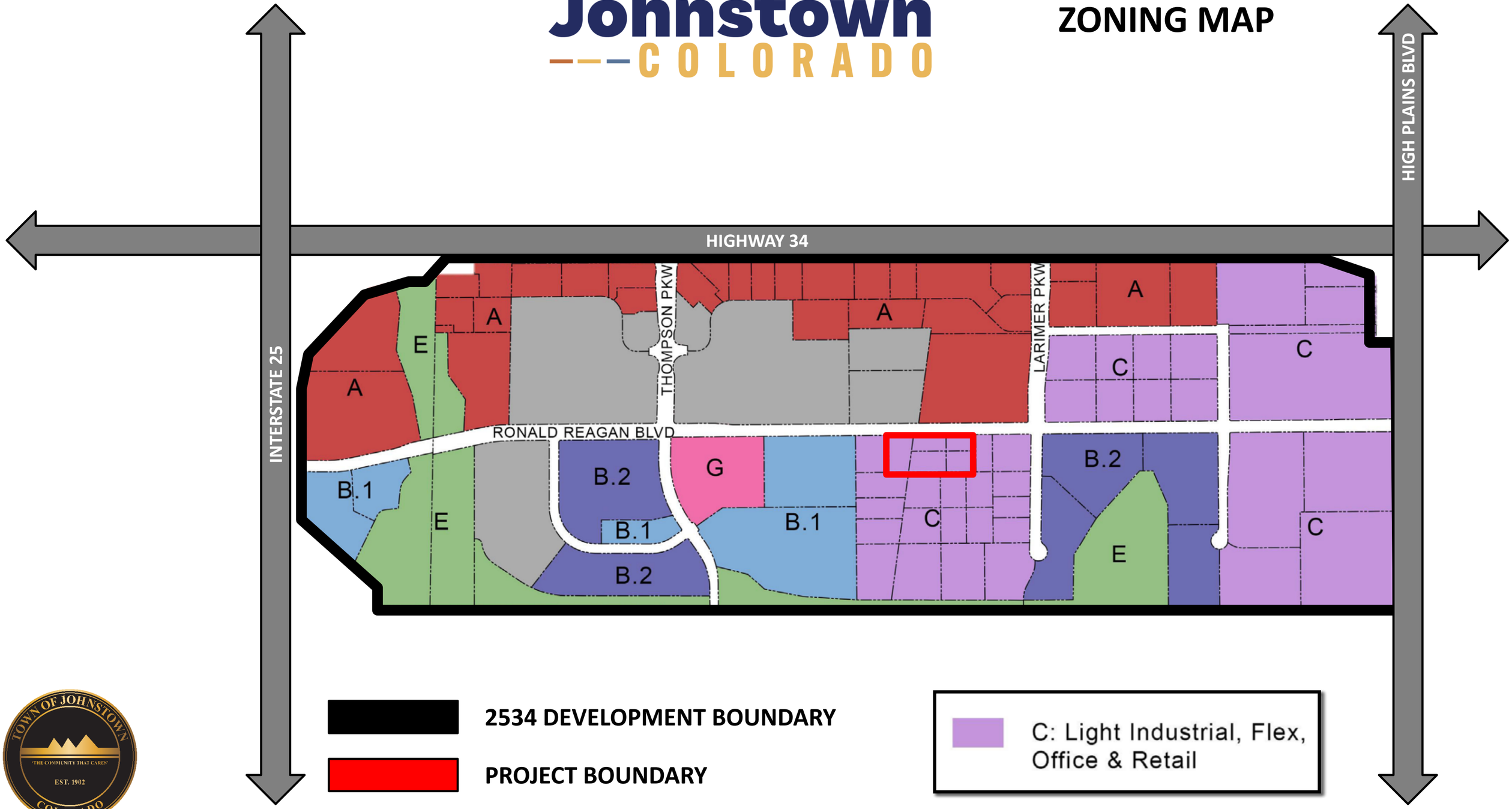

2534 DEVELOPMENT BOUNDARY

PROJECT BOUNDARY

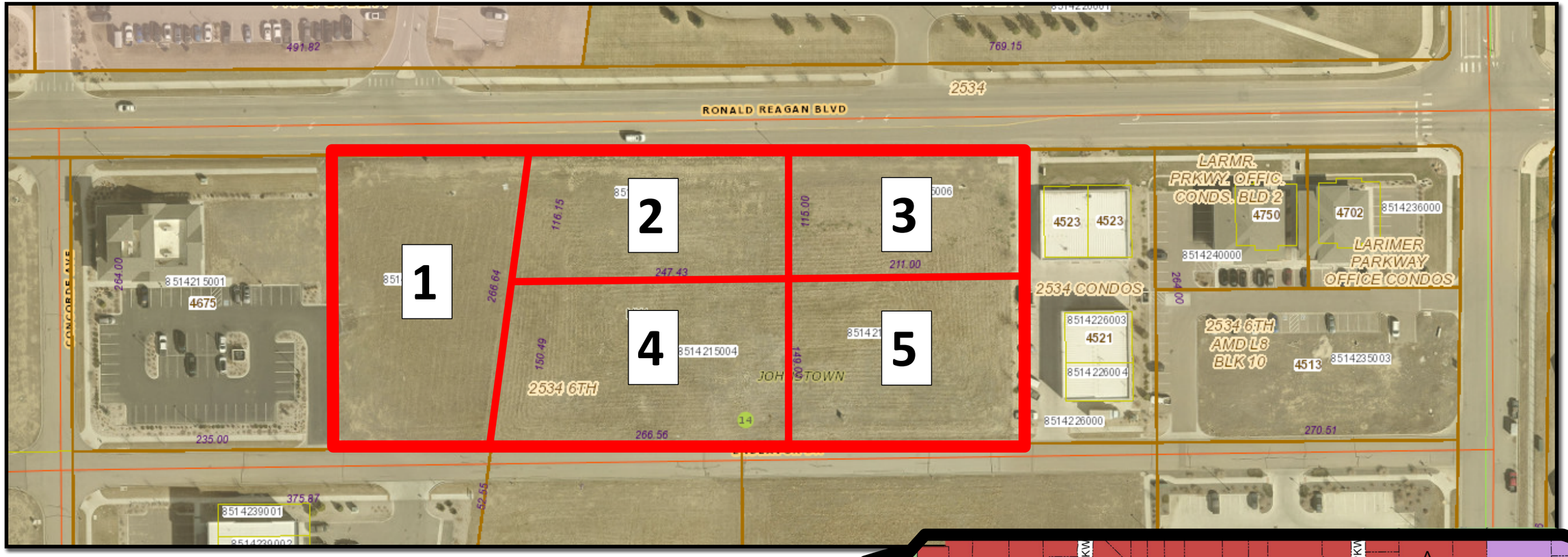
C: Light Industrial, Flex, Office & Retail

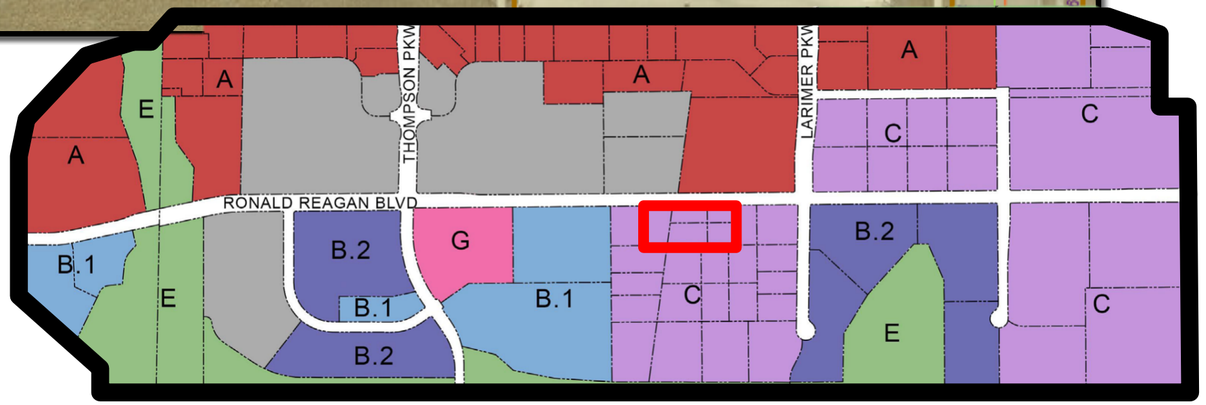
Johnstown COLORADO

# ZONING MAP

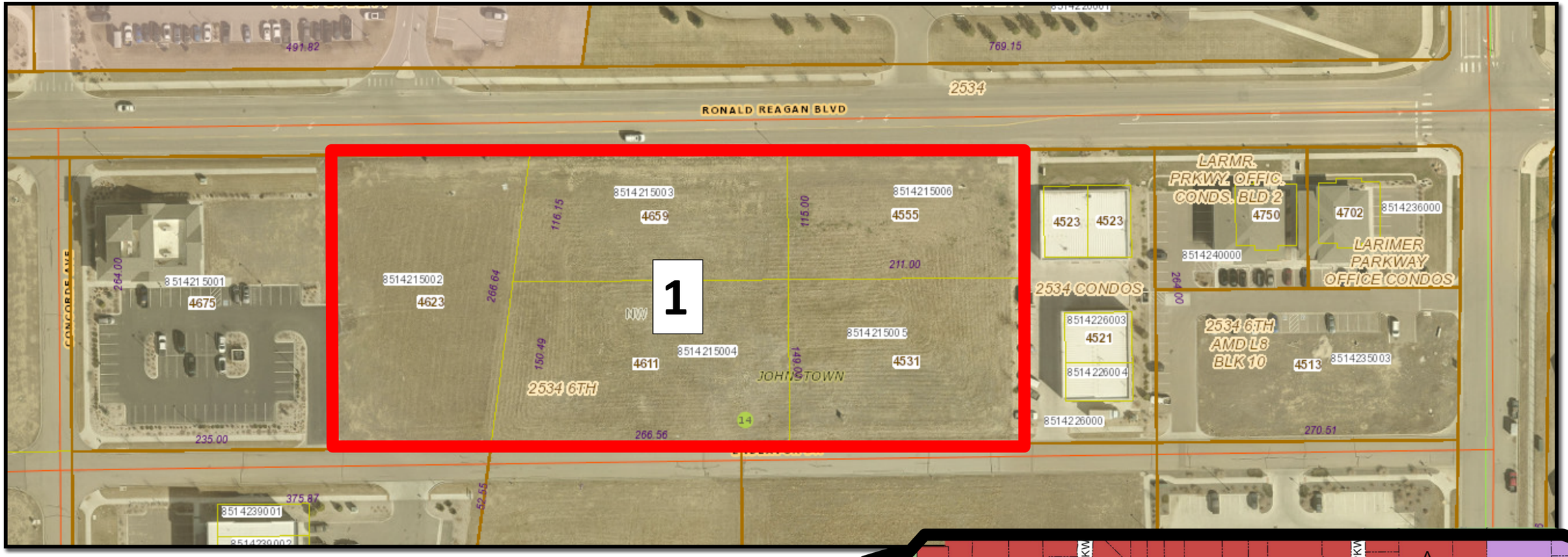


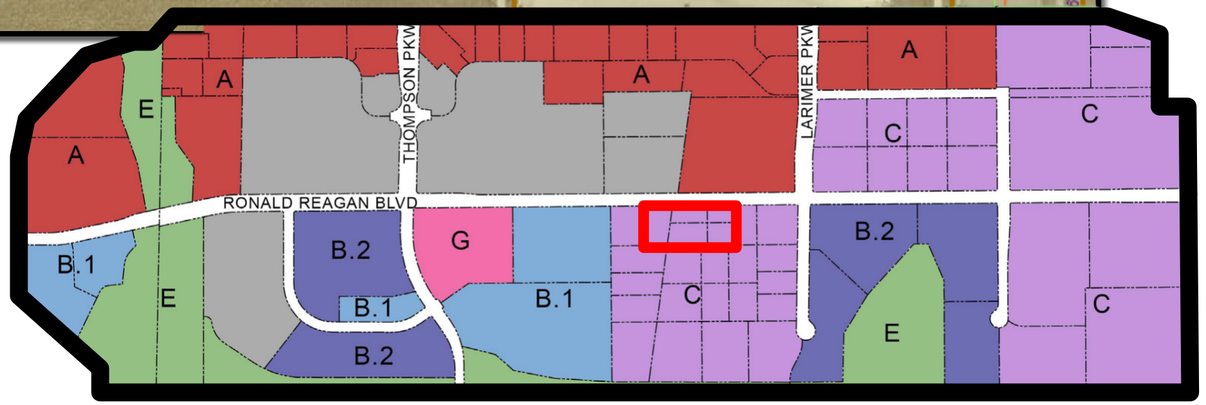
# Johnstown
COLORADO

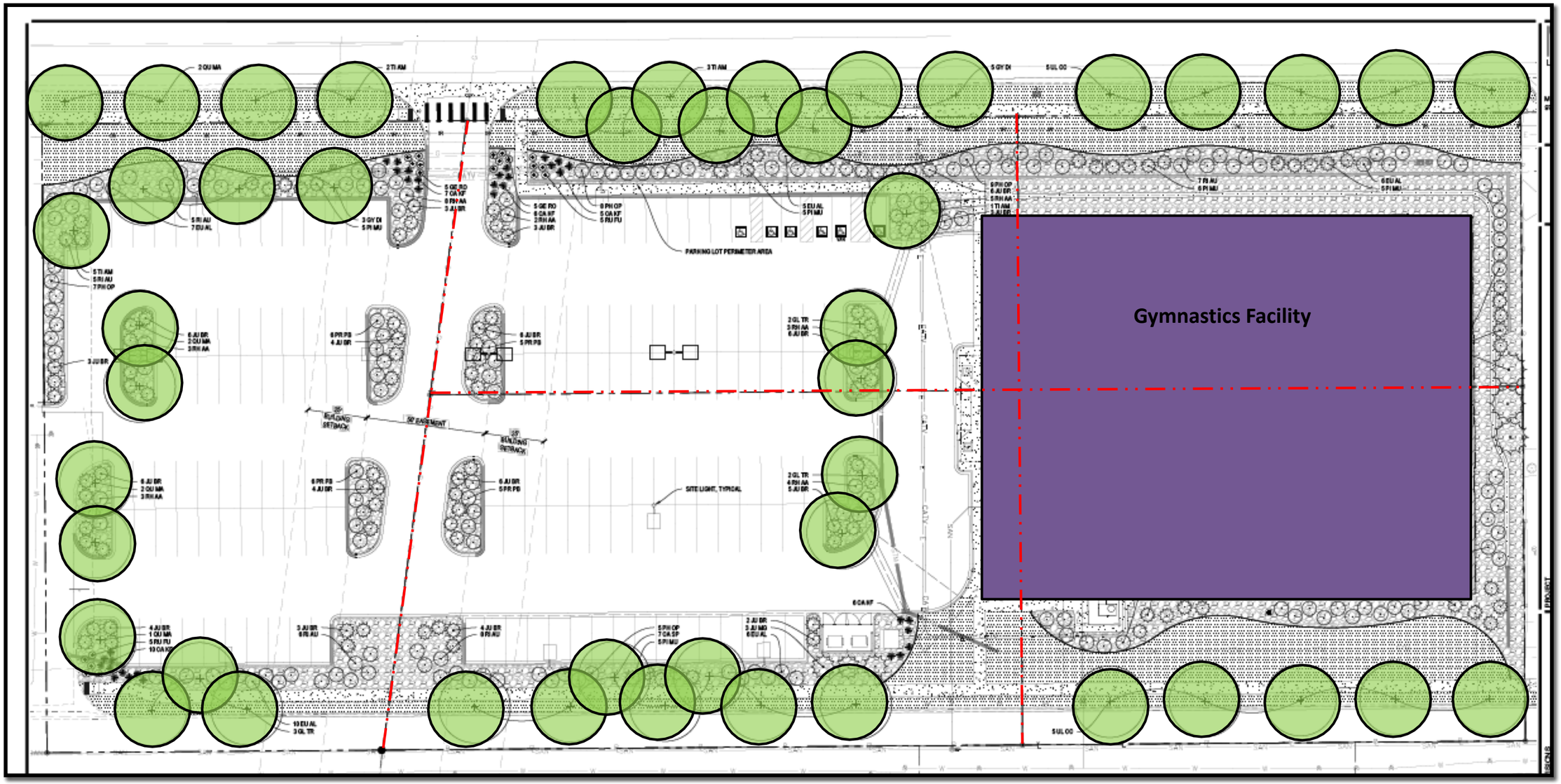


# Johnstown
COLORADO




Gymnastics Facility
PARKING LOT PERIMETER AREA
SITE LIGHT, TYPICAL
50' BUILDING SETBACK
50' EASEMENT
50' BUILDING SETBACK

# RECOMMENDATION

The Planning & Zoning Commission recommends that the Town Council approve Resolution 2025-37 for Case No. DEV25-0009

450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

# Town Council Agenda Communication

**Agenda Date:** December 1, 2025

**Subject:** Ordinance 2025-280: Adoption of the 2024 International Building and Fire Codes with Amendments

**Attachments:**
1. Ordinance 2025-280
2. Presentation

**Presented by:** Jeremy Gleim, Planning and Development Director

## Agenda Item Description:

The purpose of this item is to present an ordinance adopting the 2024 International Building Code (IBC), International Fire Code (IFC), and related companion codes, replacing the currently adopted 2018 editions. The update is intended to ensure the Town's regulatory framework reflects current best practices in building safety, fire protection, resiliency, and construction technology.

The International Code Council (ICC) updates its model codes on a three-year cycle. These routine revisions incorporate advances in construction materials, methods, energy efficiency, and life-safety standards, as well as lessons learned from incident data and emerging hazards. Municipalities, however, are not required to adopt every code cycle. Local governments retain the discretion to adopt the editions that best align with community planning goals, staffing capacity, and administrative needs. Many jurisdictions periodically "skip" a cycle when workloads, regional coordination, or other policy considerations make immediate adoption impractical.

The Town currently operates under the 2018 International Codes. Since that time, both the 2021 and 2024 codes have been released. The 2024 editions reflect six years of accumulated improvements in safety, clarity, and efficiency.

With these code adoptions, the Town will not be pursuing requirements for the installation of fire sprinkler systems in single-family, duplex, or townhouses.

**OPEN HOUSE**
Staff held an open house for the public regarding the 2024 model code updates on October 30, 2025. The open house was well attended by members of the development community.

## Strategic Plan Alignment:

*Natural & Built Environment*

- Guide growth in the community through appropriate annexation, zoning, planning, and land

use development

**Legal Advice:**

The Town Attorney prepared Ordinance 2025-280.

**Financial Advice:**

N/A

**Recommended Action:**

Staff recommends that the Town Council approve Ordinance 2025-280, adopting the 2024 International Building and Fire Codes, with amendments.

---

**Suggested Motions:**

**For Approval:** I move to approve Ordinance 2025-280 for the adoption of the 2024 International Building and Fire Codes, as amended on first reading.

**For Denial:** I move to deny Ordinance 2025-280, pursuant to the following findings...

**Reviewed and Approved for Presentation**

_____

Town Manager

**TOWN OF JOHNSTOWN, COLORADO**
**ORDINANCE NO. 2025-280**

**AN ORDINANCE AMENDING CHAPTER 18 OF THE JOHNSTOWN MUNICIPAL CODE TO ADOPT: (1) THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION; (2) THE INTERNATIONAL BUILDING CODE, 2024 EDITION; (3) THE INTERNATIONAL MECHANICAL CODE, 2024 EDITION; (4) THE INTERNATIONAL PLUMBING CODE, 2024 EDITION; (5) THE INTERNATIONAL ENERGY CONSERVATION CODE, 2012 EDITION; (6) THE INTERNATIONAL FUEL GAS CODE, 2024 EDITION; (7) THE INTERNATIONAL FIRE CODE, 2024 EDITION; (8) THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 EDITION; (9) THE NATIONAL ELECTRICAL CODE, 2023 EDITION; (10) THE INTERNATIONAL EXISTING BUILDING CODE, 2024 EDITION; (11) THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2024 EDITION; (12) THE COLORADO MODEL ELECTRIC AND SOLAR READY CODE, 2023 EDITION; AND (13) THE COLORADO WILDFIRE RESILIENCY CODE, 2025 EDITION**

**WHEREAS**, the Town of Johnstown, Colorado ("Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

**WHEREAS**, the Town Council is vested with authority to administer the affairs of the Town; and

**WHEREAS,** pursuant to Title 31, Article 16, Part 2, C.R.S., and Section 4.9 of the Home Rule Charter of the Town of Johnstown, Colorado, the Town Council adopted building codes in Chapter 18 of the Johnstown Municipal Code; and

**WHEREAS,** the Town Council desires to adopt the following new or amended versions of the building codes: (1) the International Residential Code, 2024 Edition; (2) the International Building Code, 2024 Edition; (3) the International Mechanical Code, 2024 Edition; (4) the International Plumbing Code, 2024 Edition; (5) the International Energy Conservation Code, 2012 Edition; (6) the International Fuel Gas Code, 2024 Edition; (7) the International Fire Code, 2024 Edition; (8) the International Property Maintenance Code, 2024 Edition; (9) the National Electrical Code, 2023 Edition; (10) the International Existing Building Code, 2024 Edition; and (11) the International Swimming Pool and Spa Code, 2024 Edition; (12) the Colorado Model Electric and Solar Ready Code, 2023 Edition; and (13) the Colorado Wildfire Resiliency Code, 2025 Edition.

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, AS FOLLOWS:**

**Section 1.** Article I of Chapter 18. Sections 18-1 and 18-3 of Article I of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

**Sec. 18-1. International Residential Code.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Residential Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 43 inclusive and Appendix AB ("IRC") is hereby adopted by reference as the Town of Johnstown Residential Building Code to have the same force and effect as if fully set forth herein.

**Sec. 18-3. Amendments.**

The International Residential Code, 2024 Edition, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

(1) IRC Section R101.1 (Title) is amended by the addition of the term "Town of Johnstown" where indicated.

(2) IRC Section R103.1 IRC Section 103.1 (Creation of Agency) is amended by adding "Town of Johnstown" where indicated.

(3) IRC Section R105.1 (Required) is amended by replacing the words "building official" with "Town."

(4) IRC Section R105.2 (Work Exempt from Permit) is amended by:

Building Exception #1 is deleted in its entirety and replaced with "One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure."

Building Exception #10 is deleted in its entirety and replaced with: "Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

(5) IRC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with the following:

"Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit, by verification through the inspection process, is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee."

(6) IRC Section R108.5 (Refunds) is amended by the deletion of this section in its entirety and replaced with the following:

"The Town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.

The Town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment."

(7) IRC Section R108.6 (Work commencing before permit issuance) is amended by the deletion of this section in its entirety and replaced with the following:

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an

investigation fee as well as a violation fee as established by the town. The amount of the investigation fee may be based on the hourly rate for time spent investigating the violation, preparing documentation and notices. The amount of the violation fee may be in the amount up to the amount of the permit fee that would normally be accessed for the specific type of construction activity, with any such investigation fee being in addition to all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued. IRC Section R109.1.5 (Other inspections) is amended by the addition of a new subsection as follows:

(8) IRC Section R109.1.5.2 Insulation Inspection of the structure shall be made following installation of the wall, ceiling and floor insulation and exterior windows and before wall coverings are installed.

(9) IRC Section R110.4 (Temporary occupancy) is amended by the deletion of the words "building official" in the first and second sentence and replaced with "Town."

(10) IRC Section R112.1 (General) is amended by the deletion of the last three sentences and replaced with the following:

"The members of the Board of Appeals shall be comprised of the members of the Town Council."

(11) IRC Section R112.3 (Qualifications) is amended by the deletion of this section in its entirety.

(12) IRC Section R113.2 (Notice of Violation) is amended by the addition of "Notice of Violations shall be delivered in accordance with section 107 of the IPMC" after the last paragraph.

(13) IRC Section R202 (Definitions) is amended by the addition of the following:

"Sleeping Room" (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections R304 and R305, contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet and contains an emergency escape and rescue opening. Living rooms, family rooms, offices, exercise rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

(14) IRC Table R301.2 (1) IRC Table R301.2 (1) is filled to provide the following:

Table R301.2 (1)
Climatic and Geographic Design Criteria

| Ground Snow Load | Wind Design | | Seismic Design Category | Subject to Damage From | | | Winter Design Temp Deg. F | Ice barrier Underlayment Required | Flood Hazard | Air Freezing Index | Mean Annual Temp |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Speed (V)ult | Topo-graphic effects | | Weathering | Frost Line | Termite | | | | | |
| 30psf | 115 | Yes | B | Severe | 30 in. | Slight to Moderate | 1 | YES | 08069C1215F<br>08069C1214F<br>08069C1213F<br>08069C1194F<br>08069C1405F<br>08069C1410F<br>08069C1415F | 1000 | 43F |

(15) IRC Section R309 (Fire sprinklers) is amended by the deletion of this section in its entirety.

(16) IRC Section R319.1 (Emergency escape and rescue opening required) is amended by adding the following after the first paragraph:

"All windows located in basements, habitable attics and sleeping rooms shall meet all the requirements of section R319.1 through R319.2.4."

(17) IRC Section R319.4 (Area wells) is amended by the addition of the following;

"All windows in basements shall be an escape and rescue window, if requiring a window (area) well pursuant to the International Residential Code, it shall comply with the dimension requirements set forth in this section."

(18) IRC Section R319.4.2 (Ladder and steps) is amended by the addition of the following exception to read as follows:

"Exception: Only one window well ladder shall be required in an unfinished basement."

(19) IRC Section R321.1.1 (Where required) is amended by the addition of a third paragraph as follows:

"All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

Exceptions:

The access side of stairways need not be protected.

Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R319.4.4 of this code.

Covers and grates may be used over stairways and other openings used exclusively for service access or for admitting light or ventilation."

(20) IRC Section 311.3(Location) is amended by the addition of the following after the first paragraph.

"Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area and on each level."

(21) IRC Section R401.2 (Requirements) is amended by the addition of the following after the first paragraph:

"Foundations shall be designed, and the construction drawings stamped by a Colorado registered design professional. The foundation design must be based on an engineer's soils report. The drawings must be noted with the engineering firm name, specific location for design and soils report number. A site certification prepared by State of Colorado registered

design professional is required for setback verification on all new Group R Division 3 occupancies."

(22) IRC Section R405.1 (Concrete or masonry foundations) is amended with the addition of the following after the first sentence: All foundation drains shall be designed and inspected by a State of Colorado registered design professional.

(23) IRC Section R905.2.4. (Impact resistance of asphalt shingles) is amended with the addition of the following after the first sentence:

Asphalt shingles shall be Class 4 impact resistant, tested in accordance with UL2218, and installed in accordance with the manufacturer's installation instructions.

Exceptions

1. When an owner wishes to replace existing asphalt shingles that are less than class 4 impact resistant with tiles of a similar color or style, and there are no class 4 impact resistance shingles available of similar color or style, the building official may approve alternate materials that are less than class 4 impact resistant, so long as the replacement shingles are the highest class of impact resistant shingles available that match the color or style of the existing shingles. If no impact resistant materials are available, the building official may approve non-impact resistant materials that meet all other applicable requirements of this Code.

2. For repairs or additions to existing asphalt singles that are less than class 4 impact resistant, the owner may use the same or similar materials regardless of impact resistance of the new shingles.

(24) IRC Chapter 11 (Energy Efficiency) is amended by the deletion of this chapter in its entirety and replaced with the 2024 International Energy Conservation Code.

(25) IRC Section G2415.12 (Minimum burial depth) is amended by the addition of the following: All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

(26) IRC Section G2415.12.1 (Individual outdoor appliances) is amended by the deletion of this section in its entirety.

(27) IRC Section G2417.4.1 (Test pressure) is amended by replacing 3 psig with 10 psig.

(28) IRC Section P2503.5.1 (Rough plumbing) is amended by the deletion of the first sentence and replaced with "DWV systems shall be tested on completion of the rough piping installation by water or air without evidence of leakage."

(29) IRC Section P2603.5.1 (Sewer depth) is amended by filling in both areas where indicated to read "12 inches (305 mm)."

(30) IRC Section P3103.1.1 (Roof extension) is amended by replacing "6 inches" with "12 inches."

**Section 2.** Article II of Chapter 18. Sections 18-11 and 18-13 of Article II of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

**Sec. 18-11. International Building Code.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Building Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478,

Chapters 1 through 33 inclusive and Appendix Chapter H and I ("IBC"), is hereby adopted by reference as the Town of Johnstown Building Code to have the same force and effect as if fully set forth herein.

**Sec. 18-13. Amendments.**

The International Building Code, 2024 Edition, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

(1) IBC Section 101.1 (Title) is amended by the addition of the term "Town of Johnstown" where indicated.

(2) IBC Section 101.4.3 (Plumbing) is amended by the deletion of the last sentence.

(3) IBC Section 101.4.5 (Fire prevention) is amended by replacing "International Fire Code" with "adopted fire code."

(4) IBC Section 101.4.6 (Energy) is amended by replacing the words "International Energy Conservation Code" with "2024 International Energy Conservation Code."

(5) IBC Section 103.1 IBC Section 103.1 (Creation of Enforcement Agency) is amended by adding "Town of Johnstown" where indicated.

(6) IBC Section 105.1 (Required) is amended by replacing the words "building official" with "Town."

(7) IBC Section 105.2 (Work exempt from permit) is amended by:

Building Exception #1 is deleted in its entirety and replaced with "One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure."

Exception #2 is deleted in its entirety and replaced with "Fences not over 6 feet (2134mm) high. Swimming pool barriers of any height are not exempt from permits.

Building Exception #14 is added to read "Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

(8) IBC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with the following:

"Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit, by verification through the inspection process, is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount of the original permit fee, exclusive of any taxes or other fees already accessed, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee."

(9) IBC Section 109.4 (Work commencing before permit issuance) is amended by the deletion of this section in its entirety and replaced with the following:

"Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an

investigation fee as well as a violation fee as established by the town. The amount of the investigation fee may be based on the hourly rate for time spent investigating the violation, preparing documentation and notices. The amount of the violation fee may be in the amount up to the amount of the permit fee that would normally be accessed for the specific type of construction activity, with any such investigation fee being in addition to all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

(10) IBC Section 109.6 (Refunds) is amended by the deletion of this section in its entirety and replaced with the following:

"The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done. The town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment."

(11) IBC Section 111.3 (Temporary occupancy) is amended by deleting the words "building official" in the first and second sentence and replacing it with "Town."

(12) IBC Section 113.1 (General) is amended by the deletion of the last two sentences and replaced with the following:

"The members of the Board of Appeals shall be comprised of the members of the Town Council."

(13) IBC Section 113.3 (Qualifications) is amended by the deletion of this section in its entirety.

(14) IBC Section 114.2 (Notice of Violation) is amended by adding "Notice of Violations shall be delivered in accordance with section 109.4 through 109.4.2 of the 2024 IPMC" after the last paragraph.

(15) IBC Section 202 (Definitions) is amended by addition of the following:

"Sleeping Room" (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1208, contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet, and contains an emergency escape and rescue opening. Living rooms, family rooms, offices, exercise rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

(16) IBC Section 915.2.1 (Dwelling units) is amended by the deletion of the first sentence and replaced with the following:

"Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area and on every level."

(17) IBC Section 1015.2 (Where required) is amended by the addition of a second paragraph inserted before the exceptions as follows:

"All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914.4 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be

protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

(18) IBC Section 1031.3.1 (Minimum size) is amended by the deletion of the exception.

(19) IBC Section 1301.1.1 (Criteria) is amended by replacing "International Energy Conservation Code" with the " 2024 International Energy Conservation Code".

(20) IBC Section 1608 to read as follows:

The design ground snow load PG shall be 30 pfs for the Town of Johnstown per the Colorado Design Snow Loads, published by the Structural Engineers Association of Colorado (dated April 2016, https:www.seacolorado.org/publications.php ). The design roof snow load values shall be determined from Chapter 7, ASCE 7-16, including all applicable factors, and loading and drifting considerations. In no case shall the final design roof snow load be less that a uniformly distributed load of 30 psf.

(21) IBC Section 1612.3 (Establishment of flood hazard areas) is amended by the insertion of "Town of Johnstown" where indicated in [Name of Jurisdiction] and the date of the latest flood insurance study for the Town of Johnstown, where indicated in [Date of Issuance].

**Section 3.** Article III of Chapter 18. Sections 18-21 and 18-23 of Article III of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

**Sec. 18-21. International Mechanical Code.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Mechanical Code, 2024 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 15 inclusive ("IMC"), is hereby adopted by reference as the Town of Johnstown Mechanical Code to have the same force and effect as if fully set forth herein.

**Sec. 18-23. Amendments.**

The International Mechanical Code, 2024 Edition, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

(1) IMC Section 101.1 (Title) is amended by the addition of the term "Town of Johnstown" where indicated.

(2) IMC Section 101.1 IMC Section 101.1 (Title) is amended by the addition of the term "Town of Johnstown" where indicated.

**Section 4.** Article IV of Chapter 18. Sections 18-31 and 18-33 of Article IV of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

**Sec. 18-31. International Plumbing Code.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Plumbing Code, 2024 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 13 inclusive ("IPC"), is hereby adopted by reference as the Town of Johnstown Plumbing Code to have the same force and effect as if fully set forth herein.

**Sec. 18-33. Amendments.**

The International Plumbing Code, 2024 Edition, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

(1) IPC Section 101.1 (Title) is amended by the addition of the term "Town of Johnstown" where indicated.

(2) IPC Section 103.1 IPC Section 103.1 (Creation of Agency) is amended by adding "Town of Johnstown" where indicated.

(3) IPC Section 305.4.1 (Sewer depth) is amended by filling in both areas where indicated to read "12 inches (305 mm)".

(4) IPC Section 312.3 (Drainage and vent air test) is amended by the deletion of the first sentence.

(5) IPC Section 903.1.1 (Roof extension) is amended by inserting the number "12" (152.4 mm) where indicated in the second sentence.

**Section 5.** Article V of Chapter 18. Sections 18-41 and 18-43 of Article V of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

**Sec 18-41. International Energy Conservation Code.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Energy Conservation Code, 2024 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 6 Commercial, Chapters 1 through 6 Residential ("IECC"), is hereby adopted by reference as the Town of Johnstown Energy Conservation Code to have the same force and effect as if fully set forth herein.

**Sec 18-43. Amendments.**

The International Energy Conservation Code, 2012 Edition, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

(1) IECC Section C101.1 (Title) is amended by the addition of the term "Town of Johnstown" where indicated.

(2) IECC Section 103.1 (Creation of Agency) is amended by adding "Town of Johnstown" where indicated.

(3) IECC Section 109.1 (General) is amended by deleting the last three paragraphs and inserting the following:

"The members of the Board of Appeals shall be comprised of the members of the Town Council."

(4) IECC Section 109.3 (Qualifications) is amended by the deletion of this section in its entirety.

(5) IECC Section R202 (General Definitions) is retained except the following addition:

> Dwelling Unit Enclosure Area: The sum of all the boundary surfaces that define the dwelling unit, including top/ceiling, bottom/floor, and the sides of all walls. This does not include interior partition walls within the dwelling unit. Wall height should be measured from the finished floor of the dwelling unit to the underside of the floor above (rather than stopping at the finished ceiling).

(6) IECC Section R402.5.1.3 (Testing) is amended to read as follow:

> Single family detached buildings or dwelling units shall be tested and verified as having an air leakage rate of not exceeding three air changes per hour in Climate Zones 1 through

8, or 0.24 cubic feet per minute at 50 Pascals/square feet of dwelling unit enclosure area. Attached single family or multifamily buildings or dwelling units shall be tested and verified as having an air leakage rate of five or less air changes per hour in Climate Zones 1 through 8 or 0.30 cubic feet per minute at 50 Pascals/square feet of dwelling unit enclosure area.

(7) IECC Section R403.3.7 (Duct testing (Mandatory)) is amended to read as follows:

Ducts shall be pressure tested to determine air leakage by one of the following methods: and shall not leak more than 4 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m2) of conditioned floor area served, (4cfm/100sqft), when the air handler is installed at the time of the test. When the air handler is not installed at the time of the test, the total leakage shall be less than or equal to 3 cubic feet per minute (85 L/min) per 100 square feet (9.29 m2) of conditioned floor area; (3cfm/100sqft). Registers shall be taped or otherwise sealed during the test.

Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.

2. Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

Exception:

a. A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.

b. If the HVAC duct system is serving less than or equal to 1,200 square feet of conditioned floor area, the allowable duct leakage shall be 60 cubic feet per minute or less.

A written report of the results of the test shall be signed by the party conducting the test and provided to the code official.

**Section 6.** Article VI of Chapter 18. Sections 18-51 and 18-53 of Article VI of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

**Sec. 18-51. International Fuel Gas Code**.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Fuel Gas Code, 2024 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive ("IFGC"), is hereby adopted by reference as the Town of Johnstown Fuel Gas Code to have the same force and effect as if fully set forth herein.

**Sec. 18-53. Amendments.**

The International Fuel Gas Code, 2024 Edition, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

(1) IFGC Section 101.1 (Title) is amended by the addition of the term "Town of Johnstown" where indicated.

(2) IFGC Section 103.1 IFGC Section 103.1 (Creation of Agency) is amended by adding "Town of Johnstown" where indicated.

(3) IFGC Section 404.12 (Minimum burial depth) is amended by the addition of the following: All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

(4) IFGC Section 404.12.1 (Individual outside appliances) is amended by the deletion of this section in its entirety.

(5) IFGC Section 406.4.1 (Test pressure) is amended by replacing 3 psig with 10 psig.

**Section 7.** Article VII of Chapter 18. Sections 18-61 and 18-63 of Article VII of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

**Sec. 18-61. International Fire Code.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Fire Code, 2024 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 80 inclusive and the Appendices B, C, D, E, F, G, H, I, O and W ("IFC"), is hereby adopted by reference as the Town of Johnstown Fire Code to have the same force and effect as if fully set forth herein.

**Sec. 18-63 Amendments.**

The International Fire Code, 2024 Edition, adopted herein, is hereby modified and amended as follows:

(1) Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the Town of Johnstown, hereinafter referred to as "this code."

(2) Section 102.7.3 is added to read as follows:

102.7.3 Editions of codes and standards. In addition to the codes and standards in Chapter 80, designers may utilize the most current editions of codes and standards, as approved by the fire code official.

(3) Section 105.5 is amended to read as follows:

105.5 Operational permits. The fire code official is authorized to issue operational permits for the operations set forth in Sections 105.5.2 through 105.5.53.

(4) Section 105.5.18 is amended to read as follows, with the remainder of the section to remain unchanged:

105.5.18 Flammable and combustible liquids. An operational permit is required:

2. To store, handle or use Class I liquids in excess of 10 gallons in a building or in excess of 50 gallons outside of a building, except that a permit is not required for the following: (2.1 and 2.2 remain unchanged)

3. To store, handle or use Class II or Class IIIA liquids in excess of 50 gallons in a building or in excess of 249 gallons outside a building, except for fuel oil used in connection with oil-burning equipment.

(5) Section 105.5.34 is amended to read as follows:

105.5.34 Mobile food preparation vehicles. A permit is required for mobile food preparation vehicles equipped with appliances that produce smoke or grease-laden vapors, use liquified petroleum gases (LP-gas), or that utilize generators using combustible or flammable liquid fuels. Mobile food preparation vehicles shall be required to comply with NFPA 96 (2024): Standard of Ventilation Control and Fire Protection of Commercial Cooking Operations, as well as specific policies approved by the fire code official.

(6) Section 105.5.40 is amended to read as follows:

105.5.40 Outdoor assembly event. An operational permit is required to conduct an outdoor assembly event where planned attendance exceeds 1,000 persons, or where the event includes high-risk activities as defined in Chapter 2 of this code.

(7) Section 105.5.51 is amended to read as follows:

105.5.51 Temporary membrane structures and tents. An operational permit is required to operate an air-supported temporary membrane structure, a temporary special event structure or a tent having an area in excess of 700 square feet.

(8) Section 105.6.25 is amended to read as follows:

105.6.25 Temporary tents, stages, and membrane structures. A construction permit is required to erect a temporary stage with a surface area of 400 square feet or greater. A construction permit is required to erect an air-supported temporary membrane structure, a temporary special event structure or a tent in accordance with Section 105.5.51.

(9) Section 112.3 is deleted in its entirety.

(10) Section 113.4 is amended to read as follows:

113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, and upon conviction shall be subject to the penalties, costs and orders as provided by $100. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(11) Section 114.4 is amended to read as follows:

114.4 Failure to comply. Any person who shall continue work after having been issued a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of $500.

(12) A new Section 116 is added and shall read as follows:

SECTION 116 REPORTING OF EMERGENCIES AND FALSE ALARMS

116.1 General. Reporting of fires and hazardous materials releases shall be in accordance with Section 116.

116.2 Reporting emergencies. In the event a fire occurs or the discovery of a fire, smoke or unauthorized release of flammable, combustible or hazardous materials on any property occurs, the owner, owner's authorized representative or occupant shall without delay report such condition to the fire department.

116.3 False alarms. False alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

(13) Section 202 is amended by the addition of new definitions to read as follows:

CROSS SLOPE. A geometric feature of roadway, measured at right angles to vehicle alignment; the transverse slope with respect to the horizon.

FIRE APPARATUS ACCESS DRIVE. A type of private roadway for local access that leads from a street or drive, either public or private, to a property, typically commercial or multi-family.

AMEND "FIRE APPARATUS ACCESS ROAD" TO READ: A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire apparatus access drive, fire lane, public street, private street, parking lot lane, and access roadway.

HIGH-RISK ACTIVITIES. Special events shall be deemed to be high-risk activities if they include the following proposed activities: display of fireworks before a proximate audience, high-speed operation of motor vehicles, mobile food vendors, parades, races, temporary road closures, inflatable attractions, or public alcohol sales and/or consumption.

PERMISSIBLE FIREWORKS. Fireworks as defined in Colorado statute 8 CCR 1507-12; generally, those small firework devices designed primarily to produce visible and audible effects by combustion and that burn without explosion, and do not produce a loud report or disburse any metal, glass, or brittle plastic fragments.

RURAL FIRE FLOW AREA. The geographic area as determined by the fire code official that historically has had limited fire flow. These areas may or may not be served by a public or private water district/provider.

URBAN FIRE FLOW AREA. The geographic area as determined by the fire code official that historically has had adequate fire flow. These areas are typically served by a public or private water district.

(14) Section 307.1.1 is amended to read as follows:

307.1.1 Prohibited open burning. Open burning shall be prohibited when atmospheric conditions or local circumstances make such fire hazardous. Open burning shall be specifically prohibited during active Red Flag Warnings.

> Exceptions: Prescribed burning for the purpose of reducing the impact of wildland fire when authorized by the fire code official. Agricultural burning that is approved by the fire code official and is conducted in accordance with Colorado Air Quality Control Commission Regulation Number 9 (5 CCR 1001-11).

(15) Section 307.2 is amended to read as follows:

307.2 Permit required. A permit shall be obtained from the county health department of jurisdiction in accordance with Section 105.5.36 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, or prevention or control of disease or pests. Application for such approval shall only be presented by and permits issued to the owner of the land on which the fire is to be kindled.

(16) Section 308.1.7 is amended to read as follows:

308.1.7 Sky lanterns. The use, lighting, tethering or release of sky lanterns is prohibited.

(17) Section 311.5 is amended to read as follows:

311.5 Placards. The fire code official is authorized to require any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 115 of this code to be marked as required by Sections 311.5.1 through Section 311.5.5.

(18) Section 408 is added to read as follows:

SECTION 408 – AUTOMATIC EXTERNAL DEFIBRILLATORS

408.1 General. Automatic External Defibrillators (AEDs) are required to be installed in new occupancies with an occupant load of 100 or more. These locations include but are not limited to fitness centers and gyms, schools, medical and dental offices and clinics, shopping malls and their anchor stores, Assembly Occupancies and large offices.

408.2 Display. AEDs shall be placed in highly visible and easily accessible locations within clear signage, such as building entries, reception areas or common gathering areas. They shall remain conspicuous and not obstructed or obscured from view.

408.3 Mounting height. AEDs or their holding cabinets shall be installed so that the bottom is not more than 48 inches above the floor.

408.4 Clear floor space. A clear floor space of at least 30 inches by 48 inches must be provided in front of the AED to allow for wheelchair access and maneuvering.

408.5 Protruding objects. AEDs mounted on walls or installed in cabinets shall not protrude more than 4 inches into circulation paths or in compliance with Section 1003.3 if the measurement differs due to mounting location.

408.6. Training. While AEDs are designed to be user-friendly and able to be operated by both professionals and laypeople, employees must receive annual training on how to operate the device in case of an emergency.

(19) Section 503.1 is amended to read as follows:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1 through 503.6 and Appendix D "Fire Apparatus Access Roads."

(20) Section 503.1.1 Exception 1.1 is amended to read as follows:

Exception 1.1 If the building is equipped throughout with an approved automatic sprinkler system installed in accordance with 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance is allowed to increase to within 300 feet of all portions of the first-floor exterior walls.

(21) Section 503.1.1 Exception 1.3 is deleted in its entirety.

(22) Section 503.1.2 is amended to read as follows:

503.1.2 Additional access. A minimum of two approved fire-apparatus access roads shall be provided to each new residential development or new commercial or multi-family building within the jurisdiction. If multiple fire apparatus access roadways cannot be provided, all occupiable structures that are located more than 660 feet from the last roadway providing access from two directions, as measured from the centerline of this last roadway, shall be protected with an approved automatic fire sprinkler system.

Exception: Where all occupiable structures beyond 660 feet (201 m) of the centerline of the last roadway providing access to the dead-end road are equipped throughout with an approved

automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from two directions shall not be required.

(23) Section 503.1.2.1 – MINIMUM TWO ACCESS ROADS – is amended to read as follows:

A minimum of two approved fire-apparatus access roads shall be provided to each new residential development or new commercial or multi-family building within the jurisdiction. If multiple fire apparatus access roadways cannot be provided, all occupiable structures that are located more than 660 feet from the last roadway providing access from two directions, as measured from the centerline of this last roadway, shall be protected with an approved automatic fire sprinkler system.

(24) Section 503.1.2.2 – MINIMUM TWO ACCESS DRIVES – is amended by the addition of a new Section 503.1.2.1 to read as follows:

503.1.2.1 A minimum of two approved fire-apparatus access drives shall be provided to each building or portion of building hereafter constructed or moved into the jurisdiction. These drives are provided from the public or private roadway.

Exception: A driveway to a one-family or two-family dwelling.

(25) A new Section 503.1.4 is added and shall read as follows:

503.1.4 Limited access. The fire code official is authorized to modify the fire-apparatus access requirements due to existing waterways, topography, hazards or other factors.

(26) Section 503.2 is amended to read as follows:

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Section 503 and Appendix D "Fire Apparatus Access Roads."

(27) Section 503.2.7 is amended to read as follows:

503.2.7. Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire code official.

(28) Section 503.2.8 is amended to read as follows:

503.2.8 Angles of approach and departure. Grade changes upon a fire apparatus access road or when entering or exiting from or to a fire apparatus access road, shall not exceed a 10 percent angle of approach or angle of departure.

(29) Section 503.2.9 is added to read as follows:

503.2.9 Cross Slope. Cross slope grade of fire apparatus access roads shall not exceed 5 percent.

(30) Section 503.7 is added to read as follows:

503.7 Bumpouts. For new developments with rural roads longer than 1,000 feet, approved bumpouts (turnouts) shall be constructed at approximately every 660 feet of road. Greater distances may be allowed if needed to maintain safe sight distance. The bumpouts shall be designed in accordance with Figure D103.7, constructed to allow turning movements to be made by emergency vehicles, and be an all-weather road surface at least 8 feet wide and 30 feet in length.

(31) Section 505.1 is amended to read as follows:

Section 505.1 Address identification. New and existing buildings or facilities shall be provided with approved address identification. The address identification shall be legible and placed in a

position that is visible from the street or road fronting the property. Address identification characters shall contrast with the color of their background. Address numerals shall be Arabic numbers and street names, if required to be installed with the numerals, shall be alphabet letters. Numbers shall not be spelled out with alphabet letters. Address identification shall be maintained.

505.1.1 Addresses shall be assigned by the local governmental entity (i.e., city, town, or county) having jurisdiction and shall comply with the Larimer County Street Naming and Addressing Standards as contained in the Larimer County Urban Area Street Standards.

505.1.2 The approved address numerals shall be visible from the street fronting the property, and posted on a contrasting background. Bronze or brass numerals shall not be posted on a brick background.

505.1.3 The address numerals for any commercial or industrial buildings shall placed at a height to be clearly visible from the street. (For purposes of sizing and location of address letters or numerals, building height includes the façade or parapet wall.) Where required by the fire code official, additional address and/or exterior door identification shall be provided in approved locations to facilitate emergency response.

505.1.4 Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

505.1.5 Commercial or multiple-family buildings shall have numerals with a minimum height of six inches and stroke width of one-half inch. Buildings three or more stories in height or with a total floor area of 15,000 to 50,000 square feet, shall have numerals with a minimum eight-inch height and stroke width of one inch. Buildings with a total floor area of 50,000 square feet or greater shall have numerals with a minimum height of 12 inches and stroke width of 1.5 inches.

505.1.6 One- and two-family dwelling units, excluding townhouses, shall have a minimum four-inch high numerals, with a minimum stroke width of one-half inch. Townhouses shall have numerals with a minimum height of six inches and stroke width of one-half inch.

505.1.7 Individual suite or unit addresses shall be displayed with minimum four-inch high numerals, with a minimum stroke width of one-half inch.

505.1.8 Monument signs shall not be used in lieu of address numerals on the building.

505.1.9 Buildings with multiple suites, apartments or units shall have the individual suites, apartments or units provided with individual identification numbers in an approved, sequential order. Suites, apartments or units located on the first floor shall be identified by numbers within the 100 or 1000 range or series; Suites, apartments or units located on the second floor shall be identified by numbers within the 200 or 2000 range or series; Suites, apartments or units located on the third floor units shall be identified by numbers within the 300 or 3000 range or series. Higher floors shall follow this same numbering scheme. Floors below grade shall be identified with numerals within the 0100 range on the first floor below grade and 0200 on the second floor below grade; lower floors shall follow the same numbering pattern.

505.1.10 Buildings, either individually or part of a multi-building complex, that have emergency access lanes on sides other than on the addressed street side, may be required to have the address numerals and street name on each side that fronts the fire lane(s).

505.1.11 Buildings that are addressed on one street, but are accessible from an adjoining street, may be required to affix the address numerals and street name on each side that is adjacent to the other street(s).

505.1.12 Approved signage shall be provided in conspicuous locations on or within buildings to provide clear direction to locate any suite, apartment or unit within the building.

505.1.13 Multiple-building complexes shall be provided with approved signage as needed to direct first responders to individual buildings.

(32) Section 507.3 is amended to read as follows:

507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined in accordance with Appendix B "Fire-flow Requirements for Buildings" of this code.

(33) Section 507.5.1.1 is amended to read as follows:

507.5.1.1 Hydrant for fire department connections. Buildings equipped with a fire department connection shall have a fire hydrant located within 150 feet of the fire department connection, using an approved route without obstacles. The hydrant and fire department connection shall be on the same side of the fire apparatus access road or parking lot drive aisle, unless otherwise approved by the fire code official.

Exception: The distance shall be permitted to exceed 150 feet where approved by the fire code official.

(34) A new Section 509.1.2 is added and shall read as follows:

509.1.2 Utility disconnect. The fire code official is authorized to approve utility disconnect locations.

(35) Section 901.1 is amended to read as follows:

901.1. Scope. The provisions of this chapter shall specify where fire protection and life safety systems are required and shall apply to the design, installation, inspection, operation, testing and maintenance of all fire protection systems. Where requirements of this code and the International Building Code are in conflict, the more restrictive shall apply.

(36) A new Section 903.2.8.4 is added and shall read as follows:

903.2.8.4 Dead-end roadways. An approved automatic fire-sprinkler system shall be installed in all Group R occupancies, including one- and two-family residences and townhomes, when the structure is located beyond 660 feet of the entrance to a dead-end roadway, as measured from the centerline of the last roadway providing access to the dead-end road.

(37) Condition #6 is added to Section 903.2.9 and shall read as follows:

6. A Group S-1 self-storage fire area exceeds 5,000 square feet (464.5 m2).

(38) Condition #7 is added to Section 903.2.9 and shall read as follows:

7. A Group S-1 fire area for self-storage buildings or structures of any size where individual units may be sold to an owner or owners. These buildings or structures are commonly referred to as "self-storage condominiums."

(39) Section 903.3.1.3 is amended to read as follows:

903.3.1.3 NFPA 13D and sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be installed throughout in accordance in accordance with NFPA 13D. All such structures with an attached garage shall include installation of at least one sprinkler above the door providing access from the garage to the structure.

(40) Section 903.3.9 is amended to read as follows:

903.3.9 Control Valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in all multi-story structures and to each individual tenant space in multi-tenant structures.

(41) Section 904.3.5 is amended to read as follows:

904.3.5 Monitoring. All automatic fire-extinguishing systems shall be monitored by an approved fire alarm system.

(42) Section 904.3.6 is added and shall read as follows:

904.3.6. Fire Alarm Graphic Map. All occupancies with a fire-alarm system shall have a graphic map installed in locations approved by the fire code official.

(43) Section 905.4 Item #1 is amended to read as follows:

1. In every required interior exit stairway or exterior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at the main floor landing or intermediate landing, as approved by the fire code official.

(44) Section 907.5.2 is amended to read as follows:

907.5.2 Alarm notification appliances. Alarm notification appliances shall provide full occupant notification throughout the entire building or structure and shall be designed and installed in accordance with NFPA 72. All one- and two-family dwellings protected by an automatic sprinkler system shall be equipped with a minimum of one audible-visible alarm notification appliance inside the structure, in a normally occupied location.

Alarm notification appliances shall be listed for their purpose.

(45) Section 1103.5.3 is amended by deletion of the bracketed sentence.

(46) Section 1103.7 is amended to read as follows:

1103.7 Fire alarm systems. An approved fire alarm system shall be installed in existing buildings and structures in accordance with Sections 1103.7.1 through 1103.7.7 and provide occupant notification in accordance with Section 907.5 unless other requirements are provided by other sections of this code.

(47) Section 1103.7.7 is added to read as follows:

1103.7.7 Alternative automatic fire-extinguishing systems. All automatic fire-extinguishing systems shall be monitored by an approved alarm system.

(48) Section 3103.2 is amended to read as follows; however, the exceptions remain unchanged:

3103.2 Approval Required. Temporary tents, canopies and membrane structures in excess of 700 square feet in size shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the fire code official.

(49) Section 4001.1.1 is amended to read as follows:

4001.1.1 Nonapplicability. Chapter 50 and Chapter 57 are specifically applicable to the production or manufacture of distilled spirits and wines in barrels and casks, and are not applicable to storage of these items, as identified in Section 5001.1, Exception 10, and Section 5701.2, Item 10.

(50) Section 5001.1 Exception #10 is amended to read as follows:

Exceptions:

10. The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the most recently published edition of the Distilled Spirits Council of the United States (DISCUS) "Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities."

(51) Section 5601.1.3 is amended to read as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited unless permitted by state or local laws.

(52) Section 5601.1.3 is amended as follows:

Exceptions:

4. The possession, storage, sale, handling and use of permissible fireworks in accordance with state statute and local municipal codes.

(53) Section 5601.2.2 is amended to read as follows:

5601.2.2 Sale and retail display. Persons shall not construct a retail display nor offer for sale explosives, explosive materials or fireworks on highways, sidewalks, public property or in any permanent building.

(54) Section 5602.1 is amended with the addition of the following term:

PERMISSIBLE FIREWORKS

(55) A new Section 5610 is added and shall read as follows:

SECTION 5610 PERMISSIBLE FIREWORKS

5610.1 General. Permissible fireworks use shall be as detailed in this section and in accordance with state and local laws.

5610.2 Use of fireworks. The use of permissible fireworks shall be in accordance with Sections 5610.2.1 through 5610.2.4.

5610.2.1 It shall be unlawful for any person to possess, store, offer for sale, expose for sale, sell at retail, use, or discharge any fireworks, other than permissible fireworks.

5610.2.2 It shall be unlawful for any person to knowingly furnish to any person under 16

years of age, by gift, sale, or any other means, any fireworks, including permissible fireworks.

5610.2.3 It shall be unlawful for any person under 16 years of age to purchase fireworks, including permissible fireworks.

5610.2.4 It shall not be unlawful for a person under 16 years of age to possess and discharge permissible fireworks if such person is under adult supervision throughout the act of possession and discharge.

(56) Section 5701.2 Nonapplicability Item #10 is amended to read as follows:

5701.2 NONAPPLICABILITY

10. The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the most recent edition of the Distilled Spirits Council of the United States (DISCUS) "Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities."

(57) Section 5704.2.9.6.1 Exceptions is amended with the following addition:

4. Above-ground tank storage of aviation fuels at the Northern Colorado Regional Airport fuel farm.

(58) Section 5704.2.14.1 is amended by the following addition:

7. Removal of above-ground and underground tanks shall be in accordance with federal, state and local regulations.

2. The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with most recent edition of the Distilled Spirits Council of the United States (DISCUS) "Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities."

(59) Section 5704.3.3 Exception 2 is amended to read as follows:

2. The product, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the most recent edition of the Distilled Spirits Council of the United States (DISCUS) "Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities."

(60) Section 5706.2.4 is amended to read as follows, and the exception is deleted:

5706.2.4. Permanent and temporary tanks. The capacity of permanent above-ground tanks containing Class I or Class II liquids shall not exceed 500 gallons, and the capacity of temporary above-ground tanks containing Class I or Class II liquids shall not exceed 2,000 gallons, unless larger amounts are approved in writing by the fire code official. Tanks shall be of single-compartment design.

(61) Section 5706.3 is amended with the following additions:

5706.3.9 Portable fire extinguishers. Portable fire extinguishers shall be located throughout the site in locations approved by the fire code official.

5706.3.10 Identification of hazards. All hazardous materials tanks or containers shall be appropriately labeled in accordance with NFPA 704, or other standard as approved by the fire code official. All hazard markings shall be maintained by the operator.

5706.3.11 Access roads. All access roads to well drilling and operating facilities shall comply with Section 503 and Appendix D "Fire Apparatus Access Roads" of this code.

5706.3.12 Facility security. All fences and gates installed to provide facility security shall comply with Sections 503.5, 503.6 and D103.5 of this code. The fire code official may require a Knox Box, Knox switch, or Knox padlock to be installed by the operator to provide fire department access to the site.

5706.3.13 Safety regulations. All oil and gas locations shall comply with all Colorado Energy and Carbon Management Commission (CEMC) rules. CEMC Rule 600 shall be specifically addressed for all site safety requirements.

5706.3.13 Abandonment of flowlines. Flowlines used to transport or convey flammable or combustible liquids shall not be abandoned in place, but shall be completely removed from the ground.

(62) Section 5706.4 is amended with the following addition:

5706.4.11 Abandonment of flowlines. Flowlines used to transport or convey flammable or combustible liquids shall not be abandoned in place, but shall be completely removed from the ground.

(63) Section 6104.2 is amended to read as follows:

6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed the limits established by ordinance and/or zoning regulation adopted by the local government with jurisdiction.

Exception: In particular installations, this capacity limit shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department. These provisions shall not be interpreted so as to conflict with the provisions of Colorado Revised Statutes Title 8, Article 20 of Title 34 as amended. In the event of any conflict, the more restrictive provision shall prevail.

(64) Chapter 80 is amended by adding the following additional referenced standards in alphabetical and numerical sequence:

CECM
Colorado Energy and Carbon Management Commission
1120 Lincoln Street, Suite 801
Denver, CO 80203
Rule 600: Safety Regulations
Referenced in Section 5706

DISCUS
Distilled Spirits Council of the United States
1250 Eye Street, NW Suite 400
Washington, DC 20005
Recommended Fire Protection Practices For Distilled Spirits Beverage Facilities, 3rd Edition, June 2005
Referenced in Sections 5001.1, 5701.2 and 5704.3.3

(65) APPENDIX B – FIRE-FLOW REQUIREMENTS FOR BUILDINGS is amended to read as

follows:

a. Section B105.1 is amended to read as follows:

B105.1 One- and two-family dwellings. Group R-3 and R-4 buildings and townhouses. In the urban fire-flow area, the minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses up to 3,600 square feet in area shall be 1,000 gpm, with a flow duration of 1 hour. In rural fire-flow areas, minimum fire-flow and flow duration shall be 500 gallons per minute, with a flow duration of 1 hour, for one- and two-family dwellings, Group R-3 and R-4 and townhomes less than 3,600 square feet in area.

For any one- and two-family dwellings, including Group R-3 and R-4 and townhouses exceeding 3,600 square feet in area above ground, regardless of location, minimum fire-flow and flow duration requirements shall be as specified in Table B105.1(1).

Exception: The fire code official is authorized to decrease the minimum required fire-flow and flow duration for one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses protected by an approved automatic sprinkler system.

b. Table B105.1(1) is renamed Table B105.1(1). REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 and R-4 BUILDINGS, AND TOWNHOMES GREATER THAN 3,600 SQUARE FEET ABOVE GROUND

c. Table B105.1(2) is renamed Table B105.1 AREA, FIRE FLOW AND DURATION

d. Section B105.2 is amended to read as follows:

B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 and townhouses. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(1) and B105.2.

e. Table B105.2 is amended to read as follows:

**TABLE B105.2**
**REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES**

| AUTOMATIC SPRINKLER SYSTEM (Design standard) | MINIMUM FIRE FLOW (gallons per minute) | FLOW DURATIONS (hours) |
|---|---|---|
| No automatic sprinkler system | Value in Table B105.1(2) | Duration in Table B105.1(2) |
| Section 903.1.1 of the International Fire Code | 25% of the value in Table B105.1[a] | Duration in Table B105.1 at the reduced flow rate |
| Section 903.3.1.2 of the International Fire Code | 25% of the value in Table B105.1[a] | Duration in Table B105.1 at the reduced flow rate |

f. Table B105.2, Footnote a. is amended to read as follows:
   a. The reduced fire flow shall be not less than 1,500 gallons per minute

g. Table B105.2, Footnote b. is deleted in its entirety.

(66) APPENDIX C – FIRE HYDRANT LOCATIONS AND DISTRIBUTIONS is amended to read as follows:

a. Section C101.1 is amended to read as follows:

   C101.1 Scope. In addition to the requirements of Section 507.5.1, fire hydrants shall be provided in accordance with this appendix for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

b. Table C102.1 is amended by renaming it Table C102.1 REQUIRED NUMBER OF FIRE HYDRANTS, and by deleting columns AVERAGE SPACING BETWEEN HYDRANTS and MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT, and by deleting all footnotes.

c. Section C103 is amended with the creation of Table C103.1 REQUIRED SPACING OF HYDRANTS and associated footnotes:

**TABLE C103.1**
**REQUIRED SPACING OF HYDRANTS**

| APPLICATION | SPACING BETWEEN HYDRANTS (feet) [a,b] | MAXIMUM DISTANCE FROM THE CLOSEST POINT ON A BUILDING TO A HYDRANT (feet) |
|---|---|---|
| Buildings other than one- and two-family dwellings, Group R-3 and R-4, and townhouses | 350 | 400[c] |
| Urban One- and Two-Family Dwellings, Group R-3 and R-4, and townhouses | 600 | 600 |
| Rural One- and Two-Family Dwellings, Group R-3 and R-4, and townhouses | 1,000 | 1,000 |

   a. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or are arterial streets, hydrant spacing shall average 350 feet on each

side of the street and be arranged on an alternating basis.

b. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

c. For buildings equipped with a fire department connection, see Section 507.5.1.1.

d. The Exception within Section C103.2 is deleted in its entirety.

e. Section C103.3 is amended to read as follows:

C103.3 Spacing from hydrants to a building. The maximum spacing from fire hydrants to a structure shall be in accordance with Table C103.1.

(67) APPENDIX D – FIRE APPARATUS ACCESS ROADS is amended to read as follows:

a. Section D102.1 is amended to read as follows:

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road capable of supporting the imposed load of fire apparatus weighing at least 82,000 pounds (37,194 kg).

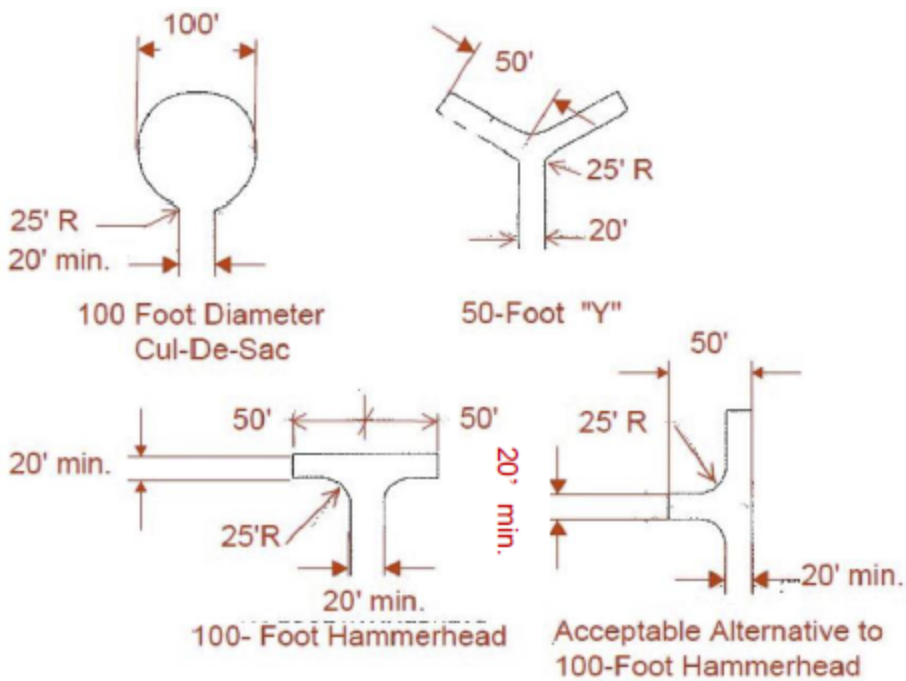
b. A new Section D102.2 is added and shall read as follows:

D102.2 Roadway surface. All fire apparatus access roadways shall be all-weather driving surfaces capable of supporting fire apparatus. Surfaces shall be asphalt or concrete and maintained in a usable condition at all times. Compacted road base or other all-weather surfaces engineered and capable of supporting the imposed loads may be approved for temporary use, outdoor vehicle storage, ground-mounted solar installations, cell towers and similar isolated facilities and structures when approved by the fire code official.

c. A new Section D102.2.1 is added and shall read as follows:

D102.2.1 Access during construction. Compacted road base, chip or other all-weather surfaces shall be used only for temporary emergency access. All required access roads must be installed and serviceable before aboveground construction begins. Temporary access shall be available as long as the site is under construction. Thereafter, permanent fire lanes confirming with D102.1 and D102.2 shall be accessible and unobstructed at all times.

d. Figure D103.1 DEAD-END FIRE APPARATUS ROADS is deleted and replaced with the following:




e. Section D103.3 is amended to read as follows:

D103.3 Turning radius. The minimum turning radius shall be 25 feet inside radius and 50 feet outside radius, or as determined by agency apparatus design specifications.

f. Table D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS is amended to read as follows:

**TABLE D103.4**
**REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS**

| LENGTH (feet) | WIDTH (feet) | TURNAROUNDS REQUIRED |
|---|---|---|
| 0-150 | 20 | None required |
| 151 and longer | 20 | Refer to Figure D103.1 |

g. An exception is added to Section D103.5 and shall read as follows:

Exception: Private driveways serving one single-family residence, as approved by the fire code official.

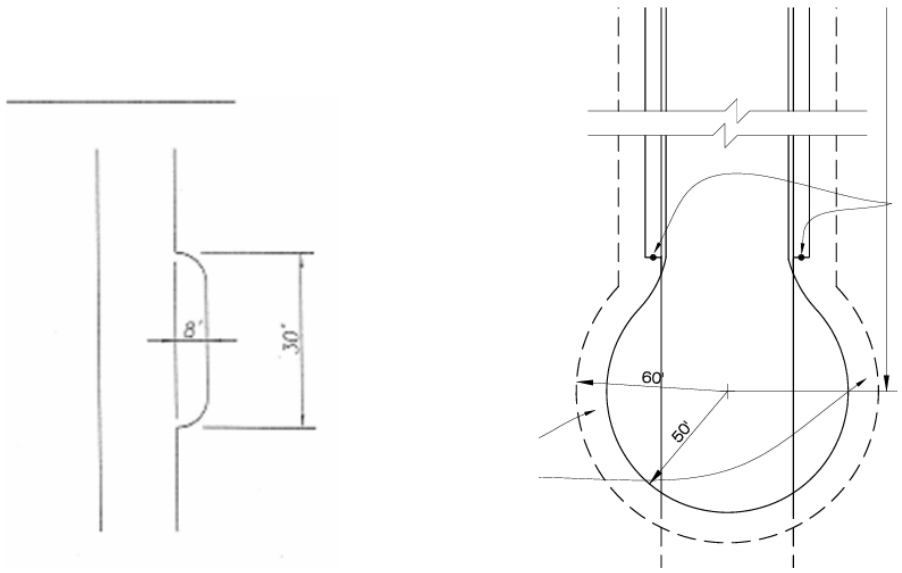
h. Section D103.6 is amended to read as follows:

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent "NO PARKING – FIRE LANE" signs complying with Diagram 1418 of the Larimer County Urban Area Street Standards, Chapter 2B of the Manual on Uniform Traffic Control Devices (2023), or as approved by the fire code official. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

i. Section D103.7 and Figure 103.7 are added to read as follows:

D103.7 Bumpouts. For new developments with rural roads longer than 1,000 feet, approved bumpouts (turnouts) shall be constructed at approximately every 660 feet of road. Greater distances may be allowed if needed to maintain safe sight distance. The bumpouts shall be designed in accordance with Figure D103.7, constructed to allow turning movements to be made by emergency vehicles, and be an all-weather road surface at least 8 feet wide and 30 feet in length.

FIGURE D103.7 – Bumpout Designs




j. Section D104 – Emergency vehicle access to all developments – is amended to read as follows:

Section D104 EMERGENCY VEHICLE ACCESS TO ALL DEVELOPMENTS

D104.1 Multiple access roads. A minimum of two approved fire-apparatus access roads shall be provided to each new residential development or new commercial or multi-family building within the jurisdiction. If multiple fire apparatus access roadways cannot be provided, all occupiable structures that are located more than 660 feet from the last roadway providing access from two directions, as measured from the centerline of this last roadway, shall be protected with an approved automatic fire sprinkler system.

k. Section D104.1 is amended to read as follows:

D104.1 Minimum two access drives. A minimum of two approved fire-apparatus access drives shall be provided to each building or portion of building hereafter constructed or moved into the jurisdiction. These drives are provided from the public or private roadway.

l. D104.2 Minimum two access drives. A minimum of two approved fire-apparatus access drives shall be provided to each building or portion of building hereafter constructed or moved into the jurisdiction. These drives are provided from the public or private roadway.

Exception: A driveway to a one-family or two-family dwelling.

m. D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. If all structures are protected by an approved automatic fire-sprinkler system, the access roadways may

be placed a distance apart equal to not less than one-third the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line.

Exception: One- and two-family dwellings.

n. Section D105.3 is amended to read as follows:

D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from, and be positioned parallel to, one long side of the building. The side of the building on which the aerial fire apparats access road is positioned shall be approved by the fire code official.

o. Section D106.1 is amended to read as follows:

D106.1 Access to buildings. A minimum of two approved fire apparatus access roads shall be provided to each building or portion of building hereafter constructed or moved into the jurisdiction.

Exception: Projects of less than 100 dwelling units where all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

p. Section D106.2 is amended to read as follows:

D106.2 Projects having 100 or more dwelling units. Multiple-family residential projects having 100 or more dwelling units shall be provided with at least two separate and approved fire apparatus access roads.

(68) APPENDIX O – VALET TRASH AND RECYCLING COLLECTION IN GROUP R-2 OCCUPANCIES is amended to read as follows:

a. O101.1 Scope. Valet trash collection in Group R-2 occupancies shall comply with this appendix. Valet trash collection shall be allowed only in Group R-2 occupancies protected in accordance with Section 903.3.1.1 or Section 903.3.1.2 of this code.

**Section 8.** Article VIII of Chapter 18. Sections 18-71 and 18-73 of Article VIII of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

**Sec. 18-71. International Property Maintenance Code.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., the International Property Maintenance Code, 2024 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive ("IPMC"), is hereby adopted by reference as the Town of Johnstown Property Maintenance Code to have the same force and effect as if fully set forth.

**Sec. 18-73. Amendments.**

The International Property Maintenance Code, 2024 Edition, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

(1) IPMC Section 101.1 (Title) is amended by the addition of the term "Town of Johnstown" where indicated.

(2) IPMC Section 102.3 IPMC Section 102.3 (Application of Other Codes) is amended by the deletion of the last paragraph.

(3) IPMC Section 103.1 IPMC Section 103.1 (Creation of Agency) is amended by the addition of the term "Town of Johnstown" where indicated.

(4) IPMC Section 106.1 IPMC Section 106.1 (General) is amended by deleting the second paragraph and inserting;
"The members of the Board of Appeals shall be comprised of the members of the Town Council"

(5) IPMC Section 106.3 IPMC Section 106.3 (Qualifications) is amended by deleting the section in its entirety.

(6) IPMC Section 302.3 IPMC Section 302.3 (Sidewalks and Driveways) is amended by the deletion of this section in its entirety.

(7) IPMC Section 302.4 IPMC Section 302.4 (Weeds) is amended by deleting this section in its entirety.

(8) IPMC Section 302.8 IPMC Section 302.8 (Motor Vehicles) is amended by deleting this section in its entirety.

(9) IPMC Section 304.3 IPMC Section 304.3 (Premises Identification) is amended by deleting the 4th paragraph and replacing with "Numbers shall be a minimum 4 inches in height with a minimum stroke width of .5 inch."

(10) IPMC Section 304.14 IPMC Section 304.14 (Insect Screens) is amended by the deletion of this section in its entirety.

(11) IPMC Section 308 IPMC Section 308 (Rubbish and Garbage) is amended by the deleting this section in its entirety.

(12) IPMC Section 309 IPMC Section 309 (Pest Elimination) is amended by the deletion of this section in its entirety.

**Section 9.** Article IX of Chapter 18. Sections 18-81 and 18-83 of Article IX of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

**Sec. 18-81. National Electrical Code**.

Pursuant to Title 31, Article 16, Part 2, C.R.S., the Fire Protection Association standard number 70, hereafter known as the National Electrical Code, published by the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts, 02169-7471, is hereby adopted by reference as the Town of Johnstown Electrical Code as if fully set forth herein. The effective edition of the Town of Johnstown Electrical Code shall be the National Electrical Code, 2023 Edition. The effective edition shall be replaced by subsequent edition(s) of the National Electrical Code adopted by the State of Colorado Electrical Board, Division of Professions and Occupations, Department of Regulatory Agencies, 1560 Broadway, Suite 1350, Denver, Colorado, 80202, and such subsequent editions shall be effective one (1) year after the State of Colorado Electrical Board, Division of Professions and Occupations, Department of Regulatory Agencies adopts such edition.

**Sec. 18-83. Amendments.**

The National Electrical Code, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

(1) The electrical permit fees for each permit shall be the fee established from time to time by resolution of the Town Council and set forth in the Town Fee Schedule maintained by the building officials for such purposes.

**Section 10.** Article X of Chapter 18. Sections 18-91 and 18-93 of Article X of Chapter 18 of the Johnstown Municipal Code are hereby repealed and reenacted to read as follows:

**Sec. 18-91. International Existing Building Code.**

Pursuant to Title 31, Article, 16, Part 2, C.R.S., the International Existing Building Code, 2024 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 16 inclusive ("IEBC"), is hereby adopted by reference as the Town of Johnstown Existing Building Code as if fully set forth herein.

**Sec. 18-93. Amendments.**

The International Existing Building Code, 2024 Edition, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

(1) International Existing Building Code is amended by replacing all references to "International Fire Code" with "Adopted Fire Code."

(2) IEBC Section 101.1 (Title) is amended by the addition of the term "Town of Johnstown" where indicated.

(3) IEBC Section 1401.2 (Conformance) is amended by the deletion of this section in its entirety and replaced with the following:

"Structures moved into or within the jurisdiction shall comply with the provision of this code for new structures."

**Section 11.** Article XI of Chapter 18. Section 18-101 of Article XI of Chapter 18 of the Johnstown Municipal Code is hereby repealed and reenacted, and Section 18-103 is hereby added to Article XI of Chapter 18 of the Johnstown Municipal Code, to read as follows:

**Sec. 18-101. International Swimming Pool and Spa Code.**

Pursuant to Title 31, Article, 16, Part 2, C.R.S., the International Swimming Pool and Spa Code, 2024 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 11 inclusive, is hereby adopted by reference as the Town of Johnstown Swimming Pool and Spa Code as if fully set forth herein.

**Sec. 18-103. Amendments.**

The International Swimming Pool and Spa Code, 2024 Edition, adopted herein, is hereby modified with the following additions, deletions and/or insertions:

(1) ISPSC Section 103.1 ISPSC Section 103.1 (Creation of Agency) is amended by adding "Town of Johnstown" where indicated.

**Section 12.** Article XII of Chapter 18. Article XII of Chapter 18 of the Johnstown Municipal Code is hereby repealed and reenacted to read as follows:

**ARTICLE XII. Colorado Model Electric and Solar Ready Code.**

**Sec. 18-111. Colorado Model Electric and Solar Ready Code.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., the Colorado Model Electric and Solar Ready Code, 2023 Edition, as published and amended from time to time by the State of Colorado, 1600 Broadway, Suite 1960, Denver, CO 80202 is hereby adopted by reference as the Town of Johnstown Model Electric and Solar Ready Code to have the same force and effect as if fully set forth herein.

**Sec. 18-112. Application of Regulations.**

Where, in any specific case, different sections of this Code, the zoning code or other ordinances of the Town specify different materials, methods of construction or other requirements, the most restrictive shall govern.

**Sec. 18-113. Amendments.**

The Colorado Model Electric and Solar Ready Code, 2023 Edition, adopted herein, is hereby modified by the following additions, deletions and/or insertions:

(1) Section 101.1 (Title) is amended by the addition of the term "Town of Johnstown" where indicated.

(2) Section 102.1.2 (Buildings Impacted by a Natural Disaster) is amended by the addition of the term "Town of Johnstown" where indicated.

(3) Section 102.2 (Substantial Cost Differential Waiver) is amended by the addition of the term "Town of Johnstown" where indicated.

**Section 13.** Article XIII of Chapter 18. Article XIII of Chapter 18 of the Johnstown Municipal Code is hereby repealed and reenacted to read as follows:

**ARTICLE XIII. Colorado Wildfire Resiliency Code.**

**Sec. 18-121. Colorado Wildfire Resiliency Code.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., the Colorado Wildfire Resiliency Code, 2025 Edition, as published and amended from time to time by the State of Colorado, 1600 Broadway, Suite 1960, Denver, CO 80202, Chapters 1 through 5 inclusive and Appendixes A, B and C, is hereby adopted by reference as the Town of Johnstown Wildfire Resiliency Code to have the same force and effect as if fully set forth herein.

**Sec. 18-122. Application of Regulations.**

Where, in any specific case, different sections of this Code, the zoning code or other ordinances of the Town specify different materials, methods of construction or other requirements, the most restrictive shall govern.

**Sec. 18-123. Amendments.**

The Colorado Wildfire Resiliency Code, 2025 Edition, adopted herein is hereby modified by the following additions, deletions and/or insertions:

(1) Section 101.1 (Title) is amended by the addition of the term "Town of Johnstown" where indicated.

(2) Section 103.1 is amended by deletion of the first sentence and replacement as follows: "The Director of the Town of Johnstown Planning & Development Department shall be known as the *code official*."

**Section 14.** Article XIV of Chapter 18. Article XIV is hereby added to Chapter 18 of the Johnstown Municipal Code, and shall read as follows:

**ARTICLE XIV. Violation; Penalty; Fees and Charges.**

**Sec. 18-131. Violation.**

(a) It shall be unlawful for any person, including but not limited to the officers or agents of a corporation responsible for its actions or inaction and the partners or members of a partnership, firm or joint venture, either as owner, lessee, occupant or otherwise, to fail to comply with the codes adopted in this Chapter or to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the Town, or cause the same to be done, contrary to or in violation of the provisions of the codes adopted in this Chapter.

(b) It shall be unlawful for an architect, builder or contractor to commit, participate in or assist in the unlawful use of a building or land in violation of the codes adopted in this Chapter to the same extent as the owner or occupier of the land.

**Sec. 18-132. Penalty.**

(a) Any person who violates or causes the violation of any provision of the codes adopted in this Chapter shall be guilty of a separate offense for each and every day or portion thereof during which such violation is committed, permitted or continues. Any person convicted of a violation shall be punished in accordance with the provisions of Article IV of Chapter 1 of the Code.

(b) In addition to all other remedies available to the Town, the Town may institute an action for injunction, mandamus or abatement to prevent, enjoin, abate or remove any unlawful act, erection, construction, reconstruction, alteration, remodeling or use, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of the codes adopted in this Chapter. If the Town is the prevailing party in such action, the Town shall be entitled to recover its costs and expenses, including attorney's fees.

**Sec. 18-133. Fees and charges.**

Any fees or charges provided for or assessed in conjunction with the codes adopted in this Chapter may be adopted or amended from time to time by resolution of Town Council and set forth in the Town Fee Schedule.

**Section 15.** Safety Clause. The Town Council finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, is promulgated for the preservation of public health, welfare, peace, safety and property and is in the best interests of the Town of Johnstown.

**Section 16.** Severability. If any part or provision of this Ordinance, or its application to any person or circumstance, is adjudged to be invalid or unenforceable, the invalidity or unenforceability of such part, provision, or application shall not affect any of the remaining parts, provisions or applications of this Ordinance that can be given effect without the invalid provision, part or application, and to this end the provisions and parts of this Ordinance are declared to be severable.

**Section 17.** Code revisions. Minor changes such as the format and other changes to unify the revised Code may be necessary. The Town Clerk is hereby authorized to make such changes, provided that neither the intent nor substantive content will be altered by such changes.

**Section 18.** Publication; Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado ("Charter") and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk. This Ordinance shall become effective upon final passage as provided by the Charter. Copies of the entire Ordinance are available at the office of the Town Clerk.

**INTRODUCED, AND APPROVED** on first reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2025.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By:_____ By:_____
Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

**PASSED UPON FINAL APPROVAL AND ADOPTED** on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2025.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By:_____ By:_____
Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

# Quick Overview

- Updating all building I-codes to the 2024 edition, including Fire Code
- Electrical Code stays at the 2023 Edition
- New codes are added: Colorado Wildfire Resiliency Code and Colorado Model Solar and Electric Ready Code
- Cost analysis provided for the residential building and energy codes
- List of most significant residential code changes provided in packet

# 2024 I-Codes

- Building Code (Commercial)
- Residential Code
- Energy Conservation Code
- Plumbing Code
- Mechanical Code
- Fuel Gas Code
- Property Maintenance Code
- Swimming Pool & Spa Code
- Fire Code

- Colorado Wildfire Resiliency Code 2025
- Colorado Model Solar and Electric Ready Code 2023

## Model Electric Ready and Solar Ready Code:

Cities and counties with building codes must adopt the 2021 IECC along with the model electric ready and solar ready code when adopting or updating any building code between July 1, 2023, and June 30, 2026.

This code prepares new homes and buildings for electric vehicles, rooftop solar, and high efficiency electric appliances.

Table 1. Key code elements required by the House Bill by building type and size.

| Building Type | Solar Ready | EV Ready | Electric Ready | Waiver Eligibility |
|---|---|---|---|---|
| **Residential** | Required | EV ready or EV capable. | Electric ready for mixed-fuel homes. | Natural disaster waiver. |
| **Commercial & Multi-Family <10,000 sq. ft.** | Required | EV ready, EV capable, & EVSE installed with provisions for electrical service capacity in 20% or more of the vehicle parking spaces. | Electric ready for mixed-fuel buildings. | Natural disaster waiver. |
| **Commercial & Multi-Family >10,000 sq. ft.** | Required | EV ready, EV capable, & EVSE installed with provisions for electrical service capacity in 20% or more of the vehicle parking spaces. | Provide dedicated electric panel space, electrical wire, electrical receptacles, and adequate panel capacity. | **a)** Natural disaster waiver.<br>**b)** A standard methodology for determining when compliance reaches a substantial cost differential.<br>**c)** An evidence-based uniform proce to allow a project to request a wai |

# Electric Ready

Install electrical wiring or raceways to provide the ability to allow for the replacement of combustion appliances

Must have adequate panel space

Label all installed wiring and raceways

Cost associated with this change is between $1000 to $1500 per home.

# Residential Code Cost Analysis

Data obtained from the Home Innovation Research Labs

Based on moving from the 2018 IRC to the 2024 IRC

Majority of changes are optional for builders and may not affect the cost unless chosen

Construction costs for the 2024 IRC code adoption from the 2018 could be break even

# Residential Code Cost Analysis

Table 1. Features of the Reference Houses

| | Reference House | | | |
|---|---|---|---|---|
| Feature | 1 | 2 | 3 | 4 |
| Square Feet | 2,607 | 2,607 | 2,607 | 2,607 |
| Foundation | Slab | Slab | Basement | Basement |
| Number of Stories | 1 | 2 | 1 | 2 |
| Number of Bedrooms | 3 | 4 | 3 | 4 |
| Number of Bathrooms | 2 | 2.5 | 2 | 3 |
| Garage, attached | 2-car | 2-car | 2-car | 2-car |
| Heat, Gas Furnace | Yes | Yes | Yes | Yes |
| Cooling, (Electric) central air | Yes | Yes | Yes | Yes |
| Hot Water, Gas 50 gallon tank | Yes | Yes | Yes | Yes |
| 9 ft. Ceilings, 1st | Yes | Yes | Yes | Yes |
| 8 ft. Ceilings, 2nd | n/a | n/a | Yes | Yes |
| Energy Star appliances | Yes | Yes | Yes | Yes |
| Laundry Room | Yes | Yes | Yes | Yes |
| Walls, 2x4 (Climate Zones 1 & 2) | Yes | Yes | n/a | n/a |
| Walls, 2x6 (Climate Zones 3 thru 8) | n/a | n/a | Yes | Yes |
| Basement, Conditioned, Unfinished | n/a | n/a | Yes | Yes |
| Furnace Location | Attic | Attic | Basement | Basement |
| Water Heater Location | Interior | Garage | Basement | Basement |
| Window SF/% gross wall | 360/18% | 315/12% | 360/18% | 330/12% |
| Roof Pitch | 12/12 | 6/12 | 9/12 | 4/12 |

# Residential Code Cost Analysis

- 8 of the code changes affect the majority of homes
- The 2021 IRC increases costs between $794 to $5,252
- The 2024 IRC decreases costs between $316 to $2,227
- Total of costs effecting new homes is between ~ $1,400 and ~$4,936

## 2018 to 2021 Changes

| Ref # | Description of Change | 2021 IRC Section | High | Low |
|---|---|---|---|---|
| R-8 (RB164) | Revises the minimum footing size in tables for consistency with common engineering practices. | R403.1; Tables R403.1(1-3) | ($346) | ($1,061) |
| R-9 (RB183) | Requires vapor retarders for slab-on-ground floors be 10-mil and conform to ASTM D1743 Class A requirements (formerly required 6-mil) | R506.2.3 Vapor retarder | $1,100 | $543 |
| R-10 (RB238) | Requires an insulation stop be installed around exterior window and door openings to allow drainage of water. | R703.4.1 Flashing installation | $1,419 | $1,312 |
| R-11 (RB242) | Divides the water-resistive barrier requirements behind stucco into sections for dry climates and moist or marine climates, and for moist or marine climates requires a 3/16-inch air space or material with high drainage efficiency. | R703.7.3 Water-resistive barriers (stucco) | $2,802 | $0 |
| R-12 (RB289) | Adds testing requirements to Appendix AF Radon Control Methods. | AF104 Testing | $278 | $0 |
| Sub-Total IRC Building Provisions to Consumer | | | $5,252 | $794 |

## 2021 to 2024 Changes

| | | Climate Zone | 5 & 6 | |
|---|---|---|---|---|
| | | Reference House | 3 & 4 | |
| | | inge | | |
| Ref # | Description of Change | 2024 IRC Section | High | Low |
| R-10 (RB173) | Adds requirements for framing at an open floor edge to support a guard assembly & resist rotation. | R502.11 | $156 | $0 |
| R-11 (RB175) | Allows a 6-mil polyethylene vapor retarder under a slab-on-ground floors instead of a 10-mil vapor retarder conforming to ASTM E1745 Class A reqs. | R506.3.3 | ($472) | ($957) |
| R-20 (S241.2) | Modifies the water-resistive barrier requirements for stucco in dry climates | R703.7.3 | $0 | ($1,270) |
| Total | | | ($316) | ($2,227) |

# Residential Energy Code Cost Analysis

- Data obtained from the Home Innovation Research Labs
- Based on moving from the 2018 IECC to the 2024 IECC
- Cost based on prescriptive method
- Reference home is a 2400 sf, 2-story, 4-bedroom home.

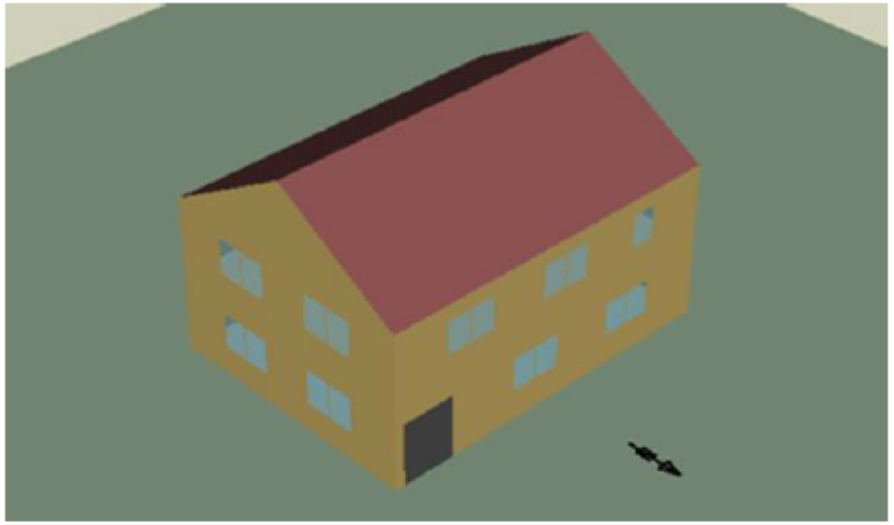


Figure 1. Simulation Model of the Reference House

Table 1. Reference House Characteristics

| Component | Description |
|---|---|
| Conditioned floor area, slab house | 2,400 |
| Conditioned floor area, basement house | 3,600 |
| First floor area | 1,200 |
| Second floor area | 1,200 |
| Ceiling area, adjacent to vented attic | 1,200 |
| Ceiling height, ft. | 8.5 |
| Roof slope (2020 ABPS average) | 7:12 (30.3°) |
| Foundation perimeter (40'x30' footprint), ft. | 140 |
| Gross Wall area, excluding rim areas | 2,380 |
| Window area, slab house (15% floor area) | 360 |
| Window area, add for basement house | 24 |
| Door area | 42 |
| Number of Bedrooms | 4 |

Table 4. Added Cost of 2024 IECC relative to 2018 IECC

| | | CZ 5 | CZ 5 | |
|---|---|---|---|---|
| Config. | | Slab | Bsmnt | |
| Gas | | $4,187 | $3,785 | |
| Elec | | $7,251 | $6,849 | |

# Residential Energy Code Cost Analysis

- Requirements that contributed significantly to costs were continuous wall insulation
- Costs were also driven by more stringent requirements for fenestration, hot water pipe insulation, and controls for bath exhaust fans and interior lighting.
- The 2024 IECC allows more flexibility in Section R408 for compliance.

# Residential Code adoption will maintain the current plan for home sprinklers

- Residential sprinkler systems are not required to be installed in single-family, two-family, or townhomes
- Unfinished basements and utility rooms will still be required to be protected
- Developments with noncompliant access may be able to use sprinklers as an option for project approval

## Fire Sprinklers

REDUCE FIRE DEATHS AND PROPERTY DAMAGE

When a fire is extinguished by a fire sprinkler, there is:

* Less toxic smoke
* Less water used
* Less debris in landfills
* Less water run-off down storm drains.

New Homes

Newer homes have larger open spaces, lightweight construction materials, and household items that can burn quickly, allowing fire to spread faster.

Smoke Alarms

Smoke alarms are crucial and increase the chances of escaping a home fire. But they do not suppress a fire. Fire sprinklers in coordination with smoke alarms have been proven to protect lives and property against fire.

# Colorado Wildfire Resiliency Code

Senate Bill 23-166 established a Wildfire Resiliency Code Board in the Division of Fire Prevention and Control to help enhance community safety and resiliency from wildfires through the adoption of codes and standards.

State of Colorado has required all jurisdictions to adopt the WUI Code by April 1, 2026. Enforcement must begin with 3 months of adoption.

The State has created a map to identify properties that will be required to meet the code requirements.

# Administration

## Who shall adopt the code?

Governing bodies with jurisdiction in the WUI that have the authority to adopt building or fire codes

1) City council, town council, board of trustees, or other governing body of a city, town, or a city and county
2) Board of directors of a FPD
3) Governing body of an improvement district providing fire protection services
4) Board of county commissioners with respect to the area within a county that is outside the corporate limits of a city or town and outside the boundaries of a fire protection district

## Who shall enforce the code?

Code enforcement in accordance with rules and regulations of the governing body, beginning with the Town Planning Director, with referals as needed to Building and Fire code officials.

# APPLICABILITY

- **Application**
- This is a state *minimum* code, as such:

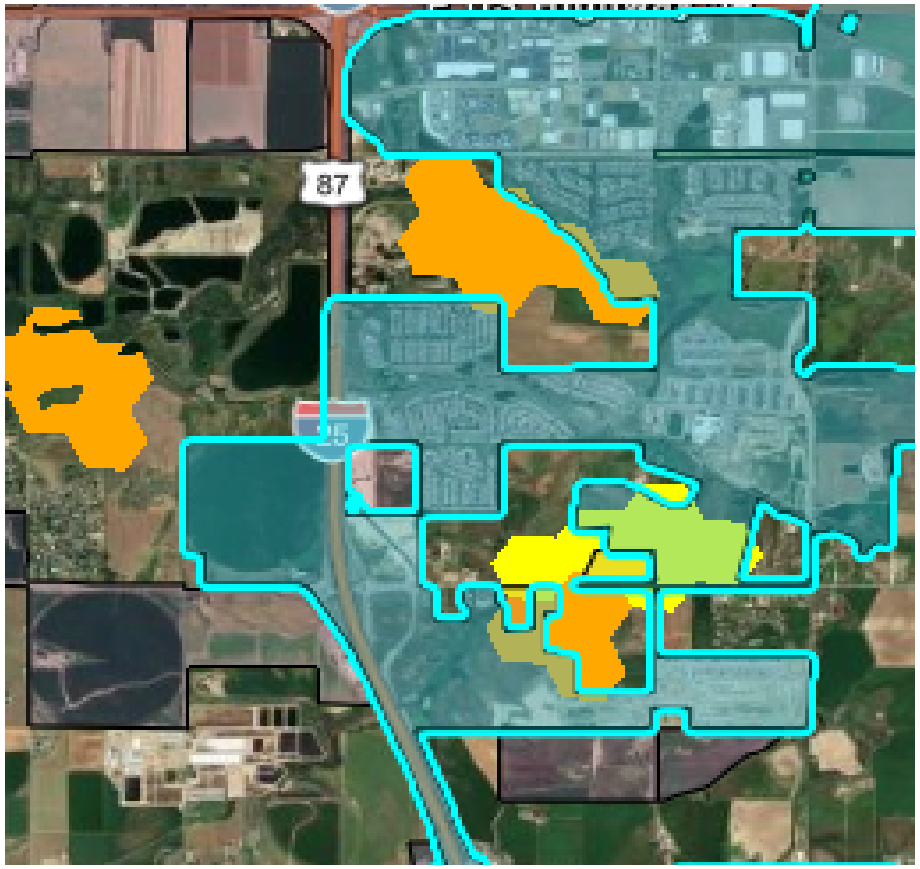
- <u>2 levels of code requirements</u>
- **Application based upon illustrated fire hazard on map**

C**lass 1** - applies to all areas identified with low fire hazard (yellow)

**Class 2** - applies to areas identified with moderate to high fire hazard (orange and red)

**Locally: Code Officials may make determinations based on ground-truthing as needed**

- Plan review would require documentation of vegetation and topography.



# CODE REQUIREMENTS - Proposed

**DRAFT code**
**CH4**
**Pg 37**

**Class 1 - Site Management**

Signage & Addressing
- Roads, fire protection equipment, addresses

Retaining Walls
- Noncombustible or ignition-resistant materials within 8’ of a structure and for structural support

Fencing
- Noncombustible or ignition-resistant materials within 8’ of a structure

Structure Ignition Zone 1
- 0-5’ from structure: fuel modification

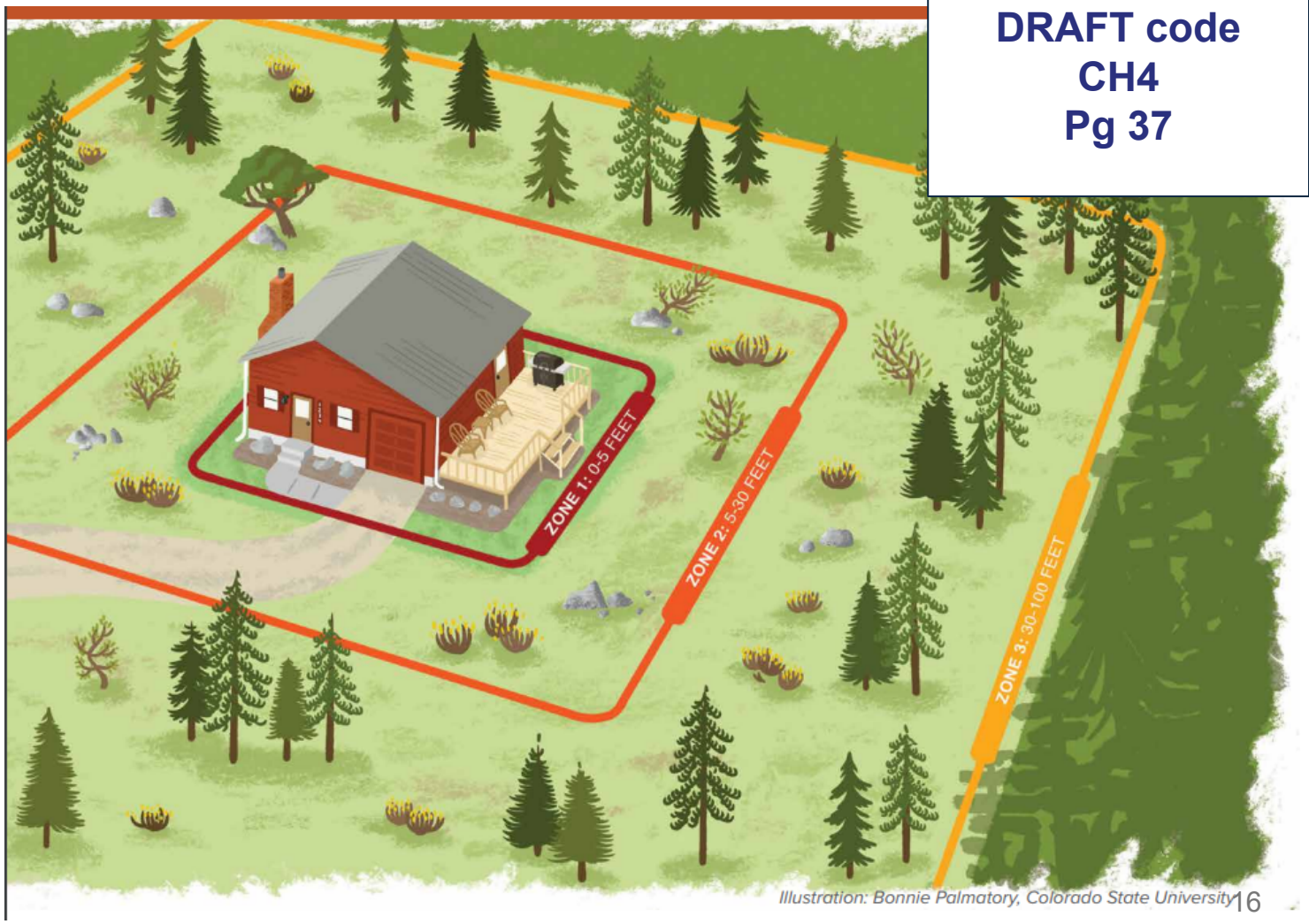


Illustration: Bonnie Palmatory, Colorado State University

# CODE REQUIREMENTS - Proposed

**DRAFT code**
**CH3**
**Pg 32**

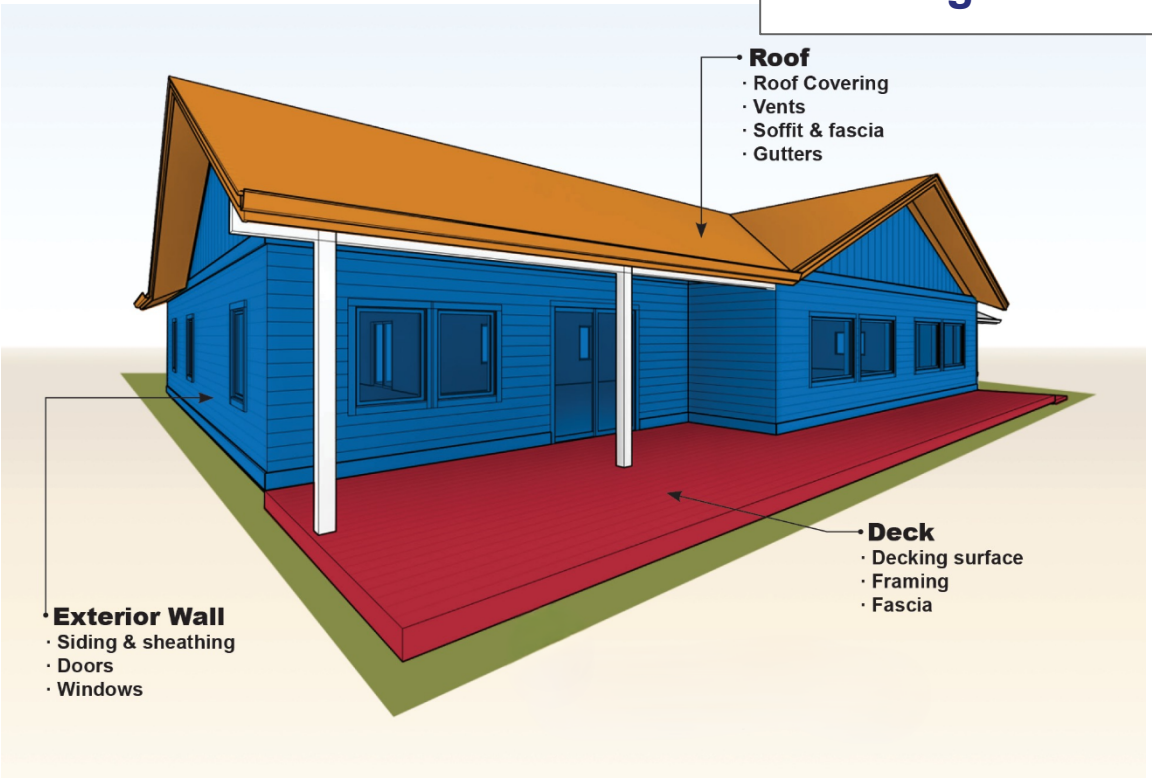
## Class 2 - Structure Hardening

Consistent with Class 1:

- Roofing
- Gutters & Downspouts
- Vents

Additional Class 2 requirements:

- Eaves
- Exterior Walls
- Underfloor Enclosures
- Decking
- Appendages & Projections
- Windows & Doors
- Detached Accessory Structures



# 2024 IFC

Amendments are substantially similar to the current amendments to the 2018 IFC

Identical amendments within all portions of the Town (ie., FRFR and LFRA service areas)

## SIGNIFICANT CHANGES: 2018 to 2024

- Enhanced requirements re lithium-ion batteries inside/outside buildings
- CO detection is required in all occupancies
- New allowances for hybrid fire extinguishing systems
- Valet trash service is addressed
- AEDs required to be installed in any new building with Occupant Load of 100 or more

450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

# Town Council Agenda Communication

**Agenda Date:** December 1, 2025

**Subject:** Resolution 2025-38: Accepting the Findings of Fact for J Farms Annexation

**Attachments:**
1. Resolution 2025-38
2. Staff Presentation

**Presented by:** JT Stewart, Senior Planner

**Agenda Item Description:**

**Background and History:**
The applicant, J Farms LLC., requests annexation and I-1 (Industrial, Light) zoning for approximately 112 acres of land in Weld County. The property is located on the south side of Highway 60, immediately west of Interstate 25 (I-25).

The subject property is presently zoned AG (Agricultural) in unincorporated Weld County. There are no existing structures and the Harry Lateral Ditch bisects the property. The project is partially bordered by incorporated areas of Johnstown to the south. The land to the west is in unincorporated Weld County, the land to the north is in unincorporated Larimer County. The land to the east is I-25.

SURROUNDING ZONING & LAND USE
North (west of CR 5): RR2 (Rural Residential) - Larimer County-Agricultural and Residential Use
North (east of CR 5): CC (Commercial Corridor) - Larimer County - Commercial Use
South (west of Gateway Dr): I-1 (Industrial Light) - Town of Johnstown-Weld County - Light Industrial Use
South (east of Gateway Dr): PUD (Planned Unit Development) - Town of Johnstown- Weld County - Light Industrial Use
West: Agricultural and Rural Residential - Weld County.

PUBLIC NOTICE & AGENCY REFERRALS
Consistent with state law, notice for this public hearing was published for four consecutive weeks in the Johnstown Breeze. Public hearing notices were also mailed to all property owners within 800 feet of the property in question.

PROJECT DESCRIPTION & ANALYSIS
Annexation: This annexation is being considered by the Town for the following reasons:

1. At least 1/6 of the area to be annexed for each individual annexation is contiguous to the

Town of Johnstown boundary.
2. The property is located within the Town of Johnstown Growth Management Area.
3. The Town can provide water, sewer, and police services to the property.
4. The Town is authorized to annex the area without an election under Section 30(b) of Article II of the Colorado Constitution.

A resolution finding Substantial Conformance with C.R.S. requirements was passed by the Town Council on October 6, 2025, and set a public hearing for the annexation to be heard in front of the Town Council on December 1, 2025. The annexation map includes this parcel as well as the adjacent right-of-way for State Highway 60.

ZONING AND DEVELOPMENT STANDARDS

The current zoning for the property is AG (Agricultural) in unincorporated Weld County. There is one Use by Special Review (USR) that was filed with Weld County on April 17, 2014. The annexation agreement specifically nullifies this URS to the agreement of Town and owner.

The applicant requests I-1 (Industrial, Light) zoning upon annexation. As described in the Town's adopted Land Use & Development Code (LUDC), the I-1 district provides primarily service, employment, manufacturing, and distribution uses at a scale, intensity and format that will not have significant impact on adjacent uses, and which can mix with supporting and compatible service and retail uses characteristic of mixed and flex business areas.

Table 4-2: Permitted Principal Land Uses, in the LUDC, identifies Light Manufacturing and Industrial Service as permitted uses in the I-1 zone. This application does not include the consideration or development of a specific industry. However, since it is expected that US Engineering will expand their existing service into this property, it is worth mentioning that the I-1 zone would support that.

The Future Land Use Map in the 2021 Johnstown Area Comprehensive Plan (Comp Plan) identifies the subject property as being either within the High Density/Intensity or Medium Density/Intensity land use area. As described in the Comp Plan, High Density/Intensity areas (HDI) will generally be characterized by a high percentage of nonresidential uses, with some residential possibly integrated into larger development areas. These HDI corridors and nodes will accommodate and experience larger volumes of traffic and be located along busy arterial and highway corridors, and especially at interchanges and intersections. These areas are intended to provide high-quality, high-visibility locations for retail, office, and employment activities, with some light industrial uses that can appropriately mitigate impacts and contribute to the employment base. Medium Density/Intensity (MDI) areas will be characterized by a more balanced and wider-ranging mix of land uses and may occur along arterials and other major corridors and may serve as the next layer away from the HDI areas they may neighbor.

NEIGHBORHOOD MEETING

A neighborhood meeting regarding the proposed annexation occurred on November 5, 2025, at the YMCA on Parish Avenue. Two immediate landowners within 800 feet of the project attended the 1-hour meeting where the annexation applicant presented the project. Town of Johnstown Staff were present.

COMPREHENSIVE PLAN ALIGNMENT

The Johnstown Comprehensive Plan (Comp Plan) creates a long-term vision for the development of the town. The Comp Plan identifies the Town's Growth Management Area (GMA), which includes incorporated lands within the current town limits, as well as certain unincorporated lands within Larimer and Weld counties. The GMA can be likened to a growth boundary, which represents the logical expansion of the town over time. The property which is the subject of this annexation is

contiguous to lands within the corporate boundary of Johnstown and exists within the GMA. The Future Land Use Map identifies this area as a High Density/Intensity and Medium Density/Intensity area, which is consistent with the proposed I-1 (Industrial, Light) zoning. Staff finds that the proposed annexation represents a logical expansion of Johnstown's corporate boundary, in alignment with the goals and strategies of the Johnstown Comp Plan.

**Strategic Plan Alignment:**

Natural & Built Environment

1. *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*

**Legal Advice:**

The Town Attorney prepared the accompanying Ordinances, Resolutions, and Agreements for this annexation.

**Financial Advice:**

NA

**Recommended Action:**

Planning and Zoning Commission is hearing this on November 26, 2025 and Staff will relay their findings to the Town Council.

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**Suggested Motions:**

**For Approval:** I move to approve Resolution No. 2025-38, accepting the Findings of Fact and Conclusions for the J Farms Annexation.

**For Denial:** I move to deny Resolution No. 2025-38, pursuant to the following findings....

**Reviewed and Approved for Presentation**

_____

Town Manager

**TOWN OF JOHNSTOWN, COLORADO**
**RESOLUTION NO. 2025-38**

**FINDINGS OF FACT AND CONCLUSIONS BASED THEREON WITH RESPECT TO THE J FARMS ANNEXATION**

**WHEREAS,** the Town of Johnstown, Colorado ("Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

**WHEREAS,** the Town Council is vested with authority to administer the affairs of the Town; and

**WHEREAS,** J Farms, LLC, a Colorado limited liability company, submitted a Petition for Annexation for real property situated in the Northeast Quarter of Section 3, Township 4 North, and the Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, Township 5 North, Range 68 West of the 6th P.M., County of Weld and Larimer, State of Colorado, consisting of approximately 113.330 acres, being more particularly described on Exhibit A, attached hereto and incorporated herein by reference, and known as the "J Farms Annexation;" and

**WHEREAS,** on October 6, 2025, by Resolution No. 2025-28, the Town Council found the Petition for Annexation to be in substantial compliance with C.R.S. § 31-12-107(1); and

**WHEREAS,** on December 1, 2025, after due notice, the Town Council conducted a public hearing and, based on the evidence contained in the official file, the official records of the Town and the evidence produced at the hearing, desires to enter the following findings of fact and conclusions with respect to the J Farms Annexation.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

The Town Council hereby sets forth its findings of fact and conclusions with respect to the J Farms Annexation.

## FINDINGS OF FACT

1. The requirements of the applicable parts of C.R.S. § 31-12-104 and C.R.S. § 31-12-105 have been met including the following:

   A. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the Town as shown on the annexation map.

   B. A community of interest exists between the area proposed to be annexed and the Town due to the proximity of the area to the Town, the desires of the owner to annex and the fact that it is within the planning area contemplated in the Johnstown Area Comprehensive Plan.

   C. The area will be urbanized in the near future and the area is capable of being fully integrated with the Town.

D. Although less than fifty (50%) percent of the adult residents of the area proposed to be annexed make use of Town facilities, the landowners of the area proposed for annexation plan to convert the area to urban uses in less than five (5) years, and urban services, which are currently being provided to other citizens of the Town, can be provided to citizens of the proposed annexed area on the same terms and conditions as the services are made available to other citizens. The Town is able to provide water service and the Town's sewer system can be extended to the property annexed with the same standards as the current sewer system serving other citizens. Police and other municipal services can be provided as well.

E. No land held in identical ownership has been divided into separate parts. No land with a valuation of over $200,000 has been included without written consent. No annexation proceedings concerning this area have been commenced by any other municipality.

F. This annexation will not result in any detachment of area from any school district.

G. No part of the area to be annexed extends any more than three (3) miles from the existing Town boundaries. The Town has in place a plan for that area as required by C.R.S. § 31-1-105.

H. The entire widths of any streets to be annexed are included within the annexation.

2. No petition for annexation election has been submitted and an election is not required pursuant to C.R.S. § 31-12-107(2). An annexation agreement has been submitted.

3. The Town Council has determined that additional terms and conditions will not be imposed, except as provided in an annexation agreement.

4. The Petition was signed by the owners of 100% of the property to be annexed exclusive of streets and alleys.

5. Notice of the hearing has been given as required by C.R.S. § 31-12-108.

6. An Annexation Impact Report was submitted to the Weld County and Larimer County Boards of County Commissioners and County Attorneys pursuant to C.R.S. § 31-12-108.5.

## CONCLUSIONS

1. The area proposed for annexation is eligible for annexation pursuant to applicable parts of C.R.S. § 31-12-104.

2. None of the limitations of C.R.S. § 31-12-105 apply to restrict annexation.

3. Said J Farms Annexation may be annexed by Ordinance pursuant to C.R.S. § 31-12-111, without an election under C.R.S. § 31-12-107(2).

PASSED, SIGNED, APPROVED, AND ADOPTED THIS ___ day of _____, 2025.

ATTEST:
By:_____
Meghan Martinez, Town Clerk

TOWN OF JOHNSTOWN, COLORADO
By:_____
Michael P. Duncan, Mayor

**EXHIBIT A**

Property Description

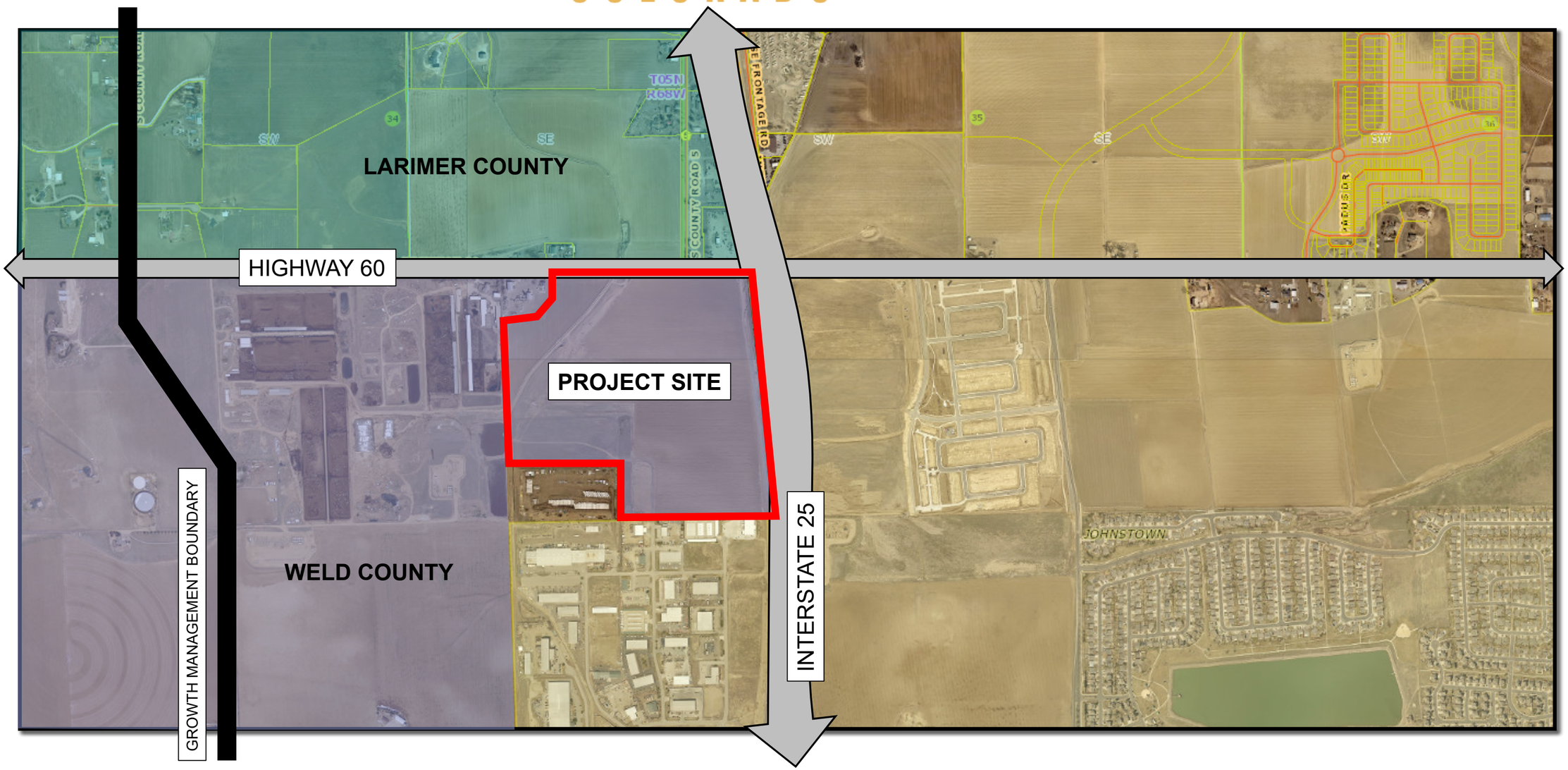
Johnstown
COLORADO

# J FARMS ANNEXATION
# CASE NO. ANX25-0002

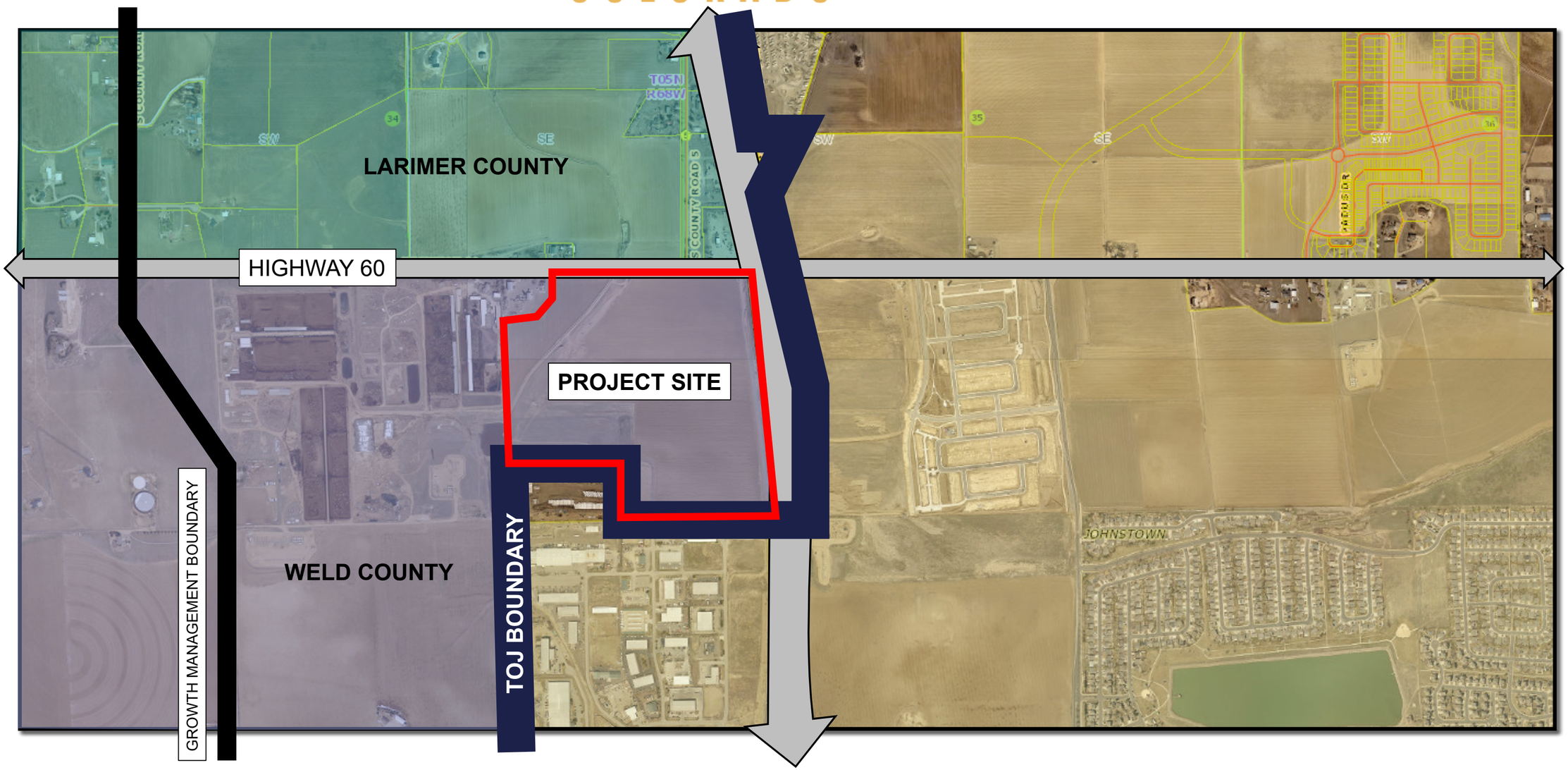
TOWN COUNCIL
DECEMBER 1, 2025

Johnstown COLORADO

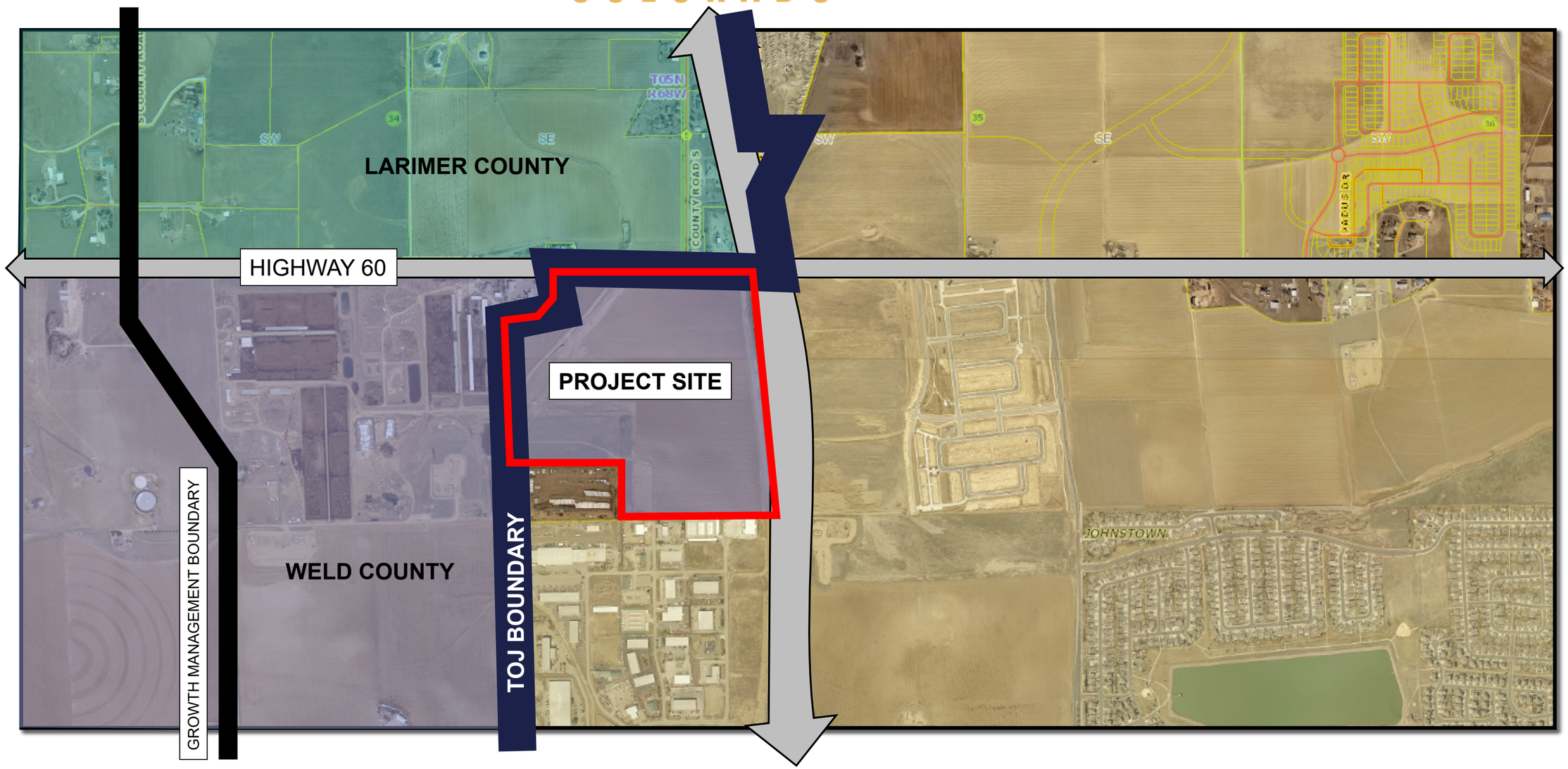
# VICINITY MAP



# EXISTING TOJ BOUNDARY

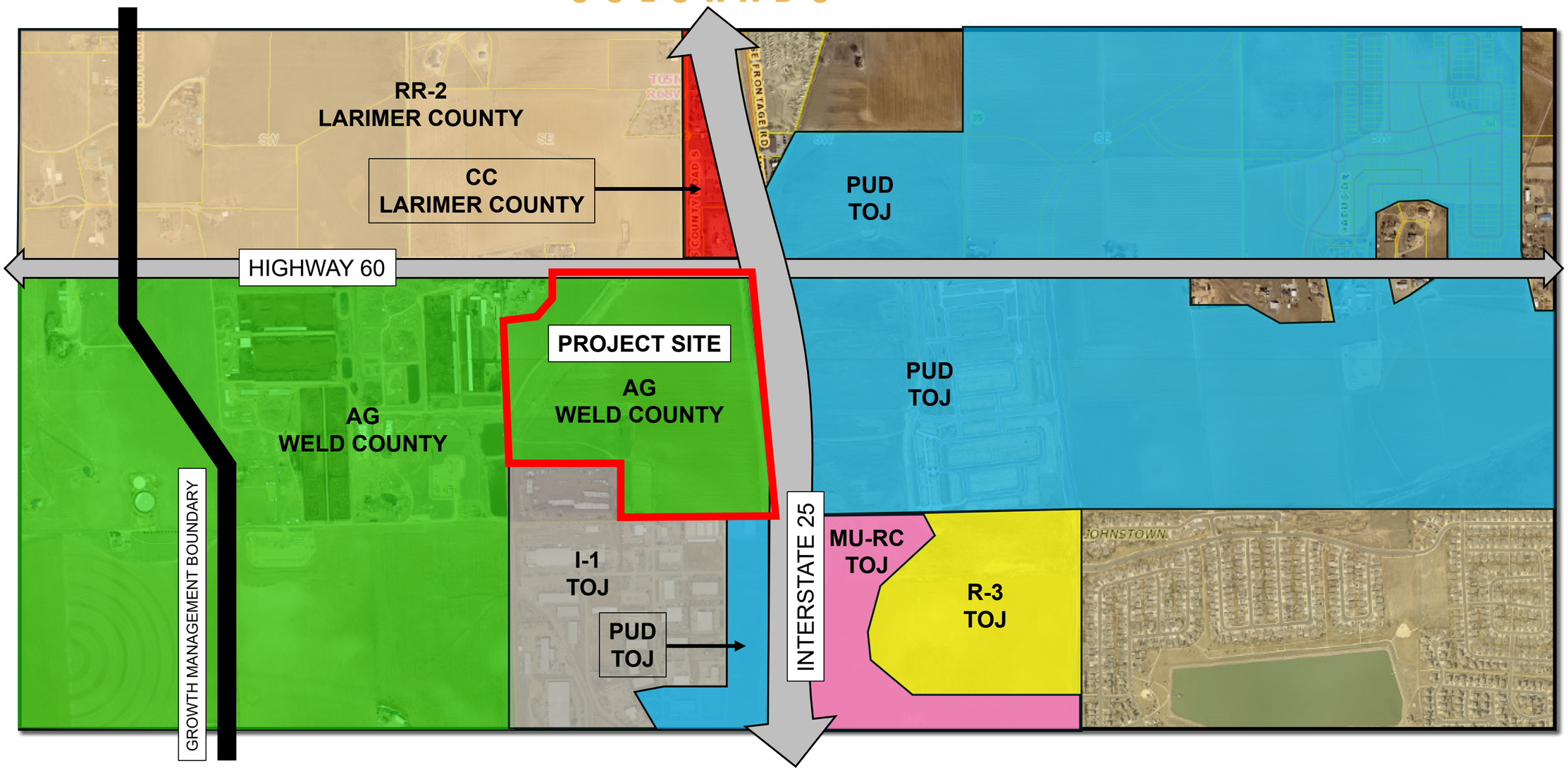


# PROPOSED TOJ BOUNDARY

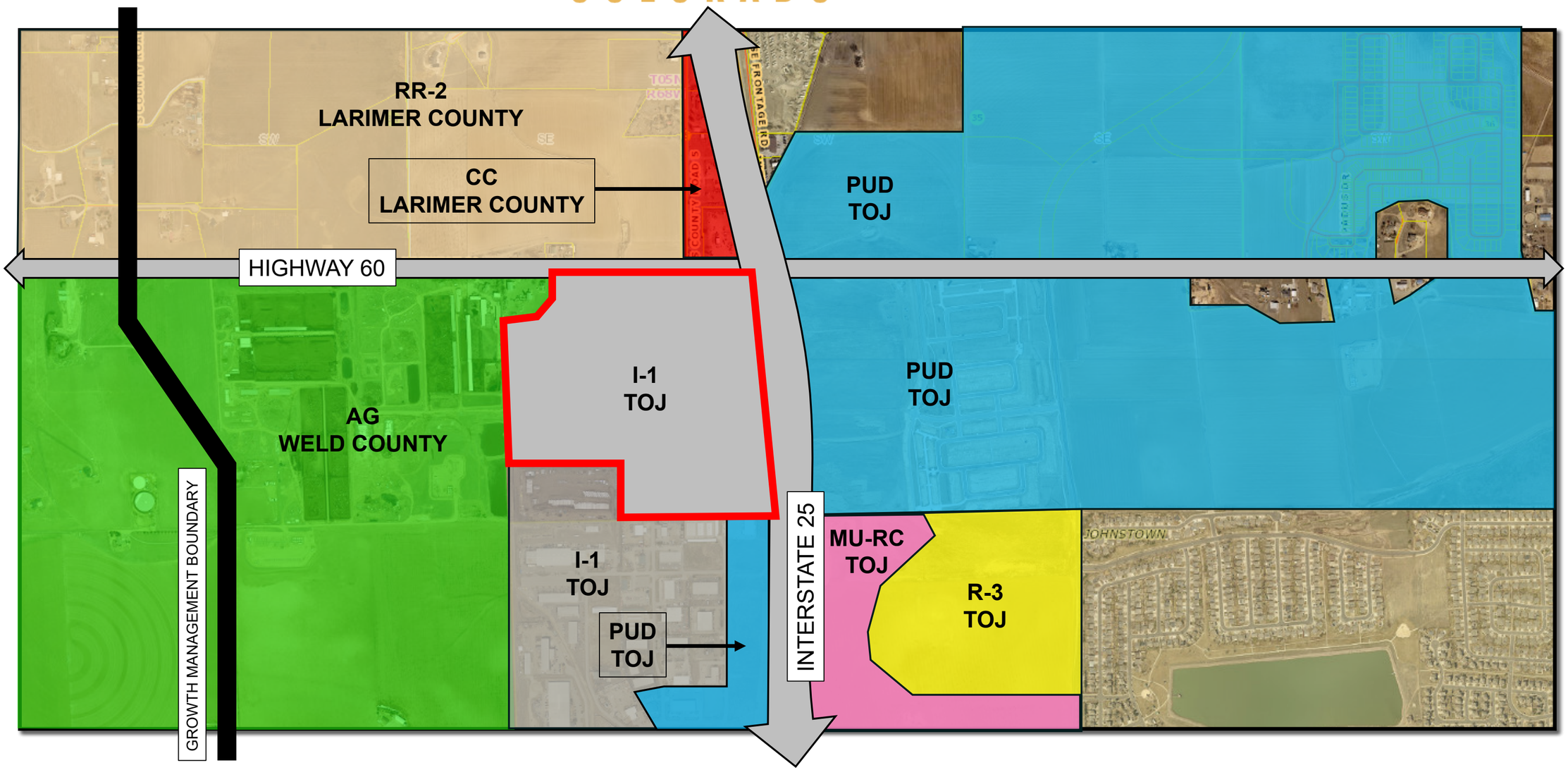


Johnstown COLORADO

# EXISTING ZONING



# PROPOSED ZONING



# RECOMMENDATION

Staff recommends that the Town Council approve:

Resolution 2025-38 – Findings of Fact for J-Farms Annexation
Ordinance 2025-382 – Approving J-Farms Annexation
Ordinance 2025-383 – Approving I-1 Zoning for J-Farms Annexation

450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

# Town Council Agenda Communication

**Agenda Date:** December 1, 2025

**Subject:** Ordinance 2025-282: Annexation of J Farms

**Attachments:**
1. Ordinance 2025-282
2. Application
3. Vicinity map
4. Annexation petition
5. Annexation map
6. Staff Presentation

**Presented by:** JT Stewart, Senior Planner

**Agenda Item Description:**

**Background and History:**
The applicant, J Farms LLC., requests annexation and I-1 (Industrial, Light) zoning for approximately 112 acres of land in Weld County. The property is located on the south side of Highway 60, immediately west of Interstate 25 (I-25).

The subject property is presently zoned AG (Agricultural) in unincorporated Weld County. There are no existing structures and the Harry Lateral Ditch bisects the property. The project is partially bordered by incorporated areas of Johnstown to the south. The land to the west is in unincorporated Weld County, the land to the north is in unincorporated Larimer County. The land to the east is I-25.

SURROUNDING ZONING & LAND USE
North (west of CR 5): RR2 (Rural Residential)-Larimer County-Agricultural and Residential Use
North (east of CR 5): CC (Commercial Corridor) – Larimer County – Commercial Use
South (west of Gateway Dr): I-1 (Industrial Light) -Town of Johnstown-Weld County- Light Industrial Use
South (east of Gateway Dr): PUD (Planned Unit Development)- Town of Johnstown- Weld County- Light Industrial Use
West: Agricultural and Rural Residential - Weld County.

PUBLIC NOTICE & AGENCY REFERRALS
Notice for the Planning & Zoning Commission hearing was republished in the local paper of widest circulation, the Johnstown Breeze, on Thursday, November 13, 2025. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the property in question.

PROJECT DESCRIPTION & ANALYSIS

Annexation: This annexation is being considered by the Town for the following reasons:

1. At least 1/6 of the area to be annexed for each individual annexation is contiguous to the Town of Johnstown boundary.
2. The property is located within the Town of Johnstown Growth Management Area.
3. The Town can provide water, sewer, and police services to the property.
4. The Town is authorized to annex the area without an election under Section 30(b) of Article II of the Colorado Constitution.

A resolution finding Substantial Conformance with C.R.S. requirements was passed by the Town Council on October 6, 2025, and set a public hearing for the annexation to be heard in front of the Town Council on December 1, 2025. The annexation map includes this parcel as well as the adjacent right-of-way for State Highway 60.

Zoning & Development Standards

The current zoning for the property is AG (Agricultural) in unincorporated Weld County. There is one Use by Special Review (USR) that was filed with Weld County on April 17, 2014, the annexation agreements specifically nullifies this URS to the agreement of Town and owner.

The applicant requests I-1 (Industrial, Light) zoning upon annexation. As described in the Town's adopted Land Use & Development Code (LUDC), the I-1 district provides primarily service, employment, manufacturing, and distribution uses at a scale, intensity and format that will not have significant impact on adjacent uses, and which can mix with supporting and compatible service and retail uses characteristic of mixed and flex business areas.

Table 4-2: Permitted Principal Land Uses, in the LUDC, identifies Light Manufacturing and Industrial Service as permitted uses in the I-1 zone. This application does not include the consideration or development of a specific industry; however, since it is expected that US Engineering will expand their existing service into this property, it is worth mentioning that the I-1 zone would support that.

The Future Land Use Map in the 2021 Johnstown Area Comprehensive Plan (Comp Plan) identifies the subject property as being either within the High Density/Intensity or Medium Density/Intensity land use area. As described in the Comp Plan, High Density/Intensity areas (HDI) will be generally characterized by a high percentage of nonresidential uses, with some residential possibly integrated into larger development areas. These HDI corridors and nodes will accommodate and experience larger volumes of traffic and be located along busy arterial and highway corridors, and especially at interchanges and intersections. These areas are intended to provide high-quality, high-visibility locations for retail, office, and employment activities, with some light industrial uses that can appropriately mitigate impacts and contribute to the employment base. Medium Density/Intensity (MDI) areas will be characterized by a more balanced, and wider-ranging mix of land uses and may occur along arterials and other major corridors and may serve as the next layer away from the HDI areas they may neighbor.

NEIGHBORHOOD MEETING

A neighborhood meeting regarding the proposed annexation occurred on November 5, 2025, at the YMCA on Parish Avenue. Two immediate landowners within 800 feet of the project attended the 1-hour meeting where the annexation applicant presented the project. Town of Johnstown staff were present.

COMPREHENSIVE PLAN ALIGNMENT

The Johnstown Comprehensive Plan (Comp Plan) creates a long-term vision for the development of the town. The Comp Plan identifies the Town's Growth Management Area (GMA), which includes incorporated lands within the current town limits, as well as certain unincorporated lands within Larimer and Weld counties. The GMA can be likened to a growth boundary, which represents the logical expansion of the town over time. The property which is the subject of this annexation is contiguous to lands within the corporate boundary of Johnstown and exists within the GMA. The Future Land Use Map identifies this area as a High Density/Intensity and Medium Density/Intensity area, which is consistent with the proposed I-1 (Industrial, Light) zoning. Staff finds that the proposed annexation represents a logical expansion of Johnstown's corporate boundary, in alignment with the goals and strategies of the Johnstown Comp Plan.

**Strategic Plan Alignment:**

Natural & Built Environment

1. *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*

**Legal Advice:**

The Town Attorney prepared the accompanying Ordinances, Resolutions, and Agreements for this annexation.

**Financial Advice:**

NA

**Recommended Action:**

Planning and Zoning Commission is hearing this on November 26, 2025 and Staff will relay their findings to Town Council.

---

**Suggested Motions:**

**For Approval:** I move to approve Ordinance No. 2025-282 approving annexation of approximately 113 acres, known as the J Farms Annexation on first reading.

**For Denial:** I move to deny Ordinance No. 2025-282 pursuant to the following findings...

**Reviewed and Approved for Presentation**

_____

Town Manager

**TOWN OF JOHNSTOWN, COLORADO**
**ORDINANCE NO. 2025-__**

**ANNEXING CERTAIN UNINCORPORATED LANDS LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, AND THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD AND LARIMER, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 113.330 ACRES AND KNOWN AS THE J FARMS ANNEXATION**

**WHEREAS,** the Town of Johnstown, Colorado ("Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

**WHEREAS,** the Town Council is vested with authority to administer the affairs of the Town; and

**WHEREAS,** by Resolution No. 2025-28, the Town Council found a petition for annexation of certain property situated in the Northeast Quarter of Section 3, Township 4 North, and the Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, Township 5 North, Range 68 West of the 6th P.M., County of Weld and Larimer, State of Colorado, consisting of approximately 113.330 acres, attached hereto and incorporated herein by this reference, known as the "J Farms Annexation," to be in substantial compliance with C.R.S. § 31-12-107(1); and

**WHEREAS,** after notice pursuant to C.R.S. § 31-12-108, on December 1, 2025, the Town Council held a public hearing concerning the proposed annexation to determine if the annexation complies with C.R.S. §§ 31-12-104 and 105; and

**WHEREAS,** the Town Council has determined that the requirements of C.R.S. §§ 31-12-104 and 105 have been met, that an election is not required and that no additional terms or conditions are to be imposed on the annexed area; and

**WHEREAS,** Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the preservation of the public health, safety and welfare and that this Ordinance is in the best interests of the citizens of the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

**Section 1.** The foregoing recitals are affirmed and incorporated herein.

**Section 2.** The annexation of certain unincorporated property situated in the Northeast Quarter of Section 3, Township 4 North, and the Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, Township 5 North, Range 68 West of the 6th P.M., County of Weld and Larimer, State of Colorado, consisting of approximately 113.330 acres, being more

particularly described on Exhibit A, attached hereto and incorporated herein by reference, be and the same is hereby approved and said unincorporated area is hereby incorporated and made a part of the Town of Johnstown, Colorado.

**Section 3.** That the annexation of such unincorporated area to the Town of Johnstown, Colorado shall be complete and effective on the effective date of this Ordinance, except for the purpose of general property taxes, and shall be effective as to general property taxes on and after the first day of January, 2026.

**Section 4.** That, within thirty (30) days of the effective date of this Ordinance, the Town Clerk be and is hereby authorized and directed to:

A. File one copy of the annexation map with the original of the annexation ordinance in the office of the Town Clerk; and
B. File three certified copies of the annexation ordinance and map of the area annexed containing a legal description of such area with the Weld County Clerk and Recorder and the Larimer County Clerk and Recorder.

**Section 5.** This Ordinance shall take effect as provided by State law.

**INTRODUCED AND APPROVED** on first reading by the Town Council of the Town of Johnstown, Colorado, this __ day of _____, 2025.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

**PASSED UPON FINAL APPROVAL AND ADOPTED** on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2025.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By:_____
Meghan Martinez, Town Clerk

By:_____
Michael P. Duncan, Mayor

**EXHIBIT A**

Property Description

# Town of Johnstown

Please circle **ALL** applicable portions that apply to your project.

## LAND USE APPLICATION

| | | | | | |
|---|---|---|---|---|---|
| **Project Name:** JFarms | | | | | |
| **Description:** 112 acres | | | | | |
| **General:** | Annexation | Zoning | Site Plan | Variance | USR (use by special review) |
| | Conditional Use | | | | |
| **PD/PUD:** | Outline Development | Preliminary Development | Final Development Plan | | Combined Prelim/Final Development Plan |
| **Subdivision:** | Replat | Preliminary Plat | Final Plat | Prelim/Final Plat | |
| **Amendment:** | LUDC | Future Land Use | Comprehensive Plan | | |
| **Floodplain:** | Development Permit | | C-LOMER Review | | |

**SITE INFORMATION**

| | |
|---|---|
| **Address:** | |
| **Applicant:** JFarms LLC | |
| **Email:** Troy.McWhinney@McWhinney.com | **Telephone:** 970 227 9269 |
| **Consultant/Representative:** Brett Bakersky | |
| **Email:** brettbakersky5@gmail.com | **Telephone:** 970 443 7069 |
| **Parcel Number(s):** 106103100031 | |

Consultant: Katy Thompson / Email: katy@schroyerresources.com

**Landowner Authorization: (REQUIRED)**

The undersigned (1) affirm ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as "applicant and/or representative" to represent me/us in ALL aspects of the land use process for the project being submitted with this application.

***Landowner(s):** Troy McWhinney ***Telephone:** 970 227 9269

**Signature of Landowner** **Signature of Landowner**

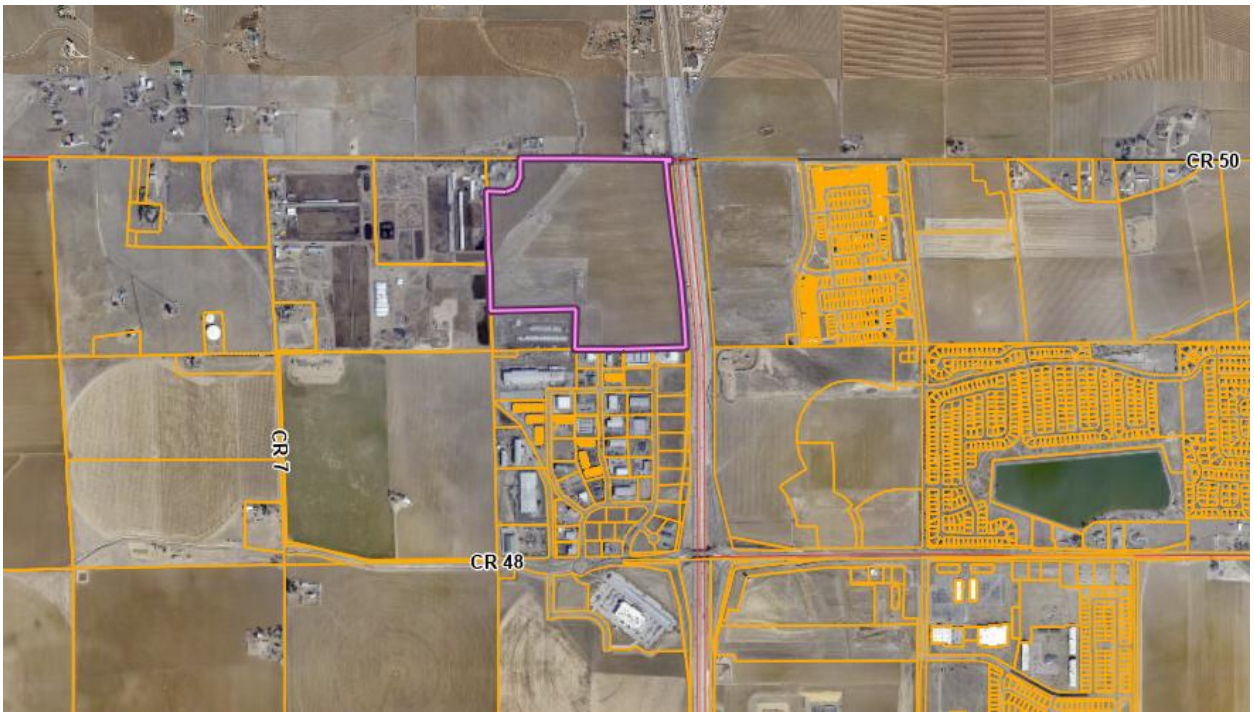
*Attach a statement of authority and certificate of good standing, if this application id a cooperation or other entity

*If your use is not stated please reach out to the planning department at planning@johnstownco.gov to receive further information

August 14, 2025

Town of Johnstown
450 S. Parish Avenue
Johnstown, Colorado 80534

**RE: J FARMS – VICINITY MAP**



PETITION FOR ANNEXATION
To the Town of Johnstown
(Weld County)

The undersigned, in accordance with Article 12, Chapter 31, CRS, as amended, hereby petition the Town Council of the Town of Johnstown, Colorado, for annexation to the Town of Johnstown the unincorporated territory more particularly described below, currently known as J Farms and in support of said Petition, your petitioners allege that:

(1) It is desirable and necessary that the following described territory be annexed to the Town of Johnstown, Colorado:

See Exhibit A attached hereto and made a part hereof.

(2) Not less than one-sixth (1/6) of the perimeter of that area proposed to be annexed is contiguous with the Town of Johnstown, Colorado.

(3) A community of interest exists between the territory proposed to be annexed and the Town of Johnstown, Colorado.

(4) The territory proposed to be annexed is urban or will be urbanized in the near future;

(5) The territory proposed to be annexed is integrated or is capable of being integrated with the Town of Johnstown, Colorado;

(6) The signatures of the Petition comprise one hundred percent (100%) of the landowners of the territory to be included in the area proposed to be annexed and said landowners attesting to the facts and agreeing to the conditions herein contained will negate the necessity of any annexation election;

(7) No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

(a) Is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way;

(b) Comprising twenty (20) acres or more and which, together with the building and improvements situated thereon has an assessed value in excess of Two Hundred Thousand Dollars ($200,000.00) for ad valorem tax purposes to be annexed without the written consent of the landowner or landowners.

(8) No part of the area proposed to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will take place;

(9) The area proposed to be annexed comprises more than ten acres and an impact report as provided in Section 31-12-105.5, CRS, as amended, is required.

(10) The area proposed to be annexed is located within Thompson School District R2-J, Weld County, Berthoud Fire Protection District, High Plains Library District, Northern Colorado Water Conservancy District, Little Thompson Water District, Larimer Conservation District, and no others;

(11) The mailing address of each signer, the legal description of the land owned by each signer and the date of signing of each signature are all shown on this Petition;

(12) Accompanying this Petition are five (5) prints of the area proposed to be following information:

(a) A written legal description of the boundaries of the area proposed to be annexed;

(b) A map showing the boundary of the area proposed to be annexed, such map prepared and containing the seal of a registered engineer or land surveyor;

(c) Within the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area is to be platted at the time of the effectiveness of the annexation (as opposed to after such effectiveness), then the boundaries and the plat number of plots or of lots and blocks are shown;

(d) Next to the boundary of the area proposed to be annexed is drawn the contiguous boundary of the Town of Johnstown, and the contiguous boundary of any other municipality abutting the area proposed to be annexed;

(e) The dimensions of the contiguous boundaries are shown on the map.

(13) The territory to be annexed is not presently a part of any incorporated city, city and county, or town;

(14) The undersigned agree that the following conditions, which shall be covenants running with the land, will be mutually agreed upon, conditioned in an Annexation Agreement and if applicable, appear on the annexation map:

(a) Water right dedication.

(b) Drainage plan and improvements and payment of a unit drainage fee.

(c) Waiving of any and all "vested rights" previously created pursuant to Section 24-68-103, CRS.

(d) Other additional conditions as mutually agreed upon.

(15) Petitioner represents that: (Check one)

__X__ No part of the property to be annexed is included within any site-specific development plan approved by Weld, Colorado.

_____ A site-specific development plan has been approved by Weld County, Colorado, which has created a vested right.

(16) Submitted with this Petition is the required $_____.00 for publication costs.

EXECUTED this 7 day of August, 2025.

By: _____

Name: Troy McKinney

Title: Manager

Name of Annexation: J Farms Annexation

STATE OF COLORADO )

)ss

COUNTY OF Larimer )

Subscribed and sworn to before me this 7th day of August, 2025, by Troy McWhinney as Manager of JFARMS LLC on behalf of JFARMS LLC.

WITNESS my hand and official seal.

My commission expires: April 10th, 2029

HANNAH KVIDERA
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20254013730
MY COMMISSION EXPIRES APR 10, 2029

Notary Public

## AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, who being first duly sworn upon oath, deposes and says:

That (he or she) was the circulator of the foregoing Petition for Annexation of lands to the Town of Johnstown, Colorado, consisting of 8 pages, including this page and that each signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.

Circulator

STATE OF COLORADO )
)ss
COUNTY OF Larimer )

Subscribed and sworn to before me this 7th day of August, 2025, by Brett Bakersky as manager of LB2Investments LLC on behalf of JFABMS LLC.

WITNESS my hand and official seal.

My commission expires: April 10th, 2029

HANNAH KVIDERA
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20254013730
MY COMMISSION EXPIRES APR 10, 2029

Notary Public

# EXHIBIT A

Property Description

A parcel of land, being part of Lot B, Recorded Exemption No. 1061-03-1 RECX15-0131, as recorded December 17, 2015 as Reception No. 4165964 of the Records of the Weld County Clerk and Recorder (WCCR), a portion of Interstate 25 as dedicated in the Special Warranty Deed recorded April 27, 2022 as Reception No. 4822378 of the WCCR and a portion of the Right of Way (ROW) of State Highway 60,situate in the Northeast Quarter (NE1/4) of Section Three (3), Township Four North (T.4N.), and the Southeast Quarter (SE1/4) of Section Thirty-four (34), and the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer and Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 3 and assuming the North line of said NE1/4 as bearing North 89°49'34" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2558.39 feet, being monumented by a #6 rebar with 2" aluminum cap stamped LS 30462 at both ends and with all other bearings contained herein relative thereto;

THENCE North 89°49'34" East, along said North line, a distance of 429.73 feet to the Northwest corner of said Lot B and to the POINT OF BEGINNING;
THENCE North 00°40'56" East, along a continuation of the West line of Lot B, a distance of 30.01 feet to the North ROW of State Highway 60.
THENCE North 89°49'34" East a distance of 1874.90 feet to the Westerly line of Johnson's Corner Annexation No. One as recorded March 14, 2000 as Reception No. 2000016636 of the Larimer County Clerk & Recorder (LCCR) and to the East line of said Reception No. 4822378;
Thence along the West lines of said Reception No. 2000016636, the following two courses:
THENCE South 06°09'20" East a distance of 2113.81 feet to a Point of Curvature (PC);
THENCE along the arc of a curve concave to the West a distance of 273.73 feet, having a Radius of 5580.00 feet, a Delta of 02°48'39" and is subtended by a Chord that bears South 04°45'01" East a distance of 273.71 feet to the North line of the Amended Map of Saffell Annexation No. Two as recorded July 9, 1996 as Reception No. 2500170 of the WCCR;
THENCE South 88°53'20" West, along said North line, and along a line non-tangent to aforesaid course, a distance of 1435.96 feet to the East line of the US Engineering Annexation as recorded March 20, 2019 as Reception No. 4474543 of the WCCR;
Thence along the East and North lines of said US Engineering Annexation the following two courses:
THENCE North 00°00'43" East a distance of 501.23 feet;
THENCE South 88°53'20" West a distance of 1052.09 feet;
THENCE North 02°01'52" West a distance of 1475.99 feet;
THENCE South 89°37'04" East a distance of 236.81 feet;
THENCE North 69°48'06" East a distance of 126.43 feet;
THENCE North 23°33'46" East a distance of 142.37 feet;
THENCE North 00°40'56" East a distance of 238.10 feet to the POINT OF BEGINNING.

Said parcel contains 5,030,846 Square Feet or 115.492 Acres more or less by this survey.

**Mailing Address:**

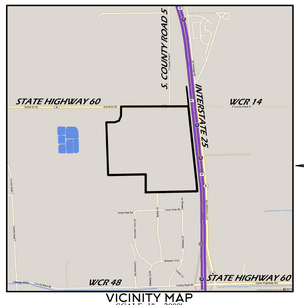
J Farms LLC
Attention: Troy McWhinney
2725 Rocky Mountain Ave Ste 200
Loveland, CO 80538

# J FARMS ANNEXATION

## TO THE TOWN OF JOHNSTOWN, COLORADO

### Situate in the Northeast Quarter of Section 3, Township 4 North, and the Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, Township 5 North, Range 68 West of the 6th P.M. County of Weld and Larimer, State of Colorado

### 115.492 acres




VICINITY MAP
SCALE: 1" = 2000'

N

PROPERTY DESCRIPTION

A parcel of land, being part of Lot B, Recorded Exemption No. 1061-03-1 RECX15-0131, as recorded December 17, 2015 as Reception No. 4165964 of the Records of the Weld County Clerk and Recorder (WCCR), a portion of Interstate 25 as dedicated in the Special Warranty Deed recorded April 27, 2022 as Reception No. 4822378 of the WCCR and a portion of the Right of Way (ROW) of State Highway 60,situate in the Northeast Quarter (NE1/4) of Section Three (3), Township Four North (T.4N.), and the Southeast Quarter (SE1/4) of Section Thirty-four (34), and the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer and Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 3 and assuming the North line of said NE1/4 as bearing North 89°49'34" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2558.39 feet, being monumented by a #6 rebar with 2" aluminum cap stamped LS 30462 at both ends and with all other bearings contained herein relative thereto;

THENCE North 89°49'34" East, along said North line, a distance of 429.73 feet to the Northwest corner of said Lot B and to the POINT OF BEGINNING;
THENCE North 00°40'56" East, along a continuation of the West line of Lot B, a distance of 30.01 feet to the North ROW of State Highway 60.
THENCE North 89°49'34" East a distance of 1874.90 feet to the Westerly line of Johnson's Corner Annexation No. One as recorded March 14, 2000 as Reception No. 2000016636 of the Larimer County Clerk & Recorder (LCCR) and to the East line of said Reception No. 4822378;
Thence along the West lines of said Reception No. 2000016636, the following two courses:
THENCE South 06°09'20" East a distance of 2113.81 feet to a Point of Curvature (PC);
THENCE along the arc of a curve concave to the West a distance of 273.73 feet, having a Radius of 5580.00 feet, a Delta of 02°48'39" and is subtended by a Chord that bears South 04°45'01" East a distance of 273.71 feet to the North line of the Amended Map of Saffell Annexation No. Two as recorded July 9, 1996 as Reception No. 2500170 of the WCCR;
THENCE South 88°53'20" West, along said North line, and along a line non-tangent to aforesaid course, a distance of 1435.96 feet to the East line of the US Engineering Annexation as recorded March 20, 2019 as Reception No. 4474543 of the WCCR;
Thence along the East and North lines of said US Engineering Annexation the following two courses:
THENCE North 00°00'43" East a distance of 501.23 feet;
THENCE South 88°53'20" West a distance of 1052.09 feet;
THENCE North 02°01'52" West a distance of 1475.99 feet;
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THENCE North 23°33'46" East a distance of 142.37 feet;
THENCE North 00°40'56" East a distance of 238.10 feet to the POINT OF BEGINNING.

Said parcel contains 5,030,846 Square Feet or 115.492 Acres more or less by this survey.

OWNER: ENTITY

By:_____ As:_____

Witness my hand and seal this _____ day of _____, 20 ___.

NOTARIAL CERTIFICATE

STATE OF COLORADO )
ss
COUNTY OF LARIMER )
The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20___.
Witness my Hand and Official Seal.
My commission expires: _____.

LIENHOLDERS

By:_____ As:_____

Witness my hand and seal this _____ day of _____, 20 ___.

NOTARIAL CERTIFICATE

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ss
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SURVEYOR'S CERTIFICATE

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Annexation Map is an accurate representation of the property to the best of my knowledge, information, belief, and in my professional opinion. I further state that this certificate does not extend to any unnamed parties or the successors and/or assigns.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

## LEGEND

- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 32444
- OHE — OVERHEAD ELECTRIC
- FLOWLINE
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- TOWN LIMITS

PLANNING AND ZONING APPROVAL

This Map to be known as J FARMS ANNEXATION was recommended to the Town Council for approval by action of the Planning and Zoning Commission of the Town of Johnstown, Colorado at the regular meeting held on the _____ day of _____, _____.

_____
Planning Commission Chairperson

TOWN COUNCIL APPROVAL

This Map to be known as J FARMS ANNEXATION is approved and accepted to the Town of Johnstown, Colorado by Ordinance Number _____, passed and adopted on final reading at a regular meeting of the Town Council of the Town of Johnstown, Colorado held on the _____ day of _____, 20___.

_____
Mayor

Attest:_____
Town Clerk

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the NE Quarter of Section 3, Township 4 North, Range 68 West of the 6th P.M., monumented as shown on this plat, as bearing North 89°49'34" East, a distance of 2558.39 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

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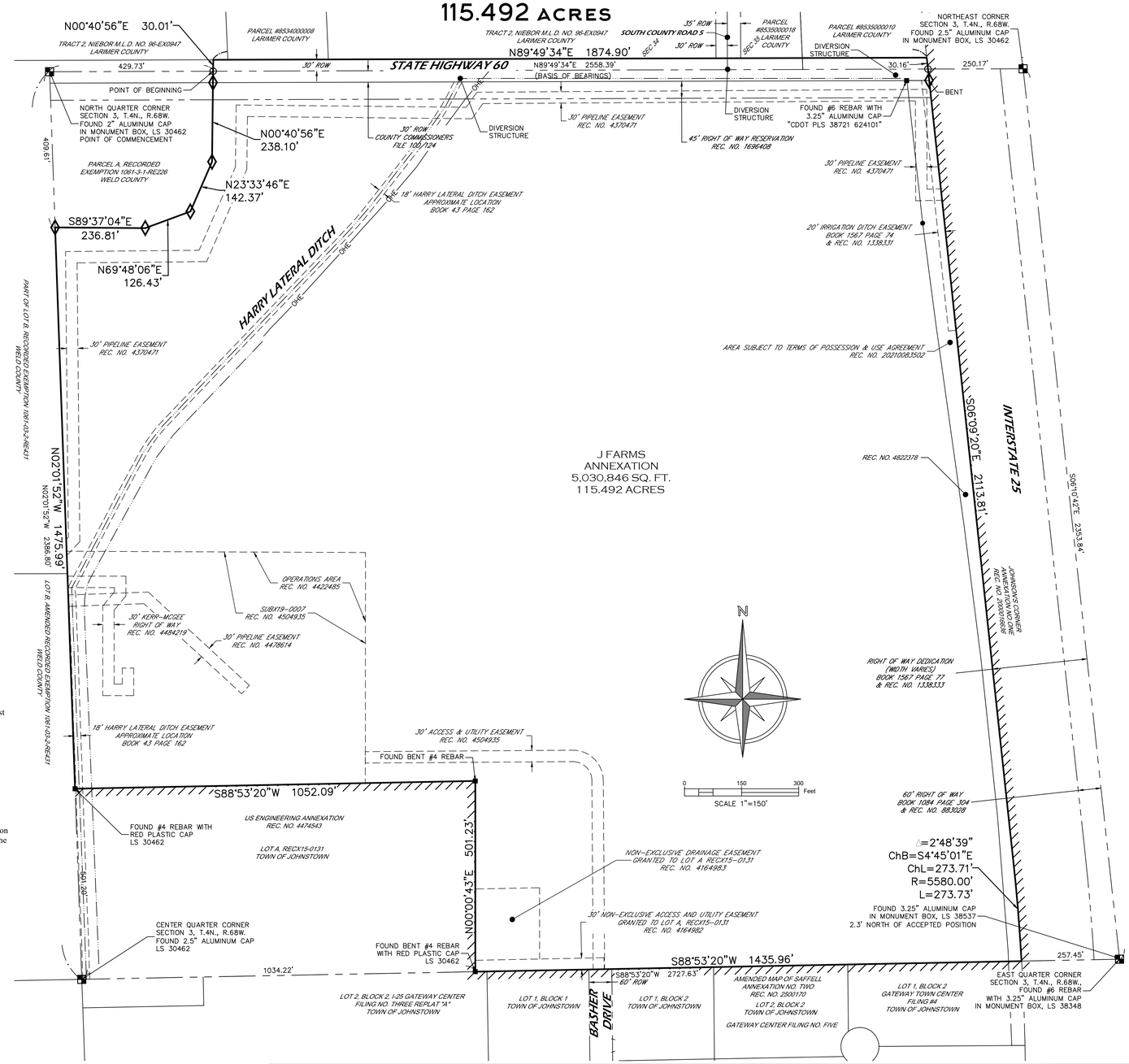
TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 100-00504980-201-TH7, Amendment No. 2, dated April 10, 2025, as prepared by Fidelity National Title to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

ANNEXATION TABLE

TOTAL BOUNDARY: 9,501.43 L.F.
CONTIGUOUS BOUNDARY: 5,376.82 L.F.
1/6 OF TOTAL BOUNDARY 1,583.57 L.F.
RATIO 1: 1.77




MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

| PROJECT NO: 2025055 | PROJECT NAME: J FARMS | REVISIONS: | DATE: |
|---|---|---|---|
| DATE: 7-31-2025 | CLIENT: SCHROYER | REDLINES | 10-20-25 |
| DRAWN BY: SIP | FILE NAME: 2025055ANNEX | | |
| CHECKED BY: SIP | SCALE: 1" = 50' | | |

1
SHEET 1 OF 1

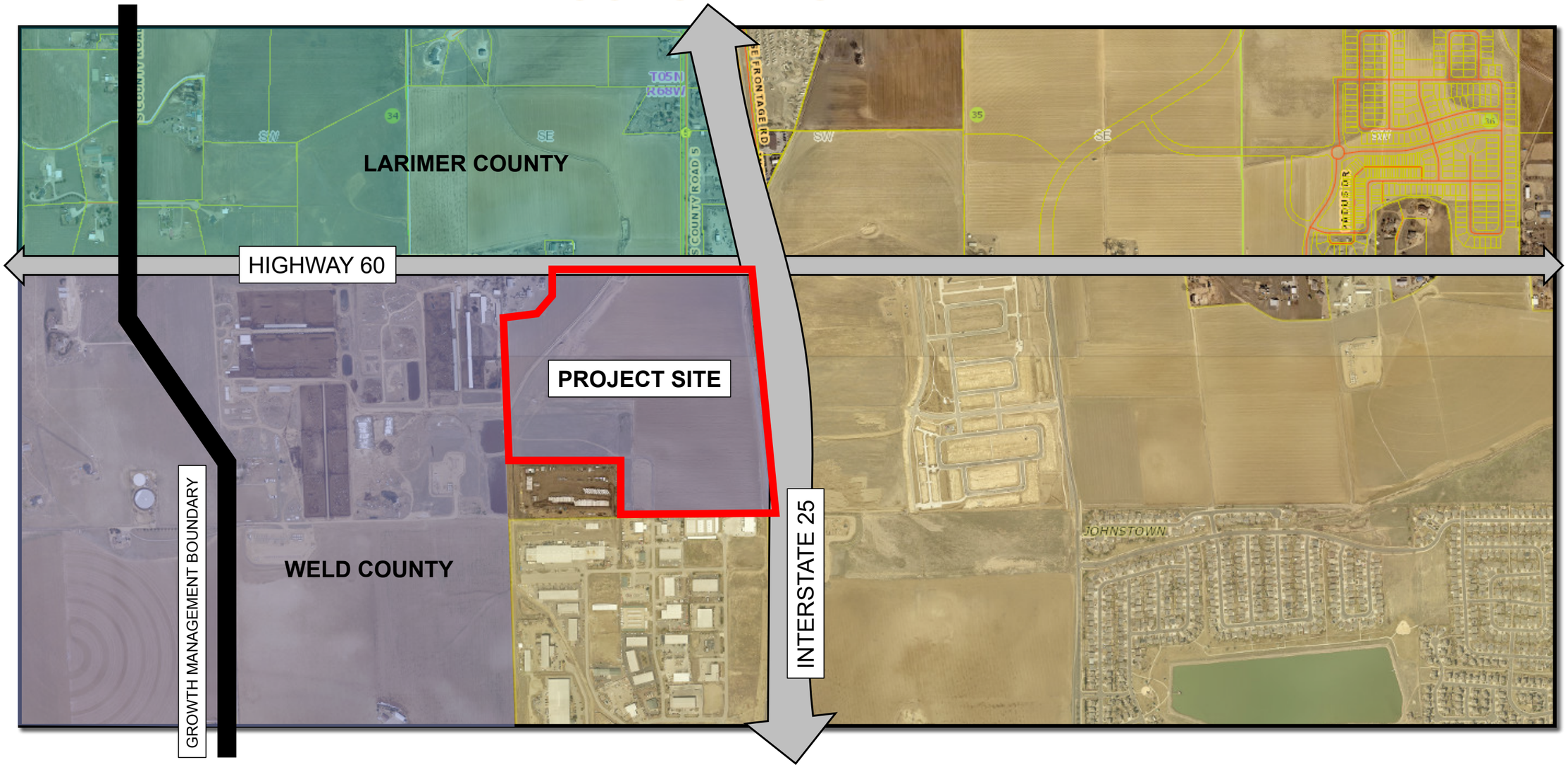
Johnstown
COLORADO

# J FARMS ANNEXATION
# CASE NO. ANX25-0002

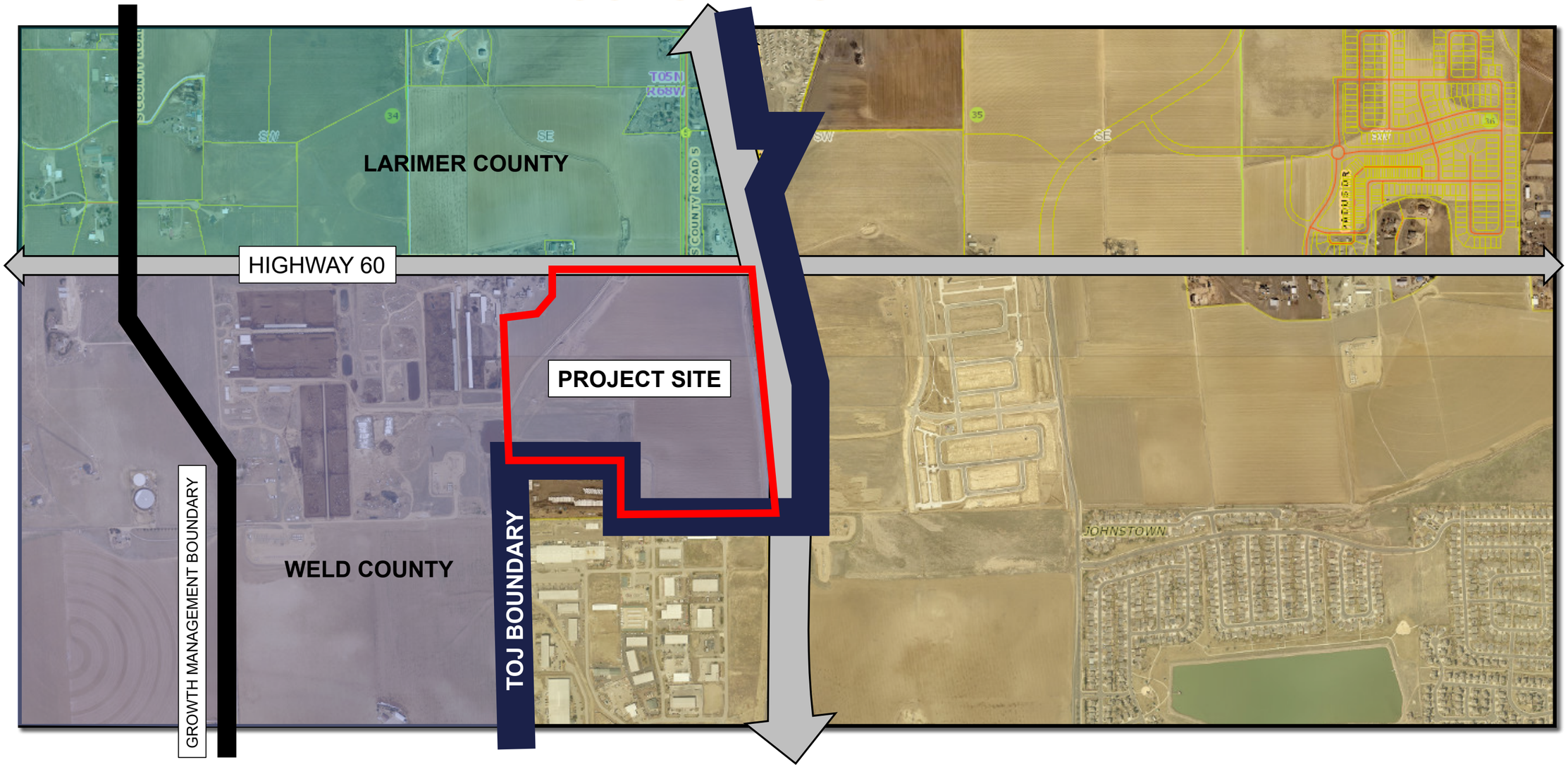
TOWN COUNCIL
DECEMBER 1, 2025

Johnstown COLORADO

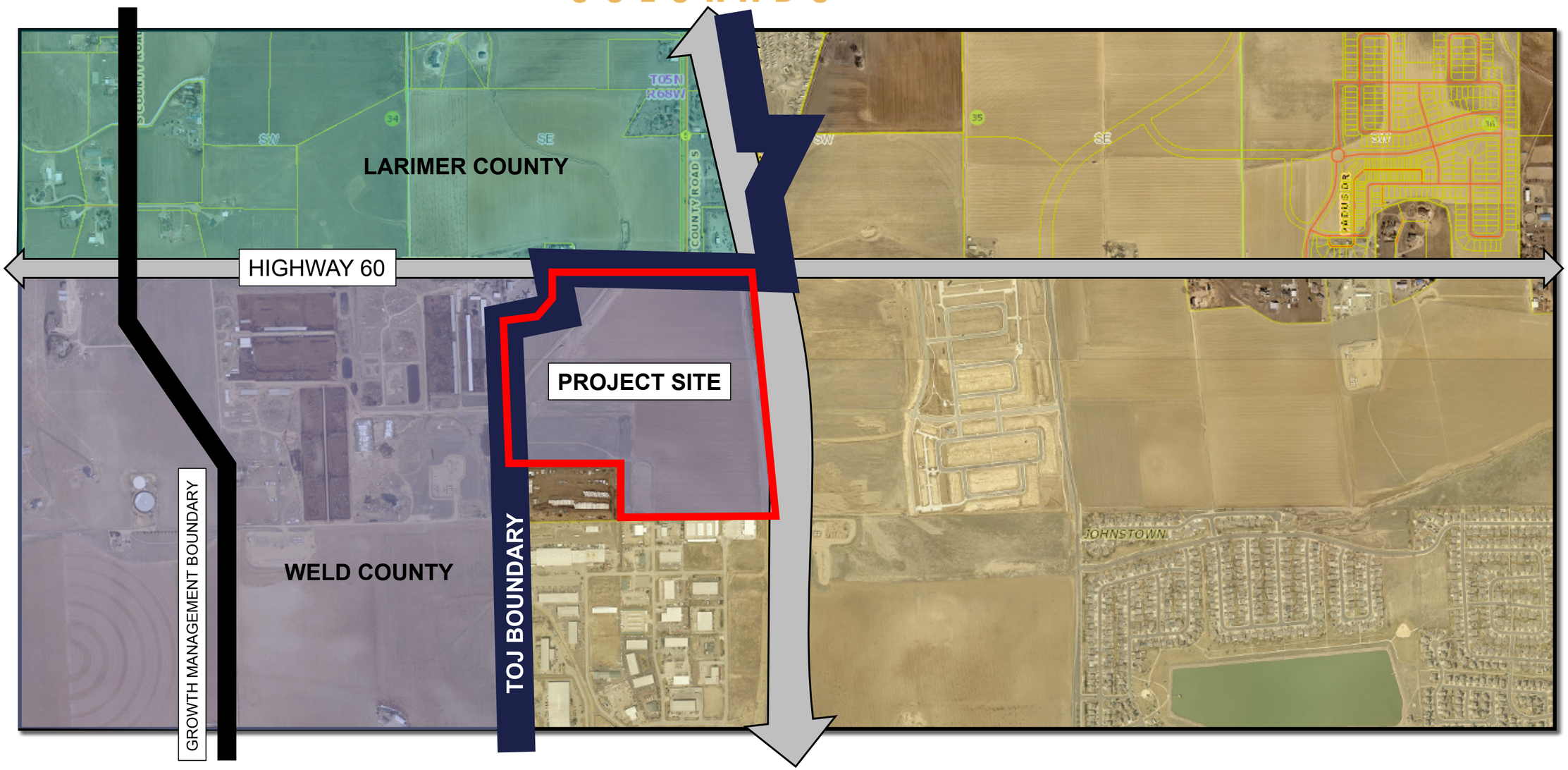
# VICINITY MAP



# EXISTING TOJ BOUNDARY

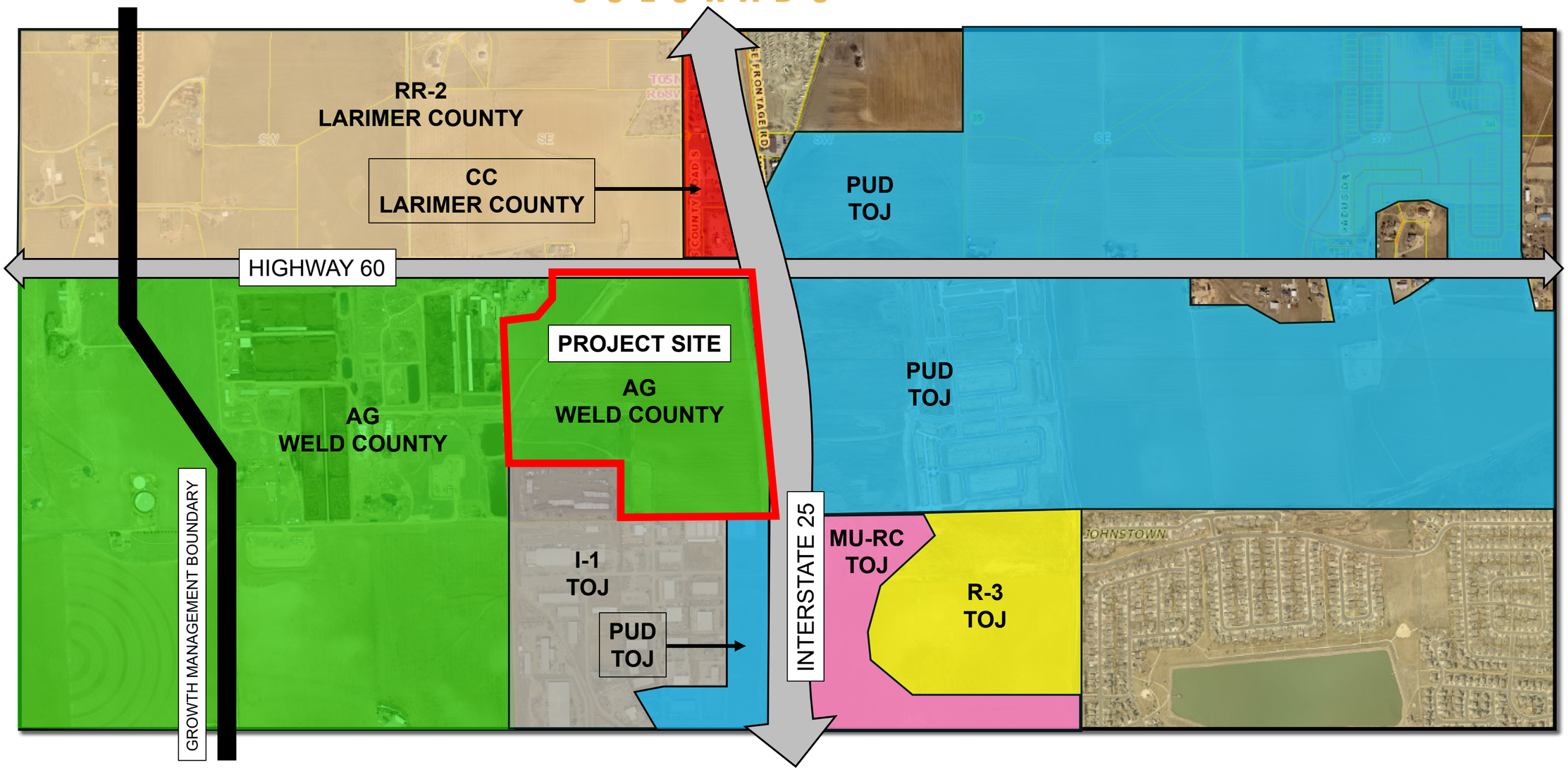


# PROPOSED TOJ BOUNDARY

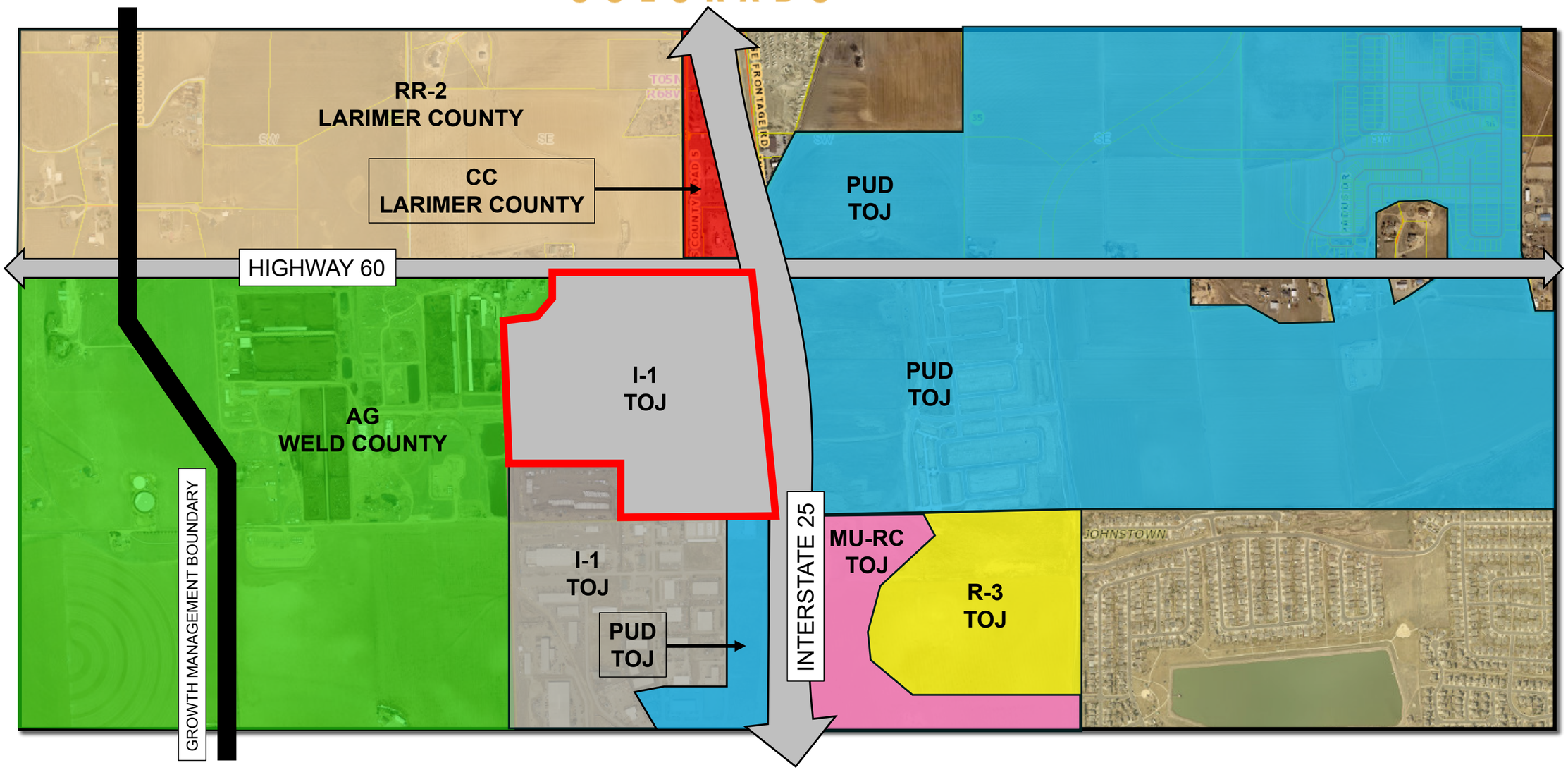


Johnstown COLORADO

# EXISTING ZONING



# PROPOSED ZONING



# RECOMMENDATION

Staff recommends that the Town Council approve:

Resolution 2025-38 – Findings of Fact for J-Farms Annexation
Ordinance 2025-382 – Approving J-Farms Annexation
Ordinance 2025-383 – Approving I-1 Zoning for J-Farms Annexation

450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

# Town Council Agenda Communication

**Agenda Date:** December 1, 2025

**Subject:** Ordinance 2025-283: J Farms Annexation Zoning

**Attachments:**
1. Ordinance 2025-283 J Farms Zoning
2. Application
3. Vicinity map
4. Zoning map
5. Staff Presentation

**Presented by:** JT Stewart, Senior Planner

**Agenda Item Description:**

**Background and History:**
The applicant, J Farms LLC., requests annexation and I-1 (Industrial, Light) zoning for approximately 112 acres of land in Weld County. The property is located on the south side of Highway 60, immediately west of Interstate 25 (I-25).

The subject property is presently zoned AG (Agricultural) in unincorporated Weld County. There are no existing structures and the Harry Lateral Ditch bisects the property. The project is partially bordered by incorporated areas of Johnstown to the south. The land to the west is in unincorporated Weld County, the land to the north is in unincorporated Larimer County. The land to the east is I-25.

SURROUNDING ZONING & LAND USE
North (west of CR 5): RR2 (Rural Residential)-Larimer County-Agricultural and Residential Use
North (east of CR 5): CC (Commercial Corridor) – Larimer County – Commercial Use
South (west of Gateway Dr): I-1 (Industrial Light) -Town of Johnstown-Weld County- Light Industrial Use
South (east of Gateway Dr): PUD (Planned Unit Development)- Town of Johnstown- Weld County- Light Industrial Use
West: Agricultural and Rural Residential - Weld County.

PUBLIC NOTICE & AGENCY REFERRALS
Notice for the Planning & Zoning Commission hearing was republished in the local paper of widest circulation, the Johnstown Breeze, on Thursday, November 13, 2025. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the property in question.

PROJECT DESCRIPTION & ANALYSIS

Annexation: This annexation is being considered by the Town for the following reasons:

1. At least 1/6 of the area to be annexed for each individual annexation is contiguous to the Town of Johnstown boundary.
2. The property is located within the Town of Johnstown Growth Management Area.
3. The Town can provide water, sewer, and police services to the property.
4. The Town is authorized to annex the area without an election under Section 30(b) of Article II of the Colorado Constitution.

A resolution finding Substantial Conformance with C.R.S. requirements was passed by the Town Council on October 6, 2025, and set a public hearing for the annexation to be heard in front of the Town Council on December 1, 2025. The annexation map includes this parcel as well as the adjacent right-of-way for State Highway 60.

Zoning & Development Standards

The current zoning for the property is AG (Agricultural) in unincorporated Weld County. There is one Use by Special Review (USR) that was filed with Weld County on April 17, 2014, the annexation agreements specifically nullifies this URS to the agreement of Town and owner.

The applicant requests I-1 (Industrial, Light) zoning upon annexation. As described in the Town's adopted Land Use & Development Code (LUDC), the I-1 district provides primarily service, employment, manufacturing, and distribution uses at a scale, intensity and format that will not have significant impact on adjacent uses, and which can mix with supporting and compatible service and retail uses characteristic of mixed and flex business areas.

Table 4-2: Permitted Principal Land Uses, in the LUDC, identifies Light Manufacturing and Industrial Service as permitted uses in the I-1 zone. This application does not include the consideration or development of a specific industry; however, since it is expected that US Engineering will expand their existing service into this property, it is worth mentioning that the I-1 zone would support that.

The Future Land Use Map in the 2021 Johnstown Area Comprehensive Plan (Comp Plan) identifies the subject property as being either within the High Density/Intensity or Medium Density/Intensity land use area. As described in the Comp Plan, High Density/Intensity areas (HDI) will be generally characterized by a high percentage of nonresidential uses, with some residential possibly integrated into larger development areas. These HDI corridors and nodes will accommodate and experience larger volumes of traffic and be located along busy arterial and highway corridors, and especially at interchanges and intersections. These areas are intended to provide high-quality, high-visibility locations for retail, office, and employment activities, with some light industrial uses that can appropriately mitigate impacts and contribute to the employment base. Medium Density/Intensity (MDI) areas will be characterized by a more balanced, and wider-ranging mix of land uses and may occur along arterials and other major corridors and may serve as the next layer away from the HDI areas they may neighbor.

NEIGHBORHOOD MEETING

A neighborhood meeting regarding the proposed annexation occurred on November 5, 2025, at the YMCA on Parish Avenue. Two immediate landowners within 800 feet of the project attended the 1-hour meeting where the annexation applicant presented the project. Town of Johnstown staff were present.

COMPREHENSIVE PLAN ALIGNMENT

The Johnstown Comprehensive Plan (Comp Plan) creates a long-term vision for the development of

the town. The Comp Plan identifies the Town's Growth Management Area (GMA), which includes incorporated lands within the current town limits, as well as certain unincorporated lands within Larimer and Weld counties. The GMA can be likened to a growth boundary, which represents the logical expansion of the town over time. The property which is the subject of this annexation is contiguous to lands within the corporate boundary of Johnstown and exists within the GMA. The Future Land Use Map identifies this area as a High Density/Intensity and Medium Density/Intensity area, which is consistent with the proposed I-1 (Industrial, Light) zoning. Staff finds that the proposed annexation represents a logical expansion of Johnstown's corporate boundary, in alignment with the goals and strategies of the Johnstown Comp Plan.

**Strategic Plan Alignment:**

Natural & Built Environment

1. *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*

**Legal Advice:**

The Town Attorney prepared the accompanying Ordinances, Resolutions, and Agreements for this annexation.

**Financial Advice:**

NA

**Recommended Action:**

Planning and Zoning Commission is hearing this on November 26, 2025 and Staff will relay their findings to Town Council.

---

**Suggested Motions:**

**For Approval:** I move to approve Ordinance No. 2025-283 approving I-1 zoning for the property known as the J Farms Annexation on first reading.

**For Denial:** I move to deny Ordinance No. 2025-283, pursuant to the following findings...

**Reviewed and Approved for Presentation**

Town Manager

**TOWN OF JOHNSTOWN, COLORADO**
**ORDINANCE NO. 2025-__**

**APPROVAL OF LIGHT INDUSTRIAL (I-1) ZONING OF THE PROPERTY KNOWN AS THE J FARMS ANNEXATION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, AND THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD AND LARIMER, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 113.330 ACRES**

**WHEREAS,** the Town of Johnstown, Colorado ("Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

**WHEREAS,** the Town Council is vested with authority to administer the affairs of the Town; and

**WHEREAS,** the Town Council approved annexation of certain property situated in the Northeast Quarter of Section 3, Township 4 North, and the Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, Township 5 North, Range 68 West of the 6th P.M., County of Weld and Larimer, State of Colorado, consisting of approximately 113.330 acres, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference, known as the J Farms Annexation ("Property"); and

**WHEREAS,** the property owner, J Farms, LLC, a Colorado limited liability company, applied for Light Industrial (I-1) zoning of the Property in conjunction with annexation; and

**WHEREAS,** pursuant to state law, upon annexation, the Town Council must zone the Property within ninety (90) days; and

**WHEREAS,** the Town's Planning and Zoning Commission held a hearing and recommended approval of Light Industrial (I-1) for the Property;

**WHEREAS,** on December 1, 2025, the Town Council held a public hearing to determine appropriate zoning for the Property and, based upon the recommendation of the Planning and Zoning Commission and the evidence received at the hearing, finds that the requested zoning of the Property to Light Industrial (I-1) conforms to the Town's Comprehensive Plan; and

**WHEREAS,** Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the preservation of the public health, safety and welfare and that this Ordinance is in the best interests of the citizens of the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

**Section 1.** Recitals. The foregoing recitals are affirmed and incorporated herein.

**Section 2.** Zoning Approval. Zoning of the Property known as the J Farms Annexation and more particularly described on Exhibit A, attached hereto and incorporated herein by reference, shall hereby be designated as Light Industrial (I-1).

**Section 3.** Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado ("Charter") and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk and by the Certificate of Publication. This Ordinance shall become effective upon the later of the following: (i) final passage as provided by the Charter or (ii) the effective date of the annexation of the Property. At such time, the Town Clerk is directed to record this Ordinance with the real estate records of the Weld County Clerk and Recorder and the Larimer County Clerk and Recorder. Copies of the entire Ordinance are available at the office of the Town Clerk.

**INTRODUCED AND APPROVED** on first reading by the Town Council of the Town of Johnstown, Colorado, this __ day of _____, 2025.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

**PASSED UPON FINAL APPROVAL AND ADOPTED** on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2025.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By:_____
Meghan Martinez, Town Clerk

By:_____
Michael P. Duncan, Mayor

**EXHIBIT A**

Property Description

# Town of Johnstown

Please circle **ALL** applicable portions that apply to your project.

## LAND USE APPLICATION

| | | | | | |
|---|---|---|---|---|---|
| **Project Name:** | JFarms | | | | |
| **Description:** | 112 acres | | | | |
| **General:** | Annexation | Zoning | Site Plan | Variance | USR (use by special review) |
| | Conditional Use | | | | |
| **PD/PUD:** | Outline Development | Preliminary Development | Final Development Plan | | Combined Prelim/Final Development Plan |
| **Subdivision:** | Replat | Preliminary Plat | Final Plat | Prelim/Final Plat | |
| **Amendment:** | LUDC | Future Land Use | Comprehensive Plan | | |
| **Floodplain:** | Development Permit | | C-LOMER Review | | |

**SITE INFORMATION**

| | |
|---|---|
| **Address:** | |
| **Applicant:** JFarms LLC | |
| **Email:** Troy.McWhinney@McWhinney.com | **Telephone:** 970 227 9269 |
| **Consultant/Representative:** Brett Bakersky | |
| **Email:** brettbakersky5@gmail.com | **Telephone:** 970 443 7069 |
| **Parcel Number(s):** 106103100031 | |

Consultant: Katy Thompson / Email: katy@schroyerresources.com

**Landowner Authorization: (REQUIRED)**

The undersigned (1) affirm ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as "applicant and/or representative" to represent me/us in ALL aspects of the land use process for the project being submitted with this application.

***Landowner(s):** Troy McWhinney ***Telephone:** 970 227 9269

**Signature of Landowner** **Signature of Landowner**

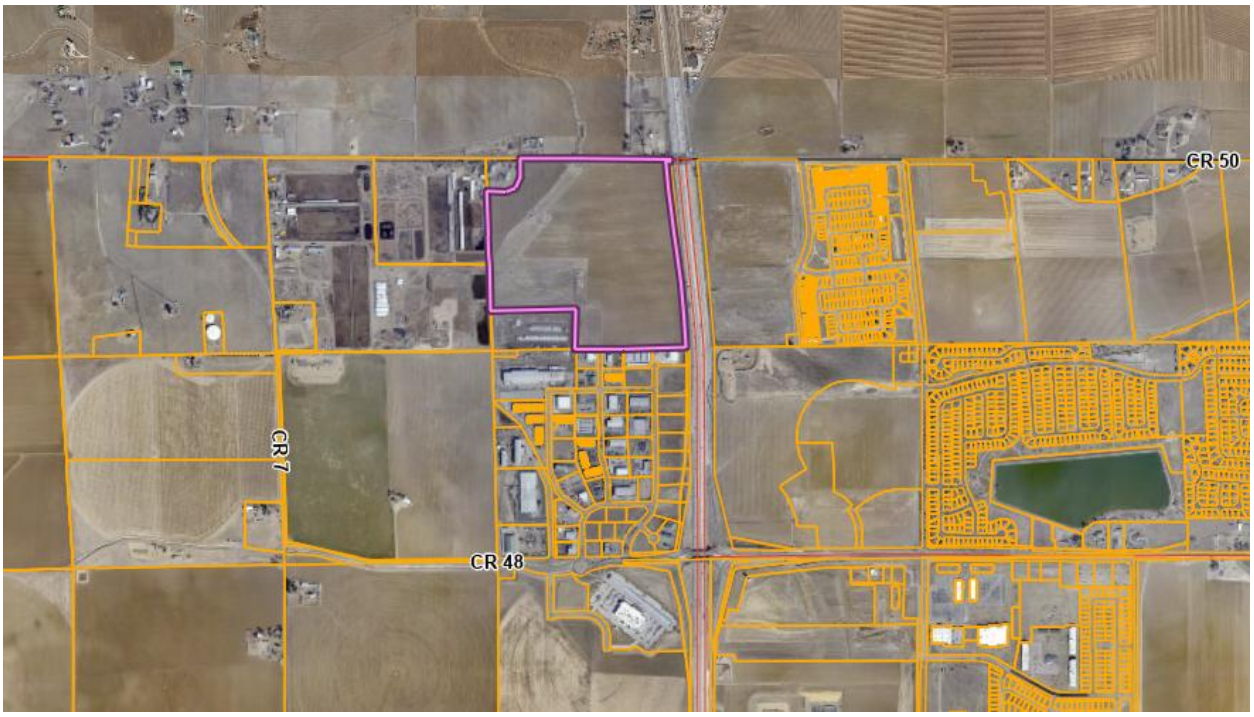
*Attach a statement of authority and certificate of good standing, if this application id a cooperation or other entity

*If your use is not stated please reach out to the planning department at planning@johnstownco.gov to receive further information

August 14, 2025

Town of Johnstown
450 S. Parish Avenue
Johnstown, Colorado 80534

**RE: J FARMS – VICINITY MAP**

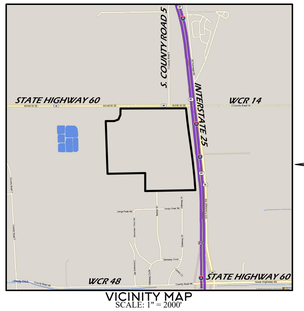


# J FARMS ZONING MAP

## TO THE TOWN OF JOHNSTOWN, COLORADO

### Situate in the Northeast Quarter of Section 3, Township 4 North, Township 5 North, Range 68 West of the 6th P.M. County of Weld, State of Colorado

### 109.485 acres




VICINITY MAP
SCALE: 1" = 2000'

N

PROPERTY DESCRIPTION

A parcel of land, being part of Lot B, Recorded Exemption No. 1061-03-1 RECX15-0131, as recorded December 17, 2015 as Reception No. 4165964 of the Records of the Weld County Clerk and Recorder (WCCR), situate in the Northeast Quarter (NE1/4) of Section Three (3), Township Four North (T.4N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 3 and assuming the North line of said NE1/4 as bearing North 89°49'34" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2558.39 feet, being monumented by a #6 rebar with 2" aluminum cap stamped LS 30462 at both ends and with all other bearings contained herein relative thereto;

THENCE North 89°49'34" East, along said North line, a distance of 429.73 feet to the Northwest corner of said Lot B;
THENCE South 00°40'56" West, along the West line of Lot B, a distance of 60.01 feet to the POINT OF BEGINNING;

THENCE North 89°49'34" East a distance of 1827.35 feet to the West line of that parcel as described in the Special Warranty Deed as recorded April 27, 2022 as Reception No. 4822378 of the WCCR;
Thence along the West lines of said Reception No. 4822378, the following seven courses:
THENCE South 06°16'07" East a distance of 346.95 feet;
THENCE South 07°29'55" East a distance of 270.52 feet;
THENCE South 07°57'40" East a distance of 525.51 feet;
THENCE South 07°13'07" East a distance of 358.25 feet;
THENCE South 06°00'31" East a distance of 416.65 feet;
THENCE South 04°31'34" East a distance of 353.95 feet;
THENCE South 02°14'29" East a distance of 28.79 feet to the South line of Lot B;
Thence along the South and West lines of Lot B the following eight courses:
THENCE South 88°53'20" West, along said North line, a distance of 1401.66 feet;
THENCE North 00°00'43" East a distance of 501.23 feet;
THENCE South 88°53'20" West a distance of 1052.09 feet;
THENCE North 02°01'52" West a distance of 1475.99 feet;
THENCE South 89°37'04" East a distance of 236.81 feet;
THENCE North 69°48'06" East a distance of 126.43 feet;
THENCE North 23°33'46" East a distance of 142.37 feet;
THENCE North 00°40'56" East a distance of 178.10 feet to the POINT OF BEGINNING.

Said parcel contains 4,769,187 Square Feet or 109.485 Acres more or less by this survey.

OWNER: ENTITY

By:_____ As:_____

Witness my hand and seal this _____ day of _____, 20 ___.

NOTARIAL CERTIFICATE

STATE OF COLORADO )
ss
COUNTY OF LARIMER )
The foregoing instrument was acknowledged before me by _____ as _____this _____ day of _____, 20___.
Witness my Hand and Official Seal.
My commission expires: _____.

LIENHOLDERS

By:_____ As:_____

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STATE OF COLORADO )
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COUNTY OF LARIMER )
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SURVEYOR'S CERTIFICATE

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Zoning Map is an accurate representation of the property to the best of my knowledge, information, belief, and in my professional opinion. I further state that this certificate does not extend to any unnamed parties or the successors and/or assigns.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

## LEGEND

- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR WITH YELLOW PLASTIC CAP, LS 32444
- FOUND #6 REBAR WITH 3.25" ALUM. CAP LS 38271
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE

PLANNING AND ZONING APPROVAL

This Map to be known as J FARMS ZONING MAP was recommended to the Town Council for approval by action of the Planning and Zoning Commission of the Town of Johnstown, Colorado at the regular meeting held on the _____ day of _____, _____.

_____
Planning Commission Chairperson

TOWN COUNCIL APPROVAL

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_____
Mayor

Attest:_____
Town Clerk

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

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TITLE COMMITMENT NOTE

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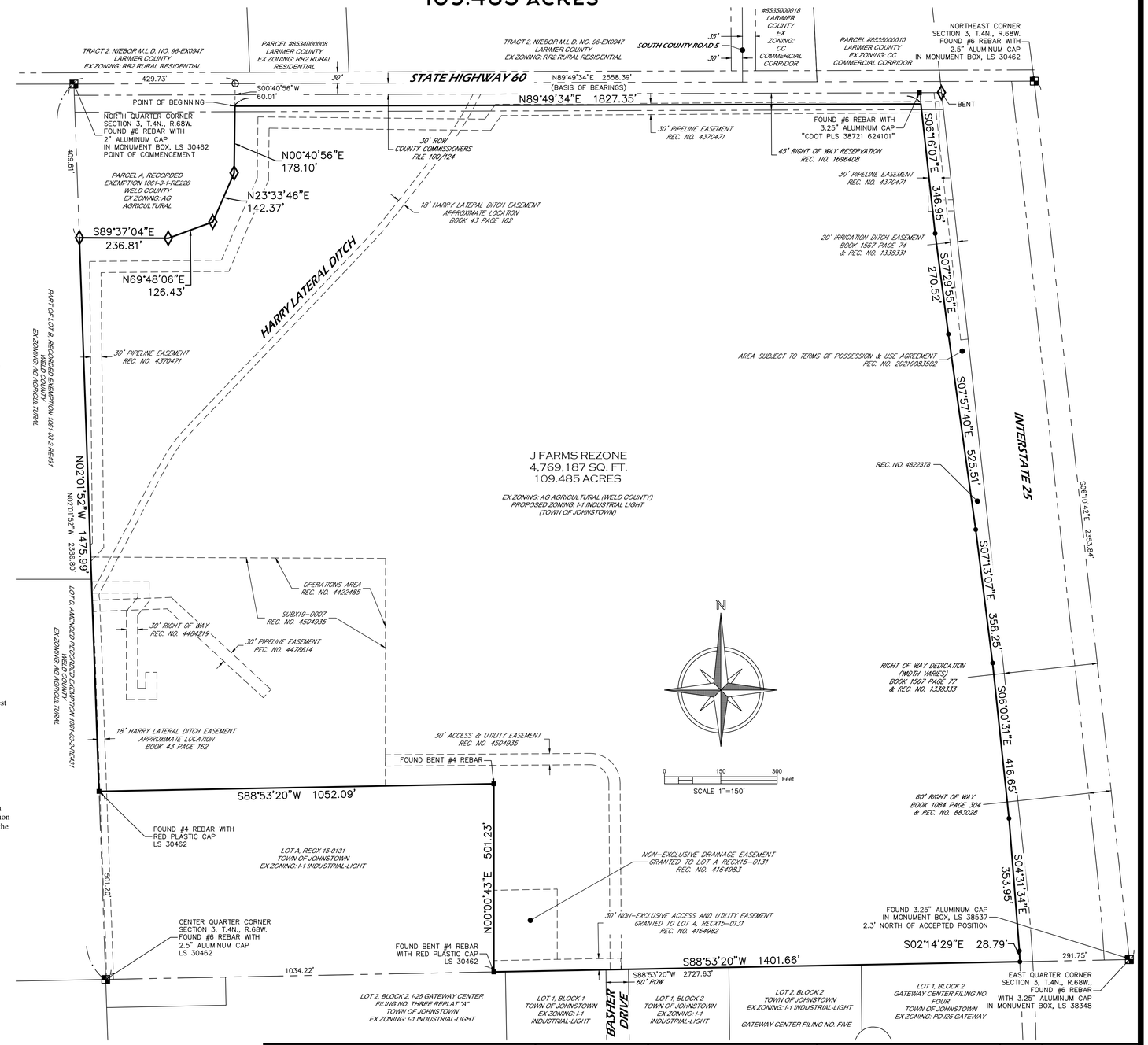



MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

| | | | | |
|---|---|---|---|---|
| PROJECT NO: 2025055 | PROJECT NAME: J FARMS | REVISIONS: | DATE: | 1 |
| DATE: 7-31-2025 | CLIENT: SCHROYER | REVISED BOUNDARY/REDLINES | 10-20-25 | |
| DRAWN BY: SIP | FILE NAME: 2025055REZONE | | | |
| CHECKED BY: SIP | SCALE: 1" = 150' | | | SHEET 1 OF 1 |

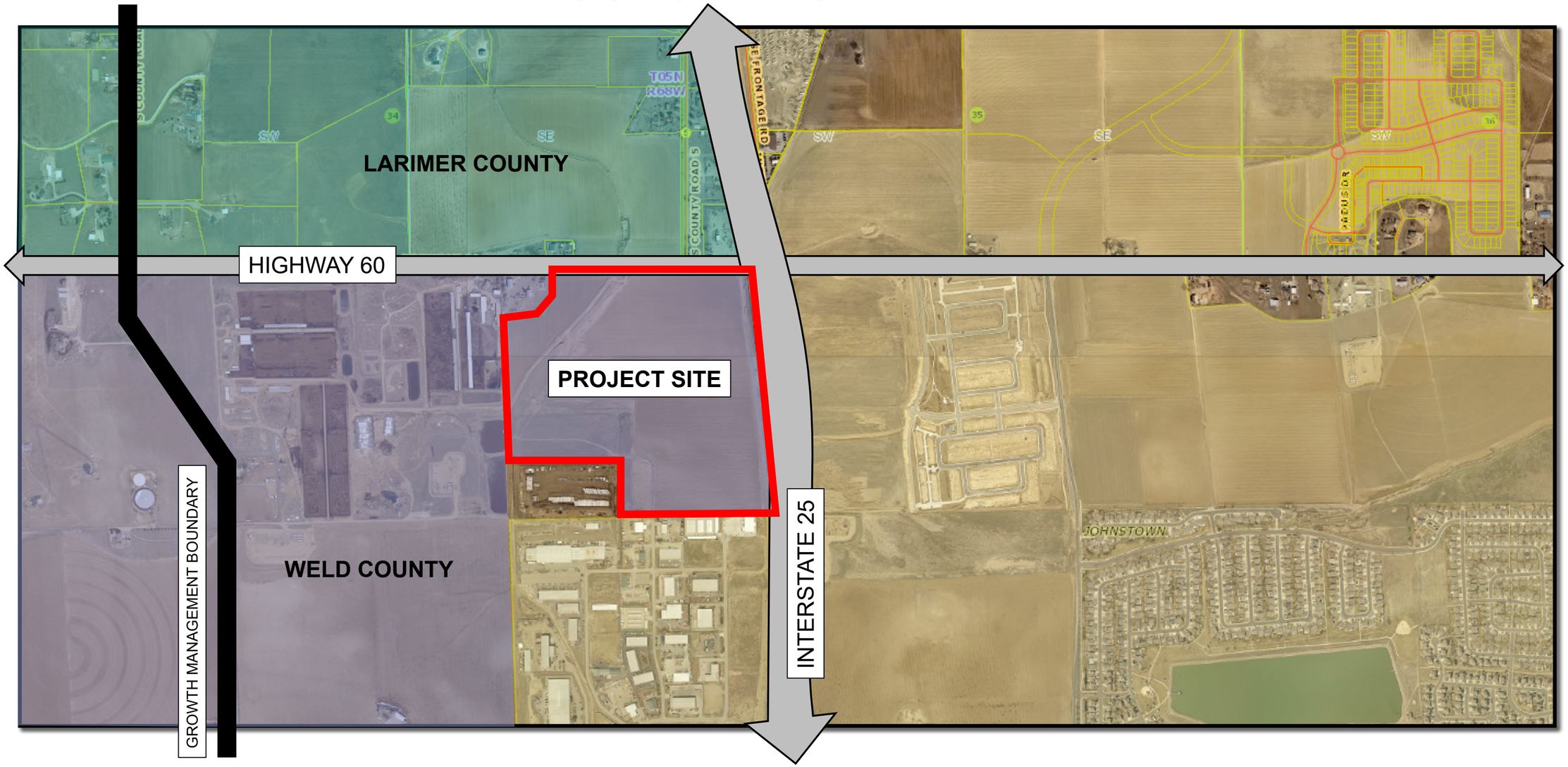
Johnstown
COLORADO

# J FARMS ANNEXATION
# CASE NO. ANX25-0002

TOWN COUNCIL
DECEMBER 1, 2025

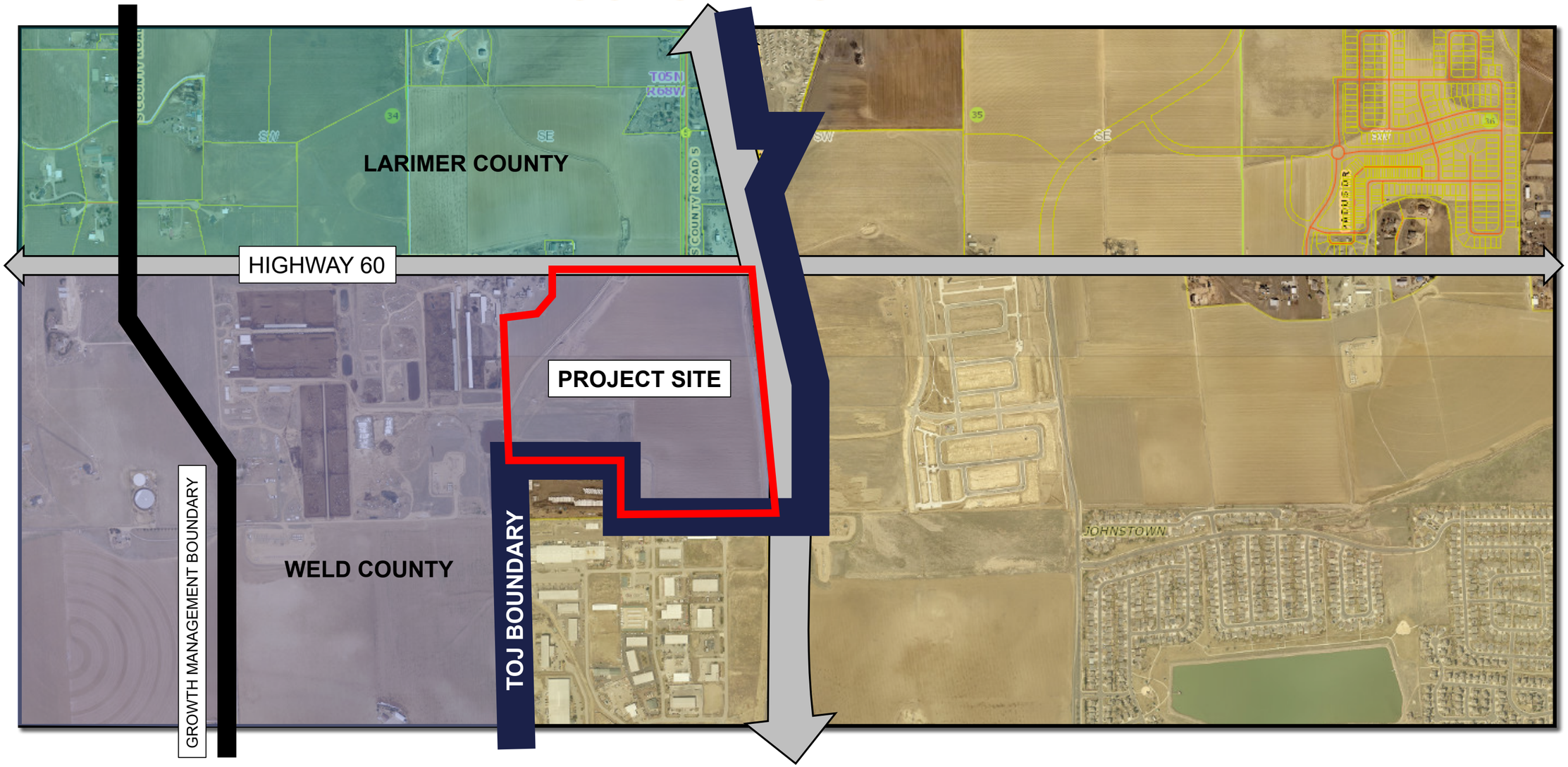
Johnstown
COLORADO

# VICINITY MAP

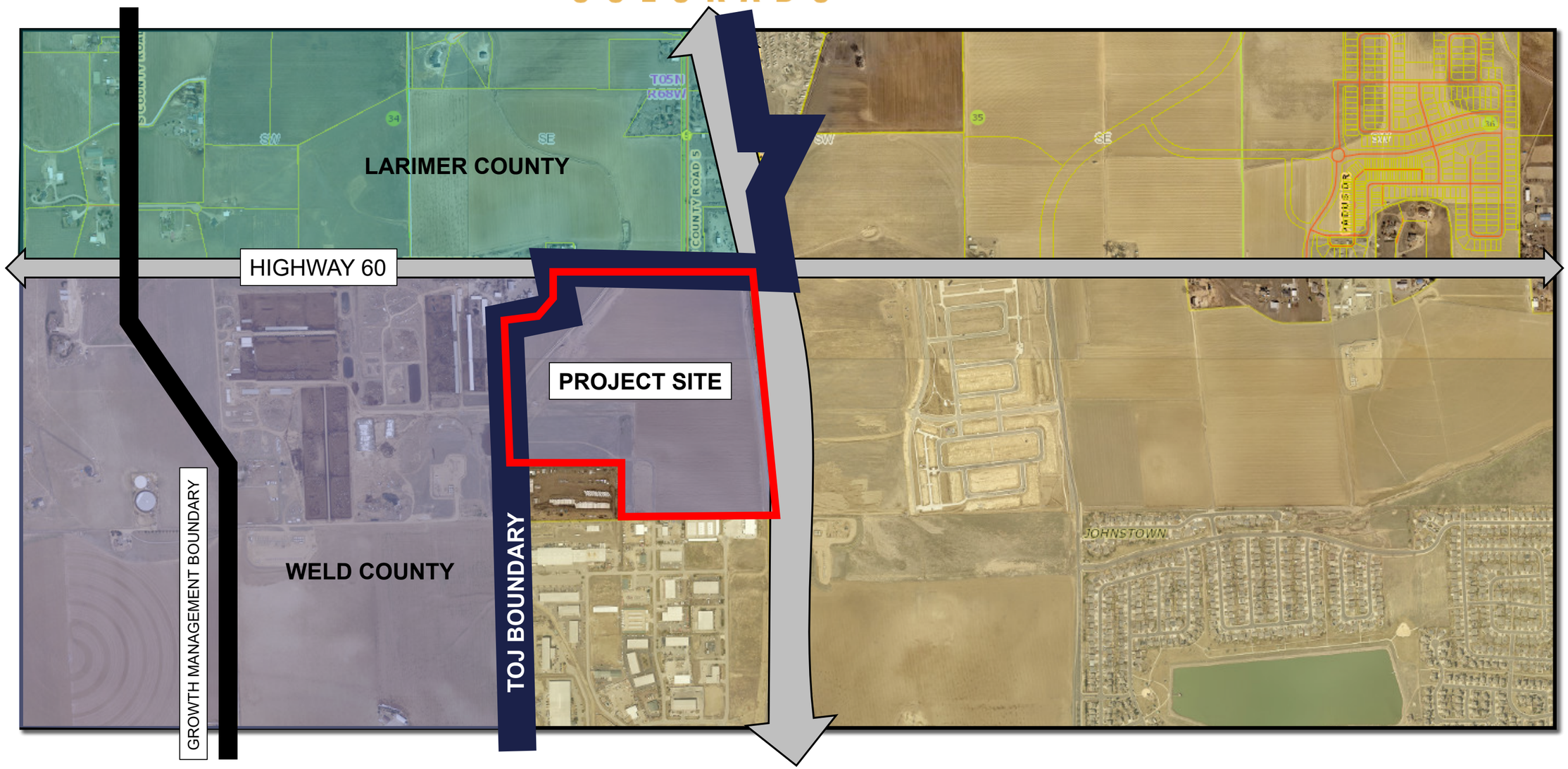



TOWN OF JOHNSTOWN
"THE COMMUNITY THAT CARES"
EST. 1902
COLORADO

# EXISTING TOJ BOUNDARY

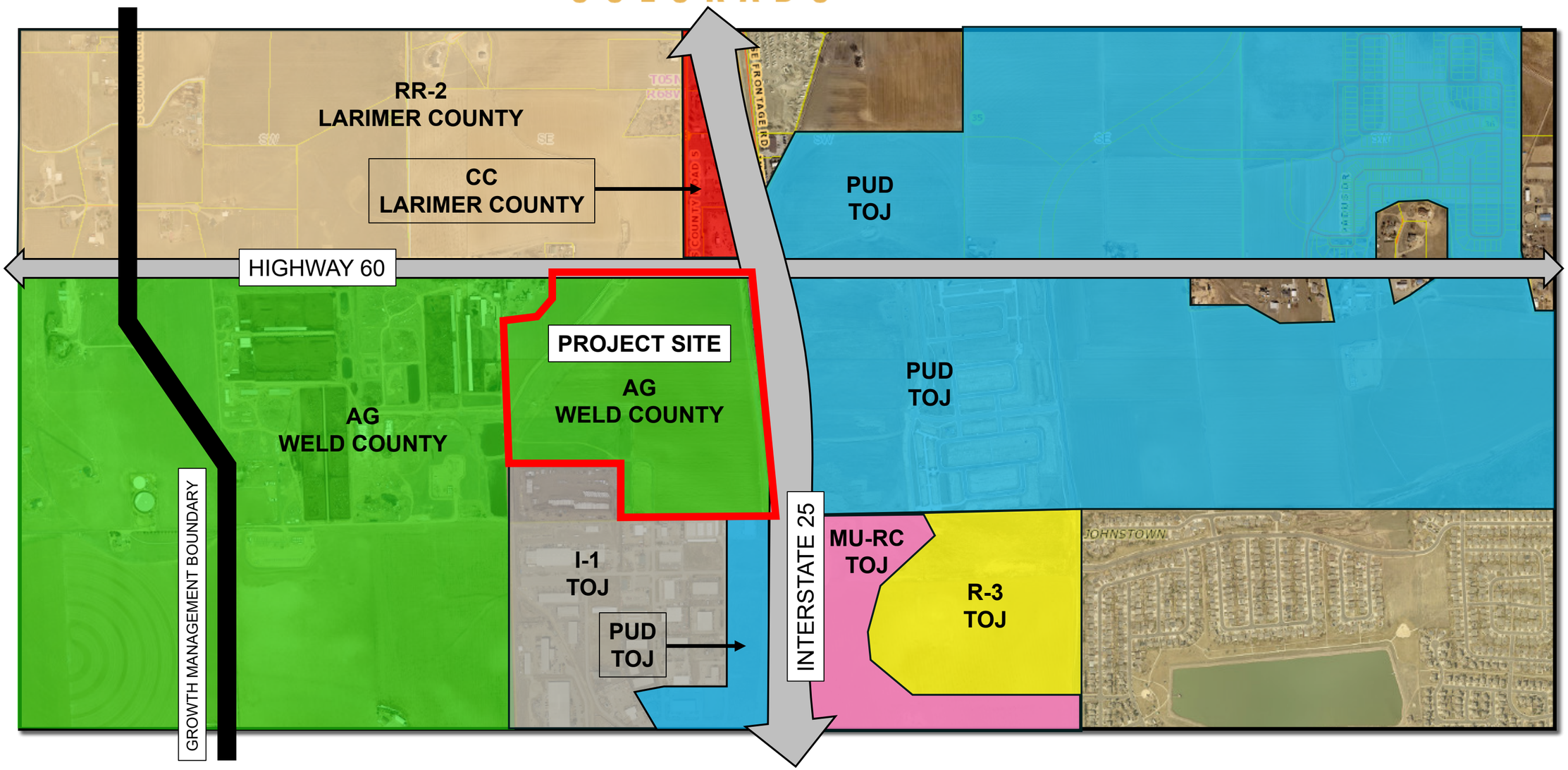


# PROPOSED TOJ BOUNDARY



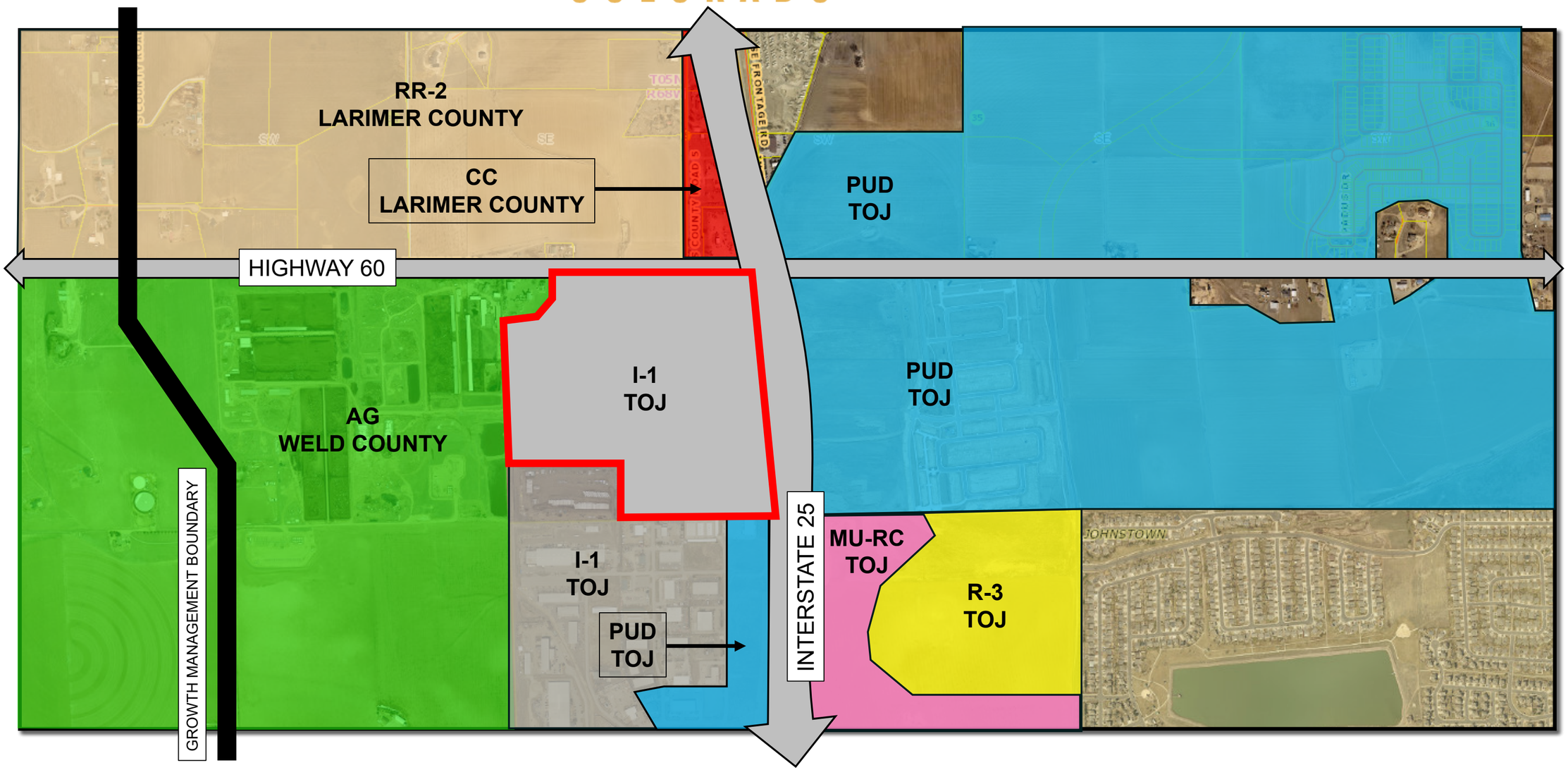
Johnstown COLORADO

# EXISTING ZONING



Johnstown COLORADO

# PROPOSED ZONING



# RECOMMENDATION

Staff recommends that the Town Council approve:

Resolution 2025-38 – Findings of Fact for J-Farms Annexation
Ordinance 2025-382 – Approving J-Farms Annexation
Ordinance 2025-383 – Approving I-1 Zoning for J-Farms Annexation

| JONES MEMORIAL LIBRARY CASH FLOW REPORT - SEPT2025 | | | Y-T-D | 2025 BUDGET | | Notes |
|---|---|---|---|---|---|---|
| BEGINNING CHECKING BALANCE | | ***$ 804,360.67*** | *$ -* | **$ 20,000.00** | To Date | |
| INFLOWS | Donations/Grants | $ - | $ 1,775.00 | **$ 3,500.00** | | |
| | Interest | $ 529.24 | $ 385,988.08 | **$ 500,000.00** | | |
| | Misc Income | $ 22.95 | $ 1,501.56 | **$ 10,000.00** | | void ck #11082 - $3.00 |
| | *Investments* | *$ -* | *$ -* | **$ 227,076.00** | | |
| | Town of Johnstown | $ 168,593.68 | $ 1,580,008.60 | **$ 2,023,124.00** | | $62,665.48 2024 tax dist. |
| | High Plains Library District | $ - | $ 1,452,377.79 | **$ 1,375,300.00** | | $72,500 Wember reimb. |
| INFLOWS TOTAL | | *$ 169,145.87* | *$ 3,421,651.03* | **$ -** | | ($13,000 '24; $59,500 '25) |
| TOTAL AVAILABLE FUNDS | | ***$ 973,506.54*** | | ***$ 4,159,000.00*** | | |
| OUTFLOWS | Advertising/Website | $ 1,954.66 | $ 21,833.96 | **$ 50,000.00** | | |
| | Books - 205 | $ 3,206.74 | $ 32,423.18 | **$ 80,000.00** | 2226 | |
| | DVD/Audio -6 | $ 156.19 | $ 1,369.87 | **$ 20,000.00** | 56 | |
| | Library of Things | $ 27.08 | $ 1,825.17 | **$ 15,000.00** | | |
| | Collection Fees/Bad Debts | $ - | $ - | **$ 2,000.00** | | |
| | Computer Expenses | $ - | $ 603.09 | **$ 5,000.00** | | |
| | Equipment & Furniture | $ 145.55 | $ 13,847.90 | **$ 60,000.00** | | MPL $3,224.32 |
| | MakerSpace | $ - | $ 932.20 | **$ 10,000.00** | | |
| | Gifts Given | $ 175.14 | $ 958.34 | **$ 5,000.00** | | |
| | *Investments* | $ 500,000.00 | $ 1,750,000.00 | **$ -** | | |
| | Legal Fees/Consulting Fees | $ 252.00 | $ 6,065.70 | **$ 10,000.00** | | |
| | Maintenance/Building Exp. | $ 9,092.09 | $ 65,762.83 | **$ 200,000.00** | | |
| | Memberships/Licenses | $ - | $ 229.00 | **$ 2,500.00** | | |
| | Milliken Location | $ 640.39 | $ 4,643.24 | **$ 20,000.00** | | |
| | Outreach | $ 349.96 | $ 2,810.77 | **$ 10,000.00** | | |
| | Professional/Enrichment | $ 1,499.68 | $ 2,004.11 | **$ 5,000.00** | | |
| | Programming | $ 1,538.24 | $ 24,848.57 | **$ 200,000.00** | | |
| | MakerSpace | $ 1,053.12 | $ 4,342.36 | **$ 15,000.00** | | |
| | Salaries/Benefits/Perks | $ 22.08 | $ 343,497.65 | **$ 1,000,000.00** | | |
| | Health Ins./Retirement | $ - | $ 70,531.97 | **$ 150,000.00** | | |
| | Subscriptions, Periodicals | $ 1,044.00 | $ 3,750.41 | **$ 7,500.00** | | |
| | Supplies, Janitorial | $ 326.81 | $ 958.38 | **$ 5,000.00** | | |
| | Supplies/Expenses, Library | $ 345.28 | $ 5,702.15 | **$ 15,000.00** | | |
| | Telephone | $ 677.29 | $ 5,442.29 | **$ 12,000.00** | | |
| | Utilities | $ 5,345.31 | $ 36,956.44 | **$ 60,000.00** | | MPL $5,030.62 |
| | Capital Improvements-MPL | $ 62,202.19 | $ 297,780.64 | **$ 2,000,000.00** | | |
| | Capital Improvements-JT | $ - | $ - | **$ 200,000.00** | | |
| | Transfer to petty cash | $ - | $ - | **$ -** | | |
| OUTFLOWS TOTAL | | $ 590,053.80 | $ 2,699,120.22 | **$ 4,159,000.00** | | |
| ENDING CHECKING BALANCE | | ***$ 383,452.74*** | | | | |
| | | | | | | |
| | | | | | | Notes |

| | | | | | | |
|---|---|---|---|---|---|---|
| BEGINNING PETTY CASH BALANCE | | $ 1,961.37 | | | | |
| | Outreach | $ 100.00 | | | | |
| ENDING PETTY CASH BALANCE | | $ 1,861.37 | | | | |
| | ***COLORADO TRUST INVESTMENT*** | | Y-T-D | | | |
| BEGINNING BALANCE | | $ 12,363,781.29 | | | | |
| | Dividend - 4.3199% | $ 45,091.02 | $ 381,599.04 | | | |
| | *Contribution* | $ 500,000.00 | | | | |
| | *Withdrawal* | $ - | | | | |
| ENDING BALANCE | | $ 12,908,872.31 | | FUNDS IN RESERVE | | $ 1,218,500.00 |

September 16, 2025

The regular meeting of the Glenn A. Jones, M.D. Memorial Library Board was called to order at 6:40 pm. Chad Young, Debi Sauer, Jenna Hall, Heather Farquhar, Sheryl Ballard and Director Kristi Plumb were in attendance.

The August minutes were approved. The August financial report was reviewed, and approved as follows:

| | | | |
|---|---|---|---|
| August beginning balance | $ 715,751.88 | Petty Cash beginning balance | $ 1,961.37 |
| Inflow | 186,309.85 | | -0- |
| Outflow | 97,701.06 | | -0- |
| Ending balance | $ 804,360.67 | | $ 1,961.37 |

CO Trust: $ 12,363,781.29

Treasurer's Report: PDPA specifics are being researched. 2026 budget reviewed-Jenna motioned to accept, Heather seconded and motion passed. 2026 budget is approved.

Director's Report: Artist-in-Residence: Johnstown Historical Society and the Johnstown Breeze present information about a digitization project for 121 years of our hometown newspaper.

Collections: 148.9 pounds to Milliken Food Pantry.

JTown Building: Three security cameras were installed by HPLD. Debi motioned to add camera system to the current 'Confidentiality' section of our Policies and Procedures, seconded by Heather. Motion passed- Policy will be amended to include video images collected by cameras.

Business: Strategic Plan Response was approved for distribution. Memorandum of Understanding with Johnstown is under review with the town-Matt and Avi. 2026 Holiday Calendar was discussed-only staff scheduled to work the holiday will be paid for that day. Kristi recommends Dylann and Delka for Library Managers-one for each building. Executive Team of Kristi, Monica, Dylann and Delka will remain.

Staff Day: Friday, September 19-Staff will gather and then disperse to tour other libraries. Jack will be changing light bulbs and Children's Area carpet will be cleaned.

Dee/Becker Property (22745 CR 17): Closing date-November 7, 2025! Kristi will schedule tree removal quickly after. Looking for artist to watercolor picture of the property to pay homage to the homestead.

Milliken Public Library: Permit has passed. Fransen Pittman mobilizes Monday, September 22 and has guaranteed a maximum price. Landscaping will begin last week of September. Post-opening additional landscaping to improve east side staff entrance was discussed. Fencing will also need to be relocated. Town of Milliken has responded that they will discuss possible contribution(s) during their 2026 budgeting process. Locker box will remain in current location. Mindy Wakeman has offered up some of the old gym flooring for our use!

Meeting was adjourned at 8:45 pm. Next meeting will be October 21, 2025 at 6:30 pm.

August statistics: Johnstown: door count—7542 circulation—9125
Milliken: door count—408 circulation—384

Respectfully submitted, Sheryl Ballard - Secretary

| Statement of Activities - Actual to Budget - Johnstown 10-31-2025 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| YMCA of Northern Colorado | | | | | | | | | |
| | | | | | | | | | |
| | October 2025 | | | | YTD 2025 | | | | |
| Account Group Name | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | Actual | Budget | Actual to Budget $ Difference | Actual to Budget % Difference | Annual Budget 2025 |
| Johnstown | | | | | | | | | |
| **Revenue** | | | | | | | | | |
| Contributions | 765 | 625 | 140 | 22.47% | 131,474 | 27,250 | 104,224 | 382.47% | 37,500 |
| Program Revenue | 94,941 | 89,804 | 5,137 | 5.72% | 1,011,593 | 1,100,392 | (88,799) | (8.07%) | 1,315,987 |
| Membership Revenue | 118,317 | 144,742 | (26,425) | (18.26%) | 1,260,080 | 1,367,519 | (107,439) | (7.86%) | 1,657,002 |
| Rental Income | 5,734 | 6,000 | (266) | (4.44%) | 60,594 | 60,000 | 594 | 0.99% | 72,000 |
| Sales of Inventory | 0 | 0 | 0 | 0.00% | 1,289 | 0 | 1,289 | 0.00% | 0 |
| Other Revenue | 0 | 838 | (838) | (100.00%) | 60 | 8,375 | (8,315) | (99.28%) | 10,050 |
| **Total Revenue** | **219,757** | **242,008** | **(22,251)** | **(9.19%)** | **2,465,090** | **2,563,536** | **(98,446)** | **(3.84%)** | **3,092,539** |
| | | | | | | | | | |
| **Expenses** | | | | | | | | | |
| Salaries and Wages | 124,651 | 125,444 | (793) | (0.63%) | 1,338,155 | 1,402,630 | (64,475) | (4.60%) | 1,729,443 |
| Benefits | 10,158 | 8,407 | 1,751 | 20.82% | 105,316 | 86,101 | 19,215 | 22.32% | 106,182 |
| Payroll Taxes | 7,675 | 11,637 | (3,962) | (34.05%) | 127,586 | 137,670 | (10,084) | (7.32%) | 167,767 |
| Program Supplies & Expenses | 7,584 | 4,651 | 2,933 | 63.07% | 78,771 | 49,940 | 28,830 | 57.73% | 62,340 |
| Occupancy | 57,794 | 55,763 | 2,031 | 3.64% | 553,743 | 608,594 | (54,852) | (9.01%) | 728,785 |
| Fundraising Expenses | 0 | 0 | 0 | 0.00% | 29 | 0 | 29 | 0.00% | 0 |
| Office Expenses | 470 | 463 | 7 | 1.49% | 16,580 | 6,252 | 10,328 | 165.19% | 7,210 |
| Technology | 200 | 0 | 200 | 0.00% | 3,859 | 0 | 3,859 | 0.00% | 0 |
| Travel & Related Expenses | 501 | 188 | 314 | 167.29% | 1,083 | 2,025 | (942) | (46.52%) | 2,400 |
| Conferences & Training | 91 | 138 | (47) | (33.82%) | 836 | 3,875 | (3,039) | (78.41%) | 4,150 |
| Organizational Dues | 0 | 1,785 | (1,785) | (100.00%) | 4,189 | 17,850 | (13,661) | (76.53%) | 21,425 |
| Insurance | 0 | 0 | 0 | 0.00% | 19,433 | 29,988 | (10,555) | (35.20%) | 29,988 |
| Miscellaneous Expense | 0 | 45 | (45) | (100.00%) | (610) | 1,750 | (2,360) | (134.85%) | 1,840 |
| Depreciation | 689 | 1,132 | (443) | (39.16%) | 7,653 | 11,322 | (3,669) | (32.41%) | 13,586 |
| Intra Y Allocation | | | | | | | | | |
| **Total Expenses** | **209,812** | **209,652** | **(4,974)** | **(2.02%)** | **2,256,807** | **2,357,997** | **(92,515)** | **(3.41%)** | **2,875,116** |
| **Change in Net Assets** | **9,945** | **32,356** | **(17,277)** | **(404.26%)** | **208,283** | **205,539** | **(5,931)** | **(4.02%)** | **217,423** |
| NOTE: | The calculation for Intra Y Allocation has been corrected for August 2025. | | | | | | | | |
| | YTD does not reflect this correction. | | | | | | | | |
| Intra Y Allocation - Original | 31,496 | 36,630 | (5,134) | (14.02%) | 361,714 | 353,039 | 8,675 | 2.46% | 432,081 |
| Intra Y Allocation at 15.3 % | 32,101 | | | | 345,291 | 360,774 | | | |
| Total Expenses with Allocation | 241,913 | | | | 2,602,098 | 2,718,771 | | | |
| Change in Net Assets with Allocation | (22,157) | | | | (137,008) | (155,234) | 18,226 | | |
| Note: Intra Y Allocation is referred to as Facility Expenses in the Facility Management Agreement | | | | | | | | | |

DIETZE AND DAVIS, P.C.
ATTORNEYS AT LAW

*Serving the West from Boulder since 1972*

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**Also admitted in California*
*†Also admitted in New Mexico*

Peter C. Dietze 1934-2019
Joel C. Davis 1936-2013

November 25, 2025

Town of Johnstown
Avi Rocklin, Town Attorney
Matt LeCerf, Town Manager
avi@rocklinlaw.com, mlecerf@johnstownco.gov

Re: Dietze and Davis 2026 Billing Rates

Dear Avi and Matt,

Please be advised that beginning January 1, 2026, the billing rate for the attorneys at Dietze and Davis, P.C. working on legal matters as special counsel for metro districts for the Town of Johnstown will be as follows:

| | |
|---|---|
| Carolyn Steffl | $400 per hour |
| Associate Attorneys | $295 per hour |
| Paralegals | $180 per hour |

The hourly billing rates for other attorneys in the Firm range from $295 to $450 per hour. In addition to fees, we bill for costs as set forth in the engagement letter. Our incurred fees and expenses are not contingent on the outcome of any particular matter.

We look forward to continuing to represent you in 2026.

Sincerely,

DIETZE AND DAVIS, P.C.

Carolyn R. Steffl

# Law Office of Avi S. Rocklin, LLC

ATTORNEY AT LAW
1437 N. DENVER AVENUE, #330
LOVELAND, CO 80538

TELEPHONE: (970) 419-8226 FACSIMILE: (970) 797-1806 EMAIL: Avi@RocklinLaw.com WEB: www.RocklinLaw.com


November 26, 2025

Honorable Michael P. Duncan and Town Councilmembers
Town of Johnstown
450 S. Parish Avenue
Johnstown, CO 80534

**Re: 2026 Fee Adjustment**

Dear Mayor Duncan and Town Councilmembers:

Based on the terms of the fee agreement executed between the Town of Johnstown and the Law Office of Avi S. Rocklin, LLC, please be advised that, commencing on January 1, 2026, my fee for legal services will be $255.00 per hour for municipal work and $385.00 per hour for developer work. Based on my understanding, such fees are consistent with, or even less than, the fees paid by municipalities for legal work.

Please know that I thoroughly enjoy working with the Town.

Best regards,

Law Office of Avi S. Rocklin, LLC
By: Avi S. Rocklin

**Robert S. Kenney**
*President, Xcel Energy - Colorado*
3500 Blake Street
Denver, CO 80205

November 21, 2025

Chairman Eric Blank
Commissioner Megan Gilman
Commissioner Tom Plant
Colorado Public Utilities Commission
1560 Broadway #250
Denver, Colorado 80202

Dear Chairman Blank and Commissioners Gilman and Plant:

It remains our privilege to serve the people of Colorado with safe, reliable, and sustainable energy. Over the last three years, Public Service Company of Colorado has invested in our transmission, distribution, and generating facilities, investments designed to deliver value for our customers and communities. I submit this letter in support of our accompanying rate filing, which describes those investments and the value they bring to our customers and communities.

Specifically, with this letter I want to highlight four key areas:

1. The direct value our infrastructure provides;
2. The price of the product we provide and the broader context in which the price should be examined;
3. The broader ways in which we positively impact the communities we serve, helping them thrive every day; and
4. The ways in which we are recognizing and proactively addressing issues of energy insecurity for our customers who need help the most.

For more than 150 years, we have been more than Colorado's energy provider. We are and will continue to be a trusted partner in supporting economic development and vitality. Our commitment to Colorado is unwavering and we are focused on modernizing Colorado's energy infrastructure and meeting the evolving needs of the communities we serve.

**Valuable Investments, Making Energy Work Better**

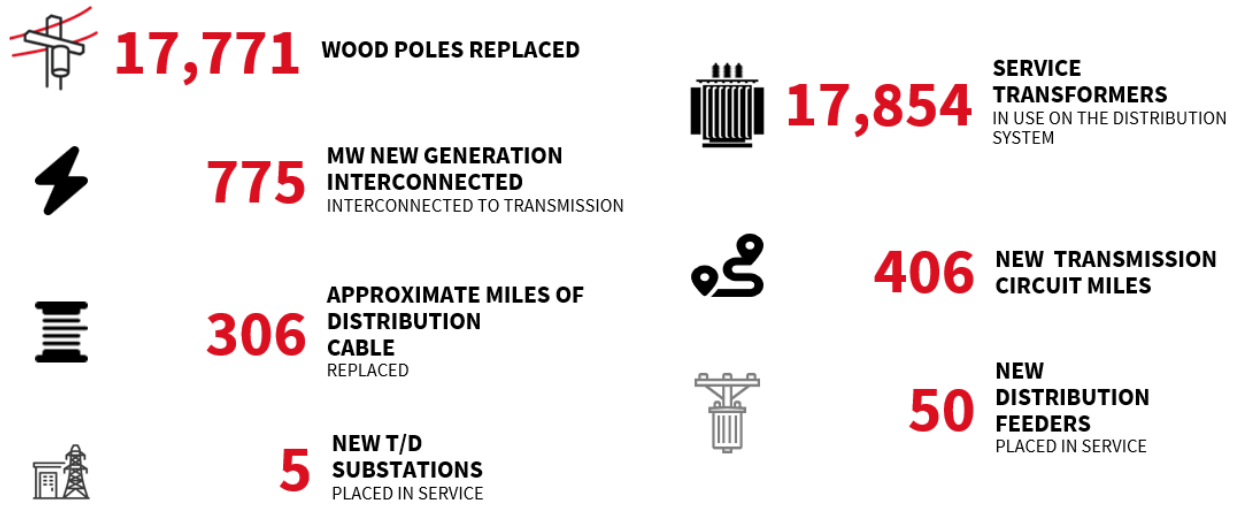
Our commitment to make energy work better for our customers and help them thrive every day is at the core of everything we do. As reflected in this rate review, we are working to deliver more for customers with every dollar we invest, including:

> Reliable Service and a More Resilient Grid. These investments are modernizing aging infrastructure and reinforcing the power grid in every corner of the state. Some examples include asset renewal programs that replace circuit breakers; transformers; relays and transmission lines; Colorado's Power Pathway, which is providing a networked transmission backbone in Eastern Colorado to deliver wind and solar power to the Front Range; and transmission line rebuilds and refurbishments.

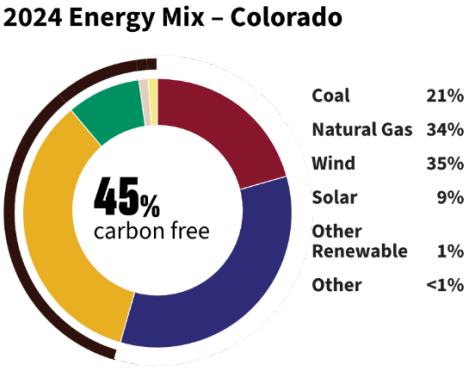
Electrification, Growth & Capacity. These strategic investments supercharge beneficial electrification and expand power grid capacity to meet our customers' rising energy demand and unlock economic growth and cleaner communities across the state.

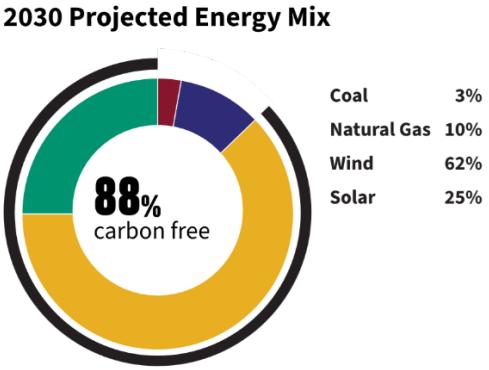
Safety. These investments ensure our grid stays safe, strong, and secure, helping to keep customers, our employees, the public, and our communities safe. Work highlighted in this area includes wildfire prevention work, physical security upgrades, operations technology cybersecurity investment, and undergrounding powerlines and relocating infrastructure.

Since 2022, we have completed a significant amount of work to ensure we can meet the needs of a growing community and power economic prosperity through clean, reliable energy infrastructure as shown in the Figure below.




*Leading the Clean Energy Transition*. We set ambitious goals and take action to achieve them, helping customers and the industry move toward a better, cleaner future. The state's strong wind and sunshine help us generate increasing amounts of renewable energy, which lowers costs through savings on fuel. Our Colorado Clean Energy Plan represents a historic clean energy commitment, targeting at least 80% carbon reduction by 2030, ending the use of coal by the end of 2030, and adding unprecedented amounts of renewable energy resources. As you can see below, we are projecting to surpass the 2030 goal.




Customers are benefiting today from our investments in support of Colorado's clean energy policies. For example, we have increased the share of electricity generated by wind from 2% in 2005 to 35% in 2024. We have also seen a 203% increase in the share of electricity generated by wind and solar since 2015 and are projected to have 87% of energy served by wind and solar in 2030. Since 2017, our wind investments have saved customers over $1 billion, and we all benefit from the pollution reductions stemming from a cleaner electric system.

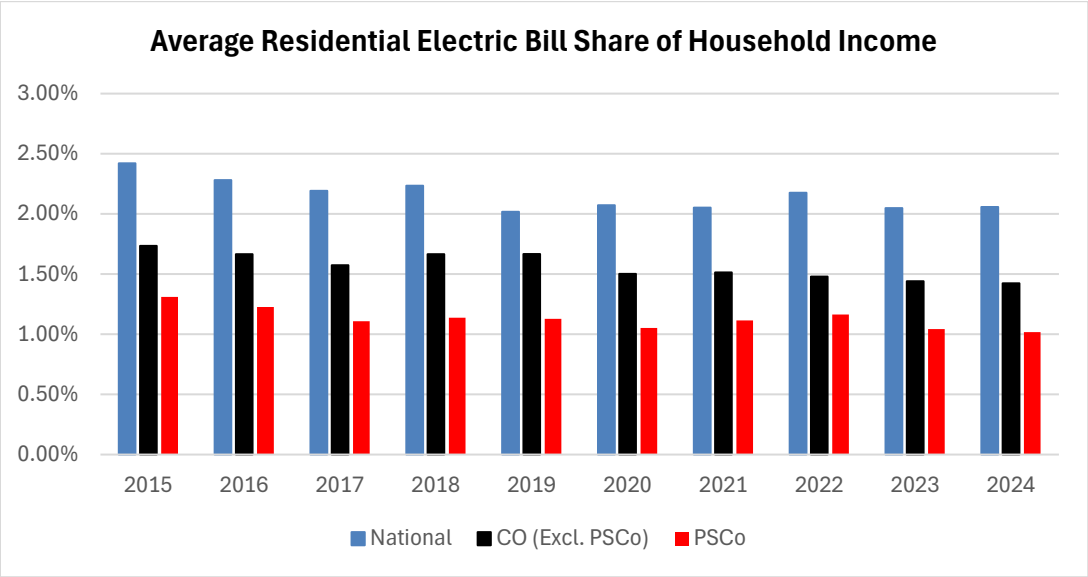
We will continue to take a diverse and balanced approach to energy generation, adding unprecedented amounts of renewable energy resources while maintaining the reliability and affordability that our Colorado customers depend on.

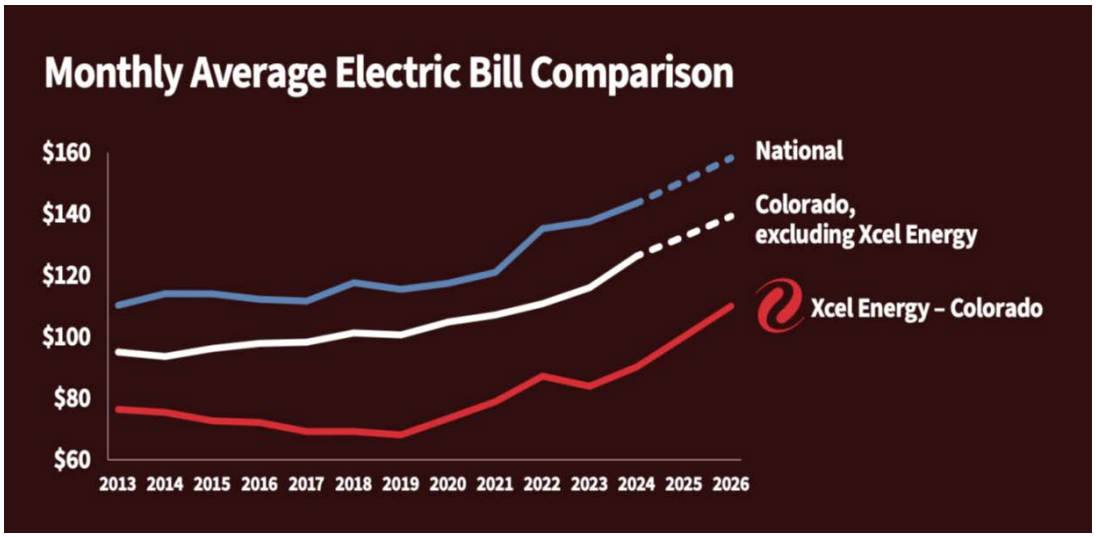
**Keeping Our Customers Bills as Low as Possible**

A rate review always entails costs, and that is why we have been, and remain, committed to ensuring Coloradans get the highest value for the money they spend on energy. The need to invest in our energy infrastructure has never been greater, and the cost of doing so continues to rise. But our Colorado customers are in a much better position than others across the country, in large part due to the Company's commitment to keeping bills as low as possible.

There are multiple ways to examine the price of the product we provide: rates, bills, and share of wallet or energy burden. By any measure, we have worked hard to meet our goal of keeping bills as low as possible. Our rates are among the lowest in the nation, remaining 10%below the national average for the last ten years. Similarly, our bills have been 37% below the national average and 27% lower than the state average over that same time frame. And the percentage of household income spent on electricity has historically been lower than any state average in the country.[1] In fact, the portion of our customers' household income spent on electric service has decreased over the last 10 years and is lower than it was in 2022.

[1] Defined as the average residential electric bill from EIA-861 data as a percentage of median household income, as published by the Federal Reserve Bank of St. Louis.




**Broader Economic Impact**

We recently released our [2025 Colorado Impact Report]() covering the following key areas:

- **Powering Colorado's Future:** How we help drive the state's economic success, including infrastructure investments to ensure the reliable service you depend on.
- **Clean Energy Transition:** Progress toward our carbon-free goals, emissions reduction, and renewable power integration.
- **Keeping Bills as Low as Possible:** Our efforts to manage energy costs for our customers.
- **Helping Those Who Need It:** Expanding access to energy assistance and providing extra support for customers in need.
- **Safeguarding Colorado:** Our wildfire prevention strategies, partnerships with emergency responders, and use of advanced technologies to keep our communities safe.

- **Investing in Colorado Communities:** Economic contributions through jobs, supply chain, and property taxes to provide funding for public services and Xcel Energy Foundation grants to local nonprofits.
- **Employee Engagement:** Ways our employees give of their time, talent, expertise, and resources to organizations and causes that serve our communities.

I encourage you to review the report, and the attached Info Sheet, as they demonstrate the pride we take in powering the lives of 1.6 million Colorado customers with safe, reliable, and sustainable energy.

**Addressing Energy Insecurity**

We know many Coloradans, including our neighbors and coworkers , are facing challenging economic times. And we also recognize that comparisons to national averages and share of wallet, while meaningful in the aggregate, do not reflect the reality for some customers having very real economic challenges. That's why we are proactively advancing meaningful changes to our energy assistance programs in this case to expand relief for those most in need, including directing $10 million of investment — from the company, not our customers — to help fund this expansion across the Electric and Gas Affordability Programs.

PSCo is committed to helping customers with their bills when they need it and, to that end, we are proposing:

- **Program Expansion:** We will create new pathways into our affordability programs with a goal of doubling participation;
- **Enhanced Benefits:** Participants will receive bill assistance that ensures their electricity costs are no more than 1.5 percent of their household income, arrearage forgiveness, and targeted support for energy burdened seniors;
- **No Disconnection:** Participants will not be disconnected for non-payment; and
- **Concierge Service:** The Company's Customer Care team would work together with participants to better understand their energy use and household energy needs in order to help guide them through the customer program offerings.

We are proactively offering these additional enhancements because we are committed to continuing to provide industry-leading products and services at an industry-leading price, while making sure that we are addressing the financial pressures many of our customers face.

**Deliver Excellent Service**

We always strive to raise the bar on reliability, resilience, safety, and affordability, because we know people depend on us to power their everyday lives. Our customers expect energy that is increasingly clean, affordable, reliable, and safe, and they expect their engagements with us to be positive, easy, and smooth. We are committed to providing an excellent customer experience, and we are investing to ensure our customer care and service, digital tools, and billing and payment experiences meet their needs. And we are continuously working to improve our operational responses, communication, and customer engagement in times of severe weather and outages. We continue to make great progress across all of these efforts, and I can assure that our 3,900 Colorado coworkers es come to work every

day with a central focus — to serve our customers and provide them the energy they need to live their lives to the fullest.

**Building the Future Together**

As we look to the future of energy, our commitment is stronger than ever because the future will demand more and demand better. Our customers will require more energy than ever before to live, work and play. We are poised to provide energy that is safe, clean, and resilient in the face of more extreme weather so customers can use energy in the ways that are most valuable to them.

We appreciate the vital role you play in ensuring Coloradans have the energy they need for the future, and we respect the efforts you take to evaluate proposals that serve our customers. We are at an unprecedented time of energy need in our country. We are building the infrastructure and clean energy system for generations to come. That is our collective charge and opportunity. And we look forward to working with you and all stakeholders during the review process to meet this moment and provide Colorado residents and businesses the energy future they require.

We know there is much work ahead, and we look forward to presenting this proposal to the Commission and other stakeholders for your full review and fair consideration.

Sincerely,

Robert S. Kenney

Robert S. Kenney
President, Public Service Company of Colorado
Xcel Energy

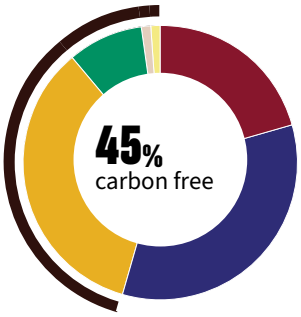
# POWERING COLORADO
**MAKING ENERGY WORK BETTER**

Xcel Energy powers the growth and prosperity of Colorado's communities, helping our customers thrive. We are committed to leading the clean energy transition and meeting our customers' need for reliable, resilient and increasingly clean power while keeping their bills as low as possible.

## Clean energy leadership

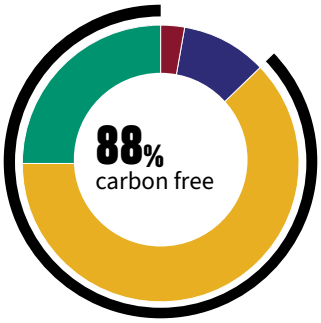
We're the first major U.S. energy provider to set a vision for 100% carbon-free electricity and the first to expand our goals to include net-zero natural gas and carbon-free transportation.

### 2024 Energy Mix – Colorado




| | |
|---|---|
| Coal | 21% |
| Natural Gas | 34% |
| Wind | 35% |
| Solar | 9% |
| Other Renewable | 1% |
| Other | <1% |

### 2030 Projected Energy Mix




| | |
|---|---|
| Coal | 3% |
| Natural Gas | 10% |
| Wind | 62% |
| Solar | 25% |

## Reducing carbon from the electricity we provide Colorado

| 2024 | 2030 | 2050 |
|---|---|---|
| **57%** | **85%** | **100%** |
| lower carbon emissions compared to 2005 | cut in carbon emissions compared to 2005 | carbon-free |

**$1.11 BILLION** in customer savings from our wind facilities, through avoided fuel costs and tax credits since 2017

## Powering Colorado's economic engine

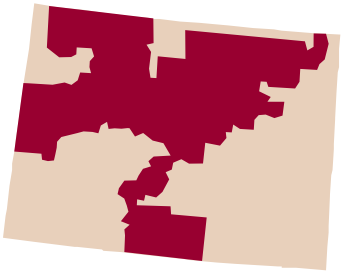
| Jobs in Colorado | Spending with local suppliers | Property taxes paid | Customer electric bills |
|---|---|---|---|
| 3,800 | $810.3 MILLION | $237 MILLION | 37% BELOW NATIONAL AVERAGE |

## Community commitment

| Volunteer hours | Colorado volunteers | Nonprofits served | Community investments* |
|---|---|---|---|
| 28,500 | 1,630 | 313 | $4.68 MILLION |

*Total community investment includes all contributions provided through Xcel Energy, the Xcel Energy Foundation, employees and retirees as well as the value of volunteer time, based on the Independent Sector's 2024 Value of Volunteer Time.*

## Our Service Territory



**1.6 MILLION**
electric customers

**1.5 MILLION**
natural gas customers

**99.97%**
electric reliability

## Energy Efficiency Programs

**Electricity**
Saved 455 gigawatt hours, enough to power **59,140 homes**.

**Natural Gas**
Saved 821,301 dekatherms, enough to serve **10,950 homes**.

**Participating Customers**
Saved enough energy to avoid building **8 average-size power plants** since 1992.

**View our Sustainability Report**

*Select data points are from the 2024 Sustainability Report. xcelenergy.com/Sustainability*

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# 2025 COLORADO ELECTRIC RATE REVIEW

**MEETING CUSTOMERS' GROWING NEEDS WITH SAFE, RELIABLE, CLEAN ENERGY**

## SAVE ENERGY & MONEY

- Earn **rebates** on home energy-efficiency improvements.
- Get a personalized plan to reduce energy use with a **Home Energy Squad** visit.
- Receive annual bill credits by enrolling in **AC Rewards** or **Saver's Switch**.
- Sign up for **Averaged Monthly Payment** to make your energy bills more predictable.

Colorado continues to experience residential and business growth, and a safe, reliable and sustainable energy system is key to supporting our customers today and well into the future. We know our customers count on us every day for the energy they need, and our commitment is to ensure the state's energy system supports economic growth reliably and cost effectively.

The way we use energy is also changing, as virtually every aspect of our customers' lives is being electrified in new ways. As that evolution continues, Xcel Energy is ensuring our customers have the clean energy they need to power their homes and businesses.

And finally, Colorado, like the rest of the nation, is experiencing a rapidly changing climate that has increased the risk of extreme weather and wildfires. To protect our communities, Xcel Energy is upgrading electric infrastructure and using new technology to keep the energy system safe and dependable. We're also strengthening and securing the energy grid to reduce outages and recover faster when they happen.

## OUR ELECTRIC RATE PROPOSAL

Our 2025 electric rate proposal reflects the investments we've made over the last three years to power the state's growing economy; prevent outages; deliver cleaner energy; protect the grid against extreme weather and cyber and physical threats; and ensure our customers have safe, dependable energy service every day.

On Nov. 21, 2025, we made a proposal to the Colorado Public Utilities Commission to adjust electric rates to fund these critical investments. If the Commission approves the rates as filed, an average residential customer can expect their monthly electric bill to increase about 9.93%, or $9.94, **starting in August 2026**. The average small business customer will see an increase of 9.48%, or about $14.22 per month.

We also plan to separately propose updated natural gas rates in December 2025, which would take effect in late 2026.

## HOW YOU BENEFIT FROM THESE INVESTMENTS

- Enhancing reliability and resilience **reduces power outages** and **restores service faster**, even during severe weather.
- You can access more cost-saving **clean energy options**, like heat pumps and electric vehicles.
- Expanding **capacity** helps meet growing energy demand and your changing energy needs.
- Strengthening **safety** and **security** of our systems prevents wildfires and protects your community.
- We can add more **low-cost renewable energy** to our system and pass on those savings directly to you. Since 2017, our wind farms have saved Colorado customers more than $1 billion in avoided fuel costs and tax credits.

If you're struggling to pay your bills call us at **800-895-4999** or visit **xcelenergy.com/EnergyAssistance** to set up payment arrangements or learn about payment assistance options.

## HELPING CUSTOMERS WHO NEED ASSISTANCE

We recognize rising energy bills can be a challenge, especially as the cost of living continues to increase. We work hard to keep costs low for our customers, leading to average electric bills that are currently **37% below the national average** and **27% below the state average**. Over the past 10 years, our rate increases have been well below inflation.

To help offset the impact of these proposed changes and provide additional support for customers in need, we're proposing a $10 million contribution — financed by Xcel Energy, not our customers — to our electric and gas affordability programs ($5 million each). We're also making changes to provide a stronger safety net for customers facing financial hardship — like increased bill assistance, new pathways to enrollment in assistance programs, limiting the amount of household income that's spent on energy bills and expanded protection from disconnection for non-payment.

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